

Zululand

DISTRICT MUNICIPALITY / UMKHANDLU WESIFUNDA



HOUSING SECTOR PLAN

JUNE 2013

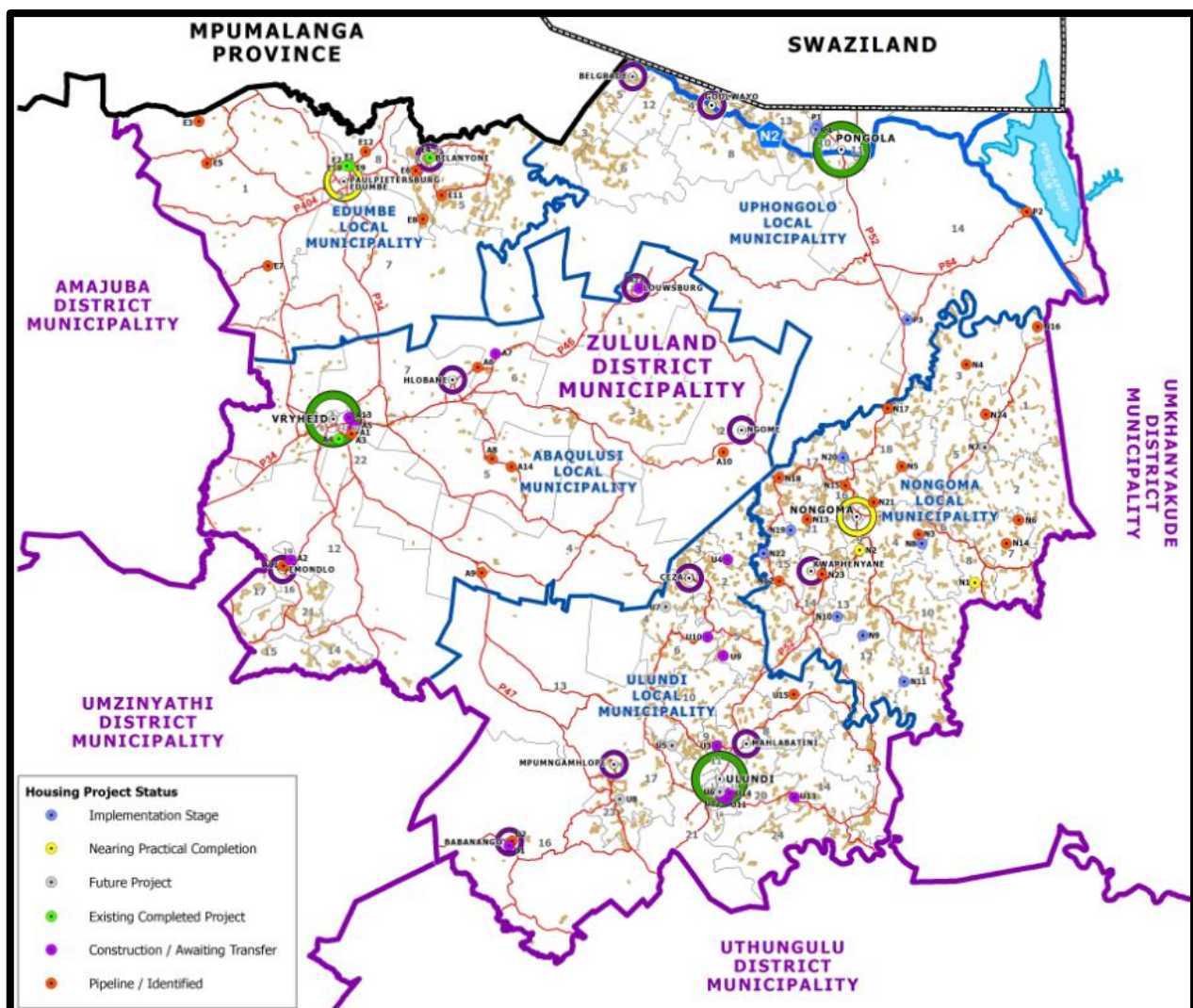


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A. INTRODUCTION**1. BACKGROUND INFORMATION**

The provision of housing is a local municipal competence, in terms of its assigned powers and functions. However, the District has recognised a need for strategic guidance in the roll-out of housing within the district, in order to ensure an efficient and effective process in which the provision of infrastructural services – particularly water, sanitation and electricity – are fully aligned.

2. SCOPE & METHODOLOGY

The following table sets out the Scope and Methodology for the preparation of the ZDM Housing Sector Plan:

Table 1: Scope and Methodology

Step 1:	Obtain and go through each LM (1) Housing Sector Plan and (2) draft IDP for 2013/2014
Step 2:	Set up a one-on-one workshop session with each respective LM to discuss the current status of housing demand and projects, as well as the future demand and locality. The discussions will include the assessment of the availability of infrastructural services, environmental considerations, physical considerations and conformity with spatial development proposals (SDF).
Step 3:	Present current status of housing demand and projects, as well as the future demand and locality, to the ZDM Planning and Development Forum to point out gaps and to arrange for completed the gaps.
Step 4:	Complete draft Consolidated Report and Mapping
Step 5:	Present draft Consolidated Report and Mapping to the ZDM Planning and Development Forum. Workshop A Housing Vision and Mission, as well as identified strategic issues.
Step 6:	Finalise Consolidated Report and Mapping

3. OBJECTIVES OF THE DISTRICT HOUSING SECTOR PLAN

- To facilitate effective and efficient housing delivery through an integrated approach; and
- To better align infrastructural services (water, sanitation and electricity) with housing provision within the district.

4. ZDM HOUSING SECTOR PLAN VISION AND MISSION

To be workshopped

B. HOUSING LEGISLATIVE FRAMEWORK AND POLICY CONTEXT

1. THE SOUTH AFRICAN CONSTITUTIONAL ACT NO. 108 OF 1006

The Constitution of the Republic of South Africa (Act 108 of 1996) is the supreme law of the country. The sections of the Constitution that are relevant with respect to this project are the following:

- In terms of Sections 26, 27 and 29 of Chapter 2 - Bill of Rights - everyone has the right to access to adequate housing, health care services, social security and education.
- In terms of Schedules 4 and 5, the Province has legislative competence in regard to (inter alia): Environment; Urban and Rural development; Welfare; Housing, Health Services; Regional planning and development; (concurrent competence with national) and Provincial planning and Provincial Roads and Traffic (exclusive competence).

The Constitutional Act broadly outlines the roles and responsibilities of the different spheres of Government where:

- **National Government** has the power to develop laws and policies that deal with matters that apply at a national level. The National Housing Policy is developed at a national level to facilitate an effective and equitable housing sector. National government is also responsible for development of National housing targets, goals and objectives.
- **Provincial Government** has the power to make specific laws and policies for the province in terms of all functional areas including housing. National Housing targets are subdivided amongst local municipalities based on housing needs analysis and delivery targets for each Municipality.
- **Municipalities** have the power to administer matters such as housing and all others relating to implementation of development projects in their areas. Municipal Housing objectives and targets are defined in the Municipality's Human Settlements Plan. Section 152 & 153 state that the Municipalities are responsible for integrated development planning in order to ensure sustainable provision of services, promote socio-economic development, promote a safe and healthy environment, give priority to the basic needs of communities and to encourage involvement of communities.

2. NATIONAL HOUSING ACT (ACT NO. 107 OF 1997)

The National Housing Act was introduced to response to the Constitutional human settlements related objectives. The Act introduced a variety of programmes which provides the poor households access to adequate housing. The Policy Principle set out in the White Paper on Housing aim to provide poor households with houses as well as basic services such as potable water and sanitation on an equitable basis.

3. NATIONAL HOUSING CODE

The National Housing Code (March 2009) identifies the primary role of the municipality as taking all reasonable and necessary steps, within the framework of national and provincial legislation and policy, to ensure that the inhabitants within its area of jurisdiction have access to adequate housing on a progressive basis. This entails the following:

- Initiating, planning, facilitating and co-ordinating appropriate housing development.
- Promoting private sector development and playing the role of developer.
- Preparing a housing delivery strategy and setting up housing development goals.
- Setting aside, planning and managing land for housing.
- Creating a financially and socially viable environment for housing delivery.
- Facilitating the resolution of conflicts arising from housing delivery initiatives.
- Facilitating the provision of bulk services.
- Administering national housing programmes.

- Expropriating land for housing development

The aim of this plan is to assist the municipality in fulfilling the abovementioned role assigned to it in terms of the National Housing Code.

4. "BREAKING NEW GROUND": FROM HOUSING TO SUSTAINABLE HUMAN SETTLEMENTS

Poverty is understood to involve three critical dimensions: *income*, *human capital* (services and opportunity) and *assets*. Housing primarily contributes towards the alleviation of asset poverty.

"Sustainable human settlements" refer to:

"well-managed entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation and equity".

The present and future inhabitants of sustainable human settlements located both in urban and rural areas, live in a safe and a secure environment and have adequate access to economic opportunities, a mix of safe and secure housing and tenure types, reliable and affordable basic services, educational, entertainment and cultural activities and health, welfare and police services. Land utilization is well planned, managed and monitored to ensure the development of compact, mixed land-use, diverse, life-enhancing environments with maximum possibilities for pedestrian movement and transit via safe and efficient public transport in cases where motorized means of movement is imperative. Specific attention is paid to ensuring that low-income housing is provided in close proximity to areas of opportunity. Investment in a house becomes a crucial injection in the second economy, and a desirable asset that grows in value and acts as a generator and holder of wealth. Sustainable human settlements are supportive of the communities which reside there, thus contributing towards greater social cohesion, social crime prevention, moral regeneration, support for national heritage, recognition and support of indigenous knowledge systems, and the ongoing extension of land rights.

In line with the NSDP and the Draft National Urban Strategy, the Department will enhance its contribution to spatial restructuring by:

Progressive Informal Settlement Eradication

Informal settlements must urgently be integrated into the broader urban fabric to overcome spatial, social and economic exclusion.

Promoting Densification and Integration

The new human settlements plan includes the following interventions:

- Densification policy
- Residential development permits
It is proposed that 20% of all residential development would constitute low cost to affordable housing and would be prescribing through the permit.
- Fiscal incentives
The Department, in conjunction with Treasury and SARS, will investigate the development of fiscal incentives to promote the densification of targeted human settlements and whilst introducing disincentives to sprawl.

Enhancing Spatial Planning

Greater coordination and alignment of various planning instruments and economic policies lies at the heart of sustainable human settlements.

Enhancing the location of new housing projects

The new human settlements plan envisages the following interventions:

- Accessing well-located state-owned and para-statal land
- Acquisition of well-located private land for housing development
- Funding for land acquisition
- Fiscal incentives

The Department will engage with SARS and Treasury to investigate the introduction of fiscal incentives (and disincentives) to support the development of well-located land.

Supporting Urban Renewal and Inner City Regeneration

Urban renewal is a targeted intervention by government to resuscitate declining urban areas.

The new human settlements plan will support this by:

- Encouraging Social (Medium-Density) Housing
- Increasing effective demand

Developing social and economic infrastructure

There is a need to move away from a housing-only approach towards the more holistic development of human settlements, including the provision of social and economic infrastructure. The new human settlements plan proposes that:

- Construction of social and economic infrastructure
A multipurpose cluster concept will be applied to incorporate the provision of primary municipal facilities such as parks, playgrounds, sport fields, crèches, community halls, taxi ranks, satellite police stations, municipal clinics and informal trading facilities.
- New funding mechanism
A New funding mechanism be introduced to fund the development of the primary social/community facilities, which will focus on informal settlement upgrading projects, completed housing projects still lacking social facilities and new housing projects.
- Municipal implementation
Municipalities will be the primary implementation agencies and will submit business plans for approval to Provincial Housing Departments.

Enhancing the Housing Product

There is a need to develop more appropriate settlement designs and housing products and to ensure appropriate housing quality in both the urban and rural environments. The new human settlements plan accordingly proposes the following:

- Enhancing settlement design
The Department will investigate the introduction of enhancing measures and incentives to include design professionals at planning and project design stages, and will develop design guidelines for designers and regulators to achieve sustainable and environmentally efficient settlements.
- Enhancing housing design
Within the rural context, there is a need to make housing interventions more effective, to enhance the traditional technologies and indigenous knowledge which are being used to construct housing in rural areas and to improve shelter, services and tenure where these are priorities for the people living there.

Within the urban context, there is a need to focus on “changing the face” of the stereotypical “RDP” houses and settlements through promotion of alternative technology and design.

- Addressing housing quality.

5. EXPANDED PUBLIC WORKS PROGRAMME

The EPWP aims at alleviating and reducing unemployment by the provision of work opportunities. The principles/guidelines of the above plan/programme are taken into account in the existing housing projects and will be taken into account when new Municipal projects are implemented.

6. KWAZULU NATAL ELIMINATION AND PREVENTION OF RE-EMERGENCE OF SLUMS ACT, 2007

The main aim of the Act is:

- to provide for the progressive elimination of slums in the Province of KwaZulu Natal;
- to provide for measures for the prevention of the re-emergence of slums;
- to provide for the upgrading and control of existing slums

The KZN Slums Act aims to achieve these goals primarily through formalizing informal settlement planning in the overall Municipal planning processes. This requires Municipalities to enumerate existing informal settlements and their overall living conditions and thereafter to report on progress to date in both the development of prioritized informal settlements and on improving living conditions in other settlements.

Section 16 of the Act, dealing with the eviction of unlawful occupiers was disputed by civil society and the matter was referred to the Constitutional Court for a decision. This section requires a private land owner to evict unlawful occupiers in terms of the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act of 1998 within a specified period and if failing to adhere, requires the Municipality to proceed with the eviction in terms of PIE Act.

On 14 October 2009, the Deputy Chief Justice Dikgang Moseneke said section 16 of the Act was unconstitutional because it “violated” the “dignified scheme that has been developed for the eviction of unlawful occupiers. The scheme included the Prevention of Illegal Eviction Act, the Housing Act and the state’s duty to progressively realise the right to access to adequate housing.

According to the judgment, section 16 of the legislation would have allowed for the possible mass evictions without the possibility of suitable alternative accommodation and would have therefore violated the Prevention of Illegal Evictions Act (PIE Act) and the Constitutional Act.

7. PREVENTION OF ILLEGAL EVICTION FROM AND UNLAWFUL OCCUPATION OF LAND ACT 1998 (AMENDED IN 2005 AND 2008 (PIE))

The PIE Act is a critical piece of legislation in South Africa giving effect to Section 26 (3) of the Constitution of the Republic of South Africa, 1996, which states that:

“No-one may be evicted from their home, or have their home demolished without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions”

Considering “all the relevant circumstances” is an attempt to ensure that considerations counting for and against the execution of an eviction in a given context will be weighed carefully and judiciously before a person is deprived of access to their current home, or, indeed, to any permanent home. Therefore and in summary the act aims to both protect ‘unlawfull occupiers’, from illegal eviction and to protect land-owners and local government from unlawful occupation and to define the process by which these issues may be resolved.

8. KWAZULU NATAL INFORMAL SETTLEMENTS ERADICATION STRATEGY

Defining Informal Settlement

- Illegality and informality;
- Inappropriate locations;
- Restricted public and private sector investment;
- Poverty and vulnerability; and
- Social stress.

The 2009 National Housing Code's Informal Settlement Upgrading Programme adopts a broad and inclusive definition. It characterizes informal settlements as settlements demonstrating one or more the following characteristics:

The drafting of the KZN SHSS was finalized in January 2011. The Strategy is a developmentally focused strategy which seeks to bring about more rapid, equitable and broad based responses to the challenge of informal settlements in the province. This focus is strongly in line with the National Housing Code and current developmental priorities of government as recently reflected in the Outcome 8 National Development Agreement. Given the scale of the informal settlement challenge, its complexity and the limited human and financial resources available, the strategy seeks to be practical and achievable

The scale of informal settlement in KwaZulu Natal coupled with hilly topography and challenging underlying land legal issues increases the challenge. The Strategy therefore recognizes that a range of different responses are necessary and that there needs to be flexibility for Municipalities to address specific challenges which vary from one settlement or municipality to another

The multi-pronged Strategy promotes the following main developmental actions and responses in respect of addressing the basic infrastructure and housing needs of informal settlements:

- **RAPID UP-FRONT PRELIMINARY ASSESSMENTS AND CATEGORISATION** of all informal settlements in order to obtain an adequate profile and to enable the determination of the appropriate developmental response(s).
- **FULL UPGRADING** (full services, top-structures and tenure) where appropriate, affordable and viable.
- **INTERIM BASIC SERVICES** for settlements viable and appropriate for long term full upgrading but where this is not imminent (a situation which often prevails).
- **EMERGENCY BASIC SERVICES** for settlements where long term upgrading is not viable or appropriate but relocation is not urgent or possible (a situation which also often prevails).
- **RELOCATIONS** as a last resort for settlements where this is an urgent priority.

A key objective of the Strategy is to give effect to the KwaZulu-Natal Elimination and Prevention of Re- Emergence of Slums Act (Act No. 6 of 2007). The purpose of this Act is to provide for: 'the progressive elimination of slums in the Province of KwaZulu-Natal; measures for the prevention of the re-emergence of slums; and the upgrading and control of existing slums'. The Act obliges all Municipalities to assess the status of informal settlement and to plan accordingly.

9. UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)

The main objective of the programme is to give effect to Part 3 of the Housing Code: This programme emphasizes in situ upgrading over relocations and emphasizes an incremental, infrastructure-led approach. The policy intent of the programme is as follows:

The key objective of this programme is to facilitate the structured in situ upgrading of informal settlements as opposed to relocation to achieve the following complex and interrelated policy objectives:

Tenure Security: to enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements;

Health and Security: to promote the development of healthy and secure living environments by facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to the residents of informal settlements. This must allow for scaling up in the future; and

Empowerment: to address social and economic exclusion by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes and addressing the broader social needs of communities.

10. NATIONAL DEVELOPMENT AGREEMENT: OUTCOME 8

A National Delivery Agreement (ministerial performance agreement) has been established between the Presidency and the National Department of Human Settlements (NDoHS). This is one of twelve outcomes for development which were formulated in January 2010 and which form part of the National

Medium Term Strategic Framework for the period 2010-2014. The twelve outcomes are as follows:

1. Improved quality of basic education
2. A long and healthy life for all South Africans
3. All people in South Africa are and feel safe
4. Decent employment through inclusive economic growth
5. A skilled and capable workforce to support an inclusive growth path
6. An efficient, competitive and responsive economic infrastructure network
7. Vibrant, equitable and sustainable rural communities with food security for all
8. Sustainable human settlements and improved quality of household life
9. A responsive, accountable, effective and efficient local government system
10. Environmental assets and natural resources that are well protected and continually enhanced
11. Create a better South Africa and contribute to a better and safer Africa and World
12. An efficient, effective and development oriented public service and an empowered, fair and inclusive citizenship

Outcome 8, 'Sustainable human settlements and improved quality of household life', contains a major focus on informal settlements and is described in more detail in the Performance Agreement signed by the President and Minister for Sustainable Human Settlements in April 2010, which requires the Minister to ensure that the following outputs are produced to achieve Outcome 8:

- **Output 1:** Upgrading 400 000 units of accommodation within informal settlements
- **Output 2:** Improving access to basic services
- **Output 3:** Facilitate the provision of 600 000 accommodation units within the gap market for people earning between R3 500 and R12 800
- **Output 4:** Mobilisation of well-located public land for low income and affordable housing with increased densities on this land and in general update to signed copy

Outcome 8 has given rise to several subsidiary delivery agreements in order to meet its objectives and achieve its outputs. These delivery agreements are summarized the following **Table 2:**

Table 2: Outcome 8 delivery agreements

OUTPUT	DEVIVERY AGREEMENTS
Output 1: Accelerated Delivery of Housing Opportunities	Between the Minister of Human Settlements and various provincial MEC's as per the IGR Act
Output 2: Access to basic services	Between the Minister of Human Settlements and the Minister of Cooperative Governance
Output 3: Efficient Utilisation of Land for Human Settlements Development	Between the Minister of Human Settlements and the Ministers of Public Works, Public Enterprises and Rural Development and Land Reform

10.1 STRATEGIC OBJECTIVES OF THE OUTCOME 8

The following are the Human Settlements strategic objectives of the Outcome 8:

- Access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable;
- Improving access to basic services for human dignity (water & sanitation, electricity and refuse removal);
- Access to social services and economic opportunities within a reasonable distance
- Security of tenure irrespective of ownership or rental;
- Transforming cities and towns (moving towards efficiency, inclusion and sustainability; and
- Building cohesive and caring communities with improved access to economic and social opportunities;

10.2 KZN DELIVERY AGREEMENT: OUTCOME 8

The KZN Delivery Agreement for the Output of 'Accelerated Delivery of Housing Opportunities' was signed between the National Minister for the NDoHS and the MEC for the KZNDoHS in November 2010. In terms of this delivery agreements there are some important refinements and clarifications of the overarching Outcome 8 targets. The KZN Outcome 8 performance targets are quoted as follows"

- Upgrade 76,200 households in well located informal settlements with access to basic services and secure tenure;
- Development of 15,240 well located and affordably priced rental accommodation
- Accreditation of 1 Metropolitan Municipalities
- National Upgrading Support Programme cover to 5 municipalities.

The KZN Delivery Agreement makes it clear that the emphasis is on:

- Well located settlements;
- Providing basic services;
- Providing security of tenure

11. NATIONAL SPATIAL DEVELOPMENT PERSPECTIVE (NSDP)

The Policy Co-ordination and Advisory Services (PCAS) in the Presidency produced a National Spatial Development Perspective (NSDP) that was endorsed by Cabinet in March 2003.

Ultimately, all government programmes and activities find expression in space. The spatial dispensation and the nature of the space economy of a country/region have important implications for meeting the social, economic and environmental objectives of a government. For instance, in cases where human settlements are scattered and

fragmented over vast distances, servicing becomes expensive, both in terms of initial capital investment and subsequent maintenance. On the other hand, well connected settlements, with sufficient densities to enable better public transport, are far more conducive to spatial targeting of investment in nodes along such routes to facilitate the creation of jobs that are accessible to all.

The NSDP puts forward a set of five normative principles:

Principle 1:

Rapid economic growth that is sustained and inclusive is a prerequisite for the achievement of other policy objectives, among which poverty alleviation is key.

Principle 2:

Government has a constitutional obligation to provide basic services to all citizens (e.g. water, energy, health and educational facilities) wherever they reside.

Principle 3:

Beyond the constitutional obligation identified in Principle 2 above, government spending on fixed investment should be focused on localities of economic growth and/or economic potential, in order to gear up private-sector investment, stimulate sustainable economic activities and create long-term employment opportunities.

Principle 4:

Efforts to address past and current social inequalities should focus on people, not places. In localities where there are both high levels of poverty and demonstrated economic potential, this could include fixed capital investment beyond basic services to exploit the potential of those localities. In localities with low demonstrated economic potential, government should, beyond the provision of basic services, concentrate primarily on human capital development by providing education and training, social transfers such as grants and poverty-relief programmes. It should also reduce migration costs by providing labour-market intelligence to give people better information, opportunities and capabilities, to enable them to gravitate - if they choose to - to localities that are more likely to provide sustainable employment and economic opportunities.

Principle 5:

In order to overcome the spatial distortions of apartheid, future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or that link the main growth centres. Infrastructure investment should primarily support localities that will become major growth nodes in South Africa and the SADC region to create regional gateways to the global economy.

In areas of low or no economic potential, the path of development and poverty reduction should be through a focus on investment in human capital development (education, training, social welfare, sound rural development planning, aggressive land and agrarian reform and the expansion of agricultural extension services, etc.).

The NSDP supports the view that states that poverty is prevalent in some areas because “economic and social dynamism is at such low ebb in those areas and is unlikely to improve under any feasible scenario of intervention by government or donors”. It is more beneficial to engage in activities such as education and healthcare, etc. that provide “valuable momentum to increasing human capital, knowledge and the capability of individuals to make decisions from a broader set of alternatives”.

12. PROVINCIAL SPATIAL ECONOMIC DEVELOPMENT STRATEGY

This section was extracted verbatim from the draft ZDM SDF (May 2013):

The KwaZulu-Natal Spatial Economic Development Strategy (PSEDS) was formulated in 2007 as a spatial economic assessment of the areas of need and potential within the province. The PSEDS is intended as a guide to service delivery within the cluster to achieve the goals set in ASGI-SA to halve poverty & unemployment by 2014.

The PSEDs is built on the principles of the National Spatial Development Strategy (NSDP), namely:

- Principle 1:** Rapid economic growth that is sustained and inclusive is a prerequisite for the achievement of poverty alleviation
- Principle 2:** Fixed investment should be focused in localities of economic growth or economic potential
- Principle 3:** Where low economic potential exists investments should be directed at projects and programmes to address poverty and the provision of basic services in order to address past and current social inequalities
- Principle 4:** Future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main centres

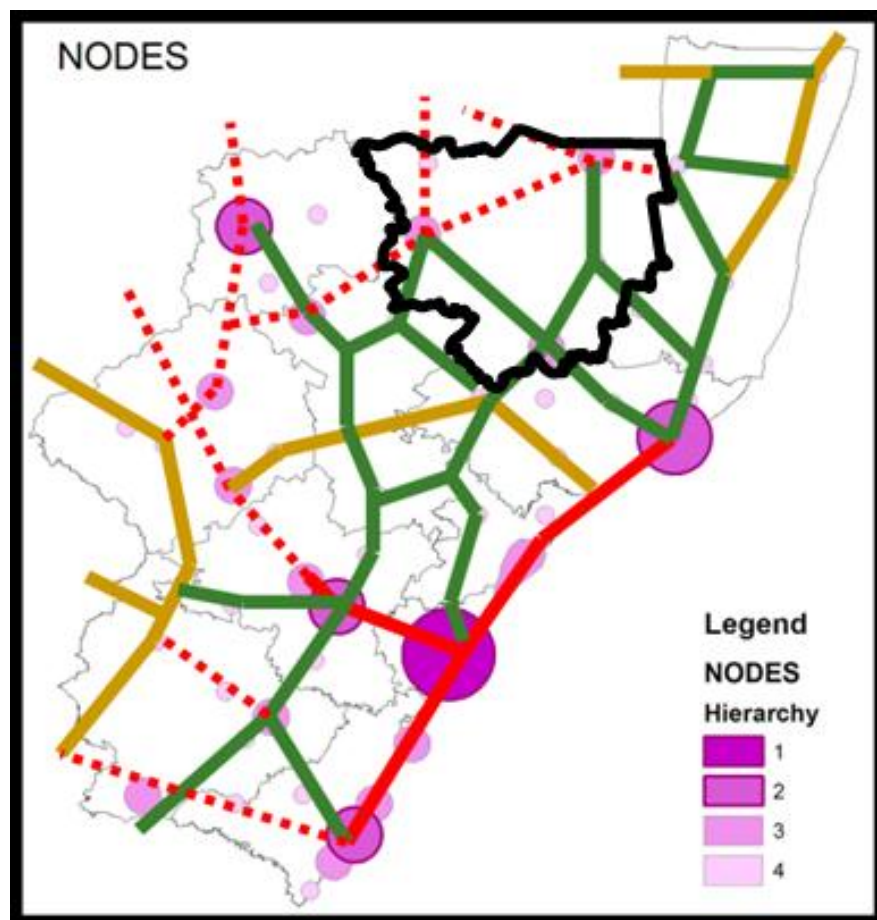
Four key sectors have been identified as drivers of economic growth in the KWAZULU-NATAL, namely:

- The Agricultural sector (including agri-processing and land reform)
- The Industrial sector (Including Manufacturing)
- The Tourism sector
- The Service sector (including government services)

The logistics and transport sector (including rail) in the services sector are important sub-sectors underpinning growth in all four sectors. Sustainable and affordable water and energy provision is crucial to the economic growth & development of the province. The above sectors are discussed in more detail in the Status Quo Analysis, and therefore we only provide an overview of the Nodes and Corridors to be utilised as investment points to grow the above sectors.

The image below is an extract from the KZN PSEDs 2007, which depicts Pongola, Ulundi and Vryheid as third order nodes (on provincial level), and Nongoma and Paul Pietersburg as fourth Order Nodes.

Map 1: KZN PSEDs – Nodes & Corridors



Source: KZN PSEDs, 2007

13. KWAZULU-NATAL PROVINCIAL GROWTH AND DEVELOPMENT STRATEGY (PGDS)

This section was extracted verbatim from the draft ZDM SDF (May 2013):

The Provincial Growth and Development Strategy recognises that environmental vulnerability, social need and economic development are not evenly distributed and spatial disparities will always exist due to the spatial distribution of natural resources, historical imperatives and cultural factors. These spatial disparities have often been aggravated by past spatial planning. This has resulted in a disjuncture between where people live and where social and economic opportunities are concentrated. This spatial marginalization from economic opportunities of the majority of the population needs to be addressed in order to reduce poverty and inequality and ensure shared growth and the protection of vulnerable bio-resources. The KwaZulu-Natal Provincial Spatial Development Strategy has therefore been developed in order to achieve the goals and objectives of the PGDS in a targeted and spatial co-ordinated manner.

The following nine spatial principles underscores the general spatial intentions of the PGDS and serves as provincial guiding principles which should ideally be pursued within all levels of spatial planning at district and local level in alignment with the provincial spatial development strategy.

Figure 1: Spatial Development Principles



The above principles are unpacked in more detail below.

Principle of Sustainable Communities

The Principle of Sustainable Communities promotes the building of places where people want to live and work. Again the sense of Quality of Living refers to the balance between environmental quality, addressing social need and promoting economic activities within communities.

Often communities within the rural context of KwaZulu-Natal are not located in the areas with perceived highest economic potential. Where low economic potential exists planning and investments should be directed at projects and programmes to address poverty and the provision of basic services in order to address past and current social inequalities towards building sustainable communities.

Principle of Economic Potential

The Principle of Economic Potential aims to improving productivity and closing the economic performance gap between the various areas of KwaZulu-Natal towards economic excellence of all areas. Rapid economic growth that is sustained and inclusive is seen as a pre-requisite for the achievement of poverty alleviation.

The principles further promotes the consideration of spatial needs for Economic Competitiveness (Potential) by proposing an asset based spatial approach based on unique advantages and opportunities within various areas. An essential component of this principle is the engagement of the private sector in the refinement and spatial economic needs of any particular zone / area.

Principle of Environmental Planning

The Principle of Environmental Planning (Bioregional Planning) refers to understanding and respecting the environmental character (potential and vulnerability) and distinctiveness of places and landscapes and promoting balanced development in such areas.

The PSDF supports environmental planning as the fundamental methodology on which spatial planning should be based. Thus, rather than being a reactionary barrier to commenced development, the environment is seen as an enabling primary informant to spatial planning and development. Environmental planning can be defined as land-use planning and management that promotes sustainable development. The environmental planning methodology involves the use of Broad Provincial Spatial Planning Categories to reflect desired land use.

Principle of Sustainable Rural Livelihoods

The Principle of Sustainable Rural Livelihoods considers rural areas in a way which is integrated with other decision making associated with the Sustainable Livelihoods framework. This principle requires that spatial planning consider the locality and impact of human, physical, natural, financial and social capitals of an area and spatially structure these in support of each other.

Another aspect of this principle is promoting spatial planning in a continuum where rural areas are not addressed as completely separate entities to urban centres, but rather a gradual change in landscape with the potential progression of rural areas to more closely resemble the service standards and quality of living achieved in some urban contexts.

Principle of Spatial Concentration

The Principle of Spatial Concentration aims to build on existing concentrations of activities and infrastructure towards improved access of communities to social services and economic activities. In practical terms this promotes concentration along nodes and corridors with multi-sectoral investment i.e. roads, facilities, housing etc. This is envisaged to lead to greater co-ordination of both public and private investment and result in higher accessibility of goods and services to communities while ensuring more economic service delivery.

This principle will further assist in overcoming the spatial distortions of the past. Future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or link the main growth centres in order for them to become regional gateways.

Principle of Local Self-Sufficiency

The Principle of Local Self-Sufficiency promotes locating development in a way that reduces the need to travel, especially by car and enables people as far as possible to meet their need locally. Furthermore, the principle is underpinned by an assessment of each areas unique competency towards its own self-reliance and need to consider the environment, human skills, infrastructure and capital available to a specific area and how it could contribute to increase its self-sufficiency.

Principle of Co-Ordinated Implementation

The Principle of Co-ordinated Implementation actually projects beyond spatial planning and promotes the alignment of role-player mandates and resources with integrated spatial planning across sectors and localities. Essentially the principle suggests that planning-implementation becomes a more continuous process and that government spending on fixed investment should be focused on planned key interventions localities.

This principle ultimately also proposes a move towards more developmental mandate definitions of the various departments away, from single mandates to enable the spatial alignment of growth and development investment.

Principle of Accessibility

The Principle of Accessibility simply promotes the highest level of accessibility to resources, services, opportunities and other communities. This is intrinsically linked to transportation planning and should consider localised needs for the transportation of people and goods by various modes of transport as guided by the scale and function of a region. At a provincial level there is a strong correlation between the most deprived areas and poor regional accessibility to those areas. In addressing accessibility at provincial and local level, the need for possible new linkages, the upgrade in the capacity of existing linkages and the suitable mix of modes of transport should be considered.

Principle of Balanced Development

The Principle of Balance Development promotes the linking of areas of economic opportunity with areas in greatest need of economic, social and physical restructuring and regeneration at all spatial scales. In practical terms the principles sought to find a balance between the potentially competing land uses by understanding the relationship and integration between major dimensions within the province and promoting a synergetic mixture of land uses in support of each other at various spatial scales.

Before analysing the spatial realities and the implications of these principles on the Zululand District Municipality, it is necessary to depict the relationship between the two sets of principles.

From these principles, the Provincial Spatial Development Strategy identified a number of provincial priority nodes, corridors and broad planning categories. The map overleaf illustrates the resulting provincial spatial strategy, localised for the Zululand District Municipality and need to be read in conjunction with the tables below, providing a brief explanation to the categories illustrated on the map.

The various nodes and their broad intended function and possible interventions are described by the table below.

Table 3: KZN Spatial Development Plan – Intervention Nodes

Intervention Node	Broad Intended Function
Primary Node	Only eThekweni is classified as a Primary Node within the Provincial Context as an urban centre with very high existing economic growth and the potential for expansion thereof. Provides service to the national and provincial economy.
Secondary Nodes	Richards Bay, Msunduzi, Newcastle and Port Shepstone has been identified as provincial Secondary Nodes and thus urban centres with good existing economic development and the potential for growth and services to the regional economy.
Tertiary Nodes	These nodes are mainly centres which should provide service to the sub-regional economy and community needs and is represented by the following towns such as Pongola, Vryheid, Ulundi, Dundee, Ladysmith, Estcourt, Howick, KwaDukuza, Ixopo, Scottburgh, Hibberdene, Kokstad, and Margate.
Quaternary Nodes	These nodes are mainly centres which should provide service to the local economy and community needs and is represented by 31 towns, such as but not limited to: Port Edward Nongoma, Nkandla, Bergville, Greytown, Underberg, uMzimkulu, etc.
Rural Service Centres	<p>The proposed rural service centres are envisaged to serve as the lowest level of provincial nodes and could typically be established around existing traditional administration centres as well as other accessible rural points identified as periodic markets. These will be identified in consultation with the district municipalities and should serve as first access to basic services within rural areas. These rural service centres will include, as some have already emerged to include, a combination of the following activities:</p> <ul style="list-style-type: none"> • Traditional administration centre, • Taxi/ bus stop, • Informal trading / market area, • Social facility (clinic, library etc.), • Skills development centre (mainly local schools), • Mobile services point (mobile clinics, pension pay points, mobile library etc.) • Small commercial facility • Recreational facility such as a sport field. <p>A conceptual model of these rural service centres will guide the formulation of a provincial implementation strategy towards the implementation of the proposed Rural Service Centres.</p>

The Broad Provincial Spatial Planning Categories (BPSPCs) which are indicated within the above illustrated provincial spatial development framework should be interpreted as follow:

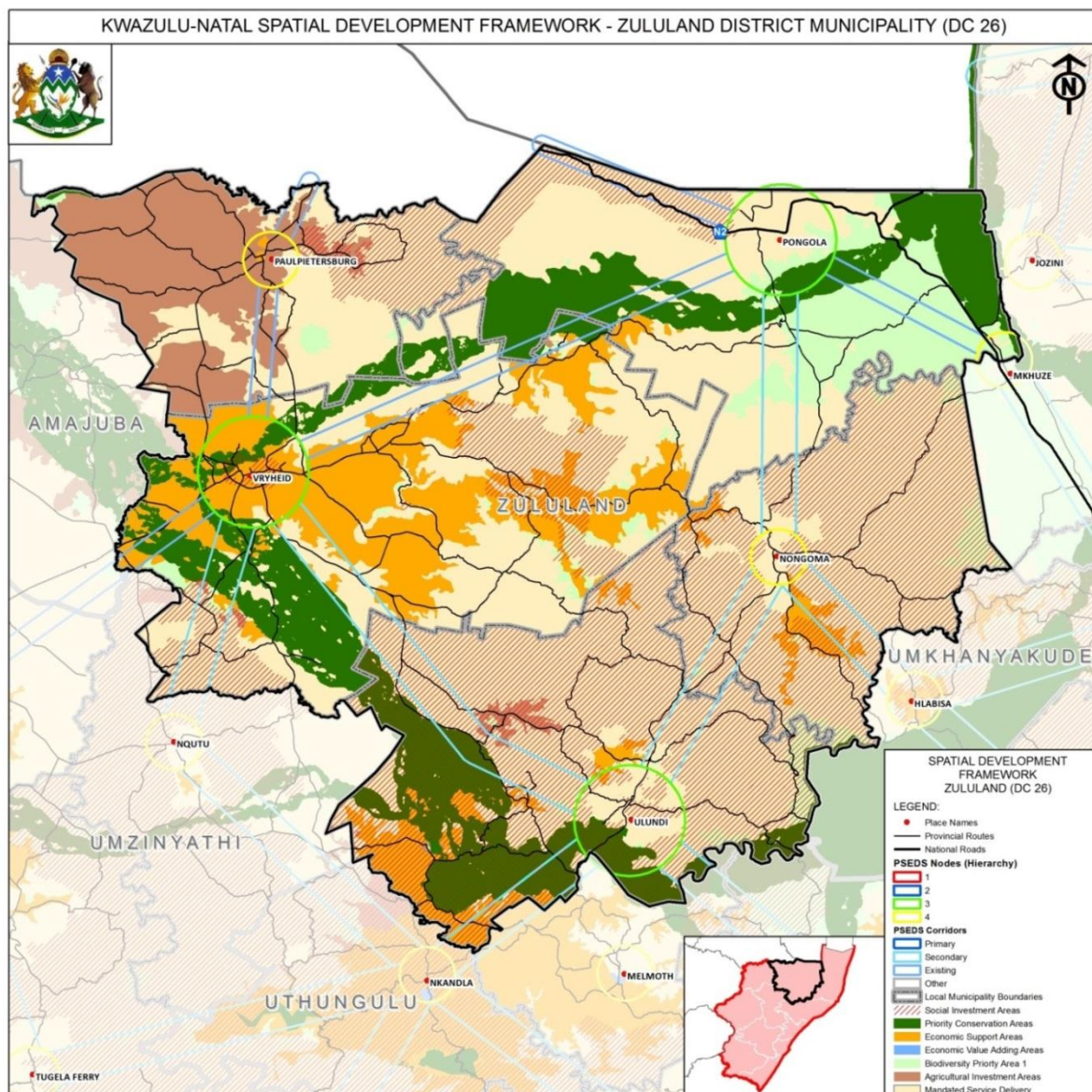
Table 4: KZN Spatial Development Plan – Spatial Planning Categories

Spatial Planning Category	Broad Intended Land Use and Interventions
Conservation Corridors	Proposed regional critical conservation areas which are linked in a continuous system of ecosystems and bioregions traversing the province between the Drakensberg and the Indian Ocean. These areas were identified combining existing environmentally protected areas as well as conservation corridors proposed by Ezemvelo KZN Wildlife, through combining extensive environmental research into bio-resources throughout the province as part of the formulation of a Critical Biodiversity Plan for the province. These Conservation Corridors are not suggested as absolute “no-go” areas, but rather highlighted as areas of environmental significance to the sustainable development of the entire province. Where economic opportunity (such as tourism development) and high social need exist within these Conservation Corridors, it implies both that the rich natural environment should contribute to the address such needs and potential, and further that any interventions in these areas need to consider the impact on such important regional ecological corridors. These corridors are however perceived as areas where extensive densification would be discouraged and sensitive development promoted.
Biodiversity Priority Areas	Areas with a significantly high biodiversity value expressed in the number of species and sensitive environments as identified through extensive research by Ezemvelo KZN Wildlife. These areas are most often located in close proximity to the identified Conservation Corridors and may serve as an additional buffer to these corridors. These areas too are not (at a provincial level) proposed as absolute “no-go” areas, but are identified to indicate areas where extensive densification would be discouraged and sensitive development promoted.
Areas of Economic Value Adding	The key economic centres and areas where all of the varieties of economic sectors (Agriculture, Tourism, Manufacturing, and Services) are prevalent and perceived to have good potential to be further expanded on. These areas are visibly linked to high accessibility areas with existing bulk infrastructure and relatively high population densities which would both contribute to the economic expansion and benefit from interventions in these areas. Due to these factors, further economic processing and value adding at a provincial level, are mainly proposed within these identified areas.
Areas of Economic Support	A number of regions resembled areas of good economic potential in more than just one of the key provincial economic sectors. Due to the fact that these areas represent a larger distribution across the entire province than the core areas of economic value adding, these zones are considered important areas of Economic Support. Typical interventions in these areas would include economic prioritisation of development, labour force interventions (e.g. skills development), key economic infrastructure investment and area promotion.
Areas of Agricultural Development	Relatively high agricultural production areas, which are not located within biodiversity areas of combined with other potential economic sectors, are highlighted by this category to identify and promote areas with the potential to make a significant contribution through agricultural production. Although successful farming practices are already occurring on some of these areas, it is proposed that underutilised agricultural land within these zones are more effectively utilised for sustainable agricultural production. Associated interventions may include agriculture specific infrastructure, skills development, market access interventions etc.
Areas of High Social Need	The highest ranges of combined social need when considering the population density, dependency ratio as the provincial index of multiple deprivations is illustrated by this category of high social need. These area broadly the areas where the most intensive social interventions area required and this category is further over layed above all other categories to provide a spatial reference to the types of interventions which might be pursued towards addressing the concentrated social need within these areas. As example where high social need is identified within an area earmarked as a conservation corridor, this firstly provides a reference to the fact that social conditions of communities will need to be addressed if any conservation is to be promoted within such areas. Further it suggests that the effective utilisation of the high biodiversity within such areas might be harnessed towards addressing social need through example conservation tourism.

Spatial Category	Planning	Broad Intended Land Use and Interventions
Undifferentiated Areas		The areas which are not representative of any of the above mentioned categories are classified as undifferentiated areas. It is acknowledged that these areas also have communities residing on them with economic potential and environmental resources, however, based on the approach followed these areas weren't differentiated to the same degree as the identified preceding categories. It is therefore important that this category is not neglected from public and private interventions and as the various departmental programmes are inclusive in nature, these areas should also benefit from it. It is anticipated that the intensity of such programmes and the total portion of resource allocation to these areas would be less than the identified categories as well as the key intervention areas identified previously.

The largest grouping of economic activities is situated around Vryheid where a large number of economic support areas are situated. This related mainly to agricultural activities. The Main Agricultural investment areas are situated in eDumbe LM around Paulpietersburg and are aimed at Forestry activities. Areas to the South of Pongola are identified as Critical Biodiversity Priority 1 areas and as is depicted later in the document, target the dense bush lands. The rural areas, which is mainly owned by the Ingonyama Trust, is earmarked as social intervention areas which depicts the high poverty levels and need for government intervention in these areas.

Map 2: Provincial Spatial Development Framework – Zululand District Municipality



C. PLANNING AND DEVELOPMENT PRINCIPLES

The following Planning and Development Principles was extracted from the ZDM IDP Review for 2013/2014. These Principles also applies to the planning and development of Housing Projects.

