

SECTION I

ANNEXURE

IDP ANNEXURE

FOR



Inkosi Langalibalele
LOCAL MUNICIPALITY - UMKHANDLU WENDAWO

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I.1 DISASTER MANAGEMENT PLAN FOR



INKOSI LANGALIBALELE DISASTER MANAGEMENT DRAFT SECTOR PLAN 2017/2018

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STATUS OF MUNICIPAL INSTITUTIONAL CAPACITY

1.1. Inkosi Langalibalele Disaster Management Centre.

ILM Disaster Management Centre has two (2) staff members. The relief stock required now is Temporary Shelters, Blankets, Plastic Sheets and Food Parcels. The ILM has to visit all the wards of the municipality to support ward committee, volunteer ,war rooms and to develop our policy framework, Memorandum of understanding, disaster management plan and contingency plan is underdeveloped (draft). The head of the department will lead the team on disaster management amendment act no 16 of 2015.

1.2. Municipal Disaster Management Policy Framework

Inkosi Langalibalele Disaster Management Centre Policy Framework is under developed.

1.3. Municipal Disaster Management Plan

Inkosi Langalibalele Disaster Management centre has not yet develop its disaster management plan.

1.4. Municipal Disaster Management Inter-Departmental Committee

IGR Structure is actively working. Hence, few senior management participating in this structure whereas many of them are expected to participate in this committee.

1.5. Municipal Disaster Management Advisory Forum

The ILM disaster management advisory forum is sitting quarterly and the structure need to be fully supported by their senior managers from all sector departments and stakeholders.

1.6. Municipal Fire and Rescue Stations

At the ILM level there are person coordinating fire service unit at all wards (23). The operations on fire services are currently based at around ILM boundaries of the Municipality.

1.7. Municipal Fire and Rescue Bylaws

Inkosi Langalibalele Municipality has a draft document for fire bylaws which is still circulated to various departments, stakeholders to comment and it will also be presented to the IGR, Advisory forum meeting, Portfolio committee and the council for adoption.

1.8. Municipal IGR Structures

The Inkosi Langalibalele Local Municipality is not functional IGR structure and staff members to coordinate the sitting of the committee. The challenge is that their senior managers are not usually attending to take decisions.

1.9. List of Priority Risks (Hazards)

Structural fires/Veld fires, Hailstorm, Floods, Strong Winds, Heavy Rains

A risks map

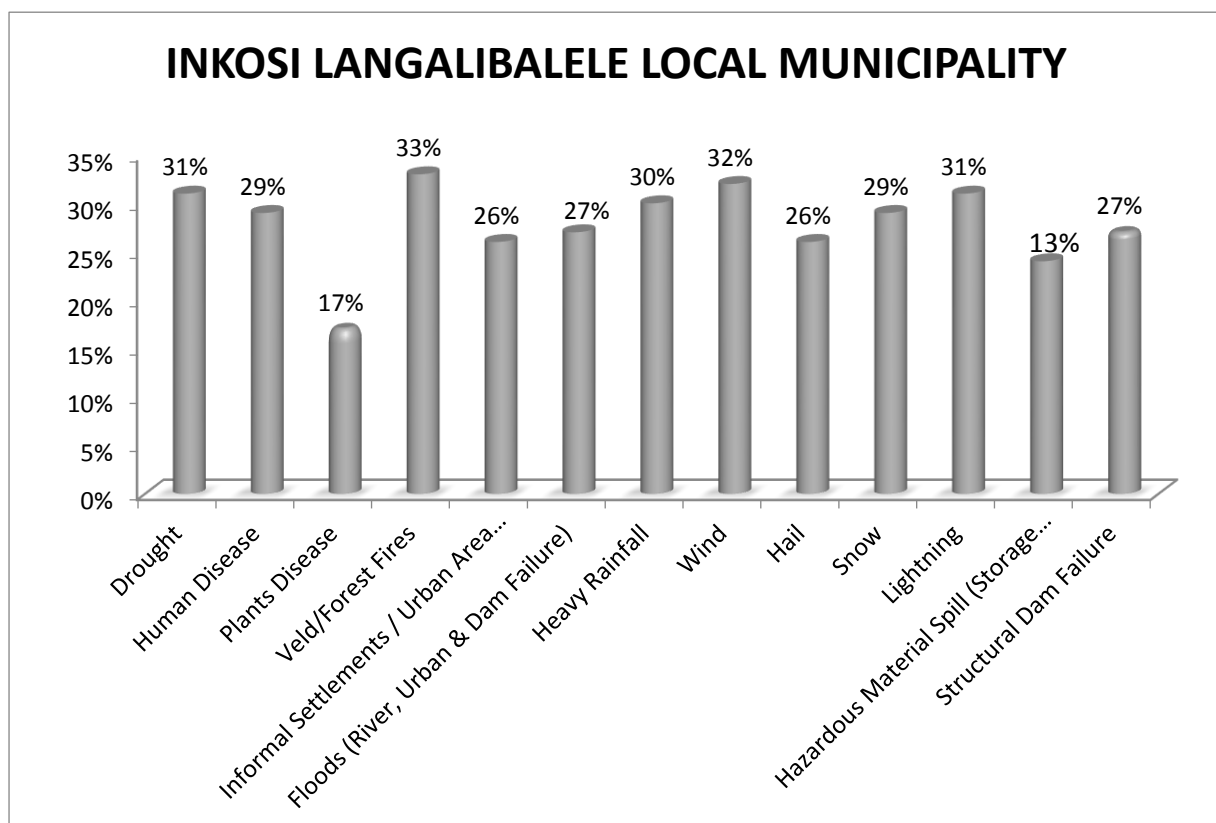


Figure 1

Inkosi Langalibalele Local Municipality[illegible]

NAME OF THE PROJECT	TARGETED AREAS	RESPONSIBLE AGENT	BUDGET
Construction of disaster management centre	Disaster Management Centre	Disaster Unit and technical dept.	R 2 000 000
Established Disaster Unity (Personnel, Furniture, Tools of trade etc	Disaster Management staff	Disaster Unit, HR	R 2 000 000
Installation of lightning conductors	LM	Disaster Unit	R 500 000
Development of disaster management plan and Policy Framework	LM	Disaster Unit	R 400 000
Capacity building (Disaster Management & Fire Service Personnel)	LM	Disaster Unit & All DM role players	R 20 000
Awareness Campaigns (Drought, Fires, Floods, Lightning, Heavy rainfall, Illegal Connection etc)	LM	Disaster Unit & All DM role players	R 50 000
Disaster Relief Material (Tents/Wendy Houses, Plastic	LM	Disaster Unit	R 2 000 000

Sheeting, Blankets and food Parcels)			
Establishment Advisory Forum		LM, DM & PDMC	R 200 000
Three (4) 4x4 double cabs vehicles & 10 ton Truck 2 Vehicles Maintenance		Disaster Management Unit	R 4 300 000
Procurement of Protective Clothing	Staff	Disaster Unit & Fire Unit	R 2000 000
TOTAL NEEDED			R 13470000

INFORMATION MANAGEMENT AND COMMUNICATION

10.1.2 Early Warning Strategy

AGENCY	ROLES AND RESPONSIBLE PERSONS	AVAILABLE RESOURCES
SAWS	SAWS: Dissemination of weather conditions through messages, media and emails. Advice all disaster management stakeholders and other disaster role players.	Human Resources, Equipment, Money and Stationery.
PDMC	Support Uthukela District Municipality in terms of the strategy development to keep the department working.	Human resources, Vehicles and Equipment
Uthukela District Municipality	To coordinate and support local municipalities and other relevant stakeholders.	Human resources, Vehicles and Equipment.
Inkosi Langalibalele LM	First responding to reported incidents and provide support to victims of incidents.	Human Resources, Vehicles, equipment and relief stock.

Contacts

In event of an occurrence of a disaster incident, the district, local's municipality's JOC could be activated in the following addresses:

Municipality	NAME	Contact number
Inkosi Langalibalele LM	MM Dladla	0828062606
SASSA	Nomndeni	0721921809
DSD		
AL-Imdaad Foundation		
Dept. of Health		
Dept. of Agriculture		
Human Settlement	Raj	
N3TC	N3TC	
KZN Ezemvelo	Ntombenhle	0843638660
Dept. of Transport		

I.2
SPATIAL DEVELOPMENT FRAMEWORK SDF
FOR



A. SPATIAL DEVELOPMENT FRAMEWORK FOR INKOSI LANGALIBALELE MUNICIPALITY

The amalgamate board else while UMTshezi and Imbabazane Municipalities is now called Inkosi Langalibalele Municipality.

The said process, was also supported by the Ministry of Cogta in KwaZulu Natal. The motive was to enhance better service delivery and, financial sustainability.

This draft, spatial framework, is an extract from the current, uThukela District Spatial Framework of 2017/18 financial year.

B. DATA ANALYSIS

The current municipality within, the context of "4th generation IDP" shall have to Re-develop Cadastral and development including geographical infrastructure system for a single municipality.

This shall include, Land use Management System Town planning scheme, Spatial Framework as well as Property Rate Implementation.

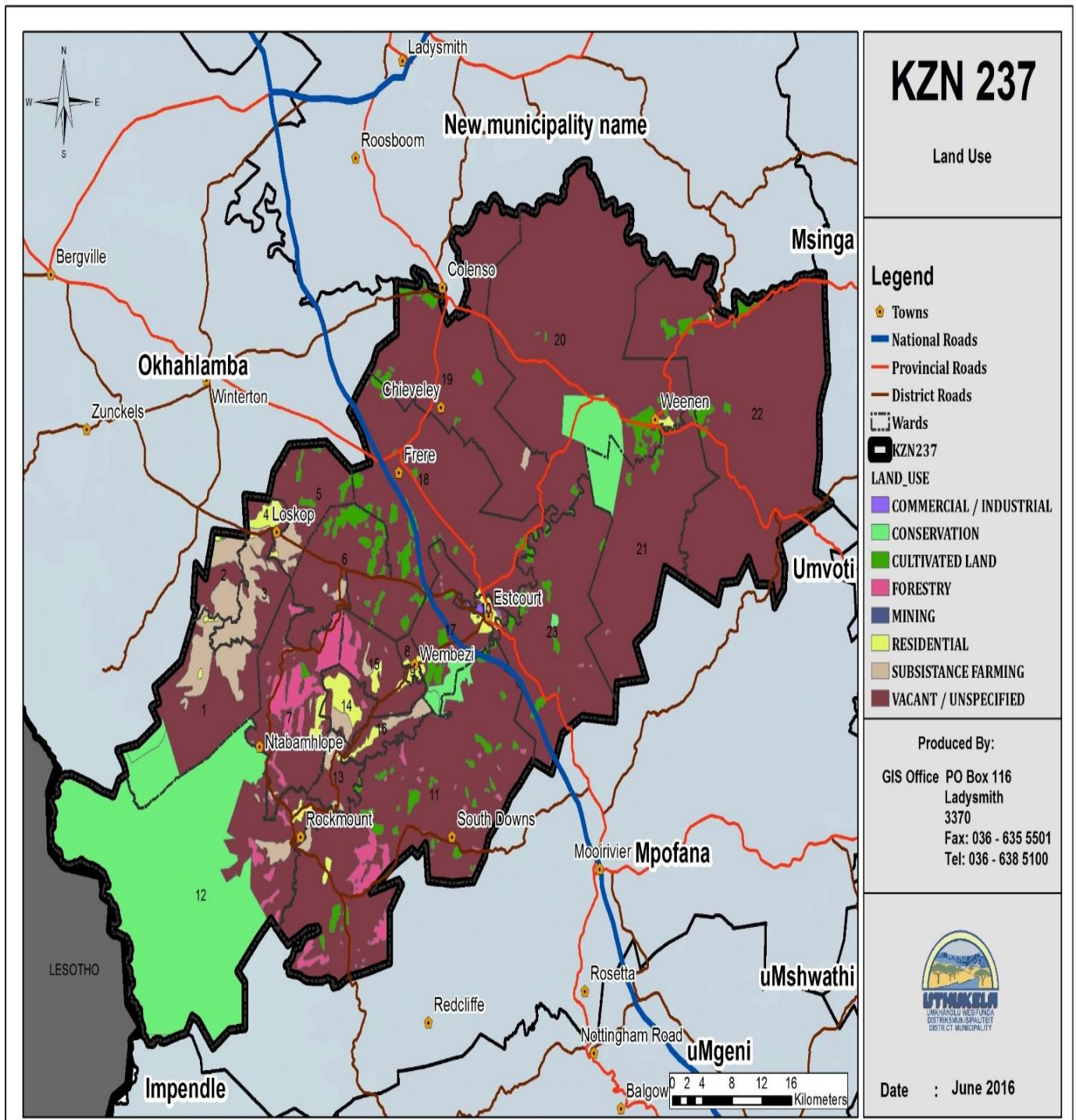
C. CADASTRIAL MAP ON LAND USE

The following mapping of the SDF on Land use management plan for Inkosi Langalibalele Municipality shall focus on -:

- (i) Commercial /Industrial
- (ii) Conventional
- (iii) Cultivated Land
- (iv) Forestry
- (v) Mining
- (vi) Residential Zones
- (vii) Subsistence Farming
- (viii) Vacant /Unspecified Cost

I.2.1. CADASTRAL DATA- MAP (LAND USE)

Map: 2



Source: uThukela District Municipality SDF 2015/16

❖ I.2.3. Table: 1: SWOT ANALYSIS OF THE SDF

STRENGTH, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT) ANALYSIS

STRENGTH	WEAKNESSES
<ul style="list-style-type: none"> ❖ UThukela is positioned within a region that is rich in terms of natural resources which includes UKhahlamba Drakensberg Park. ❖ The municipality is centrally located in relation to the two major economic hubs in South Africa i.e. Durban and Johannesburg. ❖ UThukela District Municipality has two major economic corridors, i.e. N3 and N11 ❖ The total value of goods and services produced in uThukela in 2011 was R13.4 billion, contributing 5% to the provincial economy. ❖ In general surface water quality within the Thukela catchments is good. ❖ Most of the sectors of the economy are well developed with the exception of the mining sector. ❖ There is sufficient evidence to suggest that the key environmental assets are adequately protected. ❖ Strength of uThukela District has a significant impact onto Inkosilangalibalele Municipality on National Corridors sneh N3, N11 and socio. 	<ul style="list-style-type: none"> ❖ The area is also characterised by massive poverty, service backlogs and areas with marginal production potential. ❖ The municipalities that experienced the high level of population decrease are Okhahlamba at 13%, respectively and Inkosi Langalibalele ❖ The percentage of people living in poverty is estimated at 58% (80 867) since they earn below R 19 200.00 per annum or R 1 600 per month. ❖ The development in most of the area is scattered with an absence of a strong nodal hierarchy. ❖ A total of 205 261 ha of land is under claims within UThukela District Municipality. ❖ The households that fall outside of the urban areas use pit latrines for sanitation purposes. This may be considered as a limiting factor in terms of future development (i.e. large scale commercial or industrial) that may take place within these areas. ❖ UThukela District Municipal Area does not have a proper waste treatment facility (e.g. incineration, gasification). ❖ UThukela does not appear to be well provided with sports and recreational facilities. Hence Inkosi Langalibalele need to do something
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> ❖ Due to the high volumes of traffic along this road, and the fact that it is largely being utilised as a main route by trucks and other freight vehicles, many opportunities exist for development that can capitalize on the existence of this route. ❖ The existing sub-stations are nearing capacity and needs to be upgraded. Eskom has made plans to address this situation. This includes the development of two major sub-stations in Braamhoek and Driefontein (Mathondwane) 	<ul style="list-style-type: none"> ❖ The urban areas that experienced a great level of outmigration is Winterton whereby the population decreased by 34%. This is followed by Steadville and its surrounding townships which experienced a sharp decline of 27%. ❖ If the service backlogs persist, then this could result in community uproar and service delivery protests. The outcome of such protest may be vandalism of existing community facilities. ❖ The transformation of agricultural land into rural settlements (especially emanating from land reform) will affect the agricultural economy, shed the number of jobs that this sector can create and delay/ hinder future investments on the agricultural sector.

- | | |
|--|--|
| | ❖ The surface water (major rivers and wetlands) are at the risk of transformation/ drying up due to non-conservation activities (i.e. mining). |
|--|--|

Source: uThukela District Municipality SDF 2015/16

❖ SPATIAL DEVELOPMENT STRATEGY SDF

MUNICIPAL VISION FOR INKOSI LANGALIBALELE MUNICIPALITY

2035 Vision

By 2035 Inkosi Langalibalele Local Municipality shall strive to achieve a corrupt-free, prosperous and harmonious municipality that seeks to eradicate poverty and enhance skilled population through integrated and Sustainable Environment for future Generations.

I.2.4. SPATIAL PLANNING PRINCIPLES

SDF is underpinned by normative principles reflected in various policy documents and pieces of legislation including the Spatial Land Use and Management Act (SPLUMA), Development

Facilitation Act (DFA), National Environmental Management Act (NEMA) and Provincial Spatial Development Plan.

The normative principles are focused on and correlated to the field of spatial planning, land use management and land development, but, as is the case with all principles and norms, need further actualization in specific, concrete contexts. Thus, in the practical implementation of the principles spatial planning, land use management and land development in have been guided by the following SPLUMA principles:

The principle of spatial justice, whereby—

- past spatial and other development imbalances must be redressed through impred access to and use of land;

- spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterized by widespread poverty and deprivation;
- spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;
- land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;
- land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and
- a Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;

(b) The principle of spatial sustainability, whereby spatial planning and land use management systems must—

- promote land development that is within the fiscal, institutional and administrative means of the Republic;
- To ensure that special consideration is given to the protection of prime and unique agricultural land;
- uphold consistency of land use measures in accordance with environmental management instruments;
- promote and stimulate the effective and equitable functioning of land markets;
- consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;
- promote land development in locations that are sustainable and limit urban sprawl; and result in communities that are viable;
- (c) the principle of efficiency, whereby—
- land development optimises the use of existing resources and infrastructure;
- decision-making procedures are designed to minimize negative financial, social, economic or environmental impacts; and
- development application procedures are efficient and streamlined and timeframes are adhered to by all parties; the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and the principle of good administration, whereby— (i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and
- land use management systems as embodied in this Act;
- all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;
- the requirements of any law relating to land development and land use are met timeously;
- the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and

- Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

I.2.5. SERVICE CENTRE SYSTEM

In order for the Inkosi Langalibalele Municipality to function effectively in a network of opportunities, the various socio-economic activities must be responding to locational and accessibility aspects. Within the district there are for various historical factors for nodal areas that have benefited from public and private sector investment in services and economic infrastructure more so in Escort, and the surrounding urban areas. In order to sustain the historical development of these areas and accommodate future expansion, proper land use management, maintenance and environmental sustainability is essential. As for those that have been neglected or left in a state of dilapidation, the municipal IDPs must respond to these effectively and taking this spatial vision into consideration. The following planning areas have been identified as critical in the spatial vision of the UTDM which are also seen as both capable of expanding and meeting future development needs with the appropriate measures put in place:

District Node – This is the commercial and economic hub of the region which offers investment opportunities in manufacturing and commerce. It should be strategically located within the economic trade route and mixed activity corridor.

