MSUNDUZI MUNICIPALITY DRAFT HUMAN SETTLEMENT SECTOR PLAN

HOUSING CHAPTER OF THE INTEGRATED DEVELOPMENT PLAN

ABSTRACT

The Human Settlement Sector Plan (HSSP) outlines strategies, action plans and projects to accelerate the delivery of integrated sustainable human settlements in the Msunduzi Municipality, in accordance with the national policy on human settlements and within the framework of the Integrated Development Plan.

OCTOBER 2026

DRAFT FOR PUBLIC COMMENTS

TABLE OF CONTENTS

Page No.

1 INTRODUCTION 1

1.1 THE MSUNDUZI MUNICIPALITY 1
1.2 DEFINITION OF HUMAN SETTLEMENTS 2
1.3 NEED FOR THE HUMAN SETTLEMENT SECTOR PLAN 4
1.4 STRUCTURE OF THE MSUNDUZI MUNICIPALITY HSSP 5

2 GUIDING POLICY AND LEGISLATION 6

2.1 POLICY FRAMEWORK 6
2.2 LEGISLATIVE FRAMEWORK 7
2.3 MUNICIPAL POLICIES AND STRATEGIES 8
2.3.1 Msunduzi City Development Strategy 8
2.3.2 Msunduzi Municipality Integrated Development Plan: 2025 - 2026 8
2.4 DIRECTIVES 9

3 HUMAN SETTLEMENT PATTERN 10

3.1 SETTLEMENT TYPOLOGIES 10
3.1.1 Inner City Area 10
3.1.2 Suburban Areas 11
3.1.3 Townships 12
3.1.3.1 Imbali, Ashdown and Sobantu 12
3.1.3.2 Northern Areas 13
3.1.4 Low Density Residential and Small Holdings (Ashburton and Surrounds) 13
3.1.5 Rural Settlements 14
3.1.6 Peri-urban Settlements (Edendale) 15
3.1.7 Informal Settlements 16
3.2 FACTORS SHAPING HUMAN SETTLEMENT PATTERN 16
3.2.1 Apartheid Spatial Structure 17
3.2.2 Low Density Urban Sprawl 17
3.2.3 Land Use Separation 18
3.2.4 Land Availability 18
3.2.5 Availability and Capacity of Bulk Infrastructure 18
3.2.6 Topography 19
3.2.7 Biodiversity 19
3.2.8 Agricultural Land 20
3.3 IMPLICATIONS FOR THE HSSP 20

4 HOUSING SUPPLY ANALYSIS 22

4.1 HOUSING SITUATION 22
4.1.1 Dwelling Type 22
4.1.2 Security of Land Tenure 23
4.1.3 Municipal Housing Stock 24
4.2 CURRENT HUMAN SETTLEMENT PROJECTS 24
4.2.1 Extended Enhanced Discount Benefit Scheme 24
4.2.2 Community Residential Units 24
4.2.3 Social Housing 24
4.2.4 Upgrading of Informal Settlement Programme 25
4.2.5 Integrated Residential Development Programme 27
4.2.5.1 Pre-feasibility Projects 27
4.2.5.2 Detailed Planning Projects 28

4.2.5.3 Projects at Implementation Stage 29
4.2.6 Rectification *32*
4.2.7 Title Deed Restoration *32*
4.2.8 Proposed Projects *33*
4.3 STUDENT HOUSING 33
4.3.1 On-Campus Student Accommodation *33*
4.3.2 Private Student Accommodation *34*
4.4 HOUSING MARKET 34
4.4.1 Property Sales *34*
4.4.2 Geographical Distribution of Sales *35*
4.4.3 Informal Property Sales *35*
4.5 IMPLICATIONS FOR THE HSSP 36
5 HOUSING DEMAND ANALYSIS 37
5.1 HOUSING DEMAND 37
5.1.1 Housing Backlog *37*
5.1.2 Housing Need *37*
5.1.3 Informal Settlements *38*
5.1.4 Rental Housing *40*
5.1.5 Rural Housing *41*
5.1.6 Backyard Dwellers *42*
5.1.7 Need for Student Accommodation *42*
5.2 CAUSES OF HOUSING BACKLOG 42
5.2.1 Population Growth *42*
5.2.2 Population Distribution *43*
5.2.3 Population Growth Projection *43*
5.2.4 Population Density *44*
5.2.5 Migration *44*
5.2.6 Low Affordability Levels *45*
5.2.7 Slow Housing Delivery *45*
5.2.8 Land Invasion *46*
5.2.9 Poor Enforcement of Municipal By-Laws and Policies *47*
5.3 IMPLICATIONS FOR THE HSSP 47
6 ACCESS TO BASIC SERVICES AND PUBLIC FACILITIES 48
6.1 ACCESS TO BASIC SERVICES 48
6.1.1 Access to Water *48*
6.1.2 Sanitation *48*
6.1.3 Waste Removal *48*
6.1.4 Electricity *49*
6.2 BULK SERVICES 49
6.2.1 Road Network *49*
6.2.2 Waste Management *49*
6.2.3 Bulk Electricity *50*
6.2.4 Bulk Water *50*
6.2.5 Bulk Sewer System *52*
6.3 PUBLIC FACILITIES 53
6.3.1 Education Facilities *53*
6.3.2 Libraries *53*
6.3.3 Health *54*
6.3.4 Community Halls *54*
6.3.5 Cemeteries and Crematoria *54*

6.3.6 Sports and Recreation *54*
6.3.7 Police Stations *55*
6.4 Implications for the HSSP 55

7 SPATIAL TARGETING FOR HUMAN SETTLEMENT 56

7.1 Restructuring Zones 56
7.2 Priority Human Settlement and Housing Development Areas (PHSHDA) 56
7.3 Greater Edendale Development Initiative 56
7.3.1 Greater Edendale Land Acquisition Programme *57*
7.3.2 Land Acquisition Focus Areas *58*
7.3.3 Priority Human Settlement Projects *59*
7.4 Integration Zone 60
7.4.1 Raisethorpe Node *60*
7.4.2 THE CBD *62*
7.4.3 Edendale- CBD Corridor Plan *62*
7.4.4 Edendale Town Centre *62*
7.4.5 PLESSISLAER *63*
7.5 Implications for the HSSP 63

8 INSTITUTIONAL FRAMEWORK 65

8.1 Governance 65
8.1.1 National Department of Human Settlements *65*
8.1.2 Provincial Department of Human Settlements *65*
8.1.3 Department of Economic Development, Tourism and Environmental Affairs *66*
8.2 The Role of the Msunduzi Municipality 66
8.2.1 The Municipality as a Developer *66*
8.2.2 Water Services Authority *69*
8.3 Service Delivery Agencies 70
8.3.1 ESKOM *70*
8.3.2 Umgeni Water *70*
8.4 Support Institutions 70
8.4.1 Housing Development Agency *70*
8.4.2 Social Housing Regulatory Authority *70*
8.4.3 National Home Builders Registration Council *71*
8.4.4 National Housing Finance Corporation *71*
8.4.5 Capital City Housing *71*
8.5 Traditional Leadership 71
8.5.1 Ingonyama Trust *71*
8.5.2 Traditional Councils *72*
8.6 Implications for the HSSP 72

9 FUNDING ARRANGEMENTS 73

9.1 National Trends 73
9.2 KwaZulu-Natal Human Settlement Budget (2019/20 – 2028/29) 74
9.2.1 Human Settlement Budget Allocation *74*
9.2.2 Budget Expenditure *75*
9.3 Conditional Human Settlements Grant Allocations to Msunduzi Municipality (2020/21 – 2027/28) 75
9.3.1 Grant Allocation *75*
9.3.2 Msunduzi Municipality: Housing Capital Expenditure (2003/04 – 2024/25) *76*
9.3.3 Expenditure Pattern *77*
9.3.4 Increasing Production Costs *77*
9.4 Implications for the HSSP 78

10 CHALLENGES AND OPPORTUNITIES 80

10.1 CHALLENGES 80
10.1.1 Urbanisation 80
10.1.2 Urban Sprawl 80
10.1.3 Acute Housing Backlog 80
10.1.4 Land Invasion 81
10.1.5 Informal Settlements 81
10.1.6 Bulk Infrastructure Gaps 81
10.1.7 Slow Pace of the Delivery of Human Settlement Projects 81
10.1.8 Availability of Land for Human Settlement Projects 82
10.1.9 Silo Approach to Planning and Development 82
10.1.10 Municipal Capacity 82
10.1.11 Climate Change 82
10.1.12 Informalisation of the CBD 83
10.1.13 Unmanaged Rural Densification 83
10.2 OPPORTUNITIES 83
10.2.1 District Development Model 83
10.2.2 Developer Role of the Municipality 84
10.2.3 Grant Funding 84
10.2.4 Spatial Concentration of Housing Need/Backlog 84
10.2.5 Isolated Vacant Land Parcels and Under-utilised Land and Buildings 85
10.2.6 Enabling Municipal Spatial Planning Frameworks 85
10.2.7 Level 1 Accreditation 86
10.2.8 Existing Internal Capacity 86
10.2.9 Intergovernmental Partnerships and Support Agencies 86
10.2.10 Outer Eastern Area 86

11 SUSTAINABLE HUMAN SETTLEMENT DEVELOPMENT STRATEGY 87

11.1 DEVELOPMENT GOALS 87
11.2 STRATEGIC SHIFT 88
11.3 DEVELOPMENT VISION 88
11.4 GUIDING PRINCIPLES 89
11.5 STRATEGIC OBJECTIVES 89

12 MUNICIPAL HUMAN SETTLEMENT PROGRAMME 91

12.1 BUILDING INSTITUTIONAL CAPACITY 91
12.1.1 Application for Level 2 Accreditation 91
12.1.2 Separate Panels for Professional Service Providers, Contractors, and Social Housing Institutions 92
12.1.3 Public Private Partnerships 92
12.1.4 SMME Participation, Development and Support 93
12.1.5 Expanded Public Works Programme 94
12.2 SYSTEMS AND PROCEDURES FOR THE DELIVERY OF SUSTAINABLE HUMAN SETTLEMENT PROJECTS 95
12.2.1 Anti-Land Invasion By-Law 95
12.2.2 Innovative Building Technology 95
12.2.3 Densification Policy Framework 96
12.2.4 Social Facilitation Framework 97
12.2.5 Land Identification, Assessment and Prioritisation 98
12.2.6 Housing Consumer Education 98
12.2.7 Digitalisation of the Programme 99
12.3 UPGRADING OF INFORMAL SETTLEMENTS 100

12.3.1 Establishment of an Informal Settlement Multi-disciplinary Response Team 100
12.3.2 Review of the Informal Settlement Strategy and Plan 100
12.3.3 Establishment, Training and Support to the Community Based Structures 101
12.3.4 Community Engagement and Social Compact Agreements 101
12.3.5 Sustainable Livelihoods 102
12.3.6 Incremental Infrastructure Provision 102
12.3.7 Community Register 103
12.4 SUSTAINABLE HUMAN SETTLEMENT FOCUS AREAS 103
12.4.1 Redevelopment of the Greater Edendale Area 103
12.4.1.1 Intensification of the Land Acquisition Programme 103
12.4.1.2 Edendale Town Centre 104
12.4.1.3 Finalisation of Township Establishment Process 105
12.4.2 Inner City Housing 105
12.4.2.1 Protect Functional Residential Neighbourhoods 105
12.4.2.2 Adaptive Re-use of Bad/Problematic Building 106
12.4.2.3 Promote Mixed Land Use Precincts 106
12.4.2.4 Clear the CBD off Slums 106
12.4.2.5 Leverage on Urban Development Zone 107
12.4.3 Land Parcels Under Timber Plantations 107
12.4.4 Outer Eastern Area 108
12.4.5 Consolidation of Rural Settlements 110
12.5 BROADENING HOUSING OPPORTUNITIES 111
12.5.1 Integrated Residential Development Programme 111
12.5.2 Community Residential Units 111
12.5.3 Social Housing 111
12.5.4 Backyard Housing Programme (Back Yarding) 112
12.5.5 GAP Housing 113
12.5.6 Emergency and Short-term Housing 113
12.5.7 Student Accommodation 113

13 IMPLEMENTATION PLAN 115

13.1 2026/2027 PROVINCIAL BUSINESS PLAN PROJECTS 115
13.2 DETAILED PLANNING PROJECTS 116
13.3 IMPLEMENTATION STAGE 117
13.4 PRE-PLANNING PROJECTS 118
13.5 SOCIAL HOUSING PROJECTS 118
13.6 PROPOSED PROJECTS 119
13.7 UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME PROJECTS 120

LIST OF TABLES

Page No.

Table 1: Restructuring Zones and Potential Social Housing Projects....25
Table 2: 32 Informal Settlements Earmarked for the Provision of Interim Services 27
Table 3: Pre-feasibility Phase Projects....28
Table 4: Projects at Detailed Planning (Feasibility Study) Phase 28
Table 5: Projects at Implementation Stage....32
Table 6: Proposed Projects 33
Table 7: Housing Backlog 37
Table 8: National Housing Needs Register....37
Table 9: Informal Settlements per category, Intervention and Subsidy 38
Table 10: Informal Settlements by ABM....40
Table 11: Potential Demand for Social Housing per RZ in the Msunduzi LM 2031 - 2035 40
Table 12: Water Demand (ML/d) 2020 - 2050....52
Table 13: Land Assembled under Municipal Ownership 60
Table 14: KZN Programme Level Expenditure (R'000)....75
Table 15: Human Settlement Grants Allocation to the Msunduzi Municipality (R'000) 76
Table 16: Annual Year on Year Change - Total Construction Index 77
Table 17: Projects in the KZN Provincial Business Plan 2026/2027 Financial Year....115
Table 18: Projects Detailed Planning 116
Table 19: Projects at Implementation Stage....117
Table 20: Projects at Preplanning Phase....118
Table 21: Social Housing Projects 118
Table 22: Project Pipeline 119
Table 23: Categorisation of Informal Settlements....120

LIST OF FIGURES

Figure 1: Theoretical Framework of Human Settlement Quality System 3
Figure 2: Need for the Human Settlement Sector Plan 4
Figure 3: Policy Framework.....6
Figure 4: Legislative Framework 7
Figure 5: Sector Plans and Local Area Plans.....8
Figure 6: Directives 9
Figure 7: Dwelling Type.....22
Figure 8: Municipal Households Residing in Government Subsidized Housing Units 23
Figure 9: Security of Tenure/Ownership Status of Households' Dwellings 23
Figure 10: Property Sales in the Msunduzi Municipality 34
Figure 11: Property Sales by Geographic Areas.....35
Figure 12: Population Distribution by ABM 43
Figure 13: Population Growth Projections 43
Figure 14: Main Reasons for Moving to Msunduzi, (2016).....44
Figure 15: Annual Household Income.....45
Figure 16: Serviced Sites and Completed Units, 2020/2021 to 2024/2025.....46
Figure 17: Role of the Municipality.....67
Figure 18: Organogram for the Human Settlements Unit 68
Figure 19: Annual Average Price Index for Selected Materials (December 2023 = 100).....78
Figure 20: SPLUMA Development Principles 89
Figure 21: Strategic Objectives 90

LIST OF MAPS

Map 1: Locality Map 1
Map 2: The Msunduzi Local Municipality 2
Map 3: Informal Settlements.....26
Map 4: Detailed Planning Projects.....30
Map 5: Implementation Projects.....31
Map 6: Informal Settlements.....39
Map 7: Edendale Land Acquisition Programme, 1997 to 2026 57
Map 8: Edendale Priority Human Settlement Projects.....58
Map 9: Land Acquisition for Priority Human Settlement Projects.....59
Map 10: Urban Network Strategy.....61
Map 11: 42 and 22 Stateland Donation Properties in Edendale 104
Map 12: Eastern Expansion Area.....109

LIST OF ACRONYMS /ABBREVIATIONS

BNG	-Breaking New Ground
DoHS	- Department of Human Settlements
CBD	-Central Business District
CRUs	-Community Residential Units
DRMP	-Disaster Risk Management Plan
EIA	-Environmental Impact Assessment
EEDBS	-Enhanced Extended Discount Benefit Scheme
ESTA	-Extension of Security of Tenure Act
GIS	- Geographic Information Systems
GDP	-Gross Domestic Product
GEA	-Greater Edendale Area
GEVDI	-Greater Edendale Vulindlela Development Initiative
EMF	-Environmental Management Framework
HSMSP	-Human Settlement Master Spatial Plan
HSS	-Housing Subsidy System
HSSP	- Human Settlement Sector Plan
IDP	- The Integrated Development Plan
IRDP	-Integrated Residential Development Programme
ITB	- Ingonyama Trust Board
IUDF	-Integrated Urban Development Framework
IWMP	-Waste Water Management Plan
KPA	- Key Performance Area
LM	- Local Municipality
LUS	-Land Use Scheme
MSA	- Municipal Systems Act
MSDF	-Municipal Spatial Development Framework
MTDP	-Medium Terms Development Plan
NDoH	- National Department of Housing
NDP	- National Development Plan

NEMA	-National Environmental Management Act
NHNR	-National Housing Needs Register
NHBRC	-National Home Builder's Registration Council
NDP	-National Development Plan
NSDF	-National Spatial Development Framework
NUA	-New Urban Agenda
PIE	-Prevention of Illegal Eviction from and Unlawful Occupation of Land Act 19 of 1998
PGDS	- The Provincial and Growth Development Strategy
PHSHDA	-Priority Human Settlement and Housing Development Area
PTP	-Public Transport Plan
PSC	- Project Steering Committee
PSDF	-Provincial Spatial Development Framework
RZ	-Restructuring Zone
SDGs	-Sustainable Development Goals
SDST	-Spatial Decision Support Tool
SGO	-Surveyor General's Office
SHI	-Social Housing Institute
SHRA	-Social Housing Regulatory Authority
SPLUMA	- Spatial Planning Land Use and Management Act
StatsSA	-Statistics South Africa
UDF	- Urban Development Framework
UISP	-Upgrading of Informal Settlements Programme
UMDM	-uMgungundlovu District Municipality
WSA	-Water Services Authority
WSMP	-Water Services Master Plan
WULA	-Water Use Licence Application

EXECUTIVE SUMMARY

The Msunduzi Municipality Human Settlement Sector Plan (HSSP) provides the strategic and implementation framework for addressing housing backlog and guiding the development of integrated, safe, resilient and sustainable human settlements. It aligns with the relevant international protocols, national policy, and provincial development programmes. As a chapter of the Integrated Development Plan, it provides for a practical implementation of the municipality's statutory human settlement functions by identifying housing need, setting delivery priorities and targets, identifying suitable and strategically located land, and progressively expanding access to adequate housing, basic services and public facilities. Its immediate implementation focus is to align the project pipeline with available infrastructure and funding, accelerate land acquisition/release, obtain the requisite statutory approvals, strengthen institutional capacity and project governance, and enable effective and sustained stakeholder participation.

As in many parts of the country, settlement and land use pattern in the Msunduzi Municipality continues to reflect apartheid spatial planning with economic activity and higher income suburban areas spatially concentrated around the central area and along the major transport routes. Conversely, lower income neighbourhoods are in peripheral townships, Edendale area, informal settlements, and the expansive sprawling rural settlements in Vulindlela and Emaqadini (Ncwadi). This pattern is sustained by low density expansion, cellular form of development, land use separation, undulating terrain and other environmental constraints, and limited availability of well-located land for the development of sustainable human settlements.

Although housing conditions have improved substantially over the last decade with the proportion of households living in formal dwellings increasing from 73.5% in 2011 to 90.5% in 2022, the demand for affordable housing remains high. The National Housing Needs Register records 113,507 applicants, alongside needs arising from informal settlements, backyard accommodation, rural households, rental demand, student accommodation shortage and rapid rate of urbanisation. Several factors continue to frustrate the evolution of sustainable human settlements. These include ageing and overloaded infrastructure, inadequate maintenance, complex tenure arrangements in Edendale, lengthy mandatory statutory approvals, institutional vacancies, reduced funding and rising construction costs.

The current and planned programme includes informal-settlement upgrading, interim services, integrated residential development, social housing, community residential units, rural housing, emergency housing, rectification, title-deed restoration and the disposal of former state-owned properties. The project pipeline provides for approximately 6,107 potential social-housing units; and about 7,000 opportunities in pre-planning, 28,225 opportunities in detailed planning and 12,774 opportunities in implementation. These figures demonstrate a substantial programme, although delivery remains dependent on funding, infrastructure capacity, land availability and statutory approvals.

Investment will be directed towards the designated restructuring zones, Greater Edendale, Priority Human Settlement and Housing Development Areas, the inner city, and the Integration Zone. Priority interventions include unlocking municipal, state-owned, and privately owned land, progressive upgrading of informal settlements, facilitating densification, promoting mixed-use development, supporting CBD regeneration, consolidating rural settlements and aligning housing projects with transport, infrastructure, public facilities and economic opportunities.

The HSSP therefore seeks to shift housing delivery away from peripheral, low-density and single-product development towards wider typology of housing products and tenure options in better-located, connected and resilient settlements. It acknowledges that implementation requires Effective and stronger institutional arrangements, coordinated planning and resource allocation horizontally and vertically, proactive public participation, improved project and data management, and partnership with a range of stakeholders including the private sector. Overall, the Plan establishes a comprehensive basis for spatial transformation through the development of sustainable human settlements.

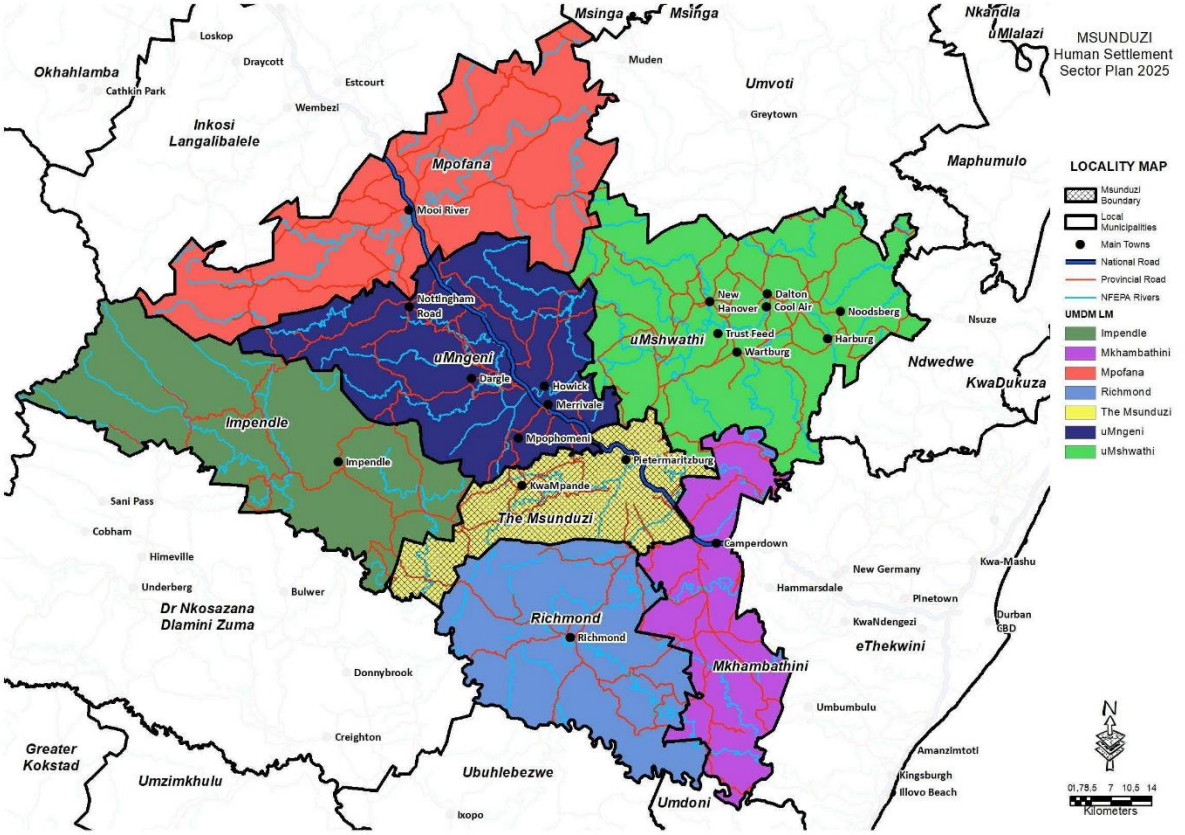
1 INTRODUCTION

The Msunduzi Local Municipality Human Settlement Sector Plan (HSSP) forms part of the municipality's Integrated Development Plan (IDP). It provides the strategic framework and implementation roadmap through which the municipality will perform the housing functions assigned to it by section 9(1) of the Housing Act 107 of 1997 and implement national human settlements policy and programmes. These functions include setting housing-delivery goals, identifying and designating land for housing development, and creating and maintaining a public environment in which housing development is financially and socially viable.

