

EMADLANGENI LOCAL MUNICIPALITY

**Draft Housing Sector Plan
2022-2027**

TABLE OF CONTENT

Contents

INTRODUCTION	2
LOCAL CONTEXT.....	2
2. LEGISLATION	3
2.1 National Housing Act	3
2.2 KwaZulu-Natal Housing Act.....	4
3. EMADLANGENI MUNICIPALITY: IDP AND SPATIAL FRAMEWORK	5
3.1 EMADLANGENI IDP	5
3.2 EMADLANGENI SPATIAL DEVELOPMENT FRAMEWORK.....	6
4. CURRENT HOUSING SITUATION	7
4.1 Housing trends	7
4.2 Household Densities.....	7
5. LAND IDENTIFICATION	7
6. PLANNED HOUSING PROJECTS.....	8
7. INTEGRATION WITH OTHER SECTORS	10
7.1 KZN Human Settlement Master Spatial plan.....	11
8. CONCLUSION	11

INTRODUCTION

This Housing Sector Plan is aimed at providing a framework within which the Emadlangeni Municipality can start with the task of addressing the housing need of their communities and thereby meeting their obligation of providing shelter for those in need. This is a working document that will guide the Emadlangeni Municipality and other role-players to set in motion the process of housing delivery. It is a requirement that the plan should set strategies and timeframes for the development of housing in the area and should also be linked to the Municipal Integrated Development Plan (IDP) as well as the Provincial Housing Plan in order to ensure the alignment of programmes and objectives at all spheres of governance. More specifically, the project aims to identify the current housing demand, assess the rate of development in terms of housing delivery in the municipality and also identify bottlenecks in the process.

This report considers the following components of housing delivery:

- ✚ Policy and legislative environment
- ✚ Current housing situation in Emadlangeni Municipality
- ✚ Demand for housing in Emadlangeni Municipality
- ✚ Integration with other sectors

The report also takes into consideration the municipal Vision, Mission and Strategies as indicated in the IDP. The Housing Plan is a strategic document with a 5 year timeframe and need to be reviewed annually as part of the IDP review process.

LOCAL CONTEXT

Emadlangeni Municipality forms part of the Amajuba District Municipality in the KwaZulu-Natal Province. It is located along the northern boundary of Amajuba District and shares its borders with Newcastle Municipality on the west, Dannhauser Municipality on the east, Pixely Ka Isaka Seme Municipality on the north, Endumeni Municipality on the south, Edumbe Municipality on the north-eastern boundary and Abaqulusi Municipality on the south eastern boundary. It covers an area of approximately 3539km² and has a population of about 36 869 people. The municipal area comprises of privately owned commercial farmland, smallholder settlements, the urban areas of Utrecht, and the nodes of Groenvlei

and Kingsley. There are five traditional councils in the municipality; Ndlamlenze Traditional Council, Amantungwa Traditional Council, Thekwani Traditional Council, Mgundeni Traditional Council and Mbatha Traditional Council. The municipality was delimited into 6 wards in August 2016 according to the Municipal Demarcations Board.

The physical and environmental context of the municipality includes the following:

- Vast environmental areas covering the majority of the municipality's landscape. A majority of these include grasslands.
- The municipality is well-endowed with natural resources which gives it its biodiversity character. It is characterised by strong environmental features like the Balele Mountains and a number of water resources and animal species. These also create opportunities for economic and human development.
- The area is characterised by differing socio-economic profiles across all municipal wards. These are impacted by and in turn influence both the natural resources and the physical infrastructure spread across the municipality.

2. LEGISLATION

2.1 National Housing Act

The Housing Act; No. 107 of 1997 hereafter referred to as the Housing Act, sets out the housing development guidelines as well as the roles and responsibilities of all spheres of government for housing. The role of the Local Municipality is defined as that of ensuring that; as part of the IDP, Local Municipalities take necessary steps in line with the National and Provincial housing legislation to:

- ✚ Ensure that inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis
- ✚ Conditions not conducive to the health and safety of the inhabitants of its area of jurisdiction are prevented or removed
- ✚ Services in respect of water, sanitation, electricity, roads, storm water, drainage and transportation are provided in the manner which is economically efficient.