Primary Node – this refers to the town that services the Local Municipal Area. It plays a commercial and social role within the sub-region. Secondary Node – this refers to a key focal point that mainly provides social and limited commercial activities. Tertiary Node – provides the limited social services and administrative services within the clusters of settlements that surround it.

Rural Node – is the smallest level of the growth points. It mainly provides elementary services within the rural hinterlands.

I.2.6. AGRARIAN REFORM AND RURAL DEVELOPMENT

A sizeable amount of land in UThukela District is generally classified as having good potential for agriculture. It is important to note that high potential agricultural land has become a scarce and an ever dwindling resource.

Its protection is high on the agenda for the Department of Agriculture. Encroachment of development onto agricultural land poses a number of challenges, namely:

- low density urban sprawl which encourages development of inefficient urban spatial systems;
- declining performance and contribution of agriculture into the district and provincial economy;
- reduction of land available for food production and against the increasing problem of food shortages and increase in food prices; and
- Need to target high production potential land for the settlement of small and emerging farmers in terms of the land redistribution program. Sub-division and change of land use on agricultural land is governed in terms of the Sub-division of Agricultural Land Act (SALA), Act No. 70 of 1970, and is administered nationally. At present, there is no coherent provincial policy that guides assessment of Act 70 of 70 applications. As such, it is critically important for UThukela Municipality to develop its own guidelines (as part of the SDF) for managing development on agricultural land.

I.2.7. SPATIAL DEVELOPMENT OBJECTIVES AND STRATEGIES

OVERARCHING STRATEGY 1: SUSTAINABLE URBAN GROWTH

This strategy is informed by the principle of sustainable environmental planning. The spatial focus of this strategy is protecting and enhancing rural, agricultural and urban built and natural environments. The strategy aims to maximize opportunities for sustainable urban form and promoting sustainable use of resources and protection of the natural environment and agricultural resources. Some examples of Municipality projects that align with this strategy include the formally protected areas i.e. UKhahlamba Drakensberg Park, Weenen Nature Reserve, New Formosa Nature Reserve, Wagendrift Nature Reserve, Thukela Biosphere and Tugela Drift Nature Reserve. The key elements of the strategy include environmental protection and enhancement, climate change, place-making and optimal use of existing infrastructure. Good design, creativity and innovation, are essential to improve the built environment and make better use of land to support sustainable patterns, for example:

- taking into account the economic, environmental, social and cultural implications of development and spatial investment decisions on communities;
- improving the built and natural environment, and conserving the region's heritage;
- promoting community safety and security, including flood risk;
- ensuring that services are conveniently located, close to the people they serve, and genuinely accessible by public transport;
- promoting good quality design in new development,
- promoting policies relating to green infrastructure and the greening of towns and cities;
- maintaining and enhancing the quantity and quality of biodiversity and habitat,
- Assessment and amelioration of the potential impacts of development (and associated traffic) on air quality, water quality and water levels.

I.3

LED STRATEGY

FOR



I.3 LED STRATEGY

OBJECTIVES LED STRATEGY

The Objective of the strategy are:

I.3.1. Provide a conducive environment, consult on and provide oversight and direction and LED.

- To address the major concerns and issues that are critical to citizen and Economic Emancipation.
- To highlight the importance of youth development in building and sustaining a productive, democratic and equitable society.

I.3.2. Application of the strategy

- International instrument promoting LED
- South Africa is both a global village and a member of the international community. The status of the Republic of South Africa in the international arena makes it to be able to influence and to be influenced by international arena makes it to be able to influence and to be influenced by international declarations, accords, legislation and instruments on LED. It is important to note that lays a very important in the international community and as such, South Africa is a signatory to the following international declarations and Charters:

I.3.3. United Nations Charter (1945) on Youth

The Charter principles include the attainment, by young woman and men:

“... Of an educational level commensurate with their aspirations; access to employment opportunities equal to their abilities; food and nutrition. Adequate for full participation in the life of society; a physical and social environment that promotes good health and protection from disease and that is free from all types of violence. Human rights and fundamental freedoms without distinction as to race , sex , language , religion or any other form of discrimination; participation in decision making processes; an d places and facilities for cultural, recreational and sports activities to improve the living standards of youth people in both rural and urban areas”.

I.3.4. Millennium Development Goals (MDGs) (2000)

South Africa, as a member of the United Nations. Has pledged to ensure delivery of the United Nations Millennium Goals. The Millennium Goals have specific targets to be attained by 2015. These are:

- Eradicate hunger and poverty :
- Achieve universal primary education:
- Promote gender equality and empower women;
- Reduce child mortality:

- Combat HIV and AIDS, malaria and other diseases;
- Ensure environmental sustainability ; and
- Develop global partnership for development.

I.3.5. Inkosi Langalibalele shall focus on Woman, Youth, Disabled and communities to explore LED Opportunities

I.3.6 LOCAL ECONOMIC & SOCIAL DEVELOPMENT ANALYSIS

Local Economic Development Analysis

Section 152 1(1) of the Constitution suggest that “The objects of local government is to promote social and economic development” this means that municipalities has a constitutional mandate and obligation to work together with local communities to find sustainable ways to meet their needs and improve the quality of their lives.

The White Paper on local government state that local government is responsible for the achievement of local economic development , playing an important role in job creation and boosting the local economy through the provision of business-friendly services, local procurement, investment promotion , support for small business and growth sectors.

In fulfilling this mandate the national government come up with policies such as National Spatial Development Plan, Accelerated and Shared Growth Initiatives of South Africa (ASGISA) and New Growth Path which aim at creating five million jobs by 2020. In addition, The National Development Plan (NDP) vision 2030 of the country which is government policy priorities state that “South Africa needs an economy that is more inclusive, more dynamic and in which the fruits of growth are shared more equitable”. This is further indicates and elaborated in the revised National Framework for Local Economic Development NFLED (2012-2016) which is five year framework intended to support the development of viable local economies by attaining development agenda of the economic growth of the country

Local economic development is one of the municipality’s priorities in line with the national key priorities and likewise, the major role and priority of Inkosi Langalibalele Local Municipality (ILM) in local economic development is to coordinate, facilitate and stimulate sustainable economic development within the area of its jurisdiction through appropriate mechanism such as Local Economic Development Strategy and other policies.

Both merged municipalities (Umtshezi and Imbabazane) had an LED Strategies which needed to be reviewed because it developed long time ago. When one looks at these strategies part of the objectives among others seeks to increase employment and stimulate economic growth by:

- ✚ Promotion and development of SMME's
- ✚ Regulation, by-laws and Council policies that promote and encourage business investment and local Labour incentives
- ✚ Stimulate economic growth and business development through incentives for business retention, expansion and attraction.
- ✚ Promote and stimulate the opportunities for Private/Public Partnership (PPPs) for infrastructure and service delivery
- ✚ Promote and market the local area through tourism development and establishment of ongoing linkages with other regional economic development.

The ILM is second largest economic hub in UThukela District Municipality following Alfred Duma Local Municipality and the following are the main economic contributors:

I.3.7 Main Economic Contributors

Tourism (the municipality is situated in Battlefield and Next to World Heritage Site – Drakensberg Mountain)

Agriculture (vast arable land in rural Ntabamhlophe/Loskop and Weenen as well as commercial farming found in Estcourt and Weneen)

Manufacturing - Nestle, Masonite, Bacon Factory, Kwazulu Company Shoe, Industrial Braiding Mining, Quarry

Transport and Communication

Government Services

Finance and Business Services

Agriculture and Forestry

I.3.8 Table 2: Municipal Comparative & Competitive Advantages

Comparative advantages	Competitive advantages
<p>The municipality is located along the N3 development corridor and there is only one initiative Truck Inn stop benefiting from the N3 hence it is critical important for the municipality to look at other initiatives that will tap into these development.</p> <p>There is a great need for IML to conduct an audit for unutilised industrial buildings and develop policies that aims at reclaiming old underused industrial properties and revitalize them for the purposes of physical infrastructure development</p> <p>Vast space of Agricultural Land has not yet been fully utilised for primary and secondary production;</p> <p>Economic growth in terms of transport, storage and communication sectors have not been fully explored;</p> <p>There is still a need to improve recreational, medical, housing and schooling facilities;</p> <p>Major specific interventions to stimulate economic growth must be developed;</p>	<p>The Inkosi Langalibalele LM is strategically located along the N3 development corridor</p> <p>Strategically located in the battlefields and next to World Heritage Site (Drakensburg Mountain)</p> <p>High Agricultural Land Potential</p> <p>Availability of water since it is scarcity resource</p> <p>Abundance of labour</p>

I.3.9 Main Economic Contributors

Tourism (the municipality is situated in Battlefield and Next to World Heritage Site – Drakensberg Mountain)

Agriculture (vast arable land in rural Ntabamhlophe/Loskop and Weenen as well as commercial farming found in Estcourt and Weneen)

Manufacturing - Nestle, Masonite, Bacon Factory, Kwazulu Company Shoe, Industrial Braiding Mining, Quarry

Transport and Communication

Government Services

Finance and Business Services

Agriculture and Forestry

I.3.10. Employment and Income Levels

Employment and Income Levels

Table 3

INDIVIDUAL MONTHLY INCOME	Umtshezi LM	Imbabazane LM	KZN237 LM
No Income	35337	52875	88212
< R400	21366	32289	53655
R400 - R800	2823	4090	6913
R800 - R1600	8617	11646	20263
R1600 - R3200	3032	2894	5926
R3200 - R6400	2204	1268	3472
R6400 - R12800	2416	851	3267
R12800 - R25600	1389	510	1899
R25600 - R51200	329	220	549
R51200 - R102400	67	28	95
R102400 - R204800	49	40	89
> R204800	50	25	75
Income Unspecified	4576	5878	10454
Income NA	892	458	1350

Source: Census Stats SA 2011

EMPLOYMENT STATUS	Umtshezi LM	Imbabazane LM	KZN237 LM
Employed	13341	10674	24015
Unemployed	7801	10082	17883
Discouraged	7161	6453	13614
Not Active	22802	38274	61076
Employment NA	32048	47591	79639

Source: Census Stats SA 2011

The above figure depicts the employment status of people between the ages of 15 and 65. Whilst the number of people discouraged from looking for employment are any longer is very low, it should not be allowed to increase any further. The number of unemployed people has slightly decrease compared to the previous Census Statics and this can be attributed to various municipal job creation initiatives such as Expanded Public Works Programme, Food for Waste Programme and Community Works Programme. Formal employment has declined as most people are employed in contracts basis. The number of youth is unemployed.

I.3.11. Small Micro Medium Enterprise and Second Economy

The SMME sector has a potential to revive deteriorating economies and decrease poverty. Unfortunately there are no records of the SMME's contribution to the economy of Inkosi Langalibalele Municipality as most of the activities cut across economic sectors. Informal trading is prevalent in urban centres, particularly in the vicinity of taxi ranks and market areas. It also occurs outside of public facilities such as clinics, schools and pension pay points and form a vital part of any emerging economy

The municipality has started an initiative of formalising informal traders into a legitimate structure as per Municipal Traders Policy and trading permit are being issued.

The following are "hotspots" within ILM where informal economy activities are occurring.

- Estcourt Intermodal Facility ;
- Harding, Phillips, Victoria, Albert, Alexander, and Alfred Streets;
- All the streets in the CBD of Weneen;
- Emtshezi Public Transport Facility;
- Weneen Market Stalls ;
- Weenen Taxi Rank ;
- Ezitendeni Township;

- Wembezi Township ;
- Hlathikhulu Taxi Rank;
- Amangwe Area next to Satellite Office;
- Primary, High School and Other areas.

The following categories of business of found from the above mentioned areas:

- Mobile Traders (roving, bakkies and containers)
- Intersection Trading
- Special events
- Car washers
- Hairdressers
- The Traditional Healers
- Market Vendors.
- Visual Art and crafts artisans
- construction workers
- Mining
- Livestock trading
- Woodworks
- Clothing and textile manufactures
- Motor mechanics
- Electrical and electronics services
- Catering services
- And others

➤ **Agriculture**

The municipality is well gifted with high potential agricultural land which should be preserved and protected from encroachment by expanding settlements. The sector has made substantive contribution to the economy of the District and thus it is of crucial important for the municipality not to ignore since it is a contributor to the local economic growth thereby decreases the levels of unemployment.

The agricultural sector in Inkosi Langalibalele Municipality should also be considered as economically important particularly because it provides rural residents a sources of income since a number of subsistence farmers are able to plant and sell their produce and others work as farm labour. This sector

in many cases is characterized by very poor working conditions and wages are extremely low with the existence of underemployment. Nonetheless, in economic terms the agricultural sector has extensive backward and forward linkages, thereby contributing tremendously towards the overall development and existence of other sectors. This refers to the fact that inputs received from various sources to the agricultural sector (backward linkages) as well as output from the agricultural sector to various other sectors and users (forward linkages).

This area is characterized by high altitude, hence cooler climate, high rainfall potential and susceptibility to snowing and violent hailstorms. However, it is worth noting that the soils are quite deep and very good for agriculture. It has the potential to raise a good mixture of livestock and various field crops. Recently, this environment has been seriously devastated by unexpected hailstorms and other effects of climatic change in Kwazulu/Natal.

The National and Provincial department has come up with various initiatives such as Comprehensive Agricultural Support Programme(CAPS) and Land Redistribution for Agricultural Development (LRAD) aimed at assisting the previously disadvantaged farmers to become commercial farmers. For Inkosi Langalibalele Municipality agriculture is one of key competitive advantages that the municipality should put more attention on, it is prudent to develop a credible agricultural development strategy which will serve as strategic document and guiding tool for the development of the sector in the municipality.

The municipality has created and continuously updating the database of agricultural cooperative. Moreover, education and training is being provided through the services from the Department of Agriculture and Rural Development and the municipality has tractor support programme where farmers are assisted through ploughing of community fields. Most of common challenges facing this business is fact that there operate on a seasonal basis since most of them operate in the areas where there is not irrigation. Moreover, agricultural inputs were provided to farming cooperative and this includes amongst others fertilizers, maize and weed control chemical and fencing etc.

The following are the categories of agricultural cooperative found in the municipality:

- Agricultural Co-Op
- Live-Stock Farmers
- Poultry
- Piggery
- Maize farmers

- Nuts
- Chicory

➤ **Tourism**

Inkosi Langalibalele Local Municipality (ILM) Integrated Development Plan (IDP) identifies tourism as a potential growth sector and an opportunity for realizing the local economic development objectives. This arises from the fact that the municipality is in a strategic location of the area in relation to the World acclaimed and celebrated UKhahlamba-Drakensburg Mountain, battlefields, the unique cultural and natural resources, and rich history of the area. The tourism development strategy forms part of the local economic development agenda and In spite of this, ILM has huge potential for economic development, particularly the tourism sector.

➤ **Tourism Products**

There are five key tourism experiences that currently exist within the Central Drakensburg area. These are primarily derived from the natural and cultural attractions of the area, which subsequently enforce a tourism developmental response through tourism products by Imbabazane and Central Drakensburg to a larger extent. The tourism experiences (5) that exist within the Central Drakensburg can be discussed as follows: -

Ecotourism

This tourism experience focuses on local culture, wilderness adventures, volunteering and personal learning and growth.

Nature-Based Tourism

Nature-based tourism attracts people interested in visiting natural areas of the Central Drakensburg for the purpose of enjoying the scenery, including plant and animal wildlife.

Geotourism

Geotourism focuses on the irrefutable witnesses of an everlasting evolution of life on Earth, caves, large geological rifts, ancient geological formations or landscapes chiselled by natural forces throughout the geological ages.

➤ **Avi-tourism**

It has a vital role to play in the conservation of bird habitat and sustained ecotourism. It increases awareness of the plight of endangered birds and the conservation effort, and creates jobs in the tourism industry.

Adventure Tourism

This is a type of niche tourism involving exploration or travel to remote areas, where the traveller should expect the unexpected.

The tourism products that are derived from the abovementioned tourism experiences include the following: -

Hiking/ Mountain Climbing.

Aesthetic and Scenery Landscape.

San Rock Art.

Avitourism.

Horse Trails

Fishing, Bird Watching, Canoe and Biking.

Helicopter Tours.

Craft Centre.

➤ **Popular Events**

Popular events such as the Inkosi Langalibalele Celebration, White Mountain Folk Festival and the Mountain Bike Challenge form part of the important vent in Inkosi Langalibalele Municipality. These events take place once a year in different seasons. Tourist attraction events consist of but not limited to the following:

- Inkosi Langalibalele Celebration
- Mountain Bike Challenge
- White Mountain Folk Festival
- Trout Festival
- Kamberg Outdoor Challenge
- Imbizo
- Somgubha Spin Bash Festival
- Flea Market

➤ **Manufacturing (Industrial)**

Inkosi Langalibalele occupies the ideal spot for any manufacturing industry. It is adjacent to the N3 national highway, and lies on the Johannesburg-Durban electrified main railway line, facilitating the transportation of goods to and from the town. Umtshezi has a highly efficient, reliable and cost effective electrical infrastructure, which supplies its large industries with all the power they need to run their plants. An abundance of water, from the Bushman's River, which flows into the nearby Wagendrift Dam, ensures that the industrialists are suitably served in terms of their water requirements. A vast labour resource in the area ensures that labour needs are amply met. The ILM industrial area is well situated in relation to the labour sources.

The Municipal area offers a robust environment and manufacturing products. Many challenges are causing these major developments to be suspended or sometimes businesses looking elsewhere die to the municipality offering these services elsewhere. Some of the challenges that we experience are

- Our municipality offers very little incentives to the industries that are present or businesses wanting to invest namely –
- The municipality does not help with attracting investors, such as advertising what our area has o is capable of
- Poor conditions of roads
- Poor services
- High rates that being levied
- Availability of land, if there is land available, large amounts of money is needed to maintain it and make it suitable for use

Focus Areas to be looked at

- Improvements on road infrastructure
- An increase in security in the town centre
- The development of training facilities
- An increase in labour employment
- The development of communication lines between local businesses and municipalities
- Design comprehensive industrial development incentive packages for the municipality.
-

- Major Developments that are currently under way in the area include the expansion of Clover in Estcourt, with regards to a new processing plant which will offer more employment in the area and bring in more capital resources and income to the area. A large hindrance to this project lies with the municipality, being that of acquiring sufficient land, water, rates, etc. Communications have been taking place with the municipality and Clover.