1.1 THE MSUNDUZI MUNICIPALITY

The Msunduzi Municipality is one of the seven local municipalities that make up the uMgungundlovu District Municipality (uMDM) in the KwaZulu-Natal (KZN) Province (refer to Map 1 below). It lies approximately 85km west of Durban Central Business District (CBD). A road network comprising the N3 and M70, R56, R33 and R103 provincial arterial routes runs through the municipality, firmly integrating it into the district, provincial and national space economy.

Map 1: Locality Map

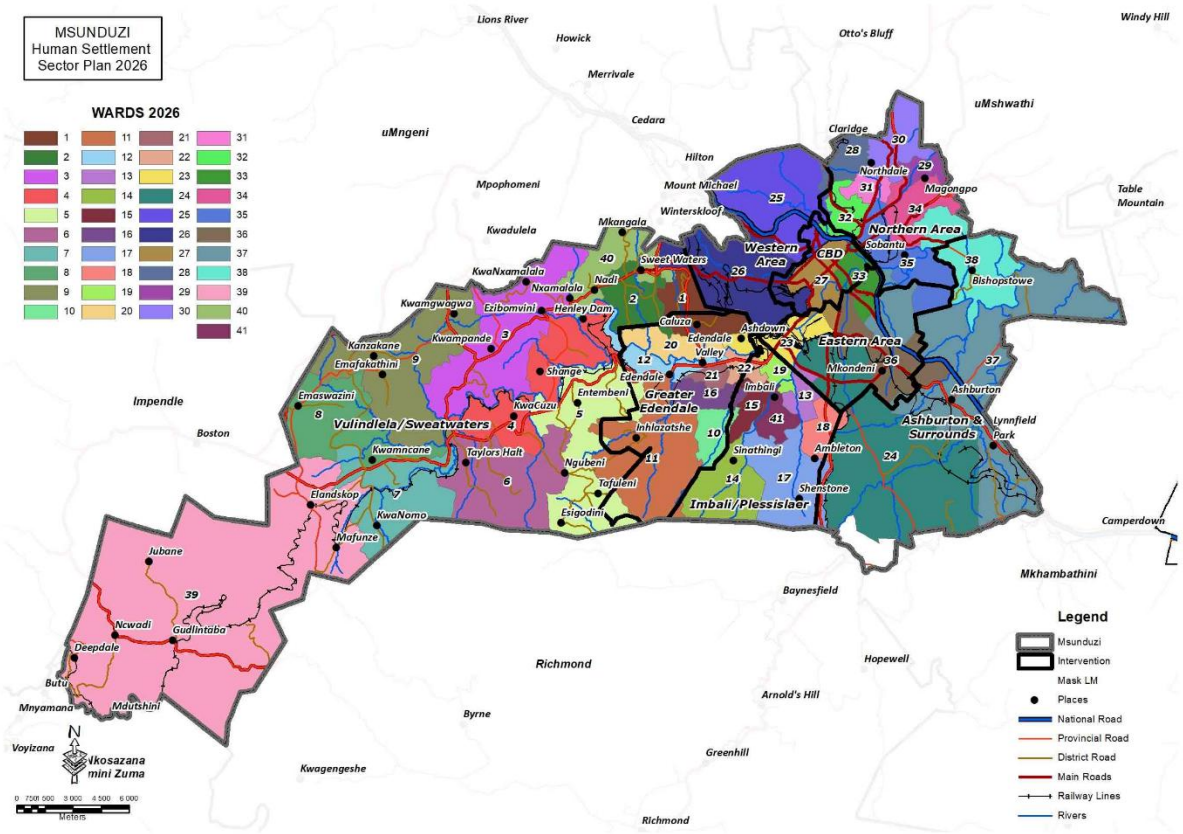


Although it covers 751km^2 or 7,8% of the uMDM, it accounts for 66% (817 725 people) of the district population. Its primary economic hub, Pietermaritzburg, is the capital city and the second largest city in the Province after Ethekwini Metropolitan Municipality. It ranks fifth among the cities in South

Africa in terms of gross geographic product (GGP). It is well developed with industrial and commercial activities, and its service threshold extends beyond the uMDM.

According to the IDP (2019/2020), the municipality has a Gross Domestic Product (GDP) of R51,7 billion and contributes about 67.1% to the uMgungundlovu District Municipality GDP of R 77.1 billion. The Msunduzi Local Municipality contributes 7.4% to the GDP of the KwaZulu-Natal Province. It accounts for close to 73% of the district GDP. This serves as one of the pull factors and major contributor to the housing need within the municipality.

Map 2: The Msunduzi Local Municipality



The Msunduzi Municipality has 41 electoral wards (refer to Map 2). Although the municipality has made substantial progress in facilitating spatial restructuring within its area of jurisdiction, past apartheid policies and undulating terrain have significantly shaped and influenced spatial structure and settlement pattern. This has resulted in settlement typologies that range from low density sprawling rural settlements in Ncwadi and Vulindlela through the expansive informal/peri-urban Edendale area and the dormitory townships in Imbali and Ashdown to the middle- and higher-income suburbs along the N3 corridor and the northern (former Indian and Coloured) areas where isolated informal settlements have also developed. These are spread among the 41 electoral wards.

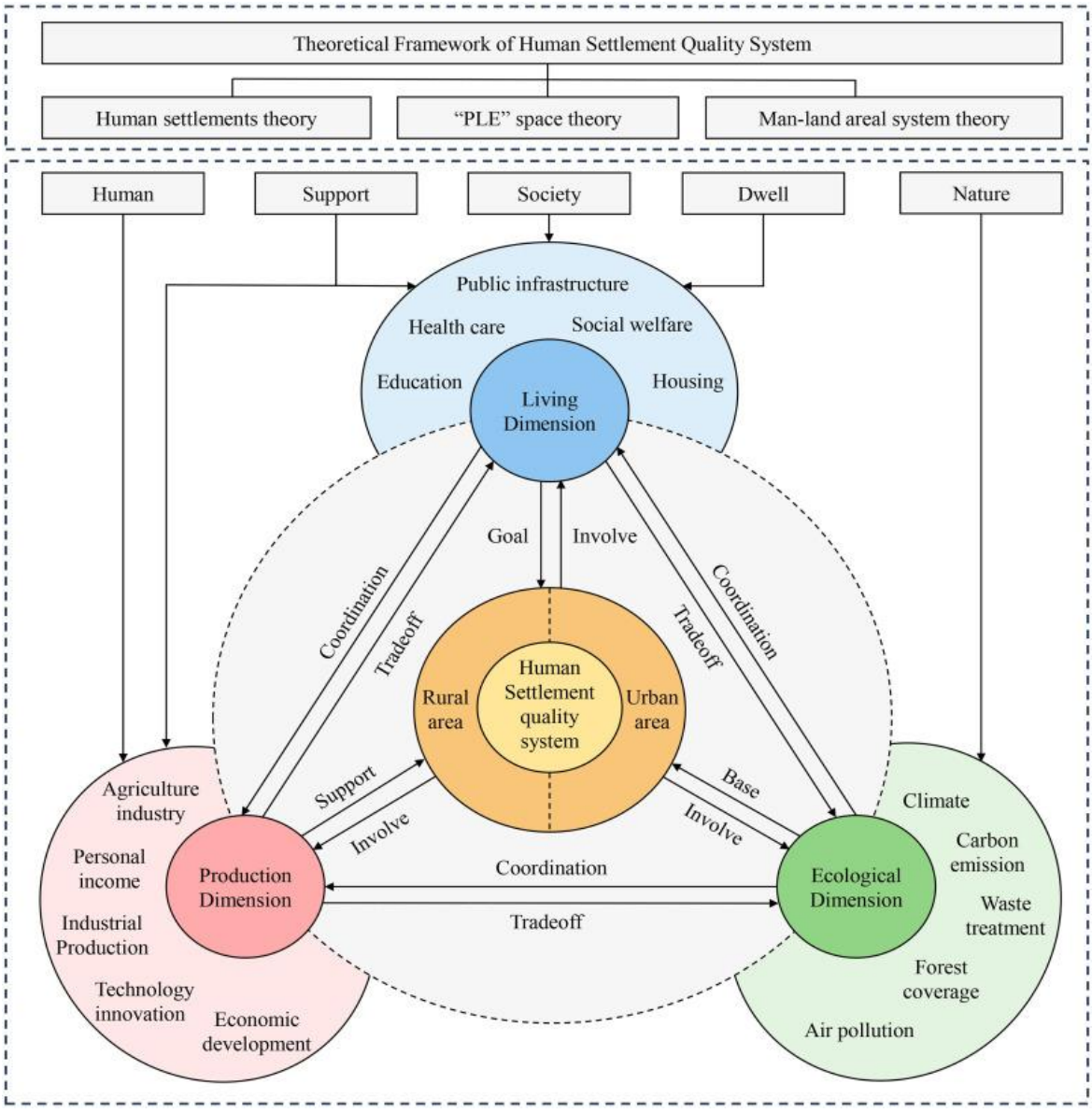
1.2 Definition of Human Settlements

Sustainable human settlements are defined as:

> *"well-managed entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation and equity" (DHS, 2004).*

Ideally, human settlements should reflect a critical balance among economic, social and ecological dimensions (refer to Figure 2). While human settlements should enable communities to meet their basic human needs and advance economically, they should also conserve natural resources for the benefit of future generations.

Figure 1: Theoretical Framework of Human Settlement Quality System



Source: Qin Yujia *et al, 2024*

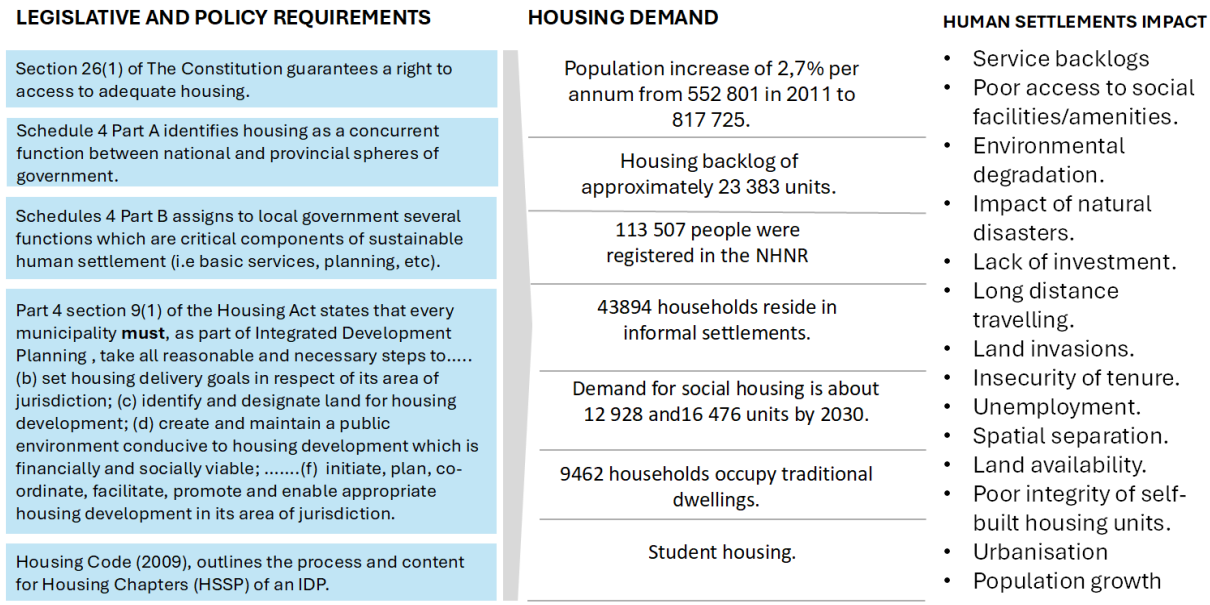
With a high rate of urbanisation, and more than half of the global population projected to live in urban areas by 2050, the challenges of managing this dichotomy are immense. Social and economic development often happens at the expense of the natural environment resulting in the loss of

ecological assets. Therefore, sustainable human settlements should not address basic survival needs and incorporate productivity only, but they should do this in an ecologically responsible manner.

1.3 Need for the Human Settlement Sector Plan

The need for the Msunduzi Municipality HSSP arises from two main factors, as illustrated in Figure 1. First, it responds to statutory requirements under the Housing Act 107 of 1997 and the Local Government: Municipal Systems Act 32 of 2000. Section 9(1) of the Housing Act requires the municipality to develop and implement a housing programme within the framework of its Integrated Development Plan (IDP). The Municipal Systems Act reinforces this responsibility by requiring housing planning to form part of the IDP. The HSSP also guides municipal programmes that contribute to the progressive realisation of the section 26(1) constitutional right of access to adequate housing.

Figure 2: Need for the Human Settlement Sector Plan



Second, the municipality faces interconnected human settlement challenges, including a substantial housing backlog, severe infrastructure deficits, environmental degradation, rapid urbanisation, and unsustainable settlement and land-use patterns. These challenges arise from relatively high population growth, historical spatial injustice, national budget reductions, weak enforcement of by-laws, and reactive planning. They are evident in land invasions, the growth of informal settlements, insecure tenure, settlement in environmentally sensitive areas, and slow housing delivery. Together, they undermine the sustainability of existing and future human settlements in the municipality.

The HSSP provides a strategic framework for addressing the housing backlog and human settlement challenges facing the municipality. It coordinates service delivery programmes through vertical and horizontal integration in pursuit of sustainable human settlements. It also localises the national human settlement policy and priorities, sets municipal goals and targets, identifies strategies and interventions, and establishes a programmatic approach to the development of sustainable human settlements.

1.4 Structure of the Msunduzi Municipality HSSP

The HSSP is organised into four connected parts that move from mandate and evidence (status quo analysis) to delivery and implementation.

Part A establishes the need for the need, and legal and policy context for the HSSP:

- Chapter 1 introduces the municipality and the concept of sustainable human settlements, while
- Chapter 2 sets out the policy and legislative framework.

Part B presents the evidence base:

- Chapter 3 analyses the existing settlement pattern;
- Chapters 4 and 5 assess housing supply and demand;
- Chapter 6 examines availability of bulk infrastructure, and access to basic services and public facilities; and
- Chapter 7 identifies priority intervention areas.

Part C defines the delivery framework:

- Chapters 8 and 9 address institutional arrangements and funding, and
- Chapter 10 consolidates the principal challenges and opportunities arising from the assessment.

Part D converts the evidence into action:

- Chapter 11 sets the strategy;
- Chapter 12 presents the programme; and
- Chapter 13 provides the implementation plan.

2 GUIDING POLICY AND LEGISLATION

South Africa's human settlements sector is governed by legislation, frameworks and policy instruments that define municipal obligations, permissible delivery mechanisms, environmental requirements and intergovernmental responsibilities. Rooted in section 26 of the Constitution and operationalised through the Housing Act 107 of 1997, this framework determines how Msunduzi must plan, prioritise, fund and implement human settlement interventions. This chapter identifies the instruments that most directly shape the HSSP and explains their implications for municipal action.

2.1 Policy Framework

The South African human settlements sector reflects a systematic infusion of international protocols and domestic constitutional imperatives to respond comprehensively to local human settlement issues. Key among the international protocols are the Sustainable Development Goals (SDGs), the New Habitat Agenda, and the Sendai Framework. The SDGs (2015) are a set of 17 universal goals addressing poverty, inequality, and environmental sustainability while the New Urban Agenda/Habitat III (2016) sets global standards for sustainable urban development guiding urbanisation for 20 years. It operationalises SDG 11 dealing with the development of sustainable human settlements.

Figure 3: Policy Framework



The Sendai Framework (2015–2030) is a global blueprint to reduce disaster risk and build resilience across communities. As a secondary city experiencing rapid urbanisation, the Msunduzi must align its local strategies with global mandates to build climate-resilient and sustainable communities.

The Comprehensive Plan for the Development of Sustainable Human Settlements (2004) marked a decisive turning point in national housing policy. It moved national policy away from building housing units to developing integrated sustainable human settlements. It acknowledged that poorly located, mono-functional housing projects entrenches rather than alleviates poverty and spatial fragmentation.

The White Paper for Human Settlements (2025) moves decisively away from the expectation that government alone must deliver housing for all. Instead, government policy now prioritises market access facilitation for all, upgrading of informal settlements, and social housing incentives. It embraces

innovative building technologies (ITBs), embeds the human settlement programme firmly in the District Development Model (DDM), and advocates for the alignment of departmental budgets horizontally and vertically towards the attainment of the notion of integrated sustainable human settlements

2.2 Legislative Framework

The legislative architecture for human settlements in South Africa rests on three foundational pillars. The Constitution and the Housing Act serve as the foundation. Section 26 of the Constitution guarantees the housing rights and obliges the state to take reasonable measures towards the realisation of this right while the Housing Act is the primary statute that operationalises that guarantee. Secondly, a series of targeted Acts address specific dimensions of the housing challenge (social rental housing, land acquisition, private rental markets). In addition, the National Environmental Management Act (NEMA), the Spatial Planning and Land Use Management Act (SPLUMA), and the National Water Act enable and set parameters for human settlement projects. Together, these foundational instruments establish the legal basis and provide a complex, multi-layered legislative framework that seeks to redress historical spatial injustices, provide adequate housing for all citizens, and promote sustainable, integrated communities.

Figure 4: Legislative Framework

Foundational Legislation

- The Constitution of the Republic of South Africa (1996): Section 26 guarantees everyone the right to have access to adequate housing. It obligates the state to take reasonable legislative measures to achieve the progressive realization of this right.
- Housing Act 107 of 1997: This is the primary statute executing the constitutional mandate. It outlines the roles of national, provincial, and local governments. It establishes the financial and administrative frameworks needed to provide sustainable housing.

Enabling Legislation

- National Environmental Management Act 107 of 1998 (NEMA): Promotes sustainable development and provides for environmental authorisation.
- Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA): Promotes spatial transformation and provides for municipal planning approval.
- The National Water Act (Act No. 36 of 1998): Provides for the sustainable and equitable use of the water resources.
- Land Survey Act, Act No. 8 of 1997: Regulates land surveying including approval of General Plans.
- Deeds Registry Act, Act No. 47 of 1937: Regulates registration of real rights and bonds.
- Preservation and Development of Agricultural Land Act, (Act 39 of 2024): Protects agricultural land and regulates its release for non-agricultural uses.

Targeted Legislation

- The Housing Consumers Protection Measures Act, 1998 (Act No. 95 of 1998): Protects housing consumers and regulate the home building. It established the National Home Builders Registration Council (NHBRC) to enforce these measures.
- Prevention of Illegal Eviction and Unlawful Occupation of Land Act, Act No. 19 of 1998 (PIE): Prohibits illegal evictions, outlines the eviction procedure, and ensures that evictions are conducted in a just and equitable manner. It also prevents land invasion.
- Rental Housing Amendment Act, Act No. 50 of 1999: Regulates the relationship and balances the interests of landlords and tenants. It creates Provincial Rental Housing Tribunals.
- Social Housing Act, Act 16 of 2008: Creates and promotes a sustainable social housing environment. It defines the functions of national, provincial and local governments in respect of social housing.
- Housing Development Agency Act 23 of 2008: Established the Housing Development Agency (HDA). The HDA is mandated to identify, acquire, hold, develop, and release well-located land for integrated human settlements.

Part 4 Section 9(1) of the Housing Act stipulates that every municipality must, as part of Integrated Development Planning, take all reasonable and necessary steps within the framework of National and Provincial legislation and policy to plan for housing and meeting the housing needs of the communities within its area of jurisdiction. The Human Settlement Sector Plan fulfils this requirement partially and is therefore a component of the municipality's IDP.

2.3 Municipal Policies and Strategies

Municipal policy creates an integrated framework for human settlement, infrastructure, and service delivery. It aligns with national and provincial development goals while addressing local needs and challenges. Municipal policies ensure that development is planned, equitable, and efficient by guiding decisions on housing provision, land use, provision of basic services like water and sanitation, and improving the quality of life for residents.

Figure 5: Sector Plans and Local Area Plans

Sector Plans:	Local Area Plans
• Municipal Spatial Development Framework • Msunduzi Environmental Management Framework • Water Services Master Plan • Water Services Development Plan • Integrated Waste Management Plan • Disaster Risk Management Plan • Informal Settlement Upgrading Strategy • Msunduzi Land Use Scheme.	• Central Area & CBD Extension Node Local Area Plan • Local Area Plan for Northern Areas, Bishopstowe and Surrounds • Msunduzi South Eastern District Local Area Plan • Vulindlela Local Area Plan Spatial Framework • Scottsville Local Area Plan & Allied Studies: Planning and Development Framework • Msunduzi Urban Network Strategy Review and Investment Plan for The Prioritized Integration Zone • Edendale-Moses Mabhida–CBD Corridor Physical Development Framework • Raisethorpe CBD and Sub-Precincts Urban Design Framework.

2.3.1 Msunduzi City Development Strategy

The Msunduzi City Development Strategy presents a long-term vision for the future development of Msunduzi Municipality, and a framework for improved urban governance, increased investment and systematic reduction of poverty. It identifies eight strategic pillars for future development. These include a need to build sufficient capacity for effective, efficient and economic delivery of municipal services; infrastructure development; building a sound financial base; growing the regional economy; integrating local and provincial government plans for the area as a capacity city; and planning for growth (both economic and demographic) all of which apply to the development of sustainable human settlements. To this end, it is a framework within which future integrated sustainable human settlement in the municipality will evolve.

2.3.2 Msunduzi Municipality Integrated Development Plan: 2025 - 2026

The Msunduzi Municipality IDP is a five-year implementation plan of the City Development Strategy. It identifies development issues and needs facing the municipality, presents a development programme in pursuit of the City Development Strategy, Provincial Growth and Development Strategy

(PGDS), and the National Development Plan (NDP). It commits the municipality, *inter alia*, to a systematic reduction of the housing backlog and progressive realisation of a right to adequate housing for all within its area of jurisdiction.

Various sector plans provide detailed programmatic interventions while Local Area Plans (LAPs) zoom into specific areas providing strategic guidance for public and private sector investment. This includes identification of areas for housing development and typologies thereof.

2.4 DIRECTIVES

Figure 6: Directives

Anchored in the relevant international conventions that are binding on South Africa and the Constitution which recognises right to adequate housing, national as well as provincial and local policies provide a set of directives for the future development of sustainable human settlements in the Msunduzi Municipality. The directives seek to dismantle apartheid era spatial patterns, improve access to socio-economic opportunities, basic services and public facilities, and ensure sustainability of the existing and future human settlements.

Everyone has a right to adequate housing including:
- The poor and under-housed.
- The homeless and backyard dwellers.
- Households in informal settlements.
- Migrant workers and tenants.
- Gap housing market.

Integrated development must:
- Align planning and budgeting vertically and horizontally.
- Provide for programmatic implementation.
- Enable monitoring and evaluation and oversight.

Human settlements are multi-faced entities that balances:
- Ecological considerations.
- Human needs.
- Economic considerations.

Commitment to environmental sustainability through:
- Balanced development.
- Protection of the natural environment.
- Providing for resilience to climate change.
- Creating healthy and safe living environments.

Human settlements must be inclusive and:
- Provide equitable access to housing opportunities;
- Locate the poor closer to urban opportunities;
- Facilitate social cohesion between the rich and poor, and communities previously separated by apartheid.

Growth and development management must be:
- Pro-active and anticipate urbanisation and changes in population structure and needs.
- Provide a range of housing typologies.
- Facilitate urban regeneration/revitalisation.

Spatial transformation:
- Spatial targeting.
- Densification.
- Intensification.
- Effective land use management.

Economic development aspects must:
- Provide for skills development.
- Facilitate SMME support.
- Encourage innovation and alternative technologies.
- Enable women and youth empowerment.

Cooperation and partnership:
- Integrated planning and resource allocation.
- Structured stakeholder involvement.
- Intergovernmental relations.
- District Development Model (DDM)

Funding and financial management must align:
- Human settlement grants;
- Municipal Infrastructure Grant (MIG); and
- Private including banking sector funding.

3 HUMAN SETTLEMENT PATTERN

The Msunduzi Municipality HSSP seeks to provide strategic guidance for the development of sustainable human settlements in accordance with the national policy. However, the attainment of this ideal requires an in-depth understanding of the local human settlement dynamics including typologies, factors that shape human settlements, and sustainability of the existing settlements.

3.1 SETTLEMENT TYPOLOGIES

Current human settlement pattern in the Msunduzi Municipality is a cumulative result of many factors including apartheid spatial planning, topography, road network, and development policies the government implemented from 1994 onwards. It reflects a high level of class and, to some extent, racial segregation, land use separation, and rural–urban divide inherited from the apartheid past. This has given rise to the following human settlement typologies:

- The inner-city area with some concentration of higher density residential land use.
- Middle to high income suburban areas immediately outside of the inner city.
- The northern areas which are former Indian and Coloured only areas.
- Townships with Imbali and Ashdown beyond a 10km radius from the CBD.
- Informal settlements with a higher concentration in the Greater Edendale Area.
- Low density and small holdings in the Ashburton and surrounding areas.
- Sprawling rural settlements in Vulindlela and Incwadi (EmaQadini).

However, the municipality has undertaken extensive planning and initiated various projects and programmes to transform the spatial structure, facilitate integrated spatial integration, and develop sustainable human settlements. These are outlined in detail in the IDP.