- Development / investment must only happen in locations that are sustainable (NSDP, SPLUMB)
- Balance between urban and rural land development in support of each other (DFA Principles)
- The discouragement of urban sprawl by encouraging settlement at existing and proposed nodes and settlement corridors, whilst also promoting densification. Future settlement and economic development opportunities should be channelled into activity corridors and nodes that are adjacent to or that link the main growth centres (DFA Principles)
- The direction of new development towards logical infill areas (DFA Principles)
- Compact urban form is desirable (DFA Principles)
- Development should be within limited resources (financial, institutional and physical). Development must optimise the use of existing resources and infrastructure in a sustainable manner (DFA Principles, SPLUMB, CRDP, National Strategy on Sustainable Development)
- Stimulate and reinforce cross boundary linkages.
- Basic services (water, sanitation, access and energy) must be provided to all households (NSDP)
- Development / investment should be focused on localities of economic growth and/or economic potential (NSDP)
- In localities with low demonstrated economic potential, development / investment must concentrate primarily on human capital development by providing education and training, social transfers such as grants and poverty-relief programmes (NSDP)
- Land development procedures must include provisions that accommodate access to secure tenure (SPLUMB)
- Prime and unique agricultural land, the environment and other protected lands must be protected and land must be safely utilised (SPLUMB)
- Engagement with stakeholder representatives on policy, planning and implementation at national, sectoral and local levels is central to achieving coherent and effective planning and development (SPLUMB).
- If there is a need to low-income housing, it must be provided in close proximity to areas of opportunity ("Breaking New Ground": from Housing to Sustainable Human Settlements)
- During planning processes and subsequent development, the reduction of resource use, as well as the carbon intensity of the economy, must be promoted (National Strategy on Sustainable Development)
- Environmentally responsible behaviour must be promoted through incentives and disincentives (National Strategy on Sustainable Development, KZN PGDS).
- The principle of self-sufficiency must be promoted. Development must be located in a way that reduces the need to travel, especially by car and enables people as far as possible to meet their need locally. Furthermore, the principle is underpinned by an assessment of each areas unique competencies towards its own self-reliance and need to consider the environment, human skills, infrastructure and capital available to a specific area and how it could contribute to increase its self-sufficiency (KZN PGDS)
- Planning and subsequent development must strive to provide the highest level of accessibility to resources, services and opportunities (KZN PGDS)

D. CURRENT REALITIES**1. REGIONAL CONTEXT**

The Zululand District is located on the northern regions of the KwaZulu-Natal Province and it covers an area of approximately **14 810 km²**. Approximately half of the area is under the jurisdiction of traditional authorities while the remainder is divided between commercially-owned farms and conservation areas. The District comprises the following five local municipalities:

- eDumbe (KZ 261)
- uPhongolo (KZ 262)
- Abaqulusi (KZ 263)
- Nongoma (KZ 265)

- Ulundi (KZ 266)

The Zululand District is surrounded by the following neighbours:

- Amajuba to the north-west (DC25)
- Gert Sibande in Mpumalanga to the north (DC30)
- The kingdom of Swaziland to the north
- Umkhanyakude to the east (DC27)
- Umzinyathi to the south-west (DC24)
- uThungulu to the south (DC28)

Vryheid and Ulundi are the major towns within the Zululand District. Vryheid is a commercial and business centre, while Ulundi is an administrative centre and also the seat of the District Municipality. Ulundi has a well-equipped airport.

According to the 2011 census data, Zululand had a population size of 803,575 people in 2011 living in isolated rural settlements and six urban centres. Most of the rural settlements are small, making service delivery costly. The district experiences high levels of poverty and has a high incidence of HIV/AIDS infection. Another major setback is poor accessibility to basic services and facilities. Zululand remains one of the poorest districts in South Africa in part due to its history as a marginalized homeland area.

The District has a lack of large economic investments to boost the local economy. Up to the late 1990's the District's economy was dependant on coal mining. As a result of the closure of many coal mines, the economy of the area has declined. . The mines had significant forward and backward linkages on all the economic sectors, particularly in Vryheid and surrounding areas. The potential for economic growth in Zululand lies in tourism and agriculture. The former has started to play a larger role in the economy of the District.

Map 3: Local Municipalities within the ZDM Area



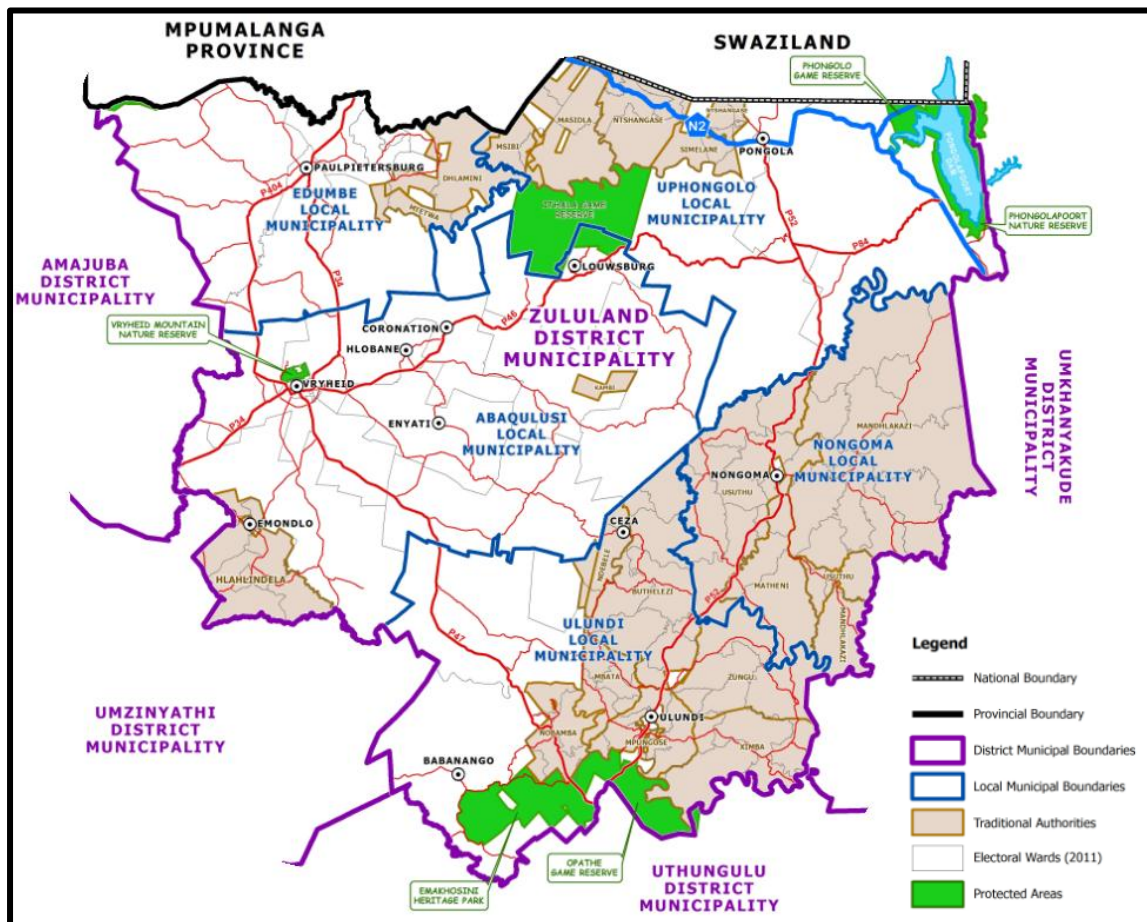
2. ADMINISTRATIVE ENTITIES

The Council of the Zululand District Municipality consists of 34 Councilors, 40% of which are proportionally elected and 60% elected to the district municipality from respective local municipalities. The Council is chaired by the Speaker, The Honourable Cllr. H. Hlatshwayo.

The Municipal area consists of scattered rural settlement in Traditional Authority Areas. The following is a list of Traditional Councils in the Zululand District Municipality:

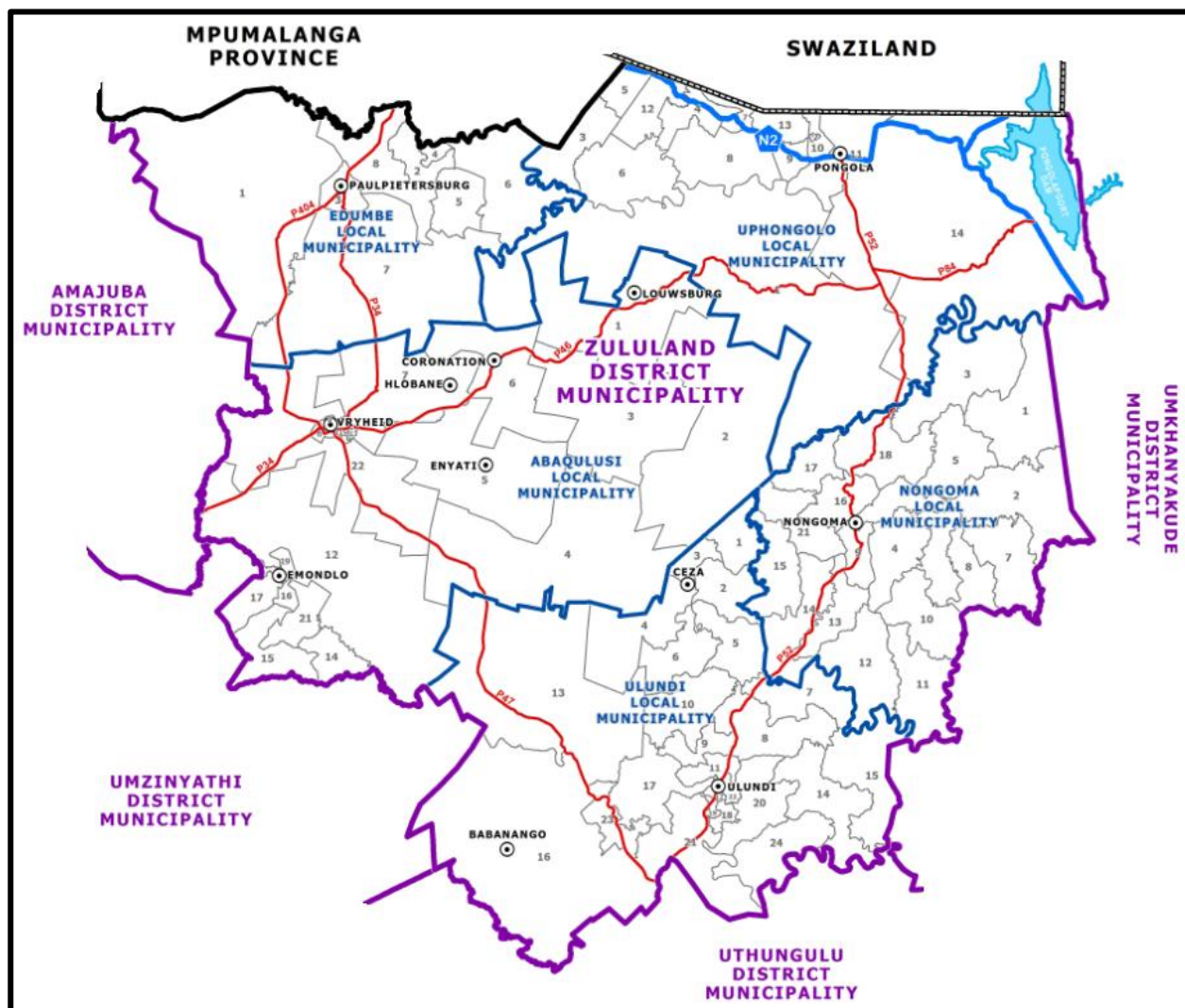
- Mthethwa
- Mavuso
- Msibi
- Ndlangamandla
- Ntshangase
- Simelane
- Hlahlindlela
- Matheni
- Usuthu
- Buthelezi
- Mlaba
- Ndebele
- Nobamba
- Sibiya
- Ndlangamandla Ext
- Disputed Area
- Khambi
- Khambi Ext
- Mandhlakazi
- Zungu
- Mbatha

Map 4: Administrative Entities



The south-eastern part of the Municipal Area, a small portion to the central-west and portion in the central-north constitutes Ingonyama Trust Land. It is particularly the Ulundi and Nongoma LMs that have large tracts of Ingonyama Trust Land upon which scattered, relatively low density rural settlement is evident.

ap 5: Municipal Ward Boundaries (2011)



3. STRUCTURING ELEMENTS

The following Structuring Elements within the Municipal Area have been noted:

- There are more than 20 Traditional Council areas in the ZDM
- The central and north-western parts of the Municipal area are mountainous with slope of 1:3 and steeper. The slopes decrease (become less steep) towards the eastern half of the ZDM Area.
- Large disparities are apparent in terms of the nature and structure of the built environment with the most significant disparity between the level of services and development in the rural and urban areas of the District.
- The towns have comparatively good levels of infrastructure and services.
- There are a number of roads that are of strategic importance to the Municipality, and that should receive priority as far as the Municipality is concerned, i.e. Nongoma – uPhongola link, Nongoma – Vryheid link and Ceza R66 road.
- The most important rail link is the coal line from Mpumalanga Province through Vryheid to Richards Bay Coal Terminal from where the product is exported.
- International border post at Golela.
- Attractions relating to Zulu cultural heritage in Ulundi and Nongoma Local Municipality respectively
- Ulundi airport as well as Vryheid airport.
- Higher potential agricultural land in south west of ZDM area
- Ithala game reserve

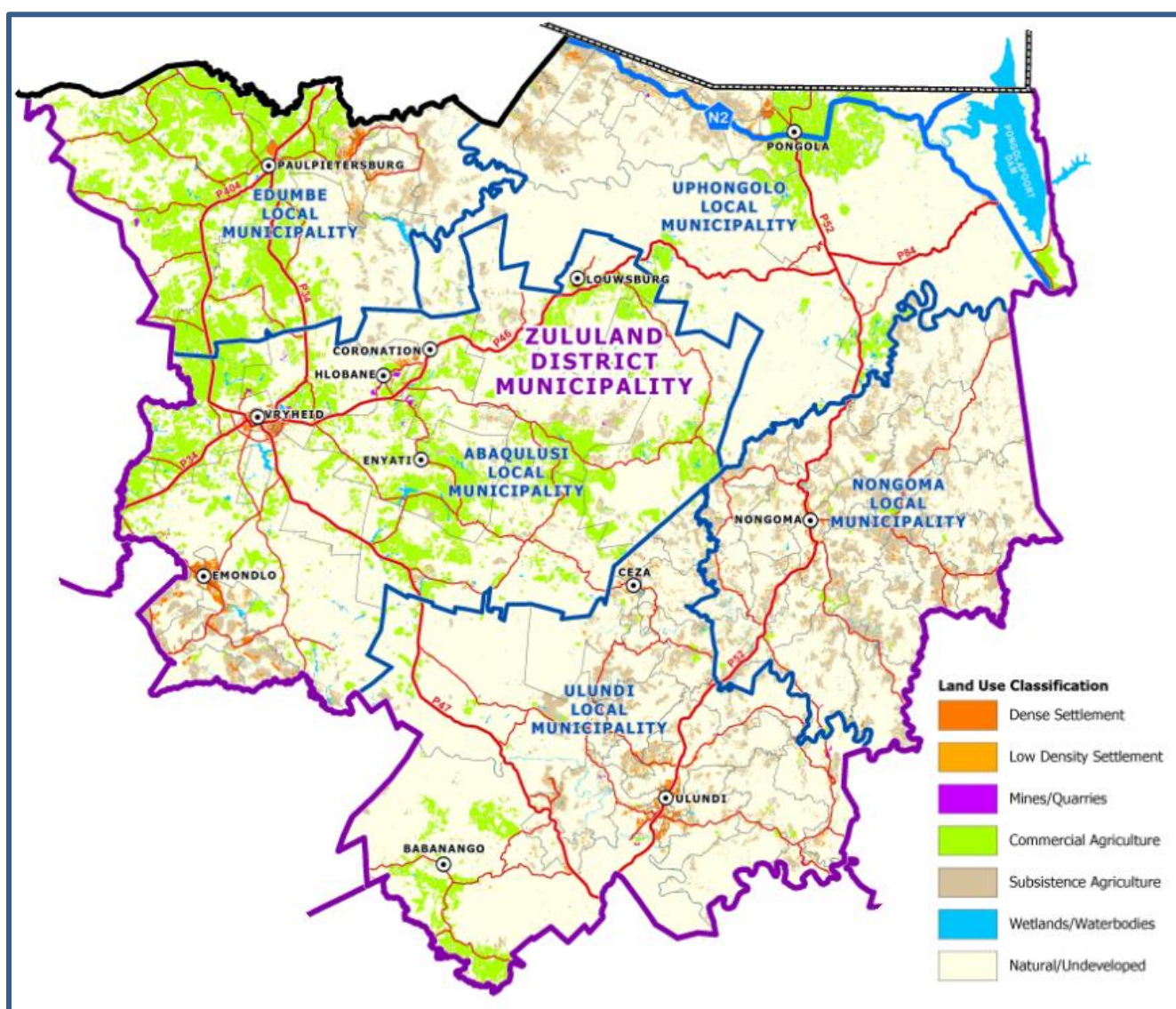
- Pongolapoort dam and Bivane dam
- Pongolo, uMfolozi and Mkhuze Rivers

4. BROAD LAND USE

It is evident, from the above map, that large tracts of commercial farmland are located in the north-western part of the Municipal Area vis-à-vis the area between Vryheid and Paulpietersburg. Other commercial farmland is evident south of Enyahti. Scattered rural settlement is evident within the eastern half of Ulundi LM, as well as the whole of the Nongoma LM. These areas coincide with the Ingonyama Trust land. Denser settlement is evident around the towns of Ulundi, Emondlo and Vryheid. Subsistence agriculture is very evident in the Nongoma LM.

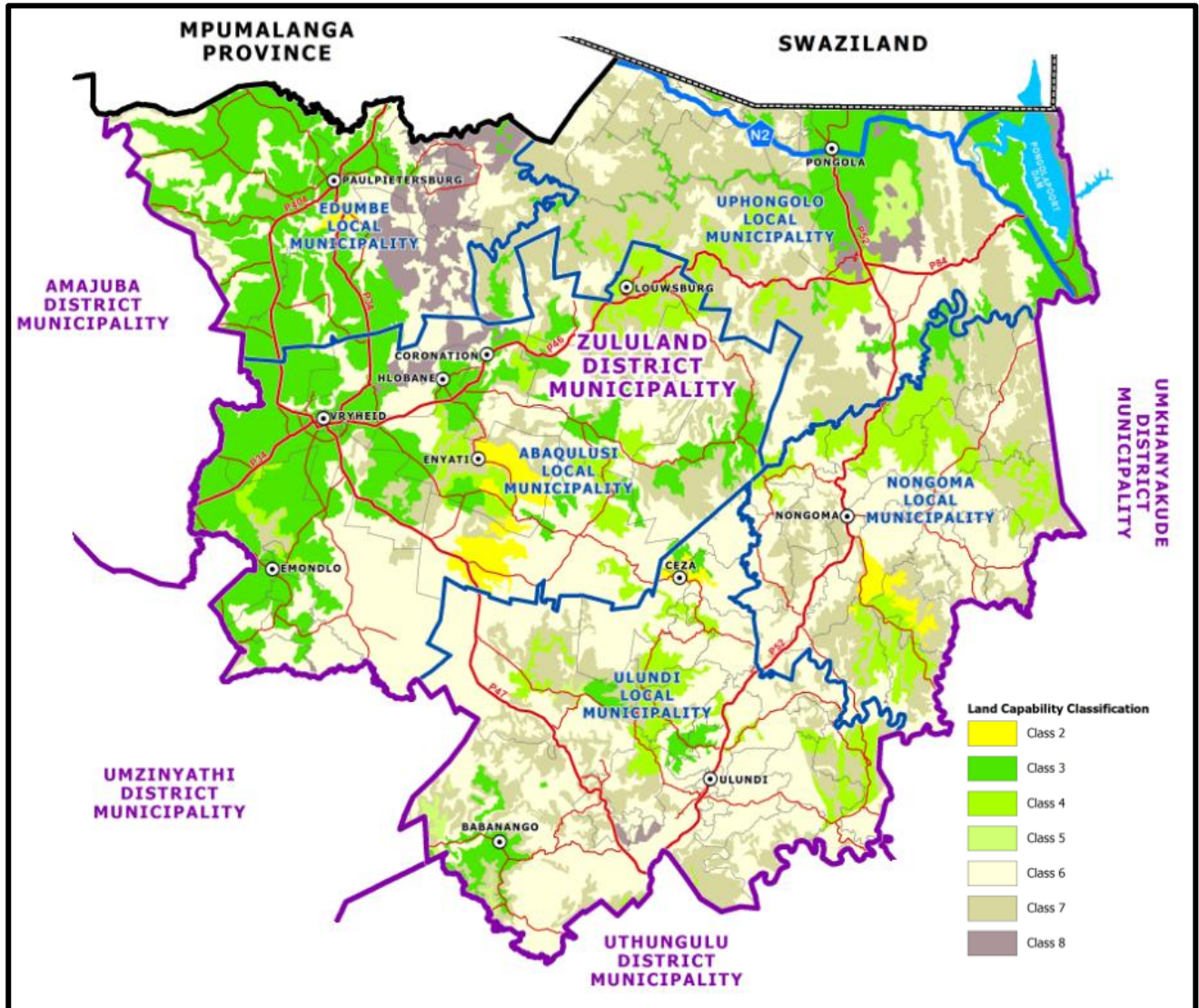
Map 6 below depicts broad land uses within the District Municipal Area:

Map 6: Broad Land Use Classification



5. LAND CAPABILITY

Map 7: Land Capability

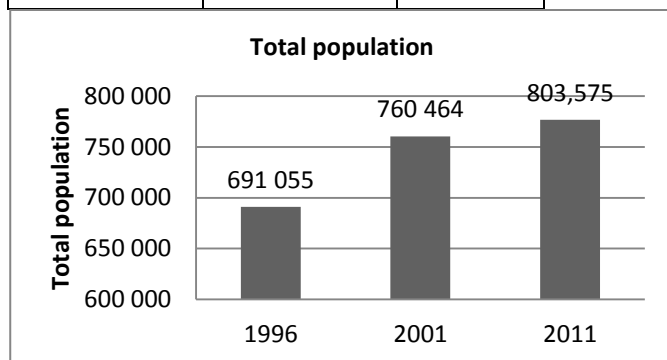
**LAND CLASSIFICATION DESCRIPTIONS**

1. Very High Potential	No limitations	HIGH POTENTIAL AGRICULTURAL LAND
2. High Potential	Minor limitations	
3. Good Potential	Moderate limitations	
4. Moderate Potential	Permission required to plough land	
5. Restricted Potential	Severe limitations due to soils and slopes	NON-ARABLE LAND
6. Very Restricted Potential	Non-Arable	
7. Low Potential	Severe limitations - non-arable	
8. Very Low Potential	Non-arable	

Good to High Potential Agricultural land is particularly evident in the north-western parts of the Municipal Area, i.e. the area from Emondlo to Paulpietersburg. There is also some land to the south of Emondlo (as well as surrounding the town) which is classified as very high potential agricultural land. Most of these tracts of are used for commercial agricultural purposes.

1. SOCIAL OVERVIEW**2. DEMOGRAPHIC CHARACTERISTICS****2.1 DEMOGRAPHIC INDICATORS****2.1.1 POPULATION SIZE****2.1.1.1 ZDM TOTAL POPULATION (1996, 2001 AND 2011)****Table 5: ZDM Total Population**

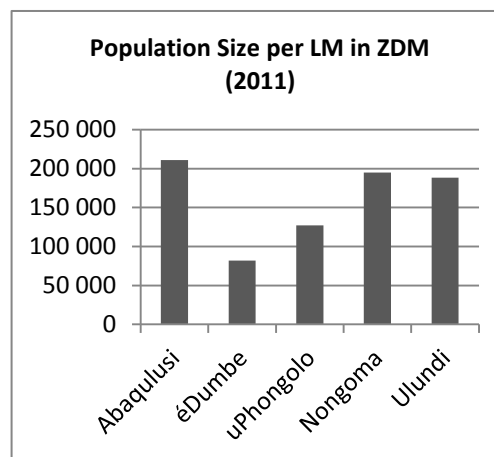
ZDM Total population		
1996	2001	2011
691,055	760,464	803,575



The Zululand District Municipality experienced a significant increase in the number of the people residing within its boundaries from 1996 to 2011. This trend continued between 2001 and 2011.

Figure 2: Total Population 1996, 2001, 2011**Table 6: Total Population per Ward (2011)**

Local Municipality	Population Size
Abaqulusi	211,060
éDumbe	82,053
uPhongolo	127,236
Nongoma	194,908
Ulundi	188,317
Total for Zululand	803,574

**Figure 3: Population Size per LM in ZDM (2011)****2.1.1.2 ZDM POPULATION GROWTH****Table 7: ZDM Population Growth**

ZDM Total Population		ZDM Population growth rate (2001-2011)	ZDM Total population 2011	ZDM Population growth rate (2001-2011)
1996	2001			
691 055	780 069	2.4	803 575	0.3

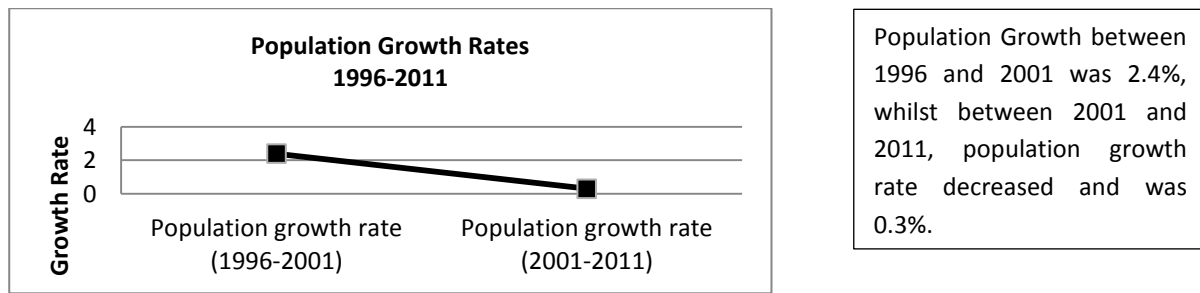


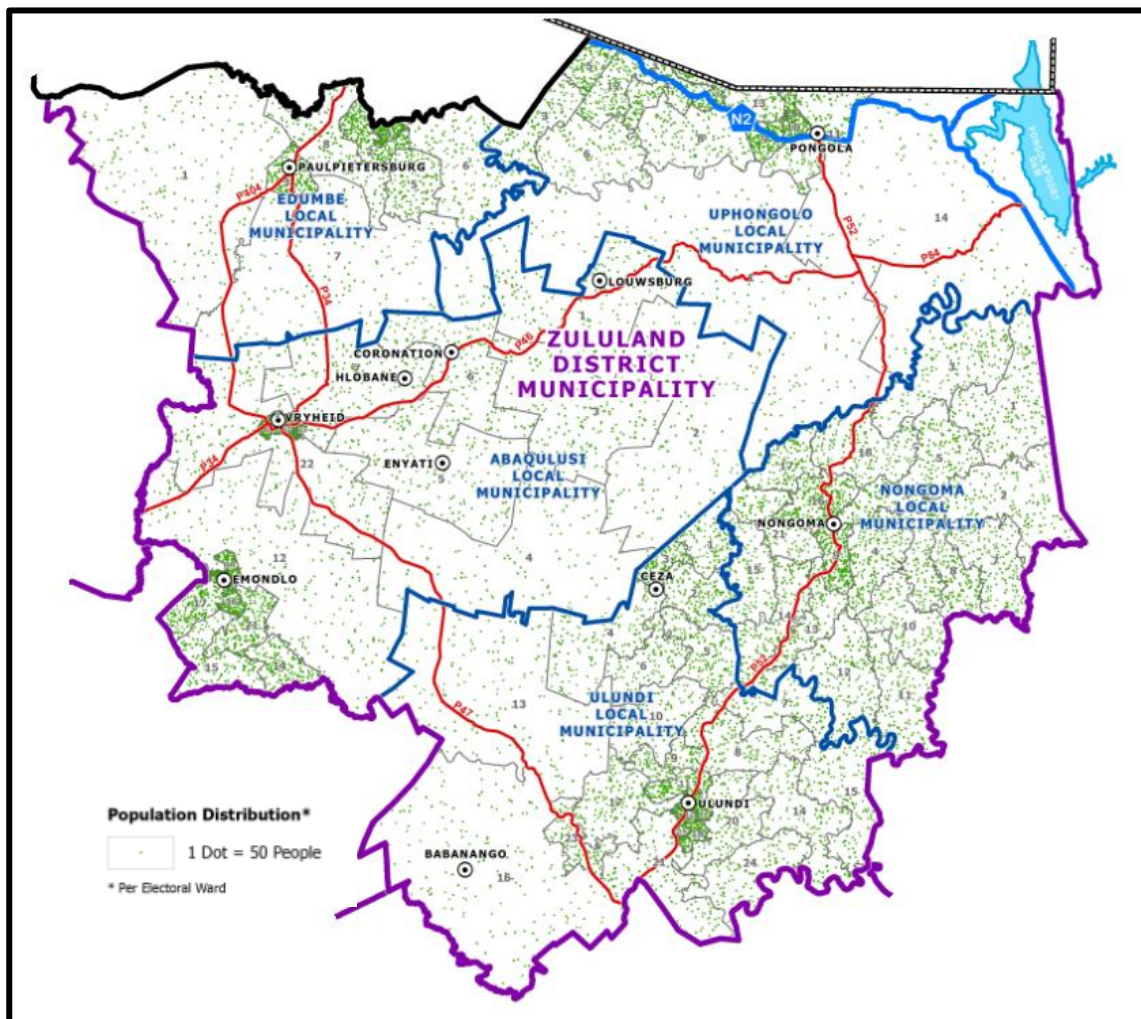
Figure 4: Population Growth

Possible causes of declining population growth rates include:

- Ongoing development of the economy – internationally it has been observed that as countries develop their population growth rates tend to stabilize around a lower rate.
- High level of HIV-Aids related deaths
- Migration out of the district to fast-growing urban centres (while the average growth rate in eThekweni is lower than in Zululand, in the past two years it has experienced greater growth)
- The impact of the recession – Population growth rates for all the municipalities decreased in 2009. This may be because the decision to have children was negatively impacted by considerations of job losses as a result of the recession.

2.1.1.3 POPULATION DISTRIBUTION AND DENSITY

Map 8: Population Distribution (2011)



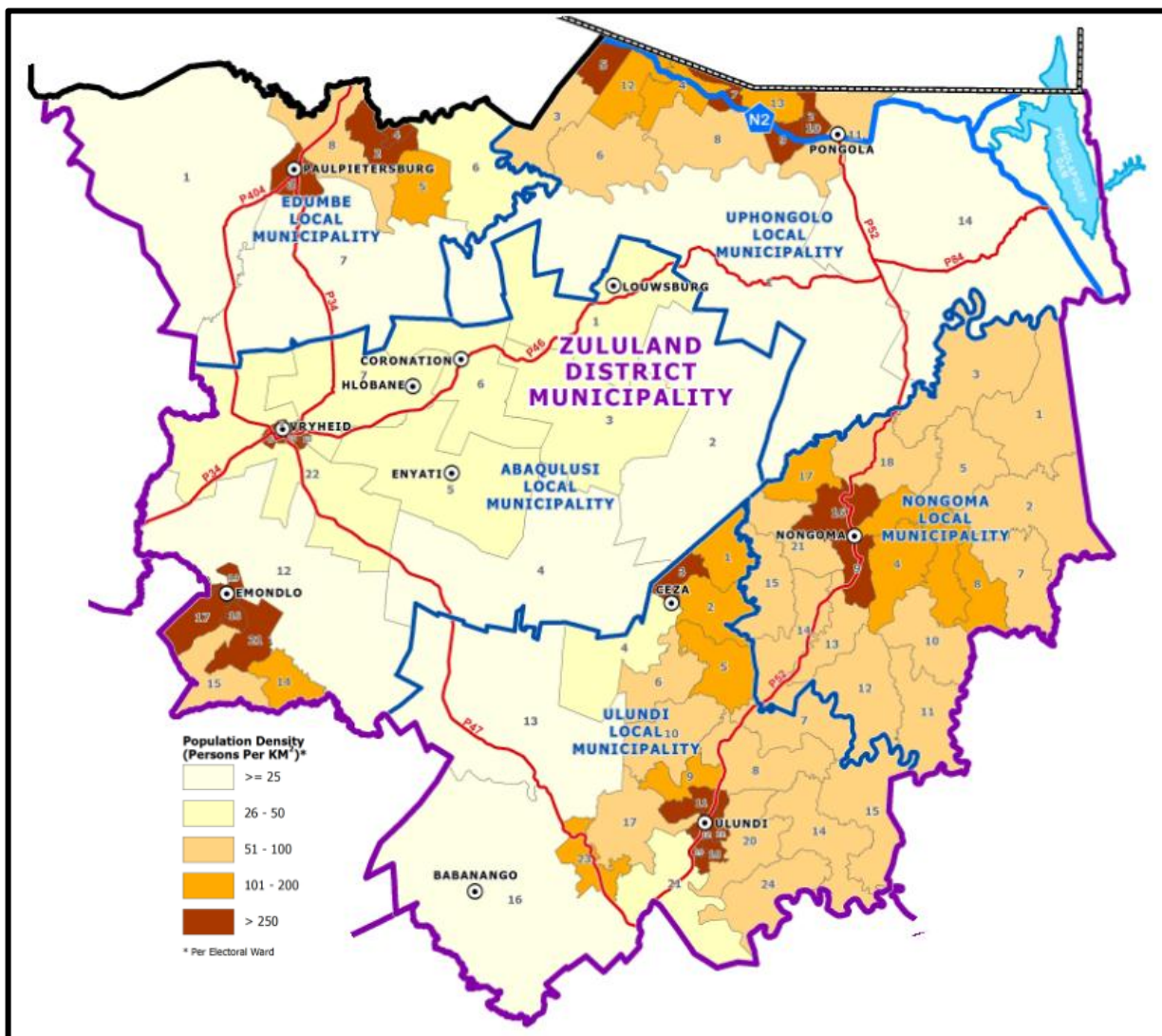
ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

The map above reflects the distribution of people across the Municipal Area, with each dot representing 50 people. It is clear from the map that people are more densely settled, in a scattered low density pattern, on the Ingonyama Trust land. Higher concentrations of people are evident at the towns (and its immediate surrounding areas) of Ulundi, Nongoma, Pongola, Emondlo, Vryheid and Paulpietersburg.

In the map below, the Population Density is expressed as persons per km² per ward, as resultant from the Census of 2011.

From the map overleaf, the highest densities of people per km² is evident around the town of Paulpietersburg, an area to the east thereof, the town of Pongola and an area to the west thereof, the town of Emondlo and a large area to the south thereof, an area north of Ceza node, the Nongoma town and surrounds and the town of Ulundi and surrounds. Densities in these areas exceed 250 persons per km².

Map 9: Persons per km² per Ward (2011)



2.1.2 HOUSEHOLDS

2.1.2.1 NUMBER OF HOUSEHOLDS IN ZULULAND

Table 8: ZDM Population and Households summary 1996, 2001, 2011

Zululand	1996	2001	2011
Total population	691,055	760,464	803,575
Number of households	104,110	141,192	157,749

Zululand	1996	2001	2011
Average household size	6.6	5.4	5.1

Source: Census 2011 Municipal Report

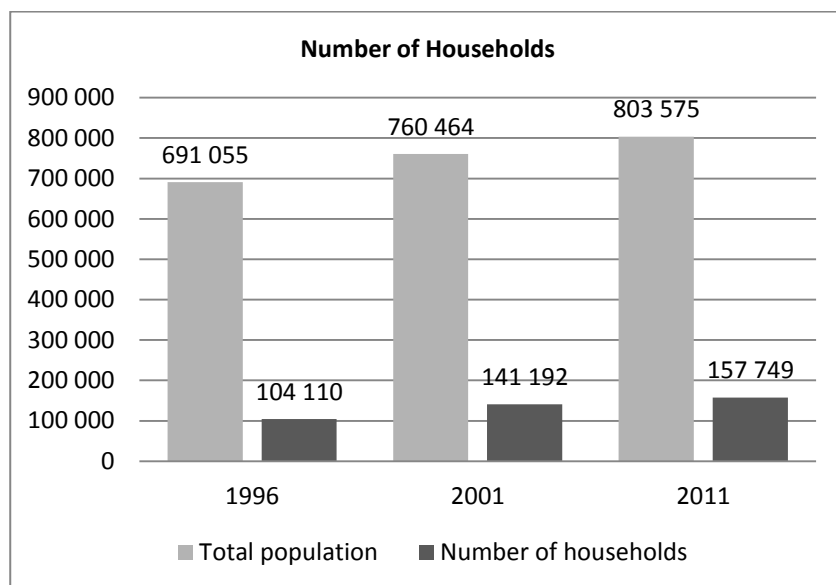
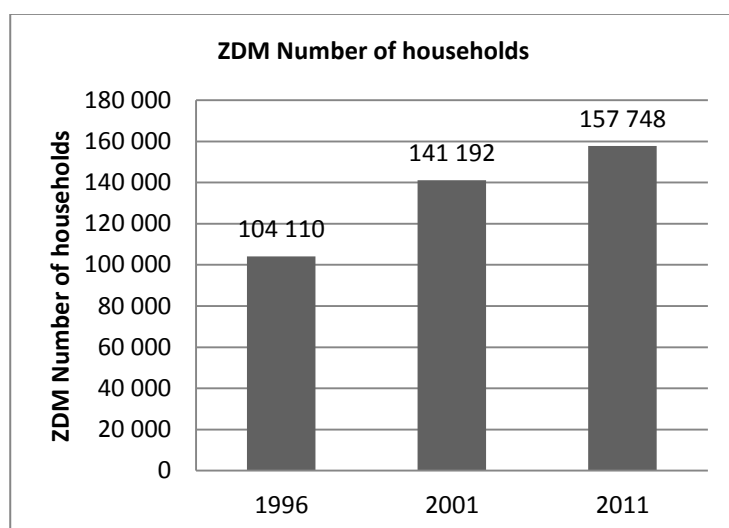


Figure 5: ZDM Population Size and No. of Households summary – 1996, 2001, 2011



The number of households has increased dramatically between 1996 and 2001, i.e. by 37,082 households. This trend continued between 2001 and 2011. Households increased by a further 16,556 households.

Figure 6: Number of Households

Table 9: No. of Households per Ward per Local Municipality, within the Zululand District (2001)

Local Municipality	No. of Households per Ward, per Local Municipality																								Total
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	
Abaqulusi	1,943	1,161	1,684	806	1,915	2,031	2,311	1,455	1,885	764	3,180	2,396	3,282	1,648	1,630	1,834	2,212	1,544	1,557	2,102	2,428	3,534			43,299
eDumbe	2,243	2,817	2,824	2,164	1,404	1,544	1,616	1,526																	16,138
uPhongolo	1,994	2,251	1,535	1,946	1,726	1,394	1,321	1,249	2,319	2,721	4,386	1,638	866	3,428											28,772
Nongoma	1,708	1,634	1,773	2,175	1,610	1,340	1,688	1,572	2,932	1,503	1,621	1,649	1,055	1,844	1,278	3,270	1,420	1,725	178	1,159	1,208				34,341
Ulundi	806	1,559	1,110	1,295	1,533	1,147	1,175	1,757	1,630	1,105	1,871	1,712	1,637	1,497	1,354	1,878	1,510	2,296	1,020	1,395	1,247	2,287	1,235	1,145	35,198

The figures below depict the number of households per ward per local municipality:

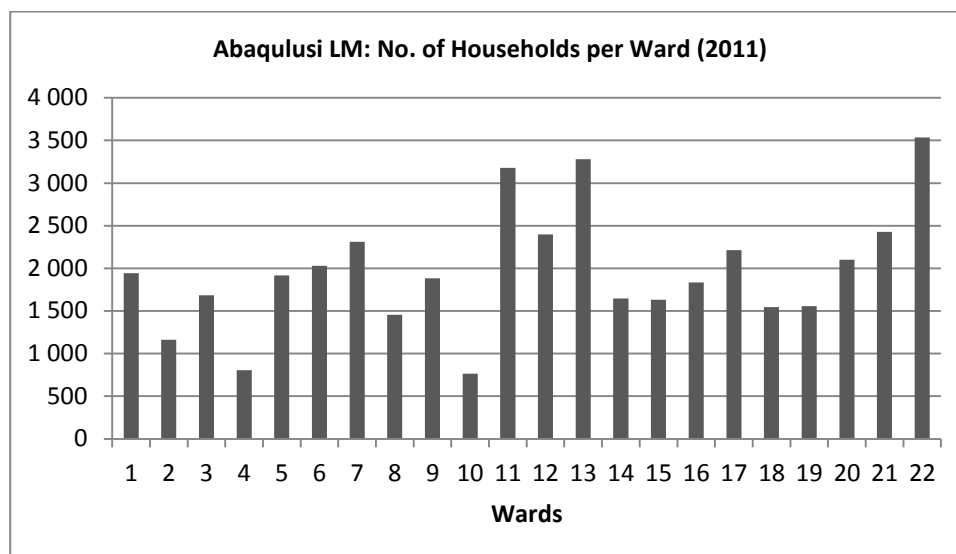


Figure 7: Abaqulusi LM: No. of Households per Ward (2011)

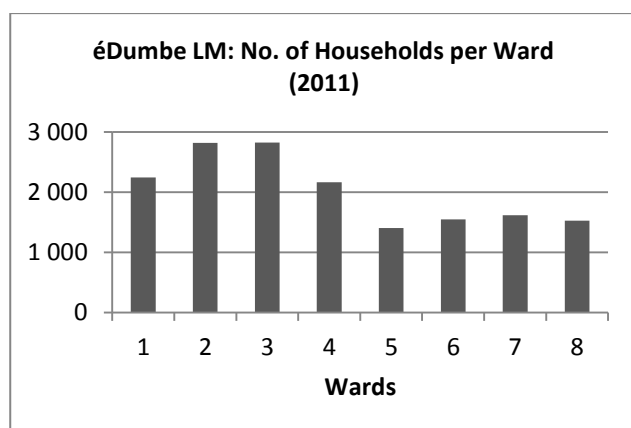


Figure 8: éDumbe LM: No. of Households per Ward (2011)

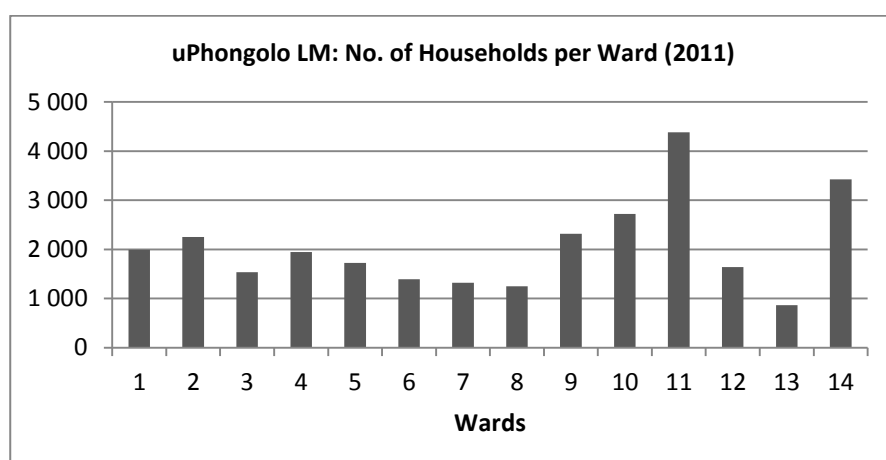


Figure 9: uPhongolo LM: No. of Households per Ward (2011)

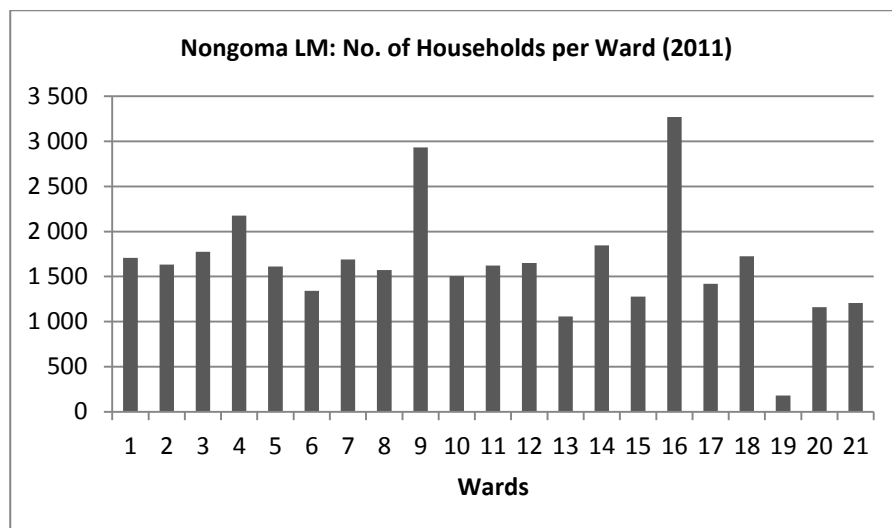


Figure 10: Nongoma LM: No. of Households per Ward (2011)

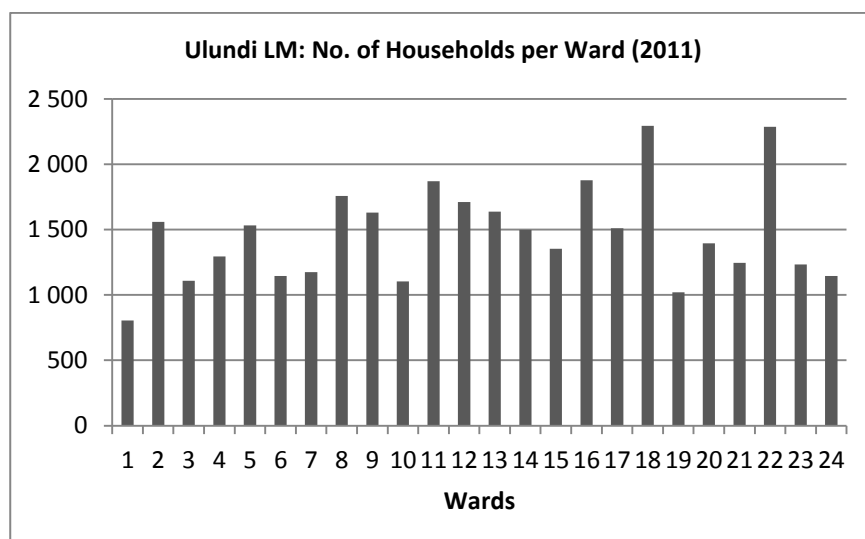


Figure 11: Ulundi LM: No. of Households per Ward (2011)

2.1.2.2 AVERAGE HOUSEHOLD SIZE

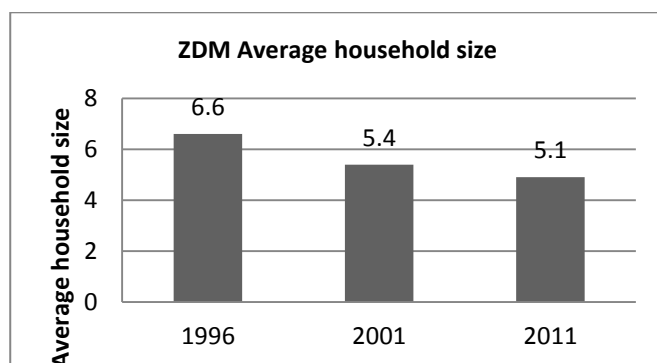


Figure 12: Average household size

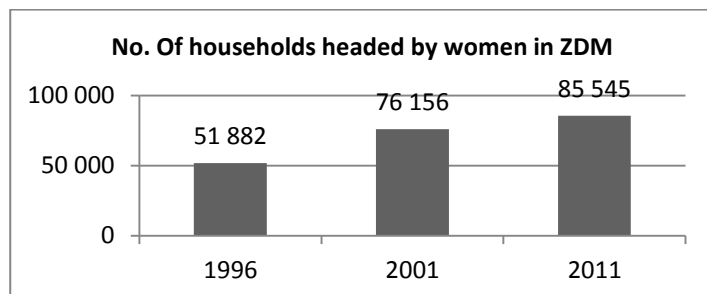
The average household size has decreased significantly between 1996 and 2001 (from an average of 6.6 persons per household to 5.4 persons per household). This trend continued between 2001 and 2011 (from an average of 5.4 persons per household to 5.1 persons per household).