KwaZulu Shoe Company

The KwaZulu Shoe Company is located in the Loskop area, and has long history of existence. Its core function is to manufacture shoes and has been working on a target of approximately 3 million per annum. It has played a significant economic and social role in the surrounding communities within the Loskop area. At present, it is estimated to be employing approximately 1700 people. Astoundingly, prior to penetration of local markets by cheap imports from overseas countries, KwaZulu Shoe Company used to employ approximately 5000 people, which suggests that over the years it has shredded approximately 3300 jobs. However, the manufacturing company still plays a pivotal role in stabilizing the local economy.

National Braiding Industry

National Braiding Company is one of the few manufacturing industries located within Inkosi Langalibalele Local Municipality in an area commonly known as Loskop/Emangweni. It has been in existence since the early 1980, which makes it over 20 years old. It offers a wide range of products which include shoe laces, ropes, industrial cords etc. these products are generally supplied to the industries manufacturing a wide range of products such as footwear, clothing, furniture, tents, packaging and gifts to mention but a few. The company employs approximately 118 people, most of which are from the surrounding local communities thus making it an essential partner in terms of job creation in the area.

Nestle

The first large-scale trials, in late 2008, focused on finding willing farmers, understanding the nature of local diseases and pests, and recording water absorption, soil type and climate, so that by the first planting season of 2009, 13 farmers had planted 19 hectares. In 2010, around 440 tonnes of raw chicory produced 90 tonnes of roasted chicory at the Estcourt factory.

The project focused on Weenen in KwaZulu Natal province, where available land, good soil and existing irrigation provided an opportunity to revitalise the local economy. In line with the Government's Land Redistribution Policy and Broad Based Black Economic Empowerment (BBBEE) programme, the project

centred on farms owned by black farmers whose ancestral land had been returned to them. The areas selected were close to our Estcourt factory, which uses chicory in *RICOFFY*, thus providing an established market and additional employment opportunities.

After conducting a Business Retention and Expansion Survey the following was concluded –

The businesses that were surveyed had indicated that they had suggestions with regards to improving the economy in the Inkosi Local Municipality. These ideas and suggestions consisted of road infrastructure improvements, increasing security, transport development, business communications and stakeholder forums. Other ideas consisted of staff training and an increase in labour employment. This leaves room to explore these avenues, as these ideas and suggestions have come directly from the local businesses; therefore in order to promote development in the Inkosi Langalibalele area, the issues and concerns of businesses need to be known. Thus, with this knowledge and suitable strategies to implement specific actions, a boost in the employment rate and economic standing is viable.

I.3.14. Table 4: SWOT Analysis

STRENGTHS	WEAKNESSES
<p>Inkosi Langalibalele is situated at the foothills uKhahlamba Drakensburg world heritage site, which has significant tourism value.</p> <p>Our local has a number of sites that are significant from heritage, cultural, and environmental perspective and this includes Battlefields, Weenen and Wagendrift.</p> <p>Good agricultural land area in Inkosi Langalibalele , the challenge is that most land is owned by Ingonyama Trust</p> <p>We have a strong manufacturing base with large companies like Nestle, sasko, Clover and Eskort Beacon.</p> <p>Agricultural production has dropped due to lack of produce which is caused by global warming.</p>	<p>Undeveloped agricultural land.</p> <p>Settlements located on good agricultural land.</p> <p>Lack of investment</p> <p>Huge infrastructure backlogs (water, sanitation, electricity, etc).</p> <p>Majority of the land is Ingonyama Trust land – negative market perception.</p> <p>Lack of economic governance systems.</p>

OPPORTUNITIES	CONSTRAINTS
<p>Situated along the N3 development corridor and its recognition on its strategic role nationally.</p> <p>The area has a large of agricultural land with significant potential for farming.</p> <p>Transport and storage sector is seen as a growth sector in the district, there is a potential for our area to be a regional storage Hub.</p> <p>There is a need to provide improved recreational, medical, housing and schooling facilities.</p> <p>There is a potential to develop retail facilities in Ntabamhlophe area,</p> <p>Tourism sector in Ntabamhlophe could be improved through appropriate product development and strengthening links to the Maloti Drakensburg Trans frontier Project.</p> <p>There is an opportunity for further growth in the agricultural sector, particularly Inkosi Langalibalele.</p>	<p>Development along the N3 corridor and contained within the road reserves, could have negative impact on businesses in the CBD of local towns.</p> <p>HIV prevalence will continue to put pressure on labour force availability and productivity, as well as social services provided by government</p> <p>If employment opportunities and skill development opportunities are not created for the majority of the local population, the social challenges facing the area may result in further marginalisation, increased levels of poverty and social instability.</p> <p>There is a threat in agricultural sector that this sector continue to shed jobs as a result of the economic recession and increased in the use of technology instead of local labour.</p> <p>Global economy will remain a treat to the local economy for as long as this conditions exists.</p> <p>Competition from international markets and specifically cheap imports poses a threat to local producers. This will be a big threat if government does not relook at its policies on local procurement.</p> <p>Lack of business incentives poses a threat to attracting and retaining business in the district.</p>

LED INITIATIVES, PROPOSED PROJECTS AND CAMPAIGN

Co-operatives and SMME development

Job creation through EPWP

Business licensing

Tractors Support Programme

Informal Sector (Issuing Trading Permits)

NARSEC Youth Programme

Business Registrations to CIPC, CSD Registration and Legislative Compliance
Facilitate Training / funding/ Market

Proposed Projects

Name of the Project	Proposed Funded	Implementation Timeframe
Ntabamhlophe Maize Milling	UThukela District Municipality (R1 000 000.00)	2017/2018
Ntandela Piggery Project	UThukela District Municipality (R250 000)	2017/2018
Development of the following economic sector plans <ul style="list-style-type: none">• LED Strategy• Agricultural Development Strategy• Tourism Development Strategy	Inkosi Langalibalele Municipality (R1 000 000.00)	2017/2018
Inkosi Langalibalele Agricultural Tractors Support Programme	Inkosi Langalibalele Municipality (R2 000 000.00)	2017/2018
Abambo Fresh Produce Pack House	Cogta Corridor Development Funding (R3 000 000.00)	2017/2018

Inkosi Langalibalele Tourism Brochure Development	Inkosi Langalibalele Municipality (R200 000.00)	2017/2018
Inkosi Langalibalele Tourism Safety Awareness Campaign	Inkosi Langalibalele Municipality (R200 000)	2017/2018
Sports in Tourism Day	Inkosi Langalibalele Municipality (R50 000.00)	2017/2018
SMMEs Day and BBBEE Awareness Campaign	Inkosi Langalibalele Municipality R300 000.00	2017/2018

I.4

KZN 237

REVISED HOUSING

SECTOR PLAN



REVISED HOUSING SECTOR PLAN

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ACRONYMS

GGP	Gross Geographic Product
GIS	Geographic Information System
HH	Household
HSP	Housing Sector Plan
IDP	Integrated Development Plan
IGR	Intergovernmental Relations Act
LED	Local Economic Development
LR	Land Reform
MSA	Municipal Systems Act
SDF	Spatial Development Framework
UDM	Uthukela District Municipality

FOREWORD

The Housing Sector Plan constitutes an integral part of the efforts of the KZN237 Municipality's response to its constitutional mandate to create and sustain viable human settlements within their area of jurisdiction. Affordable housing delivery is a crucial element in municipal planning and development. Since housing constitutes the largest spatial footprint it is the single most important structuring element that determines viability, efficiency and equitability of municipal environments.

The Housing Plan is located within the Integrated Development Plan of KZN237 Municipality, National and Provincial policies and programmes. It is critical that a coherent housing sector plan is developed so that housing and related opportunities are well integrated into municipal processes and made available to those with the greatest need.

Lower income groups particularly require housing assistance. The costs of providing houses are driven up by the need for sustainable bulk and reticulated infrastructural services. Housing provision is further complicated by the fact that land either identified or already settled by prospective housing beneficiaries is under tribal authority and that are dispersed across the municipality. Furthermore new housing opportunities should be developed on well-located vacant land and close to opportunities and road network.

Responsibility for the facilitation of housing delivery has increasingly devolved to local government. The key challenge for the municipality is to build delivery capacity. The Housing Plan has as its overarching objective the development of sustainable living environments. This document provides the framework for the development of a set of strategic programmes which together will constitute the delivery, facilitation and co-ordination of KZN237 Municipality in meeting their housing needs.

1.0 INTRODUCTION

This report, the Housing Sector Plan for KZN237 Municipality is a five year plan for housing development. The report has been compiled using both secondary and primary sources of information including the Integrated Development Plan of the Uthukela District Municipality, the previous housing sector plans for Imbabazane and Umtshezi Local Municipality's and their respective Spatial Development Frameworks , 2011 Census data, Community Survey, GIS data and information obtained from key stakeholders amongst others. This Housing Sector Plan is prepared according to the guidelines of the Provincial Department of Housing and the Municipal Housing Sector Manual of 2006.

1.1 Background

The Municipal Systems Act of 2000 introduced Integrated Development Plans (IDP's) as the primary planning tool for municipalities. The Constitution of the Republic of South Africa introduced the concept of intergovernmental cooperation premised on the need to align the activities of the three spheres of government to enhance delivery. The need for intergovernmental co-operation with regard to housing development finds expression in the Municipal Systems Act that specifies that municipal plans have to be aligned with and compliment the development plans and strategies of other spheres of government. Thus the Department of Housing introduced the Housing Sector Plans to provide a housing focus to Municipal IDPs. This section of the document sets out the background, legislative context to the project, outlines the methodological approach applied to formulate the Housing Sector Plan and further locates the plan within the municipal planning processes.

One of the key and critical experiences of the current government is that citizens are more aware of their constitutional right to housing. This places pressure on the government and related institutions to deliver on their mandates. The volatile demonstrations witnessed pertaining to perceived lack of service delivery has further exacerbated pressure on government not only to deliver services but to ensure that they are of an acceptable quality. This requires proper planning processes and adequate consultation on the type, nature and form of services undertaken.

1.2 Legislative Framework

According to section 26 of the Constitution, Act 108 of 1996 everyone has the right to have access to adequate housing. It further prescribes that the state must take reasonable legislative and other measures within its available resources to progressively realize this right. On the basis of this fundamental constitutional provision the Housing Act No. 107 of 1997 was enacted.

In terms of the provision of housing, the powers and duties of the municipality are defined by:

- The Constitution of the Republic of South Africa, Act 108 Of 1996
- The Development Facilitation Act (Act 67 of 1995)
- The Housing Act (Act 107 of 1997)
- The Municipal Systems Act (Act No. 32 of 2000)
- The Municipal Structures Act (Act No.117 of 1998)
- The National Housing Code

The National Policy Framework for the provision of housing is provided for by the National Housing Act, 107 of 1997 which prescribes the responsibilities and obligations of the three spheres of government. Within the context of the Housing Act the core functions of the KZN Department of Housing are to provide low income housing opportunities to assist municipalities in housing development and further build capacity within the housing sector. The role of local government on the other hand is to implement laws and policies. In this regard municipalities through an Integrated Development Planning process must take reasonable steps to ensure the provision of adequate housing on a progressive basis by setting out housing delivery goals and identification of suitable land for housing development and apply for housing subsidies in their municipal jurisdiction.

Municipalities have the powers to implement and administer matters such as housing and all others relating to implementation of development projects in their areas. To be able to logically execute housing delivery a municipality has to devise and co-ordinate a strategic Housing Sector Plan. Therefore the Housing Sector Plan is a critical tool that integrates Housing Development into municipal planning.

1.3 Purpose of the Housing Sector Plan

Against the backdrop of the legislative context for housing development this document outlines a Housing Sector Plan for KZN237 Municipality that will set out a clear five year plan for housing development with tangible delivery goals. The main reasons for producing a Housing Sector Plan by the Municipality amongst others but not limited to the following is:

- To ensure effective allocation of limited resources particularly financial and human to competing potential development interventions.
- To provide a formal and practical method of prioritizing housing projects and obtaining political consensus for the sequencing of their implementation.
- To facilitate greater spatial linkages between the Spatial Development Framework and physical implementation of projects on the ground.
- To deliberately place the housing sector imperatives in the municipal IDP.

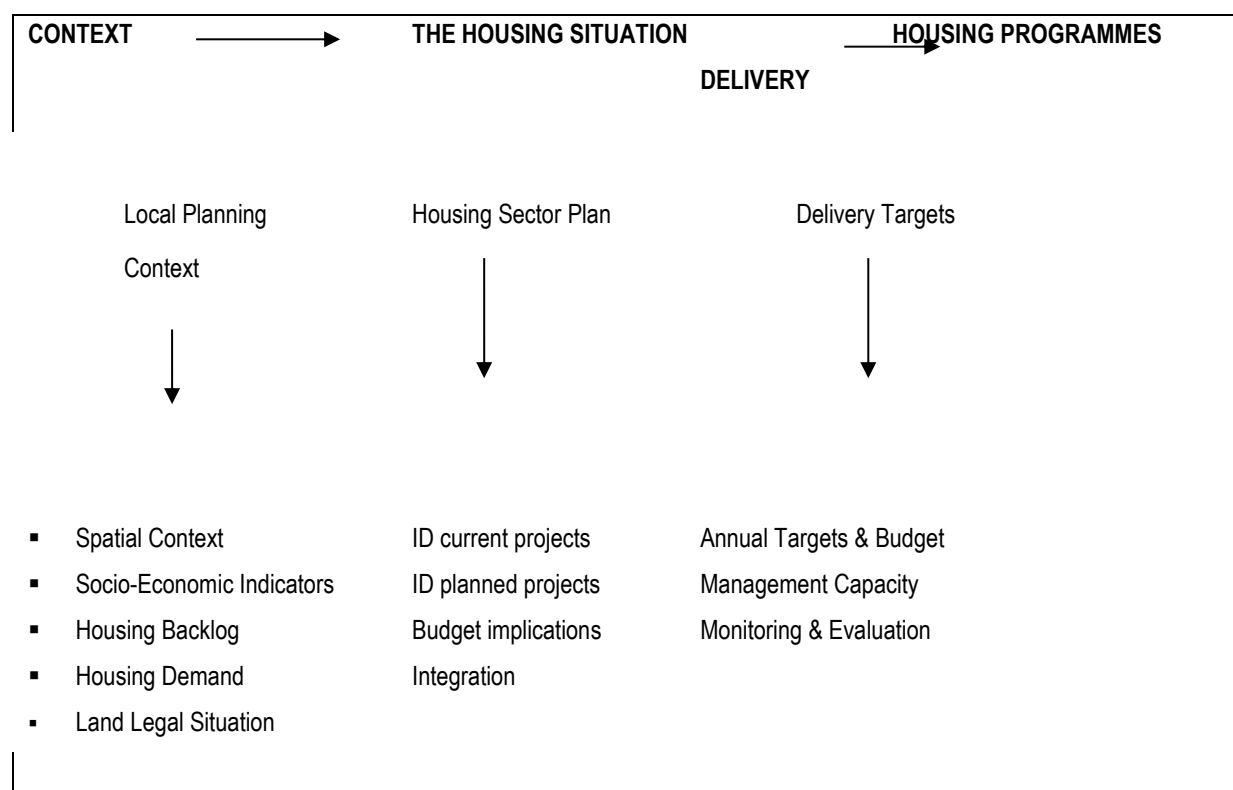
- To ensure effective subsidy budgeting and cash-flows both at Municipal and Provincial levels.

Noteworthy is that the development of a Housing Sector Plan is not about the production of a once off-end product but it involves an ongoing, participative process which is both proactive and reactive in an ever-changing environment.

1.4 Methodology

The section below outlines the methodology that has been applied to develop the Housing Sector Plan for KZN237 Municipality. Two main methodologies have been applied to develop this plan. Desktop studies were undertaken to obtain baseline information and participatory methodologies that cater for the involvement and participation of stakeholders.

Figure 2: Summary of Methodology



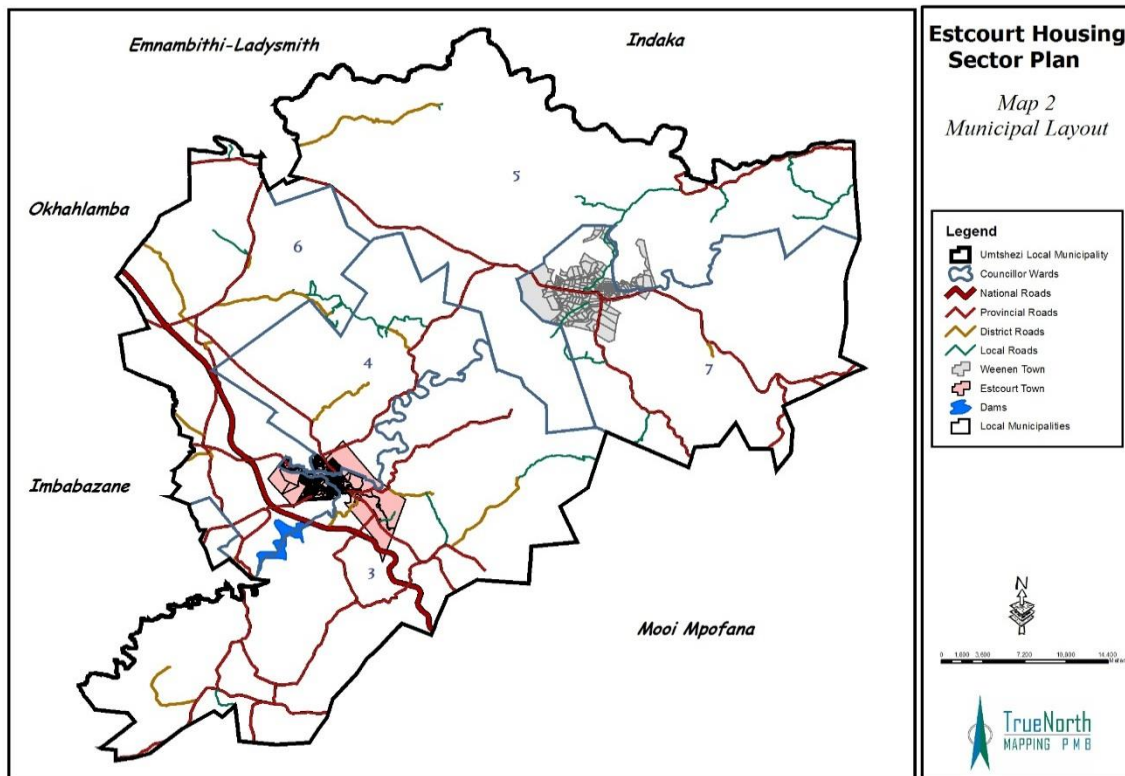
2.0 OVERVIEW OF THE PROJECT CONTEXT

2.1 Spatial Context

2.2.1 Spatial location

KZN37 Municipality which includes (Estcourt, Weenen, Imbabazane and other rural areas) is located on the South Eastern corner of the uThukela District Municipality in the KwaZulu Natal Province. It is one of the three category B Local Municipalities in the Uthukela District Municipality. Geographically the municipality borders the Municipality of Umsinga and Mooi Mpofana on the East, Bloemfontein on the South Western Corner, Okhahlamba on its Northwestern corner and Umnambithi on the West. Emnambithi Municipality has the largest population of 230 511 of the District Municipality while KZN237 Local Municipality is the smallest with 223 898(83 153formerly Umtshezi + 140 745 Imbabazane) of the total population.