3.1.1 Inner City Area

The Msunduzi Inner City is approximately 16km² in extent. It extends to the railway line/Dorpspruit Stream along the western and southern boundary, the Msunduzi River to the east, and the N3 to the north. It includes the Central Business District (CBD) Extension Node to the northwest, Manor and Jika Joe informal settlement to the north, and the Rail Yard off Mayors Walk. Dominant residential typologies in the CBD include blocks of flats, tenements, and dwelling units.

Although the inner city continues to show resilience and perform its historical function as a residential area; and an economic, administrative, and transport hub, signs of urban decay have emerged and become evident over the past few years. These include ageing and crumbling service infrastructure; vacant, abandoned, and derelict buildings; overcrowding and poorly maintained buildings; high crime rates; and loss of amenity. This has severely compromised its aesthetic character and limited its attractiveness to higher income residents, investors and business.

As a result, numerous business and commercial activities have relocated from the CBD to decentralised locations resulting in a relatively high vacancy rate and significant change in the

character of the area. In addition, numerous dwelling units have been rezoned and converted to offices, service industry, and light industry.

Urban decay in the CBD has had a serious negative impact on residential use. Slum conditions have emerged and are worsening in various parts of the inner city with the area between Pietermaritz, Pine, Greyling and Peter Kerchoff being the most affected. Property values have stagnated, crime rate increased, and safety concerns mounted. The physical environment has deteriorated, and various areas have lost their amenity. This has led to the departure of middle-class residents and landlords, and an increase in derelict, overcrowded and illegally occupied buildings.

Despite this, the area between Retief, Jabu Ndlovu, East, and Bulwer streets has retained residential amenity and shows resilience. Other human settlement issues facing the CBD are the substandard housing conditions in the Jika Joe informal settlement, the East Street Hostel, and overcrowded dwellings in southern part of the CBD.

The CBD area is identified in the IDP as a Restructuring Zone which provides an opportunity to use social housing as a catalyst for inner city urban regeneration and provide 'rental or co-operative housing options for low-income persons. Feasibility for the re-purposing of office buildings to residential building, refurbishment of derelict buildings, and redevelopment of dilapidated structures should be investigated. In addition, the CBD LAP promotes development of mixed land use precincts and buildings with residential use being a key component in the city blocks surrounding the Civic Core, i.e. Hoosen Haffejee/Jabu Ndlovu/ Boshoff/Retief; Jabu Ndlovu/Chief Albert Luthuli; Jabu Ndlovu/Chief Albert Luthuli/Peter Kerchhoff/Hoosen Haffejee; and Hoosen Haffejee/Pietermaritz/Chief Albert Luthuli/Boshoff areas.

3.1.2 Suburban Areas

Suburban areas occur to the east of the inner-city area. Western suburbs comprise mainly residential areas stretching from Prestbury and Blackridge in the south west through Clarendon and Athlone neighbourhoods to Montrose, Town Bush, Oak Park and Chase valley in the north-west. Eastern suburban area refers to the area located to the east of the CBD stretching from Westgate in the south, through Bisley, Pelham and Scottsville to Hayfields and Lincoln Mead to the north. All of these are low density middle to up-market residential areas. Key characteristics include larger homes on bigger plots, ample green spaces, community amenities and facilities, and a tranquil residential atmosphere. Medium density housing and residential buildings (mostly blocks of flats) occur along major collector/distributor roads such as Robers Road, Alexander Road, College Road, and Allan Paton Avenue.

Major non-residential developments in the area include community shopping centres (i.e. Cascades Centre, Athlone Circle, Scottsville, Hayfields, etc), office parks (Redlands, Cascades, and Hilltop), primary and secondary schools, Ferncliff Nature Reserve, Botanic Gardens, tertiary institutions (University of KwaZulu-Natal and Durban University of Technology), Golden Horse Casino, and others. Various properties along major connector/distributor roads including Old Howick Road and Tauten

Road have been converted to specialised offices thus transforming these routes from mere road networks to mixed land use corridors consistent with the MSDF.

While significant outward expansion has occurred in the Lincoln Meade area, steep slopes and forestry plantations limit further outward expansion of the western suburbs. Forestry plantations account for a significant portion of this area. They establish the Msunduzi as the only city in South Africa with substantial forestry plantations within a 10km radius from the CBD. While some of these areas are not suitable for human settlement due to geotechnical constraints and environmental sensitivity, this is abnormal in an area that is experiencing massive urbanisation and characterised by urban sprawl. Feasibility for the release of the well located and suitable land parcels for residential development in these areas should be investigated.

Critical human settlement issues in the suburban areas include maintenance of infrastructure and public spaces to enhance residential amenity, and curbing growth of and upgrading of the informal settlement in Mkhondeni and Hollingwood. In addition, numerous properties in Scottville have been converted (legally and illegally) into student lodges. While this might be good for local economic development, poor management of this phenomenon undermines residential amenity and may lead to the decay of these areas. Student accommodation exerts undue pressure on service infrastructure while some structures are poorly maintained.

3.1.3 Townships

3.1.3.1 Imbali, Ashdown and Sobantu

Imbali Township was established in 1958 and built in the mid-1960s to settle workers and employment seekers away from the City of Pietermaritzburg. It is the municipality's biggest township. Located approximately 15km south of the CBD, Imbali comprises of various sections developed in isolation at different times with the new sections being in Slangspruit, Shenstone and Ambleton Farms along the eastern boundary. Willowfontein has also expanded exponentially transforming from a rural area to a peri-urban settlement. Sobantu is the only township within a 5km radius from the CBD. It is landlocked with no area for further expansion.

Design of the Imbali Township was based on a suburban planning model which provides for relatively large sites, freestanding dwelling units, and low coverage. The net result of this was low residential densities and urban sprawl. Although the township has a town centre, it did not develop beyond community shopping facilities. However, the emergence and planned growth of the Edendale Town Centre is spatially transformative and functionally integrative.

Over the last two decades, the municipality upgraded land tenure in various sections of the area from deeds of grant to full ownership. However, unit DD is outstanding. It presents various complex and intricate challenges such as mismatch between deeds of grant/title deeds and occupied erven and serious boundary encroachments. Several informal settlements have also developed in open spaces within or as an extension of the existing townships. They are at various stages of upgrading.

The MSDF prioritises the area for transformation and maintenance interventions such as infrastructure improvement, provision of social facilities, unlocking economic development opportunities, and curbing land invasions. Other critical development initiatives in the area include the upgrading of Willowfontein and other informal settlements into sustainable human settlements. A township regeneration plan should be prepared for the Imbali Township.

3.1.3.2 Northern Areas

Northern areas refer to the area north of Dorpspruit River along Ottos Bluff Road stretching from Woodlands and Site 11 to the west through Northdale, Allendale, and Sobantu Village to Eastwood, Glenwood, Thembalihle and Bishopstowe to the east. The area borders Umshwathi Municipality along the northern boundary and is separated from Chase Valley by the forestry plantation. It owes its character to apartheid planning which designated Northdale/Raisethorpe as an Indian only area, and Woodlands, Glenwood and Eastwood as an area for exclusive occupation by the coloured community. Willowton industrial area separates northern areas from the inner city.

Pressure for housing development in the area occurs mainly in the form of a need to clear slums and upgrade some informal settlements. Several small informal settlements located on steep slopes, watercourses and wetlands are scattered throughout the Northdale areas. Attempts to relocate SWAPO informal settlement to Haniville in the late 1990s failed as the area was soon reoccupied and has since spread even beyond the ridge line. Although two low-cost housing projects have been initiated in the Copesville area (opposite the turn-off to Maqongqo along Table Mountain Road) to address the problem of informal settlements in the area, portions of SWAPO (A and B) and Ezinketheni (SWAPO C) should be considered for upgrading to avoid reoccupation. Westward and northward expansion is limited by the escarpment and municipal boundary.

3.1.4 Low Density Residential and Small Holdings (Ashburton and Surrounds)

Ashburton developed as a low-density residential settlement at the outskirts of Pietermaritzburg. Its character has been maintained through an inflexible application of the Land Use Scheme, which prescribes a minimum lot size of 4 000m^2. With a high urbanisation rate, need to unlock additional residential land, and strategic location of the area in relation to the N3 corridor, such controls cannot and should not be sustained any longer. The same applies to the controls that apply to the surrounding agricultural land. Ashburton and surrounding areas are the logical area where significant integrated mixed land use development should be encouraged.

Development in Ashburton will also change the role of R103 from being a mere local collector distributor road into a potential mixed land use corridor providing direct access and improved functional linkages with the N3 and the CBD. Development along R103 and N3 between Ashburton on the one hand and Mkhondeni and Lincoln Mead on the other will facilitate integration with Pietermaritzburg in the long term. It will also transform the area from being small agricultural holdings (interface area between agricultural areas and urban development) into an integral part of the urban components of the municipality.

However, the area is characterised by critical biodiversity and other environmentally sensitive areas. Therefore, any future land use change in the area should observe and integrate these salient features and pursue environmental sustainability to attain integrated sustainable human settlements. The LAP for this area (SEDis) identifies environmentally sensitive areas and recommends their use to create an integrated open space system. It also identifies several pockets of land where residential development may occur subject to due process and the requisite statutory approvals.

3.1.5 Rural Settlements

Rural settlement in the Msunduzi Municipality occurs in Vulindlela and Ncwadi (Emaqadini). Vulindlela and Ncwadi are along the southern boundary of the Municipality within a 45km radius from the CBD. It covers approximately 28 000ha of landmass stretching from the south of Edendale to the boundary with Impendle, Dr Nkosazana Zuma and Richmond Municipalities. It is home to approximately 187 108 people who are members of 6 traditional communities and have beneficial occupation rights on land that the Ingonyama Trust holds in trust for social well-being and material benefit of the said communities.

Human settlements in the area are scattered unsystematically in space, but mostly along major access roads and ridge line. They are a result of customary or traditional land allocation systems that are neither based on spatial planning principles nor follow predetermined spatial plans. Similarly, households scatter in space randomly within settlements resulting in poor road network that limits accessibility and increases costs for the provision of basic services. Narrow access roads, wide variation in site sizes, and poor siting of dwelling units in relation to access roads are some of the defining characteristics of the settlements.

Although the area generally has low density, relatively high density occurs in areas that abut onto Edendale in the Msunduzi Municipality and Hilton in the uMngeni Municipality on the one hand, and settlements that are along the main roads. Further uncontrolled growth of these settlements poses a serious challenge for the provision of basic services and health and safety of residents. Continued use of Ventilated Pit latrines (VIPs) in these areas has the potential to contaminate underground water and cause waterborne diseases to the local community and downstream. The same applies to the non-provision of waste collection service.

Although most housing units in the area are made from locally sourced natural materials like clay, grass, and wood, there is clear evidence of evolution towards modern formally constructed dwellings. Households are making substantial investments in their housing demonstrating confidence in the area and a perception of secure land tenure. Such houses are in different parts of the area with higher concentration happening in areas such as Henley Dam and Nhlazantshe. In addition, the DHS funded the construction of 25 000 units in the area over the last two decades. Nonetheless, the NHNR indicates a significant number of households in the area who need housing assistance.

The MSDF (2022) projects that population growth will increase from 187 108 people in 2025 to 259 236 people in 2050. This arises from numerous factors including location of the area within a daily

commuting distance to the CBD and other employment opportunity areas, perception of low cost of living as the area is not subject to property rates, and ease and affordable access to land. While population increase will generate sufficient thresholds for the provision of a range of social and economic facilities, it is not guided strategically through spatial planning, and it occurs at the expense of agricultural land and the environment.

3.1.6 Peri-urban Settlements (Edendale)

The classification "per-urban[1]" is used in relation to the Edendale area to describe the character rather than formality or informality of the area. Edendale area is located to the south-west of the CBD and covers the area from Ekrosini Node to the north down to the boundary with Vulindlela to the south. It is home to a substantial portion of the municipal population who reside in various formal, peri-urban and informal settlements some of which resemble the adjoining rural settlements in Vulindlela. Most informal settlements developed in this area on privately-owned land because of rural-urban migration in search of improved access to urban opportunities, and due to political violence, that engulfed the Greater Pietermaritzburg area in the early 1990s.

The Edendale area suffered from institutionalised neglect due to apartheid resulting in underdevelopment, service and housing backlogs, insecurity of land tenure, and massive poverty. Complex and intricate land tenure issues such as uncontrolled land development, absentee landowners, tenancy and sub-tenancy; owner-built sub-standard housing structures; limited of employment opportunities; inadequate provision of social facilities; poor quality living environment; and deficient road infrastructure and the associated inaccessibility are some of the characteristics and key development challenges facing this area.

The Municipality introduced the Greater Edendale Development Initiative (GEDI) in the mid-2000s to address these issues. Key among the GEDI interventions are massive acquisition of land to unlock development potential, unravel land tenure complexities, and provide shelter. Substantial land has been acquired by means of outright sale and/or expropriation with more in the process of being acquired. This has enabled the initiation of various projects to upgrade the existing informal settlements into sustainable human settlements in accordance with the UISP. The area along Selby Msimang Road has been declared a RZ opening the area for social housing and spatial restructuring.

According to the MSDF, household growth in this area will occur mainly within the low-income group. Therefore, future housing/human settlements project within this area should focus on upgrading of the existing peri-urban and informal settlements, providing housing opportunities within the lower-income groups, and densification.

Although the area accounts for most human settlement projects in the municipality, it is concerning that these projects are not implemented within a coordinated framework. They are isolated with the packaging (undertaking of feasibility study and detailed planning) of each project having no regard to

[1] Peri-urban areas are the transitional zones around cities that are neither purely urban nor entirely rural but a mix of both, characterized by urban sprawl, dispersed development, and the intermingling of urban and rural land uses.

the adjacent one(s). Some of the project boundaries divide communities while others occur on steep slopes that are not suitable for human settlement.

3.1.7 Informal Settlements

The development and growth of informal settlements is a result of uncontrolled urbanisation and its unprecedented levels of migration to urban centres and/or any area with potential economic activity. Informal settlements in the Msunduzi Municipality are in different parts of the urban component of the municipality and vary in density according to their location. Informal settlements in the northern, CBD, Ashburton and eastern areas have very high densities and pose serious safety, health and environmental hazards. They do not have defined roads, and recognised stands and building lines that govern where the household structures may be built. These settlements are mostly located within low-lying plains and valleys, vacant spaces, along and within roads and railway line reserves, and/or on hills adjacent to formal suburbs in the urban areas.

Contrary to the northern informal settlements, households in these settlements are predominantly located on distinct stands and have either gravel or paved roads which define where household structures may be built. Although these settlements are not established townships, some of them have layout plans which were done by the municipality to regulate and manage growth.

Informal settlements that are in the townships developed because of the township expanding as the population grew. The development of the townships is a typical characteristic of the apartheid spatial planning methodology, with the black labour force residing in rudimentary dormant settlements on the periphery of the central urban node to serve the economy. Land has since been transferred to beneficiaries of the national subsidy housing scheme or is still under the ownership of the municipality.

Informal settlements that are located on farm lands such as Hollingwood, Crosby Farm and Annidale developed because the residents in these areas are commonly farm workers. These settlements contain as few as 2 households and a maximum of 30 households. They do not expand as they are controlled by the landowners and therefore their growth rates are very low. Residents of these settlements do not wish to move to the existing townships for various reasons, but most likely because it is not economically viable for them to be located away from their work. These settlements have been in existence for several decades for as long as the farms have been in operation.

3.2 Factors Shaping Human Settlement Pattern

Human settlements are both shaped by and impact the natural environment. Environmental factors like climate, water, topography and fertile land heavily influence where and how communities are established, while the development and growth of settlements can lead to negative consequences like habitat destruction, pollution, and resource depletion. The relationship is a dynamic interplay where human activities transform the natural landscape to meet needs, which in turn affects the environment's ability to support the settlement. Environmentally sound human settlements are

characterised by good air quality, energy- and water-efficient homes, with planting that provides green 'lungs or even food security.

3.2.1 Apartheid Spatial Structure

Although apartheid laws have long been repealed, their impact on the current human settlement pattern is still evident. The Municipal Demarcation Board (MDB) demarcated the Msunduzi Municipality boundary to include the urban core of Pietermaritzburg and the surrounding urban and rural settlements. This recognised the functionality and socio-economic interdependence and established the Msunduzi as a monocentric municipality with a single dominant CBD where most economic activities and higher density residential land uses are concentrated. The development of smaller urban centres, mostly in the form of community shopping centres, has not changed the dominance of the CBD.

The city developed in line with a typology common in most cities in South Africa wherein the structure relates to a central core in the central business district (CBD) with several major access and/or exit routes radiating outwards. Various arterial roads radiate outwards from the CBD linking it with the surrounding settlements/residential areas and beyond. These occur in the form of Edendale (M70)/Selby Msimang Road, Greytown Road (R33), Bishopstow Road, R103, R56, Zwartkop Road, Town Bush Road, and others. The N3 runs through the city firmly integrating it into the national and provincial spatial structure (NSDF & PSDF).

Middle to higher income residential areas surround the city with low-income communities located in the outskirts. Imbali and Edendale are beyond a 15km radius. This forces residents to travel long distances to access opportunities and services in the CBD. These areas were neglected during the apartheid era. As a result, they are predominantly underdeveloped compared to the middle to higher income areas. Vulindlela and Ncwadi, which are further south of Edendale some 30 km from the CBD, also remain typical underdeveloped rural settlements.

Higher land prices in areas that are closer to and in the CBD also renders central locations less viable for affordable housing projects. This pushes low income human settlements to the urban periphery which, in turn, increases transport costs and reducing accessibility to economic opportunities for low-income residents.

3.2.2 Low Density Urban Sprawl

Low density urban sprawl manifests in the form of suburban areas with large sites and low building coverage in the eastern and western quadrants of the city. They were designed for single families and have limited bulk infrastructure capacity to accommodate densification.

Low density urban sprawl also occurs in the form of the location of most low-cost housing projects in peripheral parts of the city in the northern areas and the Greater Edendale Area. The movement of the black middle class to the former white only areas has led to class polarization of space with most of the poor (the majority of whom are black and African) remaining in the southern parts (Greater Edendale and Vulindlela) of the municipal area. Typical of apartheid planning, this form of

development entrenches social exclusion and class segregation with the poor located some distance away from the CBD and employment opportunity areas. Residents in the middle to higher income areas have vigorously opposed all attempts to create housing opportunities for the poor within and/or in the vicinity of their neighbourhoods.

3.2.3 Land Use Separation

Furthermore, land use separation entrenched through a land use zoning system, separates land uses into exclusive zones. Commercial centres and business centres are separated from residential areas resulting in a land use pattern that resembles a series of relatively homogenous discrete uses tied together by radiant connector/distributor roads. Radiating out from the CBD. Development occurs in discrete pockets based on the concept of introverted neighbourhood units giving rise to a simplified movement pattern with limited benefits in the urban structural sense. They limit the development of activity streets and development of mixed-use activity corridors. As a result, most suburbs if not all have become sterile residential only areas resulting in urban drift and sprawl.

3.2.4 Land Availability

Land availability is one of the critical factors that dictates location of urban human settlements, especially in a rapidly urbanising environment such as the Msunduzi. It creates a ripple effect that either sustains or transforms the inherited apartheid spatial structure, and thwarts or enables integrated development. Since the dawn of democracy in the mid-1990s, successive development and spatial plans in the Msunduzi Municipality have promoted spatial restructuring. Development of new human settlements for the poor close to the CBD and other urban opportunity areas has been and remains a key feature of these plans. However, well and strategically located land is scarce, and where available, it is prohibitively expensive and not large enough to contribute significantly to the intended spatial restructuring and reduction of housing backlog. Moreover, higher concentration of housing need and backlog in the Greater Edendale hence the Greater Edendale Land Acquisition Programme. The recent court judgement (CCT 126/24; CCT 128/24) [2026] ZACC 29 (2 July 2026)[2] that provincial government and the local municipality are bound by the to provide affordable housing in the inner city is binding on the KZN Provincial Department of Human Settlements and the Msunduzi municipality and enjoins the two to work together to unlock well located land for human settlement purposes.

3.2.5 Availability and Capacity of Bulk Infrastructure

The Msunduzi Municipality faces severe bulk infrastructure issues resulting from ageing infrastructure, neglect and poor maintenance, uncontrolled urbanisation, overloading (use beyond design capacity), and shortage of funds for both maintenance and expansion. These challenges manifest in the form of frequent electricity blackouts, prevalent sewer blockages and leaks/overflows, blocked stormwater drains, widespread water supply cuts and losses, damaged and potholed roads.

[2] (Adonisi and Others v Minister for Transport and Public Works, Western Cape and Others; Minister of Human Settlements and Another v Minister for Transport and Public Works, Western Cape and Others

Waterborne sewerage is not feasible in rural Vulindlela and Ncwadi due to scattered settlement pattern and topographical constraints, and large parts of Edendale do not have a sewer system. This is, in part, due to the lack of formal planning in the area and insufficient capacity to accommodate new connections. It is also a result of historical institutionalised underdevelopment and deprivation of the area. However, a new sewer main is being laid to address this situation, and the capacity of the Darvill Wastewater Treatment Works (DWWTW) to accommodate new demand was recently increased substantially.

According to the UMngeni Water Board, the uMngeni Water Supply system is under severe strain. Demand exceeds supply in most of the areas, and this limits its ability to supply new and future developments including new human settlement projects. The municipality, as a Water Services Authority (WSA) for its area of jurisdiction, has also adopted a Water and Sanitation Master Plan to guide water and sanitation infrastructure development for the next few decades.

3.2.6 Topography

Undulating, steep slopes are one of the primary natural features of the Msunduzi Municipality. The IDP, (2025/26 Review) suggests that approximately 16.5% of the municipality has a slope steeper than 1:4 degrees or 25%. This creates valleys that significantly impact on human settlement patterns. Settlements occur mainly along valley lines with some ridge lines previously used as buffers between different race groups (e.g. Signal Hill separating Napierville/Presbury from Ashdown and Mpumuza, and separation between Chase Valley and Woodlands). Steep terrain limits development potential as it requires large platforms for buildings. This renders the installation of services expensive, inefficient, and unfeasible in some areas. These conditions are common in large parts of the Edendale area that requires upgrading from informal into sustainable human settlements. It is one of the reasons for extensive forestry plantations within a 10km radius from the CBD.

3.2.7 Biodiversity

The Msunduzi Municipality is rich in biodiversity. Significant biodiversity features include a total of 56 animal species, 20 plant species and 8 vegetation types. At least 50 endemic species occur in the area, and there are also rare or threatened species. However, human activities such as the expansion of human settlements have resulted in a significant loss of natural habitat and poses a major threat to the biodiversity. A relatively low proportion of the municipality is regarded as “untransformed”. Nevertheless, it is at a level where most conservation targets can still be met. Approximately 20 186 ha or 31.7% of the municipal area requires conservation to meet conservation targets (EMF, 2010:06). Effectively, this means that a minimum of 31.7% of landmass within the municipality is not available for future human settlement due to biodiversity concerns. This emphasises the urgency of informal settlement upgrading programme, stringent enforcement of by-laws regulating uncontrolled occupation of land, and proactive planning to accommodate population growth.

3.2.8 Agricultural Land

High and good potential agricultural land is predominantly in Vulindlela, Ncwadi, Edendale and the northern parts of the municipality. Apart from commercial farms between Ncwadi and Vulindlela, this land has been lost to rural human settlements, forestry plantations, and subsistence farming. Commercial agricultural activities are limited to the southern and north-eastern parts of the municipality along the boundary with Mkhambathini and Richmond Local Municipalities. Agricultural activities in these areas include sugar cane plantations, livestock farming, and game ranching. Some subsistence dryland agricultural production occurs to the west of the Msunduzi Municipality, whilst commercial timber farming can be found towards the high-lying areas in the western part of the municipality as well as in the vicinity of Taylor's Halt.

Large parts of the Edendale Valley, areas to the north-west of the CBD, and Northdale are permanently transformed while large parts of Vulindlela and Ncwadi are classified as threatened agricultural land. Uncontrolled loss of agricultural land threatens food security and sustainable development. Most of the land along the eastern and southern boundary of the Municipality is subject to the Preservation and Development of Agricultural Land Act, Act No. 39 of 2024.

3.3 Implications for the HSSP

The analysis of the municipal settlement pattern confirms that the HSSP cannot apply a uniform housing response across the Msunduzi Municipality. The municipality comprises an inner city, established suburbs, townships, peri-urban and informal settlements, low-density smallholdings and dispersed rural settlements, each with different needs, constraints and development potential. Housing programmes must therefore be spatially differentiated and linked to the character, tenure arrangements, infrastructure capacity, environmental conditions and accessibility of each area.