2.1.2.3 FEMALE HEADED HOUSEHOLDS

Table 10: % of Female Headed Households in ZDM

% of Female Headed Households in ZDM		
1996	2001	2011
49.8	53.9	54.2

Source: Census 2011 Municipal Report

**Figure 13: Number of Female Headed Households in ZDM**

2.1.2.4 CHILD HEADED HOUSEHOLDS IN ZDM

Table 11: Child-headed households in ZDM

ZDM Child-headed households in ZDM	1996	2001	2011
No. Of households headed by children	2 076	1 823	2 315
% of households headed by children	2.0	1.3	1.5

Source: Census 2011 Municipal Report

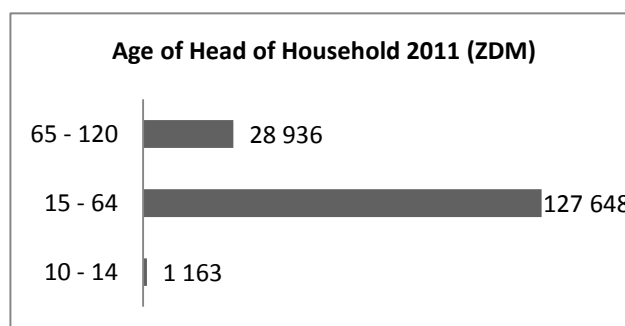
1.5% (or 2,315 households) of all households within the Zululand District Municipal Area were headed by children in 2011. The number of households headed by children increased from 1,823 in 2001 to 2,315 in 2011.

2.1.2.5 AGE OF HEAD OF HOUSEHOLD 2011 (ZDM)

Table 12: Age of head of household 2011 (ZDM)

Age of Household Head (ZDM)	No. of Households	% of Total Households
0 - 14	1,163	0.74
15 - 64	127,648	80.92
65 +	28,936	18.34
Total	157,747	100.00

Source: Statistics South Africa, SuperCROSS.

**Figure 14: ZDM Age of head of Household 2011 (ZDM)**

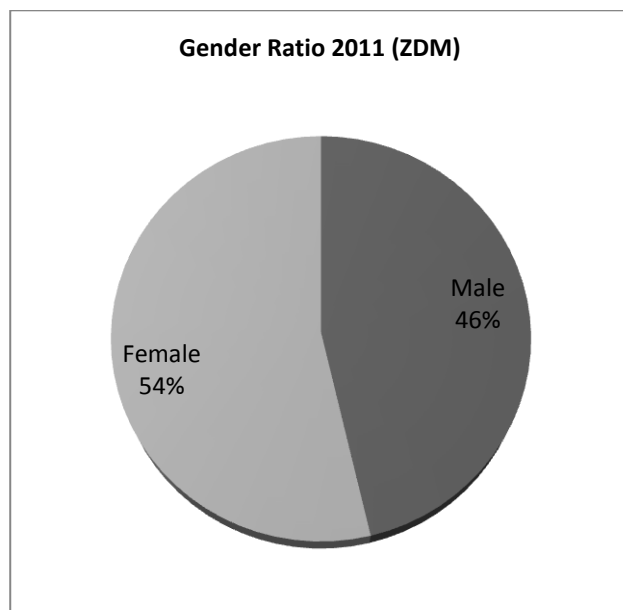
In 2011, some 18.3% of household within the Zululand District Municipal Area is headed by people aged 65 years and older (i.e. the elderly).

2.1.3 GENDER RATIO

2.1.3.1 GENDER RATIO (1996, 2001, 2011) (ZDM)

Table 13: Gender Numbers and Ratio (ZDM)

Year	Number of Males and Females (ZDM)		Ratio in %	
	Male	Female	Male	Female
1996	315 880	375 175	45.71%	54.29%
2001	359 251	420 818	46.05%	53.95%
2011	372 200	431 375	46.32%	53.68%



In 1996, 2001 and 2011, the gender ratio (number of males versus number of females) within the Municipal area has remained relatively constant, i.e. 54% female and 46% male.

A possible reason for the higher number of females is that males seek employment outside of the Municipal area, such as at Richards Bay, Durban and Gauteng.

Figure 15: Gender Ratio (2011)(ZDM)

2.1.3.2 GENDER COMPOSITION OF ZULULAND'S POPULATION

Gender proportions in Zululand indicate that there is a higher proportion of females as compared to males. The highest number of females (131,599) is found in Nongoma and the majority of males are concentrated in Abaqulusi.

Local Municipality	Male	Male Proportion (%)	Female	Female Proportion (%)
eDumbe	35,815	45	43,650	55
uPhongolo	67,435	48	73,047	52
Abaqulusi	120,029	48.5	127,726	51.5
Nongoma	112,672	46.13	131,599	53.9
Ulundi	96,662	47.6	106,501	52.4

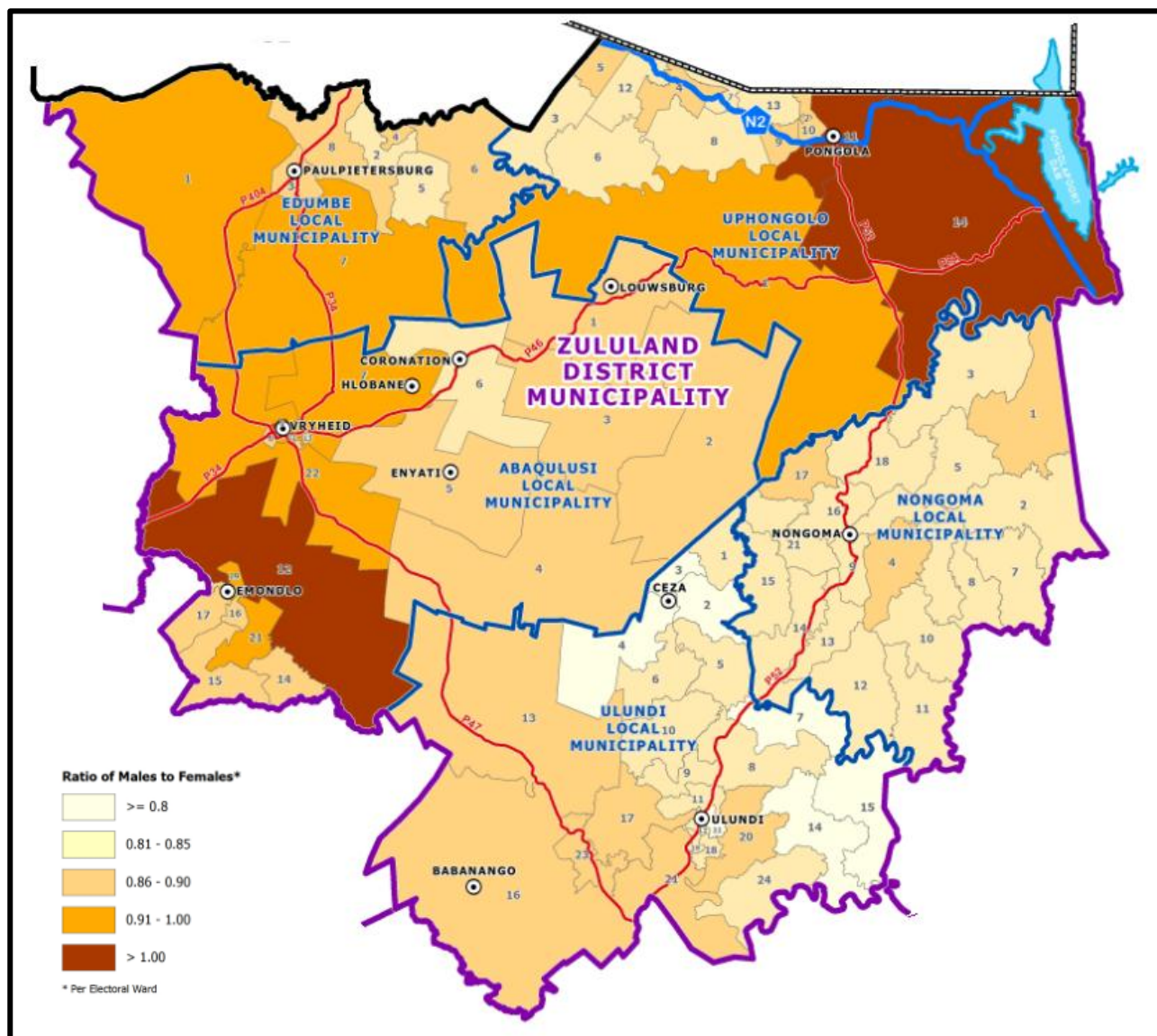
Source: Quantec 2011

Gender proportions for each municipality and from the table demonstrate that there is significant variation among the municipalities. Nongoma (53.9%) and eDumbe (55%) have relatively high proportions of females in their respective populations.

As depicted on the map overleaf, on the commercial farming land, the ratio of males to females is approximately 1:1. On the Ingonyama Trust land, the ratio of males to females is mostly 0.85:1. This means for every 100 females, there

are 85 males. The most likely reason for this is that males seek employment outside of the Municipal area, such as at Richards Bay, Durban and Gauteng.

Map 10: Gender Ratio of Males to Females



ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

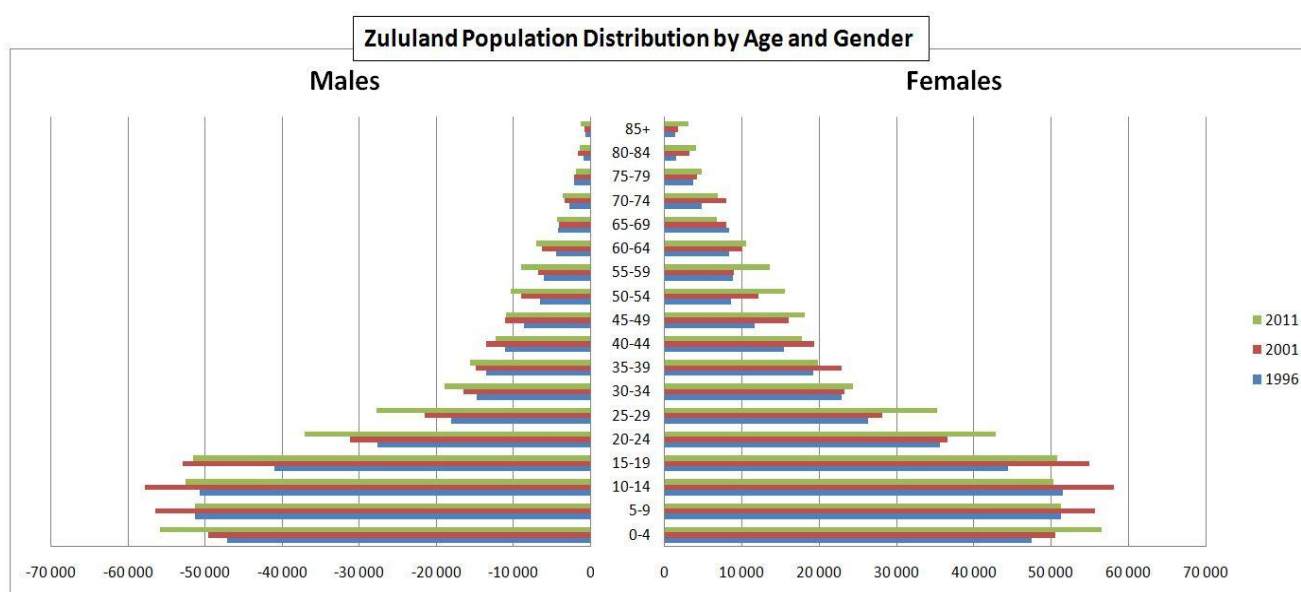
In comparison to the rest of the KZN Province and to South Africa, it is evident that the Zululand District has significantly more persons aged younger than 15 years in both 2001 and 2011. In 2001 some 42.1% of the Zululand Population was younger than 15 years, whilst the percentage for KZN was 34.9% and for South Africa 32.1%. This situation was still evident in 2011. In 2011 some 39.5% of the Zululand Population was younger than 15 years, whilst the percentage for KZN was 31.9% and for South Africa 29.2%.

Table 15: Age Distribution – 1996, 2001 and 2011 (Zululand District)

Zululand District	1996			2001			2011		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
0-4	47 129	47 419	94 545	49 597	50 492	100 089	55 884	56 441	112 324
5-9	51 341	51 170	102 512	56 531	55 543	112 074	51 379	51 236	102 615
10-14	50 776	51 430	102 204	57 895	58 057	115 952	52 508	50 260	102 769
15-19	41 002	44 295	85 298	52 923	54 839	107 763	51 573	50 678	102 251
20-24	27 636	35 501	63 138	31 151	36 477	67 627	37 099	42 719	79 818
25-29	18 072	26 319	44 395	21 545	28 043	49 588	27 728	35 149	62 875
30-34	14 708	22 848	37 557	16 434	23 210	39 644	18 923	24 347	43 269
35-39	13 510	19 171	32 682	14 913	22 843	37 757	15 563	19 742	35 303
40-44	11 039	15 419	26 458	13 494	19 304	32 798	12 228	17 721	29 949
45-49	8 567	11 586	20 153	11 024	15 973	26 997	10 953	18 131	29 083
50-54	6 487	8 515	15 000	9 008	12 106	21 115	10 336	15 500	25 836
55-59	5 994	8 810	14 802	6 755	8 909	15 663	8 919	13 573	22 493
60-64	4 477	8 272	12 749	6 236	10 068	16 305	6 975	10 473	17 451
65-69	4 151	8 249	12 401	4 021	7 957	11 976	4 249	6 760	11 008
70-74	2 754	4 748	7 501	3 360	7 938	11 297	3 552	6 869	10 421
75-79	2 132	3 710	5 842	2 068	4 144	6 212	1 846	4 782	6 629
80-84	884	1 521	2 402	1 592	3 189	4 782	1 294	3 995	5 289
85+	621	1 353	1 973	706	1 726	2 432	1 191	3 001	4 190
Total	311 282	370 334	681 616	359 250	420 818	780 069	372 200	431 374	803 576

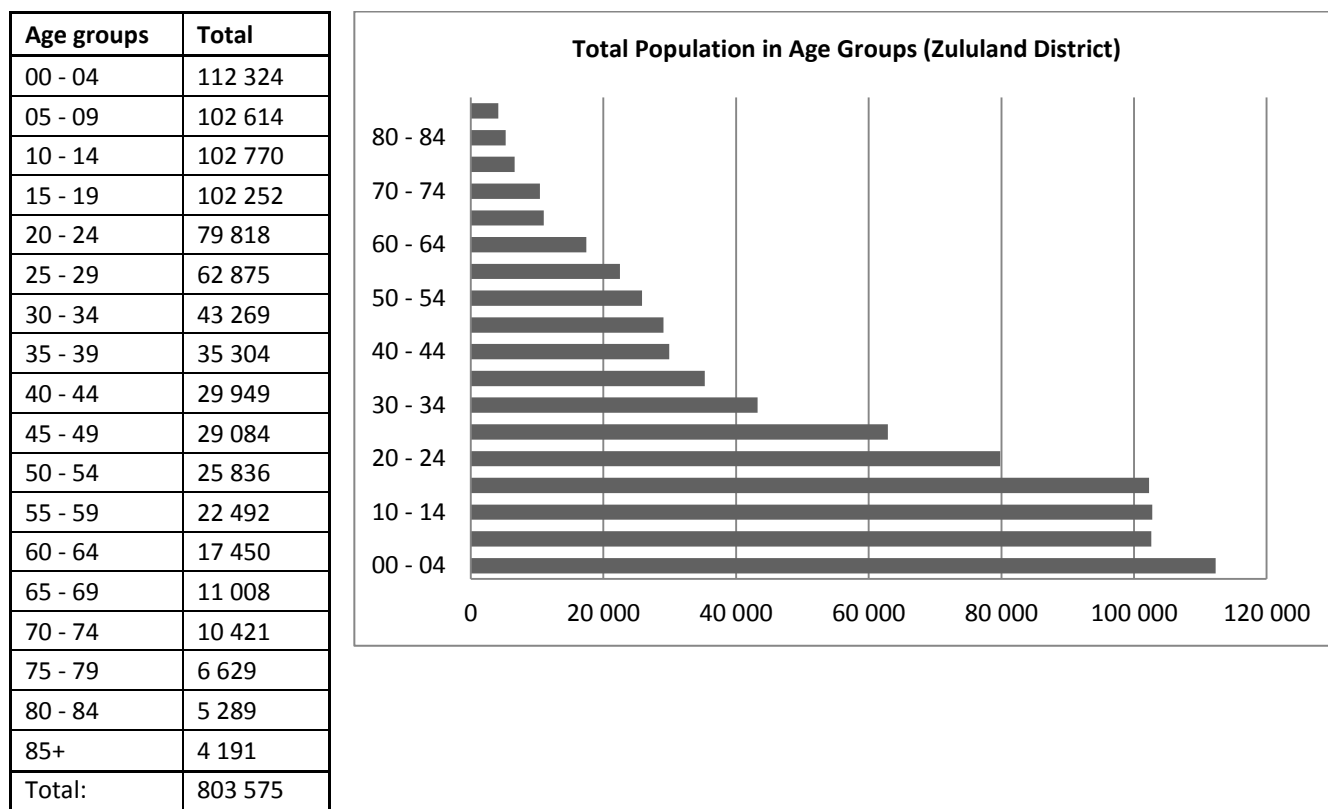
Source: Census 2011 Municipal Report

Figure 16: Age Distribution – 1996, 2001 and 2011 (ZDM)



Source: Derived from Census 2011

Figure 17: Age Distribution (2011) (ZDM)



In comparing the age distribution of the population within the Zululand Municipal Area between 1996, 2001 and 2011, the following is noted:

There is a steady increase in the number of people per age category from 20 years and older. This means that the pyramid structure, as presented in the graph is indicating a broadening trend from people aged 20 years and older. The population is becoming older. It is typical of developing countries. Further, the age distribution also indicates a reduction in the age categories of 5 yrs to 19yrs from 2001 to 2011. What is however interesting to note is the number of persons in the age category 0 to 4 yrs (or from 2007 to 2011) has increased significantly. The expectation would have been that this category should also have shrunk. The reason for a “baby boom” from 2007 to 2011 is not fully known – however this period coincides with the global economic recession. Could it be that due to jobs lost males have returned to the area and hence the baby boom? This, however, is not supported by changes in the Gender Ratio within the Municipal area over the same period.

Age Profile

The age summary statistics show a Mean age of 28 years the country of South Africa, 26 years for KwaZulu Natal. In comparison, the Zululand District Municipality has a Mean age of 23.6, a Median age of 18 leading to an average of 19.3 which is below the national and provincial average.

In terms of Strategic Planning, this means that there is a need to increase investment and support in infrastructure plus human development such as education, health and employment.

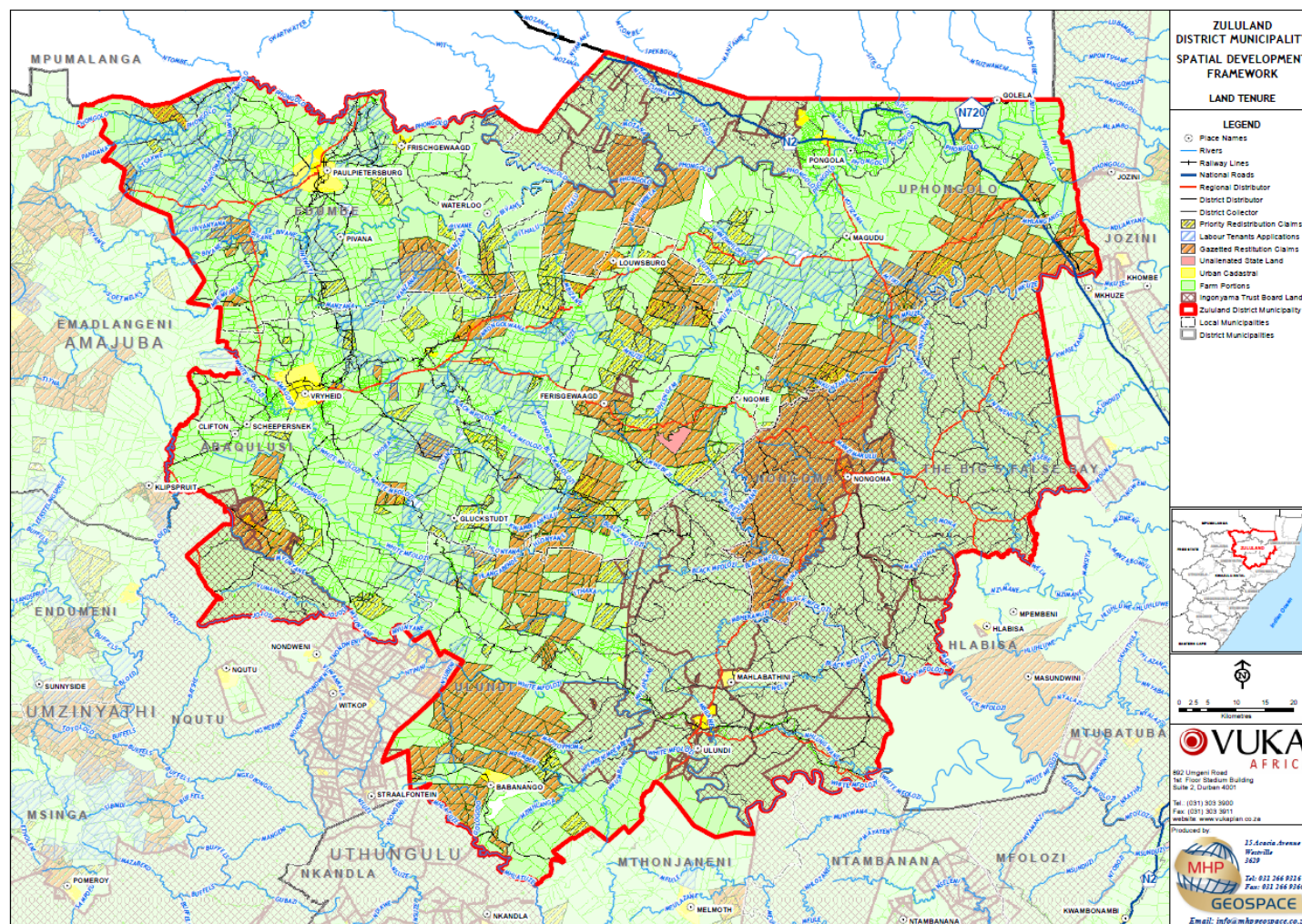
A large percentage of the population is between the ages of one to 19. Young adults continue to dominate the age statistics which has implications on the municipality to continue to increase Social Support and upliftment programmes. Greater interaction with stakeholders in the Social Development environment is also required to respond to the existing situation. Social Development has been prioritized in the Strategic Development Plan of Council (refer to Strategic Plan).

2.2 KEY FINDINGS

- The Total Population in Zululand District Municipal Area has increased from 1996 to 2011 by some 10%. This growth continued between 2001 and 2011 with a further increase of 5.7%. The total Population Size in 2011 was 803,575 people.
- The number of households have increased significantly between 1996 (104,110 households) and 2001 (141,192 households) and between 2001 and 2011 (157,749 households).
- The average Household Size has decreased between 1996 and 2011. In 1996, the average household size was 6.6 persons per households. This decreased to an average of 5.1 persons per household in 2011.
- The highest densities of people per km² is evident around the town of Paulpietersburg, an area to the east thereof, the town of Pongola and an area to the west thereof, the town of Emondlo and a large area to the south thereof, an area north of Ceza node, the Nongoma town and surrounds and the town of Ulundi and surrounds. Densities in these areas exceed 250 persons per km².
- There has been an increase in the number of households headed by women. In 1996 some 49.8% of households were headed by women, whilst in 2011 this percentage increased to 54.2%. A possible reason for this is that males seek employment outside of the Municipal area, such as at Vryheid, Richards Bay, Durban and Gauteng.
- In 2011, some 1.5% of households (or 2,315 households) were headed by children. This is most likely as a result of the impact of AIDS.
- In 2011, some 18.3% (or 28,936 households) were headed by senior citizens older than 65 years of age. This is also most likely as a result of the impact of AIDS.
- In 1996, 2001 and 2011, the gender ratio (number of males versus number of females) within the Municipal area has remained relatively constant, i.e. 54% female and 46% male. A possible reason for the higher number of females is that males seek employment outside of the Municipal area, such as at Richards Bay, Durban and Gauteng.
- There is a steady increase in the number of people per age category from 20 years and older. This means that the pyramid structure, as presented in the graph is indicating a broadening trend from people aged 20 years and older. The population is becoming older. It is typical of developing countries. Further, the age distribution also indicates a reduction in the age categories of 5 yrs to 19yrs from 2001 to 2011. What is however interesting to note is the number of persons in the age category 0 to 4 yrs (or from 2007 to 2011) has increased significantly. The expectation would have been that this category should also have shrunk. The reason for a “baby boom” from 2007 to 2011 is not fully known – however this period coincides with the global economic recession.

3. LAND OWNERSHIP

The south-eastern part of the Municipal Area, a small portion to the central-west and portion in the central-north constitutes Ingonyama Trust Land. It is particularly the Ulundi and Nongoma LMs that have large tracts of Ingonyama Trust Land upon which scattered, relatively low density rural settlement is evident. The remaining areas are mainly used for commercial farming and are in private ownership.



Redistribution	Land to be redistributed to Previously Disadvantaged Individuals
Restitution	Land to be returned to previous owners
Labour Tenant Applications	Labour tenants claiming residential rights in terms of Extension of Security of Tenure Act.
Unalienated State Land	Land in the process of being transferred for redistribution or restitution purposes, but still registered in the name of a Government Department.
Privately Owned Farm Portions	Farm Land privately owned.
Ingonyama Trust land	Land under administration of the Ingonyama Trust Board.

The map was extracted from the Draft ZDM SDF (Vuka Africa Planning, May 2013)

**ZULULAND DISTRICT MUNICIPALITY
SPATIAL DEVELOPMENT
FRAMEWORK**

LOCALITY OF HEALTH FACILITIES (CLINICS)

LEGEND

- Place Names
- Clinics
- National Roads
- Regional Distributor
- District Distributor
- District Collector
- Rivers
- Railway Lines
- Zululand District Municipality
- Local Municipalities
- District Municipalities
- Distance from Clinic (km)

Distance from Clinic (km): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12.5, 15, 17.5, 20, 25, 30

**882 Urgent Road
1st Floor Stadium Building
Suite 2, Durban 4001**

VUKA AFRICA

PRODUCED BY:

MHP

GEOSPACE

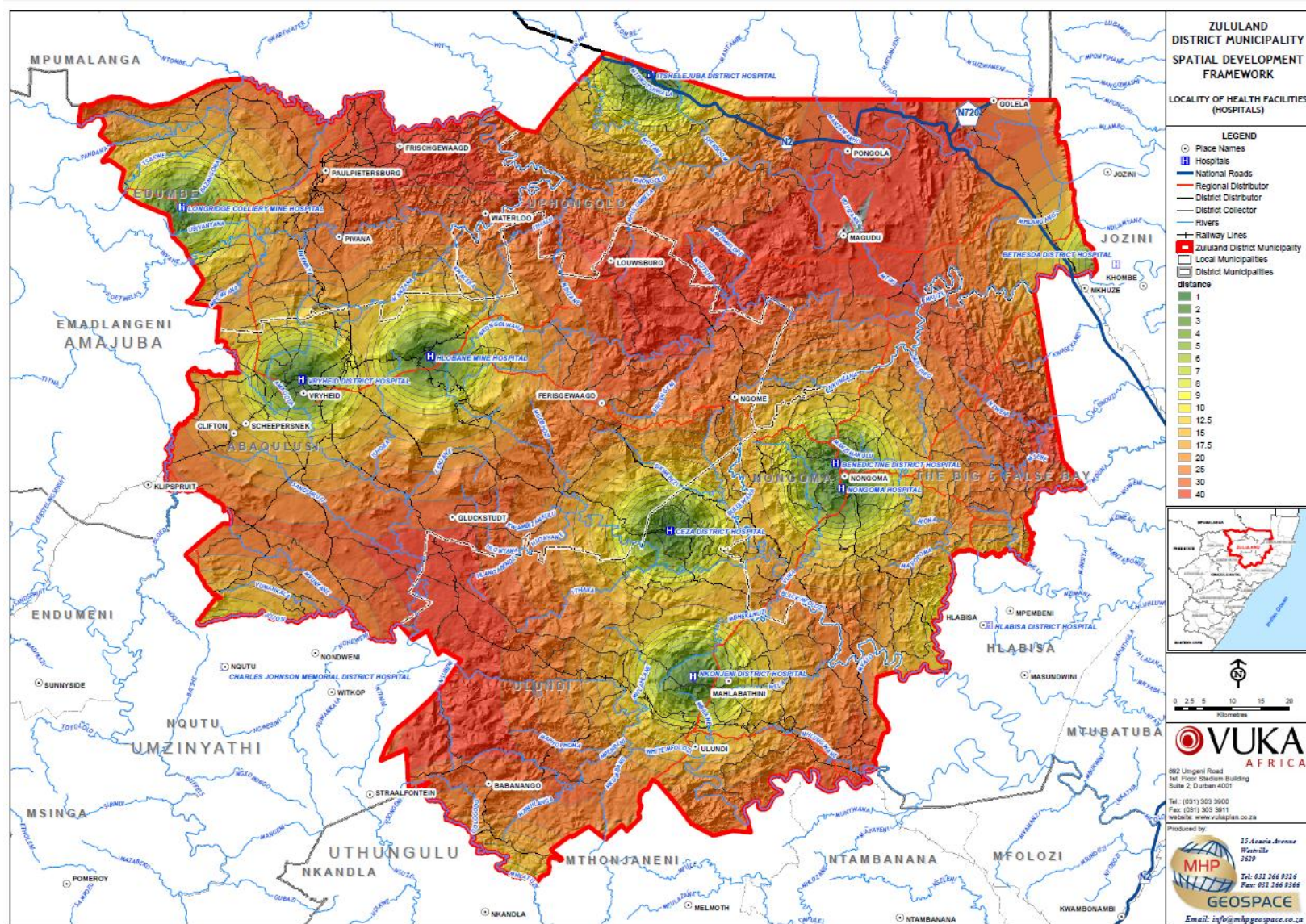
**25 Arcadia Avenue
Wynville
3629**

**Tel: 031 266 9326
Fax: 031 266 9366
Email: info@mhpgeospace.co.za**

The map was extracted from the Draft ZDM SDF (Vuka Africa Planning, May 2013)

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

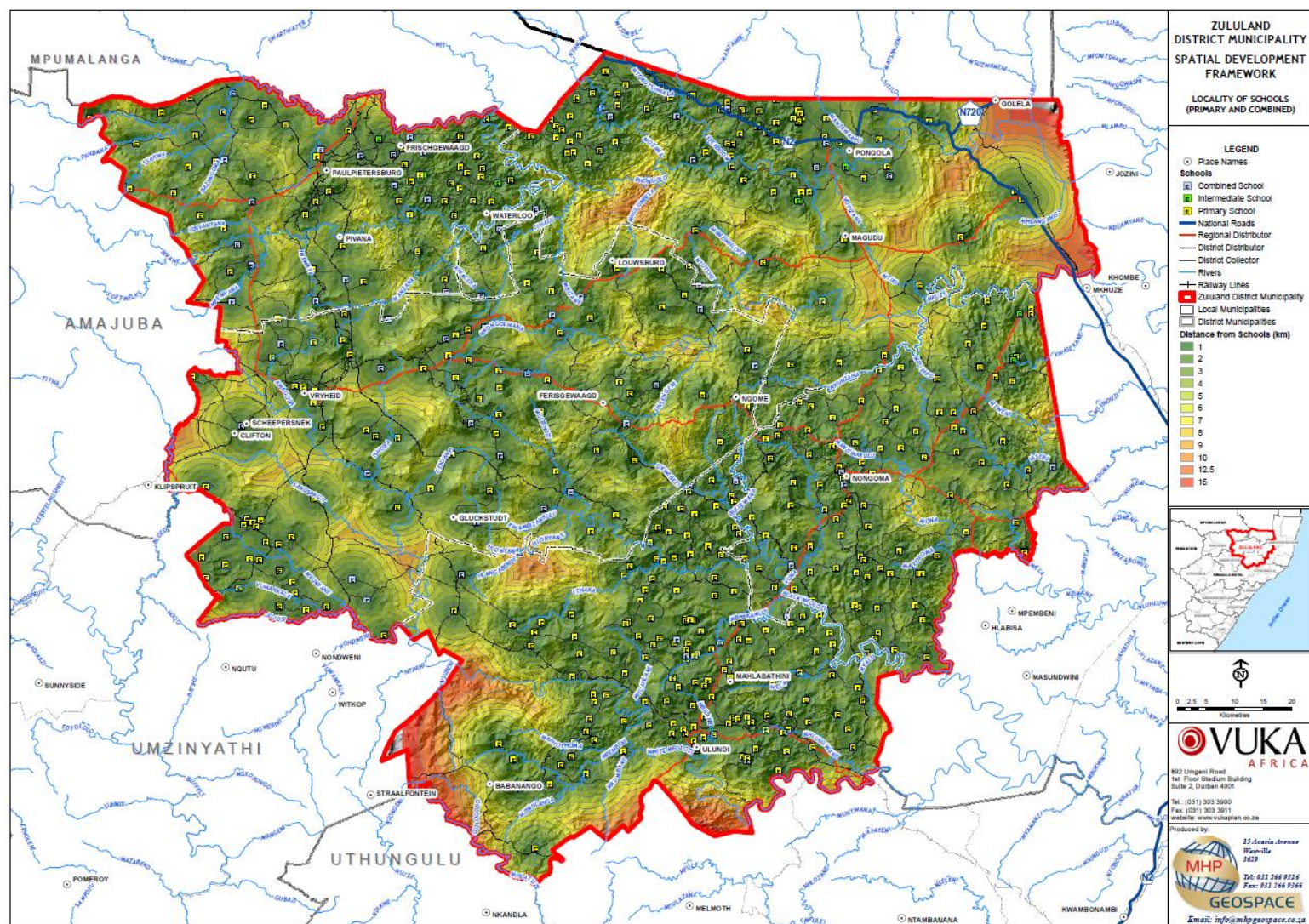
Hospitals are relatively well distributed throughout the municipal area and are accessible per vehicle from most parts of the District, with the exception of the north-eastern parts of the District. A hospital at Pongola town might address this.



The map was extracted from the Draft ZDM SDF (Vuka Africa Planning, May 2013)

5. EDUCATION FACILITIES

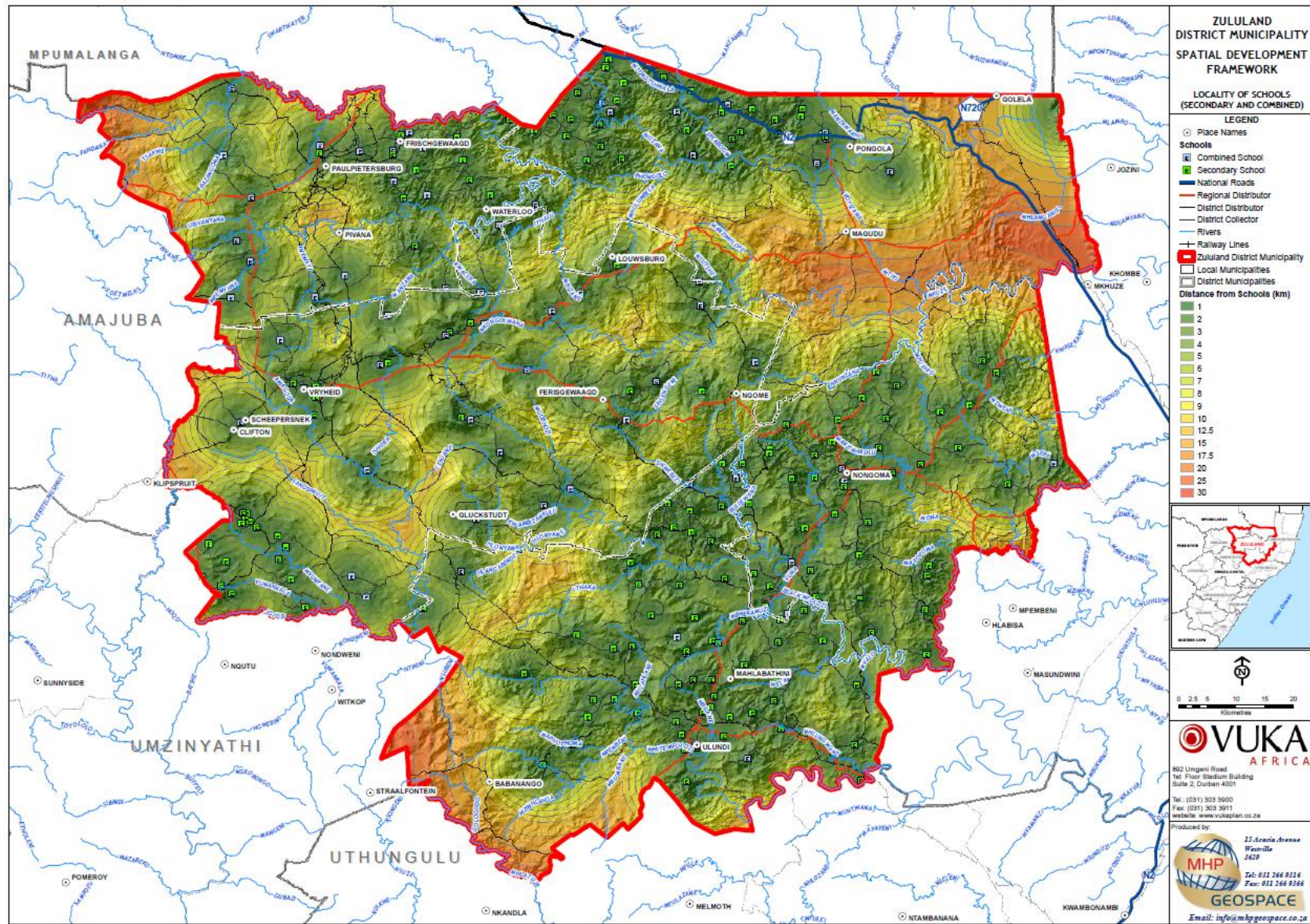
Schools are well distributed throughout the Municipal Area and are also considered accessible.



The map was extracted from the Draft ZDM SDF (Vuka Africa Planning, May 2013)

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Schools are well distributed throughout the Municipal Area and are also considered accessible.