The municipal population is distributed across 23 municipal wards representing a range of predominantly urban and farming communities and rural settlements. Agriculture is the most important economic activity in the Municipality. It shaped the growth of its economy. Three main nodes that evolved as agricultural service centres are Escourt, Imbabazane and Weenen locally known as KwaNobamba while the Wembezi complex served the residential area of Wembezi.



Map 3: Municipal layout

2.2.2 Typology of Settlements

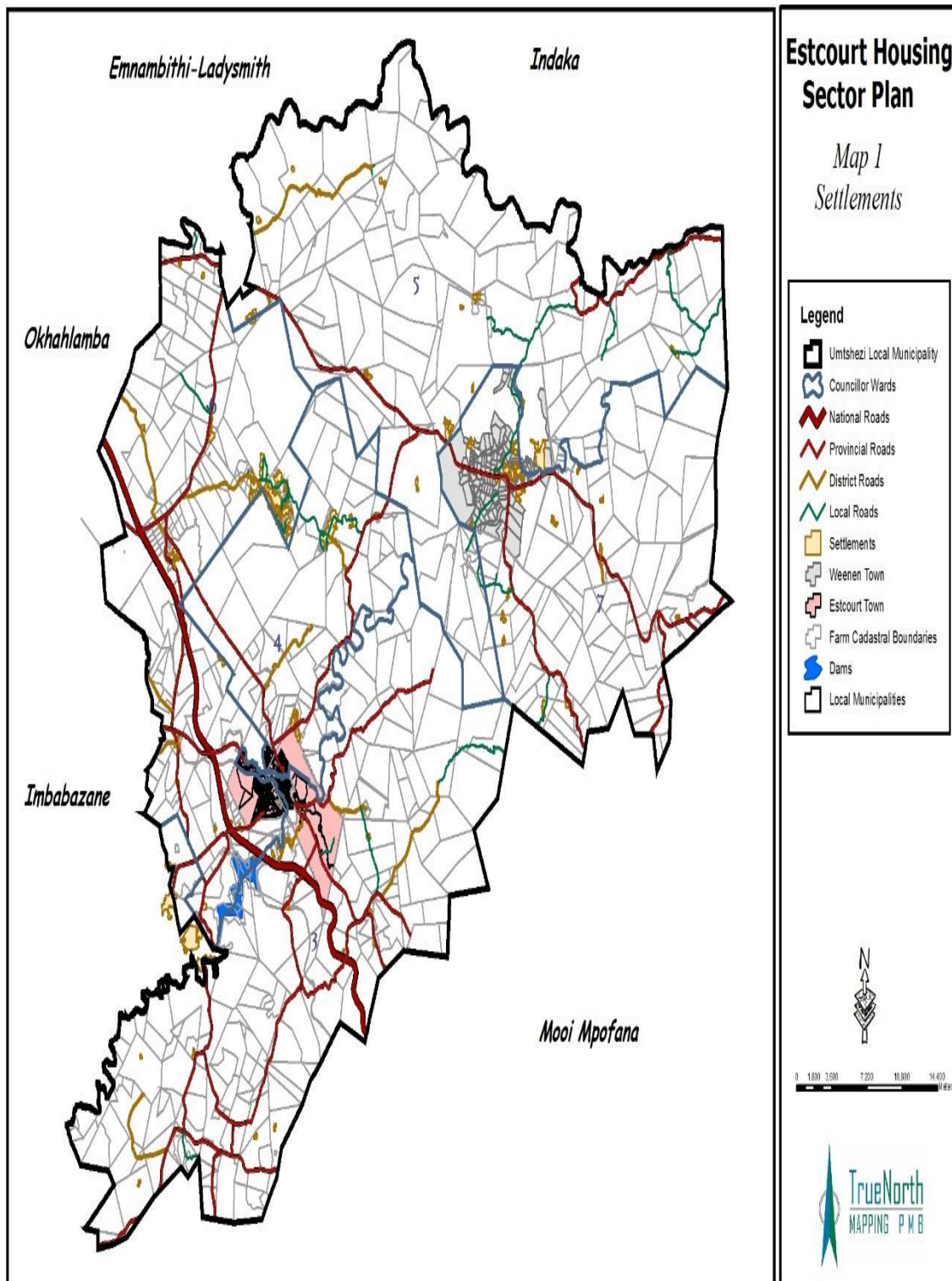
Development intensity and housing need is in the urban and rural areas of Estcourt and Weenen whilst Imbabazane is predominantly rural (in land use terms). With the formation of KZN237 there is an equal distribution of the population residing in both urban and rural settlements.

Former KZN234 (Umtshezi)

Residential type	Total population
House	11110
Flat	1124
Traditional	5424
Settlement	219
Dwelling other	1373
Grand Total	19250

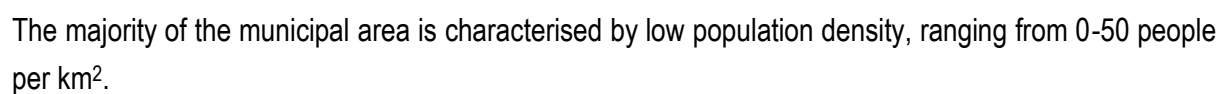
Table5: Typology of residential areas and their population spread

The average population density is 56 persons/ km², ranging from 23 persons/ km² in Umtshezi Local Municipality to 157-persons/ km² in Imbabazane Local Municipality. The average household size varies within the rural area from 5 to 8 persons. The urban centres are dense compared to tribal settlements and farming area.



Map 4: Settlements

Map 5



Road infrastructure contributes immensely to economic growth and creates economic linkages. The interconnectedness of cities, towns and villages provides an enabling environment for stable and sustainable economic activities.

KZN237 is located approximately 190km northwest of Durban and 450km south-east of Johannesburg. There are two major roads that cut through this municipality, that is, the N3 and R74. The National Road N3 traverses the Municipality on its western portion linking these two major cities i.e. Durban and Johannesburg. R74 passes through Weenen to Colenso, connecting the Eastern parts of KZN province with its central parts through to the western parts of the province.

The Municipality is located in a prime position within the regional and provincial context because it accommodates secondary movement systems to the N3 which provide linkages to the hinterland. Second, the Municipality is strategically located to two of the seven key provincial tourist attractions, that is, the battlefields and the Drakensberg. Thus, tourism offers the municipality the opportunity to diversify its economy and leverage one of the fastest growing sectors of the economy.

There is a need to maximize on development opportunities along key routes within the municipality linking markets, places and people. Ideally housing opportunities should be created in the main centres and municipal activity corridors. Over the years the challenge has been to develop low cost housing on well-located land and integrate it with social and economic development opportunities.

2.3 Socio-Economic Analysis

Poverty and unemployment are some of the key features of KZN237 Local Municipality. The key economic sectors are agriculture, manufacturing and tourism. These have been unable to provide new job and business opportunities to the people of KZN237 Local Municipality. This has led to an annual increase of job seekers as the number of school leavers increases annually. **KZN237** has, in the past, been unable to introduce new forms of economic activities that would provide job and business opportunities.

The common physical and socio-economic trend that cuts across all municipalities that fall under uThukela DM relates to poor infrastructure development, poverty and unemployment. UThukela DM covers an area of 11,329km², which constitutes 12% of the provincial area, 6.5% of the population and contributes 3.5% to the province's gross geographic product (GGP).

The three economic sectors have been the backbone of the economy providing a substantial number of job opportunities. Investment in the agricultural sector and tourism has declined over the years due to misperceptions created around the transformation and implementation of the land reform programme.

This is despite the fact that the Municipal Spatial Development Framework (2004) identifies agriculture as the major economic driver of the municipal economy.

FORMER KZN234 (UMSTEHZI)

EMPLOYMENT STATUS	NUMBERS
Employed	13341
Unemployed	7801
Discouraged	7161
Not active	22802
Employment not applicable	32048
TOTAL	83153

EMPLOYMENT PROFILE – FORMER IMBABAZANE – KZN 233

The employment profile indicates that a large portion of the populations (59%) is not economically active. That implies that they are not working, not seeking work and not available for work. Only 18% of the population is employed, while 20% is unemployed.

EMPLOYMENT BY INDUSTRY

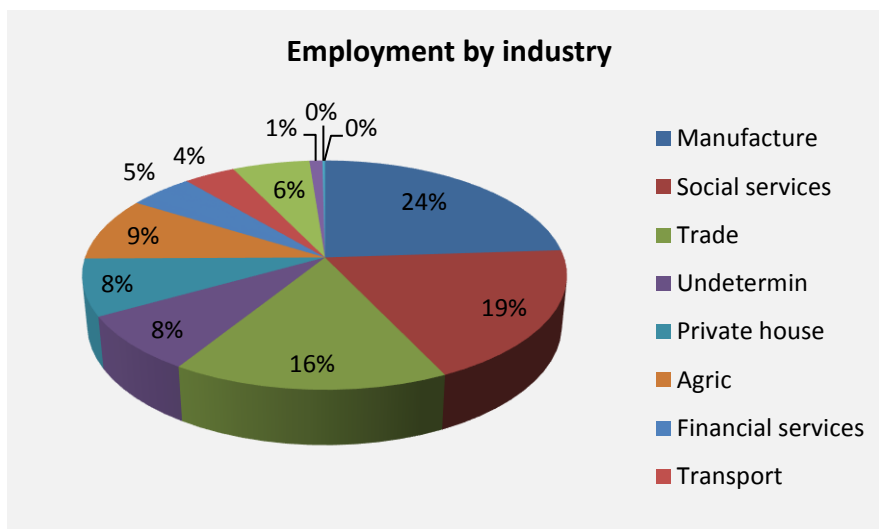
According to figure 6, the largest employer in ILM is the manufacturing sector, contributing 24% to employment. Other important employers in ILM are social services (19%) and trade (16%).

Figure 3: Employment



Source: Community Survey 2007, as in Imbabazane Waste Management Strategy

Figure 4: Employment by industry

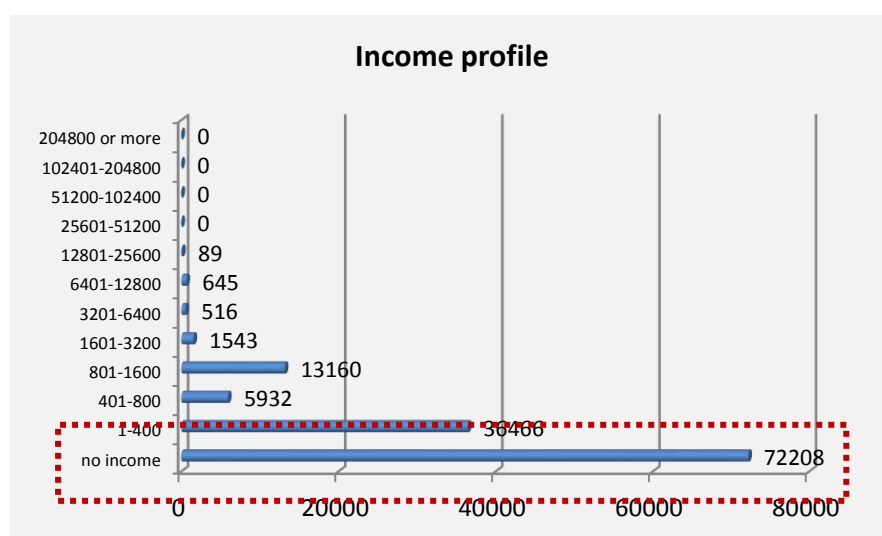


Source: Census 2001 (as in Uthukela WSDP)

Income Profile

Figure 19 provides an indication of the income of the population in ILM. It is clear that the majority of the population has either no or very little disposable income. People that have no income represent 55% of the population, while another 33% earns less than R800 per month.

Figure 5: Income profile



Source: Community Survey 2007, as in former Imbabazane Waste Management Strategy

Low levels of income are an indication of the high levels of poverty in the area and increases dependency on family members to provide for others.

With the existence of the above, it is believed that the municipality would then be in a position to tap in on opportunities presented by the N3 on its western boundary and its proximity to the World Heritage Site, Maluti-Drakensburg Transfrontier amongst others.

The development of housing has for many years in South Africa shaped the spatial form of urban environments. Failure to align residential places with areas of economic activities resulted in an ineffective spatial form in South Africa. Ideally housing development should be strategically located and fully integrated to both social and economic development opportunities. Directly linked to this is the need to properly plan for a public transport system that creates access.

The impact of HIV/AIDS in the Municipality is beginning to manifest. An estimated 1 022 residents, that is, 1.7% of the total population is unable to work due to various illnesses or disabilities. It is believed that a substantial number of these people are affected by HIV/Aids. This number has substantially increased over the last five years.

The municipality recognizes that HIV/Aids presents a development challenge and has the potential to erode all socio-economic gains that have been made. Consequently the KZN237 Municipality is formulating both HIV/Aids and management strategies.

The above implies that housing development in particular needs to take into cognizance the development peculiarities presented by the HIV/AIDS pandemic. The direct result of the HIV/Aids pandemic is child headed households that have emerged as a new addition to household profiles. This in the first instance

illustrates the inability of these households to pay for municipal services. In this regard government has introduced the indigent support policy. However, the number of these households was not captured in the last census data and therefore development practitioners depend on the municipal indigent registers only.

2.3.1 Demographic Analysis

Demographic profiles are essential in any development and planning exercise. They enable government to appropriately plan and allocate funds for development. This demographic overview is based on the 2011 census data of Statistics S.A.

a) Population

The Municipality has a total population of 223 898(83 153 + 140745) individuals. The majority of the population is African constituting 91% of the total population. The minority racial groups constitute 8130 of the total population broken down as follows:

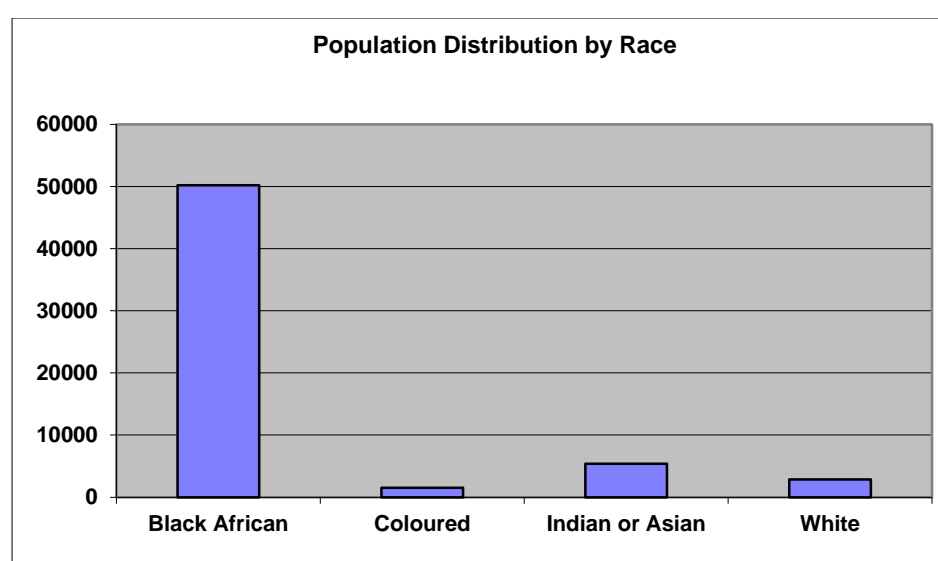


Figure 6: Population distribution by race

b) Gender

The national and provincial data indicate that females are in majority. Likewise in KZN237 females are in the majority, accounting for 54 % of the total municipal population, while males account for 46% of the municipal population. Consequently, 52% of households in the municipality are women headed. Given that most of the municipal area is dominated by farming settlements, male absenteeism is an indication that most farmers are no longer engaged in conventional commercial agricultural activities, which tend to

utilize males for labour purposes, hence most males seek employment in major urban centres elsewhere in the country.

Figure 5 below shows the population distribution by gender in all the municipal wards reflecting the dominance of the female population.

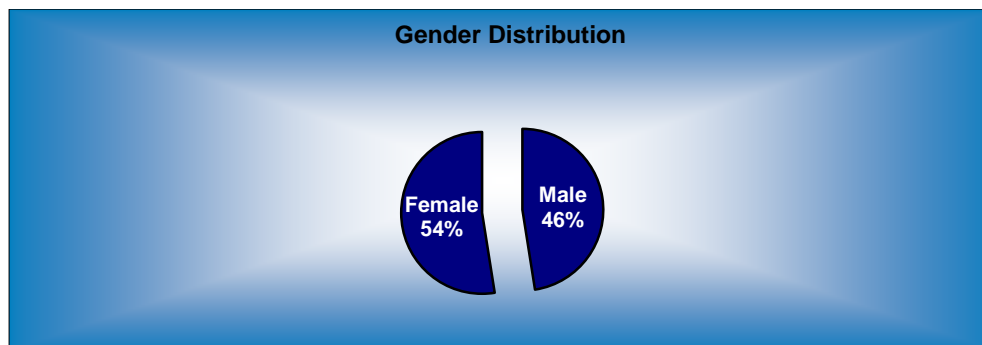


Figure 7: Gender distribution

c) Age Profile (FORMER KZN234-UMSTHEZI)

The former uMtshezi municipal population is fairly young with 33 710 of the population that is between the ages of 10-29. This indicates the likelihood of household formations further increasing demand for housing in the municipality.