Further to this it is the role of Local Government to set housing delivery goals, identify and designate land for housing development; create and maintain the public environment conducive to housing development; initiate, plan, facilitate, promote and enable appropriate housing development in its area of jurisdiction.

Some of the general principles for housing that are applicable to all spheres of governance include:

- ✚ Giving priority to the needs of the people with respect to housing
- ✚ Ensuring that housing development provides a wide choice of housing and tenure options
- ✚ Housing development is in line with the Municipal Integrated Development Plan
- ✚ Promote provision of community and recreational facilities in residential areas
- ✚ Caters for the housing needs of marginalised women and other groups disadvantaged by unfair discrimination.

Based on the above principles, the role of Local Government should be to seek to ensure that its obligations in terms of housing development are met and that the measures used are in line with the principles of cooperative governance.

2.2 KwaZulu-Natal Housing Act

In a provincial context, the KwaZulu Natal Housing Act (No 132 of 1998) is the most important provincial statute to regulate housing issues in the province and its local municipalities. This Act sets out the roles, responsibilities, duties and functions of both the Province and Local Municipalities. In terms of this Act; it is the duty and responsibility of the Local Municipality to:

- ✚ Take all reasonable and necessary steps to ensure that the inhabitants of its municipal area have access to adequate housing;
- ✚ Set sustainable housing delivery goals in respect of its municipal area;
- ✚ Identify and designate land for housing purposes;
- ✚ Ensure the economic, efficient and effective provision, operation and maintenance of services in respect of water, sanitation, electricity, roads and storm water drainage; and
- ✚ Regulate health and safety standards relating to housing development.

It is the function of the municipality to ensure that access to land for housing is accelerated and that the necessary bulk infrastructure and services are planned for and/or is available for the proposed housing development. Further to this the municipality may:

- ✚ Initiate, plan and execute projects, provided that in such cases where a project forms part of a housing programme for which the municipality is accredited in terms of section 18, the project shall be referred to the Minister for approval;
- ✚ Facilitate and co-ordinate housing development in its municipal area; and
- ✚ Participate in any housing programme by –
 - ✚ Promoting a housing development project by a developer;
 - ✚ Entering into a joint venture contract with a developer in respect of a housing development project;
 - ✚ Establishing a separate business entity to execute a housing development project; or facilitating participation in the housing process.

The above duties and responsibilities calls for necessary measures to be taken by municipalities to ensure that an environment conducive for housing development exists. The strategies and financial plans of the municipality should reflect its obligation to perform such duties for its inhabitants.

3. EMADLANGENI MUNICIPALITY: IDP AND SPATIAL FRAMEWORK

3.1 EMADLANGENI IDP

The Municipality's IDP states the following Vision for the municipal area:

BY 2036 EMADLANGENI MUNICIPALITY:

- **A SELF-SUSTAINING EXEMPLARY LOCAL MUNICIPALITY**
- **WITH A DIVERSE THRIVING ECONOMY**
- **WHERE CITIZENS ENJOY A HIGH QUALITY OF LIFE**
- **WITHIN A SUSTAINABLE AND RESILIENT ENVIRONMENT**

The Mission states the following:

IN PURSUIT OF ITS DEVELOPMENT VISION, EMADLANGENI MUNICIPALITY PLEDGES TO ITS COMMUNITIES AND STAKEHOLDERS TO:

- Be the embodiment of good governance;
- Deliver services in an efficient and effective manner;
- Promote and facilitate sustainable socio-economic development;

- To create mutual trust and understanding between the municipality and the community.
- Promote tourism, agriculture and mining, and facilitate development of urban hubs in support of these economic sectors and delivery of services.
- To apply good and transparent corporate governance in order to promote community prosperity.