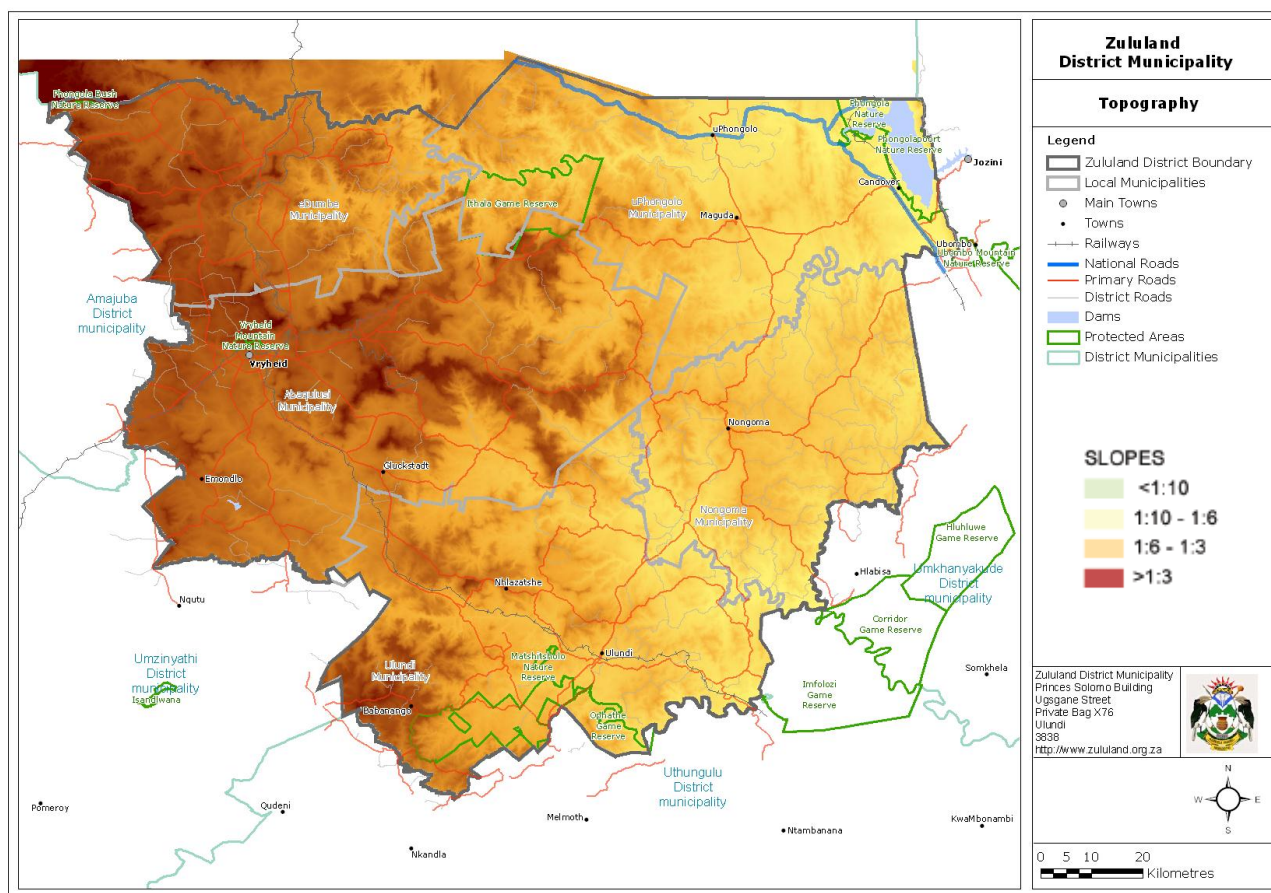


The map was extracted from the Draft ZDM SDF (Vuka Africa Planning, May 2013)

1. ENVIRONMENTAL OVERVIEW

1.1 TOPOGRAPHY

Map 11: ZDM Topography Map



The slope categories range from smaller than 1:10 (10% incline), 1:6 (17% incline), 1:3 (33% incline) and steeper. The higher the gradient, the more difficult and more expensive construction and the provision of services becomes.

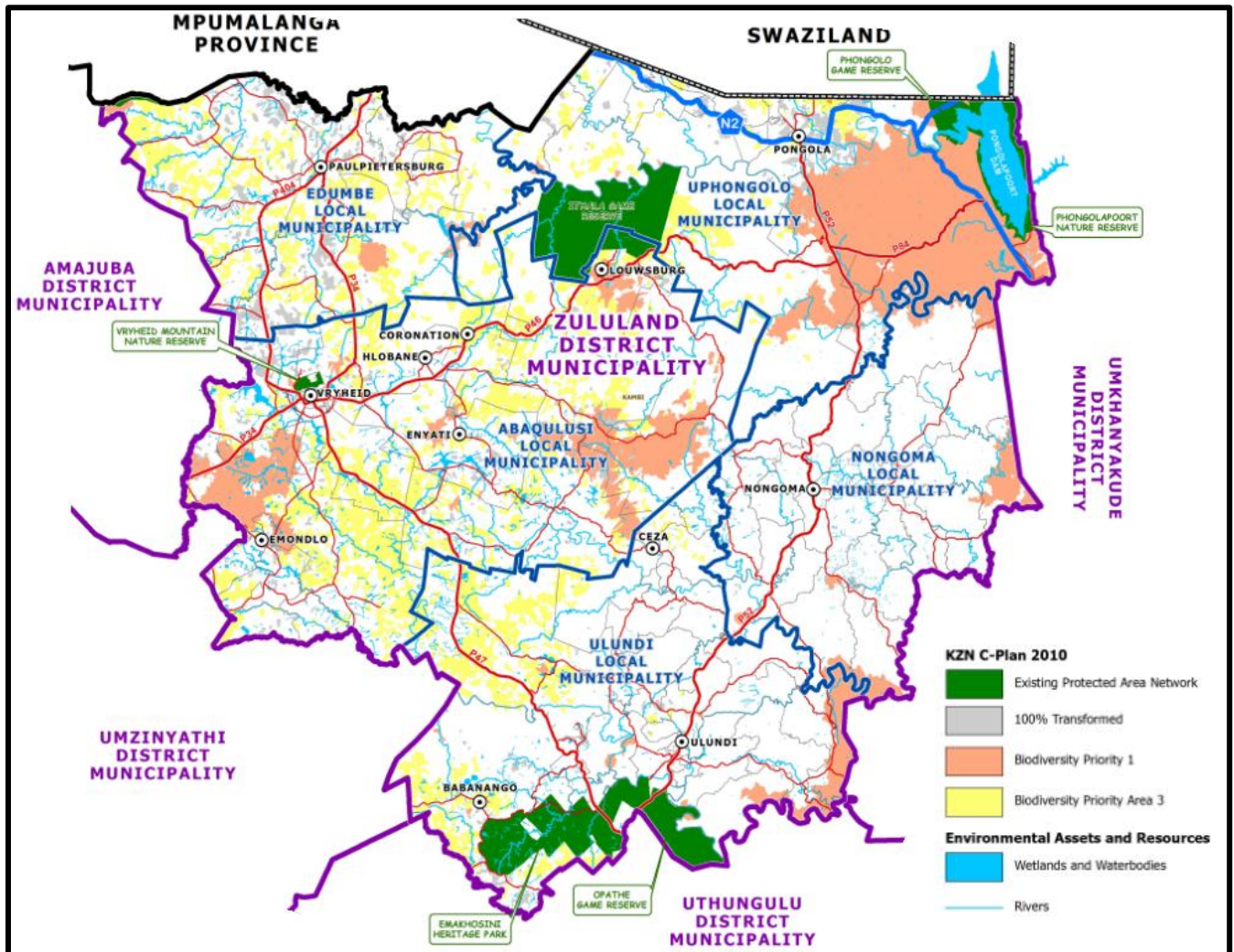
Slope also affects modes of transport, as a maximum gradient of 5% is recommended for bicycle tracks and 8% is recommended for footpaths. Terrain therefore plays an integral part in determining settlement patterns or the line of road construction to ensure cost-effectiveness and functionality.

The central and north-western parts of the Municipal area are mountainous with slope of 1:3 and steeper. The slopes decrease (become less steep) towards the eastern half of the Municipal Area.

1.2 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

The main Issues within the municipality were identified within the following categories: Housing, Soil, Water, Waste, Biodiversity and Tourism. The Fundamental Tools to be considered when contemplating each issue and acting on these issues are: Awareness, Regulation and Enforcement, Sustainability, and Delivery. Some of the Main Issues fall under more than one category, for example, "Wetland Degradation" might fall under Water, Soil and Biodiversity and even Tourism and Housing, as it is quite often housing developments that damage wetlands, and loss of the wetland systems could affect tourism.

Map 12: Environmental Resources



It is evident from the above map that the ZDM Area has large tracts of Biodiversity 1 and 3 designated areas. The eastern parts of the uPhongla LM, adjacent and including the Pongola Poort Dam are classified as a Biodiversity 1 area. There is also an area to the north of Ceza, within the Abaqulusi LM, as well as an area north of Emondlo, also within the uPhongola LM, that are also classified as Biodiversity 1 areas. Large tracts of the western half of the ZDM Municipal Area are also classified as Biodiversity 3 areas.

- The Priority Conservation areas are distributed as follow:
- The woodland areas between Pongola and the Pongola Poort Dam (uPhongolo LM);
- The forest areas south of and between Ngome and Ferisgewaagd (aBaqulusi LM);
- Forests South of Louwsburg (aBaqulusi LM); The Mixture of Grasslands, woodlands and forests south of Clifton and Scheepersnek (aBaqulusi LM);
- The Bushlands and Woodlands linking to the Hluhluwe-uMfolozi Park (Ulundi LM);

Protected areas within the Municipal Area, are:

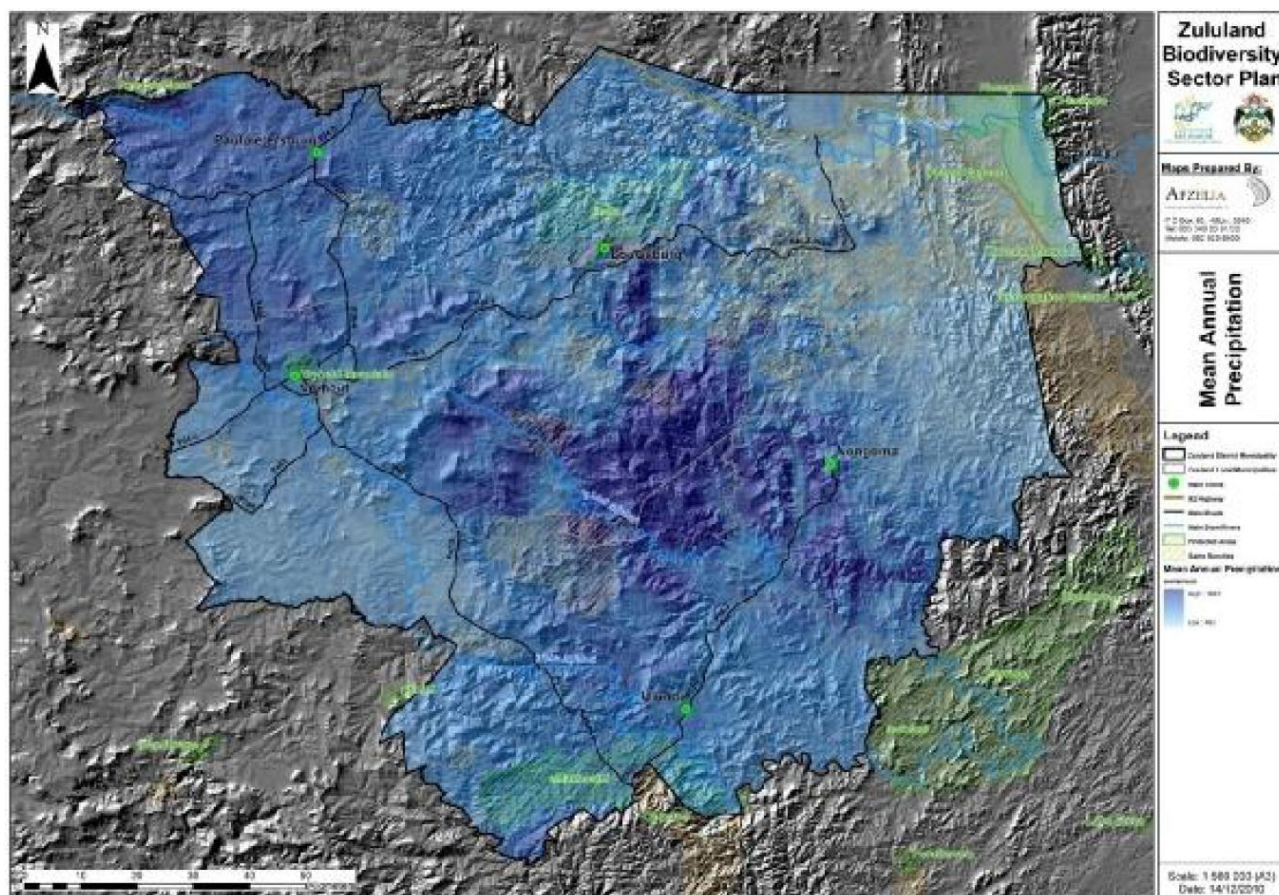
- Emakhosini Heritage Park;
- Opathe Game Reserve;
- Vryheid Mountain Nature Reserve;
- Ithala Game Reserve;
- Phongolo Game Reserve; and
- Phongolaport Nature Reserve.

1.3 CLIMATE CHANGE

The following was extracted from the ZDM IDP Review for 2013/2014 (as from Ezemvelo KZN Wildlife: Biodiversity Sector Plan):

Varying climate conditions prevail across the District, as illustrated by varying Mean Annual Precipitation (figure below).

Map 13: Annual Precipitation Map of the District

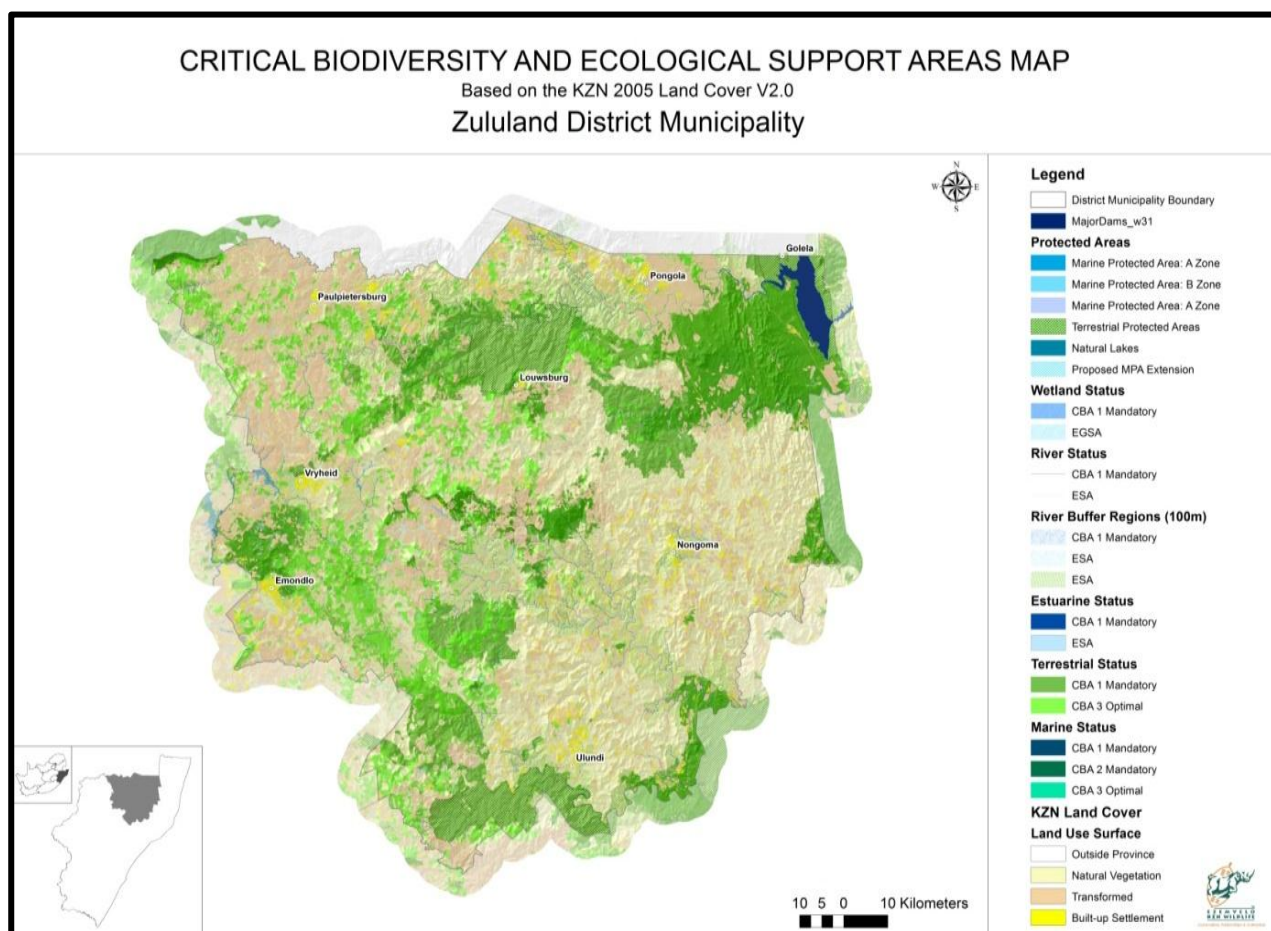


With the exception of some precipitation in the south from cold fronts in winter (in the Zululand Lowveld and Mistbelt areas), the region is subject to summer rainfall with dry winters, with rain predominantly falling in early summer, apart from Ithala Quartzite Sourveld (peak rains in midsummer). Mean Annual precipitation ranges from 493mm to 1682mm in the District (predominantly below 900mm in the District), with large scale variations over relatively short distances in certain areas (on account of topographical influences). Rainfall in form of thunderstorms is the prevalent form of precipitation, whilst mist also contributes to precipitation at higher elevations. Mist is however generally an uncommon feature and hail is almost absent across the majority of the District. Summers are generally warm to hot, and winters are cool. Mean Annual Temperature ranges generally from approximately 4°C to 20°C, temperatures generally become cooler moving towards the west. Mean annual evaporation varies considerably in the District depending on the relationship of rainfall and temperature.

Climate change scenarios predict major changes in biome distribution in South Africa. Individual species and ecosystems will respond differently to climate change, some potentially increasing in abundance or range, others declining or contracting. Ecosystems will experience changes in their species mix, and these changes may increase their vulnerability to further change or to climate extremes. Models indicate that climate change impacts will largely consist of latitudinal and altitudinal shifts in potential species' distributions while others suggest that the complete disappearance of critical climate types and dependent species are possible. Climate change will affect not only the survivorship of particular species, but also fragment the landscape and affect the natural resources that species have adapted to use in their natural environment. Species are thus marginalised and forced to move elsewhere to find places to live and food to eat. The impact of climate change will therefore increase the risk of species extinction and impact on biodiversity integrity. This District comprises biophysical and altitudinal gradients extending in all directions, primarily as a result of the central and western highland areas, which highlights the critical role that this municipality is likely to perform in biodiversity conservation in response to climate change. It is concluded that this District includes

areas of biome resilience, where the current biome may persist in the face of climate change, under different climate change scenarios. However, ongoing fragmentation increases vulnerability to climate change and reduces resilience.

Map 14: Critical Biodiversity and Ecological support areas.



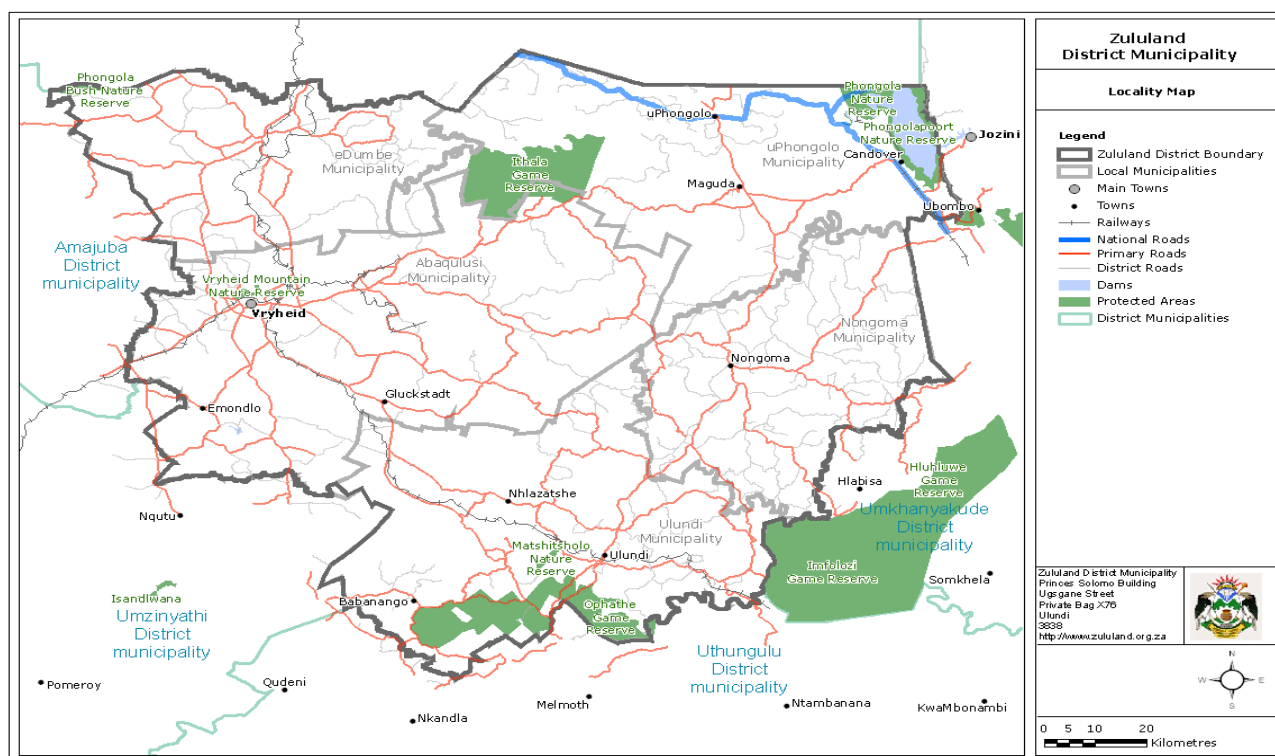
Categorized into priorities ranging from mandatory which are identified as having an Irreplaceability value representing the only localities for which the conservation targets for one or more of the biodiversity features contained within can be achieved i.e. there are no alternative sites available. Others might have alternate sites within which the targets can be met for the biodiversity features contained within, but there aren't many. In the planning and development of housing projects, due cognisance must be given to the above.

1.4 SITES OF CONSERVATION VALUE

Existing Conservation Sites include: Ithala Game Reserve, Ngome State Forest, Pongolapoort Nature Reserve, Klipfontein Nature Reserve, Vryheid Nature Reserve, Pongola Bush Nature Reserve, Emakhosini Ophathe Heritage Park, Zululand Rhino Reserve, Amatshitsholo Community Conservation Area and the Pongolapoort Dam.

éDumbe Municipality has identified and put measures in place to conserve the areas of environmental value and sensitivity within its area of jurisdiction. The sites of conservation are managed and protected by the EKZNW through the Protected Area Expansion program.

Map 15: Sites of Conservation.



2. ECONOMIC OVERVIEW

The following was extracted from the ZDM IDP Review for 2013/2014.

2.1 MAIN ECONOMIC CONTRIBUTORS

The table hereunder shows the relative share of total provincial GVA for each of the districts in the province. What is immediately obvious is that eThekweni is by far the largest contributor to economic output in the province, contributing over 53% in 2010. Umgungundlovu and uThungulu at 11.7% and 7.6% respectively are the next biggest contributors. Zululand ranks 6th out of the 11 districts, contributing 4.1% to provincial GVA. Zululand is ranked lower for economic output for the province than it is for total population, wherein it is ranked 4th. This indicates that GVA per capita within Zululand is comparatively low in the provincial context.

Table 16: GVA per Capita per District Municipality

District	2003	2005	2007	2009
Ugu	4.20%	4.20%	4.30%	4.40%
Umgungundlovu	12.00%	11.90%	11.80%	11.70%
Uthukela	3.90%	4.10%	4.40%	4.70%
Umzinyathi	1.80%	1.80%	2.00%	2.10%
Amajuba	3.80%	3.60%	3.60%	3.50%
Zululand	3.50%	3.50%	3.70%	4.10%
Umkhanyakude	1.80%	2.00%	2.20%	2.40%

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

District	2003	2005	2007	2009
Uthungulu	8.10%	7.80%	7.80%	7.50%
iLembe	4.00%	4.00%	3.90%	3.80%
Sisonke	1.90%	2.00%	2.00%	2.30%
eThekwini	54.90%	55.10%	54.30%	53.40%

Source: DEDT calculations based on Quantec data (2011)

Total GVA for Zululand in 2010 was estimated at R10.9 billion. In the same way that provincial GVA is not evenly split between districts, district GVA is not evenly split between municipalities. Abaqulusi and Ulundi municipalities contribute the majority of economic output for the district, between them contributing almost 63%. Abaqulusi Municipality contains the town of Vryheid, which is the district's business and economic hub, while the town of Ulundi within Ulundi Municipality was formerly the seat of provincial government and remains a town of significant regional importance. It is not surprising that eDumbe Municipality contributes the least to GVA as the municipality also has the smallest population in Zululand. It is concerning, however, that Nongoma, which has the second highest population of all the Zululand municipalities, only contributes 13.6% to economic output.

Gross Value Added is the total of all production or services from every sector within the period of a year. It is useful, however, to know the main economic drivers within an economy, namely, which sectors add the most value to the local economy. The following table displays the relative contributions of each industry to Zululand's Gross Value Added. In 2010, General Government was the greatest contributor to value added/economic output, accounting for 22.5% of district GVA. This is not unusual for developing and relatively impoverished local economies, as government attempts to act as a catalyst for future private investments. In addition to general government, manufacturing; and wholesale and retail trade are important sectors. The share of both of these sectors is growing. This is particularly encouraging to see in the manufacturing sector, as this sector is targeted at national government level as an engine of economic growth and employment creation for the South African economy. Both agriculture and mining have experienced falling shares over the past 8 years. This is reflective of the larger national and provincial trend in these sectors which has seen a steady decline in their economic contribution.

Table 17: Sector/Industry share of GVA (2003-2010)

Sector	2003	2004	2005	2006	2007	2008	2009	2010	Ave share
Agriculture and forestry	12.4%	11.9%	10.9%	9.9%	9.3%	10.0%	9.5%	9.4%	10.4%
Mining and quarrying	7.0%	6.8%	5.7%	5.3%	5.4%	5.1%	7.1%	6.7%	6.1%
Manufacturing	9.5%	10.4%	11.4%	12.5%	13.3%	13.8%	13.1%	13.4%	12.2%
Electricity, gas and water	2.4%	2.4%	2.4%	2.3%	2.2%	1.9%	1.9%	1.9%	2.2%
Construction	2.0%	2.2%	2.5%	2.6%	2.9%	3.1%	3.1%	3.1%	2.7%
Wholesale and retail trade	12.8%	13.4%	14.1%	14.8%	15.0%	14.7%	14.5%	14.6%	14.2%
Transport and communication	11.0%	11.0%	11.2%	11.1%	11.1%	11.0%	10.7%	10.8%	11.0%
Finance	12.1%	11.8%	11.9%	12.1%	12.0%	12.1%	11.8%	11.8%	12.0%
Community, social and personal services	7.6%	7.4%	7.4%	7.3%	7.2%	7.0%	6.8%	6.7%	7.2%
General government	23.1%	22.6%	22.6%	22.1%	21.5%	21.3%	21.4%	21.7%	22.1%

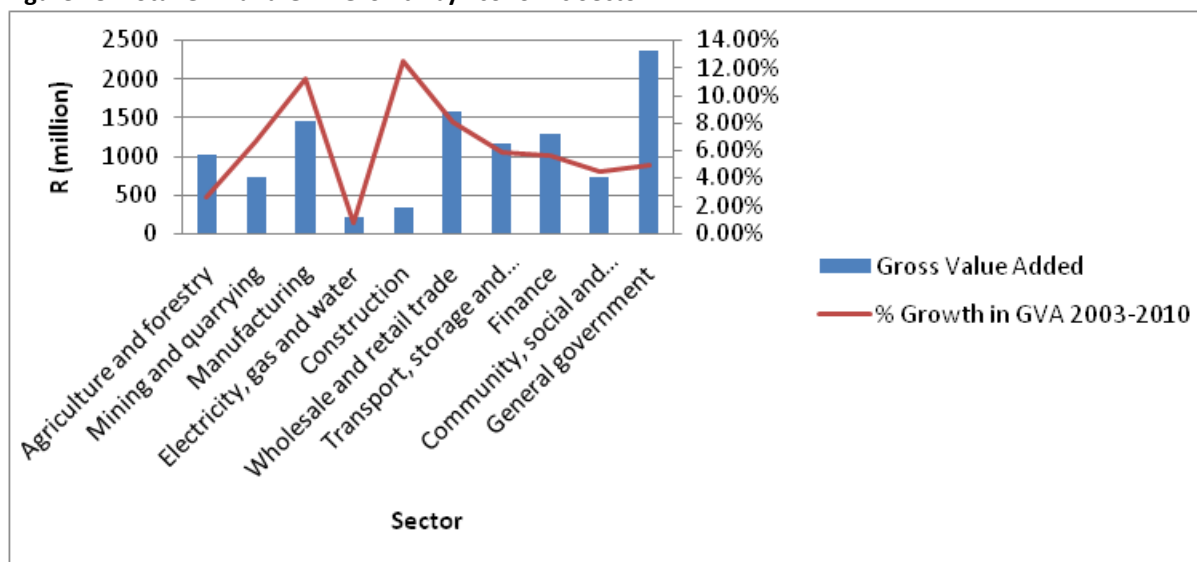
Source: DEDT calculations based on Quantec data (2011)

Changes in the GVA share of each sector is perhaps more clearly seen in the growth rates for each sector over the past 8 years. As expected, considering the low GVA growth in 2010 for the district, all sectors recorded relatively low growth rates in 2010. General Government sustained the highest growth rate at 3%, further highlighting the fact that government spending is often not as sensitive to prevailing economic conditions as private sector spending is. In fact, Government spending often operates counter-cyclically, spending more in times of economic downturns, in order to stimulate the economy and retain employment. This trend, however, does not appear to be represented in the data, and even government spending has been constrained by the general post-recession slump in Zululand.

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

The following graph provides a graphic representation of the importance of each sector to district economic output, as well as showing the average growth of each sector. It is evident that the district's largest contributors to GVA are not necessarily the fastest growth sectors. While General Government yields the highest in terms of Gross Value Added, it is one of the lower growth sectors. Construction, on the other hand, contributes relatively little in terms of GVA, but is a high growth sector, averaging 12.5% per annum, over an 8 year period, despite registering very little growth (1.1%) in 2010. This indicates that significant construction and development activities have taken place in Zululand, over the period under review. Unusually Electricity, Gas and Water, has grown very little, despite increased construction taking place. Wholesale and Retail Trade has reflected relatively strong growth over the period. This is in accordance with the expanding needs of a growing population and increasing levels of wealth (GVA per capita).

Figure 18: Total GVA and GVA Growth by Economic Sector



Source: DEDT calculations based on Quantec data (2011)

2.2 EMPLOYMENT AND INCOME LEVELS

2.2.1 LABOUR FORCE PARTICIPATION

High unemployment undermines the equitable distribution of income and underpins poverty. Employment is one of the main desired outcomes of economic growth and is currently a major focus of government policy at the national level. The table hereunder summarizes some critical labour market indicators for Zululand in 2009.

Table 18: ZDM General Labour Indicators 2009

Indicator	eDumbe	uPhongolo	Abaqulusi	Nongoma	Ulundi	Zululand
Employed	7,918	19,864	36,873	14,033	24,294	102,983
Unemployed		10,846	11,886	14,536	12,017	51,842
Not Economically active	32,131	48,015	93,759	97,070	72,794	343,768
Labour force participation rate	24.60%	39.00%	34.20%	22.70%	33.30%	31.10%
Unemployment rate	24.40%	35.30%	24.40%	50.90%	33.10%	33.50%

Source: DEDT calculations based on Quantec data (2011)

A large degree of economic inactivity is borne out by the labour force participation rate, which indicates that only 31.1% of the working age population are engaged in actual employment or are actively seeking work. This level of labour force participation is very low and is significantly lower than the provincial rate of 43.9%. The implication of this finding is that there are probably a large number of discouraged work-seekers in the economy. This is typical of

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

an economy in which there are high and persistent rates of unemployment. At 33.5%, on the strict definition of unemployment, compared to 23.2% for the province, unemployment in Zululand is unsustainably high and is having the negatively impact of discouraging people from spending the time and money to actively search for jobs.

Table 19: Comparative Labour Indicators for ZDM

Employment Status	1996	2001	2011
Employed	63 161	66 481	83 361
Unemployed	76 849	103 086	58 247
Unemployed Rate	54.9	60.8	41.1

Source: Census 2011

The above table provides a comparison of the 1996, 2001 and 2011 census information. It can be seen that unemployment has decreased over the census years but seems to have increased between the 2009 Quantec estimates (as per previous table) and the 2011 census. This incidence can be explained by the onset of the global economic recession.

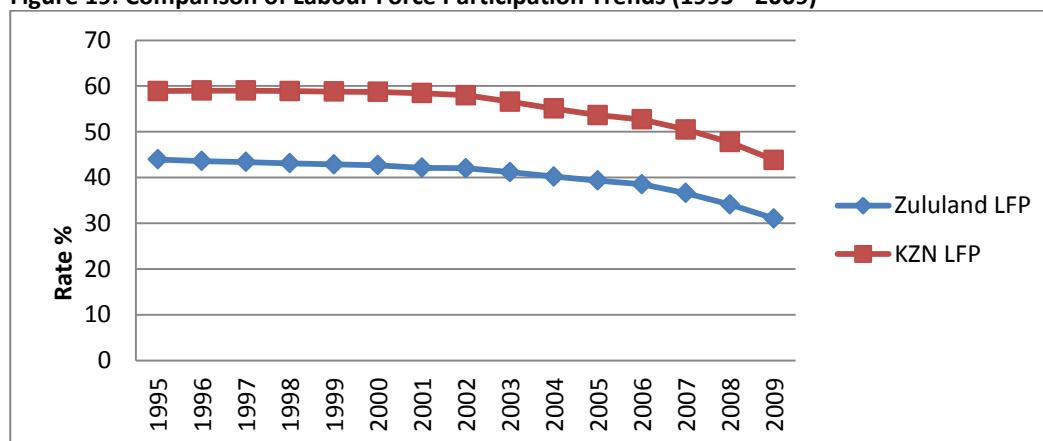
Table 20: Employment Status by Gender 2011

Employment status 2011	Male	Female
Employed	42 502	40 859
Unemployed	25 370	32 878
Discouraged work-seeker	20 852	29 400
Other not economically active	111 573	144 895
Not applicable	171 903	183 342

Source: Census 2011

The table and figure herewith depicts that employment levels in the district are close of similar between males and females in the district, but the unemployment, discouraged and not economically-active counts are higher for females. This could be as a result of the higher male: female ratio or as an result of males finding employment outside the district.

Figure 19: Comparison of Labour Force Participation Trends (1995 - 2009)



Source: DEDT calculations based on Quantec data (2011)

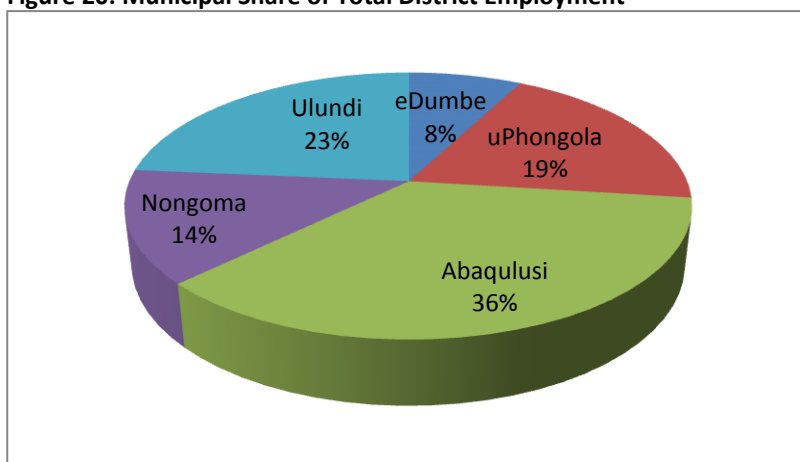
The figure above depicts a downward sloping trend in labour force participation both for Zululand and for the entire province. This then puts the declining strict unemployment rate into perspective. Evidently one of the major causes of a declining strict unemployment in Zululand is decreasing labour force participation and not rapidly expanding employment. This must be seen as a severe challenge for the district, as decreasing labour force participation is not so much a product of a decreased desire to work but rather of the discouraging impact of long-term unemployment on the search activities of individuals.

Table 21: Employment by Municipality

Municipality	2003	2005	2007	2009
eDumbe	10,959	10,102	9,311	7,918
uPhongolo	21,665	21,194	21,117	19,864
Abaqulusi	30,369	32,472	35,808	36,873
Nongoma	9,005	10,149	12,185	14,033
Ulundi	17,131	18,856	21,780	24,294
Zululand	89,129	92,773	100,201	102,983

Source: DEDT calculations based on Quantec data (2011)

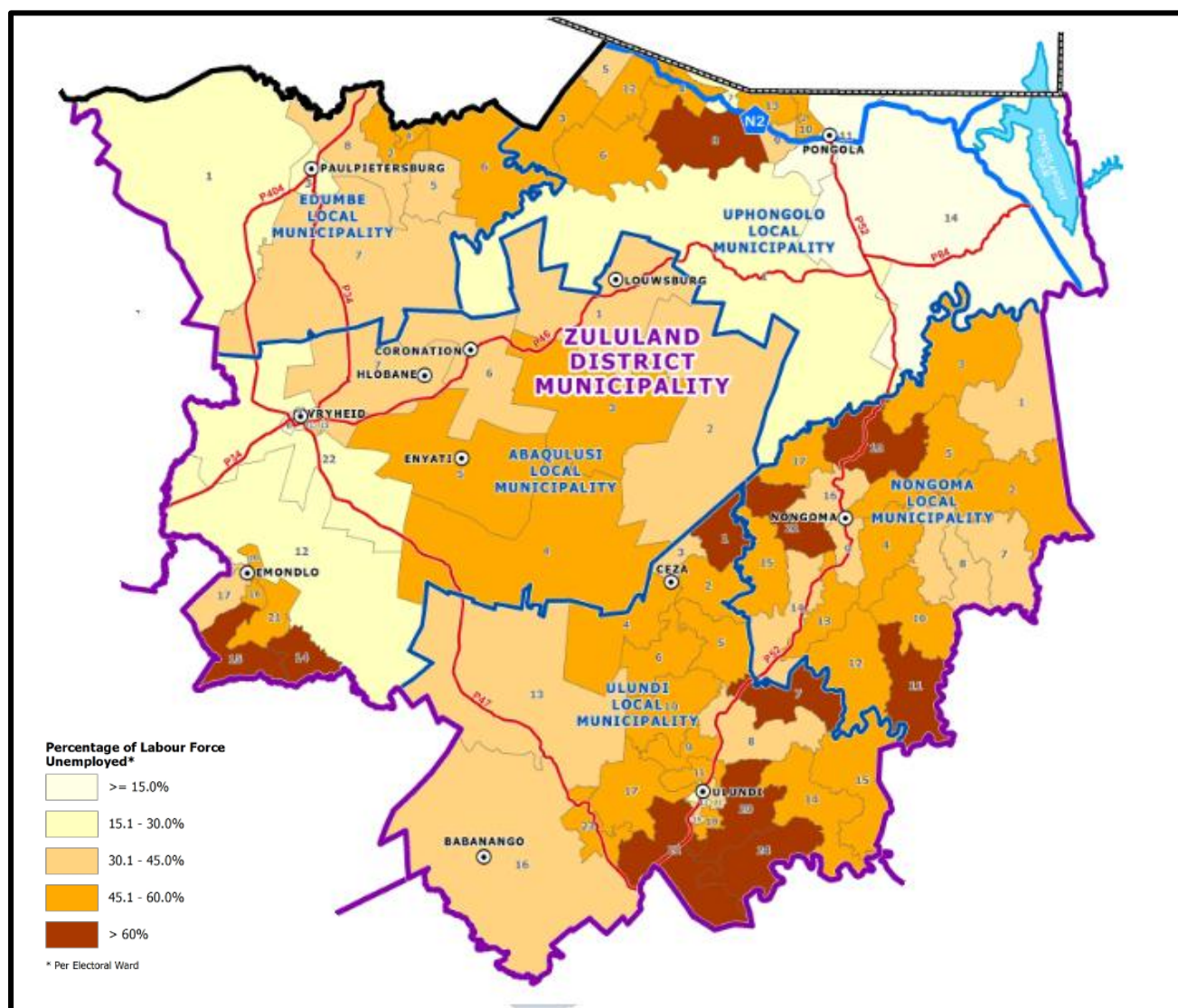
Employment has increased by just over 13,000 people between 2003 and 2009. This is insufficient in the light of population growth of over 106 000 in the same period. The low total employment growth is partly a result of declining employment in eDumbe and uPhongolo municipalities. The figure hereunder depicts the share of each municipality in total employment for Zululand. Abaqulusi is by far the biggest employer in the district, while eDumbe has the least employed individuals. This corresponds with the GVA share findings presented earlier.

Figure 20: Municipal Share of Total District Employment

Source: DEDT calculations based on Quantec data (2011)

The 2011 census data was used to compile the following map that indicates the unemployment in the ZDM spatially. The map clearly indicates that unemployment levels are most significant in the uLundi and Nongoma Local Municipalities as well as the northern parts of the uPhongolo Local Municipality. High unemployment is also noted in the areas around eMondlo in the Abaqulusi Local Municipality.

Map 16: Unemployment in 2011



2.2.2 INCOME

The following table indicates that the majority (about 80%) of the population of ZDM earn less than R38 200 per annum, this equates to just over R3 000 per month.

Table 22: Annual household income 2011

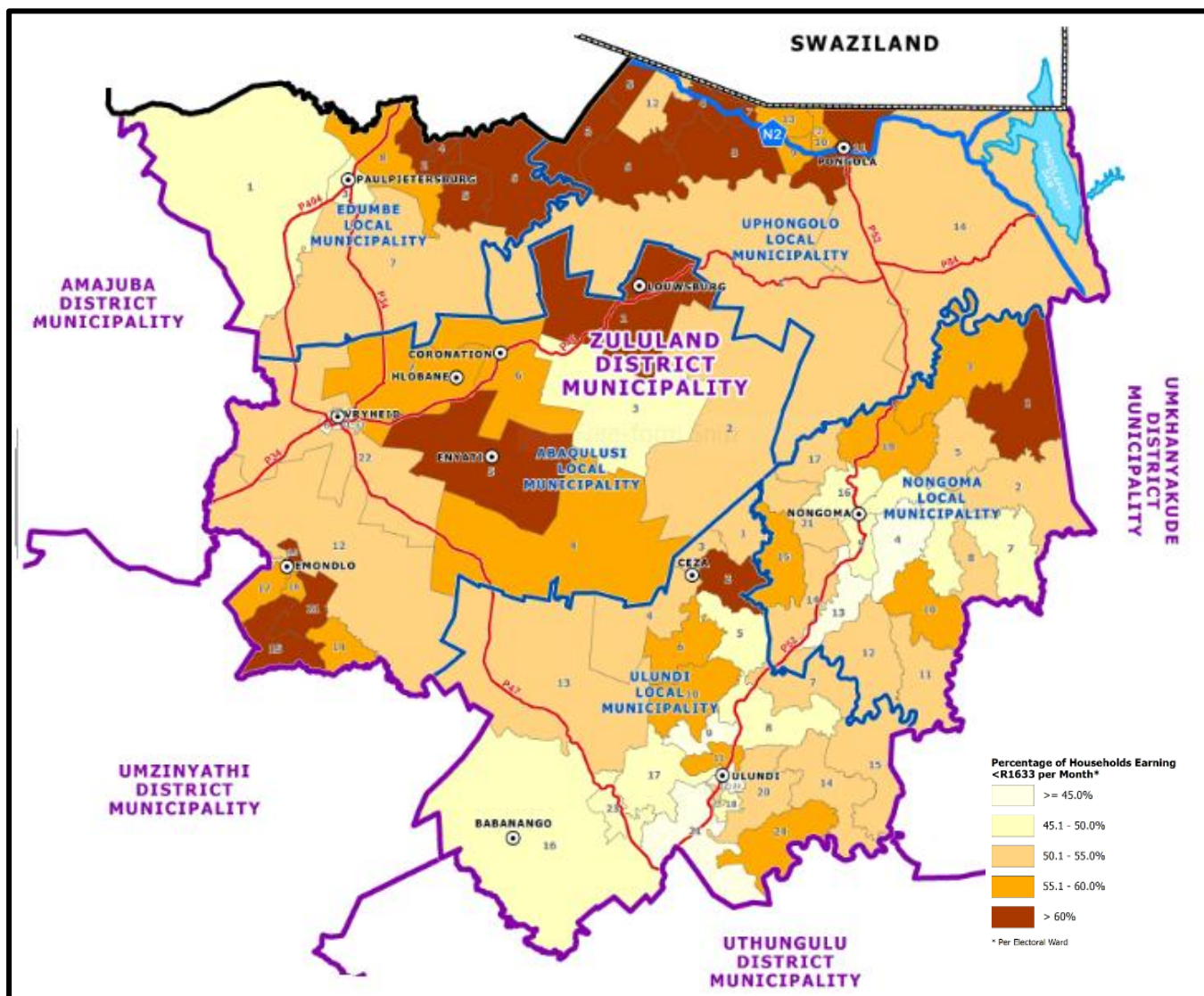
Annual Household Income	Total	%
No income	20 369	13
R 1 - R 4800	8 826	6
R 4801 - R 9600	16 842	11
R 9601 - R 19 600	37 581	24
R 19 601 - R 38 200	37 164	24
R 38 201 - R 76 400	17 159	6
R 76 401 - R 153 800	9 829	6
R 153 801 - R 307 600	6 066	4
R 307 601 - R 614 400	2 843	2
R 614 001 - R 1 228 800	557	0
R 1 228 801 - R 2 457 600	246	0
R 2 457 601 or more	263	0
Unspecified	4	0

Source: Census 2011

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

The spatial analysis of the above trend has been mapped on the following inset. It can be seen that the northern section of the eDumbe and uPongolo Local Municipalities have very large percentages of households earning less than R1600 per month. Similar trends are observed in the eastern parts of Nongoma and uLundi while a number of areas of the Abaqulusi Municipality has very low households income levels for large portions of the population, specifically around Louwsburg, Enyati and Emondlo.