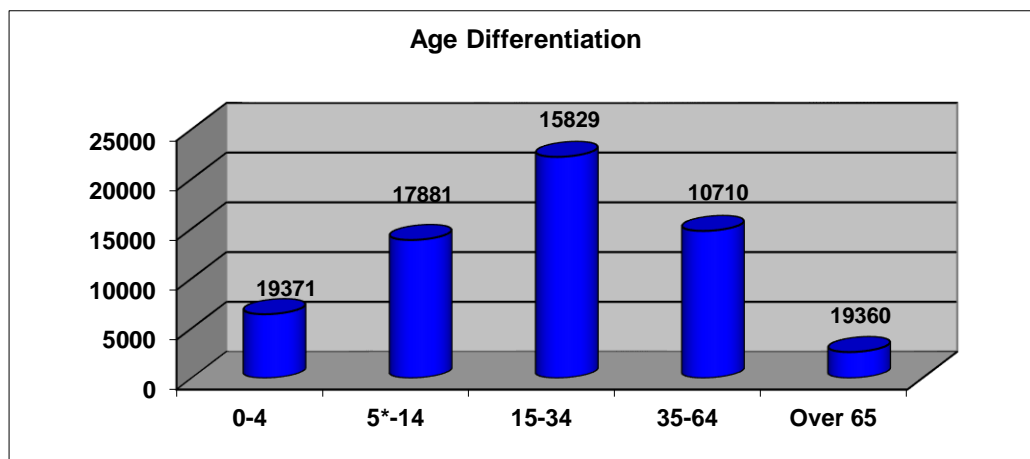
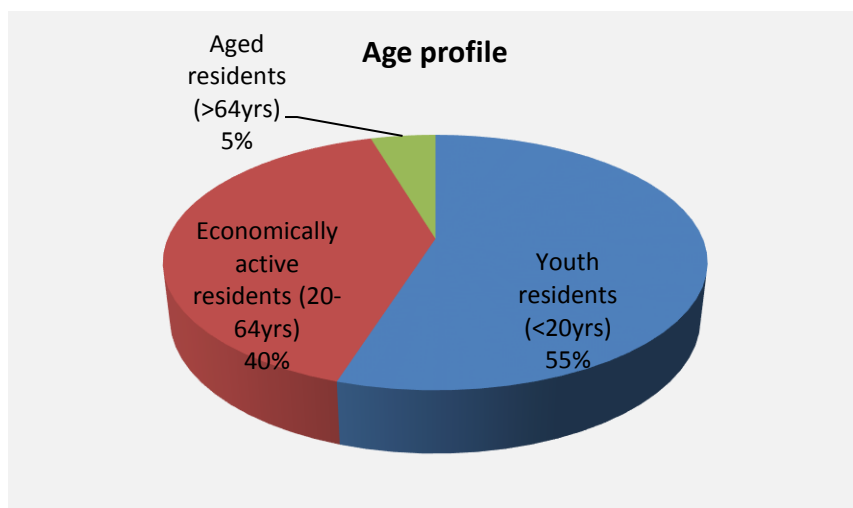


Figure 8: Age Differentiation

Former Imbabazane (KZN236)



The population is characterised by a young and youthful population. Approximately 55% is economically dependent (under 20 years of age) and is a representation of the children still attending school. The economically active portion of the population, between 20-64 years of age, represents 40% of the population. Another 5% are over 65 years and indication of economically inactive population, who are low earners and depend on pensions.

The combination of youth and elderly can be an indication of high levels of dependency. In addition, the needs of the youth puts more pressure on the provision of educational facilities and employment opportunities in the area.

d) Household Profiles

Former - Umtshezi

The municipality is comprised of 19350 households that are evenly spread across 9 municipal wards, in both urban and rural settings. The household profiles are classified according to dwelling type as follows:

- 11110 are formal houses or structures,
- 5424 are traditional,
- 1124 are flats,
- 219 settlements,
- 137 dwelling other.

52% of these 19 350 households in the municipality are women headed. This is supported by the census data that recorded a dramatic decrease in male headed families. The average household size varies within rural areas from 5 to 8 persons.

There is a rise in the number of child headed households since the last census count due to the HIV/AIDS pandemic. This is a new area of planning particularly for housing provision.

Former – Imbabazane

The number of households has also increased between 2001 and 2007. In 2001 there were 23 030 households, with an average size of 5.2 people per household. In 2007, the number of households increased with 1529 to 24 559. The household size also increased to 5.7 people per household.

e) Education Levels

Former - Umtshezi

Education levels are always closely linked to skills availability. The illiteracy level stands at 22.9% in KwaZulu Natal. The last two census counts show that illiteracy levels are gradually decreasing. However, education levels in the Municipality remain low. Only 3567 of the population has attained tertiary education, 20 281 hold a secondary education qualification and 0.3% of the population have secondary schooling.

Former – Imbabazane

Education plays an important role in the development of a community as it provides basic skills for development and innovation. This indicates that a general lack of skills (specifically skilled educators/teachers) and low levels of education of the population characterises the municipality. More than half of the population (56%) has no formal education, with only 27% that have primary education and 17% with secondary education. This has serious implication for the development of the area and may impact negatively on the ability of the community members to acquire skills and receive further education and training.

2.3.2 Household Incomes

Former - Umtshezi

Of the 83 153 households 35 337, representing 27 % of households have no income. This correlates with the high levels of unemployment that stands at 33%. Table 1 below illustrates household incomes per income category. Strictly defined unemployment refers to people who are unemployed and actively seeking work. Many long-term unemployed people, however, have ceased seeking employment, but are considered unemployed. The data below is a good indicator of high levels of state dependency in the Municipality and the inability of households to adequately provide their own housing.

Table 6: Monthly Household Income

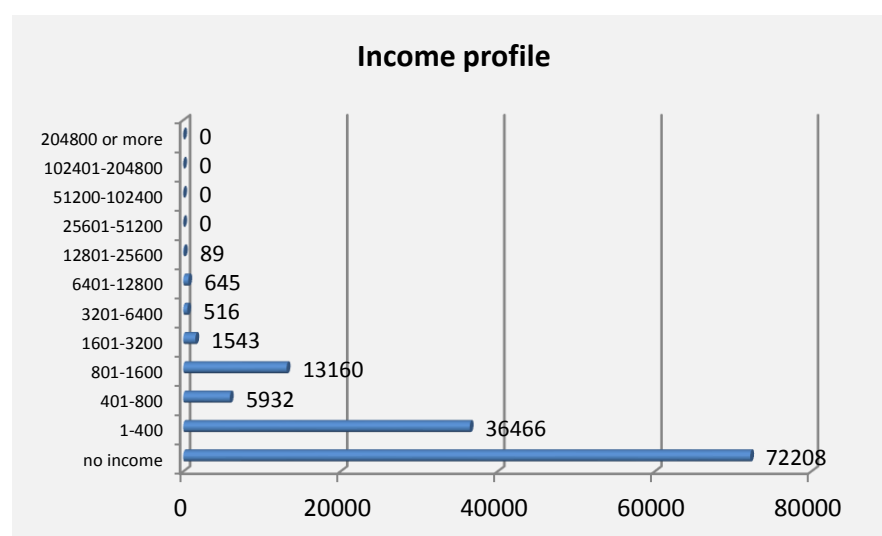
Income Level	Population
No Income	35 337
R1-R 4 800	21 366
R4 801- R 9 600	2 283
R9 601-R 19 200	8 617
R19 201-R 38 400	3 032
R38 401-R 76 800	2 204
R76 801-R 153 600	2 416
R153 601-R 307 200	1 389
R307 201-R 614 400	329
R 614 401-R 1 228 800	67
R 1 228 801-R 2 457 600	49
R 2 457 601 or more	50
Unspecified	4 576
Income not applicable	892
Grand Total	83153

Source: Census 2011

Former Imbabazane

The section below presents data on the individual monthly income. The relevance of the table is in that it disaggregates the income categories to smaller units. This reveals that the majority of the working population earns less than R3500 per month which qualifies them for government housing subsidy.

Figure 9 provides an indication of the income of the population in ILM. It is clear that the majority of the population has either no or very little disposable income. People that have no income represent 55% of the population, while another 33% earns less than R800 per month.



2.3.3 Employment Profile

Former uMtshezi

Table 7 below illustrates the number of employees per occupation. Approximately 10% of the total working force in the municipality is skilled.

Only 18.3% of the workforce is professional. Trade and craft constitute 10% of the workforce.

Wholesale and retail trade employs 1 857 (4.9%) while electricity, gas and water supply employ 4.2% of the population. While agriculture is considered a key economic sector, statistics reveal that the sector employs 2.4% of the economically active population. With the minimum wage in the agricultural sector set at R885.00 it is evident that its contribution to household income is minimal.

Low incomes, insecure jobs, high dependency ratios and unemployment rates mean that many people in need of housing in former kzn234 depend largely on the housing subsidy and whatever savings or small loans they are able to muster on their own to meet their housing needs. Only a small proportion of these households are able to access formal loans to complement the housing subsidy and thereby increase the aesthetics and or quality of the dwelling that can be erected.

NO	OCCUPATION	PERCENTAGE
1	Legislators & Senior Officials	0.2%
2	Corporate & General Managers	5.0%
3	Engineering Science Professionals	2.2%
4	Life Science & Health Professionals	3.1%
5	Teaching Professionals	9.0%
6	Other Professionals	4.0%
7	Clerks	11.0%
8	Services related	6.5%
9	Retail related	4.0%
10	Commercial Agriculture & Fishery	4.0%
11	Skilled	10.0%
12	Plant Machinery Operators/ Drivers	9.0%
13	Elementary	25.0%
14	Undetermined	7.0%
1. TOTAL		100%

3.0 HOUSING DEMAND ASSESSMENT

3.1 Means of Determining Housing Demand/Need

It is critical that Municipalities assess the extent of housing need for two critical reasons. First, to establish the extent of the problem for the Municipality to institutionally gear resources to meet the housing challenge. Secondly, to appropriately plan for housing delivery in areas of greatest need to maximise impact.

There are two main ways of determining housing demand/need within municipal areas. The first method uses census statistics. The housing backlog estimates based on census data takes into account both the

population residing in informal settlements, and the creation of housing opportunities for those in inadequate formal shelter, such as outhouses or under conditions of over-crowding.

There are two main limitations to this method, first the data is now considered outdated. Second, this approach does not take into account the housing need in tribal areas and farming settlements

The second means of determining housing demand/need is through the analysis of the housing waiting lists. Housing lists are also not devoid of shortcomings. Amongst others this includes applicants putting their names down in more than one municipal housing waiting list, while other potential beneficiaries have not placed their names on these lists.

In this instance a hybrid of the census data and proposed housing projects has been used to determine the housing need regardless of the fact that the census data is fairly outdated. The utilisation of this approach to determine the housing need has as its major shortcoming the inability to link the approved subsidy to a beneficiary at the project inception phase. Second, beneficiaries cannot be classified according to income category and differentiated according to gender.

While this approach takes into account the limitations of both the census data and the proposed project to increase the probability of accuracy for the following reasons:

- A housing list has never been compiled since the constitution of the KZN237 Municipality, thus the Municipality is not in a position to give an account of each beneficiary as well as link them to subsidy instruments. Ideally this would be the most accurate account of the beneficiaries and subsidies required per subsidy instrument
- The housing need statistics should be considered as an interim measure that will provide indicative demand as the municipality needs to institute an administrative process of compiling a housing list. The housing list would be an outcome of a detailed process that will analyse the socio-economic status of individual households to justify the choice of beneficiaries per subsidy instrument.

The number of beneficiaries identified through project identification should be treated as an interim measure while the municipality prepares a housing list. The data derived from the housing list will complement this data.

3.2 Spatial Location of the Housing Need

The majority of the population resides in both urban and rural settlements of Weenen, Imbabazane, Escourt and Wembezi. This is informed by the historic growth pattern of the municipality. The three main nodes of Weenen, Imbabazane and Escourt evolved as agricultural service centres. While Wembezi complex on the other hand served the residential area of Wembezi, The municipal population of 223 898 residents distributed across twenty three municipal wards represents a range of predominantly urban and rural and farming communities and rural settlements. Development intensity and housing need particularly is in the urban areas of Estcourt, Imbabazane, Weenen and Wembezi these settlements are located on the major activity routes.

Taking into account the composition of settlements that is, urban population (49.9%) while farmlands and tribal settlements comprise 33% and 16 % respectively. It is evident that the 35% of traditional huts are in farmlands and communal areas.

They are subjected to periodic collapse during the rainy season or windy times. In terms of Section 9 (1) of the National Housing Act the municipality through its planning takes all reasonable and necessary steps to ensure that, conditions that are not conducive to health and safety of its residents are prevented and removed.

It is therefore without doubt that the greatest areas of housing need in KZN 237 Municipality are the farmlands and tribal areas. This correlates to the housing development projects planned by the municipality as the majority of them are in rural settlements (see Table 5). The lack of housing development in the rural areas and farm areas can be ascribed to a number of factors, the most important of these being security of tenure on Ingonyama Land and lack of land ownership by farm dwellers.

The project linked subsidy which requires beneficiaries to have outright ownership of the site to which the subsidy relates has been until recently the preferred Housing subsidy Scheme. As a result thereof, housing development has taken place in urban areas as all the current housing developments are in urban settlements. The foreseen challenge in the housing development in farmlands is access to tenure as this land is privately owned.

Consequently, there has been some development on Ingonyama Land and farmlands resulting in less than adequate housing standards. Almost half of the municipal population resides in these areas. The introduction of the Institutional subsidy now provides a mechanism for development on Ingonyama Land which provides the beneficiary with a long term-lease. For farm dwellers access to housing opportunities is reliant on tenure reform.

3.3 Numerical Extent of Housing Need

In the absence of the housing list the numerical extent of the housing backlog in KZN237 Municipality has been quantified as the sum total of subsidies that the municipality has applied for, juxtaposed with the average household income. Tabled below is the presentation of the numeric extent of the housing need in the municipality by project name, ward and project status.

The 2011 census claims that 107545(35 337+72 208) people in KZN237 have no income which qualifies them for a full government housing subsidy, whereas 128 276(71 175 + 57 101) households earn between R1 and R3 200per month. However, this is no indication that every household that qualifies, will apply for a housing subsidy as they may either be in formal homes or would have been beneficiaries of previous government housing schemes.

The poorest households in the municipality add up to 31575(7016 + 24 559). There are already 2 423 units that have already been provided in the municipality. Furthermore, there are planned projects with a total of units based on the planned projects. The figure far exceeds the number of the poorest households particularly if one takes into account the number of opportunities that have already been created. Therefore, it is critical that the municipality determines the extent of backlog to circumvent oversupply of low income housing stock. While the statistic on housing demand is concerning it can be justified by the following rationale:

- The 2011 census data.
- The municipality has already and is implementing housing projects
- Household sizes have decreased since the last census resulting in the formation of smaller households instead.

The backlog is a reflection of the national, provincial and particularly the district trend wherein housing development has focused on the urban and Peri-urban areas. In KZN237 this is further reinforced by historic municipal settlement patterns wherein the population concentration is in urban centres and commercial farmlands.

While KZN237 has the smallest population in the District the Municipality it has had a high number of subsidy beneficiaries that is more than 3000 taking into account current projects. This is significant considering that household in the municipality that have no income and therefore qualify for a full government subsidy.

Tabled below is the municipal backlog estimated based on subsidy applications. It is important to note that the estimated backlog is located in rural areas of the municipality. This is justified by the fact that the majority of projects that are currently implemented are in urban centres. Thus, the urban backlog has

been considerably reduced. Second the rural settlements have the highest need with housing conditions considered less than adequate.

Table 8: Planned Projects

Housing Backlog in KZN237 Municipality			
Project Name	Settlement Type	Opportunities Required	Project Packaging
Rensburg Drift	Urban	1000	1000
Mimosadale Phase 2	Rural/Urban	1000	1000
C Section Phase 3	Urban	1000	1000
Owl & Elephant	Urban	500	
Frere	Rural/urban	400	400
Rama	Rural/urban	500	500
Papkulisfontein	Urban	1000	1000
Wembezi A - 2	Urban	1000	1000
Msobotsheni, Engodini and KwaNhlawe , Msuluzi Housing Development	Rural (farmlands)	500 1000 1500 150	500 1000 1500 150
Extention 10	Rental Housing	150	150
Thembalihle	Rural	1000	1000
Chiverly	Rural	350	350
Brewitt Park Ph2	Urban	500	

Cornfeilds	Rural/urban	2000	2000
Mshayazafe & Vulekani	Urban	6000	6000
Ephangweni	Rural	1000	1000
Sobabili	Rural	1000	1000
Good Home	Rural	1000	1000
Mqendendaba	Rural	1000	1000
Newlands	Rural	500	500
Lochs Loy	Rural	565	565
Zwelisha	Rural	700	700
Ngonyemeni	Rural	1000	1000
Mnyangweni	Rural	1000	1000
Shayamoya	Rural	1000	1000
Mhlungwini	Rural	1000	1000
Total		29 050	29 050

3.4 Subsidy Instrument/ Priority Issues

It is clear that the applications for preparation funding to the Provincial Department of Housing was based on an estimated backlog. In the absence of a criterion for determining the beneficiaries the municipality is unable to reflect backlog per income category.

The table below illustrates the subsidy quantum of government for the different subsidy instruments. This is used to quantify project expenditure by the Department of Housing as housing development funds are per beneficiary.

Table 9: Subsidy quantum for 40m² houses in the 2013/2014 financial year

Individual and Project Linked Subsidies	Top Structure Funding only	Own Contribution	Product Price
R0 - R1 500	R110 947,00	None	R110 947,00
R1 501 - R3 500	R110 947,00	R2 479,00	R110 947,00
Indigent: Aged, Disabled and Health Stricken R0 – R3 500	R164 136,00	None	R164 136,00
Military Veterans	R188 884,00		R188 884,00
Institutional Subsidies			
R0 - R3 500	R110 947,00	Institution must add Capital	At least R55 706.00
Consolidation Subsidies			
R0 - R1 500	R110 947,00	None	R110 947,00
R1 501 - R3 500	R110 947,00	None	R110 947,00
Indigent: Aged, Disabled and Health Stricken R0 - R3 500	R110 947,00	None	R110 947,00
Rural Subsidies			
R0 - R3 500	R110 947,00	None	R110 947,00
People's Housing Process			
R0 - R3 500	R110 947,00	None	R110 947,00

- *Municipal engineering services are to be funded by the district municipality*

Source: Government Gazette

Based on the low household incomes in the Municipality coupled with high levels of unemployment and a large percentage of the population employed in the agricultural sector that pays a minimum wage of R885.00 it can be safely extrapolated that the Municipality has applied for subsidies in the R0- R3 500 income category.