The delivery of sustainable human settlements forms part of government's key objectives and is enshrined in various planning policies and legislation. EMadlangeni Municipality embraces the concept and endeavour towards sustainable human settlements. The municipality currently has five land reform projects which are driven by the Department of Rural Development and Land Reform (DRDLR). The Department has provided funds for the purchase of the land, which has taken place in all five instances, but in many cases funds for physical infrastructure has not been transferred (EMadlangeni Draft Housing Plan). The Department of Rural Development and Land Reform, however, does not cover the construction of top structures and residents are thus forced to construct traditional dwellings.

The EMadlangeni Draft Housing Sector plan identifies the following projects as land reform projects within the municipality:

- Nkosi Kumalo; 600 households
- Amantungwa Inkululeko; 104 households
- Shabalala; 300 households
- Nzima; 285 households
- Mabaso; 290 households

3.2 EMADLANGENI SPATIAL DEVELOPMENT FRAMEWORK

Emadlangeni housing Sector Plan in place in which the objective and goals of housing in the municipality are identified. The plan further identifies challenges the municipality faces with regards to housing delivery. Approximately 43.44% of the population within the municipality reside in traditional dwelling structures made of traditional matter, which is a total of 15 947 people. Furthermore, about 0.45% of the population resides in informal dwellings which is a total of 142 people. These structures do not meet the standard requirements of the national building regulations. The housing backlog in the municipality is estimated at 2556 units based on census data (informal settlements and backyard shacks). The majority of the housing backlog is estimated to fall under the traditional dwelling/hut/structure made of traditional materials.

An analysis of the annual household income profile of the municipality gives an indication of the extent of the housing demand and need. A large proportion of the municipality's households fall with the low income housing segments in terms their income profiles. This group accounts for 71.07% of the municipality's households.

Naturally, since the municipality is mainly rural and has a high percentage of unemployment, the greater percentage of the housing need is for affordable housing units in rural areas.

4. CURRENT HOUSING SITUATION

4.1 Housing trends

The following trends are noted in Emadlangeni:

- ✚ There is a trend of upcoming informal settlements in ward 3 Waaihoek area under Waaihoek Community Trust Land and in ward 4 Zaaioek KwaThekwane.
- ✚ There is a trend of young upcoming population in ward 2 for work purposes. This trend has resulted in the need for middle income residential housing development

4.2 Household Densities

Emadlangeni has an exceptionally low population density at 9 people per km². The population density of Newcastle is approximately 179 people per km² (2.5 times higher than the district density). Emadlangeni's urbanisation rate was however; very low compared to Newcastle (74.8%) and Dannhauser (22.8%). The areas of high population density are only found in the primary and secondary nodes being Utrecht town, Kingsley, Amantungwa and Groenvlei settlements.

5. LAND IDENTIFICATION

It should be noted that the housing sector is a dynamic environment and that although land may be identified it is necessary for the land to be tested for sustainability and SPLUMA processes. In Emadlangeni settlements are categorized within 3 nodes, primary, secondary and tertiary. Housing projects for low to middle income class should be earmarked in land within secondary nodes namely, Kingsley, Groenvlei, Vaalbank/Beru the majority of land is registered under Community Property Association (CPA). In tertiary nodes, Kwanzima, Reserve, Zaaioek housing projects. Utrecht being the only primary node should cater for low, middle to high income groups.

Land parcels identified for housing development in Utrecht are:

Erf 10000 middle income and high income and Erf 739 social housing project

6. PLANNED HOUSING PROJECTS

Madlangeni Pipeline List of Projects						
	Project	Type	Units	Date	Budget	Status
	Kingsley Housing Project	Rural (Agri-village)	TBC	TBC	TBC	- Project identified as potential site for development - Prefeasibility studies completed and the project is deemed to be feasible.
	Waihoek Housing Project	Rural (Agri-village)	TBC	TBC	TBC	- Project Identification in the IDP not yet finalized
	Amantung wa Housing Project	Rural (Agri-village)	TBC	TBC	TBC	- Project Identification in the IDP not yet finalized
	KwaNdlamlenze Housing Project	Rural (Agri-village)	TBC	TBC	TBC	- Project Identification in the IDP not yet finalized