- The Inner-city area provides an opportunity for densification including social housing, the rehabilitation or redevelopment of derelict and overcrowded buildings, and the conversion of suitable underused properties to residential use as part of a broader urban regeneration programme.
- Townships are in sub-optimal location that requires re-enforced functional linkages economic activity areas, unlocking opportunities for commercial and industrial development and consolidation through improved access to basic services and public facilities.
- The Greater Edendale area is currently the primary focus for human settlement interventions with a need for the upgrading of informal settlements, finalisation of the land acquisition programme, and implementation of urban management programmes.
- Vulindlela and Ncwadi are expansive rural settlements with unique land and settlement dynamics in the municipal context. Settlement pattern and land tenure arrangements limit the human settlement interventions in the area to rural and institutional housing.
- Ashburton and other potential growth areas are expected to accommodate integrated mixed-use development only where land capability, biodiversity, infrastructure capacity and statutory approvals confirm suitability.

Bulk infrastructure capacity is a critical criterion for project prioritisation and phasing hence emphasis on the need for integrated planning and coordinated resource allocation within the framework of the IDP. This affects project identification, planning, packaging and implementation. However, interim services are necessary to address immediate health and safety risks in informal settlements, but this should form part of a funded progression towards permanent upgrading or relocation.

Finally, implementation requires stronger coordination between human settlements, spatial planning, infrastructure, environmental management, land administration and traditional authorities. This requires development and maintenance of an integrated spatial database of housing need, informal settlements, land ownership and suitability for human settlement interventions, environmental constraints, infrastructure capacity and project status. Clear settlement-management measures including by-law enforcement, monitoring of land occupation, community participation and the coordinated packaging of adjacent projects are essential to prevent further fragmentation and ensure that HSSP investment progressively transforms, rather than reproduces, the inherited settlement pattern.

4 HOUSING SUPPLY ANALYSIS

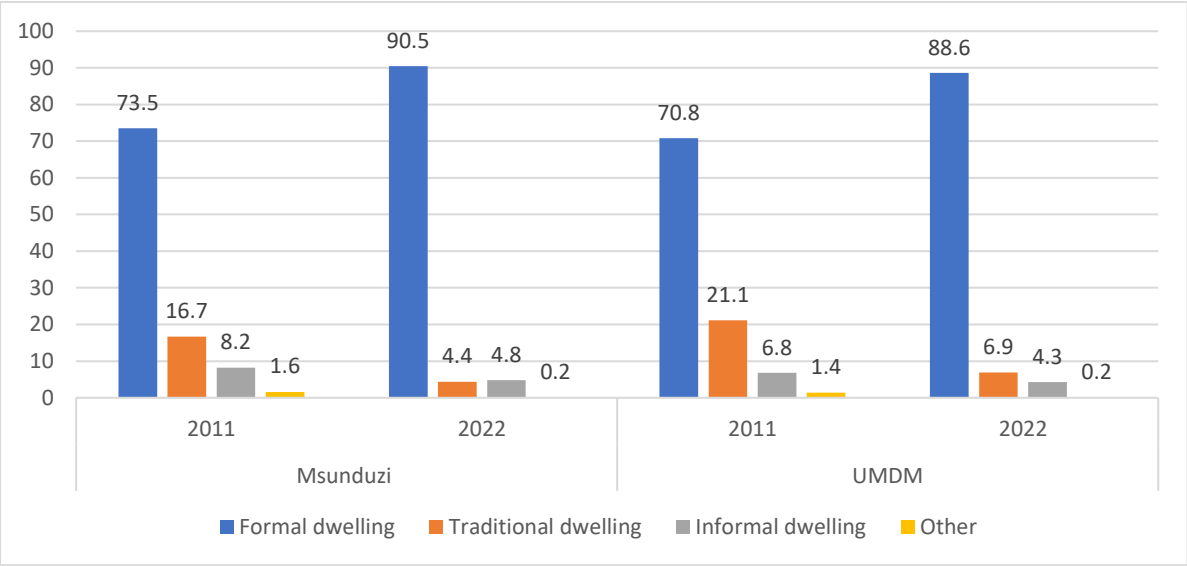
Housing supply within the context of the existing settlement pattern varies depending on the character of the area and its historical development and evolution with most households occupying formal dwelling units. Housing in rural settlements range from mud houses to structurally sound dwelling units while most informal settlements have makeshift houses on communal land tenure system. Social housing and community residential units are minimal is minimal. However, numerous projects have been identified and are at different stages of a project lifecycle.

4.1 HOUSING SITUATION

4.1.1 Dwelling Type

According to the 2022 census data, representation of households that live in formal dwellings[3] in the Msunduzi Municipality increased from 73.5% (121 130) in 2011 to 90.5% (193 482) in 2022 (refer to figure 8). This is higher than the provincial and district figure of 86.8% and 88.6%. Households occupying traditional and informal dwellings[4] decreased from 16.7% and 8.2% to 4.4% and 4.8% respectively. The cumulative effect of this trend is also reflected at a district level confirming the dominance of the Msunduzi in the district population and increasing investment in the development of formal housing both privately and through the national human settlement programme.

Figure 7: Dwelling Type



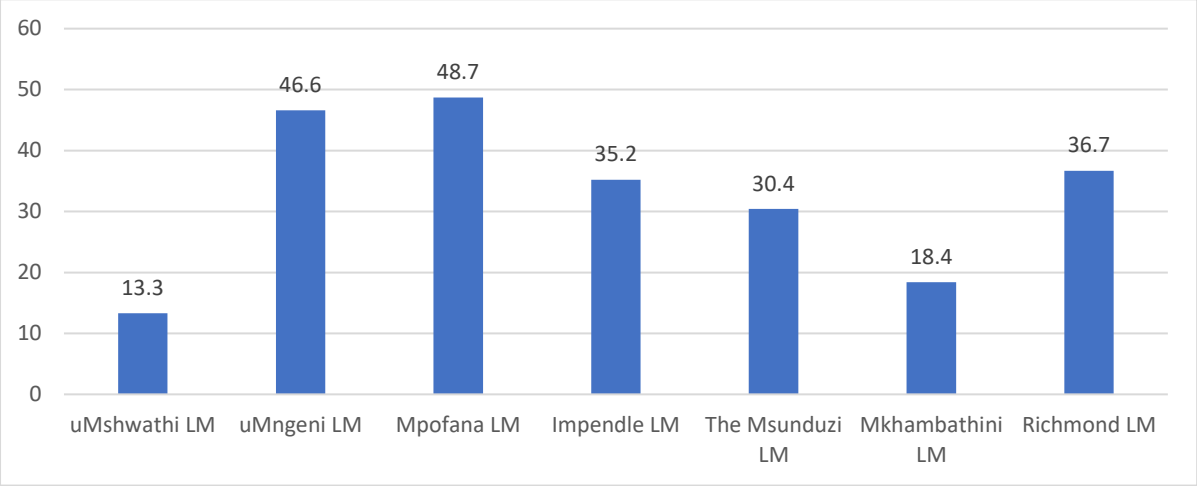
Source: Stats SA, 2022

[3] *Formal dwelling includes: (1) House or brick/concrete block structure on a separate stand or yard or a farm (2) Flat or apartment in a block of flats (3) Cluster house in a complex (4) Townhouse (semi-detached house in a complex) (5) Semi-detached house (6) Formal dwelling/house/flat/room in the backyard and (7) Room/flatlet on a property or larger dwelling/servant quarters/granny flat/cottage*

[4] *Informal dwelling includes: (1) Informal dwelling/shack in the backyard and (2) Informal dwelling/shack not in the backyard (e.g. in an informal/squatter settlement or on a farm) Other includes: (1) Caravan/tent and (2) Other*

As indicated on figure 9 below, 30.4% (52 040) of households that live in formal housing in the Msunduzi Municipality reside in government-subsidised housing. The Msunduzi Municipality has delivered 25 611 units more than the other municipalities in the UMDM combined.

Figure 8: Municipal Households Residing in Government Subsidized Housing Units

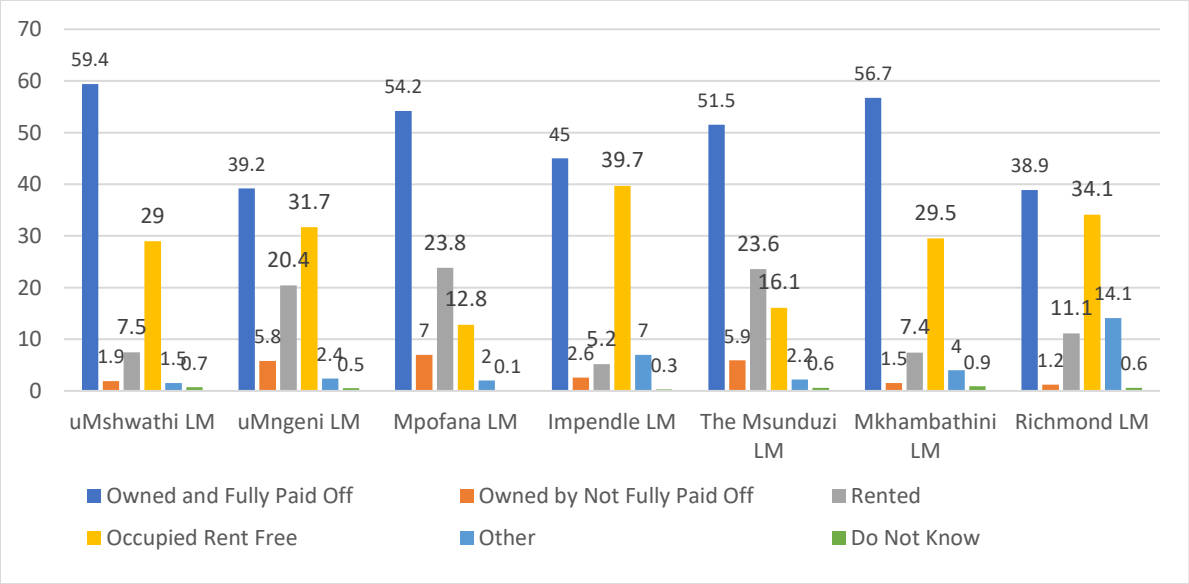


Source: Stats SA, 2022

According to statistics from the KZN Department of Human Settlements-Inland Region, Msunduzi delivered 22 473 housing units (actual delivery) between 2018 and 2023. The delivery formed part of 16 projects across Msunduzi, of which the Vulindlela Rural Housing project contributed 93%. The municipality had a planned delivery target of 24 795 for the same timeframe (IDP, 2025: 281).

4.1.2 Security of Land Tenure

Figure 9: Security of Tenure/Ownership Status of Households' Dwellings



Source: Stats SA, 2022

The security of tenure status of a dwelling is a central component of the right to adequate housing. It defines and confirms the right to occupy a dwelling. In the Msunduzi Municipality, 51.5% of households reside in bond-free (fully paid off) housing followed by 23.6% that occupy rented

dwellings. 5.9% of dwellings are owned but not fully paid off while 16.1% of households occupy their dwellings rent free (refer to figure 10). The Msunduzi, uMngeni and Mpofana municipalities have a relatively higher rental housing component compared to rural municipalities such as Impendle, uMshwathi, Richmond and Mkhambathini.

4.1.3 Municipal Housing Stock

Council Rental Stock consists of Flats and Odd properties. The Municipality currently owns 248 rental flats and 40 state funded properties and 58 odd/ freestanding properties (houses) that are being leased out to tenants. However, some of the tenants have neither verified their details nor paid their monthly rental. As a result, the council has served the affected tenants with notices to vacate the properties and/or eviction notices. Some of these cases are before the court of law.

4.2 Current Human Settlement Projects

The Msunduzi Municipality, with the support of the Provincial Department of Human Settlement, is implementing numerous human settlement projects using different housing products and instruments. These include the Extended Enhanced Discount Benefit Scheme (EEDBS), integrated residential development projects (IRDP), rural housing, social housing, community residential units, and upgrading of informal settlements. These projects are at different stages of implementation ranging from pre-feasibility through feasibility (detailed planning) to the installation of services and actual construction of housing units.

4.2.1 Extended Enhanced Discount Benefit Scheme

The housing unit is also in the process of disposing of the approximately 800 former state-owned pre-1994 properties within the Edendale area in partial implementation of the Extended Enhanced Discount Benefit Scheme (EEDBS).

4.2.2 Community Residential Units

Jika Joe is the only Community Residential Units (CRUs) project in the Msunduzi Municipality. 404 units have been completed and are occupied by the qualifying beneficiaries. Construction of a further 1164 units is on hold pending finalisation of financial modelling by the municipality and allocation of funds by the Department of Human Settlements.

4.2.3 Social Housing

Capital City Housing is the only Social Housing Institution (SHI) that operates within the Msunduzi Municipality at present. They currently manage three main complexes, that is Acacia Park with 300 units, Signal Hill with 364 units and the recently completed Aloe Ridge with 952 units. Social housing accommodates people earning between R500 and R7500 per month but may include a small percentage of people that earn more than this to improve the financial viability of the scheme.

Table 1: Restructuring Zones and Potential Social Housing Projects

NO.	PROJECT NAME	WARD	ESTIMATED YIELD	PROJECT STAGE
1.	Signal Hill Phase 2	26	300	Feasibility
2.	Ambleton 3	18	500	Feasibility
3.	Glenwood South East Sector	38	800	Feasibility
4.	Beverstock Road	27	300	Feasibility
5.	Ethembeni	37	126	Feasibility
6.	Buntine Place	23		Feasibility
7.	Woodpecker Road Extension	28	560	Pre-feasibility
8.	Mkhondeni	37	800	Pre-feasibility
9.	Bombay road/Lucia Road	28	150	Pre-feasibility
10.	Oribi Village	24	500	Pre-feasibility
11.	Regina Road	28	300	Pre-feasibility
12.	Yellowwood	32	TBD	Pre-feasibility
13.	East Street Hostel	32	700	
13.	Sirus-Lincoln Meade	35	37	Pre-feasibility
14.	Eastwood Site	34	34	Pre-feasibility
15.	Orthman Road	35		Pre-feasibility
16.	Padca/Hayfields Property		1000	Pre-feasibility
	TOTAL ESTIMATED YIELD		**6107**	

Source: Msunduzi Municipality, Human Settlement Unit

The municipality has identified 10 Restructuring Zones, and land parcels in each zone for the development of social housing (refer to Table 1). Six of these projects (Baverstock Road, Fox Hill, Buntine Place, Signal Hill, Glenwood South East Sector, and Ethembeni Housing Project are at feasibility stage, and will be submitted to the Social Housing Regulatory Authority (SHRA) upon completion of the land release process by the municipality. These projects are planned to yield 2026 units. An additional 11 projects have been identified within the RZs. This will take the total yield to 6107 units.

4.2.4 Upgrading of Informal Settlement Programme

In 2023/2024 financial year, the Msunduzi Municipality allocated R38,6million for the installation of interim services in 32 informal settlements under the UISP (refer to table 9 below). This is a three-year initiative planned for completion in 2026/2027 financial year. These services will be installed pending either upgrading or relocation of each settlement and include potable water, temporary sanitation, temporary access roads and footpaths. The intention is to improve living conditions, address health and safety concerns, and promote inclusion of the urban poor.

As indicated in table 2 and Map 3 below, the affected informal settlements have been grouped according to the five municipal zones to improve coordination. Project Steering Committees (PSCs) have been established in each zone to represent the interests of the affected communities and serve as a link between the community and the municipality. In addition, 17 informal settlements are at different stages of either detailed planning or installation of services, and/or construction of housing units.

Map 3: Informal Settlements

NUMBER	Settlement	Category
1	Swapo C	B1
2	Swapo A	B1
3	Swapo B	B1
4	Masson	B1
5	Bombay-Butterfly Road	B2/C
6	Mattison Drive	C
7	Comet Road	C
8	Springvale	C
8	Springvale	C
8	Springvale	C
9	Nkululeko-Regina Road	C
10	Welgefontein	B1
10	Wayside Place	C
11	Crest Place	C
12	Mayfair Road	C
12	Mayfair Road	C
16	Shamrock	C
17	Nhlalakahle	C
19	Old Greytown-Khan Road	C
20	Privet Road	C
21	Shottie-Aventure Road	B2/C
22	Skomplaas	B1
23	Nambia	B2/C
24	Jesmondene	B1/C
25	Yellowwod Place	B2/C
26	Coal Yard	B2/C
27	Woodstock	
28	Ohrtmann Road	C
29	Maryvale	C
30	Jika Joe	B1
31	Hollingwood	B1
32	Mkondeni Shorts Retreat	C
33	Buntine Farm	C
34	Slangspruit	B1
35	Crosby Farm	B1
36	Willowfontein Phuphu	B1
37	Willowfontein KwaKhuzwayo	B1
38	Willowfontein Terminus	B1
39	Edendale BB	A
42	Edendale J2	A
44	Motha	B1
45	Malukazi	B1(+A)
46	Hantshi-Hlengwa	B1
46	Hantshi-Hlengwa	B1
46	Hantshi-Hlengwa	B1
46	Hantshi-Hlengwa	B1
46	Hantshi-Hlengwa	B1
47	Seven Ox	B1
47	Dennis Field	B1
48	Tehuis Edendale	B1
49	Gomora-Imbali Crossing	C
50	Lay Centre - Sovo Village	B1
51	Ashdown Bakery	B1
52	Caluza	A(+B1)
52	Caluza	A(+B1)
52	Caluza	A(+B1)
53	Georgetown	A(+B1)
53	Georgetown	A(+B1)
54	Dambuza	A(+B1)
55	Macebisa	B1
59	Kalanyoni	
60	Shayamoya	B1
61	Nhlasatsha	B1(+A)
62	Magaba	B1(+A)
63	Gudlintaba	B1
64	Magaba	B1(+A)
65	Panekeni	B1(+A)
65	Upper Snating	A (+B1)
66	Ezitendeni	B1
67	Anniedale	B1
68	Mbuswana	B1
69	Edendale J	B1
70	Maqinase	A (+B1)
71	Imbali Unit 4	
72	No Name Yet	
73	Thembalihle/Zamokuhle	B
74	Thembalihle Extension	B
75	Pavilon	B
76	Marikana	B
77	Unit N Pahse 4	B
78	Entabeni	B
79	Entabeni\Pata	B

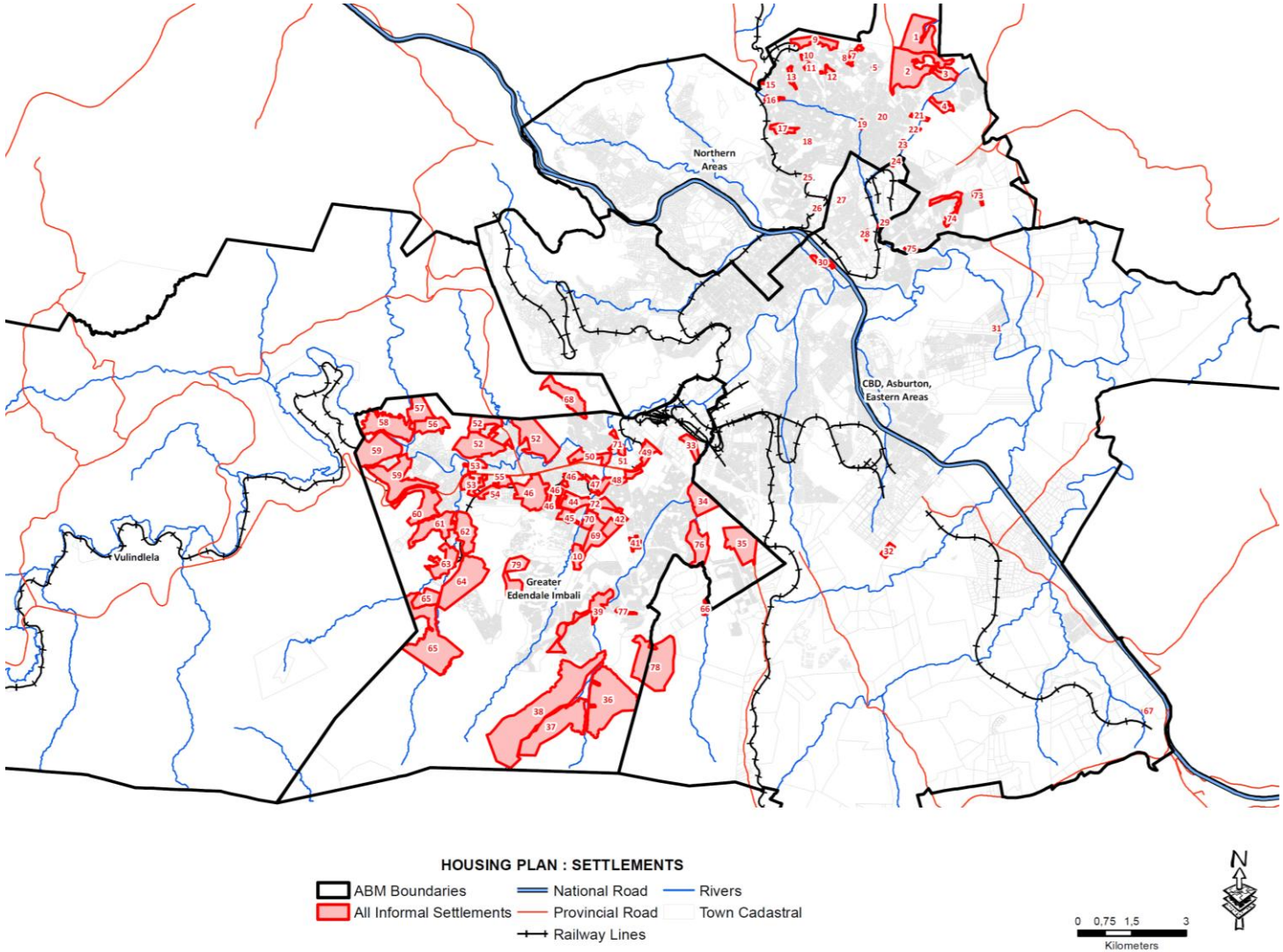


Table 2: 32 Informal Settlements Earmarked for the Provision of Interim Services

ZONE	WARD	SETTLEMENT
Northern Areas	Ward 28	Crest place-5
		Wayside Place
		Comet
		Springvale
		Mayfair
		Shamrock
	Ward 30	Privet Road
		Khan Road
	Ward 31	Nhlalakahle
	Ward 32	Coal Yard
	Ward 34	Maryvale
		Pavillion
Central	Ward 35	Ohrtmann road informal settlement
		Woodstock road informal settlement
	Ward 38	Thembalihle extension
		Zamokuhle
Edendale	Ward 23	Ashdown
		Buntine
		Gomora
	Ward 22	Imbali unit
		Tehuis
		Shayamoya
	Ward 11	Panekeni
Imbali	Ward 13	Marikane
	Ward 14	Phupha
		Terminus
	Ward 15	Emadakaneni
	Ward 17	Entabeni
		Edendale BB
		Imbali Small 18 (unit N Phase 4)
		Unit N Phase 4 (Shawela)
	Ward 19	Imbali Crossin

Source: Msunduzi Local Municipality, 2025

4.2.5 Integrated Residential Development Programme

4.2.5.1 Pre-feasibility Projects

Four projects have been approved for pre-feasibility phase (refer to table 3 below). This phase entails determination of the nature and extent of housing need including socio-economic profile of potential beneficiaries, availability and suitability of the land for the proposed development, and availability of

bulk services. The projects will be submitted to the KZN-DHS for funding upon completion of this phase. Table 3 below indicates the projects, location by ward, and the affected land parcels. The projects will yield approximately 7000 units excluding Bakerville Heights.

Table 3: Pre-feasibility Phase Projects

NAME OF PROJECT	PROJECT DESCRIPTION	STATUS OF THE PROJECT	PROJECT VALUE	WARD	ESTIMATED YIELD
Edendale Priority 4 Phase 1	Informal Settlement Upgrade Housing Project	Pre-Planning Stage	R25,443,000.00	21	3000
Lamontsville	Low-Cost Housing Projects	Pre-Planning Stage	R25,200,000.00	18	3600
Bakerville Heights	Low-Cost Housing Project	Pre-Planning Stage	N/A	30	
Gomora Relocation	Gomora Relocation Informal Settlement Upgrade	Pre-Planning Stage	R1,628,352.00	19	192

Source: Msunduzi Municipality, 2025

4.2.5.2 Detailed Planning Projects

There are 28 projects that are currently at different stages of detailed planning phase in the Msunduzi Municipality (refer to table 4). These projects will yield approximately 28225 housing opportunities over a period of three years. This phase entails the completion of various detailed specialist investigations leading to town planning approval in terms of the municipality's Spatial Planning and Land Use Management By-Law as amended, environmental authorisation in terms of the NEMA Environmental Impact Assessment (EIA) Regulations, obtaining water use licence in terms of the Water Use Licence Act (WULA) where applicable, and approval of the General Plan (GP) by the Surveyor General's Office (SGO).