In instances where the project is contractor driven, the contribution of beneficiaries who earn more than R1 500.00 is set at R2 479.00. Furthermore the beneficiary needs to be registered with NHRBC.

3.5 Current Projects

Table 10: Projects at close-out stage (Former Umtshezi)

Project Name	No. of Units	Status	Completed Units
A Section	515	Close out	515
C Section Phase 1	383	Close out	383
Colita	301	Close out	301
KwaNobamba Phase1	515	Close out	515
Papkuilsfontein	575	Close out	575
C Section Phase 2	736	Close out	736
Kemps Road	108	Close out	108
Mimosdale	541	Close out	541
Grand Total	3674		

The construction of these projects is now complete. The municipality is currently issuing title deeds to the beneficiaries (beneficiary transfers). These projects will be considered officially closed once all the units are allocated to beneficiaries.

Table 11: Current Active Projects

Project Name	No of Units	2014/2015	2015/2016	2016/2017
Cornfields	2000	Stage 1 – approved	R0.00	R0.00
Msobetsheni	500	Stage 1 – approved	R0.00	R0.00
Owl and Elephant	500	Stage 1 – approved		
Paapkuilsfontein	1000	Stage 1 – approved		
Wembezi A	1000	Recently appointed		
Mimosadale	1000	Stage 2 – to be lodged shortly		
Renbergdrift	1000	Land legal issue		
Thembalihle	1000	Busy with stage 1		
Wembezi C phase 3	1000	Recently appointed		
Ephangweni	1000	Stage 2 – site establishment		
Sobabili	1000	complete		
Good Home	1000	complete		
Mqendendaba	1000	965 units complete		
Newlands – Lochs loy 2	500	IA not appointed		
Lochs Loy 1	unsure	IA to submit stage 1		
Zwelisha	700	635 complete		

2.	Amahlubi	532	Land reform		
3.	Kwandaba	40	Land reform		
4.	Kwadlamini	40	Land reform		
5.	Etsheningale	49	Land reform		
6.	Waayplaas	100	Land reform		
TOTAL				R0.00	R0.00

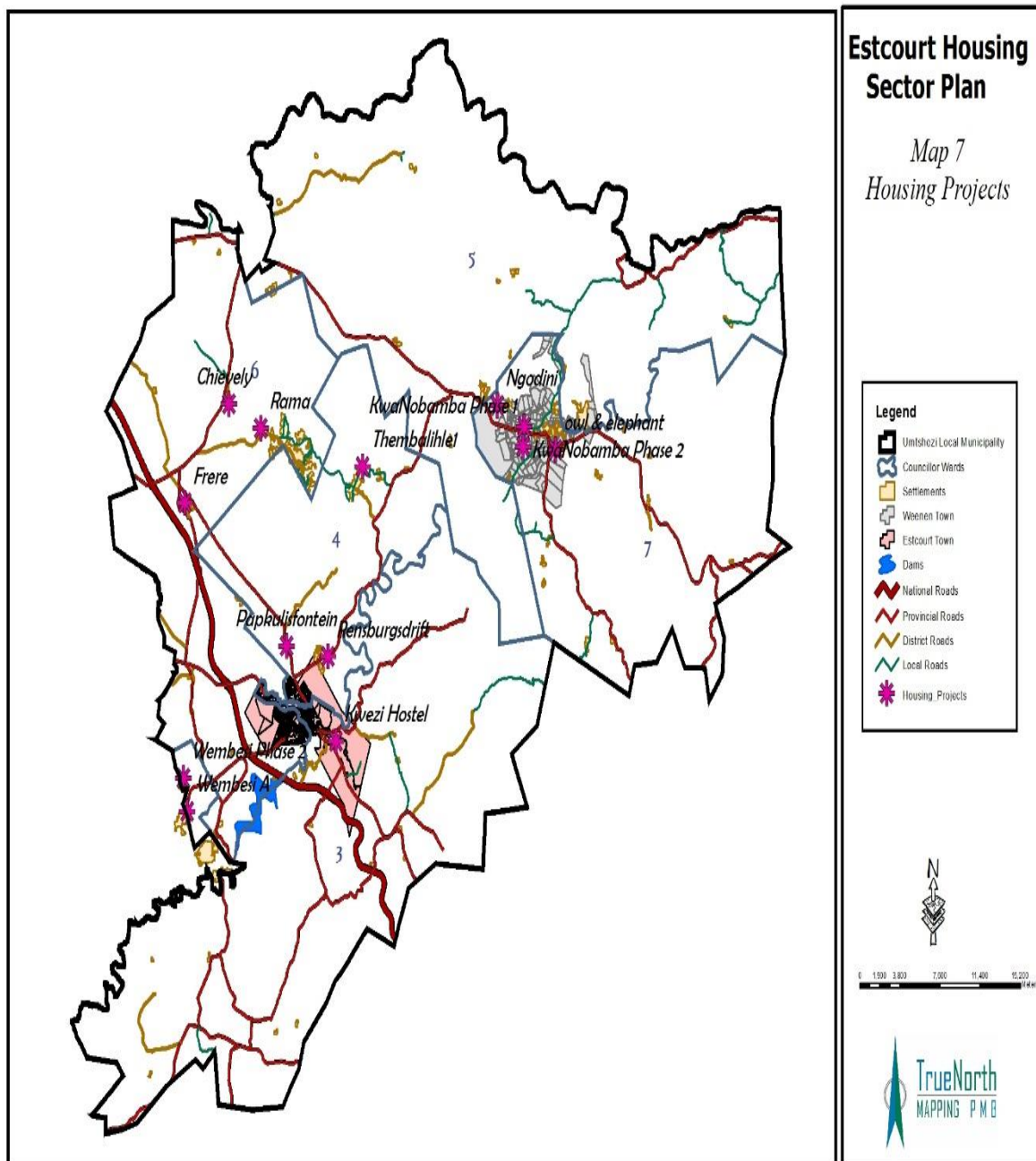
Table 11 above clearly illustrate that all the current projects were planned to be completed in the 20011/2012 financial year. Therefore the municipality needs to package projects for implementation in the subsequent financial years.

Table 12: Rectification Projects (Former Umtshezi)

Project Name	No of Units	2014/2015	2015/2016	2016/2017
Forderville and Colita	347			
Wembezi A Section - approved	504	R75 000 000,00		

Table 12 relates to the funding required to replace the asbestos roofs at Forderville and Colita. In terms of Wembezi, funding is required for the construction of top structures.

3.6 Phasing & Financial Implications of Planned Projects



Map 6: Planned housing projects

Table 13: Phase 2: Project Implementation

Phase 2				
Project Name	No. Of Units	2013/2014 subsidy	Total	
Rensburgdrift	1000	R110 947,00	R110 million	
Frere	400	R110 947,00		
Rama	500	R110 947,00		
Brewitt Park Phase 2	500	R110 947,00		
FLISP				
Ngonyemeni	1000	R110 947,00		
Mnyangweni	1000	R110 947,00		
Shayamoya	1000	R110 947,00		
Mhlungwini	1000	R110 947,00		
	350	R110 947,00		

2.	Bamabanani Machunu	500	R110 947,00	
3.	Msobotsheni, Engodini, Nhlawe	4000	R110 947,00	
4.	Mshayazaffe	6000	R110 947,00	
5.	Extension	150	R110 947,00	

The feasibility of these projects needs to be determined. Listed below are some of the fundamental elements of the project that need to be resolved.

- The land is privately owned and still has to be acquired.
- Project feasibility has not been conducted.
- There is no commitment in place from the district to provide bulk services.

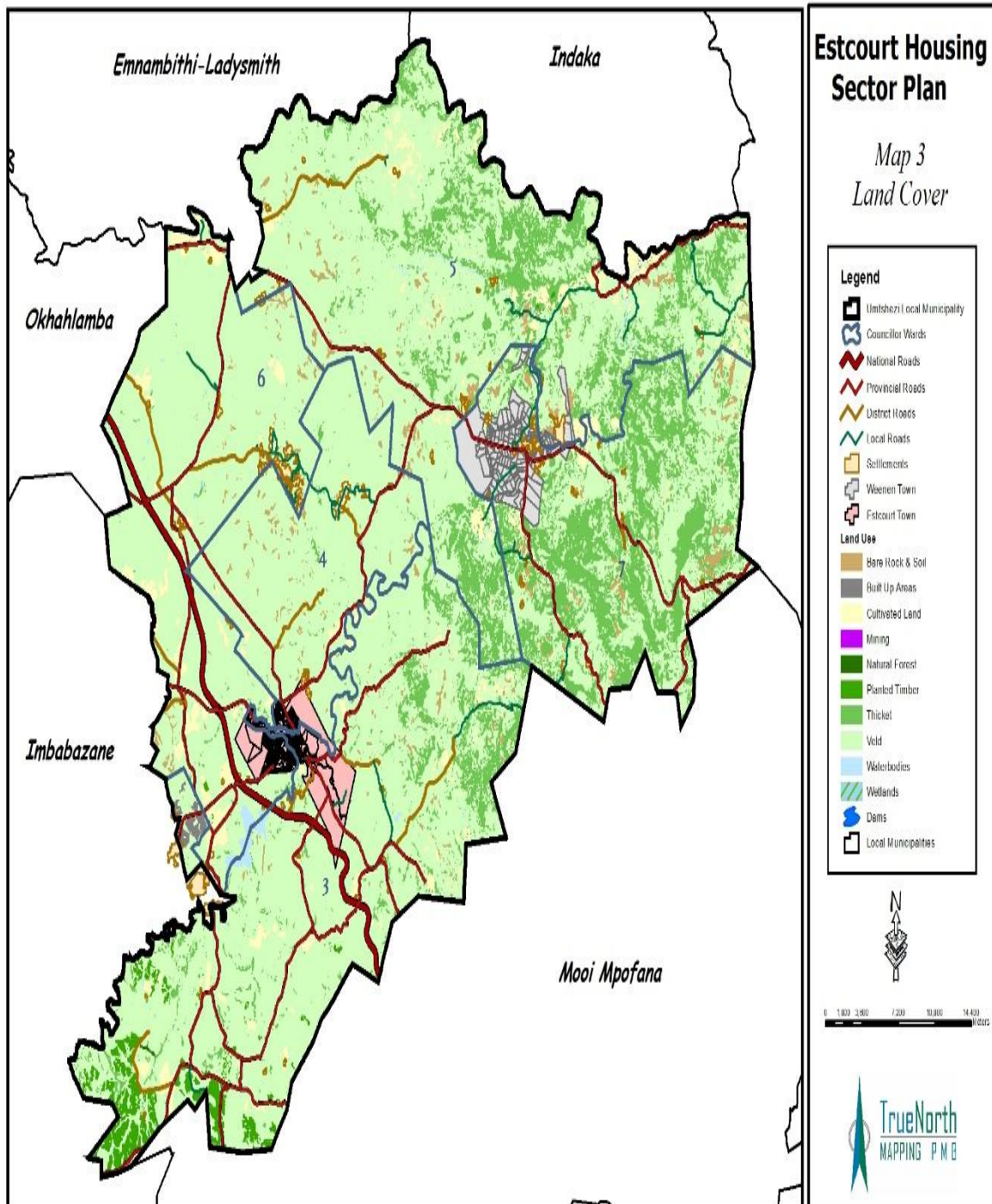
Other long-term projects identified by the municipality are listed below:

<i>Other long term projects identified by the municipality</i>		
Nkomokazini	10	1500
Bhekanezayo	4	1000
Mandadeni	9	800
Lomode/Rosdale	12	1500
Mafikeng/Mkhalanyoni	1	1500
KwaDlamini	2	2000
KwaMshini	5	200
Ndwebu	6	2000
Total		10500

Emahendeni	2	200
Mhubheni	7	800
Enhla noMkhize	1	150
Dutch / Gcinusizi	4	2000
Silimangamehlo	8	700
Tatane	12	2000
Bhekuzulu	13	2000
Moyeni	9	1500
Deklerk/Seventeen	4	600
Nyezane	10	1500
Total phase 2		11450

LAND IDENTIFICATION

Current Land Uses



Land Identified for Housing Project

Agriculture is the dominant land use in the municipality in the form of commercial farming followed by conservation both public and private conservation entities then land for residential purposes. The commercial farmlands are privately owned. A large extent of this land is under land restitution. This is the major economic activity in the municipality followed by manufacturing and tourism.

The agricultural sector is well established and stable in terms of employment. However, the sector is confronted with two major challenges, first high dependency on traditional crop and products with little innovation.

7. Table12: Land status

Project Name	Settlement Type	Ownership	Land Reform Status
Wembezi A – Phase 2	Urban	Municipality	N/A
Wembezi C Phase 1	Urban	Municipality	N/A
KwaNobamba Phase 1	Urban	Private	Restitution
Brewitt Park 1 & 2	Urban	Municipality	N/A
Kwezi Hostel Upgrade	Urban	Municipality	N/A
Restenburg Drift	Peri-urban	Land Affairs	N/A
Thembalihle	Rural	Land Affairs/Dohs	Restitution
Chively - Msuluzi	Rural	Private	Restitution
Owl & Elephant	Rural	Municipality	Restitution
Papkuilsfontein Phase 1	Urban	Municipality	N/A
Frere	Rural	Private	Restitution
Rama	Rural	Private	Restitution
Bamabanani Machunu	Rural	Communal	N/A
Brewitt Park	Urban	Private	N/A
Wembezi C Ph 3	Urban	Municipality/Land Affairs	N/A
Mimosadale Ph 2	Rural	Municipality	N/A
Engodini	Rural	Municipality	N/A
Nhlawe	Rural	Municipality	N/A
Msobetsheni	Rural	Municipality	N/A
Extension 10	Rental Units	Municipality	N/A
Cornfields	Rural	Trust	
Ngonyamweni	rural	Ingonyama	Restitution
Mnyangweni	Rural	Ingonyama	Restitution
Shayamoya	Rural	Ingonyama	Restitution

Mhlungwini	Rural	Ingonyama	Restitution
Amahlubi	Rural	DRDLA	Restitution
Kwandaba	Rural	DRDLA	Restitution
Kwadlamini	Rural	DRDLA	Restitution
Etsheningale	Rural	DRDLA	Restitution
Waayplaas	Rural	DRDLA	Restitution

This section presents the legal status of the land that has been identified for housing development. Land ownership in the municipality is complicated by the high number of restitution claims. The largest portion of land is privately owned with restitution claims lodged against it, followed by the urban centre and a small portion of the communal land under Traditional Council Leadership of Amakhosi.

The entire area of Weenen for example is under restitution claim. Most of the proposed future projects are on privately owned land that has restitution claims on it. Judging by the slow progress of the land reform programme it is expected that these projects may be delayed for extended periods of time.

Integration of Identified Land

Land Reform

Inkosi Langalibalele Municipality is impacted by all the three Land Reform Programmes that is restitution, redistribution and security of tenure reform.

Land Restitution which seeks to give just and equitable redresses to persons and/or communities dispossessed of land rights after 1913. The legal framework which drives the restitution programme is the Restitution of land Rights Act No 22 of 1994, as amended.

Land Redistribution seeks to redress racial imbalances in land ownership by facilitating access to land by the disadvantaged poor communities for residential and productive purposes through the Provision of Certain Land for Settlement Act No 126 of 1993. The poor, labour tenants, farm workers as well as emergent farmers are expected to pool their resources to negotiate, buy and jointly hold land under a formal title deed. Opportunities are also offered for individuals to access the grant for land acquisition.

Land Tenure Reform seeks to eliminate all forms of insecure tenure especially for the most vulnerable groups, that is, farm labourers and tenants through various pieces of legislation such as Land Reform (Labour Tenants) Act No 3 of 1996, Interim Protection of Informal Land Rights Act No 31 of 1996.

Consultation with KwaZulu-Natal Regional Land Claims Commission on Restitution of Land Rights reveals that the largest percentage of both commercial and conservation land is under restitution claim. This affects both Weneen Game Reserve and private game reserves that serve as source of employment for the locals. With regards to Weneen Game Reserve, under Ezemvelo KZN Wildlife, the state position on conservation land is that the land use remains solemnly for conservation purposes while the land claimants become the title owners.

There is a high possibility of change in the land use, with the state purchasing a significant number of farms near Escourt and Weneen it would be possible for the municipality to engage in a planning exercise

to identify land for housing development. This presents the municipality with opportunities to mix land uses and diversify the portfolio to include middle income housing.

The significance of Land Reform is captured by the Municipal IDP which has identified Land Reform and Housing as one of its priority programmes. Housing development has focused on urban centres. The majority of the housing structures in the farming areas is of workmanship. This has left rural and farmlands with inadequate levels of housing. These conditions become serious especially in the face of the fact that the municipality does not have a Disaster Management Plan. The population becomes susceptible to diseases.

Spatial Integration of Identified Land

From a housing point of view, the key issue is to promote the social, economic and spatial integration of the Municipality. The description of land uses in the Municipality clearly outlines the spatial configuration of the Municipality based first on the primary economic activity and past racial planning. While the ideal outcome is to change the past planning legacy however the Municipality can neither socially or economically afford to relocate long-established communities. The strategic response to spatial integration particularly to the tribal settlements in the periphery encompasses two major planning interventions, that is,

- To ensure access to social and economic services.
- To promote mixed use that includes economic activities based on skills that already exist in the community.

Housing Development provides a platform for the delivery for other basic services such as electricity, water, road infrastructure amongst others. Furthermore it is critical that the identified land for housing development promotes spatial integration and access to social services (with basic amenities, sports and recreation, clinics, libraries, shopping malls, cemeteries, schools and other social services), economic (access to employment opportunities, trade and industry).