Project	Type	Status	Units
Goedehoop Extension	Housing	Phase 2 Internal reticulation Sewer treatment plant upgrade Registration of sites	596 units
Kingsley (Agri-village)	Housing	Planning phase	200 units
Khayaletu renovations	Housing	Completed	60 units
Khayaletu Village extension	Township establishment	Planning phase	90 units
Khayaletu Formalisation	Housing	Grant funding from DHS	60 units
Goedehoop	Title deed handover	Completed (23)	24 units
Groenvlei (Agri-village)	Housing	EIA in progress	150 units
Erf 739	Social housing	Pre-planning	200 units
Erf 10000	Balele estate	Pre-planning	30 units
Erf 10000	Middle income housing	Pre-planning	200 units
Portion 2 of 7 of the farm Weltevreden 53 (Balgrey)	HDA Purchase Housing	Completed, title deed registered under the municipality Housing project	300 units 100 units

		Renovations	18 units
		Registrations	18 units

7. INTEGRATION WITH OTHER SECTORS

As it has been shown throughout this document, an integrated approach to housing development is not just about bricks and mortar. A holistic approach to housing development will take into consideration *inter alia*:

- ✚ Provision of municipal infrastructure and services;
- ✚ Access to social services and economic opportunities; and
- ✚ Alignment of housing plan with other Municipal plans strategies such as the Integrated Development Plan, Spatial Development Frameworks and Land Use Management.

Therefore the delivery of projects must be coordinated between departments, through the Municipality’s IDP. This proposed integration is an on-going process which should inform municipal planning at large and it will require communication amongst the various Municipal Departments and other service providers to ensure that integrated human settlements are developed. The municipal housing official’s role is to ensure that all of the departments are aware of the planned and proposed developments and that funding is coordinated to ensure maximum development benefits. At a basic level, this plan should ensure that MIG funding is correctly coordinated with the proposed delivery of housing over the next five years.

Although this plan does give some indication of the level of services and facilities available in the different communities of Emadlangeni, it is hoped that further coordination of relevant sector departments such as education, economic development, social services health etc. will be cultivated so as to ensure that the proposed projects in this plan are implemented in an integrated and sustainable manor.

7.1 KZN Human Settlement Master Spatial plan

The vision of the KZN Human Settlement Master Spatial plan is: by 2030 KwaZulu-Natal is recognized for its compact, connected and integrated human settlement pattern across different scales reflecting successful spatial transformation, founded on the values of sustainability collaboration, choice and value creation.

The objectives of the KZN Human Settlement Master Spatial plan are:

1. Spatial transformation
2. Compact settlements and settlement patterns
3. Connected settlements and settlements patterns
4. Integrated settlements and settlement patterns
5. Functional residential property market in urban and rural areas
6. Consistent application of policies, principles, objectives and concepts across various scales
7. Institutional capacity for effective planning and implementation

Emadlangeni sector plan aligns with these objectives particularly in current ongoing projects. Goedehoop housing projects is a compact, connect and integrated settlement which will provide a functional residential property market. Our rural project in Groenvlei (Agri-Village) will seek to address spatial transformation and create functional residential property in rural areas. Furthermore these projects are mainly concentrated in secondary nodes which enhances spatial transformation of the Emadlangeni jurisdiction

8. CONCLUSION

The planned projects must be realistic and informed by the community needs. The municipality is to build its own capacity on project packaging and management. Scheduling of projects is to be done systematically taking into account the District plan on bulk services. The municipality must appoint Project Managers and Implementing Agents using the set time frames. The municipality to ensure that contractors adhere to quality standards set by NHBRC and SABS respectively and that this is not compromised at the expense of maximization of profit margin. The municipality ensures that the EPWP in the implementation of projects are incorporated. The Housing Sector Plan is a five year

plan which needs to be reviewed annually by the municipality to accommodate housing development changes by the Municipal Manger. It is recommended that the revision of this plan be done in collaboration with the IDP document every year. Furthermore the success of this Housing Sector Plan will depend on the realization of the targets/objectives and the indicators will serve as the yard stick to measure progress. The Municipal housing officer should be accountable for the administrative implementation of the Housing Sector Plan as well as reporting back to council.