Map 17: Lowest Income Levels



2.3 AGRICULTURE

The Zululand Agricultural Sector Plan (prepared by PR Africa in 2006) provides the following summary in terms of the agricultural potential in the District.

Good agricultural potential exists in the western highlands and the eDumbe Municipality has very high potential as has most of the Abaqulusi municipality. High potential in the Phongola valley is as a result of irrigation opportunities that have been developed in this area. Current land cover reflects these potentials.

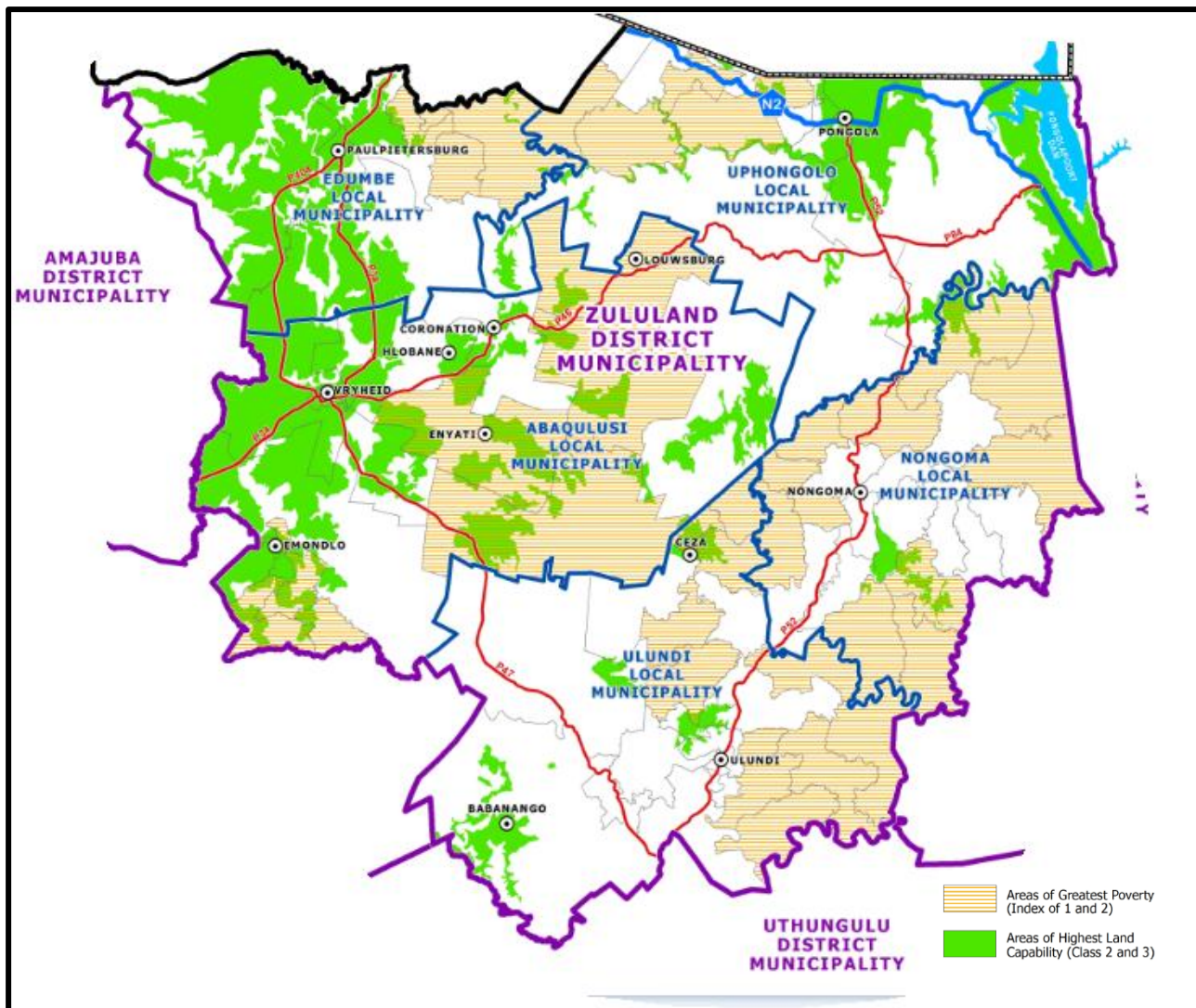
The communal areas of Ulundi and Nongoma are however not as fortunate and the agricultural potential is marginal to poor except for the high lying plateaus in each district. However, these make up a small portion of the total area. Valley bushveld of the two Umfolozi Rivers does provide considerable potential for the development of irrigation. Given the high temperatures in these valleys and the moderate winters, these areas are perfectly suited for the production of vegetables in the winter or off-season. Moreover, the deep low altitude river valleys of Pongolo and

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Mfolozi Rivers provide an excellent opportunity for intensive agricultural production where irrigation is available where sugar cane and out of season vegetables and sub-tropical fruits can be planted. Agricultural potential outside these valleys is limited to stock and game farming.¹

It useful to consider the spatial relationship between areas of highest poverty and areas of highest land capability as specific measures or interventions may present themselves to address poverty from an agricultural perspective. This relationship between poverty and agricultural potential is depicted in the following map inset.

Map 18: Relationship between Poverty and Agricultural Potential



prospectus which will outline the actions planned by Zululand District Municipality to solve the infrastructural and information problems so that outside investors would be more confident to consider development in the district.”²

A number of hindrances to the growth of the tourism sector have been identified, notably:

- Lack of facilities
- Lack of private investment
- Poor road infrastructure
- Lack of coordinated effort in the development of the sector and poor marketing of facilities/destinations

The following critical steps in developing and promoting the sector in the District are noted:

- Need to market the District as a favoured destination
- Need for creation of authentic cultural experiences
- Need of opening up the Royal Palace to tourists
- Need to capacitate and create awareness among the previously disadvantaged communities
- Need to co-ordinate efforts of tourism development within the District
- Need to set standards for accreditation and grading to take place

In context of the above, the Siyaphambili Local Economic Development Strategy (2003) proposed some development strategies which include:

- The development and upgrading of game reserves, dams and nature reserves
- The establishment and marketing of arts and craft centres
- The need for tourism information tools, e.g. brochures, information offices and signage
- Development of festivals and events
- A travelers' centre at Ulundi 19
- The development of the Emakhosini Valley
- The upgrade of roads

It has been noted that a number of developments are in the pipeline or being implemented. Most notably and related to tourism are the Pongolapoort Dam Proposals as well as the Emakhosini Ophathe Development Proposals. There are a number of very interesting tourism options that need to be pursued or warrant further investigation in the district. In addition, there are some critical projects needed to boost tourism development. These include:

- The uQweqwe area, approximately 25km from Babanango attracts substantial French interest every year understood to be the site where Prince Glenn Flanagan was captured. The site does not provide any basic facilities to tourists.
- Every year the Zulu Reed Dance is celebrated at Nsibaya/Enyokeni. There are a number of tourism development options that could be pursued with the annual celebration. Providing tourists with a better understanding of the Zulu Royal Family is only one of the opportunities presented.
- Development funding to the value of about R20 million has been allocated for the further development of the Emakhosini project, including a new entrance area as well as an amphitheatre. These still require implementation. The Emakhosini project at present does not provide accommodation facilities to visitors.
- The road between Nongoma and Pongola (R66) has to be tarred (only about 27 km) to open up the district to tourism. It is understood that more than 30 tour buses enter the district at Golela every day that do not spend time and money in the district.
- The linkage between Nongoma and Ulundi via the R66 (Tangami Spa, Swart Umfolozi and Vryheid) should be improved.
- Access road to Ithala Game Reserve, via the Klipwal Mine. The Klipwal Mine (the only Gold Mine in KZN) is only about 3 km from the northern boundary of the Ithala Reserve.
- The R69 (Roorante Road) between Magudu and the Pongolapoort dam is another very important link road.
- The P700 link to Empangeni/Richards Bay.
- An important link between Paulpietersburg, Wakkerstroom and Luneburg.
- About 20km of untarred road between Nongoma and Vryheid.

²Zululand Tourism Sector Plan: 2006, pg. 20

Apart from the road priorities listed above, a number of important themes have also been identified:

- Heart of the Zulu Kingdom and the Emakhosini project.
- Possible Zulu cultural museum at Ondini linked to the P700 development.
- Accommodation facilities in the ZDM in the traditional Zulu Cultural style.
- The Isibaya/Enyokeni annual reed dance.
- The monthly Mona craft and cattle sale (as well as traditional medicine) in Nongoma. This event lasts for 4 days but there is no market facility available.
- Proposals have already been prepared for the Ngome forest development.

3. INFRASTRUCTURE OVERVIEW

The following was extracted from the ZDM IDP Review for 2013/2014.

3.1 INTRODUCTION

A summary of backlogs in 2011, as derived from StatsSA, for Water, Sanitation and Electricity for the District is provided below:

Table 23: Water, Sanitation and Electricity Backlogs within the Zululand District (2011)

Municipality	No. of Households	Water		Sanitation		Electricity	
		Households Serviced	Percentage	Households Serviced	Percentage	Households Serviced	Percentage
eDumbe	16138	10400	64%	11570	72%	10127	63%
uPhongolo	28772	15026	52%	12334	43%	21004	73%
Abaqulusi	43299	30604	71%	25590	59%	31223	72%
Nongoma	34341	9435	27%	12088	35%	21851	64%
uLundi	35198	18513	53%	20988	60%	25850	73%
Zululand	157748	83978	53%	82569	52%	110055	70%

Source: StatsSA – 2011 Census

3.2 WATER & SANITATION PROVISION

3.2.1 POTABLE WATER BACKLOG

Table 24: Water Backlogs (WSDP 2013)

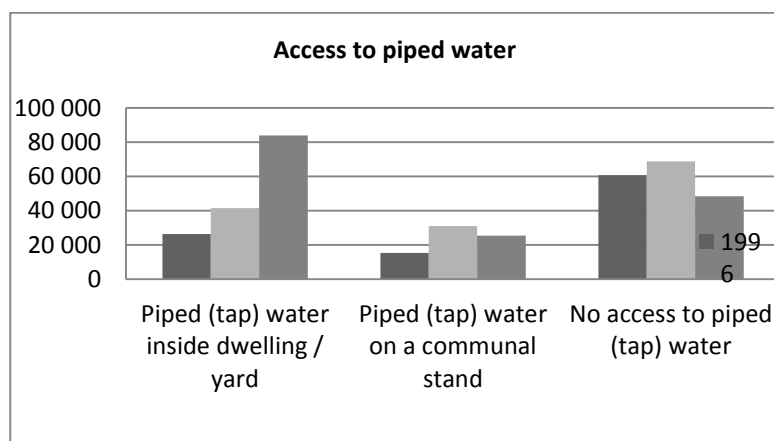
Water	None or Inadequate	Rudimentary <RDP	Communal standpipes RDP	Yard connections >RDP	TOTALS
AbaQulusi LM	0	0	0	15 283	15 283
eDumbe LM	0	0	0	5 157	5 157
Nongoma LM	0	0	0	1 239	1 239
Ulundi LM	0	0	0	5 520	5 520
uPhongolo LM	0	0	0	3 557	3 557
Total (urban)	0	0	0	30 756	30 756
AbaQulusi LM	7 662	1 613	6 497	9 247	25 019
eDumbe LM	3 210	713	1 180	6 620	11 723
Nongoma LM	13 411	10 407	8 561	4 553	36 932
Ulundi LM	8 593	3 600	9 361	10 291	31 845
uPhongolo LM	5 830	1 520	1 526	12 703	21 579
Total (rural)	38 706	17 853	27 125	43 414	127 098
Total (households)	38 706	17 853	27 125	74 170	157 854

WATER	TOTAL HOUSEHOLDS	BACKLOGS	% BACKLOGS	% OF TOTAL BACKLOGS
AbaQulusi LM	40 302	9 275	23.01%	16.40%
eDumbe LM	16 880	3 923	23.24%	6.94%
Nongoma LM	38 171	23 818	62.40%	42.11%
Ulundi LM	37 365	12 193	32.63%	21.56%
uPhongolo LM	25 136	7 350	29.24%	13.00%
Total	157 854	56 559	35.83%	100.00%

Table 25: Comparison of Access to Piped Water – 1996, 2001 and 2011 (StatsSA)

Zululand	1996	2001	2011
Piped (tap) water inside dwelling / yard	26 385	41 424	83 978
Piped (tap) water on a communal stand	15 304	31 067	25 420
No access to piped (tap) water	60 776	68 702	48 350

Source: Census 2011 Municipal Report



There has been a dramatic increase between 1996 and 2001 and again between 2001 and 2011 in the number of households who have access to piped water within the dwelling or yard. Between 1996 and 2001, the increase was 15,039 households and between 2001 and 2011, the increase was 42,554 households.

Figure 21 Access to Piped Water - 1996, 2001, 2011

The table below sets out community access to piped water, as derived from the Census 2011 data:

Table 26 Access to Piped Water (2011)

Access to Piped Water (2011)	No of Households	% of Households
Piped (tap) water inside dwelling/institution	35,165	22.29
Piped (tap) water inside yard	48,813	30.94
Piped (tap) water on community stand: less than 200m from dwelling	14,425	9.14
Piped (tap) water on community stand: between 200m and 500m from dwelling	5,704	3.62
Piped (tap) water on community stand: between 500m and 1000m from dwelling	3,352	2.12
Piped (tap) water on community stand: more than 1000m from dwelling	1,939	1.23
No access to piped (tap) water	48,350	30.65
Total	157,748	100.00

Source: Census 2011

It is clear from the above table that ZDM has made significant in-roads into addressing the water backlogs within the Municipal Area. Some 62.37% of all households within the District have access to piped water within 200m from their respective dwellings (the minimum RDP standard level of service). It is however noted that some 30% of households did indicate, in 2011, that it had no access to piped water.

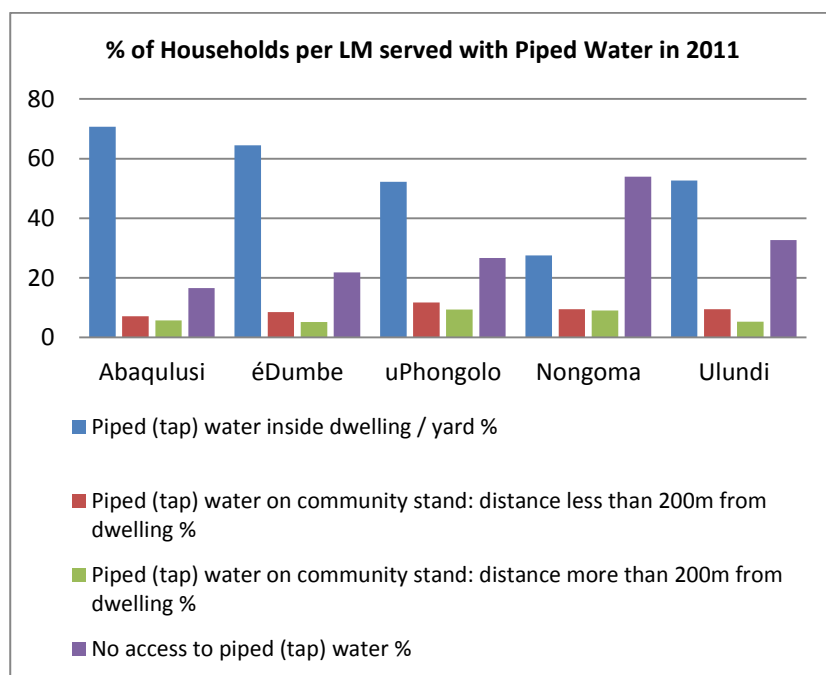


Figure 22: % of Households per LM served with Piped Water in 2011

It is particularly the central-eastern parts of the Municipal Area where more than 60.1% of households indicated, in 2011, that they did not have access to piped water. The affected areas are: the northern and eastern parts of Nongoma LM; the north-eastern parts of Ulundi LM, the eastern parts of Abaqulusi LM; and the southern parts of uPhongolo LM. Refer to the map overleaf.

Map 19: % of Households with No Access to Piped Water (2011)

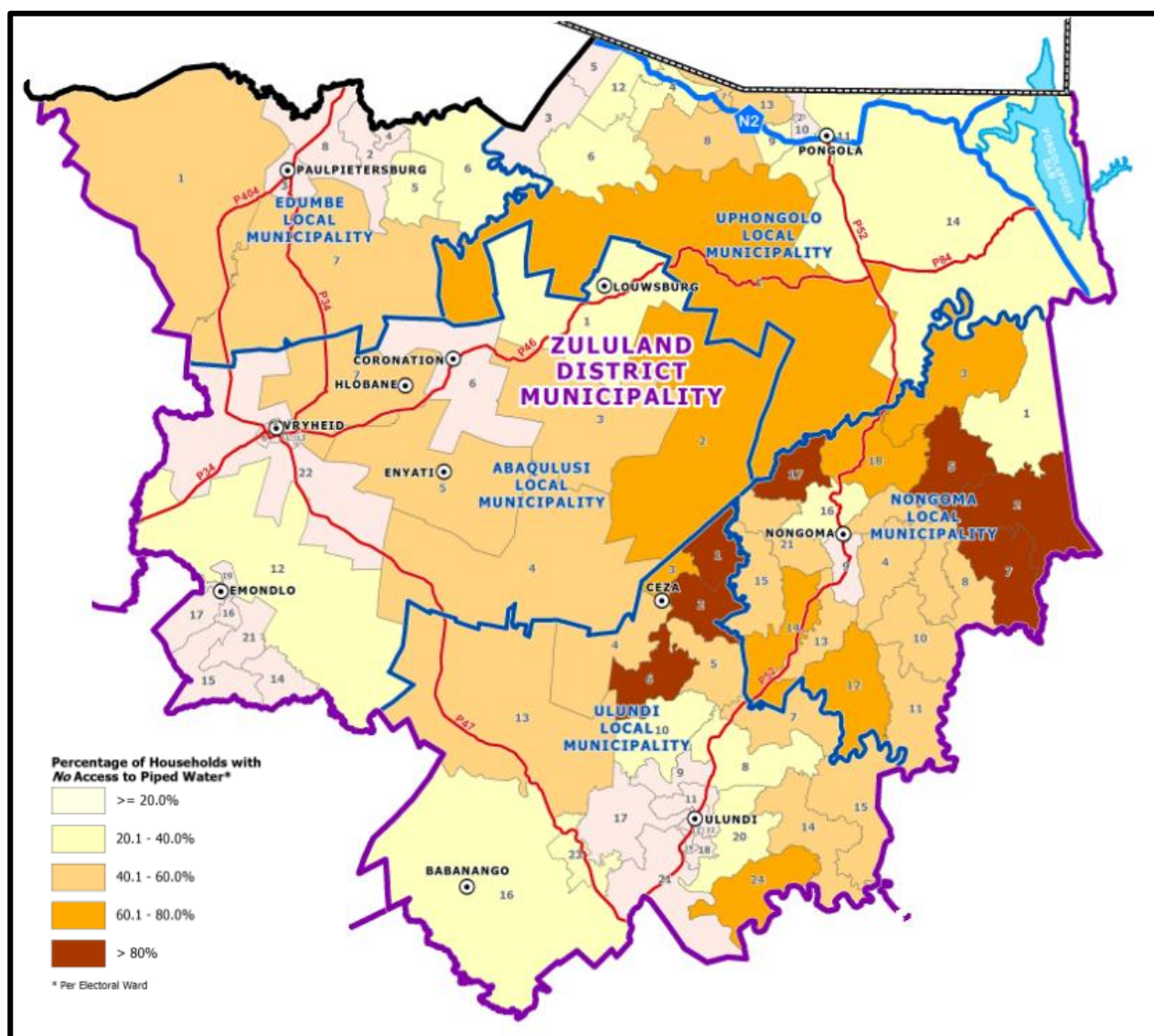


Table 27: Source of water 2011

Source of water	No. of Households	% of Households
Regional / local water scheme (operated by municipality or other water service provider)	73,744	46.75
Borehole	17,734	11.24
Spring	5,364	3.40
Rain water tank	2,132	1.35
Dam/pool/stagnant water	9,874	6.26
River/stream	34,462	21.85
Water vendor	2,340	1.48
Water tanker	7,467	4.73
Other	4,630	2.94
Total	157,747	100.00

Source: Census 2011

It is noted that in 2011, some 47% of all households within the Municipal Area water source was from regional or local water schemes. However, there are still some 22% of households (or 34,462 households) that indicated in 2011 that their main source of water was from rivers or streams.

3.2.2 WATER SCHEMES

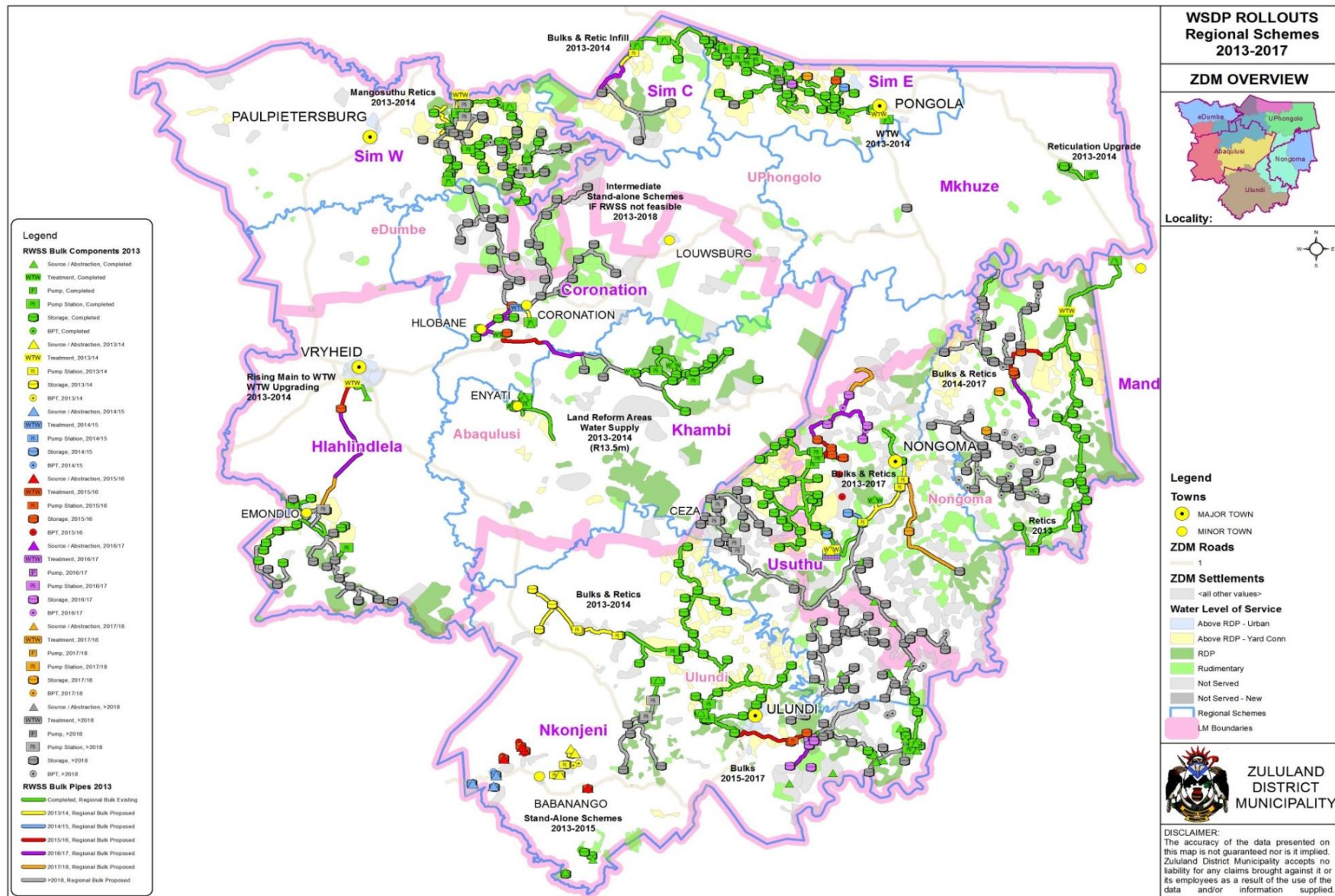
There are 10 regional water schemes that have been developed to roll-out water supply to the whole district. The schemes are listed hereunder and shown in the following image:

- Coronation
- Hlahlindlela
- Khambi
- Mandlakazi
- Nkonjeni
- Simdlangentsha East
- Simdlangentsha Central
- Simdlangentsha West
- Usuthu
- Candover

Each regional scheme footprint as a sustainable water source from where infrastructure is progressively being rolled out to all households within the supply area. The supply footprints have been identified such that water can be provided to all households within the area in a sustainable manner and at the lowest possible cost (R/kl).

A Map depicting the roll-out of Regional Water Schemes is depicted overleaf:

Map 20: Regional Schemes Rollout 2013 - 2017



3.2.3 SANITATION PROVISION

Table 28: Sanitation Backlogs (WSDP 2013)

	None or Inadequate	VIP RDP	Septic tank RDP	Waterborne >RDP	TOTALS
AbaQulusi LM	0	0	0	15 283	15 283
eDumbe LM	0	0	498	4 659	5 157
Nongoma LM	0	0	0	1 239	1 239
Ulundi LM	0	0	0	5 520	5 520
uPhongolo LM	0	0	0	3 557	3 557
Total (urban)	-	-	498	30 258	30 756
AbaQulusi LM	14 440	10 312	267	0	25 019
eDumbe LM	607	10 917	199	0	11 723
Nongoma LM	16 242	20 690	0	0	36 932
Ulundi LM	14 548	17 255	42	0	31 845
uPhongolo LM	10 920	10 301	358	0	21 579
Total (rural)	56 757	69 475	866	0	127 098
Total (households)	56 757	69 475	1 364	30 258	157 854

SANITATION	TOTAL HOUSEHOLDS	BACKLOGS	% BACKLOGS	% OF TOTAL BACKLOGS
AbaQulusi LM	40 302	14 440	35.83%	25.44%
eDumbe LM	16 880	607	3.60%	1.07%
Nongoma LM	38 171	16 242	42.55%	28.62%
Ulundi LM	37 365	14 548	38.93%	25.63%
uPhongolo LM	25 136	10 920	43.44%	19.24%
Total	157 854	56 757	35.96%	100.00%

Source: WSDP 2013

The table below sets out a comparison of community's access to sanitation facilities in 1996, 2001 and 2011 (as derived from StatsSA):

Table 29: Community Access to Sanitation Facilities (StatsSA)

Sanitation Facilities	Year		
	1996	2001	2011
Flush or chemical toilet	18 297	34 984	50 405
Pit latrine	48 412	50 488	68 287
Bucket latrine	1 523	1 002	1 572
None	35 023	54 718	31 272

Source: Census 2011 Municipal Report

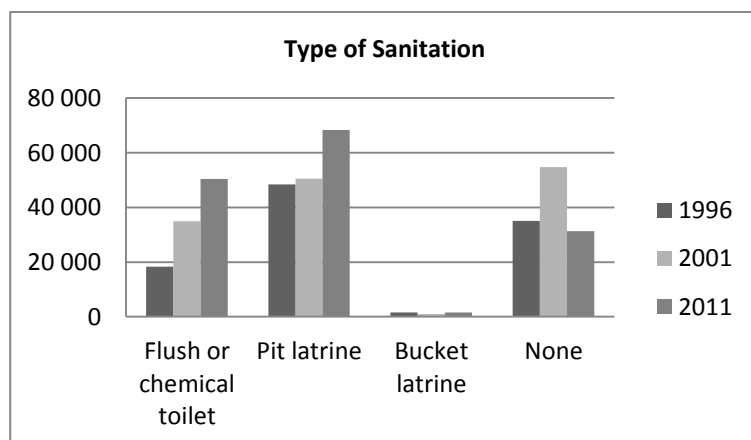


Figure 23: Community Access to Sanitation Facilities

There has been a dramatic increase between 1996 and 2001 and again between 2001 and 2011 in the number of households who had access to flush or chemical toilets or pit latrines. However, there were still some 31,272 households who indicated that it had no access to toilet facilities. This constituted some 19.8% of the total number of households within the District in 2011.

The table below sets out community access to sanitation facilities, as derived from the Census 2011 data:

Toilet facilities	Total
None	31 272
Flush toilet (connected to sewerage system)	30 137
Flush toilet (with septic tank)	6 203
Chemical toilet	14 066
Pit toilet with ventilation (VIP)	32 165
Pit toilet without ventilation	36 122
Bucket toilet	1 572
Other	6 213

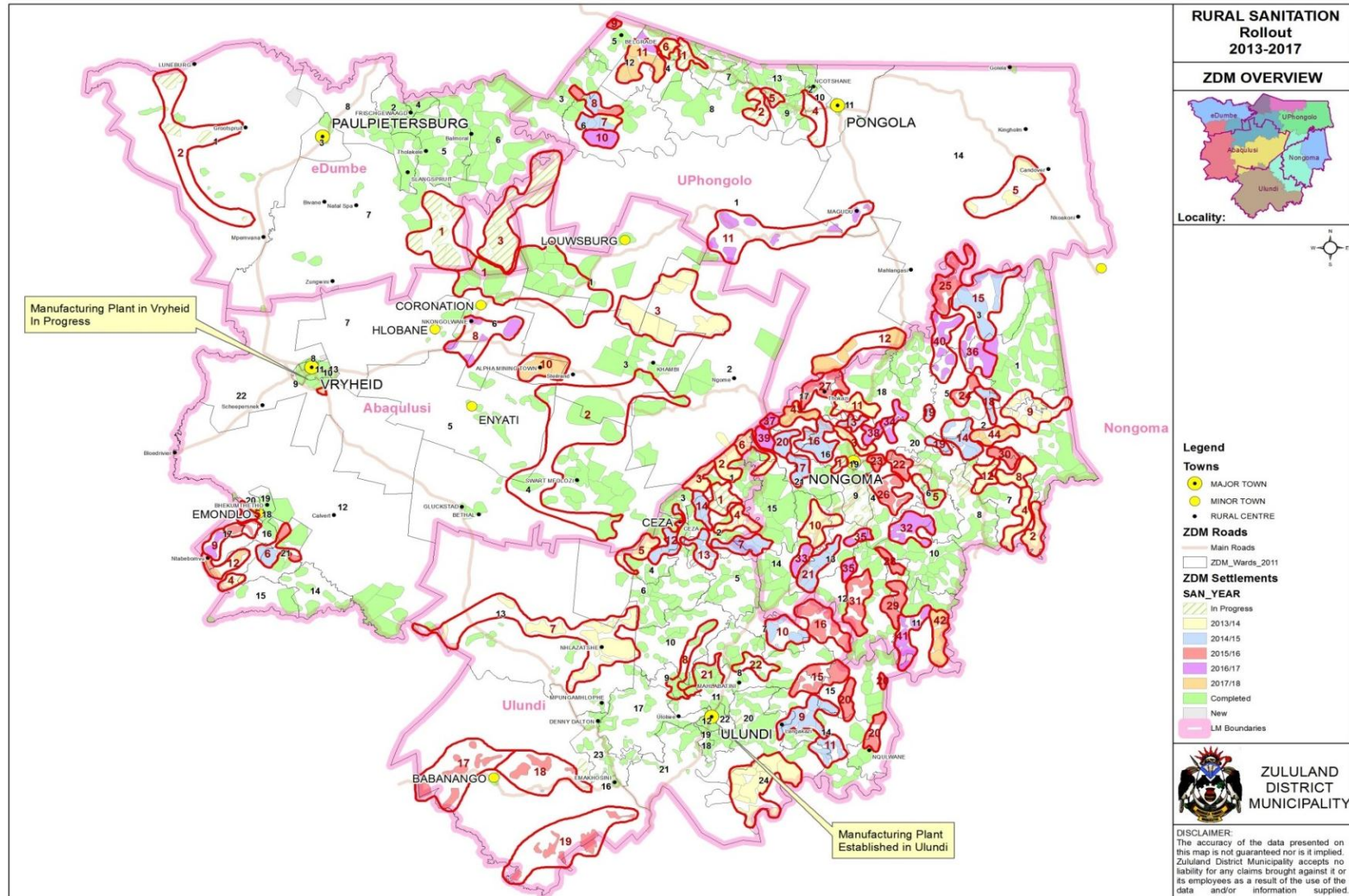
Percentage of Households with No Access to Toilet Facilities*

Light Yellow	$\geq 15.0\%$
Yellow	15.1 - 30.0%
Orange	30.1 - 40.0%
Dark Orange	40.1 - 50.0%
Dark Brown	$> 50\%$

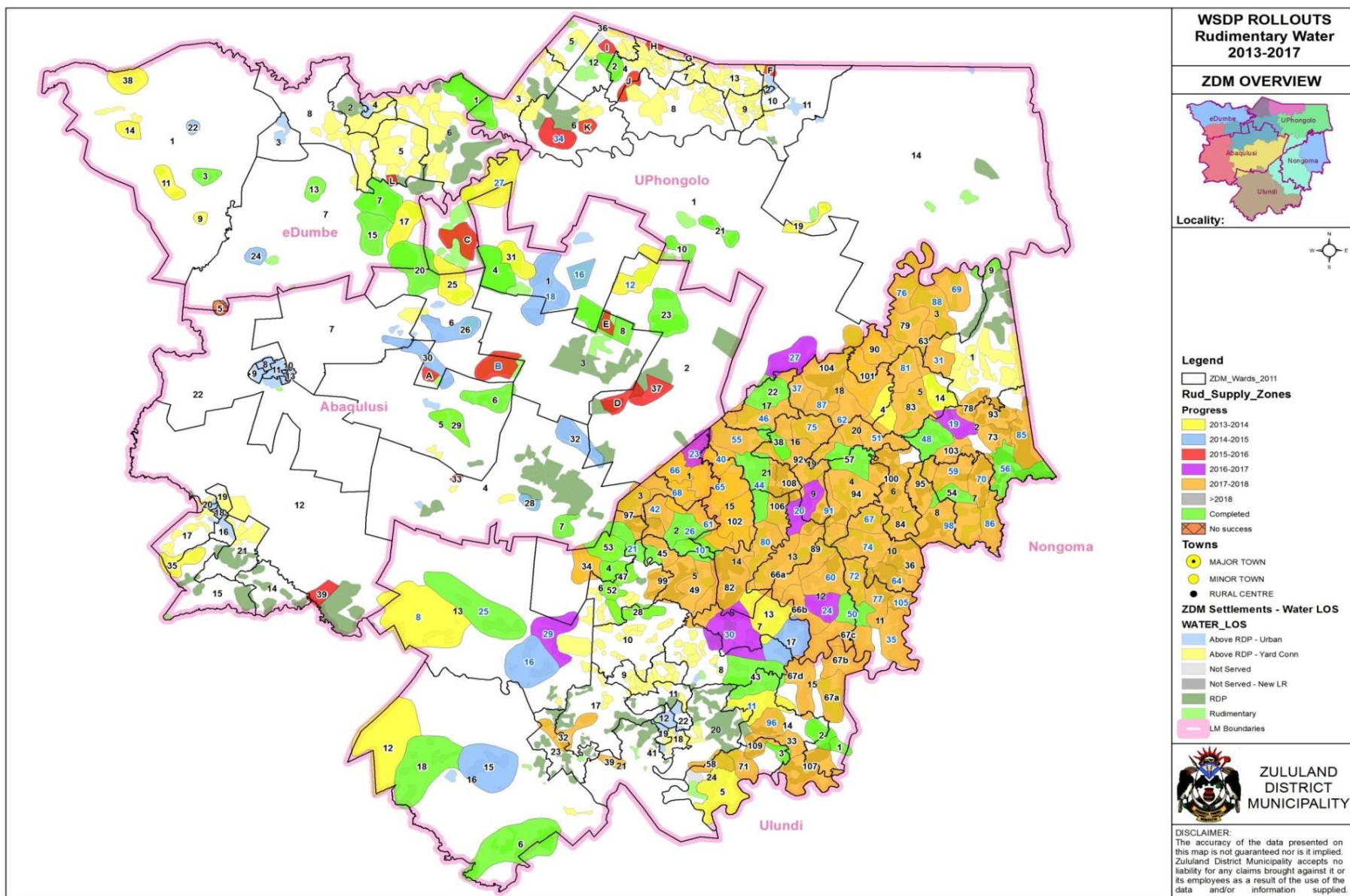
* Per Electoral Ward

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Map 22: Rural Sanitation Rollout 2013 - 2017



Map 23: Rudimentary Rollout 2013 – 2017



3.3 SOLID WASTE MANAGEMENT

The table below reflects a comparison of the 1996, 2001 and 2011 Census data in respect of solid waste disposal:

Table 31: Solid Waste Disposal – 1996, 2001 and 2011

Solid Waste Disposal	Year		
	1996	2001	2011
Removed by local authority/private company	20 431	30 224	37 755
Communal/Own refuse dump	54 610	81 975	99 275
No rubbish disposal	26 969	28 993	17 815



There has been a steady and significant increase between 1996 and 2001 and between 2001 and 2011 in the number of households who have received solid waste removal services from a local authority or private company. Over the same time periods, there has also been a significant increase in communal or own refuse dumps. This is of great concern. The increase in this trend between 1996 and 2011 was some 82%.

Figure 24: Solid Waste Disposal – 1996, 2001 and 2011

3.4 ROAD INFRASTRUCTURE

Road infrastructure is under pressure particularly from heavy vehicles. The responsibility between Local and District municipalities as well as the Department of Transport (DOT) for road provision and maintenance still needs to be finalized and has been flagged as a key development issue.

There are a number of roads in order of priority that are of strategic importance to the Municipality, and that should receive priority as far as the Municipality is concerned.

1. **Nongoma uPhongola link road:** A section of this road between Nongoma and uPhongola (about 35km) need to be upgraded to blacktop.
2. **Nongoma Vryheid link road:** There is a portion of road between Nongoma and Vryheid, from Nongoma to Vryheid that need to be upgraded to blacktop standard.
3. **Ceza R66 road:** A section of the road needs to be upgraded to blacktop.

The National Roads Agency together with the Department of Transport provides funding for roads infrastructure development. This funding is however not channelled through the Municipality, but is directly channelled down from Provincial level to implementation in the different Municipalities. The priorities from Municipalities as identified in the IDP are however taken into account in the funding process.

In addition to the strategic roads listed above (that are also reflected in some way in the SDF) the ZDM has drafted a Public Transport Plan (PTP). The PTP has as its primary objective to provide an appraisal of the public transport

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

system (based on the results of the CPTR) that should assist decision makers in their efforts to improve the public transport system.