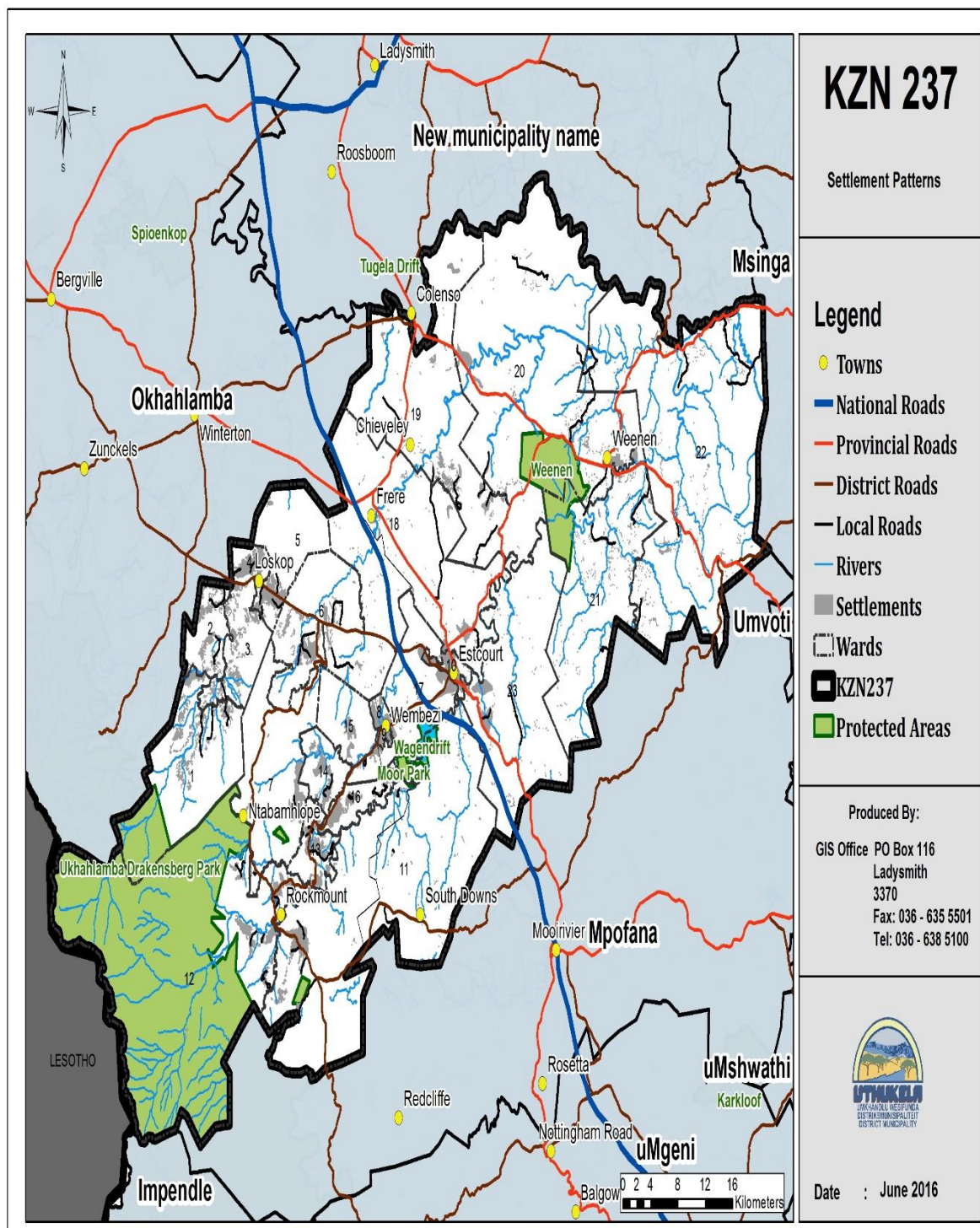
There are service delivery backlog, with respect to water, electricity, roads and others, in many of the municipal areas especially the identified land that is in the communal or commercial land. This section is premised on the vision for settlements in both urban and rural settlements. This vision envisages urban settlements that would be centers of vibrant urban governance, centers of economic, environmental and social opportunity where people live and work in a close environment while the rural settlements must ensure much greater access for rural people to government support and to commercial services with a more logical spatial networks of towns, services, roads and transport system serving both market traders

and customers. Furthermore, rural settlements must ensure close availability of water, sanitation and fuel sources, giving everyone more time for economic productivity and better health.

In identifying land for housing development the following has to be taken into account and ensure the dignity, safety and security of access for all, especially women and youth, to useful employment, housing and land, with people able to exercise control over their society, community and personal lives, and to invest in the future.

1. SPATIAL DEVELOPMENT FRAMEWORK

Map 8



Source: uThukela District Municipality

One of the key sector plans in a municipality's IDP is the Spatial Development Framework (SDF) Sector Plan. This plan provides a broad indication of where different types of land uses should take place within the municipal area, in order to achieve a range of land development objectives.

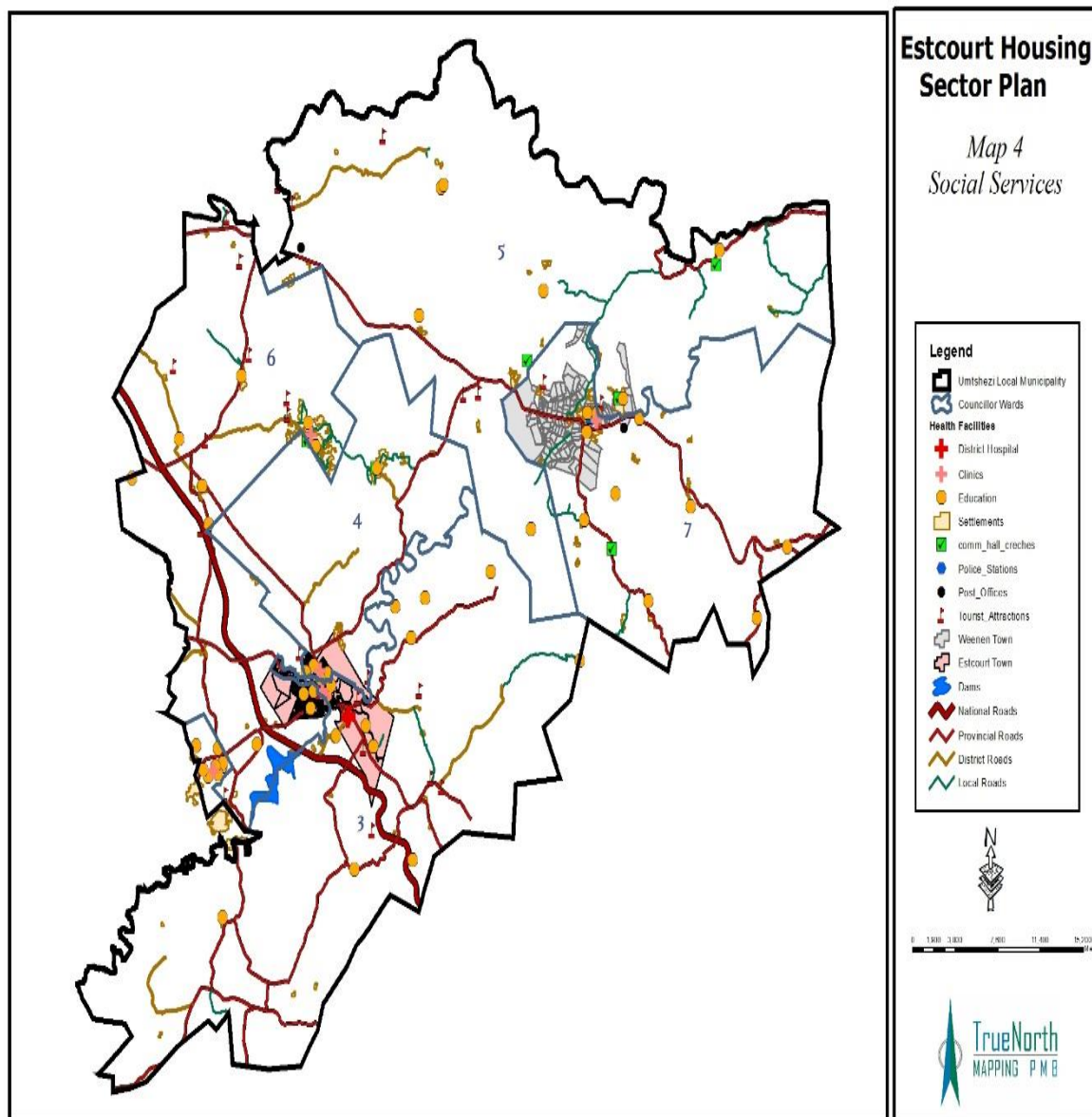
The SDF identifies Ntabamhlophe as the primary area for growth and development, with Emangweni/Loskop as the secondary node for development.

Rural settlements are primary investment areas, and should focus on rural housing projects, service delivery and public facilities as means to development. There are two areas, indicated on the SDF map on the overleaf (map 7)

a) Access to Social Services

There are backlogs in the provision of social services in the municipality. The municipality is currently developing a Service Delivery Budget Implementation Plan that that will assist the municipality to prioritize some of the essential services for the people.

There is an indigent policy in place which is updated on a regular basis.



Map 9: Social services

b) Access to Employment Opportunities

There is an efficient road network that links the rural areas with urban centres. However, the economic opportunities are limited to the agricultural sector, manufacturing, government services and to a lesser extent tourism.

The well-established road network in the form of provincial and national roads further links the Municipality to a diverse range of economic opportunities in the major centres of Durban and Pietermaritzburg. Thus, a good road network is critical to the future development of the Municipality as opportunities within the boundaries of the Municipality are limited. The creation of alternative sources of employment and the

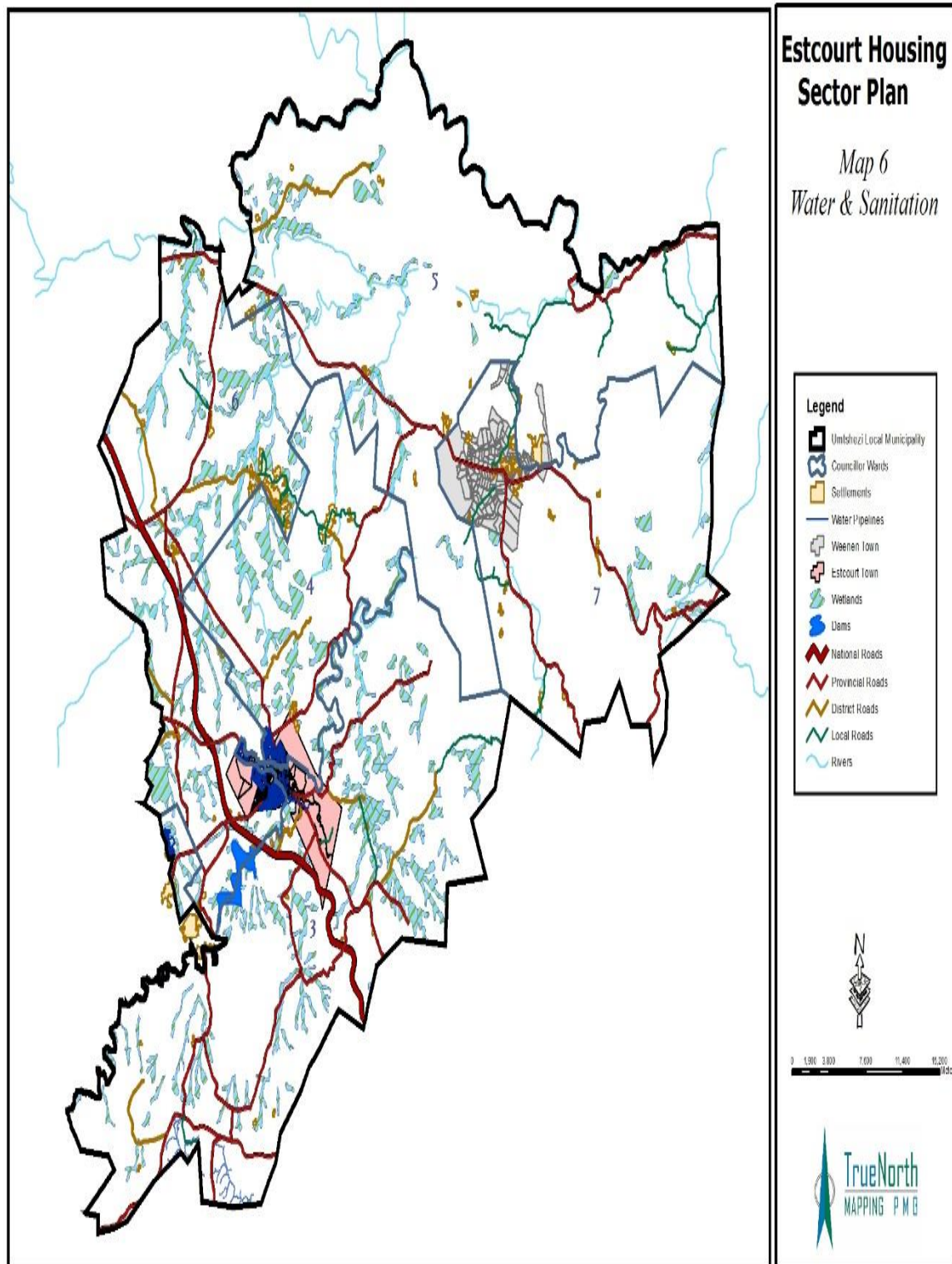
diversification of the economy will create economic opportunities within the Municipality. The physical location of the housing development has to provide adequate access to economic opportunities. In the case of the identified land, Imbabazane, Wembezi and Weneen easily accessible to municipal economic centres, trade, industry and manufacturing areas.

The rural areas are geographically within reasonable proximity to areas of employment, in the main being agricultural (farms) and tourism (game lodges) sectors.

c) Water and Sanitation

Access to water within 200m of one's home is an acceptable minimum standard irrespective of whether the water comes from a hand pump, borehole, a reticulation system supplied from a high yielding borehole or a reticulation system from a bulk line or reservoir. In the former Umtshezi Municipality the water services backlog is at 7% (UTDM IDP 2007/2008) while the sanitation backlog is estimated at 8% and the former Imbabazane could be as high as 25%.

The planned housing projects are guaranteed access to water through CMIP funding. Thus housing development provides opportunities for households to access water and sanitation. This is a district competency and therefore housing projects have to be aligned to the district infrastructure plan to ensure that they the bulk infrastructure component of the development is supplied.



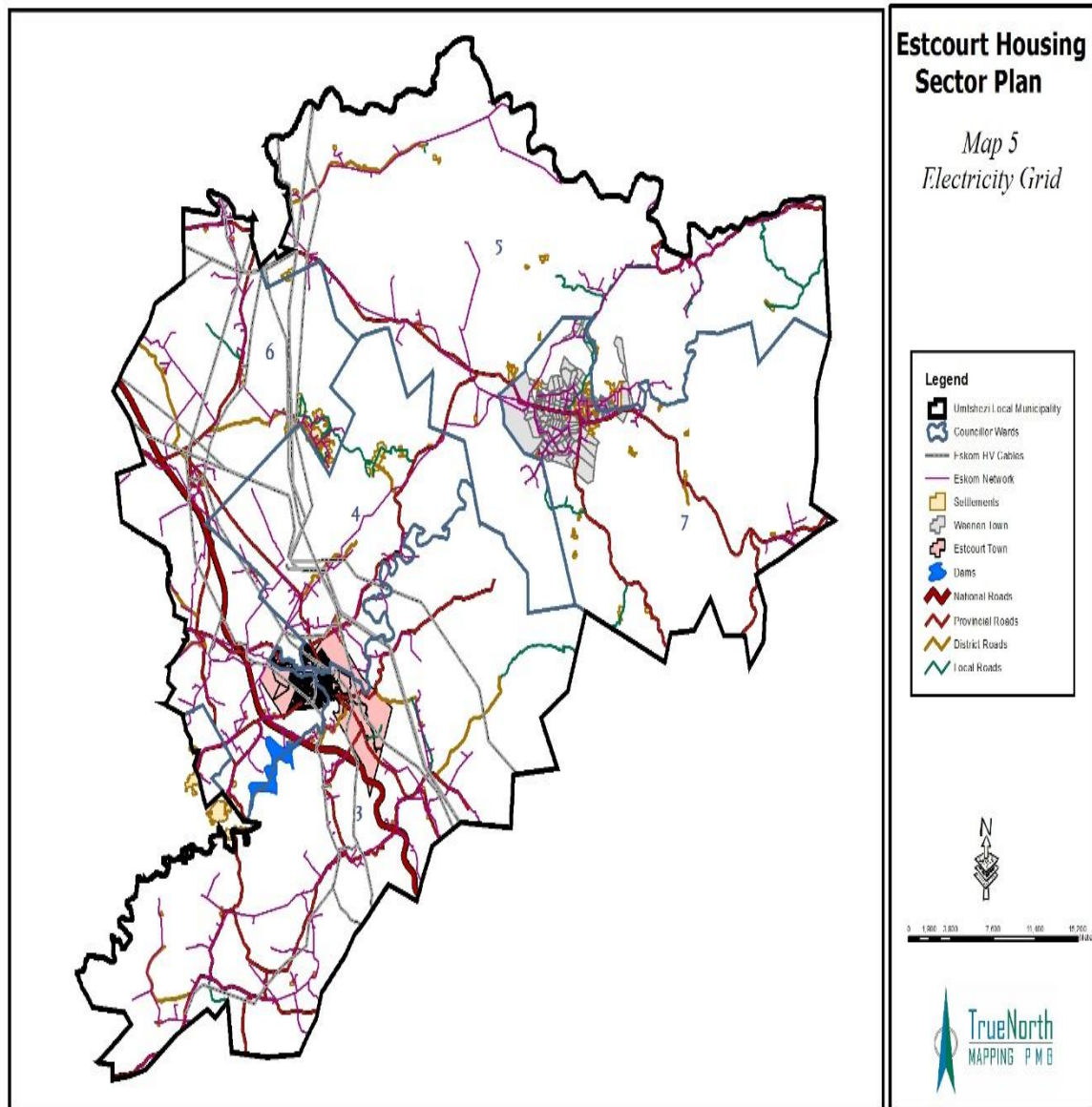
Map 10: Water & sanitation

d) Access to Energy

About 70% of the municipal residents have access to electricity. The rest of the people rely on other sources of energy like paraffin, gas and firewood for fuel. Electricity is provided by both the

municipality and ESKOM which causes some structural ambiguities between the two institutions. Electricity has been provided to all new low income housing developments and there is no backlog within the former Umtshezi's licensed area of supply.

However, within Eskom's licensed area of supply but in former Umtshezi and Imbabazane area of jurisdiction there are households without electricity.



Map 11: Electricity Grid

e) Roads Infrastructure and Access to Transport

Good road infrastructure exists in some of the areas of this municipality. The N3 and R74 puts that cuts through the municipality presents spatial economic opportunities connecting the western and eastern parts of the KwaZulu-Natal Province.