Table 4: Projects at Detailed Planning (Feasibility Study) Phase

NAME OF PROJECT	PROJECT DESCRIPTION	STATUS OF THE PROJECT	APPROVED PROJECT VALUE	WARD	MEC APPROVED YIELD
Edendale Town Centre Relocation	Edendale Town Centre Relocation	Detailed Planning Stage	R782,000.00	22	150
Edendale J2 & Quarry	Informal Settlement Upgrade Housing Project	Detailed Feasibility Stage	R2,535,110.00	15	1000
Nkululeko Regina Road	Informal Settlement Upgrade Housing Project	Detailed Feasibility Stage	R7,192,460.00	28	1100
Sinathing Phase 1	Informal Settlement Upgrade Housing Project	Detailed Feasibility Stage	R7,012,460.00	11	2000
Ambleton/Shenstone	Informal Settlement Upgrade Housing Project	Detailed-Feasibility Stage	R50,886,000.00	18	6000
Caluza/Smero	Informal Settlement Upgrade Housing Project	Detailed Feasibility Stage	R7,276,598.01	20	2000
Edendale Priority 2 Phase 1 Housing Project	Informal Settlement Upgrade Housing Project	Detailed Planning Stage	R1,961,580.00	21	300
Edendale EE Phase 3	Informal Settlement Upgrade Housing Project	Detailed Planning Stage	R6,538,600.00	17	1000
Unit 18 Extension	Informal Settlement Upgrade Housing Project	Detailed Planning Stage	R4,240,500.00	10,14, 15&17	500
Yellowwood Place Housing Project	Integrated Human Settlements Project	Detailed Planning Stage	R537,753.20	32	180

NAME OF PROJECT	PROJECT DESCRIPTION	STATUS OF THE PROJECT	APPROVED PROJECT VALUE	WARD	MEC APPROVED YIELD
Hollingwood Housing Project	Integrated Residential Development Housing Project	Detailed Feasibility Stage	R8,481,000.00	35	1000
Ethembeni IRDP	Integrated Residential Development Housing Project	Detailed-Feasibility Stage	R8,576,238.58	37	3000
Imbali Men's Hostel	Integrated Residential Development Housing Project	Detailed Planning Stage	R1,961,580.00	19	300
Sobantu Dark City	Low-Cost Housing Project	Detailed Planning Stage	R536,453.19	35	153
Oss Woodlands	Low-Cost Housing Projects	Detailed Feasibility Stage	R1,800,000.00	32	175
South Road	Low-Cost Housing Projects	Detailed Planning Stage	R2,391,642.00	28	282
Bhobhonono Masomini	Low-Cost Housing Project	Detailed Feasibility Stage	R7,012,460.00	20	2000
Willowfontein Phupha Phase 3	Low-Cost Housing Project	Detailed-Feasibility Stage	R12,721,500.00	14	1500
Matshaheni Title Deeds Project	Title Deed Restoration Project	Detailed Feasibility Stage	R4,270,793.20	41	3585
Willowfontein Terminus	N/A	N/A	N/A	14	2000
TOTAL			R136,714,728.18		28225

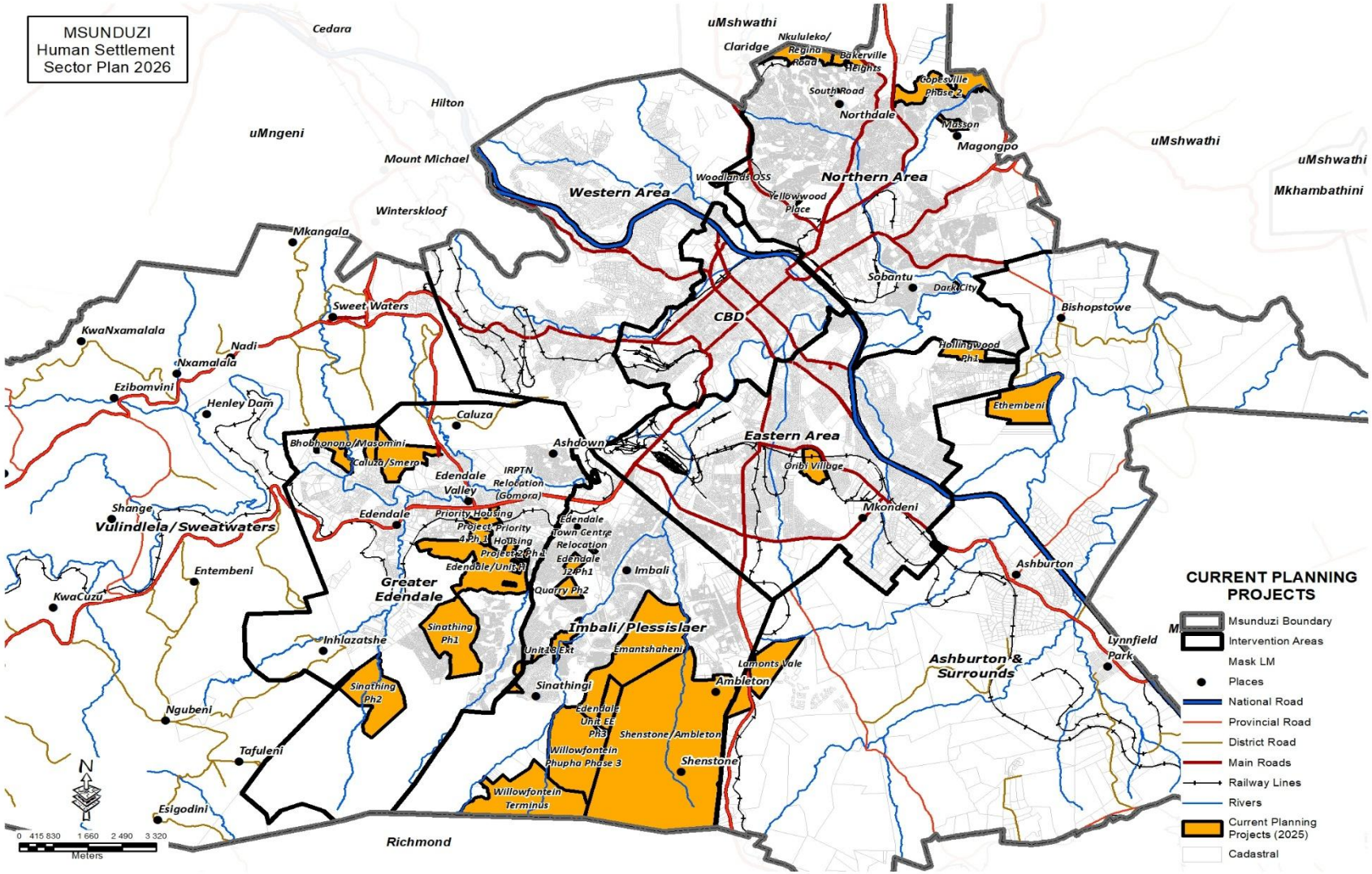
Source: Msunduzi Municipality Human Settlement Business Unit

Most of these projects are in the Edendale/Imbali area and follow a house on a site model which perpetuates urban sprawl and does not contribute significantly to spatial restructuring.

4.2.5.3 Projects at Implementation Stage

21 projects are at different stages of implementation (refer to table 5). Bulk infrastructure upgrading projects, in the form of water mains and storage, sewer mains, and bus routes are being installed in projects such as Kwa30, Harewood, Khalanyoni, and Signal Hill. These projects are funded by the DHS to a total cost of R1.3 billion over at least a three-year period and will create capacity to accommodate other nearby human settlement projects. Construction of housing units is underway in 12 projects with a potential yield of 4737 housing units. In total, projects under implementation phase will deliver about 12 774 housing opportunities. However, budgetary constraints may impede effective implementation of these projects and delay completion. The municipality has completed feasibility studies for Khalanyoni, Kwa 30 and Harewood, and submitted stage 2 application to the DHS to secure funds for the installation of basic services.

Map 4: Detailed Planning Projects



Map 5: Implementation Projects

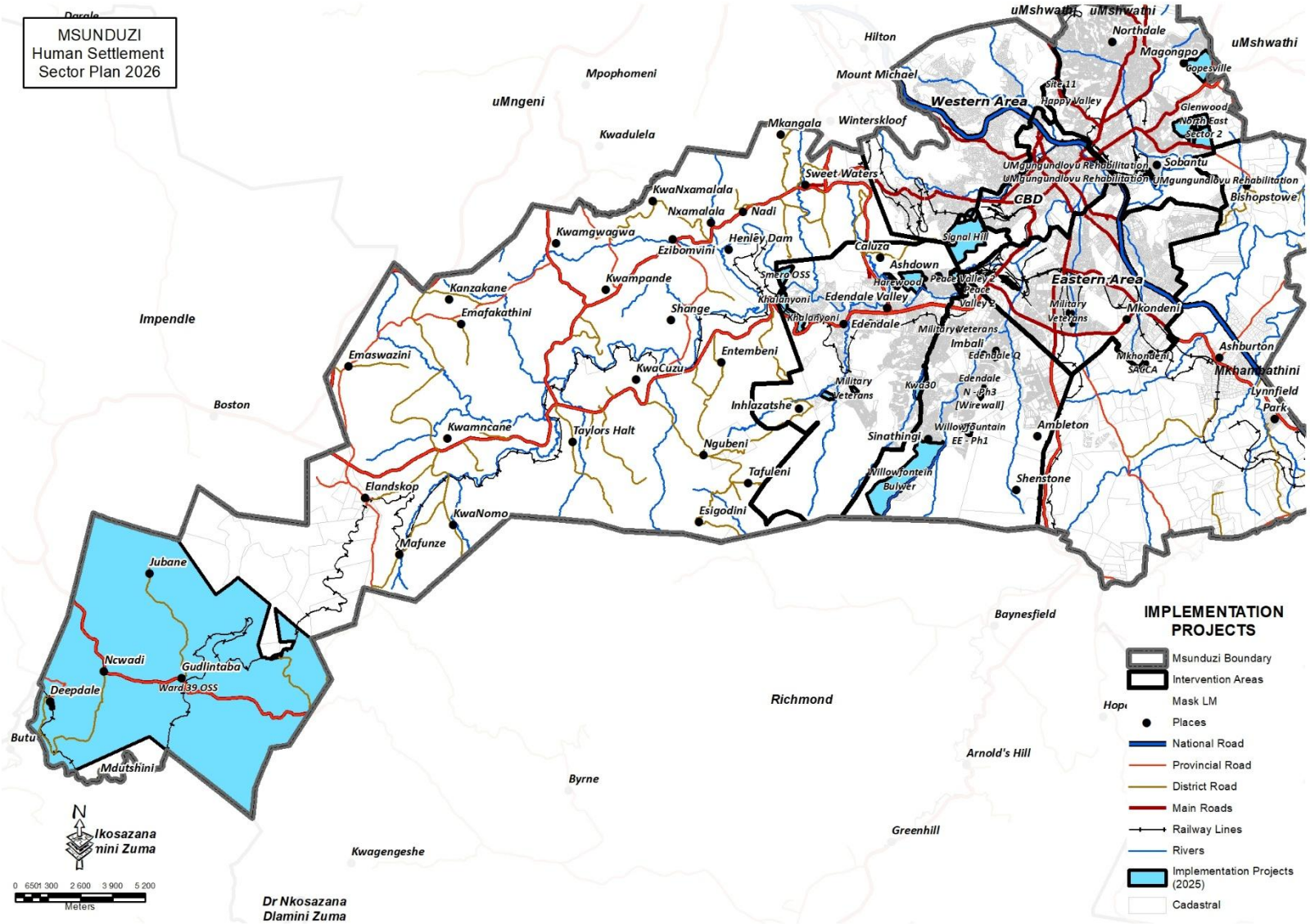


Table 5: Projects at Implementation Stage

NAME OF PROJECT	STATUS OF THE PROJECT	TIMEFRAME	APPROVED PROJECT VALUE	WARD	APPROVED YIELD
Kwa 30	Bulk infrastructure	2022/2026	R13,282,975.50	10	268
Khalanyoni	Bulk infrastructure (Edendale sewer bulk)	2022/2026	R596,444,539.97	12	1000
Signal Hill	Bulk infrastructure (Bus route)	2023/2026	R380,642,402.18	26	3000
Harewood Housing Project	Bulk services	2023/2027	R94,171,752.33	23/20	1000
Glenwood Southeast Sector	Bulk services	2022/2027	R208,607,442.70	38	394
Edendale Bulwer		N/A	N/A	14	1000
Mkhondeni Sacca	Interim services	2022/2026	R14,454,909.21	37	(N/A)
Jika Joe Housing Development -	Project on hold	N/A	N/A	33	1164
Military Veterans	Servicing of sites 84 Units in Bisley, 27 Units in Edendale cc, 111 Units in Sinathing)	2023/2025	R56,000,000	11&22	211
Thembalihle	Top structure	2023/2026	R122,530,150.47	38	804
Copesville Housing Project Phase 1	Top structures	2024/2027	R91,914,435.00	34	1000
Thamboville	Top structures	2022/2026	R63,624,974.31	38	416
Glenwood Q-Section	Top structures	2022/2025	R82,279,545.15	38	416
Sobantu Housing Project	Top structures	2021/2025	R50,023,069.89	35	444
Site 11	Top structures	2024/2026	R38,650,217.77	32	252
Happy Valley	Top structures	2024/2026	R24,119,614.37	32	158
uMgungundlovu Rehabilitation	Top structures	2022/2025	R137,094,103.00	11,13,14,16,17 ,29,32,35 & 41	585
Willow EE	Top structures	2021/2026	R10,868,778.00	17	72
Wirewall	Top structures	2023/2026	R44,728,411.14	41&17	176
Lot 182	Top structures	2024/2026	R22,906,083.18	11	133
Northeast Sector	Top Structures	2024/2027	R29,798,925.59	38	281
TOTAL			R2,082,142,329.76		12774

Source: Msunduzi Municipality, Human Settlements Unit, 2025

4.2.6 Rectification

There are two projects that are being implemented in the Msunduzi Municipality under the rectification programme:

- The Sobantu housing project entails the replacement of asbestos and minor renovations such as doors, doors frames, windows, and others in 444 housing units.
- The uMgungundlovu Rehabilitation Project spread over 9 electoral wards of the municipality entails the rectification of 585 units or 65 houses per ward. The project is moving slowly due to severe encroachments and lack of transitional residential area for decanting. 98 Houses have been completed and handed over to the beneficiaries.

4.2.7 Title Deed Restoration

The Title Deeds Restoration Programme (TDRP) seeks to provide title deeds to beneficiaries of government-subsidised housing developed in both pre-1994 and post 1994 periods. It enables

beneficiaries to participate in the formal property market and leverage their assets for financial transactions and inheritance. It is estimated that 11 000 units have not been transferred to the beneficiaries in the Msunduzi Municipality. As a result, the Municipality, with the assistance of the Department of Human Settlements, has appointed a Conveyancer to verify and transfer 5 685 units.

4.2.8 Proposed Projects

In addition, the Municipality has identified 13 new human settlement projects (refer to table 13). Most of these are in the Greater Edendale Area except for Khan Road Informal Settlement, Chase Valley Phase 1, Lincoln Meade Phase 1, and Hollingwood Phase 2. These projects will commence upon approval for pre-feasibility stage from the Department of Human Settlements.

Table 6: Proposed Projects

PROJECT NAME	WARD	PROPERTY	LAND OWNERSHIP
Caluza/Smero Phase 2			
Harewood Phase 2			
Hollingwood Phase 2			
Terminus Phase 2			
Bulwer Phase 2			
Edendale J2 Informal Upgrade			
Mantshaheni Phase 2			
Gomora Phase 1			
Sinathing Phase 3			
Lincoln Meade Phase 1			
Chase Valley Phase 1			
Khan Road Informal Upgrade			
Priority 9 Georgetown Phase 1			

Source: Msunduzi Municipality, Human Settlements Unit, 2025

4.3 Student Housing

4.3.1 On-Campus Student Accommodation

UKZN Pietermaritzburg offers both on-campus and off-campus student accommodation options. On-campus residences accommodate approximately 2200 students and comprise of numerous individual residences located close to the main academic buildings. All residences are self-catering and have access control, lounges and television rooms and parking space. Students are accommodated in single rooms and double rooms. In addition, off-campus university owned residences are situated away from a campus with full access to relevant amenities such as shopping malls, hospitals, public transport and other related services. They are all self-catering.

Off campus leased residences (private landlords) accommodate 2400 students. These residences are fully furnished. All students live in shared rooms. Occupants share a kitchen and a bathroom. UKZN website lists Denison as one of these. Only the Indumiso Campus of the Durban University of Technology (DUT) has on-campus residence. First-year students are typically allocated to on-campus residences to help them adapt to university life. These residences are about 10,5km to the Riverside Campus.

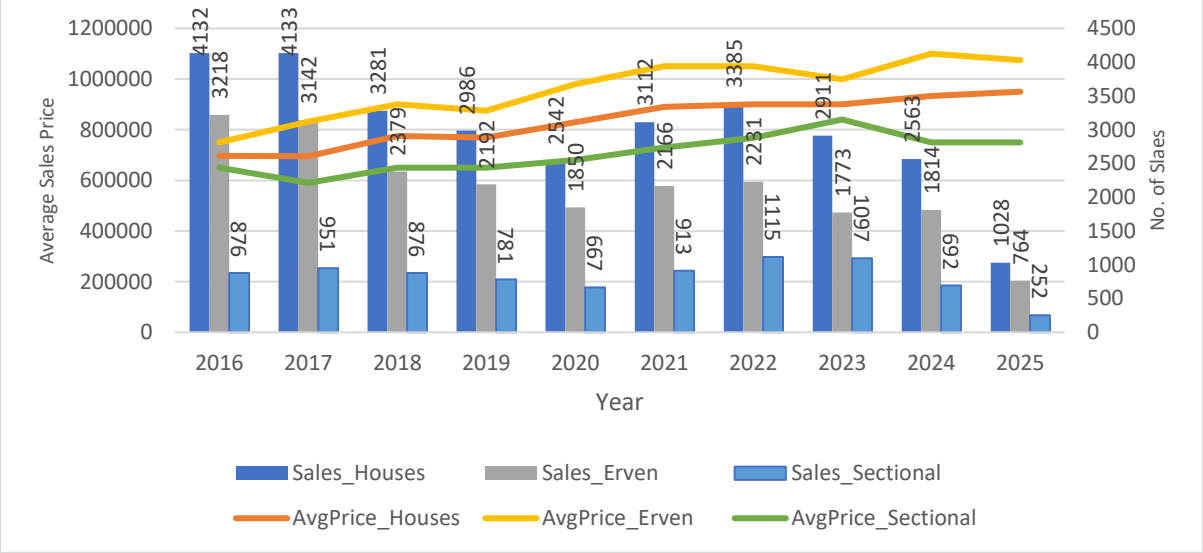
4.3.2 Private Student Accommodation

Furthermore, National Student Finance Assistance Scheme (NSFAS) has accredited 264 properties in the Scottsville, Pelham and surrounding suburbs for student accommodation. While some of these have the requisite zoning, others operate illegally raising questions about the processes that NSFAS follows to accredit properties for use as student accommodation. The DUT Riverside Campus has 90 outsourced residences accredited by NSFAS.

4.4 Housing Market

4.4.1 Property Sales

Figure 10: Property Sales in the Msunduzi Municipality



Source: Property 24, 2025

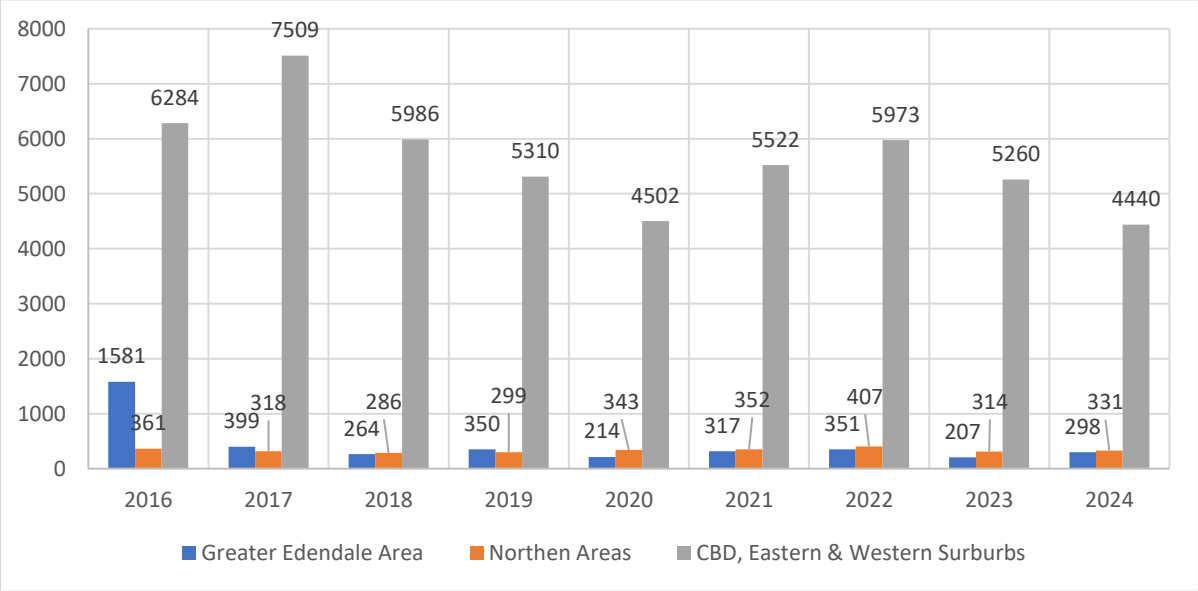
Figure 11 above suggests that the property market was very active in 2016 and 2017 with approximately 4 133 houses and 3218 erven sold per annum. It declined thereafter, in part due to the covid-19 pandemic, recording sales of 2542 houses and 1850 erven in 2020. Although the market showed some signs of recovery in 2021 and 2022 with houses and erven sold increasing from 3112 and 2166 in 2021 to 3385 and 2231 in 2022 respectively, it declined steadily in 2023 and 2024 with no signs of recovery. The number of sectional title units sold per annum hovered around 1000 units between 2016 and 2024. A relatively high representation of erven sold per annum is attributable to the land acquisition programme in the Greater Edendale area. However, the average sale price for houses has increased from about R750 000 in 2016 to an average of R980 000 in 2025. The same trends apply to sectional title units and land parcels (erven) sold.

4.4.2 Geographical Distribution of Sales

The functional property resale market is critical in resolving housing issues in South Africa. Households residing in the former black only residential townships lived as tenants with limited tenure security for years. This changed with the transition to democracy and implementation of the (Extended) Discount Benefit Scheme and the title upgrading programme which transferred properties to the occupiers and opened the housing markets in these areas.

Most properties sold during this period are in the CBD, eastern and western suburbs which coincide with the former white only areas (refer to figure 12). Montrose, Scottsville, Pelham, and Hayfields are frequently mentioned as popular and active areas for property transactions. These suburbs are known for their family-friendly environments, proximity to amenities like schools and hospitals, and a mix of property types from traditional homes to modern complexes. Scottsville and Pelham are popular for potential student accommodation establishments due to their location in relation to the UKZN and DUT tertiary institutions.

Figure 11: Property Sales by Geographic Areas



Source: Property 24, 2025

Property sales in the Greater Edendale Area and the Northern Areas remain subdued and inactive. This arises from factors such as limited access to finance, perceptions about townships, and estate management. Townships in the Msunduzi Municipality are characterised by relatively high unemployment and poverty rates. They are associated with crime, drug/substance abuse, and other social pathologies. Some properties require title adjustment as the original owners are deceased. Despite these challenges, experts suggest that the market is more dormant than dead, with potential for growth and value appreciation.

4.4.3 Informal Property Sales

People who own property and sell it in a registered sale are part of the formal market. Owners who decide to sell their property without registering the sale (and therefore the title deed does not officially change hands) are trading informally and are beyond the access frontier. Similarly, people

who do not have title to the land they are living on are beyond the access frontier and are forced to exchange the rights to their land informally. The prevalence of this practice in the Msunduzi Municipality is unknown, but it is a common practice in informal settlements and where property owners lack security of tenure. It has been reported in some parts of the Greater Edendale area.

4.5 IMPLICATIONS FOR THE HSSP

The housing supply analysis shows that Msunduzi has made measurable progress in expanding formal housing, but the existing and planned supply remains insufficient to meet the scale and diversity of housing need. This emphasises the need to increase the number of housing opportunities, improving location of human settlement interventions and projects, introducing a range of tenure options, and contribution to spatial transformation.

The current project pipeline is substantial, with projects at pre-planning, detailed planning and implementation stages. However, projects remain vulnerable to funding shortages, inadequate bulk infrastructure, complex land-tenure arrangements, statutory approval delays and poor performance of some of the appointed implementing agents. Therefore, it is important to categorise projects in terms of their readiness for implementation, that is projects in terms of land availability for planning projects; and availability of bulk infrastructure for implementation projects; and funding allocation for all projects. Some may have to be reconsidered and even abandoned due to environmental, technical or financial constraints.

The concentration of projects in Greater Edendale and other peripheral areas risks reinforcing low-density urban expansion and the inherited separation between low-income communities and economic opportunities. A greater proportion of future housing supply should gravitate towards well-located land, restructuring zones, the CBD, public transport corridors and mixed-use nodes. Social housing, affordable rental accommodation, higher-density development, infill housing and the adaptive reuse of suitable buildings should drive densification and contribute towards spatial transformation. A diversified housing programme that includes informal-settlement upgrading, serviced sites, social and affordable rental housing, community residential units, rural housing, emergency accommodation, student housing and opportunities for households that do not qualify for fully subsidised housing but cannot access the formal private market should be supported. .