The following 2 maps have been derived from the PTP that depict:

- Vehicle Trips
- Vehicle Volumes

The backlog determination methodology referred at the start of this section has been applied to determine backlogs to roads and outlined in the table hereunder and also mapped at overleaf:

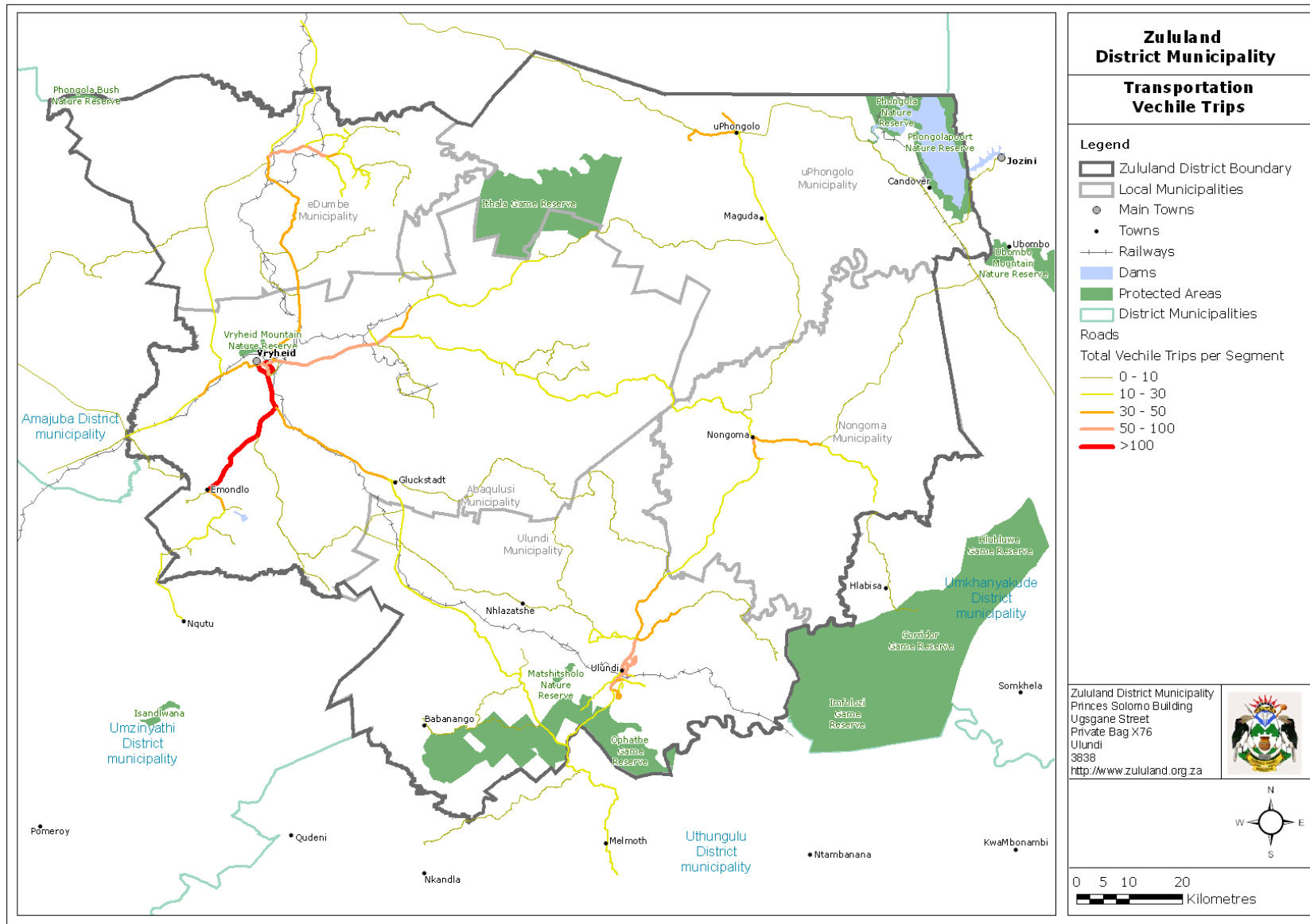
Table 32: Road Access Backlog Determination

	< 1km		
Local Municipality	Households	Population	Percentage
Abaqulusi Municipality	30645	207252	95%
eDumbe Municipality	12124	81995	89%
Nongoma Municipality	30726	207800	99%
Ulundi Municipality	28166	190487	94%
uPhongolo Municipality	20056	135639	95%

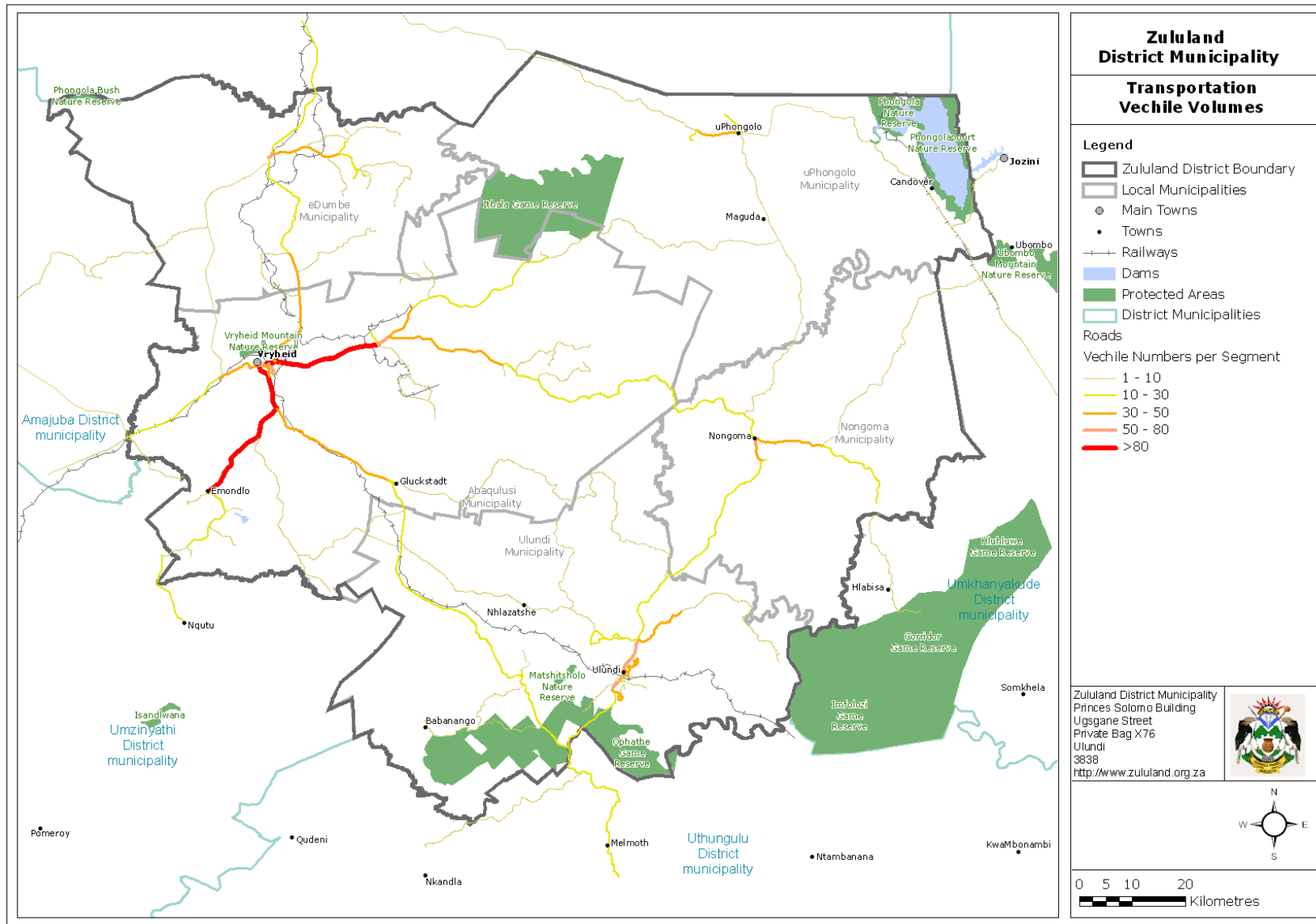
	1 km - 2.5km		
Local Municipality	Households	Population	Percentage
Abaqulusi Municipality	173	1170	1%
eDumbe Municipality	1121	7581	8%
Nongoma Municipality	114	771	0%
Ulundi Municipality	379	2563	1%
uPhongolo Municipality	541	3659	3%

	>2.5km		
Local Municipality	Households	Population	Percentage
Abaqulusi Municipality	1484	10036	5%
eDumbe Municipality	333	2252	2%
Nongoma Municipality	174	1177	1%
Ulundi Municipality	1392	9414	5%
uPhongolo Municipality	412	2786	2%

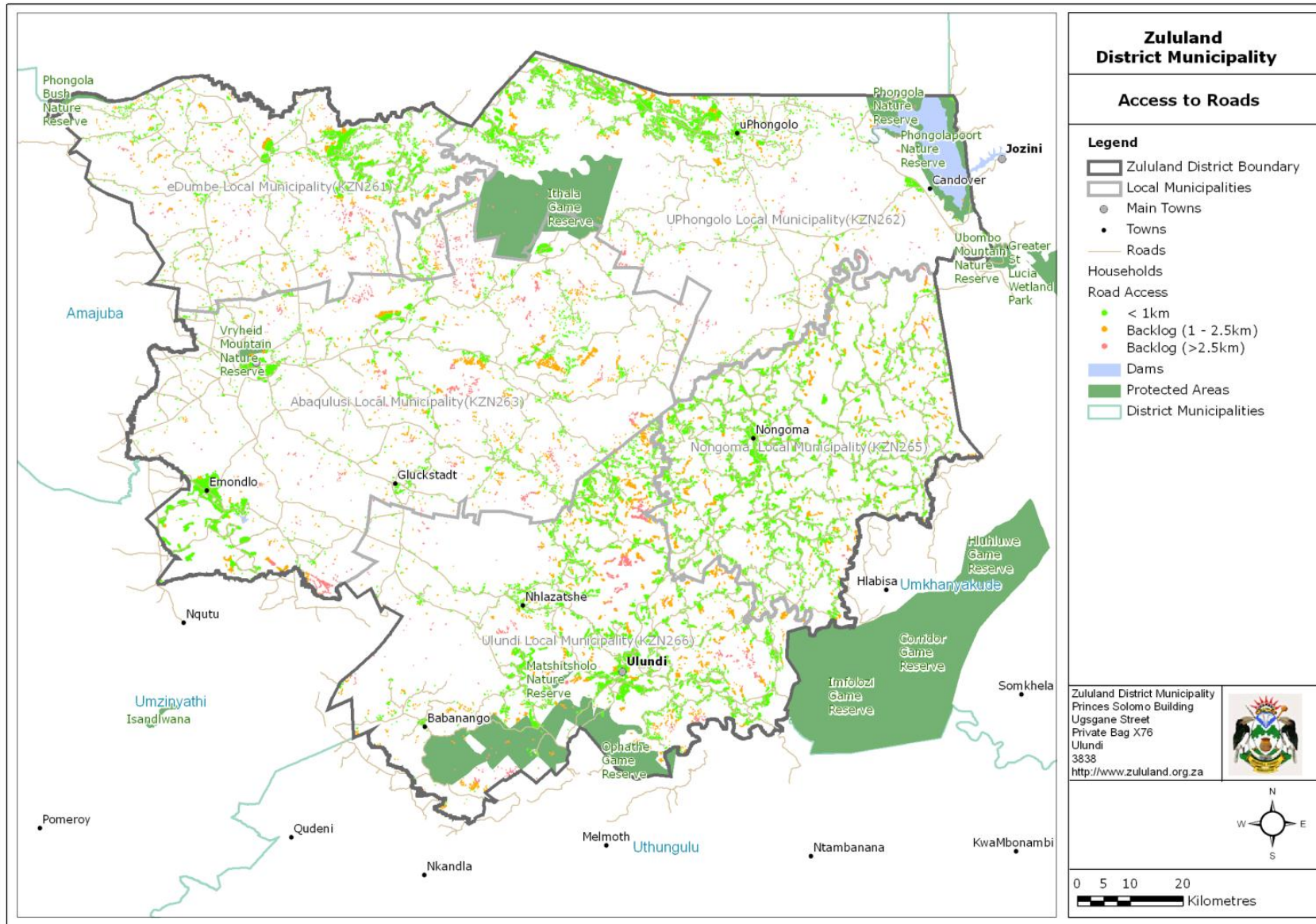
Map 24: Transportation Vehicle Trips



Map 25: Transportation Vehicle Volumes



Map 26: Access to Roads



3.5 ELECTRICITY / ENERGY

In the Zululand District Municipality electricity is provided by way of connections to the Eskom grid or by way of non-grid electricity. It is important to note that the **electricity network** in the southern portions of Zululand has very limited capacity and, as such, no new projects are being commissioned in this part of the District. In the northern portions of the district, notably Edumbe, Ulundi and Abaqulusi, a few projects are proposed.

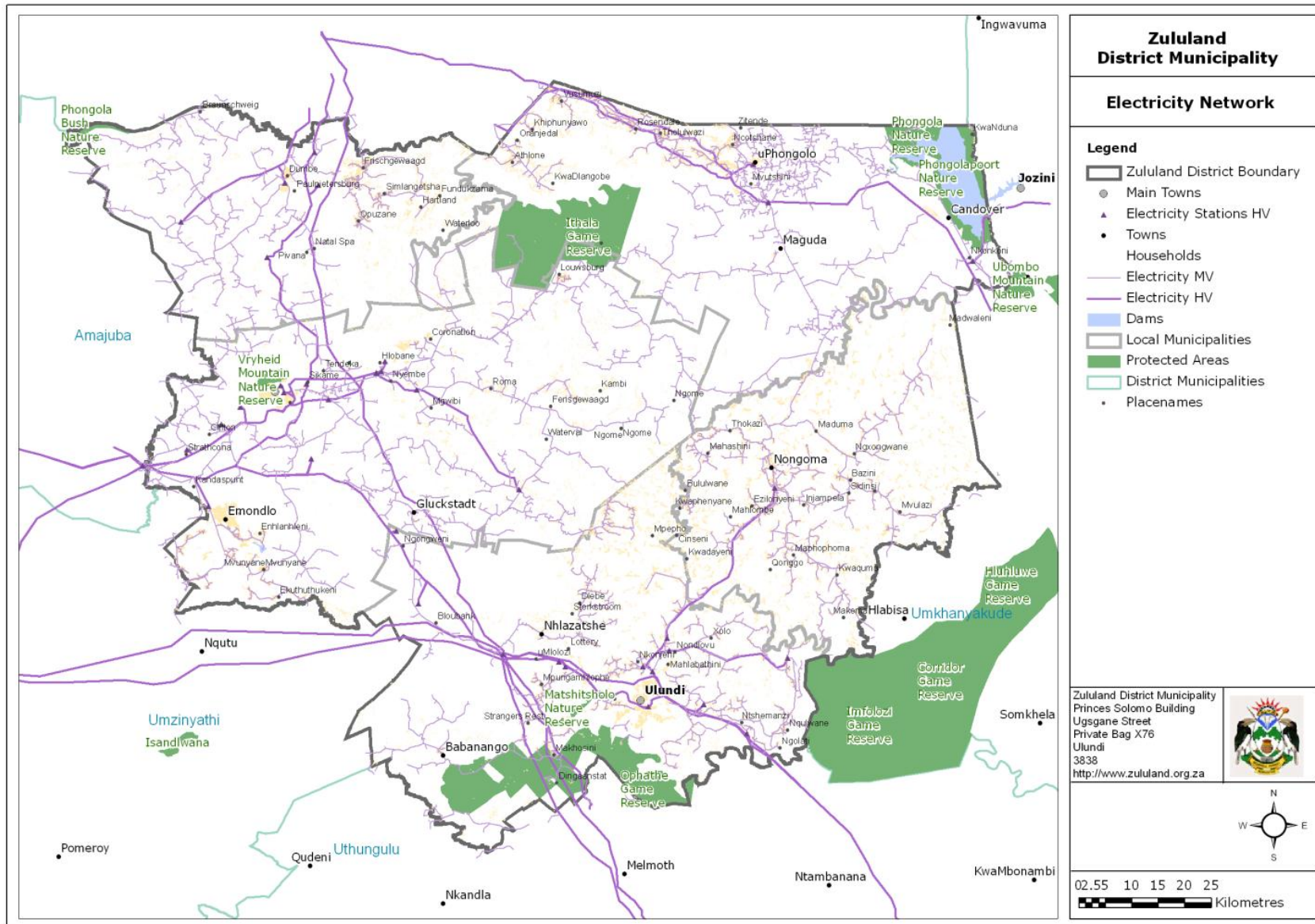
The calculated backlog for the provision of electricity, in terms of planned grid and non-grid supply is as follow:

- 55 237 still to be connected to grid supply – this equates to approximately 39% of the total households
- 13 175 still to be connected to non-grid supply – this equates to approximately 9% of the total households
- More details on the electricity network and accessibility to it as shown in the following table and the maps at overleaf:

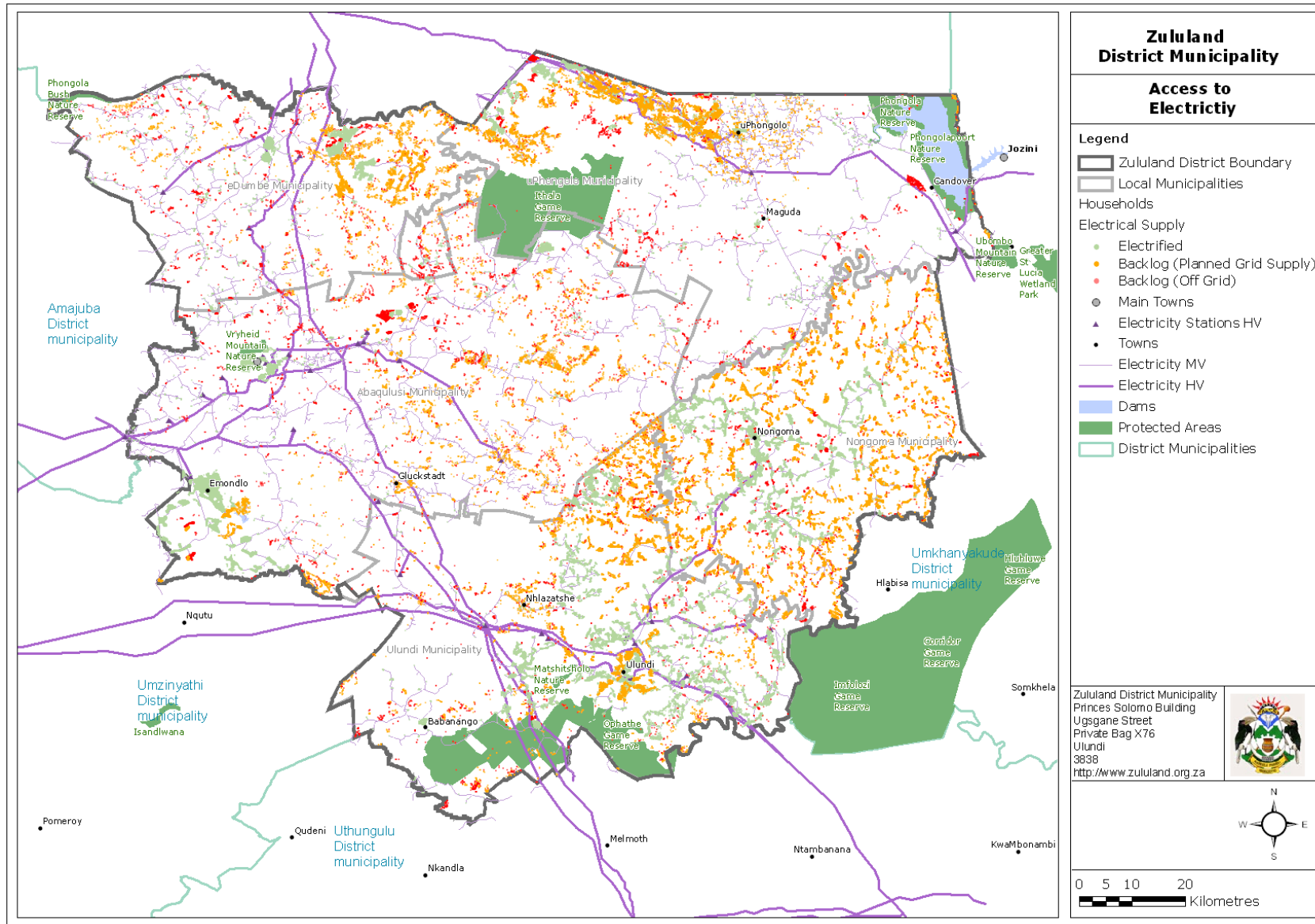
Table 33: Status of Electrification

	Electrified		
Local Municipality	Households	Population	Percentage
eDumbe Municipality	8596	58135	57%
uPhongolo Municipality	5306	35884	24%
Nongoma Municipality	25102	169765	70%
Abaqulusi Municipality	15308	103528	45%
Ulundi Municipality	19817	134022	56%
BACKLOG			
	Planned Grid Supply		
Local Municipality	Households	Population	Percentage
eDumbe Municipality	4492	30379	30%
uPhongolo Municipality	14127	95541	64%
Nongoma Municipality	6803	46009	19%
Abaqulusi Municipality	16366	110683	47%
Ulundi Municipality	13449	90956	38%
	Off Grid Supply		
Local Municipality	Households	Population	Percentage
eDumbe Municipality	1930	13053	13%
uPhongolo Municipality	2680	18125	12%
Nongoma Municipality	4131	27938	11%
Abaqulusi Municipality	2378	16082	7%
Ulundi Municipality	2056	13905	6%

Map 27: Electricity Network



Map 28: Access to Electricity



E. SPATIAL STRATEGIES

This section was extracted verbatim from the ZDM SDF (Vuka Planning Africa, May 2013):

1. NODAL DEVELOPMENT

The relative importance of development nodes is a reflection of an area's economic development potential and the range of service that should be provided. The nodal hierarchy in the District SDF should therefore be interpreted in a district context. At the local SDF level, the identification and classification of nodes should follow a similar methodology as that of the district but it must be influenced by the various centres in the local economy.

Notwithstanding the broad level of indication of nodes at a district level, it is of the utmost importance at the local level that any identified nodes be clearly demarcated on a cadastral basis. Such demarcation is important in order to:

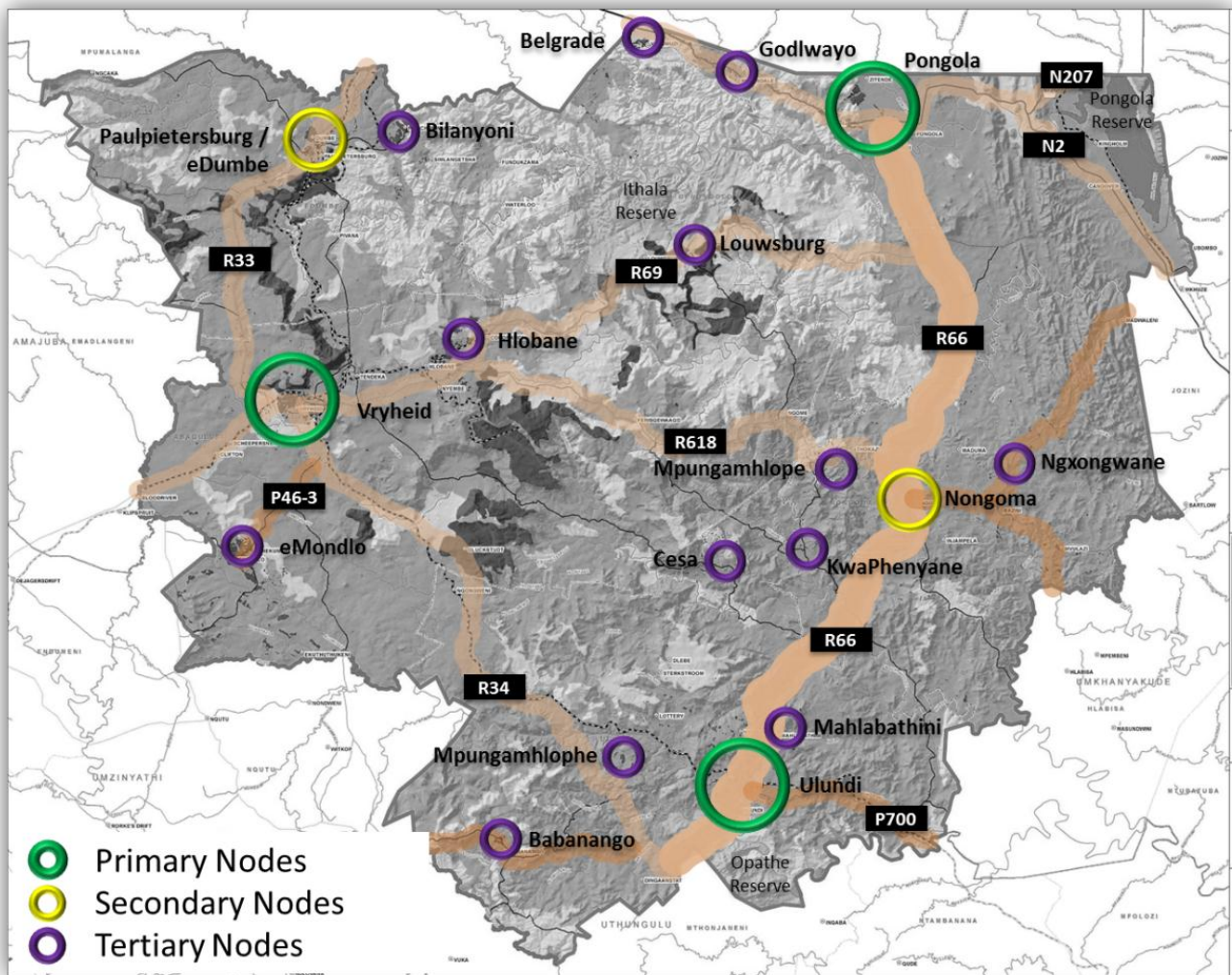
- Optimise the use of existing bulk infrastructure and social facilities
- Discourage urban sprawl
- Ensure compact and efficient urban areas
- Protect agricultural land with high production potential
- Provide guidance to both public and private sectors investors
- Promote economic, social and environmental sustainability
- Accommodate reasonable future demand for development

Table 34: Proposed Nodes

Municipality	Primary Nodes	Secondary Node	Tertiary Nodes
Abaqulusi Local Municipality	• Vryheid		• eMondlo • Hlobane • Louwsburg
Ulundi Local Municipality	• Ulundi		• Babanango • Ceza • Mpungamhlophe • Nqulwane
uPhongolo Local Municipality	• Pongola		• Belgrade • Godlwayo
Nongoma Local Municipality		• Nongoma	• Kwaphenyane • Maphophoma • Mahashini • Ngxongwane
eDumbe Local Municipality		• Paulpietersburg/ eDumbe	• Bilanyoni / Mangosothu

The locality of these Nodes is depicted in the Image below:

Map 29: Locality of Nodes



1.2 PRIMARY NODES

The following Primary nodes have been identified in the District Area.

Although fulfilling similar roles within the municipal context, in terms of scale of economic activities, the basis of the economies of the three nodal areas are very different.

Pongola – the economy of Pongola is based on large scale commercial production of Sugarcane. The uPhongolo natural features further allow for eco-tourism opportunities in the highly sensitive areas adjacent the Pongola Poort Dam, and the areas between the R69 and the N2.

Ulundi – Ulundi, as the current seat of the Zululand District Municipality, and the former seat of KZN, has a strong public service oriented economy. This allows for other supporting commercial and residential activities to be present within the Municipality.

Vryheid – In comparison to Pongola and Ulundi, Vryheid has a much larger commercial and services sector, although the economy is also dependant on agriculture, and mining.

These nodes are mainly centres which should provide service to the sub-regional economy and community needs. These centres were identified as Third Order Development nodes within the PSEDS. The following functions are envisaged for these centres.

- Secondary Economic Growth Areas
- Promote as Secondary Node in support of Corridor Development
- Promote Compact Urban Development & Combat Urban Sprawl
- Promote Focused Investment & Managed Growth
- Promote Densification (Brown Agenda) & Infill Development
- Provide Economies of Scale for Effective & Affordable Service Delivery
- Infill where High Levels of Services are Available (Restructuring Nodes)
- Increased Residential Density (number of dwellings)
- Promote Socio-Economic Upliftment
- Promote provision of sufficient Bulk Infrastructure Services (Demand & Supply)
- Priority spending on Infrastructural Upgrading Needs (New & Maintain)
- Promote Effective & Efficient Public Transportation Systems linked to Multi Modal Facilities

1.3 SECONDARY DEVELOPMENT NODES

The following 2nd order nodes have been identified in the District Area.

- Paulpietersburg
- Nongoma

These nodal areas do not provide services or economic advantages significant on Provincial Level, but fulfil very important service delivery functions within the local economies of the municipalities and are the only areas providing commercial choice to the residents of the respective municipalities.

These nodes were identified as fourth order nodes within the KZN PSEDs. Key strategic interventions specifically targeted at these nodes and their directly surrounding areas might include:

- Focused investment in areas of Poverty Concentrations
- Promote Integration (Green Agenda)
- Integration in terms of Mixed Densities & Uses
- Improve Transportation linkages to Nodes
- Promote Social-economic Integration
- Eradicate Backlogs & Promote Basic Service Infrastructure & Delivery
- Promote Socio-Economic Upliftment
- Promote provision of sufficient Bulk Infrastructure Services (Demand & Supply)
- Priority spending on Infrastructural Upgrading Needs (New & Maintain)
- Rural Service Delivery Point
- Promote & Establish PPP's
- Promote Cultural & Community Based Tourism

1.4 TERTIARY DEVELOPMENT NODES

A total of 14 third order nodes have been identified throughout the district. The functions of these nodes consist of basic government service delivery to the surrounding communities with very limited commercial opportunities. The services sector within these areas is basically non-existent.

2. CORRIDOR DEVELOPMENT

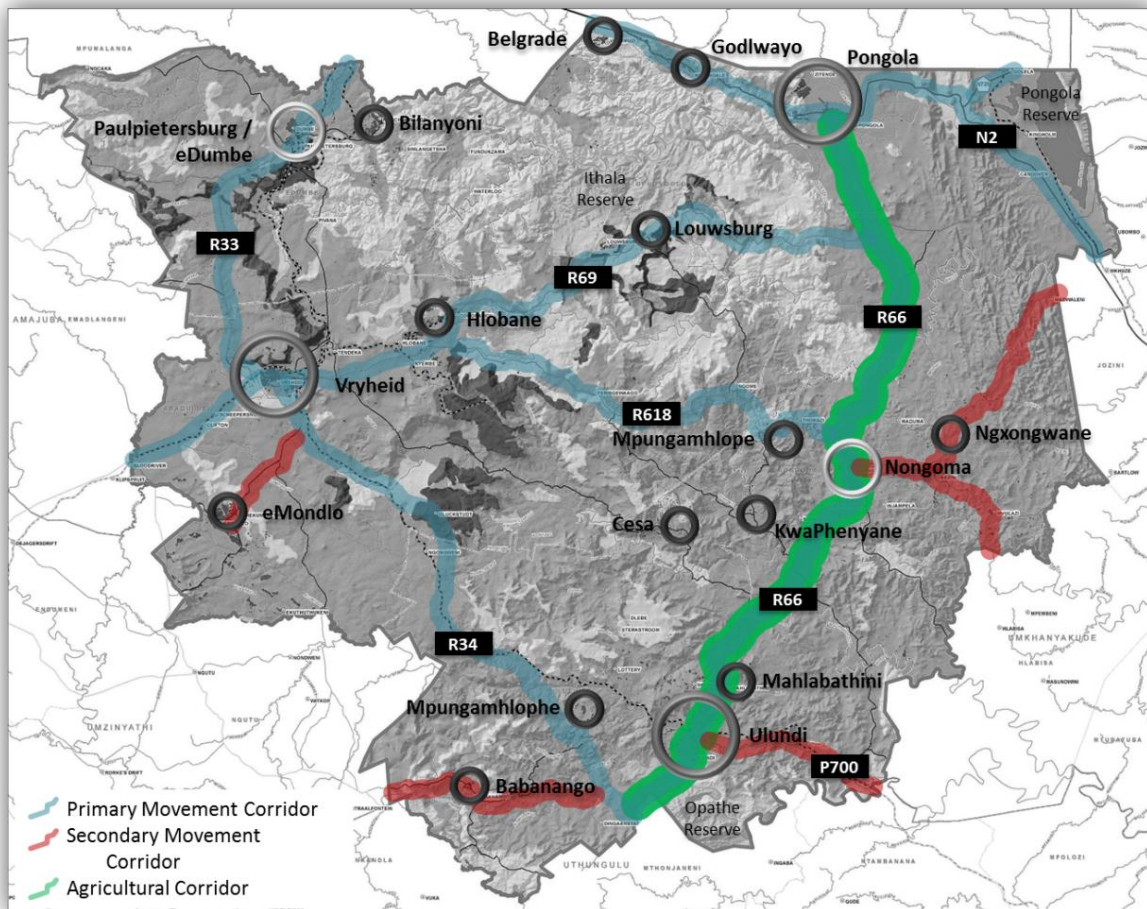
In addition to the need to promote compact and efficient urban areas it is also essential that spatial planning at a local level addresses the imbalances created by apartheid planning.

A development corridor is an efficient planning tool to address the above. This allows for previously segregated and areas that developed separately to be connected and to create opportunities for economic development in previously disadvantaged communities. In addition to this, it can also achieve the correction of spatial imbalances through the identification of alternative development axis. An example would be the road between Pongola and Ncotshane, where there is a need for the two areas to grow towards each other.

Although the main objectives of corridors are to achieve integration, improve access and provide investment opportunities, it should allow for controlled development through the development of local area plans, corridor development plans etc.

Proposed Primary and Secondary Movement Corridors, as well as a proposed Agricultural Corridor, are depicted on the map below:

Map 30: Movement Corridors



3. SPATIAL: STRATEGIC INTERVENTION AREAS

The proposed interventions are aligned with the provisions of the KwaZulu-Natal Growth and Development Strategy, where the Strategic Goals have spatial manifestations. The sections below depict the intervention areas for the Following Strategic Goals:

- Goal 1: Job Creation;
- Goal 2: Human Resource Management;
- Goal 3: Human & Community Development;
- Goal 4: Strategic Infrastructure;
- Goal 7: Promote Spatial Concentrations

3.1 PGDS STRATEGIC GOAL 1 – JOB CREATION

The image below depicts the areas where the strategic objectives from the KwaZulu-Natal Provincial Growth and Development Strategy need to be addressed urgently to allow for overall economic growth of the District.

The following objectives are addressed:

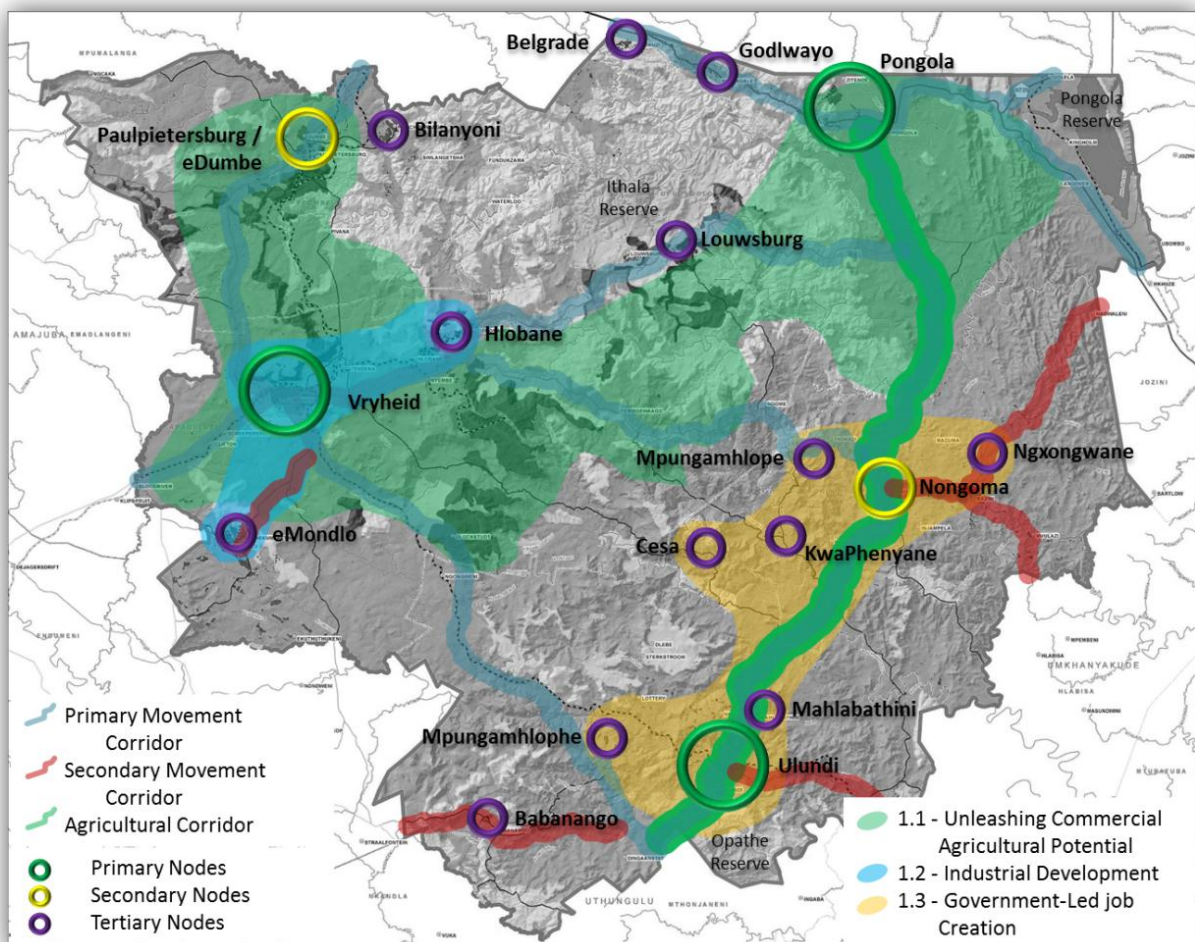
- 1.1 - Unleashing Agricultural Potential
- 1.2 - Enhance Industrial Development through Trade, Investment & Exports
- 1.3 - Improve efficiency of Government-led Job Creation Programmes

The above strategic goals have the collective aim of investing in areas with the potential of obtaining a high “rate of return”. Resources are therefore identified which hasn’t yet reached its full potential and can be developed in order to do so.

Agricultural potential that can be developed is situated within the municipalities of uPhongolo, Abaqulusi and eDumbe LM, where conditions are favourable for agricultural production. Industrial Expansion is proposed within the Abaqulusi Local municipality where the best developed infrastructure for Industrial Development exists. This can be linked to agro-processing facilities as well and does not have to be purely Industrial Developments.

The nodal areas of Ulundi and Nongoma are situated within rural areas with extreme topographical Features. Commercial Agriculture is therefore not viable for this area, and it is proposed that government led jobs through labour intensive infrastructure development be utilised in these areas for job creation.

Map 31: Spatial strategy to address PGDS Goal 1: Job Creation



3.2 PGDS STRATEGIC GOAL 2 – HUMAN RESOURCE DEVELOPMENT

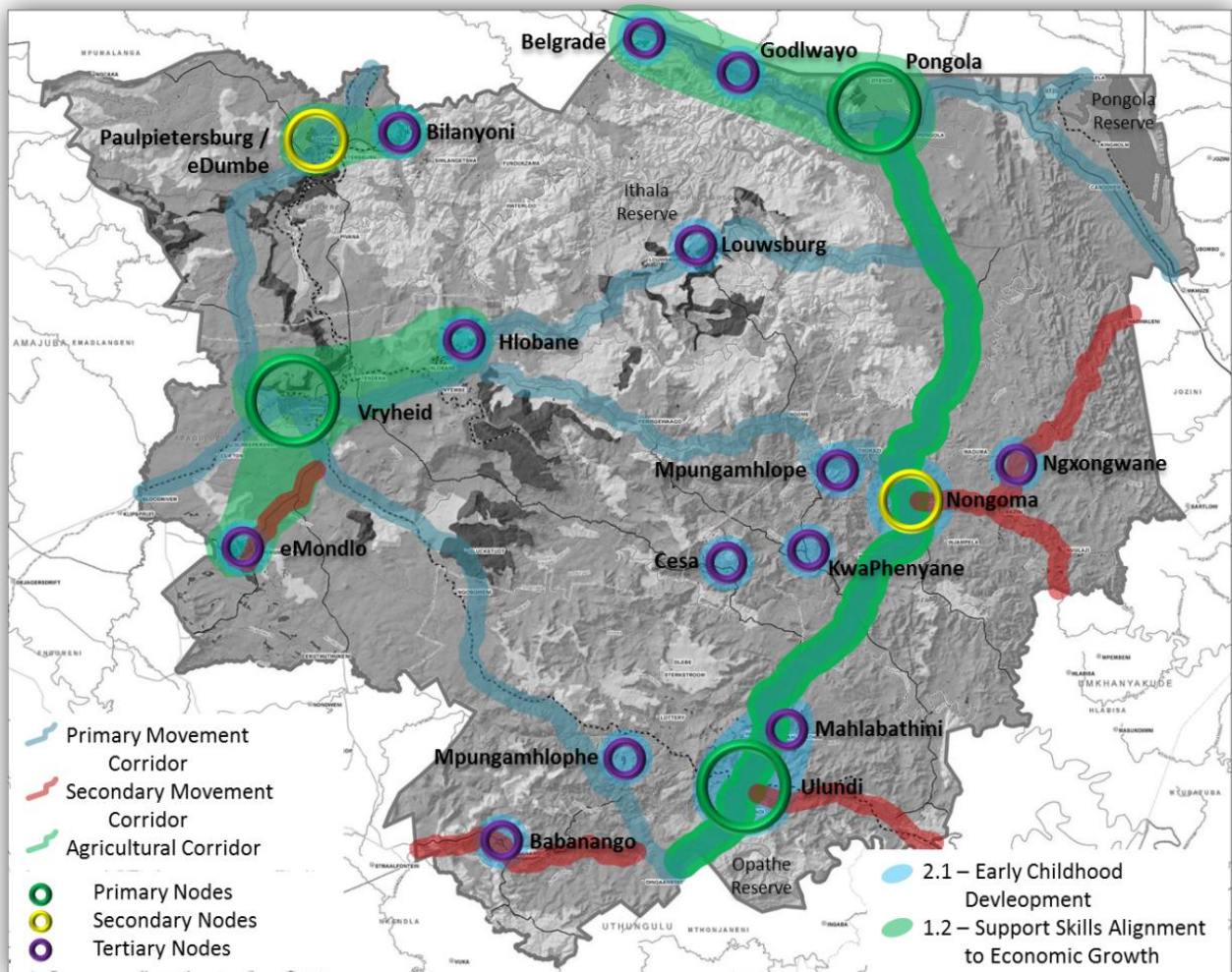
This section and the image below discuss and depict the spatial strategies to address Strategic Objective 2: Human Resource Development. The following objectives are addressed:

- 2.1 - Improve Early Childhood Development, Primary and Secondary Education
- 2.2 - Support Skills Alignment to Economic Growth

The image below depicts the areas of intervention for early Childhood Development, and skills development which should be improved to assist with economic growth within areas. Basically the nodal areas are targeted for early childhood development. The nodal areas were identified within Local Spatial Development Frameworks as distribution points for service provision. Subsequently qualified personnel and the necessary resources should be deployed to areas from where childhood development can be facilitated.

Areas within the aBaqulusi LM (Vryheid Hlobane and Emondlo), eDumbe LM (Paulpietersburg, eDumbe & Bilanyoni) and uPhongolo LM (Pongola, Godlwayo & Belgrade) has economic potential that can only be tapped if the skills of the communities are developed to allow for them to participate in the economy. The economic base within these municipalities is largely private sector driven, and therefore skills development to allow for active participation in this economy is required and could be achieved through tertiary training facilities.

Map 32: Spatial strategy to address PGDS Goal 4: Human Resource Development



3.3 PGDS STRATEGIC GOAL 3 – HUMAN & COMMUNITY DEVELOPMENT

This section and the image below discuss and depict the spatial strategies to address Strategic Objective 2: Human Resource Development. The following objectives are addressed:

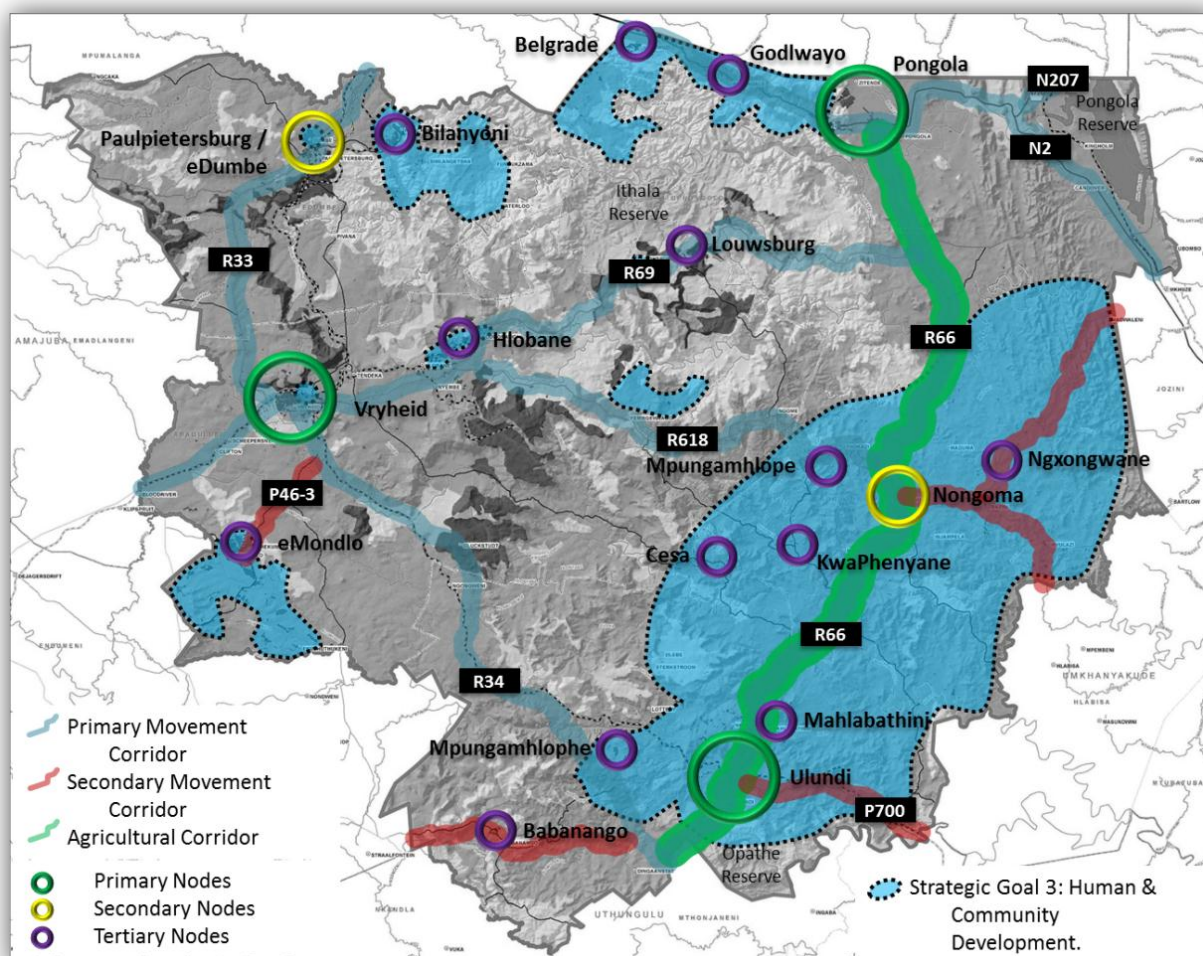
- 3.1 - Poverty Alleviation & Social Welfare
- 3.2 - Enhancing Health of Communities and Citizens
- 3.3 - Safeguard Sustainable Livelihoods & Food Security
- 3.4 - Sustainable Human Settlements
- 3.5 - Enhancing Safety & Security
- 3.6 - Advance Social Cohesion

The above strategic goals are to a large extent applicable to the same geographic area, as these are aimed at developing and improving the lives of communities with the highest levels of deprivation. The areas in need of these interventions are largely situated on Ingonyama Trust Land. Subsequently Large portions of the Ulundi and Nongoma Local Municipalities are earmarked for interventions under this Strategic Goal.