There are areas with less developed road infrastructure which become impassable during heavy rain seasons. This is particularly applicable to rural projects like Bamabanani Machunu and many

others in the communal and commercial farmlands. The Council relies heavily on MIG funding for infrastructure development.

f) Safety and Security

The lack of sports and recreation and high levels of unemployment normally precipitate high levels of crime. ULM is serviced by three South African Police Service (SAPS) stations based at Escourt, Weneen and Wembezi. There are specialized units based in the capital of KwaZulu-Natal that frequent this municipal area. As is the case in many parts of this country, rural areas in this municipality are under-serviced by the SAPS and this makes the lives of the people more vulnerable.

g) Cemeteries

Some communities are still practicing on site burials as a cultural phenomenon and there is a general shortage of burial sites in the municipal area.

Uthukela District Municipality has conducted the Cemetery/Crematorium study and the findings are yet to be implemented.

5.0 PERFORMANCE MEASURES

While it is easy to establish annual targets by picking up an acceptable final performance level and dividing expected targets evenly on the years between, such straight line thinking about progress is often inconsistent with the way that development programs really work. More often than not, no real progress in terms of measurable impacts or results is evident during the startup period. This is more evident in housing projects where land legal issues have to be resolved, as these negotiations take a long time to conclude. Second, housing is an inter-sphere responsibility amongst the Municipality, Provincial Department of Housing and the Department of Land Affairs and therefore the administrative processes to deliver the housing unit result in long lead times.

Table 14: Performance Targets

Strategic Objective	Activity	Measurement	Start Date	Output	Budget	Responsibility
Quantify Backlog	Housing Demand Data Base	List of housing beneficiaries	Ongoing	Account of housing units required	R0.00	KZN 237/DOHS
Reduce housing backlog	Pre-Feasibility Assessment					
	Msobotsheni, Engodini & Nhlawe	4000 units	Sep 12	Packaged project	R50 000	KZN 237/DOHS
	Chieveley	350 units	Land legal	Packaged project	R50 000	KZN 237/DOHS
	Bamabanani Machunu	500 units	Land legal	Packaged project	R50 000	KZN 237/DOHS
	Papkuilsfontein Phase 2	1000 units	Dec 2013	Packaged project	R50 000	KZN 237/DOHS
	Resolve land legal issues					
	Frere, Rama and Cornfields	3000 units	Ongoing	Sale agreements	Land has not been valuated	DLA/ KZN237
	Owl and Elephant	500 units	Not applicable	Sale agreement	Land has not been valuated	DLA/KZN237

	Extension 10	150	June 11	Sale agreement	Land has not been valued	KZN237
Reduce backlog	Complete current projects	Complete construction	Ongoing	Building certificates issued	R91 953 448	KZN237/DHO
Close off complete projects	Transfer ownership to beneficiaries	Title transferred	Ongoing	Projects closed off		KZN237

6.0 INSTITUTIONAL FRAMEWORK

6.1 Overall Approach

The success of any programme relies on the existence of relevant units with appropriate knowledge and expertise to plan, implement and monitor housing development. This section of the report sets out the institutional mechanism that will enable the kzn237 Municipality to initiate, plan, co-ordinate and facilitate the implementation of housing. The institutional structure is critical for the municipality in that, the current institutional structure and systems to manage the planning and implementation of housing development is inadequate. It must be recognised that the institutional framework for the housing unit must relate to the municipal operational strategy. Considering the size of the municipality this structure reflects the range of functions that need to be undertaken in the housing development process.

These functions need not be executed in a typical housing department, planning for an example can remain the responsibility of the planning department. What is critical is that a dedicated technical champion is appointed at the appropriate institutional level to make appropriate decisions with regard to housing development.

There are a range of interventions and related disciplines required to bring about viable human settlements. The institutional framework has been conceptualised to provide the Municipality with the means to focus, coordinate and channel investment in a holistic manner. The institutional framework is designed to ensure co-ordination between line functions in both the Municipality and all spheres of government and must promote the long term sustainability and operational viability of the housing interventions undertaken in the municipal area. More importantly the structure needs to have the necessary authority and status to do so.

Outlined below are the institutional conditions for the housing unit to effectively deliver on its mandate.

- **Governance:** refers to how the housing unit makes decisions, oversees its obligations and ensures internal accountability.
- **Authority:** how the housing unit is empowered to act, through either founding documents, mandates or the municipal institutional structures.
- **Compliance:** is the municipal ability to meet contractual and legal obligations i.e. the community and other spheres of government.
- **Competence:** the ability of the housing unit to assemble and mobilise resources
- **Relationships:** how the program interact with a variety of stakeholders

6.2 Management Structure

The structure outlined below reflects the technical input required to deliver housing services in the Municipality. All the functions that are critical for housing development already exist in the municipality. It is important to note that the responsibility of the Housing Manager will be the coordination of these inputs. It is not imperative for the municipality to set up a Housing Unit with all the technical experts required as the size of the municipality is small.

Second, the amount of backlog in relation to the population size does not justify the appointment of staff. Instead, this should be provided by the relevant units within the municipality.

The position of the Housing Manager position is mandatory to enable the Municipality to coordinate all the technical inputs required to deliver housing services that is, planning, project management and engineering. It is proposed that the housing unit breaks its functions into four main components listed below. This will enable the Housing Manager to define and assign the functions that have for effective housing delivery.

6.2.1 Planning

Due to the small size of the municipality the planning component is provided for by the Town Planning Department. Therefore it is critical that the functions that the Town Planning Department is expected to carry out are well documented including a clearly outlined process of co-ordination. Planning has the responsibility to undertake the following tasks:

- Strategic planning input to the housing unit as it relates to the implementation of all strategic planning projects and initiatives such as rural housing, vacant land audit, housing plan, housing spatial plan, special intervention projects etc.
- Ensure that identified projects conform to the Integrated Development Plan (IDP) and the Spatial Development Framework.
- Support coordinated and sustainable housing development.

- Advice on key aspects of low income subsidy driven housing to council.
- Undertake strategic planning, formulate housing policy and plan.
- Give input into Provincial and National Policy.
- Undertake research into housing and municipal development.

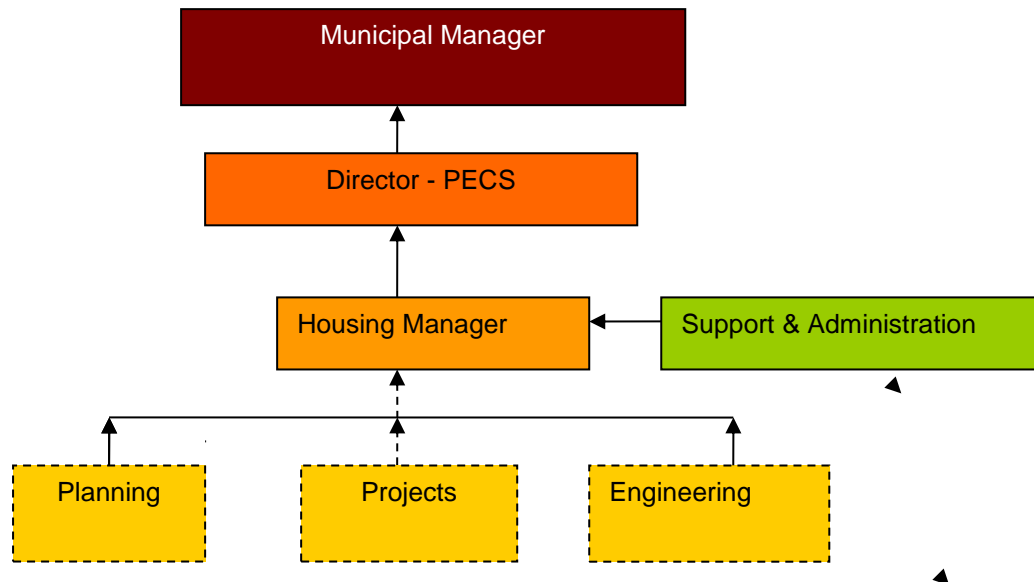


Diagram: Housing Institutional Structure

6.2.2 Project Management

The main tasks with regards to the projects functions:

- Plan and implement low income shelter opportunities
- Provide infrastructural services
- Provide housing opportunities and full tenure

6.2.3 Housing Engineering

This functional component is tasked with the responsibility for coordinating all the engineering inputs that relate to housing development. While the provision of bulk infrastructure is a district function, internal road and electricity amongst others is a local council function. Second, drafting and contract management to ensure that the development is according to schedule and standard resides with the engineering function.

6.2.4 Support and Administration

There are currently two housing clerks responsible for sales administration and land sales. They perform the following roles:

- Assist the residents of KZN237 Municipal area who are in the low income category to access low cost housing opportunities so that the overall objective of housing delivery can be realized.
- Identify and register housing beneficiaries and ensure that housing transfers are concluded.
- Provide support services to communities to enable them to contribute to meeting their housing needs and improve their residential environment.

Table 14: Institutional Roles and Responsibilities

Role Player	Roles and Responsibilities
Council	<ul style="list-style-type: none">▪ Approval of the Housing Processes and actions.
EXCO	<ul style="list-style-type: none">▪ General management of the Housing processes and actions.▪ Assign responsibilities in this regard to the Housing Manager via Municipal Manager.
Councilors	<ul style="list-style-type: none">▪ Linking the housing process with municipal constituencies.
Municipal Manager	<ul style="list-style-type: none">▪ Overall responsibility for the Housing Process and Implementation.▪ Housing policy formulation & coordination.▪ Overall management of the Housing process.▪ Ensure partnerships with relevant departments
Departmental Heads	<ul style="list-style-type: none">▪ Provide technical and sector input and guidance.▪ Provide departmental and project information for Housing delivery▪ Prepare selected Sector Plans and ensure integration.
Housing Manager	<ul style="list-style-type: none">▪ Day-to-day management of the Housing Delivery process.▪ Coordinate sector inputs and alignment with IDP and policies▪ Identification of Land with Councilors▪ Planning and lodging of housing application
Housing Committee	<ul style="list-style-type: none">▪ Oversight responsibility over the housing process and activities▪ Making strategic decisions regarding Housing Delivery process.▪ Identification of backlog information.▪ Provide guidance and technical input with regards to the IDP review process.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The objective of the report was to develop a Housing Sector Plan that will guide the planning and implementation of housing projects in the kzn237 Municipality. The main reasons for producing a Housing Sector Plan by the Municipality are to:

- Ensure effective allocation of limited resources particularly financial and human to competing potential development interventions
- Provide a formal and practical method of prioritizing housing projects and obtaining political consensus for the sequencing of their implementation
- Facilitate greater spatial linkages between the Spatial Development Framework and physical implementation of projects on the ground.
- Deliberately place the housing sector imperatives in the IDP
- Ensure effective subsidy budgeting and cash-flows both at Municipal and Provincial levels.

Based on the information presented in this report and its findings the following conclusions and their respective recommendations are drawn.

1. KZN237 Municipality is home to approximately 223 898 people. The major economic sectors are agriculture and manufacturing. The levels of employment are very low. Consequently conditions under which families live in are severe. These conditions include high levels of poverty, poor housing conditions, poor access to services and social infrastructure. The single contributors to underdevelopment in the Municipality are the high levels of poverty coupled with low levels of education. *Unless the Municipality considers economic development strategies that will create a vibrant local economy the high levels of state dependency and the inability of households to adequately meet their basic needs including housing will continue into the future.*

2. Development intensity is in the urban areas of Escourt, Imbabazane and Weenen with almost 50% of the population residing in urban areas while 33.3% of the population resides on farms and 16.8% in communal areas. Housing development in the municipality focused in urban areas precipitated by the preference of the project

Linked subsidy as the preferred subsidy instrument (requires outright tenure rights) by contractors.

This automatically precluded rural residents. As a result the bulk of the housing backlog is located in communal and tribal areas. The provision of bulk infrastructure in rural areas is expensive due to the dispersed nature of settlements the challenge that arises relates to the provision of bulk infrastructure. *Therefore the municipality has shifted its focus to rural settlements i.e. both communal and tribal areas.*

3. While the focus of the municipality is on rural housing, the majority of the land in the farming areas is privately with land claims lodged against it. Thus access to this land for housing development is likely to be lengthy and complicated. *The municipality needs to engage the Department of Land Affairs on time to facilitate release of land on farms. In the tribal areas tenure arrangements can be overcome through the application of the institutional subsidy. This will contribute towards the reduction of the housing backlog while focusing on the areas that have the greatest need.*

4. The municipality has completed 3674 units to date, 972 are currently active while a further 8000 is planned for the next two years which will deliver a total of 12 646 units. *It is proposed that the municipality formulates a housing data base to determine the extent of need and link beneficiaries to planned units.*

STAKEHOLDER CONSULTATION

The report was circulated to all stakeholders for comment. All comments have been incorporated into the report.

LIST OF INDIVIDUALS WHO PARTICIPATED IN PREPARING THE HOUSING SECTOR PLAN AND REFERENCES

References

The Constitution of the Republic of South Africa, Act 108 1996

The Development Facilitation Act, (Act 67 of 1995)

The Housing Act, (Act 107 of 1997)

Local Government Municipal Systems Act (Act No. 32 of 2000)

Local Government Municipal Structures Act, (Act No.117 of 1998)

Umtshezi Local Municipality IDP 2008/2009

Uthukela District Municipality 2007/2008

Census 2001

Municipal Spatial Development Framework (2004)

Municipal Housing Sector Plan Manual, July 2006

Department of Housing, Guidelines on Housing Sector Plans, 2006

INDIVIDUALS

Individuals are listed in terms of surname. All individuals are listed whether they participated in providing information or met with the consultants.

All projects incorporated in the report were identified through the IDP consultative process.

Name	Organisation	Topic
Denver Ince	Department of Land Affairs	Land Reform
Fairoz Shaik/	KZN237	Housing
Sipiwe Khumalo	Department of Housing	Review of Draft
Elphas Dladla	Umtshezi Local Municipality	Strategic
Shaun Anderson	True North Mapping	GIS
S Khumalo	Department of Housing	Housing

I.5.
**LIST OF SECTOR PLAN/ POLICES/
BY LAWS
FOR**



I.5. LIST OF SECTOR PLAN/ POLICES/ BY LAWS

A. APPROVED HR POLICIES FOR INKOSI LANGALIBALELE MUNICIPALITY

No	Policy	Status core
1.	Access to Personal File Policy	Adopted
2.	Acting Policy	Adopted
3.	Agenda for Workshop	Adopted
4.	Code of Conduct - Municipal Employees	Adopted
5.	Code of Conduct - Municipal Employees	Adopted
6.	Common Business Language Policy	Adopted
7.	Communication Policy	Adopted
8.	Confidentiality Policy	Adopted
9.	Conflict of Interest Policy	Adopted
10.	Disciplinary Code and Policy	Adopted
11.	Dress Code	Adopted
12.	Employee Wellness Policy	Adopted
13.	Employment Benefits Policy	Adopted
14.	Grievance Policy	Adopted
15.	Harassment Policy	Adopted
16.	Leave Policy	Adopted
17.	Occupational Health and Safety Policy	Adopted
18.	Placement Policy	Adopted
19.	Program - 12 May 2017	Adopted
20.	Promotion and Remuneration Policy.	Adopted
21.	Recruitment Policy	Adopted
22.	Smoking Policy	Adopted
23.	Subsistence and Travel Policy	Adopted
24.	Substance Abuse Policy	Adopted
25.	Training and Development Policy	Adopted

B. THE BUDGET AND TREASURY POLICIES

No	Policy	Status core
1.	Fleet Management Policy	Adopted
2.	Unallocated Revenue Policy	Adopted
3.	Virement Policy	Adopted
4.	Budget Policy	Adopted
5.	Car allowance calculation	Adopted
6.	Car allowance policy	Adopted
7.	Draft 2017/18 Inkosilangalibalele Municipality Indigent	Adopted
8.	Draft bad debt and write-off Policy 2017/18	Adopted
9.	Draft customer care credit control and debt	Adopted
10.	Draft rates By-Laws 2016 –Inkosilangalibalele	Adopted
11.	Draft rates Policy 2017/2018	Adopted
12.	Draft Tariffs Policy 2017/2018	Adopted
13.	Funding and Reserve municipality – kzn237	Adopted
14	Inkosilangalibalele Municipality Draft SCM Policy	Adopted

I.6

SDF IMPLEMENTATION

FOR



I.6 IMPLEMENTATION FRAMEWORK PLAN

I.6.1 SDF IMPLEMENTATION PLAN: SCHEDULE OF SPATIAL PLANNING PROJECTS

PROJECT NAME	PROJECT DESCRIPTION	TOTAL BUDGET	MEDIUM TERM EXPENDITURE FRAMEWORK		
			2014/2015	2015/2016	2016/2017
Estcourt Town Development Framework	Preparation of a strategic planning document to guide future development and expansion of Estcourt Town.	R450,000,00	150 000	150 000	150 000
Estcourt CBD Regeneration Framework	Review of Estcourt CBD Master Plan Preparation of an urban design framework	R750,000,00	250 000	250 000	250 000
Weenen Development Framework	Preparation of a strategic planning document to guide future development and expansion of Weenen Town.	R300,000,00	300 000	-	-
Wembezi Development Framework	Preparation of a strategic planning document to guide future development and expansion of Wembezi Town.	R300,000,00	300 000	-	-
Nodal Development Frameworks	Preparation of strategic planning documents to guide future development of nodes as identified in the SDF.	R525,000,00	200 000	200 000	125 000
Preparation of an Environmental Management Framework	Preparation of a Strategic Environmental Assessment. Environmental Management Framework.	R450,000,00	300 000	150 000	-
Community Based Resource Management	Development and implementation of Community Resource Management Programme.	R500,000,00	300 000	100 000	100 000
Preparation of Settlement Plans for Village Clusters.	Preparation of strategic plans to guide future expansion and growth of each settlement. The plans should be prepared with full involvement of traditional leaders and communities concerned.	R2,000,000,00	1 500 000	250 000	250 000
Land Identification and Packaging Exercise	Identification of strategically located municipal and state owned land and formulation of development proposals accordingly.	R600,000,00	200 000	200 000	200 000

PROJECT NAME	PROJECT DESCRIPTION	TOTAL BUDGET	MEDIUM TERM EXPENDITURE FRAMEWORK		
			2014/2015	2015/2016	2016/2017
Preparation of Spatial Planning Policies and Guidelines	Land allocation guidelines in rural villages. Densification policy. Policy on development within and along environmentally sensitive areas.	500 000.00	250 000.99	150 000.00	100 000.00
Total		R 6 375 000.00	R 3 750 000.99	R 1 450 000.00	R 1 175 000.00

I.7

MUNICIPAL ORGANOGRAM