Finally, project packaging and implementation should be accompanied by an intelligent integrated housing supply monitoring system that records project stage, approved yield, actual delivery, expenditure, land status, infrastructure dependencies, statutory approvals and risks. Municipal project figures and delivery totals should be reconciled with provincial records to provide a reliable basis for budgeting, annual targets and performance monitoring. This will enable the municipality to manage the project pipeline as a coordinated programme and ensure that housing investment produces sustainable settlements rather than isolated housing units.

5 HOUSING DEMAND ANALYSIS

Developing sustainable human settlements is a constant challenge facing the Msunduzi Municipality and South Africa as a whole. It arises partly from a myriad of factors including rapid urbanisation, overcrowding, a significant gap in affordable housing for middle-income households, income poverty, unemployment, and insecurity of land tenure. It manifests in the form of informal settlements, backyard shacks, land invasion, and a growing list of people registered in the National Housing Needs Register (NHNR).

5.1 HOUSING DEMAND

5.1.1 Housing Backlog

According to the 2022 census data, housing backlog in the Msunduzi Municipality is approximately 23 383 units. It comprises of 9 462 traditional dwellings, 10 268 households in informal settlements, and 515 units described as others. It has come down by a variance of 23 383 units from 43 628 recorded in 2011. Traditional dwellings were reduced by 18 107 due to the Vulindlela Rural Housing Project (refer to table 1 below).

Table 7: Housing Backlog

HOUSING TYPE	2011	2022	VARIENCE
Traditional dwelling	27569	9462	18107
Informal dwelling	13498	10268	3230
Other	2561	515	2046
TOTAL	43628	20245	23383

Source: Stats SA, 2011, 2022 Census Data

5.1.2 Housing Need

Table 8: National Housing Needs Register

AREA	NHNR AND APPROVED ON HSS	ON NHNR ONLY	NHNR TOTAL
Edendale	433	14,809	15,242
Imbali	637	24,151	24,788
Pietermaritzburg Central	600	22,501	23,101
Pietermaritzburg Northern	278	10,668	10,946
Vulindlela	2,350	37,080	39,430
TOTAL	**4,298**	**109,209**	**113,507**

Source: National Housing Needs Register, 2025

Notwithstanding the results of the 2022 census data, 113 507 people had registered in the National Housing Needs Register (NHNR) by February 2025. As indicated in table 8 below, 109 209 of these were on the NHNR only while 4 298 were also approved on the Housing Subsidy System (HSS). This figure includes people who need different types of housing opportunities with most of them earning

more than R3500 a month. The municipality updates the register continuously as more people register.

5.1.3 Informal Settlements

The Msunduzi Local Municipality has identified 87 informal settlements within its area of jurisdiction. 70 of these are listed in the February 2014 Informal Settlements Upgrading Strategy, while 12 were added recently as part of the review of the strategy. Five new informal settlements have been identified but enumeration and assessment have not been done yet. The number of households residing in these informal settlements is being confirmed through socio-economic surveys.

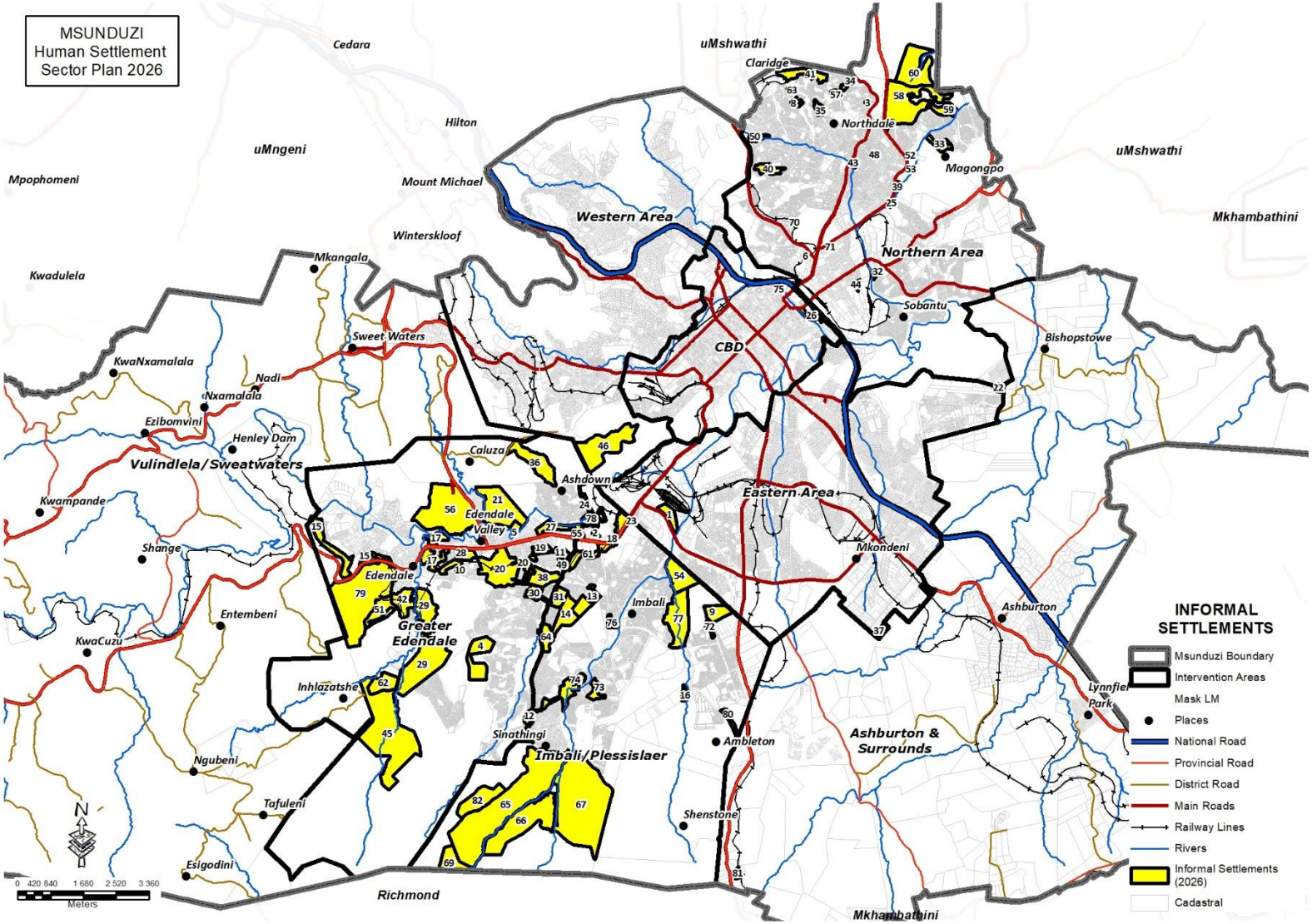
Table 9: Informal Settlements per category, Intervention and Subsidy

CATEGORY	QUANTITY	UPGRADING STAGE	APPLICATION HOUSING SUBSIDY PROGRAMMED
A	2	Pending full upgrade	EPHP Consolidation
A (+ B1)	5	Some interim basic services toward full upgrade	UISP Phase 1-4 EPHP Consolidation
B1 (+ A)	8	Mostly interim services to eventual full upgrade	UISP Phase 1-3/4 EPHP Consolidation
B1	41	Interim services to eventual full upgrade	UISP Phase 1-3
B2/C	15	Feasibility for relocation, most applicable housing programme, or basic service provision	UISP Phase 1 - 2 Relocation Grant EHP Case-by-case Self-help IRDP

Source: Informal Settlements Upgrading Policy and Strategy Review, 2014: 92

The strategy categorizes informal settlements in terms of the Upgrading of Informal Settlements Programme (UISP) classification as indicated in Table 9 above. Two informal settlements are ready for upgrading while 13 have parts that are ready for upgrading with the remaining portions to be provided with interim services pending the finalisation of land availability issues. 41 informal settlements are categorised as B1 and should be provided with interim services pending resolution of issues that prevent immediate upgrading. Lastly, 15 informal settlements include both categories B2 and C. These are informal settlements that require relocation either immediately (category C) or as soon as alternative land has been secured and prepared for this purpose (category B2). Settlements that are subject to deferred relocation should be provided with emergency services pending relocation. In total, 56 informal settlements are ready for upgrading.

Map 6: Informal Settlements



Map 3 above indicates the geographic spread of informal settlements in the Msunduzi Municipality and suggests a higher concentration in the Greater Edendale area and the northern areas (refer to Map3 and table 4 below). Jika Joe informal settlement is the only one located close to the CBD and the Willowton industrial area. There are 22 informal settlements in the northern areas alone which range in size and structure from small settlements with about 5 households to large ones with more than 1800 households. Apart from Swapo A, B and C, informal settlements in the northern areas are small and isolated, and tends to locate in steep slopes, watercourses and wetlands.

Table 10: Informal Settlements by ABM

REGION/TOWNSHIP	NUMBER OF INFORMAL SETTLEMENTS/FOCUS AREAS OF INFORMALITY	%
Greater Edendale and Imbali	40	57
Northdale areas	22	31
CBD, Ashburton & Eastern areas	8	11
Total	**70**	**100**

(Msunduzi IDP, 2017-2022)

Informal settlements in the Edendale area developed on privately owned land through shack farming and land invasion. As a result, they cover a large area and occur in the form of contiguous settlements. The net effect of this occurrence was the transformation of the Edendale area from being a black middle-class area into an expansive peri-urban informal settlement. Other informal settlements developed on open spaces/lands abutting onto an existing township and/or Vulindlela area. More recently, there was an organized invasion of municipal land in the Shenston/Ambleton area where the invaders have built substantial housing structures suggesting a higher affordability level.

5.1.4 Rental Housing

The market demand for rental housing shows strong demand for social housing in the Msunduzi LM. According to the SHRA (May 2021:99), the market demand for rental housing units within the next five years is about 12 928, and this will increase to 16 476 units by 2030 (refer to table 5 below). Given market preferences, the strongest demand is in Pietermaritzburg Central RZ, followed by Hayfields/Lincon Meade RZ and then Westgate/Grange RZ. All three locations show social housing demand exceeding 2 500 units by 2025 with Pietermaritzburg Central reflecting demand of 5 301 units (refer to table 5 below). Whilst some of the other RZ's could support much smaller developments, it is suggested that social housing provision is concentrated in the abovementioned three RZ's given the significant need and demand expressed. The SHRA further estimates the social housing backlog in Msunduzi LM to 17 257 units.

Table 11: Potential Demand for Social Housing per RZ in the Msunduzi LM 2031 - 2035

DEMAND	2021	2022	2023	2024	2025	2030	2035
Cumulative Social Housing Demand	1,024	2,065	3,122	4,196	5,287	11,008	17,200
Housing Backlog*	17,257	17,257	17,257	17,257	17,257	17,257	17,257

DEMAND	2021	2022	2023	2024	2025	2030	2035
Total Social Housing Demand	18,282	19,322	20,379	21,453	22,544	28,265	34,457
Total Social Housing Supply	1,692	1,692	1,692	1,692	1,692	1,692	1,692
Effective Social Housing Demand	16,590	17,630	18,687	19,761	20,852	26,573	32,765
Effective Social Housing Market Demand	10,286	10,931	11,586	12,252	12,928	16,476	20,315
Effective SH Market Demand per RZ							
Edendale	0	0	0	0	0	0	0
Hayfields/ Lincon mead	2,263	2,405	2,549	2,695	2,844	3,625	4,469
Otto's Bluff	309	328	348	368	388	494	609
Raisethorp Central	206	219	232	245	259	330	406
Copesville	514	547	579	613	646	824	1,016
Westgate/ Grange	2,160	2,295	2,433	2,573	2,715	3,460	4,266
Oribi	617	656	695	735	776	989	1,219
Pietermaritzburg Central	4,217	4,482	4,750	5,023	5,301	6,755	8,329

Source: SHRA, 2021

In addition, conversion of dwelling houses into high density rental housing, micro-flats, or backyard shacks is prevalent in the CBD and Edendale. While offering low-cost shelter, this practise has led to severe overcrowding, poor maintenance, increased strain on infrastructure, and social pathologies such as crime and other illicit activities. It has significantly reduced investment confidence in the CBD. Overcrowding in the CBD and surrounding residential areas is largely driven by rapid urbanization, a severe local housing backlog, and the rise of unregulated "tenant farming". These pressures lead to urban decay, strained infrastructure, and squalid living conditions.

5.1.5 Rural Housing

The Msunduzi Municipality in association with the KZN-DHS, implemented Vulindlela Rural Housing Project comprising of 25000 units over the last few years. The completion of this project brought rural housing need in the municipality down from 27 569 in 2011 to 9 462 in 2022 (Stats SA, 2022). However, a further 37 080 people in the Vulindlela area have registered in the NHNR indicating need for housing assistance.

Over the last few years, Vulindlela Area has also attracted households who have built substantial and up-market housing structures. They are scattered throughout the area, with clusters located in selected areas such as Henley Dam, Nhlazantshe and others. While water is provided on site, the area does not have a sewer system. This has resulted in the prevalence of septic tanks. Some of these are not built to engineering specification and pose danger to the environment and the neighbourhood. The development of this type of rural settlements is a result of the general lack of serviced sites for middle income households closer to the CBD. Others have moved to Vulindlela to escape rates in the urban parts of the city.

5.1.6 Backyard Dwellers

According to the 2016 Community Survey results, approximately 23 613 people occupy backyard shacks in the Msunduzi Municipality. These are often relatives or tenants of the property owner. Backyard shacks range from unsound makeshift structures to informal extensions to the main house. They are an indicator of the lack of enforcement of land use controls and building regulations. They are used to augment household income and to address overcrowding in the main house. They provide cheaper and affordable accommodation for tenants closer to their places of work or school. Most backyard dwellers are employed and earn more than R3500 a month. They do not qualify for a BNG house, but do not earn enough to qualify for a bond from a private financial institution.

5.1.7 Need for Student Accommodation

The City of Pietermaritzburg serves as a hub for higher education, hosting two major tertiary institutions: the University of KwaZulu-Natal (UKZN) Pietermaritzburg Campus and the Durban University of Technology (DUT) Midlands Campus. Both campuses are located within Scottsville suburban area. While the presence of UKZN and DUT improves the profile of the city and generates significant economic activity, the rapid growth of student populations has outpaced the provision of formal accommodation, resulting in the proliferation of “informal” and “poorly” regulated housing. Various dwelling units in Scottsville, Pelham, Epworth, and Wensleydale have been converted, some with some without municipal approval, into student accommodation. Some have been rezoned to allow the development of higher medium to high density residential buildings to maximise the number of students. While this could be good for the local property market and economy, without coordinated policy responses, the risks of overcrowding, community conflict, safety issues, and infrastructure strain will continue to grow. A similar need exists in the CBD, albeit at a lower scale, where there are TVET colleges.

5.2 Causes of Housing Backlog

The Msunduzi Municipality is experiencing a relatively high rate of urbanization. The population of the Msunduzi Municipality has grown phenomenally over the last three decades. Indications are that this phenomenon will continue into the distant future with nearly 80% of the population residing in the urban parts of the municipality by 2050. It exerts pressure on the existing infrastructure, public facilities and housing stock. This requires the municipality to respond to the expressed need in a manner that accommodates future demand as well.

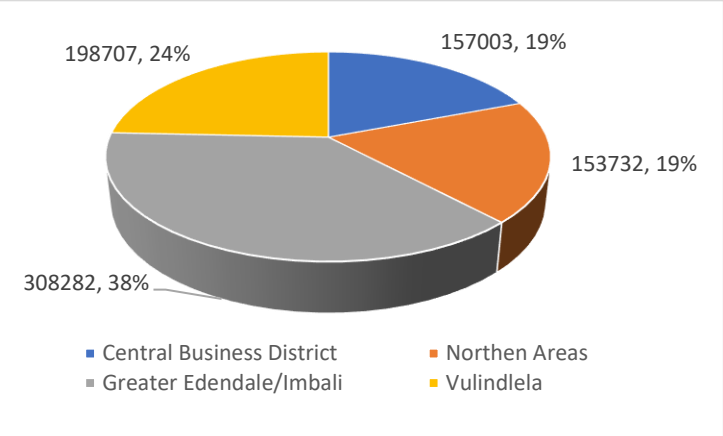
5.2.1 Population Growth

The uMgungundlovu District population is spread unevenly among the seven local municipalities with 66% being in the Msunduzi Local Municipality. The district population increased by 1,9% from 1 014 572 in 2011 to 1 235 715 in 2022 reflecting population growth rate at a provincial level. However, local municipalities within the UMDM experienced varying population growth trends during the same census period. The Msunduzi Municipality had the highest growth rate at 2,7% with the population increasing from 621 715 in 2011 to 817 725 in 2022. The uMshwathi and uMngeni municipalities

recorded 2,0% and 1,15% population growth respectively. Impendle recorded a negative growth rate of -0,2 and Mpofana, Mkhambathini and Richmond all recorded a negative growth rate of -0.4 (Stats SA: 2024: 24). According to the IDP (2025:81), the Municipality has approximately 213 727 households, and average year-on-year households' growth size of 3.8%. Africans account for 77,8% of the total population followed by Indians at 13,9%. White and Coloured population contribute 5% and 3% respectively to the total population in the Msunduzi Municipality.

5.2.2 Population Distribution

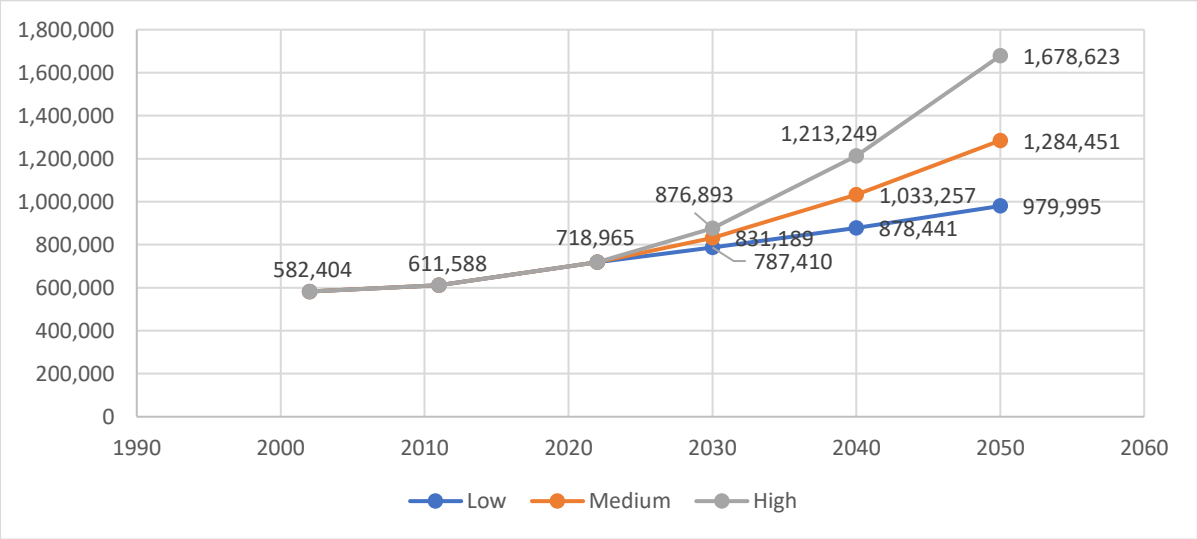
Figure 12: Population Distribution by ABM



Municipal population is split unevenly among the four Area Based Management (ABMs) zones with 38% residing in the Edendale/Imbali ABM. This area has a higher concentration of human settlement projects, informal settlements, and a high services and housing backlog. It includes townships (Imbali and Ashdown) and an expansive peri-urban settlement in Edendale.

5.2.3 Population Growth Projection

Figure 13: Population Growth Projections



The MSDF (2022: 65) projects that Msunduzi Municipality's population will increase to more than one million people in 2050, which is an increase of 386,631 people from 2025 to 2050. This is based on a medium growth rate scenario of 2.2%. Population growth estimates indicate that predominant growth will occur in the Greater Edendale and Imbali ABM with an estimated growth of 52,855 households between 2021 and 2050 followed by the CBD / Ashburton and Eastern Areas ABM which is anticipated to grow by 34,664 households for the same period (MSDF, 2022:77). Currently, the municipal

population is about 817 725 people marking a 2.7% increase from 621 715 recorded in 2011. Nearly 80% of the municipal population will be residing in the urban parts of the municipality by 2050. This is based on a medium growth rate scenario of 2.2% (IDP 2022: 65). Higher population growth will occur in the Greater Edendale and Imbali ABM with an estimated growth of 52,855 households between 2021 and 2050 followed by the CBD/Ashburton and Eastern Areas ABM which is anticipated to grow by 34,664 households for the same period (MSDF, 2022:77).

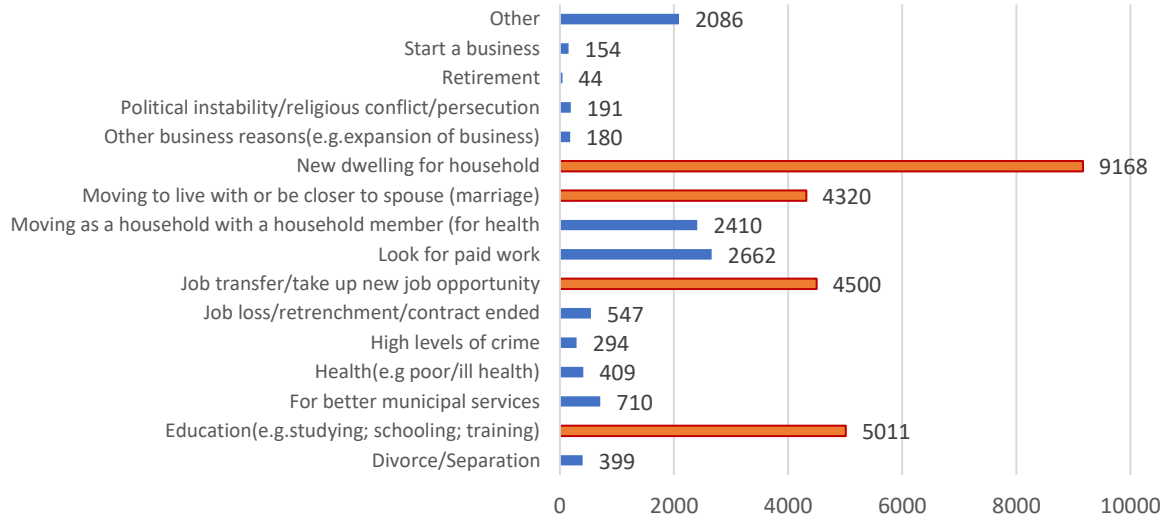
5.2.4 Population Density

Although the Msunduzi Municipality has the largest population in the UMDM, it has the smallest geographic circumference at 751km^2. The Msunduzi Municipality had a population density of 1 089 p/km^2 in 2022 increasing from 828p/km^2 in 2011 making it the most densely populated municipality in the district and the second densely populated in the KZN Province after Ethekwini Metropolitan Municipality (1 659). Higher population concentration is in the Greater Edendale Area followed by the CBD and the northern areas. The Mpofana Municipality with 22 p/km^2 had the second lowest density in the KZN Province and the lowest in the uMgungundlovu District.

5.2.5 Migration

Migration patterns also influence population dynamics in the Msunduzi Municipality. According to Stats SA, the uMgungundlovu Districts had the highest percentage (2,3%) of those born outside South Africa in 2022, followed by eThekwini Metro (1,8%) and iLembe district (1,7%), all higher than the provincial proportion of 1,3%. At the municipality level, uMngeni local municipality had the largest foreign-born proportion (5,6%) in the province. There were not many significant changes between 2011 and 2022, with the largest decrease seen in uMngeni local municipality whose foreign-born population decreased from 7,3% to 5,6% and Mkhambathini local municipality from 2,2% in 2011 to 0,7% in 2022. About 41 872 people migrated to the Msunduzi Municipality in between 2011 and 2022 increasing from 35 408 recorded for the preceding census period.