In addition to the identified areas hatched in blue, the nodal areas as well as all new housing projects should be targeted for initiatives related to Human and Community Development. Within achieving this goal, economic development is not possible as the population who participates in the economy needs to be healthy to do so.

The image below identifies the most vulnerable and most deprived areas within the District, but it needs to be noted that all these principles are evenly applicable to urban areas as well. It is therefore necessary that new urban or rural developments should address the strategies outlined in the table below.

Map 33: Spatial strategy to address PGDS Goal 3: Human & Community Development



3.4 PGDS STRATEGIC GOAL 4 – STRATEGIC INFRASTRUCTURE

This section and the image below discuss and depict the spatial strategies to address Strategic Objective 4: Strategic Infrastructure. The following objectives are addressed:

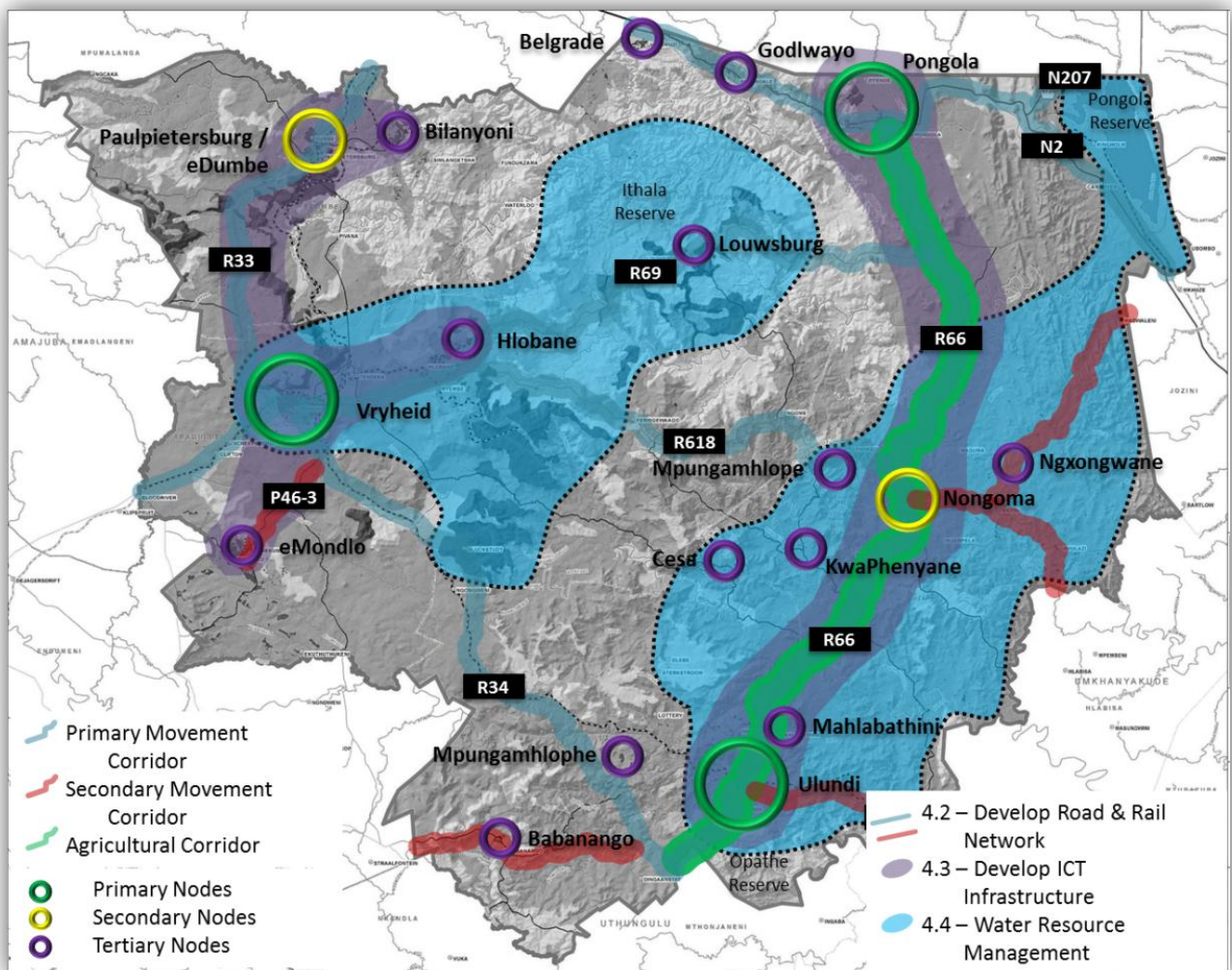
- 4.2 - Develop Road & Rail networks
- 4.3 - Develop ICT Infrastructure
- 4.4 - Improve Water Resource Management

The image below identifies the strategic intervention areas that will facilitate the economic growth of the municipality, and assist with other strategic goals such as Human development which cannot occur without the necessary infrastructure. The transportation network is the only manner for transporting economic goods and subsequently an integrated system is required to allow for a fully functional district.

The figure below depicts the most important connections within the Municipality which is critical for accessibility to economic areas, and movement of economic goods. Information & Communications Technology is critical to ensure competitiveness with economic competitors, and ensuring accessibility to the global markets. It is therefore important that ICT is highly accessible within the Nodal Areas.

Strategic Infrastructure is further aimed at addressing the most pressing needs within the district. Subsequently, water resource management is earmarked within area where the highest need exist.

Map 34: Spatial strategy to address PGDS Goal 4: Strategic Infrastructure



3.5 PGDS STRATEGIC GOAL 5 – RESPONSE TO CLIMATE CHANGE

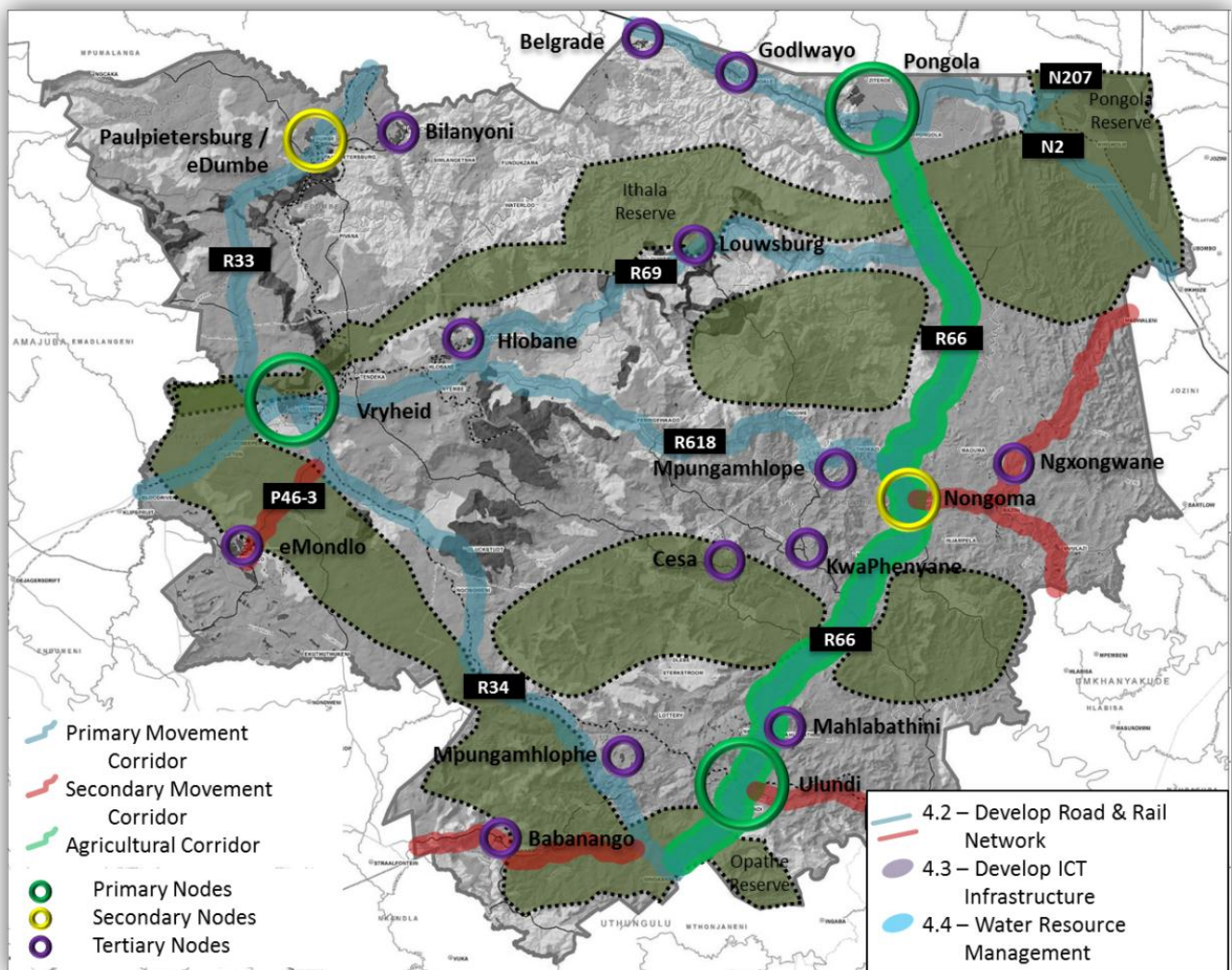
This section and the image below discuss and depict the spatial strategies to address Strategic Objective 4: Strategic Infrastructure. The following objectives are addressed:

- 5.3 – Manage Pressures on Biodiversity

The image below depicts the areas identified earlier as environmentally sensitive, and which is important for maintenance of ecological and biodiversity integrity.

These areas consist of the environmentally sensitive areas identified on the informant maps as well as the environmental corridors identified by the KZN PGDS and Spatial Development Framework.

Map 35: Spatial strategy to address PGDS Goal 4: Strategic Infrastructure



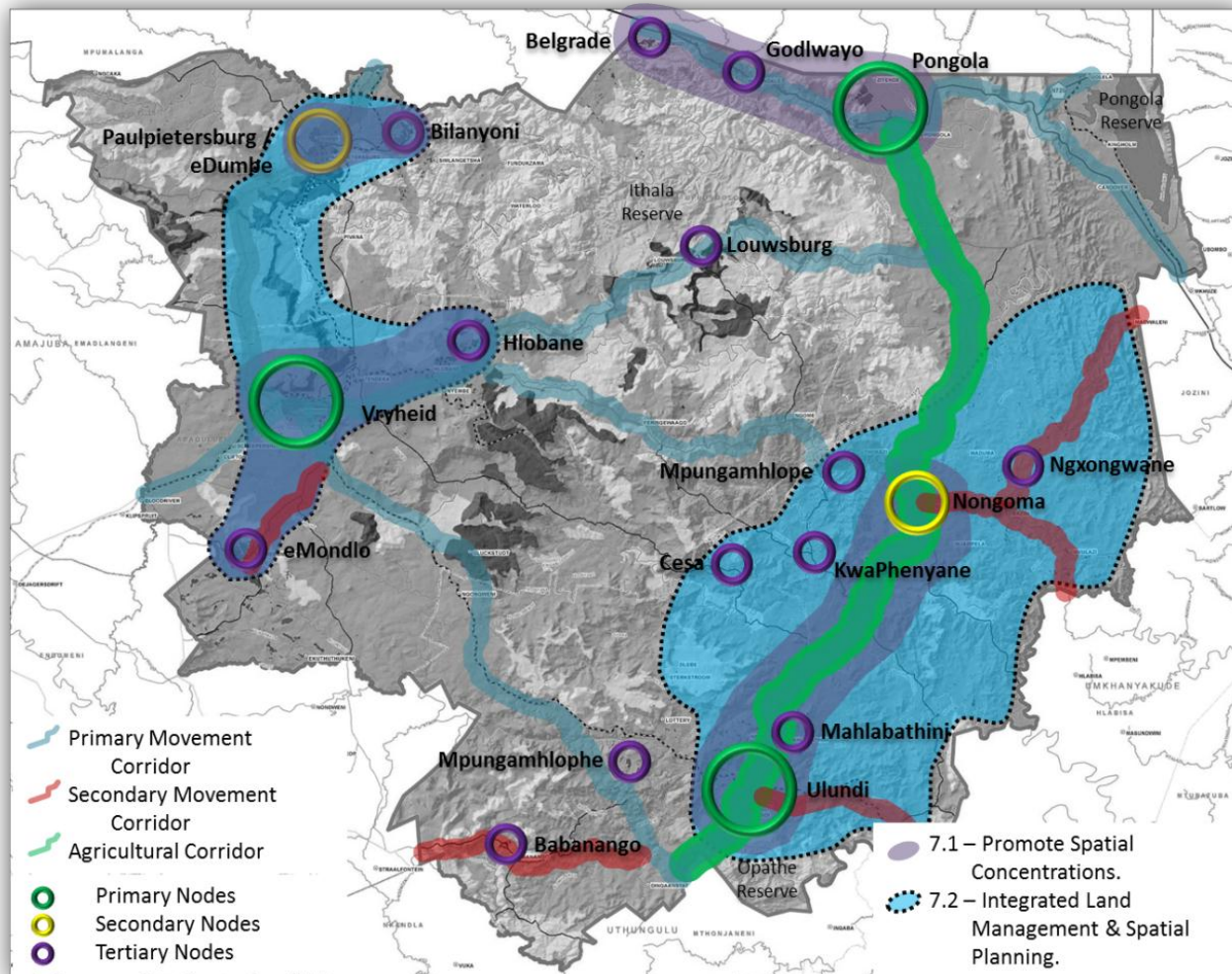
3.6 PGDS STRATEGIC GOAL 7 – SPATIAL EQUITY

This section and the image below discuss and depict the spatial strategies to address Strategic Objective 7: Spatial Equity.

The following objectives are addressed:

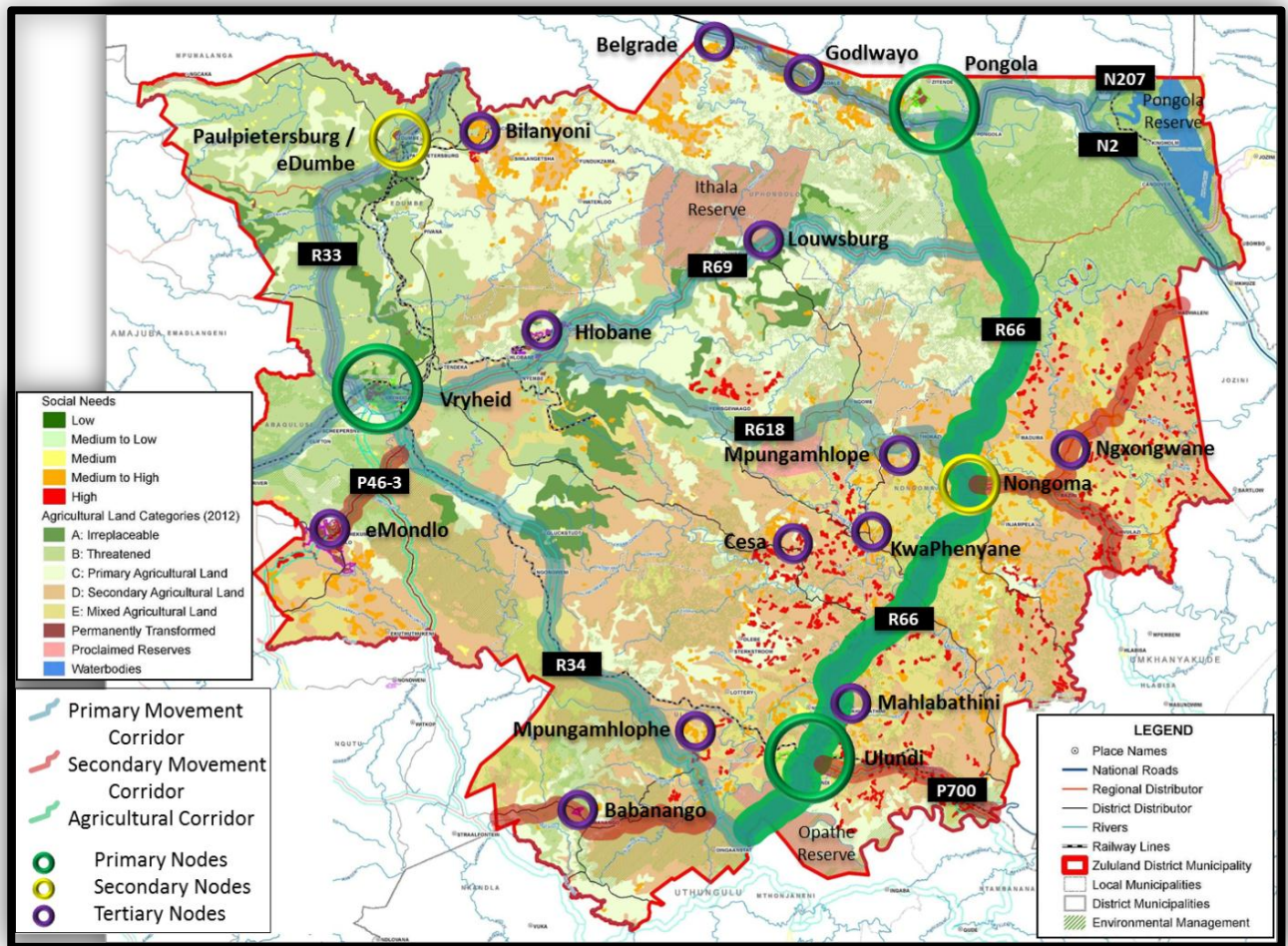
- 7.1 – Promote Spatial Concentration
- 7.2 – Facilitate Integrated Land Management and Spatial Planning

Map 36: Spatial strategy to address PGDS Goal 7: Spatial Equity



4. CONCEPTUAL SPATIAL DEVELOPMENT FRAMEWORK

Figure 25: Conceptual Spatial Development Framework



F. HOUSING NEED

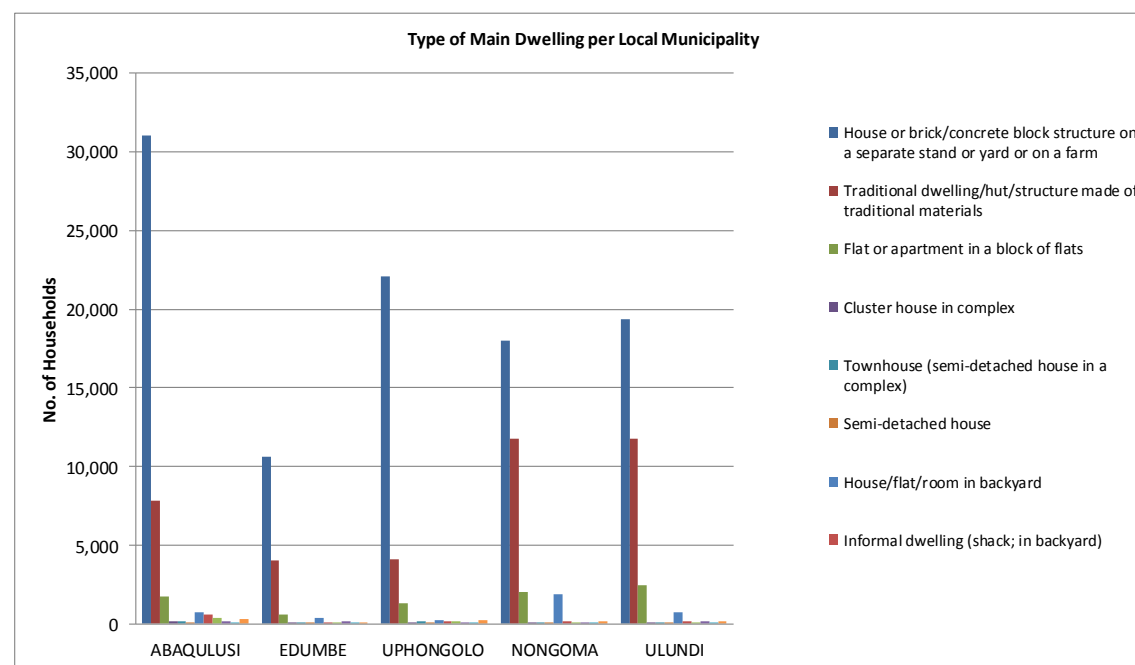
1. HOUSING TYPOLOGIES

The table and Graph overleaf depicts the housing typologies within the Zululand District Municipality in 2011, as derived from the StatsSA 2011 Census:

Table 35: Type of dwelling that Households, per LM, reside in (2011)

Local Municipality	NUMBER OF HOUSEHOLDS RESIDING IN:											Total	
	House or brick/concrete block structure on a separate stand or yard or on a farm	Traditional dwelling/hut/str ucture made of traditional materials	Flat or apartment in a block of flats	Cluster house in complex	Townhouse (semi-detached house in a complex)	Semi-detached house	House/flat/room in backyard	Informal dwelling (shack; in backyard)	Informal dwelling (shack; not in backyard; e.g. in an informal/squatte r settlement or on a farm)	Room/flatlet on a property or larger dwelling/servant s quarters/granny flat	Caravan/tent		Other
ABAQULUSI	31,036	7,863	1,766	158	165	98	717	561	368	196	96	277	43,299
EDUMBE	10,639	3,997	594	98	9	16	408	92	54	174	16	42	16,138
UPHONGOLO	22,100	4,115	1,341	72	160	20	223	159	183	96	86	217	28,772
NONGOMA	17,978	11,745	2,019	117	81	24	1,887	139	78	90	21	162	34,341
ULUNDI	19,345	11,765	2,474	107	108	40	699	180	91	188	68	134	35,198

Source: StatsSA – 2011 Census



It is in particularly the Nongoma and the Ulundi LM Areas where there is a large number of households residing in traditional dwellings. This is to be expected since large tracts of these LMs are Ingonyama Trust land.

Figure 26: Type of Main Dwelling per LM (2011)

2. HOUSING NEED

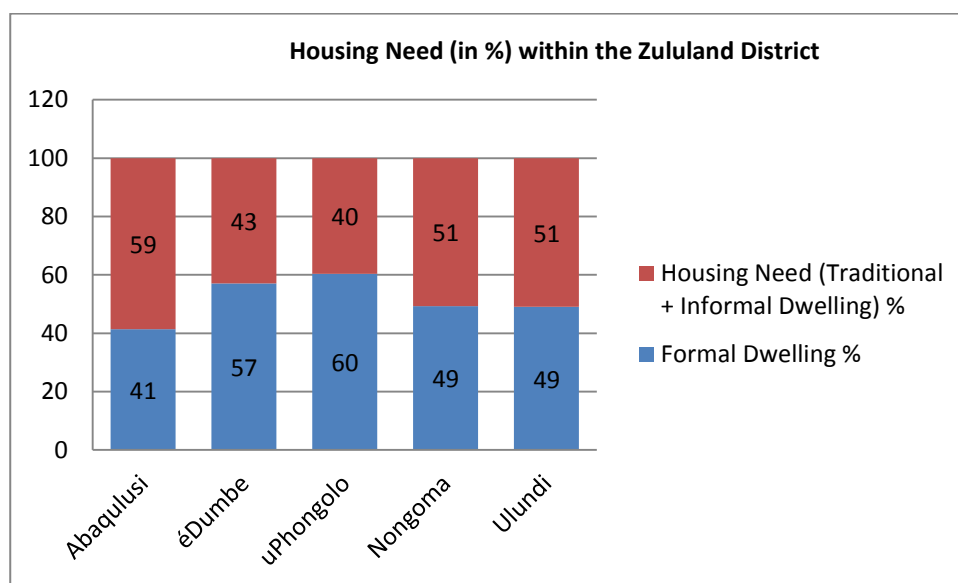
Table 36: Housing Need within the Zululand District Municipality (2011)

Local Municipality	Total No. of Households	Formal Dwelling	Housing Need (Traditional + Informal Dwelling)
Abaqulusi	15,643	6,474	9,169
éDumbe	9,787	5,584	4,203
uPhongolo	11,993	7,236	4,757
Nongoma	23,955	11,813	12,142
Ulundi	23,984	11,752	12,232
Total	85,362	42,859	42,503

Source: StatsSA: Census 2011

There are a range of definitions trying to express what housing need is. In simple terms, - and this is also the definition that has been adopted in this Plan – Housing Need can be defined as: all households not residing in a formal dwelling house or unit.

The above table reflects the Housing Need per LM in 2011 within the Zululand District Municipal Area. This is graphically presented in the Figure below, expressed in percentages:



Source: StatsSA – Census 2011

Figure 27: Housing Need per LM (expressed in %) within the Zululand District (2011)

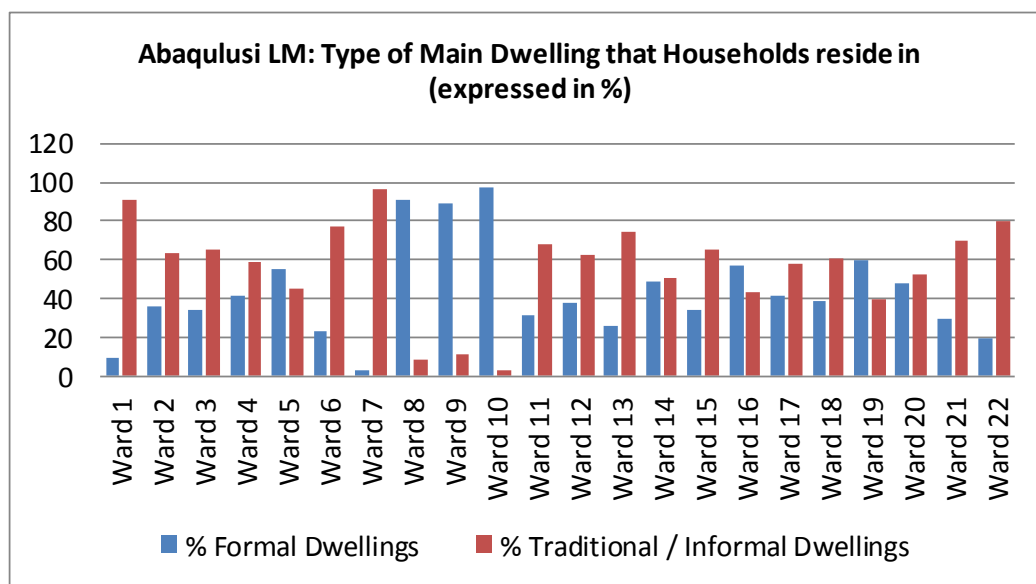
The greatest housing need is evident within Abaqulusi LM (59% of households or 9,169 households), followed by Nongoma LM (51% of Households or 12,142 households) and Ulundi LM (51% of Households or 12,232 households).

Table 37: Abaqulusi LM: Type of Main dwelling Households Reside in (2011)

Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
Abaqulusi	Ward 1	71	9	707	91	778
	Ward 2	421	36	740	64	1,161
	Ward 3	583	35	1,102	65	1,685
	Ward 4	333	41	473	59	806
	Ward 5	1,057	55	858	45	1,915
	Ward 6	184	23	618	77	802
	Ward 7	35	4	956	96	991
	Ward 8	293	91	29	9	322
	Ward 9	178	89	22	11	200
	Ward 10	740	97	24	3	764
	Ward 11	164	32	351	68	515
	Ward 12	322	37	537	63	859
	Ward 13	54	26	154	74	208
	Ward 14	128	49	133	51	261
	Ward 15	195	34	371	66	566
	Ward 16	244	57	184	43	428
	Ward 17	144	42	199	58	343
	Ward 18	52	39	81	61	133
	Ward 19	937	60	620	40	1,557
	Ward 20	55	48	60	52	115
	Ward 21	122	30	287	70	409
	Ward 22	162	20	663	80	825

Source: StatsSA – 2011 Census

Figure 28: Abaqulusi LM: Type of Main dwelling Households Reside in (2011)



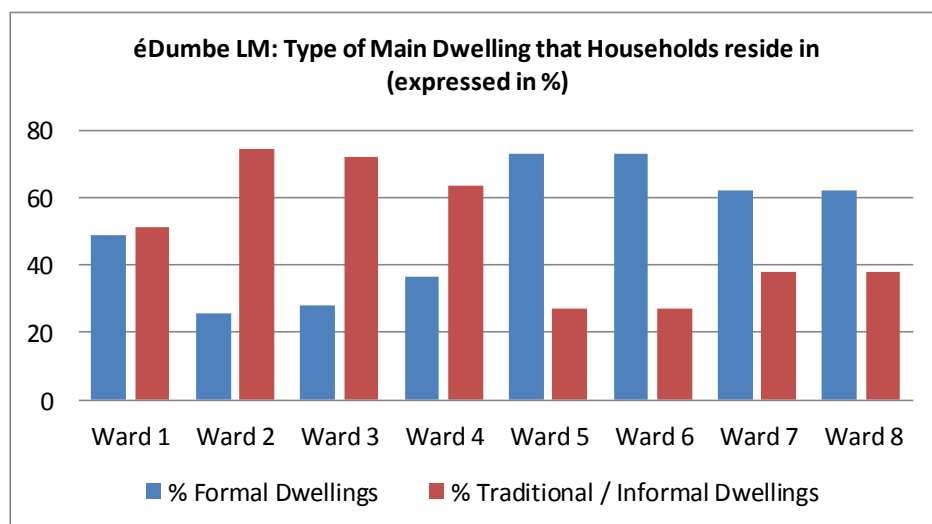
It is evident from both the above table and figure, that the following wards within the Abaqulusi Municipality have the greatest need for formal housing: Wards 7, 1, 22, 6, 13, 21. More than 70% of main dwellings in these wards are traditional or informal dwellings.

Table 38: éDumbe LM: Type of Main dwelling Households Reside in (2011)

Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
éDumbe	Ward 1	1,093	49	1,151	51	2,244
	Ward 2	179	26	521	74	700
	Ward 3	197	28	503	72	700
	Ward 4	19	37	33	63	52
	Ward 5	1,025	73	379	27	1,404
	Ward 6	1,124	73	420	27	1,544
	Ward 7	1,003	62	614	38	1,617
	Ward 8	944	62	582	38	1,526

Source: StatsSA – 2011 Census

Figure 29: éDumbe LM: Type of Main dwelling Households Reside in (2011)



It is evident from both the above table and figure, that the following wards within the éDumbe Municipality have the greatest need for formal housing: Wards 2 and 3. More than 70% of main dwellings in these wards are traditional or informal dwellings.

Table 39: uPhongolo LM: Type of Main dwelling Households Reside in (2011)

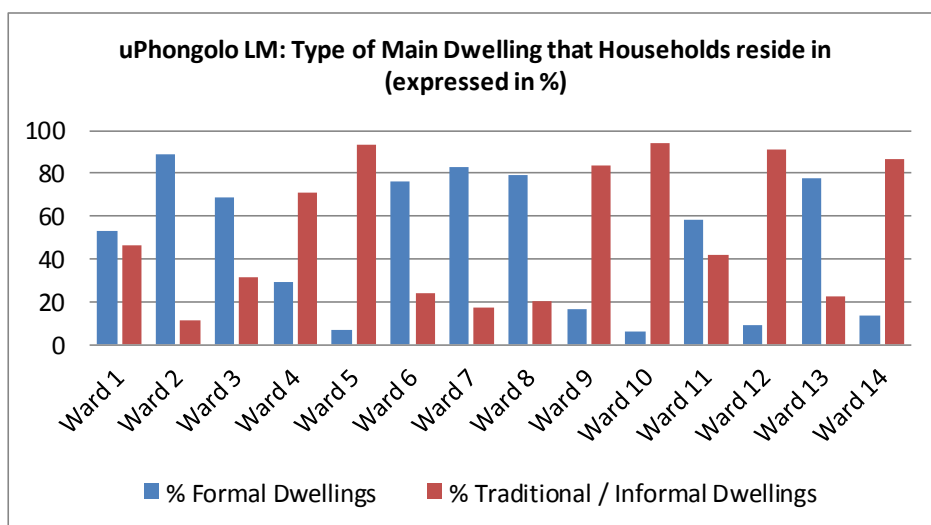
Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
uPhongolo	Ward 1	1,064	53	930	47	1,994
	Ward 2	328	89	42	11	370
	Ward 3	1,058	69	477	31	1,535
	Ward 4	48	29	116	71	164
	Ward 5	13	7	181	93	194
	Ward 6	1,063	76	331	24	1,394
	Ward 7	1,098	83	223	17	1,321
	Ward 8	993	80	255	20	1,248
	Ward 9	72	16	375	84	447

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
	Ward 10	16	6	255	94	271
	Ward 11	683	58	487	42	1,170
	Ward 12	22	9	225	91	247
	Ward 13	673	78	192	22	865
	Ward 14	105	14	668	86	773

Source: StatsSA – 2011 Census

Figure 30: uPhongolo LM: Type of Main dwelling Households Reside in (2011)



It is evident from both the above table and figure, that the following wards within the uPhongolo Municipality have the greatest need for formal housing: Wards 10, 5, 12, 14, 9 and 4. More than 70% of main dwellings in these wards are traditional or informal dwellings. It must however also be noted that these wards have a low number of households residing thereon.

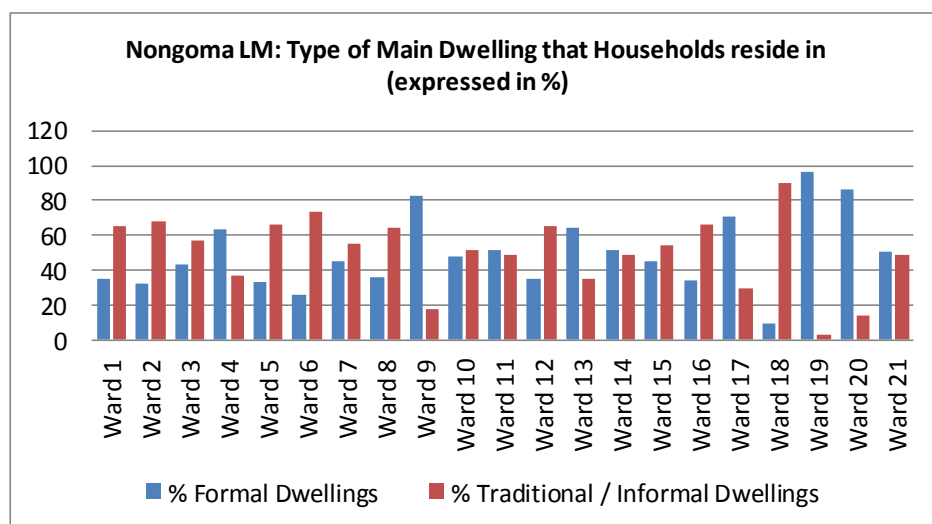
Table 40: Nongoma LM: Type of Main dwelling Households Reside in (2011)

Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
Nongoma	Ward 1	593	35	1,114	65	1,707
	Ward 2	527	32	1,106	68	1,633
	Ward 3	769	43	1,004	57	1,773
	Ward 4	451	63	260	37	711
	Ward 5	181	34	357	66	538
	Ward 6	54	26	151	74	205
	Ward 7	756	45	932	55	1,688
	Ward 8	169	36	304	64	473
	Ward 9	860	82	183	18	1,043
	Ward 10	721	48	781	52	1,502
	Ward 11	833	51	788	49	1,621

Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
	Ward 12	574	35	1,075	65	1,649
	Ward 13	682	65	372	35	1,054
	Ward 14	951	52	893	48	1,844
	Ward 15	582	46	694	54	1,276
	Ward 16	284	34	550	66	834
	Ward 17	1,000	70	420	30	1,420
	Ward 18	43	10	395	90	438
	Ward 19	172	97	6	3	178
	Ward 20	998	86	162	14	1,160
	Ward 21	613	51	595	49	1,208

Source: StatsSA – 2011 Census

Figure 31: Nongoma LM: Type of Main dwelling Households Reside in (2011)



It is evident from both the above table and figure, that the following wards within the Nongoma Municipality have the greatest need for formal housing: Wards 18, 6, 2, 5, 16, 1, 12 and 8. More than 60% of main dwellings in these wards are traditional or informal dwellings.

Table 41: Ulundi LM: Type of Main dwelling Households Reside in (2011)

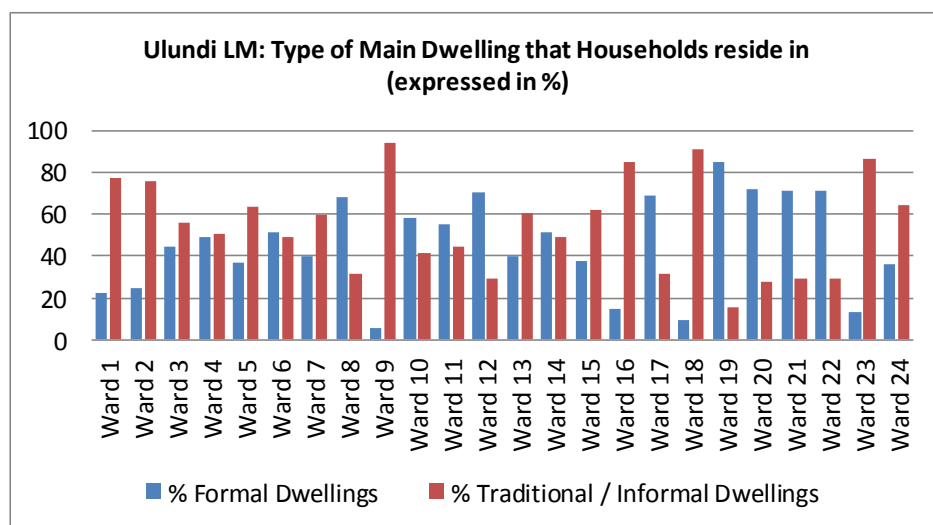
Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
Ulundi	Ward 1	183	23	623	77	806
	Ward 2	380	24	1,179	76	1,559
	Ward 3	491	44	620	56	1,111
	Ward 4	639	49	655	51	1,294
	Ward 5	560	37	972	63	1,532
	Ward 6	585	51	561	49	1,146
	Ward 7	473	40	702	60	1,175
	Ward 8	1,201	68	555	32	1,756

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Local Municipality	Wards	Formal Dwelling	% Formal Dwellings	Traditional / Informal Dwelling	% Traditional / Informal Dwellings	Total No. of Households
	Ward 9	21	6	348	94	369
	Ward 10	647	59	457	41	1,104
	Ward 11	251	55	203	45	454
	Ward 12	172	71	71	29	243
	Ward 13	252	40	383	60	635
	Ward 14	766	51	732	49	1,498
	Ward 15	512	38	842	62	1,354
	Ward 16	90	15	518	85	608
	Ward 17	1,036	69	473	31	1,509
	Ward 18	45	9	437	91	482
	Ward 19	863	85	158	15	1,021
	Ward 20	1,007	72	387	28	1,394
	Ward 21	885	71	362	29	1,247
	Ward 22	260	71	107	29	367
	Ward 23	24	14	152	86	176
	Ward 24	409	36	735	64	1,144

Source: StatsSA – 2011 Census

Figure 32: Ulundi LM: Type of Main dwelling Households Reside in (2011)



It is evident from both the above table and figure, that the following wards within the Ulundi Municipality have the greatest need for formal housing: Wards 9, 18, 23, 16, 1, 2, 24, 5, 15, 13. More than 60% of main dwellings in these wards are traditional or informal dwellings.