Figure 14: Main Reasons for Moving to Msunduzi, (2016)



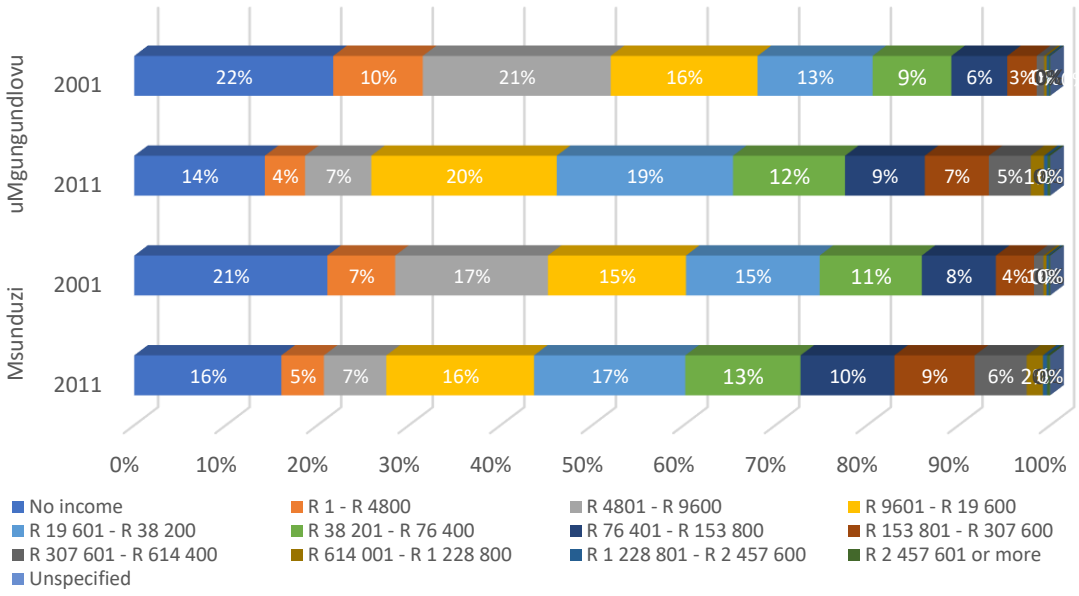
Source: Stats SA (Community Survey 2016)

Figure 14 above indicates that the primary reasons for moving to the Msunduzi LM based on the results of the 2016 community survey. 9168 people moved to the municipality because of prospects for a new residential dwelling. This is followed by 5011 and 4500 who moved to the municipality for educational purposes and taking up new job opportunities. Other important reasons stated, include need to be closer to a spouse and search for employment opportunities.

5.2.6 Low Affordability Levels

Despite a slight improvement in income profile, low affordability level (Income poverty) remains one of the key contributors to housing backlog within the Msunduzi Municipality. According to Stats SA, the number of households with income below R9600 declined significantly between 2001 and 2011 suggesting an improvement in access to disposable income (refer to figure 16). The number of households living below poverty datum line, in Msunduzi, decreased to approximately 34% in 2011 from 45% in 2001 (South African Cities Network, 2016). High unemployment rate contributes significantly to low affordability level. In 2023, unemployment in the municipality was estimated at 32.8% increasing from 23.5% recorded in 2018. This is slightly higher than the provincial and district averages of 32.1% and 29.4% during the same period.

Figure 15: Annual Household Income

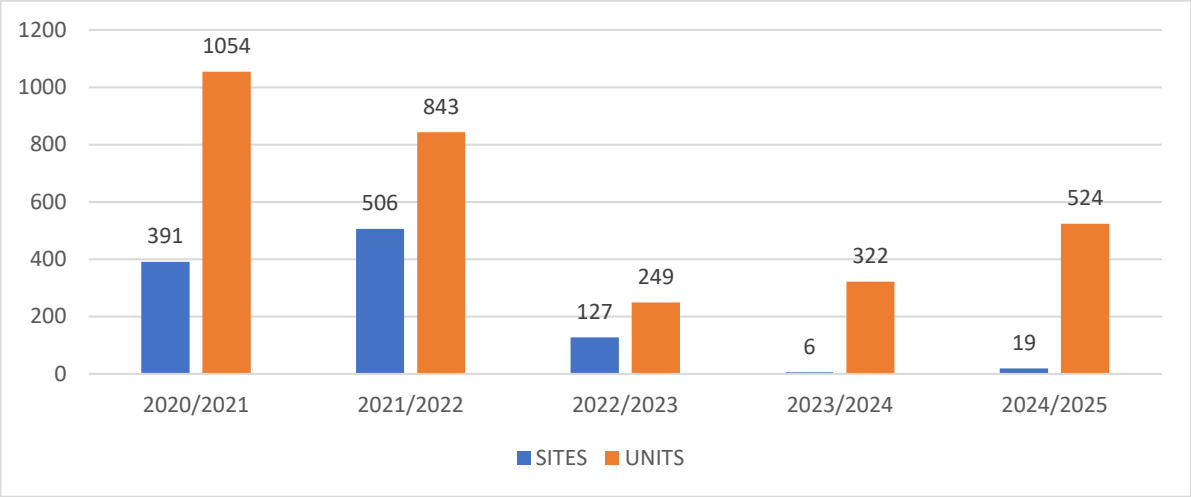


(Source: Stats SA, Census 2011)

5.2.7 Slow Housing Delivery

The creation of housing opportunities in the low-cost and affordable housing market segments in the Msunduzi Municipality has been slow with 1049 serviced sites and 2992 completed units delivered between 2020/2021 and 2024/2025 financial year. As indicated in figure 17 below, rate of delivery has dropped from 391 serviced sites and 1054 completed units in 2020/2021 financial year to 19 serviced sites and 524 completed units in 2024/2025 financial year (refer to figure 16). The Copesville IRDP Project was the only project in phase 2 (servicing of sites) during this period.

Figure 16: Serviced Sites and Completed Units, 2020/2021 to 2024/2025



Source: KZN DHS, 2025

The slow rate of housing delivery is a complex issue with multiple contributing factors. These include the complex land acquisition in the Greater Edendale Area (GEA), invasion of land earmarked for massive delivery in the Shenston-Ambleton area, delays in the finalisation of project feasibility studies, poor performance of Implementing Agents and contractors, and lack of bulk infrastructure. Funding constraint is also emerging as a major contributor to slow delivery of housing opportunities. This is attributed to the following factors:

- The high cost of construction is often cited as a key factor undermining housing affordability. The need to import materials instead of purchasing those produced locally, the shortage of and high cost of local skills, and the absence of financial mechanisms that allow for materials to be bought in bulk – all these factors impact on construction costs and may create cost overruns.
- Withdrawal of large construction groups from the state-assisted housing sector due to low-profit margins have left a capacity gap in construction, project management, financial management and subsidy administration.
- The identification, acquisition, assembly, and release of state-owned and private land in terms of the revised procurement framework have proven to be a slow and complex process.
- The introduction of policy amendments/changes may cause a temporary slowdown in delivery as the amendments/changes are implemented and systems developed.
- Capacity constraints exist in all spheres of government but have been experienced most acutely at the local government level.

5.2.8 Land Invasion

Further to the growth of informal settlements, urbanisation and overcrowding also results in an increase in the incidence of land invasion where individuals or groups of people occupy open land (irrespective of ownership) without the permission of the owner. This presents a critical challenge to the municipality, as unlawful land occupations often happen on land already earmarked for the development of new human settlements, thus diverting attention and resources from planned projects to responding to crisis situations. Unlawful land occupations also occur on land that is unfit

for human habitation (on steep slopes, below flood plains, in wetlands, under electricity powerlines, etc.) where services cannot be provided on a permanent basis. It also results in the unlawful encroachment of green open spaces and other green infrastructure assets, which may cause irreversible environmental degradation and negatively impact the biodiversity within these areas, as well as compromises ecosystem service provision.

5.2.9 Poor Enforcement of Municipal By-Laws and Policies

The municipality has a responsibility to promulgate and enforce, among others, By-Laws and policies pertaining to spatial governance. However, land invasions and the associated growth of informal settlements indicate serious challenges in this regard. Poor enforcement of the relevant municipal by-laws stems from a complex interplay of factors, including a lack of capacity, insufficient funding, political challenges, and the urgent humanitarian needs of residents. It is not clear which unit within the municipality is responsible for the land administration function and the unit within security that was responsible for land invasion was disbanded. As a result, there is no dedicated capacity to prevent and coordinate timeous response to land invasions.

5.3 IMPLICATIONS FOR THE HSSP

Housing need in the Msunduzi Local Municipality is substantial, diverse and likely to continue growing. The National Housing Needs Register records 113,507 applicants, while census 2022 reveals a housing backlog of about 22000 households. Enumeration done by the municipality indicates that about 40000 households reside in informal settlements. Housing demand arises from households in informal settlements, backyard accommodation, overcrowded dwellings, rural settlements, rental housing and student accommodation. This means that housing need or demand cannot be reduced into a single backlog figure, but should acknowledge diversity, socio-economic profile of the municipal population, and tenure preferences of households. Similarly, the housing programme should reflect the same diversity. Interventions should be tailored to respond to specific needs while housing products are matched to household affordability, family size, tenure preference and access to employment and services.

Population growth, urbanisation and migration will continue to increase demand, particularly in and around the CBD, Greater Edendale, Imbali, and Vulindlela. This highlights a need to plan for both the existing backlog, rapid urbanisation, and formation of new households. Population and household projections should inform the scale, location and phasing of projects, as well as requirements for water, sanitation, electricity, roads, transport, schools, healthcare and other community facilities.

Therefore, it is critical to translate verified demand into realistic short, medium, and long-term delivery targets. These targets must be aligned with available land, infrastructure capacity, project readiness, institutional capacity and anticipated funding. Annual monitoring should compare changes in verified demand with completed housing opportunities to determine whether the municipality is reducing the backlog or whether demand is growing faster than delivery.

6 ACCESS TO BASIC SERVICES AND PUBLIC FACILITIES

Basic services (like water, sanitation, and electricity) and public facilities (such as schools, clinics, and transport) are crucial for developing sustainable human settlements as they provide a foundation for a healthy, safe, and economically viable communities. They ensure the well-being of residents, improve quality of life, and support the integration of social and economic opportunities, making settlements more resilient, inclusive, and environmentally responsible. Access to bulk infrastructure is actually one of the key determinants for project identification, packaging and implementation.

6.1 Access to Basic Services

The municipality has, since its establishment in 2000, implemented numerous projects to eradicate service backlogs, improve the living conditions, and contribute towards the development of sustainable human settlements. Access to piped water, sanitation, electricity and refuse removal in the municipality has improved significantly.

6.1.1 Access to Water

Access to water in the Msunduzi Municipality improved significantly between 2011 and 2022. The number of households who have piped water inside their dwellings increased from 14% in 2011 to 46.7%% in 2022 in the Msunduzi Municipality. Similarly, households who have water inside their yards increased from 39% to 44.15% during the same period. Conversely, households who collect water from a communal standpipe came down from 32% to 4.2% and 15% to 5% respectively. Have water within their yards represent water backlog and these account for 8.15% of the total number of households. These are concentrated mainly in the informal settlements, Vulindlela and Ncwadi.

6.1.2 Sanitation

50% of households in the municipality has access to flush toilets linked to a municipal sewer network. This increased from 48% in 2011. Flush toilets to septic tanks accounts for 4.8% while Ventilated Improved Pit Latrines (VIPs) declined from 22% in 2011 to 16.9% in 2022. However, an increase in the pit latrines without ventilation from 17% in 2011 to 20.9% in 2022 is concerning. The same applies to the continued use of ecological, chemical and even bucket toilets. Sanitation backlog is about 28.3% having declined from 45% in 2011. These are concentrated mainly in the informal settlements, Vulindlela and Ncwadi.

6.1.3 Waste Removal

Waste removal requires specific attention as only 56.6% receives a municipal weekly refuse removal service. This increased from 53.1% in 2011 and is limited to the formal areas only. It excludes Vulindlela, Ncwadi, portions of Edendale and informal settlements. 31.9% uses own dumps. Uncontrolled disposal of waste has potential to cause water contamination and pollute the environment. Illegal dumping is prevalent in the CBD, northern areas, Greater Edendale, informal settlements and rural areas.

6.1.4 Electricity

Households with electricity for lighting have also improved from 91.9% in 2011 to 98.0% in 2022, which is well above the provincial average of 77.9% of households. The 2016 community survey indicated that households with access to electricity increased to 96%. A total number of 463 households indicated that they do not have access to electricity for lighting. Households without electricity services may be due to:

- Households that have not applied for electricity, either because they cannot afford the service, or they were missed out when marketing was done in the area.
- Households may be on infill sites, where households have only recently been developed. Eskom and Council will provide services in these areas if it is practical to do so and funding is available.
- The development may not have been planned in accordance with town planning norms and according to current Council policy. Therefore, no electricity will be provided if it obviates future service delivery.

6.2 Bulk Services

6.2.1 Road Network

The major road system of collector and distributor routes accounts for 593km (approximately 16%) of the estimated total of 3742km of roads in the Municipality. Access roads, which include urban access roads, major rural access roads and minor rural access roads, account for 1898km (approximately 50%) of roads within the Municipality. Private roads and tracks, which are assumed to be outside the jurisdiction of any road authority, account for approximately 20% of all roads within the municipality. The balance of the system comprises 487 kilometres of non-motorized access ways (2025-2026 IDP Review: 270).

The IDP further states that the Municipality has significant challenges in addressing the backlog of road upgrades, implementation of road safety measures (such as traffic signals, traffic calming interventions, and improved signage), as well as the rehabilitation and maintenance of road infrastructure in the current financial year. There remains a substantial shortfall in the construction of new roads and the upgrading of gravel roads, particularly in the Greater Edendale, Vulindlela, and the northeastern areas of Msunduzi, including Thembalihle, Tamboville, and Copesville. These regions continue to expand due to the development of new low-cost housing projects, which are currently served by substandard road infrastructure, including gravel roads and hyson cell concrete surfacing.

6.2.2 Waste Management

According to the 2025-2026 IDP Review (2025: 257), the New England Road Landfill has been operating the waste management license, serving as the designated disposal site for general waste, excluding hazardous waste over the past 25 years. The landfill caters for a catchment that includes neighbouring municipalities. In 2022, it was recorded that its lifespan had dwindled to just 7 years, reaching a critical point of 654m above sea level. It has been affected by illegal activities that cause equipment damage and uncontrolled fires. This may impact on the capacity of the land fill to

accommodate waste from the areas that do not receive waste collection service currently and new development. The Integrated Waste Management Plan 2023 – 2028 advocates for adoption of environmentally friendly alternative waste collection, handling, and disposal methods with the long-term intention of reducing waste. This includes recycling and enforcement of by-laws to prevent illegal dumping and littering.

6.2.3 Bulk Electricity

The Municipality is an energy services provider for its area of jurisdiction excluding the Greater Edendale, Vulindlela, and Ncwadi which receive electricity supply from Eskom. Bulk electricity supply within the municipality's area of supply is severely constrained. Infrastructure is ageing, overloaded, and inadequately maintained due to financial constraints. The same has been reported in the Eskom supply areas.

According to the IDP, the Hilton and Sweetwaters areas are still experiencing continuous outages due to the numerous faults on the existing 11kV networks. Capacity on the existing Crossways Substation is running very thin and with the number of new developments taking place in these areas, capacity will soon run out. Upgrades of the substation are urgently required to address these issues.

The area supplied by the municipality has a notified maximum demand of 350MVA (Mersey 160MVA and Msunduzi 190MVA). Various areas within the municipality experience regular outages due to the numerous faults on the existing 11kV networks. Capacity on the existing Crossways Substation is running very thin and with the number of new developments taking place in these areas, capacity will soon run out. Factors such as ageing infrastructure, a high backlog on preventative maintenance, overloaded networks, and illegal connections cumulatively contribute to unplanned outages.

The municipality approved a Primary 132kV Network five-year Development Plan in 2017 to successfully manage ageing infrastructure. However, due to the budgetary constraint, the plan has not been fully implemented. The ageing 33kV infrastructure has come to the end of its useful life and needs upgrading, and in some cases has become an environmental hazard due to ageing causing oil leaks and spillage. Many substations still have oil insulated switchgear which does not comply with the new internal arc certification for medium voltage switchgear and therefore needs to be replaced with Vacuum or SF6 switchgear (IDP 2025- 2026 Review: 273).

In addition to various infrastructure upgrading and maintenance projects, the Municipality has engaged the Independent Development Trust (IDT) to conduct a condition assessment and source funding to rectify electricity supply challenges. In addition, electricity supply master plan is being developed to address bulk electricity supply issues.

6.2.4 Bulk Water

According to the Water and Sanitation master Plan (2024: 33), the Msunduzi Local Municipality is supplied by the Umgeni Water Upper Mgeni System. The current demand off the Upper Mgeni System is approximately 304.56Mℓ/day distributed unevenly among the uMgungundlovu DM (14%), Msunduzi (58%) and eThekwini (28%). Raw water is pumped from Mearns Weir, and alternatively

from Spring Grove Dam, into the upper reaches of the Mgeni River to supplement the raw-water supply into Midmar Dam. The Midmar WTP then supplies the DV Harris WTP via gravity. The Midmar WTP had an initial design capacity of 250 Mℓ/day and has since been upgraded to 395 Mℓ/day. The DV Harris WTP has a design capacity of 110 Mℓ/day, with a current utilisation of 89 Mℓ/day. (UW IMP, 2020). The system distributes potable water from the Midmar and DV Harris Water Treatment Plant to the various municipal areas and sub-supply areas.

The Msunduzi Local Municipality is supplied by two (2) command reservoirs, namely, the Clarendon and World's View reservoirs which is supplied via the DV Harris and Midmar WTP's respectively. The Clarendon reservoir is fed from the DV Harris through the 800mm diameter '60 pipeline and the World's View reservoir is fed from the Midmar WTP via a collective 6.20km, 1000mm diameter and a newer 900/1200mm diameter steel pipeline ('61 pipeline). (UW IMP, 2022). The '61 pipeline has been in operation for 35 years as of October 2014 and was augmented to accommodate a maximum flow of 330Mℓ/d. (UW IMP, 2022) The current operable status of the system will be ascertained from the WSA.

The municipality has been demarcated into four regional water schemes in line with short and long-term plans. as follows (Umgeni Water, January 2021:65):

- The Vulindlela Water Supply Scheme is currently being supplied from the Groenekloof Reservoir. This configuration is currently being upgraded. The system will eventually be supplied from the Howick West Reservoir via a new pump set. An additional 15 Mℓ reservoir will be constructed next to the Vulindlela Reservoir 2. Pump sets will also be constructed to feed the Vulindlela Reservoir 5, which will in turn gravitate to feed Reservoirs 3 and 4.
- The Ncwadi area is currently supplied via a borehole and spring feeding Reservoir J/1. The 400kℓ reservoir J/1 acts as the command reservoir for Ncwadi. From Reservoir J/1 water gravitates to the lower lying area to Reservoirs M, L, O and Q, where it supplies their respective areas via standpipes. Reservoir J/1 also supplies some local surrounding areas directly via standpipes. The Vulindlela and the Mkhomazi options are the only options capable of meeting the long-term water supply needs of Ncwadi. Between these two (2) options, the Vulindlela Scheme was chosen as the most economical of the feasible schemes and is currently awaiting funding for implementation.
- The Greater Edendale study area is currently being supplied via the Umgeni Water bulk system from their World's View Reservoir via the '61 pipeline, and another separate offtake dedicated to a 400mm diameter steel pipeline from water meter Edendale Three. From the Worlds View Reservoir, the '61 pipeline feeds three off-take pipelines in the Edendale Scheme. The off takes are metered. The meters are called Edendale 1, 2 and 4. Edendale 1 has a 300mm diameter steel pipeline that feeds the Waterworks Simeye Reservoir, with the option of supplementing the system from Edendale 3. Edendale 2 has a 600mm diameter pipeline with two off takes. The first off take feeds Reservoirs D1 and D2 and the second off take feeds the Azelea Reservoir. Reservoirs D1 and D2 feed the Imbali Dome Reservoir, the Willowfountain Reservoir, the Machibisa Reservoir, the Kwapata Reservoir, and the Tafuleni Reservoir. Azalea Reservoir feeds the Kwaphupha Reservoir and the Phupha Reservoir. Edendale 4 has a 650mm diameter steel pipeline

feeding two reservoirs, Reservoir F1 and Reservoir F2. Reservoir F2 feeds the Paramount Reservoir. The 400mm diameter off take Edendale 3 from the World's View Reservoir feeds the Ashdown Upper and Lower Reservoirs and the Chaluza Reservoir, with an option of supplementing the Waterworks Simeye Reservoir. Edendale 3 also has the option to supplement the Edendale 2 system as well.

- The Pietermaritzburg Water Supply Scheme can be summarized into two (2) integrated systems; the system supplied by the DV Harris WTP and the system supplied by the Midmar WTP. The DV Harris WTP directly supplies three (3) reservoir systems in the Pietermaritzburg Water Supply Scheme, the Clarendon Reservoir system, the Ferncliff Reservoir system and the two Belfort Reservoir systems.

Water losses (real and apparent losses) are of major concern for the WSA as they affect not only the operational processes, but also impact the financial, social and environmental aspects of the WSA and is ability to provide sustainable, reliable services. Currently, the average non-revenue water volume is 34 836Mℓ/a lost, representing 43.8% of the System Input Volume (SIV). Table 15 illustrates the calculated demand for the four (4) main scheme areas within the Msunduzi Municipality.

Table 12: Water Demand (ML/d) 2020 - 2050

Scheme Name	2020 Demand (ML/d)	2025 Demand (ML/d)	2030 Demand (ML/d)	2035 Demand (ML/d)	2040 Demand (ML/d)	2045 Demand (ML/d)	2050 Demand (ML/d)
Pietermaritzburg	138.83	148.15	174.26	204.97	241.10	283.60	367.71
Greater Edendale	137.08	146.28	172.06	202.39	238.06	280.02	363.07
Vulindlela	66.79	71.28	83.84	98.62	116.00	136.45	176.92
Ncwadi	0.98	1.04	1.23	1.44	1.69	1.99	2.59
Total	**343.68**	**366.75**	**431.39**	**507.42**	**596.85**	**657.06**	**910.29**

Source: Water and Sanitation master Plan, 2024: 29

The capacities of 395 Mℓ/day Midmar and 130 Mℓ/day DV Harris Water Treatment Plants, are insufficient for all downstream demands. Based on the 2050 demands the Midmar WTP and DV Harris WTP will have to be upgraded from 395 Mℓ/day to 421 Mℓ/day and 130 Mℓ/day to 174 Mℓ/day respectively. Therefore, major upgrading and expansion of the network both to the internal, as well as the bulk water system are required to accommodate future growth.

6.2.5 Bulk Sewer System

As per the IDP, the municipal sewer system is aging, and broken pipes and dislodged joins frequently cause sewer blockages, which then impact on river systems and therefore the general health of the population.

Two wastewater treatment plants (WWTP) are currently operating within municipality, that is Darvill and Lynnfield Park. The Darvill WWTP with a design capacity of 121.5 ml/d is owned by Umgeni Water whereas the Lynnfield Park WWTP with a capacity of 0.5 ml/d is operated by Umgeni Water. Based on

future water demand projections, the Darville Waste Water Treatment Works (WWTW) will require incremental upgrades to reach a total design capacity of 450 ML/d by 2050. Similarly, the Lynnfield Waste Water Treatment Works (WWTW) will require expansion to a total design capacity of 2.1 ML/d by 2050.

Based on future demand projections, the Darville WWTW must be expanded to 385 ML/d and the Lynnfield WWTW to 1.1 ML/d by 2050. These upgrades will require enhancements to bulk sewer conveyance infrastructure, operational improvements, and ecological infrastructure expansions (W&SMP, 2024: 52).

6.3 Public Facilities

6.3.1 Education Facilities

The Msunduzi Municipality is well provided with education facilities with a total complement of 198 schools located within the boundary of the Msunduzi Municipality, comprising of 129 primary, 61 secondary schools, and 8 special needs schools (IDP 2025/2026: 355). However, the Greater Edendale, Vulindlela and Ncwadi areas have some shortages resulting from neglect of the apartheid past. Some schools in these areas require serious refurbishment and upgrading to sustain conditions conducive to teaching and learning. All new human settlement projects should provide for education facilities, particularly early education establishments, and primary and secondary schools.

In addition, the Msunduzi Municipality is home to several institutions of higher education, including the University of KwaZulu-Natal (UKZN), Durban University of Technology (DUT), various TVET Colleges and many technical colleges. While these cater for the regional, provincial and national catchments, they are an integral part of the settlements where they are located. They contribute to the development of these areas as sustainable human settlements. UKZN and DUT are currently driving the transformation of the Scottsville area signalling significance of these institutions in shaping human settlements.

6.3.2 Libraries

There are eleven libraries distributed unevenly within the Msunduzi Municipal with Bessie Head being the main library supported by eleven branch libraries. Although there are no pre-determined standards for the provision of libraries, they are vital for sustainable human settlements. They provide access to information, offer resources for personal and economic development, and are community hubs that foster social cohesion and civic engagement. They support sustainable development by providing digital infrastructure, promoting information literacy, and preserving cultural heritage, enabling citizens to make informed decisions and build more resilient and equitable communities. However, access to library facilities remains a challenge in the rural parts of the municipality.

6.3.3 Health

The Msunduzi Municipality is well developed with health facilities. According to the Msunduzi IDP (2025-2026: 355), there are 6 mobile health care facilities, 7 satellite health care facilities, 31 functional clinics, and 2 community health care centres. These health facilities offer services to the local communities and communities within the neighbouring municipalities. Government hospitals in the Msunduzi Municipality include public hospitals such as Harry Gwala Regional Hospital, Northdale Hospital, and Grey's Hospital as well as private hospitals like Mediclinic Pietermaritzburg, Midlands Medical Centre, Netcare St Anne's Hospital, and Royal Rehabilitation Hospital. These facilities play a critical role in access to health services in the Msunduzi Municipality and uMgungundlovu Health District as a whole.