G. STATUS OF HOUSING PROJECTS**1. DETAILS OF COMPLETED, CURRENT AND PLANNED HOUSING PROJECTS PER LM WITHIN THE ZULULAND DISTRICT****Table 42: Details of Completed, Current and Planned Housing Projects per LM within The Zululand District**

Name	Municipality	Ward	Stage	Comments	No. of Beneficiary HHs	No. of Households, as per 2011 Census	Housing Need, as per Census 2011	Longitude	Latitude
Khambi	Abaqulusi LM	2	Pipeline/Identified	Rural In-situ housing for whole ward 2	1000	1,161	740	31.430627	-27.814617
Cliffdale	Abaqulusi LM	7	Pipeline/Identified	Low Cost Housing in Cliffdale settlement	800	2,311	956	31.032299	-27.692476
Enyathi	Abaqulusi LM	5	Pipeline/Identified	urban low-cost housing in Enyathi town	600	1,915	858	31.05527	-27.824645
Glucktaad	Abaqulusi LM	4	Pipeline/Identified	Rural In-situ housing for whole ward 4	1115	806	473	31.03832	-27.989323
Mondlo A&B	Abaqulusi LM	18	Pipeline/Identified	urban in-situ housing in for qualifying households in eMondlo town	822	1,544	81	30.71613	-27.978982
Vumani	Abaqulusi LM	5	Pipeline/Identified	rural 198 in-situ, 802 low-cost housing development around Vumani settlement	1000	1,915	858	31.08663	-27.836136
Bhekezulu Phase 4	Abaqulusi LM	11	Construction/Awaiting Transfer	urban low-cost housing project in Bhekuzulu Phase 4. Awaiting Transfer for last 4 sites	528	3,180	351	30.829763	-27.780627
Bhekumthetho Rural Housing Project	Abaqulusi LM	3	Construction/Awaiting Transfer	1000 to be completed by Dec 2014. rural in-situ housing to Bhekumthetho settlement	3000	1,684	1,102	30.72857	-27.97029
Bhekuzulu 6b	Abaqulusi LM	13	Existing completed project	urban low-cost housing project in Bhekuzulu Phase 6b	1078	3,282	154	30.80685	-27.795828
Bhekuzulu Phase 6A	Abaqulusi LM	11	Construction/Awaiting Transfer	urban low-cost housing project in Bhekuzulu Phase 6a	485	3,180	351	30.83401	-27.777281
Coronation	Abaqulusi LM	6	Construction/Awaiting Transfer	urban low-cost housing project in Coronation town. Almost completed, 9 units remaining	225	2,031	618	31.06103	-27.67284
Mzamo Phases 1 & 2	Abaqulusi LM	1	Construction/Awaiting Transfer	urban low-cost housing (several properties in Louwsburg)	500	1,943	707	31.29339	-27.578393
Vryheid Extension 16	Abaqulusi LM	11	Construction/Awaiting Transfer	903 to be built by Dec 2013. urban low-cost housing project behind industrial area	903	3,180	351	30.82354	-27.765087
Bhekuzulu 3B	Abaqulusi LM	11	Pipeline/Identified	urban in-situ housing in Bhekuzulu Phase 3b for qualifying households	178	3,180	351	30.82757	-27.788353
Mangosuthu Village	eDumbe LM	2	Pipeline/Identified	semi-urban in-situ housing to Schaapkraal, Blinkwater & Klipspruit farms	1500	2,817	521	30.931931	-27.408213
Ophuzane	eDumbe LM	8	Pipeline/Identified	rural in-situ for Ophuzane settlement	1000	1,526	582	30.94331	-27.478721
Tholakele	eDumbe LM	5	Pipeline/Identified	rural in-situ for Tholakele settlement	1000	1,404	379	30.9732	-27.443985

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Name	Municipality	Ward	Stage	Comments	No. of Beneficiary HHs	No. of Households, as per 2011 Census	Housing Need, as per Census 2011	Longitude	Latitude
Dumbe : Paulpietersburg (Lindelani)	eDumbe LM	8	Existing completed project	Urban low-cost housing project (To be closed-out). eDumbe to submit close-out report.	0	1,526	582	30.823894	-27.399354
eDumbe Phase 3	eDumbe LM	3	Pipeline/Identified	urban low-cost housing in eDumbe township	483	2,824	503	30.82104	-27.401171
Frischgewaagd	eDumbe LM	4	Existing completed project	Urban low-cost housing project in Frischgewaagd township (To be closed-out) eDumbe to submit close-out report.	0	2,164	33	30.95476	-27.389568
Paulpietersburg : Dumbe : Phase I Greenfield	eDumbe LM	3	Existing completed project	Urban low-cost housing project in eDumbe township (To be closed-out) eDumbe to submit close-out report.	0	2,824	503	30.82502	-27.40204
Paulpietersburg Dumbe Phase 2	eDumbe LM	3	Existing completed project	Urban low-cost housing project in eDumbe township (To be closed-out) eDumbe to submit close-out report.	0	2,824	503	30.82034	-27.401487
Obivane Mission Housing Project	eDumbe LM	1	Pipeline/Identified	rural mixed in-situ and new low-cost housing	750	2,243	1,151	30.692612	-27.545558
Thubelisha Housing Project	eDumbe LM	8	Pipeline/Identified	Urban low-cost housing for whole of ward 8, location to be confirmed!	1000	1,526	582	30.850921	-27.381065
Luneburg Housing Project	eDumbe LM	1	Pipeline/Identified	rural in-situ for surrounding community, location to be confirmed!	180	2,243	1,151	30.594359	-27.397365
eKhombela Housing Project	eDumbe LM	1	Pipeline/Identified	rural in-situ for eKhombela settlement, project to be confirmed!	0	2,243	1,151	30.581862	-27.336951
Mandlakazi A	Nongoma LM	5	Future Project	Rural housing	2000	1,610	357	31.85507	-27.80552
Mandlakazi B	Nongoma LM	4	Implementing Stage	Rural housing	2000	2,175	260	31.75352	-27.9449
Matheni A	Nongoma LM	12	Implementing Stage	Rural housing	2000	1,649	1,075	31.6584	-28.0781
Matheni B	Nongoma LM	13	Implementing Stage	Rural housing	2000	1,055	372	31.61725	-28.05096
Osuthu A	Nongoma LM	21	Implementing Stage	Rural housing	2000	1,208	595	31.54027	-27.92694
Osuthu B	Nongoma LM	18	Implementing Stage	Rural housing	2000	1,725	395	31.62507	-27.82141
Buxedene Housing Project	Nongoma LM	8	Nearing practical completion	65 to be built due by end of June 2013,9 wait for approval because of death	1400	1,572	304	31.84044	-28.001075
Holinyoka	Nongoma LM	9	Nearing practical completion	To be built last 45 units completed by June 2013 (Rural)	1100	2,932	183	31.65286	-27.95481
Maye/Dabhasi	Nongoma LM	18	Implementing Stage	Only 6 slabs completed, concrete supplier Afrumat delay & try to make plant for concrete.	1000	1,725	395	31.72602	-28.144579
Siyazama Housing Project	Nongoma LM	15	Implementing Stage	Long time appointed from 2001 but no action & the termination of contract. The Process of re-advertise is on.	1000	1,278	694	31.49653	-27.960436
Makhalaneni Housing Project	Nongoma LM	2	Pipeline/Identified	Rural Housing	2000	1,634	1,106	31.911	-27.91
Nkukhuni Rural Project	Nongoma LM	1	Pipeline/Identified	Rural Housing	3000	1,708	1,114	31.939	-27.631

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Name	Municipality	Ward	Stage	Comments	No. of Beneficiary HHs	No. of Households, as per 2011 Census	Housing Need, as per Census 2011	Longitude	Latitude
Kombuzi Rural Project	Nongoma LM	3	Pipeline/Identified	Rural Housing	1500	1,773	1,004	31.824	-27.686
Khokhwaneni Rural Project	Nongoma LM	4&6	Pipeline/Identified	Rural Housing	3100	3,515	411	31.748	-27.932
Zidwadweni Rural Project	Nongoma LM	5	Pipeline/Identified	Rural Housing	2000	1,610	357	31.856	-27.758
Maduma Rural Project	Nongoma LM	20&18	Pipeline/Identified	Rural Housing	3000	2,884	557	31.72	-27.834
Ndongane Rural Project	Nongoma LM	7	Pipeline/Identified	Rural Housing	2000	1,688	932	31.891	-27.944
Vuna Rural Project	Nongoma LM	14	Pipeline/Identified	Rural Housing	2000	1,844	893	31.592	-27.99
Mhambuma Rural Project	Nongoma LM	15	Pipeline/Identified	Rural Housing	1000	1,278	694	31.522	-28
Mpunzana Rural Project	Nongoma LM	21	Pipeline/Identified	Rural Housing	1500	1,208	595	31.567	-27.911
Nhlophenkulu Rural Project	Nongoma LM	16	Pipeline/Identified	Rural Housing	2100	3,270	550	31.629	-27.862
Nkunzana Rural Project	Nongoma LM	18	Pipeline/Identified	Rural Housing	1500	1,725	395	31.697	-27.75
Obhuqweni Rural Project	Nongoma LM	17	Pipeline/Identified	Rural Housing	3000	1,420	420	31.521	-27.851
Sigodi-Phola Rural Project	Nongoma LM	20	Pipeline/Identified	Rural Housing	2000	1,159	162	31.675	-27.886
Babanango Phase 3	Ulundi LM	16	Pipeline/Identified	urban low cost housing	200	1,878	518	31.08894	-28.376357
Zungu TA	Ulundi LM	7	Pipeline/Identified	Possible future project for whole of Zungu TA	3500	1,175	702	31.5469	-28.1638
Babanango Phase 1&2	Ulundi LM	16	Construction/Awaiting Transfer	Only transfer of land, then close-out. Urban	325	1,878	518	31.08339	-28.383453
Ekudubekeni	Ulundi LM	8 & 9	Construction/Awaiting Transfer	Construction still in progress 26% (426 sites, rural)	1600	3,387	903	31.42141	-28.238361
Ekushumayeleni	Ulundi LM	2	Construction/Awaiting Transfer	Construction still in progress 7% (1274 sites, rural)	1600	1,559	1,179	31.43803	-27.969213
Nsabekhuluma Housing Project	Ulundi LM	5	Construction/Awaiting Transfer	Construction still in progress 64% (1280 sites, rural)	2000	1,533	972	31.43176	-28.108046
Nsukazi	Ulundi LM	6	Construction/Awaiting Transfer	Construction still in progress 79% (787 sites, rural)	1000	1,147	561	31.40589	-28.08117
Ulundi Unit L	Ulundi LM	18	Construction/Awaiting Transfer	Project at standstill. Previous I.A. abandoned the project. 436 houses completed. Project Manager to be appointed. Urban	552	2,296	437	31.43703	-28.314916
Ulundi Unit L Extension	Ulundi LM	18	Construction/Awaiting Transfer	Planning Phase 95% completed. No construction as yet. urban	954	2,296	437	31.43026	-28.311771
Ximba Rural Housing Project	Ulundi LM	14, 20	Construction/Awaiting Transfer	Construction still in progress 52% (1044 sites, rural)	2000	2,892	1,119	31.5487	-28.31215

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Name	Municipality	Ward	Stage	Comments	No. of Beneficiary HHs	No. of Households, as per 2011 Census	Housing Need, as per Census 2011	Longitude	Latitude
Zondela : Phase I	Ulundi LM	22	Construction/Awaiting Transfer	Construction completed, beneficiary administration, transfer, close-out. Urban	854	2,287	107	31.44271	-28.306855
Nobamba TA	Ulundi LM	17	Future Project	Possible future project for whole of Nobamba TA	3500	1,510	473	31.264	-28.316
Mbatha TA	Ulundi LM	9	Future Project	Possible future project for whole of Mbatha TA	3500	1,630	348	31.349	-28.238
Mpungose TA	Ulundi LM	12	Future Project	Possible future project for whole of Mpungose TA	4000	1,712	71	31.427	-28.305
Ndebele TA	Ulundi LM	4	Future Project	Possible future project for whole of Ndebele TA	3500	1,295	655	31.338	-28.038
Incotshane Ext. Pongola	uPhongolo LM	11	Implementing Stage	ZDM paid for surveying of site (urban low cost housing)	60	4,386	487	31.58048	-27.34175
Ncotshane Housing Project	uPhongolo LM	10	Implementing Stage	ZDM paid for surveying of site (urban low cost housing)	60	2,721	255	31.57829	-27.348264
Kwa Gumbi Rural Housing Project	uPhongolo LM	14	Pipeline/Identified	Implementing Agent tender to be advertised.	550	3,428	668	31.920172	-27.465068
Mahlangosi Housing Project	uPhongolo LM	1	Implementing Stage	ZDM paid for surveying of site (urban low cost housing)	60	1,994	930	31.5616	-27.535

The table below sets out the deficit (-) or surplus of housing units provided or planned to be provided versus formal housing needs, as per the results of the 2011 Census. The discrepancies are in some instances significantly more than substantial and warrant further investigation. Most of these discrepancies are evident within the Ulundi, Nongoma and eDumbe Local Municipalities and more particularly for future or pipeline projects. Possible reasons are that (1) some housing projects are not only in the specified ward or wards but might include portions of adjoining wards as well, or (2) detailed project planning has not yet taken place.

Table 43: Deficit / Surplus in the Provisioning of Housing Units in Comparison to Formal Housing Need (as per the 2011 Census Results)

Name	Municipality	Ward	Stage	No. of Beneficiary HHs	Housing Need, as per Census 2011	Deficit / Surplus
Mpungose TA	Ulundi LM	12	Future Project	4000	71	-3,929
Mbatha TA	Ulundi LM	9	Future Project	3500	348	-3,152
Nobamba TA	Ulundi LM	17	Future Project	3500	473	-3,027
Ndebele TA	Ulundi LM	4	Future Project	3500	655	-2,845
Zungu TA	Ulundi LM	7	Pipeline/Identified	3500	702	-2,798
Khokhwaneni Rural Project	Nongoma LM	4&6	Pipeline/Identified	3100	411	-2,689
Obhuqweni Rural Project	Nongoma LM	17	Pipeline/Identified	3000	420	-2,580
Maduma Rural Project	Nongoma LM	20&18	Pipeline/Identified	3000	557	-2,443
Bhekumthetho Rural Housing Project	Abaqulusi LM	3	Construction/Awaiting Transfer	3000	1,102	-1,898
Nkukhweni Rural Project	Nongoma LM	1	Pipeline/Identified	3000	1,114	-1,886

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Name	Municipality	Ward	Stage	No. of Beneficiary HHs	Housing Need, as per Census 2011	Deficit / Surplus
Sigodi-Phola Rural Project	Nongoma LM	20	Pipeline/Identified	2000	162	-1,838
Mandlakazi B	Nongoma LM	4	Implementing Stage	2000	260	-1,740
Mandlakazi A	Nongoma LM	5	Future Project	2000	357	-1,643
Zidwadweni Rural Project	Nongoma LM	5	Pipeline/Identified	2000	357	-1,643
Matheni B	Nongoma LM	13	Implementing Stage	2000	372	-1,628
Osuthu B	Nongoma LM	18	Implementing Stage	2000	395	-1,605
Nhlophenkulu Rural Project	Nongoma LM	16	Pipeline/Identified	2100	550	-1,550
Osuthu A	Nongoma LM	21	Implementing Stage	2000	595	-1,405
Vuna Rural Project	Nongoma LM	14	Pipeline/Identified	2000	893	-1,107
Nkunzana Rural Project	Nongoma LM	18	Pipeline/Identified	1500	395	-1,105
Buxedene Housing Project	Nongoma LM	8	Nearing practical completion	1400	304	-1,096
Ndongane Rural Project	Nongoma LM	7	Pipeline/Identified	2000	932	-1,068
Nsabekhuluma Housing Project	Ulundi LM	5	Construction/Awaiting Transfer	2000	972	-1,028
Mangosuthu Village	eDumbe LM	2	Pipeline/Identified	1500	521	-979
Matheni A	Nongoma LM	12	Implementing Stage	2000	1,075	-925
Bhekuzulu 6b	Abaqulusi LM	13	Existing completed project	1078	154	-924
Holinyoka	Nongoma LM	9	Nearing practical completion	1100	183	-917
Mpunzana Rural Project	Nongoma LM	21	Pipeline/Identified	1500	595	-905
Makhalaneni Housing Project	Nongoma LM	2	Pipeline/Identified	2000	1,106	-894
Ximba Rural Housing Project	Ulundi LM	14, 20	Construction/Awaiting Transfer	2000	1,119	-881
Zondela : Phase I	Ulundi LM	22	Construction/Awaiting Transfer	854	107	-747
Mondlo A&B	Abaqulusi LM	18	Pipeline/Identified	822	81	-741
Ekudubekeni	Ulundi LM	8 & 9	Construction/Awaiting Transfer	1600	903	-697
Glucktaad	Abaqulusi LM	4	Pipeline/Identified	1115	473	-642
Tholakele	eDumbe LM	5	Pipeline/Identified	1000	379	-621
Maye/Dabhasi	Nongoma LM	18	Implementing Stage	1000	395	-605
Vryheid Extension 16	Abaqulusi LM	11	Construction/Awaiting Transfer	903	351	-552
Ulundi Unit L Extension	Ulundi LM	18	Construction/Awaiting Transfer	954	437	-517
Kombuzi Rural Project	Nongoma LM	3	Pipeline/Identified	1500	1,004	-496
Nsukazi	Ulundi LM	6	Construction/Awaiting Transfer	1000	561	-439
Ekushumayeleni	Ulundi LM	2	Construction/Awaiting Transfer	1600	1,179	-421
Ophuzane	eDumbe LM	8	Pipeline/Identified	1000	582	-418

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

Name	Municipality	Ward	Stage	No. of Beneficiary HHs	Housing Need, as per Census 2011	Deficit / Surplus
Thubelisha Housing Project	eDumbe LM	8	Pipeline/Identified	1000	582	-418
Siyazama Housing Project	Nongoma LM	15	Implementing Stage	1000	694	-306
Mhambuma Rural Project	Nongoma LM	15	Pipeline/Identified	1000	694	-306
Khambi	Abaqulusi LM	2	Pipeline/Identified	1000	740	-260
Bhekezulu Phase 4	Abaqulusi LM	11	Construction/Awaiting Transfer	528	351	-177
Vumani	Abaqulusi LM	5	Pipeline/Identified	1000	858	-142
Bhekuzulu Phase 6A	Abaqulusi LM	11	Construction/Awaiting Transfer	485	351	-134
Ulundi Unit L	Ulundi LM	18	Construction/Awaiting Transfer	552	437	-115
eDumbe Phase 3	eDumbe LM	3	Pipeline/Identified	483	503	20
Frischegewaagd	eDumbe LM	4	Existing completed project	0	33	33
Kwa Gumbi Rural Housing Project	uPhongolo LM	14	Pipeline/Identified	550	668	118
Cliffdale	Abaqulusi LM	7	Pipeline/Identified	800	956	156
Bhekuzulu 3B	Abaqulusi LM	11	Pipeline/Identified	178	351	173
Babanango Phase 1&2	Ulundi LM	16	Construction/Awaiting Transfer	325	518	193
Ncotshane Housing Project	uPhongolo LM	10	Implementing Stage	60	255	195
Mzamo Phases 1 & 2	Abaqulusi LM	1	Construction/Awaiting Transfer	500	707	207
Enyathi	Abaqulusi LM	5	Pipeline/Identified	600	858	258
Babanango Phase 3	Ulundi LM	16	Pipeline/Identified	200	518	318
Coronation	Abaqulusi LM	6	Construction/Awaiting Transfer	225	618	393
Obivane Mission Housing Project	eDumbe LM	1	Pipeline/Identified	750	1,151	401
Incotshane Ext. Pongola	uPhongolo LM	11	Implementing Stage	60	487	427
Paulpietersburg : Dumbe : Phase I Greenfield	eDumbe LM	3	Existing completed project	0	503	503
Paulpietersburg Dumbe Phase 2	eDumbe LM	3	Existing completed project	0	503	503
Dumbe : Paulpietersburg (Lindelani)	eDumbe LM	8	Existing completed project	0	582	582
Mahlangosi Housing Project	uPhongolo LM	1	Implementing Stage	60	930	870
Luneburg Housing Project	eDumbe LM	1	Pipeline/Identified	180	1,151	971
eKhombela Housing Project	eDumbe LM	1	Pipeline/Identified	0	1,151	1,151

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

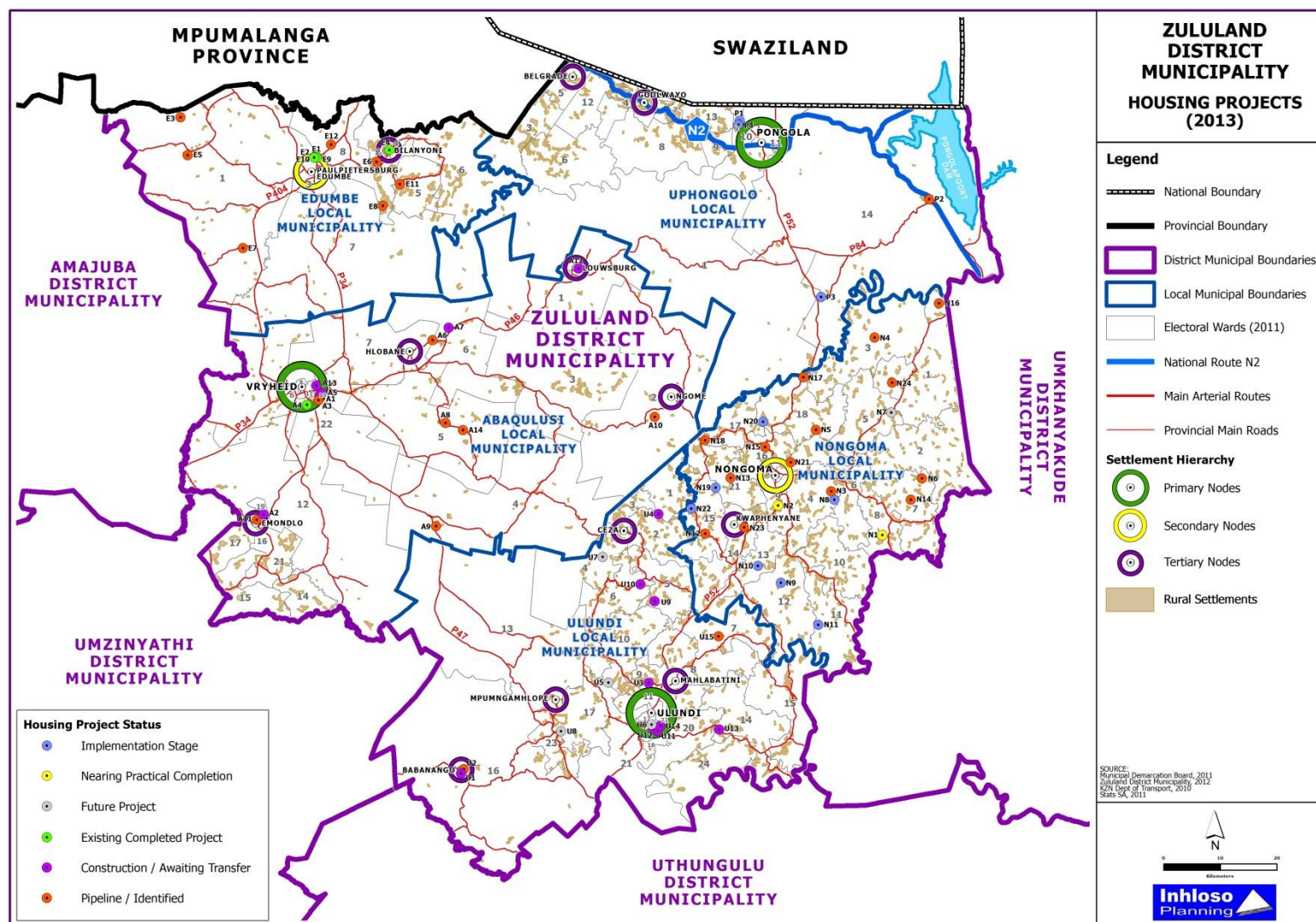
The following Table is to be used for the Housing Project Names for the following series of Maps:

Name	Municipality	Ward	MAP_NO
Bhekezulu Phase 4	Abaqulusi LM	11	A1
Bhekumthetho Rural Housing Project	Abaqulusi LM	3	A2
Bhekuzulu 3B	Abaqulusi LM	11	A3
Bhekuzulu 6b	Abaqulusi LM	13	A4
Bhekuzulu Phase 6A	Abaqulusi LM	11	A5
Cliffdale	Abaqulusi LM	7	A6
Coronation	Abaqulusi LM	6	A7
Enyathi	Abaqulusi LM	5	A8
Glucktaad	Abaqulusi LM	4	A9
Khambi	Abaqulusi LM	2	A10
Mondlo A&B	Abaqulusi LM	18	A11
Mzamo Phases 1 & 2	Abaqulusi LM	1	A12
Vryheid Extension 16	Abaqulusi LM	11	A13
Vumani	Abaqulusi LM	5	A14
Dumbe : Paulpietersburg (Lindelani)	eDumbe LM	8	E1
eDumbe Phase 3	eDumbe LM	3	E2
eKhombela Housing Project	eDumbe LM	1	E3
Frischegewaagd	eDumbe LM	4	E4
Luneburg Housing Project	eDumbe LM	1	E5
Mangosuthu Village	eDumbe LM	2	E6
Obivane Mission Housing Project	eDumbe LM	1	E7
Ophuzane	eDumbe LM	8	E8
Paulpietersburg : Dumbe : Phase I Greenfield	eDumbe LM	3	E9
Paulpietersburg Dumbe Phase 2	eDumbe LM	3	E10
Tholakele	eDumbe LM	5	E11
Thubelisha Housing Project	eDumbe LM	8	E12
Buxedene Housing Project	Nongoma LM	8	N1
Holinyoka	Nongoma LM	9	N2
Khokhwaneni Rural Project	Nongoma LM	4&6	N3
Kombuzi Rural Project	Nongoma LM	3	N4
Maduma Rural Project	Nongoma LM	20 &18	N5
Makhalaneni Housing Project	Nongoma LM	2	N6
Mandlakazi A	Nongoma LM	5	N7
Mandlakazi B	Nongoma LM	4	N8
Matheni A	Nongoma LM	12	N9
Matheni B	Nongoma LM	13	N10
Maye/Dabhasi	Nongoma LM	18	N11
Mhambuma Rural Project	Nongoma LM	15	N12
Mpuzana Rural Project	Nongoma LM	21	N13
Ndongane Rural Project	Nongoma LM	7	N14
Nhlophenkulu Rural Project	Nongoma LM	16	N15
Nkukhwini Rural Project	Nongoma LM	1	N16
Nkuzana Rural Project	Nongoma LM	18	N17
Obhuqwini Rural Project	Nongoma LM	17	N18
Osuthu A	Nongoma LM	21	N19
Osuthu B	Nongoma LM	18	N20
Sigodi-Phola Rural Project	Nongoma LM	20	N21

ZULULAND DISTRICT MUNICIPALITY: DRAFT HOUSING SECTOR PLAN

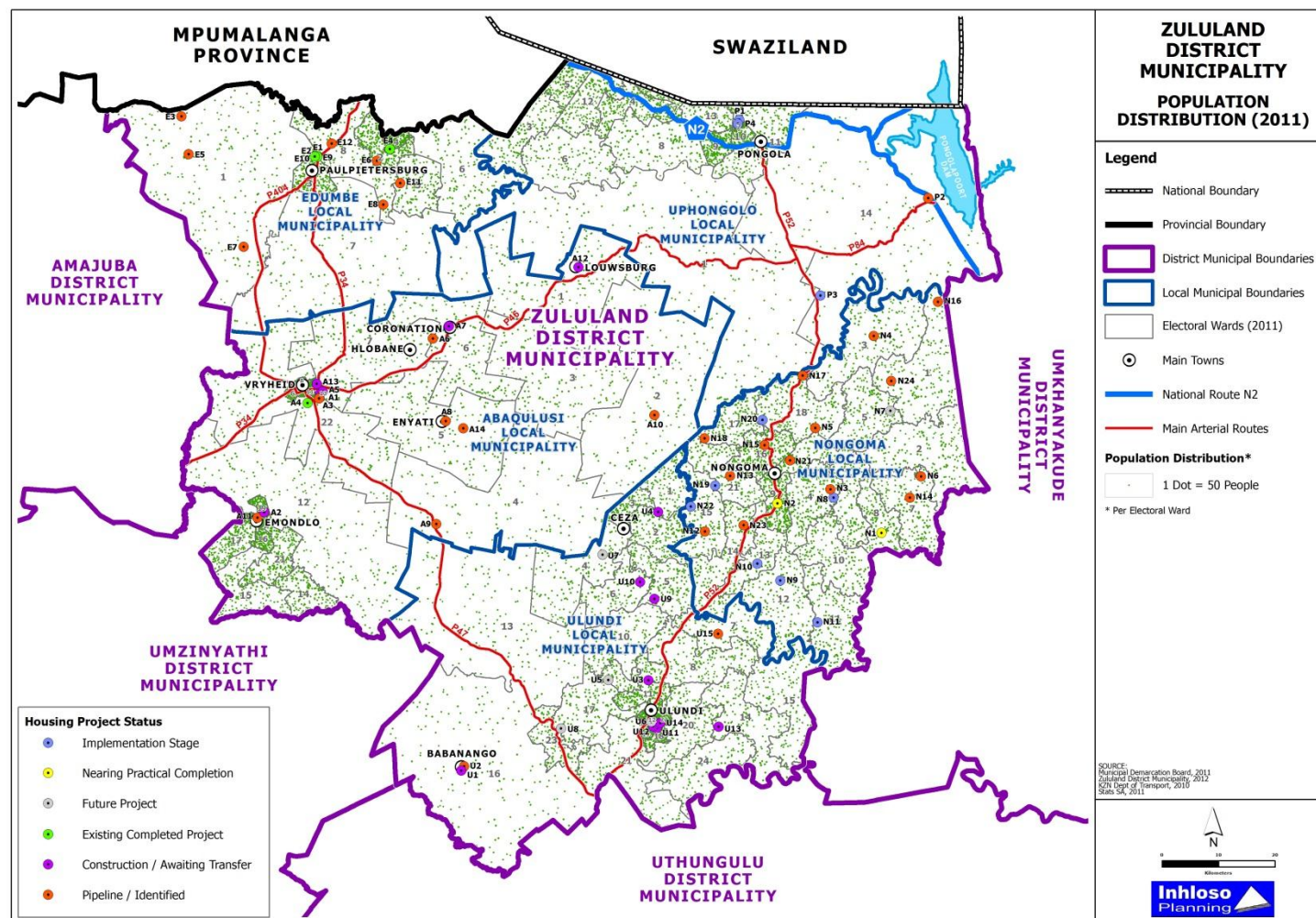
Name	Municipality	Ward	MAP_NO
Siyazama Housing Project	Nongoma LM	15	N22
Vuna Rural Project	Nongoma LM	14	N23
Zidwadweni Rural Project	Nongoma LM	5	N24
Babanango Phase 1&2	Ulundi LM	16	U1
Babanango Phase 3	Ulundi LM	16	U2
Ekudubekeni	Ulundi LM	8 & 9	U3
Ekushumayeleni	Ulundi LM	2	U4
Mbatha TA	Ulundi LM	9	U5
Mpungose TA	Ulundi LM	12	U6
Ndebele TA	Ulundi LM	4	U7
Nobamba TA	Ulundi LM	17	U8
Nsabekhuluma Housing Project	Ulundi LM	5	U9
Nsukazi	Ulundi LM	6	U10
Ulundi Unit L	Ulundi LM	18	U11
Ulundi Unit L Extension	Ulundi LM	18	U12
Ximba Rural Housing Project	Ulundi LM	14, 20	U13
Zondela : Phase I	Ulundi LM	22	U14
Zungu TA	Ulundi LM	7	U15
Incotshane Ext. Pongola	uPhongolo LM	11	P01
Kwa Gumbi Rural Housing Project	uPhongolo LM	14	P02
Mahlangosi Housing Project	uPhongolo LM	1	P03
Ncotshane Housing Project	uPhongolo LM	10	P04

Map 37: Housing Projects within Zululand District (2013)



2. HOUSING PROJECTS IN RELATION TO POPULATION DISTRIBUTION

Map 38: Housing Projects in Relation to Population Distribution

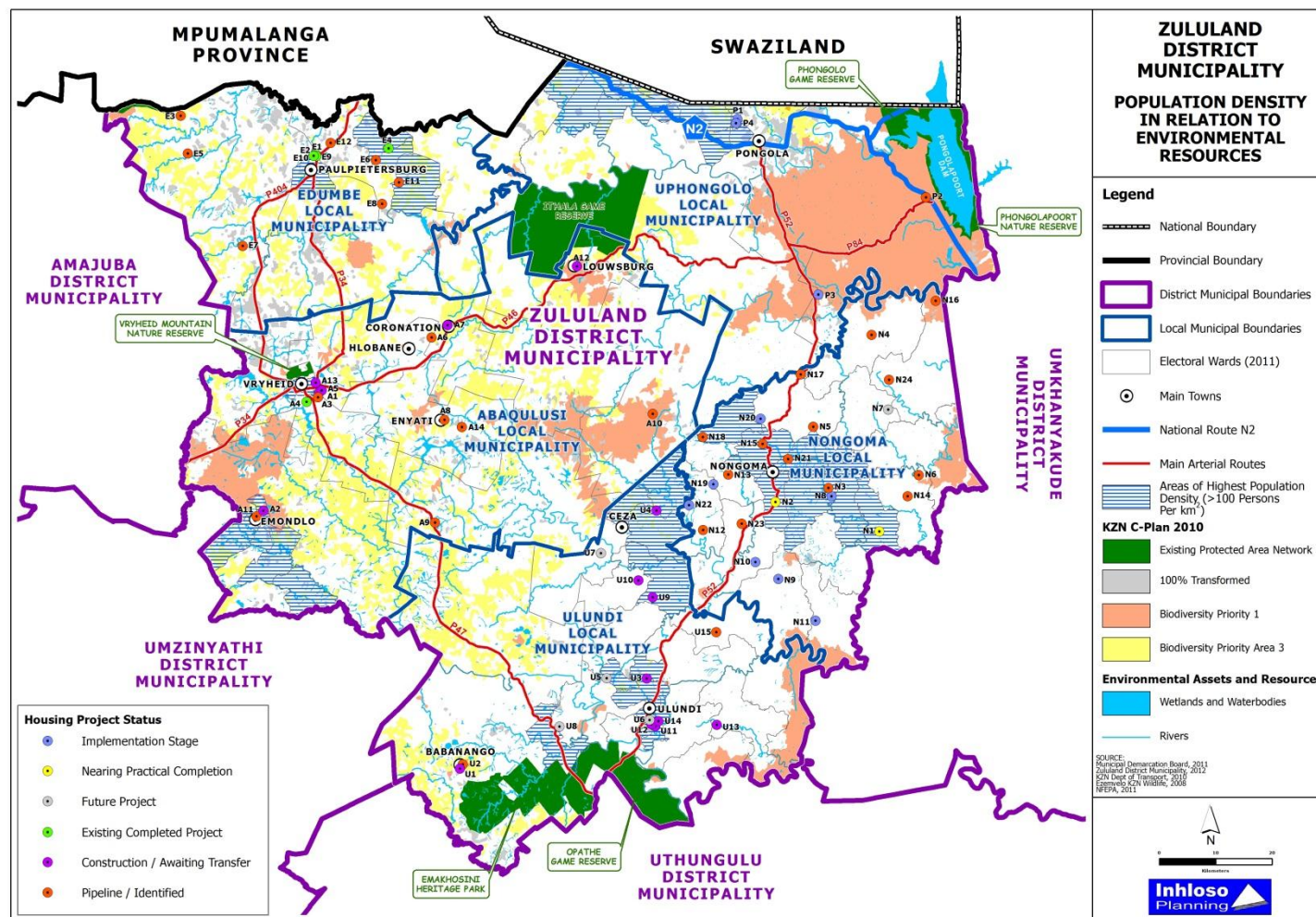


The following housing projects do not appear to be within densely settled areas:

Name	Municipality	Ward	Map No.
Cliffdale	Abaqulusi LM	7	A6
Enyathi	Abaqulusi LM	5	A8
Khambi	Abaqulusi LM	2	A10
Vumani	Abaqulusi LM	5	A14
eKhombela Housing Project	eDumbe LM	1	E3
Luneburg Housing Project	eDumbe LM	1	E5
Obivane Mission Housing Project	eDumbe LM	1	E7
Kombuzi Rural Project	Nongoma LM	3	N4
Nkukhwini Rural Project	Nongoma LM	1	N16
Ndebele TA	Ulundi LM	4	U7
Nobamba TA	Ulundi LM	17	U8
Zungu TA	Ulundi LM	7	U15
Mahlangosi Housing Project	uPhongolo LM	1	P03

3. HOUSING PROJECTS IN RELATION TO POPULATION DENSITY AND ENVIRONMENTAL RESOURCES

Map 39: Housing Projects in Relation to Population Density and Environmental Resources

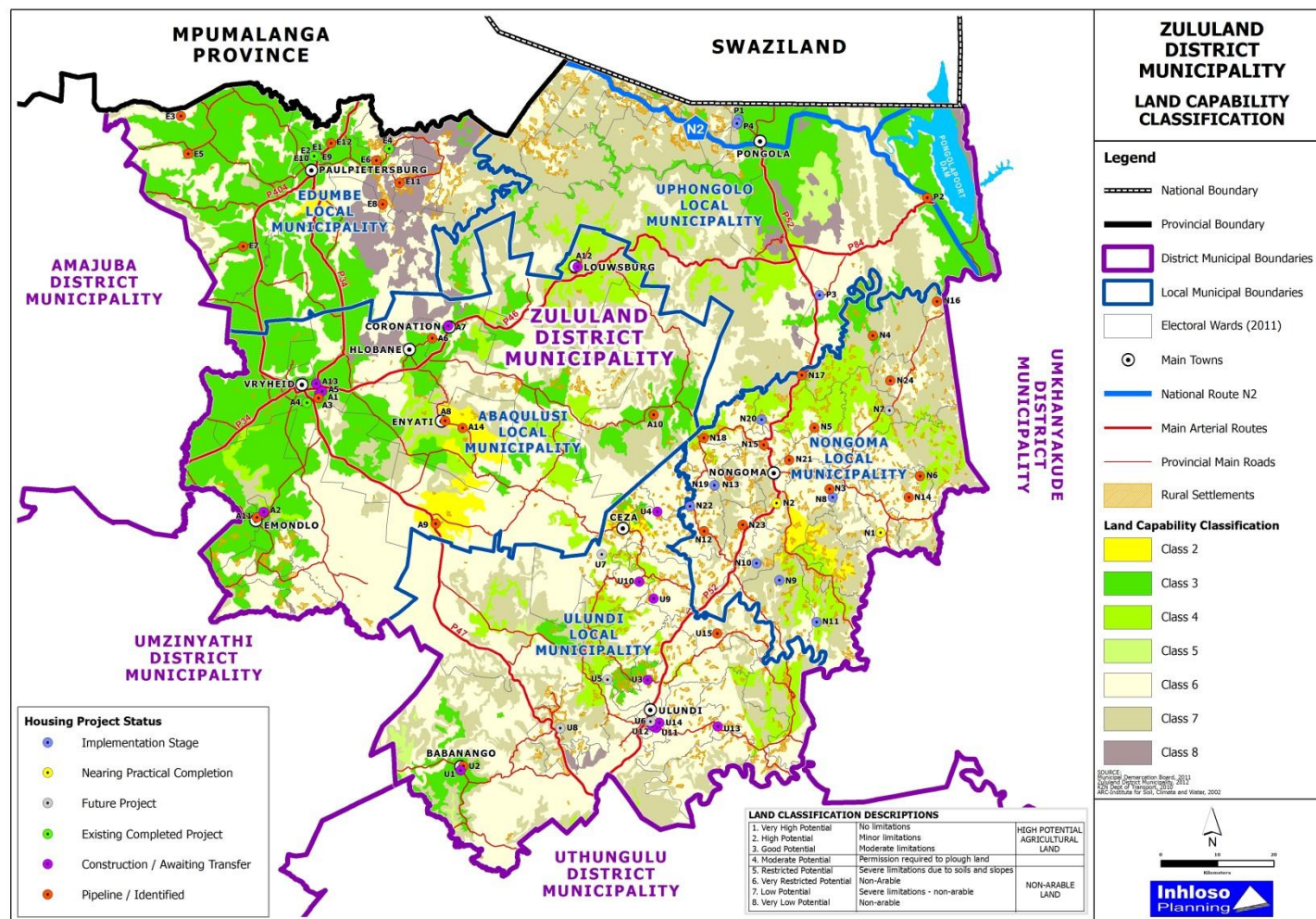


The following housing projects falls either within Biodiversity 1 or 3 Areas:

Name	Municipality	Ward	Map No.
Within Biodiversity 1 Areas			
Khambi	Abaqulusi LM	2	A10
Nkukhwini Rural Project	Nongoma LM	1	N16
Mahlangosi Housing Project	uPhongolo LM	1	P03
Within Biodiversity 3 Areas			
eKhombela Housing Project	eDumbe LM	1	E3

4. HOUSING PROJECTS IN RELATION TO LAND CAPABILITY FOR AGRICULTURAL DEVELOPMENT

Map 40: Housing Projects in Relation to Land Capability for Agricultural Development



The following Rural Housing Projects do seem to be located on or in very close proximity to high potential agricultural land:







Name	Municipality	Ward	Map No.
Khambi	Abaqulusi LM	2	A10
eKhombela Housing Project	eDumbe LM	1	E3
Luneburg Housing Project	eDumbe LM	1	E5
Obivane Mission Housing Project	eDumbe LM	1	E7
Thubelisha Housing Project	eDumbe LM	8	E12
Kombuzi Rural Project	Nongoma LM	3	N4

5. HOUSING PROJECTS IN RELATION TO WATER AND SANITATION PROJECTS (AS PER THE 213 WSDP)

The Map attached at **Appendix A** has reference. It depicts Housing Projects and Planned Water Roll-outs , as extracted from the ZDM WSDP (2013).

The Housing Projects are indicated on the Map as per the following categories:

Stage

-  Implementing Stage
-  Nearing practical completion
-  Future Project
-  Existing completed project
-  Construction/Awaiting Transfer
-  Pipeline/Identified

The following Rural Housing Projects are not served with water, nor is there, at this stage, any indication in the ZDM WSDP that water will be provided to these projects:

Table 44: Rural Housing Projects not served with piped water nor planned, at this stage, to be served with water

Name	Municipality	Ward	Stage	No. of Beneficiary HHs
Thubelisha Housing Project	eDumbe LM	8	Pipeline/Identified	1000
Obivane Mission Housing Project	eDumbe LM	1	Pipeline/Identified	750
Luneburg Housing Project	eDumbe LM	1	Pipeline/Identified	180
eKhombela Housing Project	eDumbe LM	1	Pipeline/Identified	0
Khokhwaneni Rural Project	Nongoma LM	4&6	Pipeline/Identified	3100
Mandlakazi B	Nongoma LM	4	Implementing Stage	2000
Matheni B	Nongoma LM	13	Implementing Stage	2000
Ndongane Rural Project	Nongoma LM	7	Pipeline/Identified	2000
Mahlangosi Housing Project	uPhongolo LM	1	Implementing Stage	60

The following two rural housing projects will only be served with water post 2018:

Table 45: Rural Housing Projects only to be served with Water after 2018

Name	Municipality	Ward	Stage	No. of Beneficiary HHs
Nobamba TA	Ulundi LM	17	Future Project	3500
Zungu TA	Ulundi LM	7	Pipeline/Identified	3500

6. KEY CHALLENGES AFFECTING THE HOUSING SECTOR IN THE ZULULAND DISTRICT

The following Key Challenges relating to the Housing Sector within the Zululand District have been identified:

- To facilitate the location of planned and future housing developments outside of high potential agricultural areas;
- To facilitate the location of planned and future housing developments outside of Biodiversity 1 and 3 areas;
- To focus planned and future housing projects where water services are, will be or can be provided;
- To promote the location of planned and future housing projects in areas where denser settlement patterns are evident in order to ensure economies of scale;

- To promote the development and reinforcement of priority nodal areas and corridors, as identified in the ZDM SDF (June 2013), by facilitating the location of planned and future housing projects at such nodes and corridors;
- To promote the accurate reflection of the number of households in an area for which an housing project is planned for, i.e. that there are no discrepancies between the number of potential beneficiary households and the number of actual households residing in an area;
- To facilitate the provision of good road accessibility to housing projects;
- To promote housing development located within the electricity grid or in areas where grid development will take place;
- To improve alignment between the various service providers, the funders and the developers in housing developments; and
- To facilitate the alignment of the ZDM WSDP to housing projects within the District and *vice versa*.

7. HOUSING: PROPOSED STRATEGIC GUIDANCE

The purpose of this section is to propose specific strategic guidance to contribute towards addressing the Key Challenges identified in the previous section and also to improve the alignment processes in terms of planning and service delivery.

Table 46: Key Challenges and Proposed Strategic Guidance

No.	Key Challenge	No.	Proposed Strategic Guidance
1	To facilitate the location of planned and future housing developments outside of high potential agricultural areas;	1.1	Current Planned and Future Rural Housing Projects must only cater for existing households and housing units to be developed at existing homesteads. No green field housing development to take place on high potential agricultural land, unless, in the case of urban housing developments, no alternative sites are available.
2	To facilitate the location of planned and future housing developments outside of Biodiversity 1 and 3 areas;	2.1	Current Planned and Future Rural and Urban Housing Projects must only cater for existing households and housing units to be developed at existing homesteads. No green field housing development to take place on Biodiversity 1 or 3 Priority Areas.
3	To focus planned and future housing projects where water services are, will be or can be provided;	3.1	The minimum water requirement, in terms of distance from source, for rural housing units is: the unit must be located within 200m from a water standpipe. This means that were there is no water network in place nor any plans to provide such a network in the future, proposed housing projects must not be supported.
4	To promote the location of planned and future housing projects in areas where denser settlement patterns are evident in order to ensure economies of scale;	4.1	Housing projects must have definite boundaries that encompass only denser settlement. This makes the provision of facilities and services less costly. LMs should be encouraged not to include whole wards or Traditional Authority areas as housing project boundaries, but only those parts that are denser settled.
5	To promote the development and reinforcement of priority nodal areas and corridors, as identified in the ZDM SDF (June 2013), by facilitating the location of planned and future housing projects at such nodes and corridors as a 1st priority (if there is a need for	5.1	The identified Primary Nodes are: Pongola, Ulundi and Vryheid. In case of particularly the latter two towns, strong urbanisation trends have been observed over the last 10 years. This is expected continue as people move out of rural areas in the search for employment opportunities. The need for urban housing projects will thus intensify in these towns.

No.	Key Challenge	No.	Proposed Strategic Guidance
	such housing development);	5.2	The identified Secondary Nodes are: Paulpietersburg and Nongoma. Urbanisation trends are not as pronounced as in the case of Vryheid and Ulundi. However, further economic growth of these towns will place pressure for additional urban housing stock within or in close proximity to these towns.
		5.3	Important proposed Corridors to contribute towards job creation are: (1) eMondlo - Vryheid; (2) Vryheid - Hlobane; and (3) Paulpietersburg - Bilanyoni. If growth happens in these corridors, it will lead to a need for additional urban housing developments in the longer term.
6	To promote the accurate reflection of the number of households in an area for which an housing project is planned for, i.e. that there are no discrepancies between the number of potential beneficiary households and the number of actual households residing in an area;	6.1	In order to ensure that the proper allocation of resources and services - particularly water and sanitation - are allocated to a proposed housing project, it is critical that the correct number of beneficiary households is provided. This forms part of the Phase 1 Planning Stage of a housing project.
7	To facilitate the provision of good road accessibility to housing projects;	7.1	With the planning of a housing project, accessibility thereto in terms of road infrastructure must be fully investigated. If there is a need for road improvements or upgrades, this needs to be identified and accurately quantified.
8	To promote housing development located within the electricity grid or in areas where grid development will take place;	8.1	In urban housing projects, this is essential. It is not as essential in rural housing projects, but will contribute to its sustainability.
9	To improve alignment between the various service providers, the funders and the developers in housing developments; and	9.1	It is critical for the successful planning and development of housing projects that there is full alignment between all stake holders. In this regard, it is recommended that an Housing Alignment Structure (could be an existing structure such as the District's Planning and Development Forum) be established and that it meets quarterly to discuss all housing projects (current and planned).
10	To facilitate the alignment of the ZDM WSDP to housing projects within the District and <i>vice versa</i> .	10.1	It is also critical that the District is aware of current and planned projects timeously (through the proposed Housing Alignment Structure) in order for the District to align its WSDP to such projects - if feasible and do-able.

APPENDIX A

MAP: Housing Projects & Planned Water Rollouts (June 2013)

1