Health facilities support social well-being, economic productivity, and the overall health of residents. Accessible and high-quality healthcare services, alongside other basic infrastructure like water, sanitation, and housing, are essential for creating resilient and thriving communities that can meet the needs of their population.

6.3.4 Community Halls

Community halls are vital for building sustainable human settlements. They are hubs for social, cultural, and educational activities, which strengthens community bonds and cohesion. They provide a shared space for residents to engage in local governance, skills development, and economic activities, fostering a sense of ownership and responsibility that is crucial for long-term settlement success. The municipality has 67 community halls across the five zones. There are no specific standards that relate to the provision of community halls suffice to indicate that they should be within a walking distance (approximately 5km radius).

6.3.5 Cemeteries and Crematoria

Cemeteries and crematoria contribute to the development of sustainable human settlements by serving as spaces for heritage preservation and fulfilling the need for respectful and dignified burial practices. Notwithstanding this, the municipality is experiencing the scarcity of burial space with only three currently operational cemeteries, that is Azalea, Snathing, and Mountain Rise cemeteries. Two of the three crematoria at Mountain Rise are currently in use. The scarcity of burial space and distance to these facilities has a significant impact on the delivery of burial service. Therefore, finding a new cemetery and introducing alternative burial practices is essential. There are two proposed cemetery sites and one site that is currently under review.

6.3.6 Sports and Recreation

The Msunduzi Municipal area has a total of 65 sports facilities. There are no specific norms and standard for the provision of sports facilities. However, it is recommended that facilities that have a regional or municipal wide threshold be in the primary node and decentralized facilities should be in secondary and tertiary nodes. Sharing of sports facilities between schools and communities should also be encouraged.

6.3.7 Police Stations

The Msunduzi Municipal area has roughly 14 functional police stations. According to the CSIR Public Facilities Guidelines, the municipality needs to make provision for more police stations across the municipal area as each police station covers a minimum population of 25 000 households.

6.4 IMPLICATIONS FOR THE HSSP

The assessment of access to basic services suggests that housing delivery in Msunduzi cannot be planned independently of water, sanitation, electricity, roads, stormwater management and waste services. Existing infrastructure is ageing, overloaded and inadequately maintained, while some informal, peri-urban and rural settlements remain poorly serviced. The availability and capacity of bulk infrastructure should guide the location, scale and phasing of all housing projects. The municipality must first confirm that sufficient water, sanitation, electricity, road and stormwater capacity exists or that funded infrastructure upgrades are scheduled before projects are included in the implementation programme. Housing projects should not proceed where sustainable servicing cannot be demonstrated. Therefore, access to reliable basic services is a central component of adequate housing and sustainable human settlements. Human settlement project pipeline must be aligned with infrastructure upgrading plans and programmes. This will reduce the risk of completed housing units remaining unoccupied or settlements being established without adequate services.

Informal settlements require differentiated responses based on their location, density, development suitability and level of risk. Settlements that are suitable for permanent development should be progressively upgraded through the provision of tenure security, roads, water, sanitation, electricity, drainage and waste services. Settlements located on flood-prone land, steep slopes, wetlands, servitudes or other unsafe areas should be prioritised for relocation to suitably located and serviced land. Interim services should address immediate health, safety and dignity concerns while settlements await upgrading or relocation. However, temporary water, sanitation, access roads and other services should be linked to clear long-term development pathways, approved budgets, implementation responsibilities and timeframes. Interim arrangements should not become permanent substitutes for adequate services.

In Vulindlela, Ncwadi and other dispersed rural settlements, conventional urban service standards may be financially or technically unviable. Appropriate rural service solutions, including settlement consolidation around accessible routes and service centres, environmentally safe sanitation systems, reliable communal or household water supply, improved access roads, electrification and regular waste collection should be supported. Service choices must protect groundwater, agricultural land and environmentally sensitive areas. Also important, is the need to prioritise maintenance and rehabilitation of existing infrastructure alongside the construction of new networks. Reducing water losses, sewer blockages, electricity interruptions, road deterioration and stormwater failures will improve living conditions in established settlements and create capacity for future housing development. Infrastructure maintenance should therefore be reflected in project prioritisation and municipal budgeting.

7 SPATIAL TARGETING FOR HUMAN SETTLEMENT

The municipality has adopted a spatial-targeting approach to achieve spatial transformation and develop sustainable human settlement in strategically located areas. It has gazetted restructuring zones (RZs) and Priority Human Settlement and Housing Development Areas (PHSHDA), identified the Greater Edendale as a focus area for land tenure upgrade, and designated development nodes and corridors where development and investment should focus. It has also identified spatial opportunities and constraints where human settlement may and/or may not happen.

7.1 Restructuring Zones

Government Gazette Notice No. 848 of 2011 lists 10 Restructuring Zones in the Msunduzi Local Municipality. Restructuring Zones (RZs) are geographically defined areas that are designated for social housing development to promote spatial, social, and economic restructuring. The selection of RZs is chosen for their proximity to jobs, schools, and transport, with the goal of integrating lower-income communities into areas of opportunity, creating mixed-income communities, and fostering economic development.

7.2 Priority Human Settlement and Housing Development Areas (PHSHDA)

There are two duly declared Priority Human Settlement and Housing Development Areas (PHSHDAs) in the Msunduzi Municipality, i.e Edendale and Msunduzi North and East Development Areas. PHSHDAs are designated focus areas for the development of functional, sustainable, and inclusive human settlements in a manner that contributes significantly to spatial restructuring. This includes acquisition of strategic land parcels, upgrading of informal settlements, implementation of integrated residential development projects (IRDPs), and densification through infill development. Both Edendale and the northern areas have significant numbers of informal settlements that have been categorised and earmarked for either upgrading or relocation and present numerous opportunities for IRDP and densification. These initiatives will draw from cooperative and collaborative planning and investments among different organs of state to leverage private sector investment against targets and objectives defined in the development plans for these designated geographical areas.

7.3 Greater Edendale Development Initiative

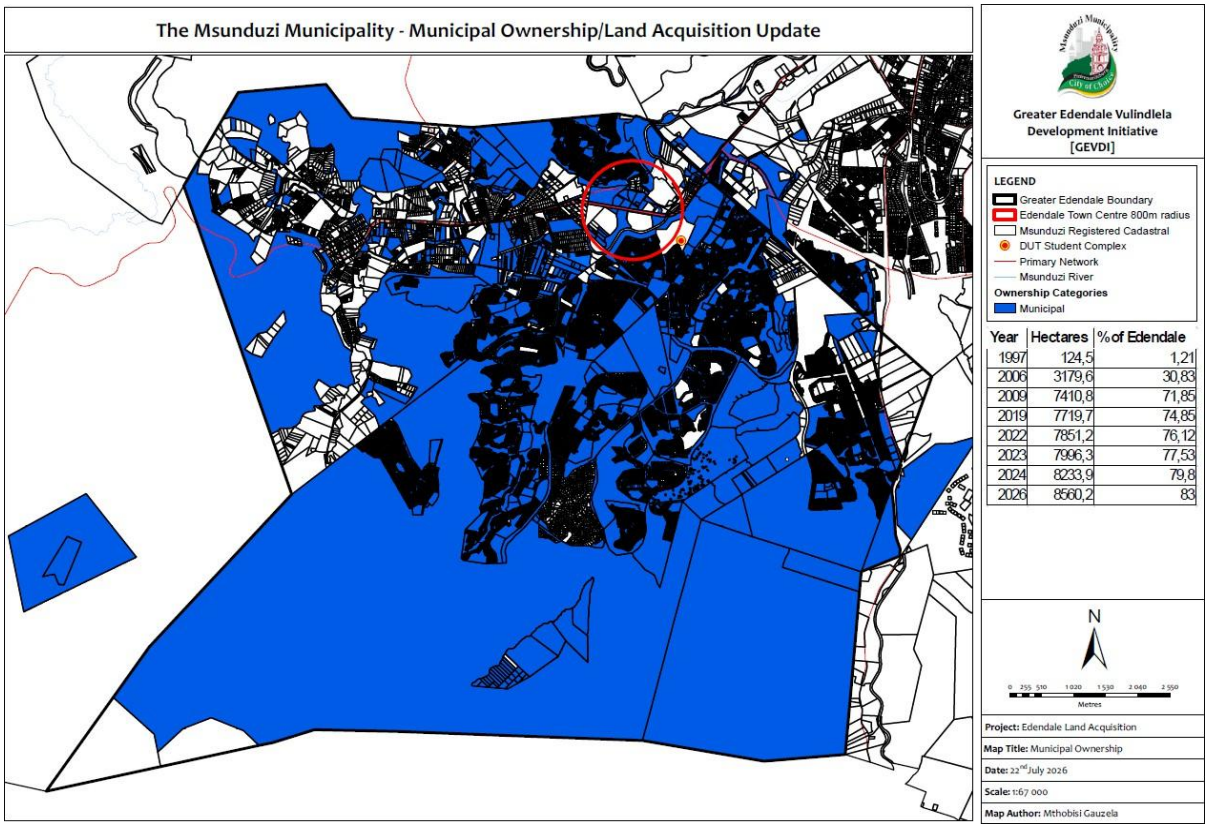
The establishment of the Msunduzi Municipality brought together under the jurisdiction of a single Council, areas which hitherto were functionally autonomous. Among these is the Greater Edendale Area (GEA) which was administered by the former Department of Development Aid (DDA) in terms of the Black Administration Act 38 of 1927. Currently, the GEA has the highest population concentration due to tenancy practice, political violence in the 1980s to the 1990s that engulfed large parts of the Midlands area, and relatively high urbanisation rate. It is also the most underdeveloped part of the Msunduzi Municipality. The area suffered from institutionalised neglect during the successive oppressive colonial and apartheid regimes. Challenges facing the area include peripheral location in relation to employment opportunities, huge service backlog, high poverty rate, poor access to social

amenities and public facilities, and generally poor living conditions. Complexities relating to land ownership and acquisition have also delayed upgrading and development of the area.

7.3.1 Greater Edendale Land Acquisition Programme

In the early 2000s, the Msunduzi Municipality in partnership with the erstwhile Department of Housing initiated a process to acquire both state and privately-owned land in the GEA with an intention to unlock the development potential of the area. The programme which became known as the Greater Edendale Development Initiative (GEDI) would assist both tenants who lived under insecurity of land tenure and landowners who had effectively lost control and possession of their land but owed burdensome rates and taxes to the municipality.

Map 7: Edendale Land Acquisition Programme, 1997 to 2026



Many properties could not be readily acquired due to unresolved deceased estates and difficulties in locating rightful heirs. To address these challenges, the municipality adopted a process of “friendly expropriation”, whereby negotiations are undertaken with heirs or family representatives to acquire properties at a fair value. Significant progress has been made, with numerous properties successfully acquired, packaged into sustainable human settlement projects, and contributing significantly towards the upgrading of the GEA. Numerous informal settlements are either being upgraded or earmarked for upgrading into sustainable human settlements.

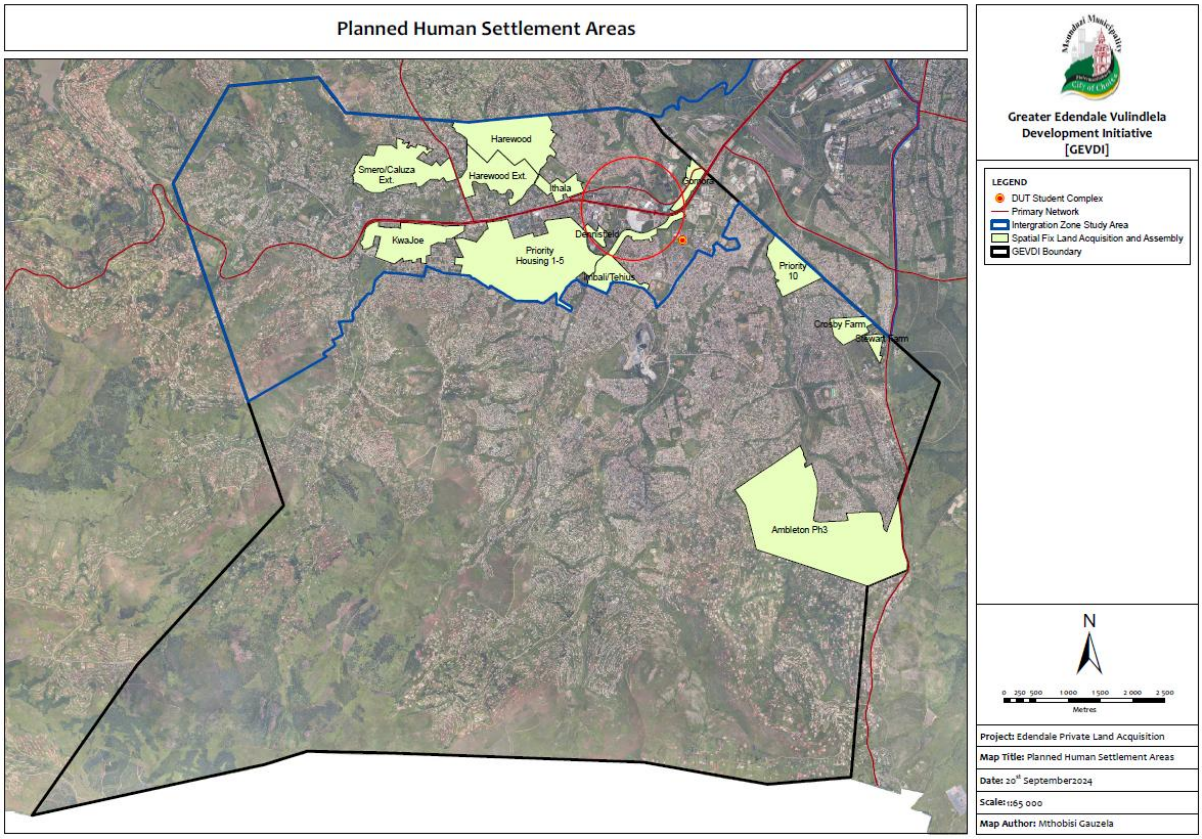
In addition to privately owned land, the Land Acquisition Programme has also focused on the transfer of state-owned land to the municipality. As a result, significant portions of land have been transferred

to the Municipality making the Msunduzi the single largest landowner within the Edendale Complex. Through sustained land acquisition efforts over the past two and a half decades, municipal ownership has increased significantly to approximately 83.2% by 2027.

7.3.2 Land Acquisition Focus Areas

The resources that have been allocated to the land acquisition programme have been significant in the form of funding and technical support to deliver on the land acquisition and assembly. The remaining pieces of privately owned land that are required for housing project are going to be acquired in the short term that will ensure that the municipality has fully assembled land to deliver on the ultimate objective of sustainable human settlement and change the spatial landscape of Edendale.

Map 8: Edendale Priority Human Settlement Projects



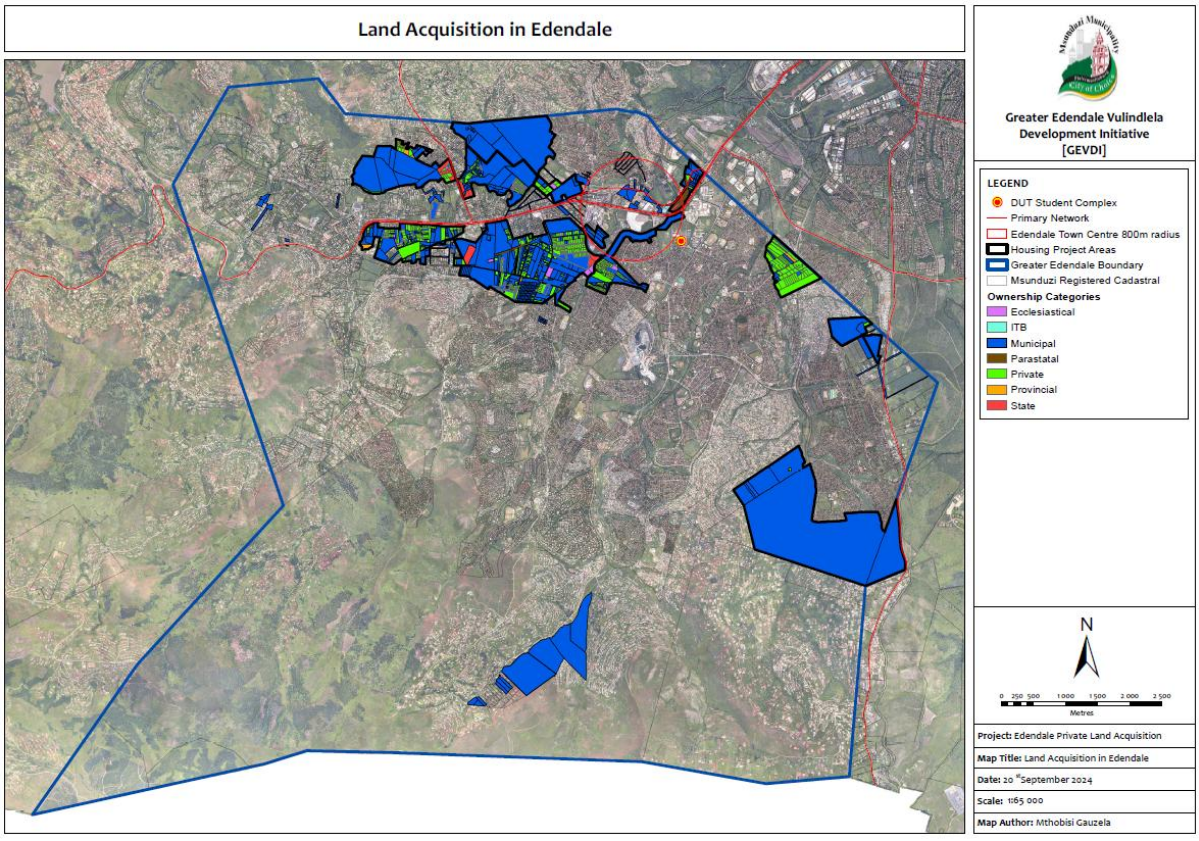
In the LAFA also have formal residential land parcels and other uses that have security of tenure and are not affected by factors such as land invasion, illegal land sale or other land legal issues. These pockets of land will ultimately need to be accommodated in most housing developments, and this poses a challenge and an opportunity for built environment professional, to ensure that technical standards are followed whilst land rights are not infringed upon. Any housing project needs to be cognisant of the fact that site specific dynamics are prevalent in Edendale housing development landscape for brown projects.

7.3.3 Priority Human Settlement Projects

The Edendale Complex comprises 12 housing and infrastructure development projects that were identified to address housing needs and improve service delivery within the area. Out of these 12 projects areas, 5 were classified as critical and designated as Priority Housing Projects 1 to 5. The land acquisition resources have been focused and repurposed over time to deliver on land assembly for housing projects. To the extent that the project areas boundaries have been consolidated as the 5 priority housing areas are depicted in the map above. However, it became necessary to respond to emerging challenges and service delivery requirements beyond the priority housing project areas. As a result, available funding was also utilised to acquire strategically located land outside the identified priority projects where urgent municipal interventions were required.

The resources that have been allocated to the land acquisition programme have been significant in the form of funding and technical support to deliver on the land acquisition and assembly of the Municipality. The remaining pieces of privately owned land that are required for housing project are going to be acquired in the short term that will ensure that the municipality has fully assembled land to deliver on the ultimate objective of sustainable human settlement and change the spatial landscape of Edendale.

Map 9: Land Acquisition for Priority Human Settlement Projects



The land acquisition programme has pursued a mandate of assembling as much land as possible under municipal ownership in the Housing Project Areas and the table below shows the quantity of land assembled under municipal ownership in each Housing Project Area.

Table 13: Land Assembled under Municipal Ownership

NO	HOUSING PRIORITY AREA	PROJECT NAME	EXTENT (SQM)	EXTENT (HA)	MUNICIPAL OWNED EXTENT (SQM)	%
1	Housing 7	Ithala	159169	16	131208	82%
2	Housing 10	Priority 10	408522	41	31236	8%
3	Housing 11	Crosby Farm	189649	19	189649	100%
4	Housing 12	Ambleton Ph3	2865660	287	2865660	100%
5	Housing 8	KwaJoe	657319	66	353069	54%
6	Priority Housing 1-5	Priority Housing 1-5	2010114	201	1496809	74%
7	Gomora	Gomora	140834	14	97990	70%
8	Harewood Ext.	Harewood Ext.	596047	60	515066	86%
9	Smero/Caluza Ext.	Smero/Caluza Ext.	791727	79	654459	83%
10	Dennisfield	Dennisfield	63736	6	61712	97%
11	Imbali/Tehius	Imbali/Tehius	399783	40	270592	68%
12	Stewart Farm	Stewart Farm	69262	7	69262	100%
13	Housing 6	Harewood	910935	91	910935	100%

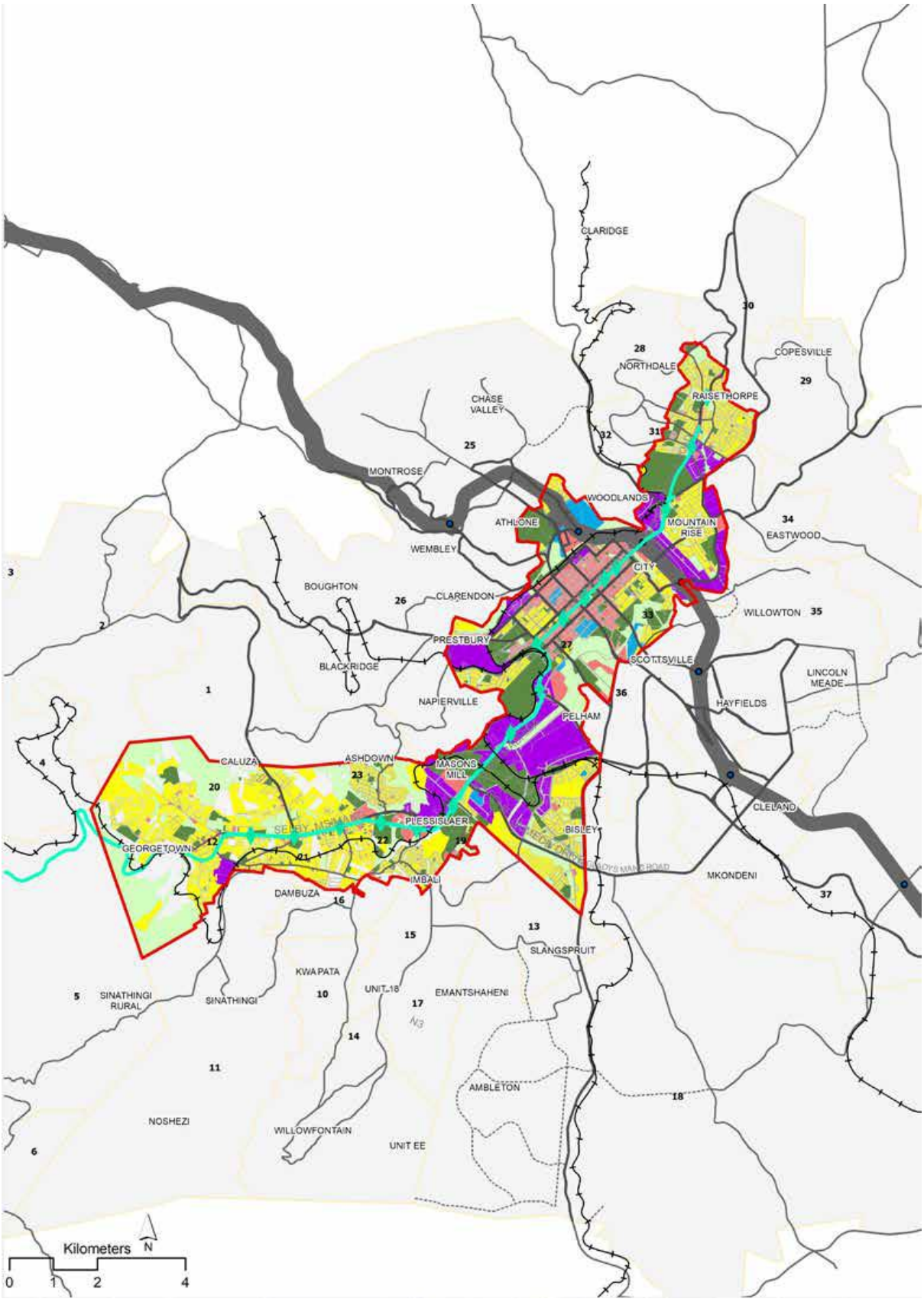
7.4 INTEGRATION ZONE

The Msunduzi Municipality has adopted an Urban Network Strategy as a planning approach aimed at realising a compact, connected, and efficient city. The Urban Network Strategy comprises of, as its structuring element, the prioritised Integration Zone (IZ) where targeted investment should be focused, connected to secondary nodes and road linkages. The key element of this zone is the Edendale-Northdale mixed land use corridor made up of Selby Msimang Road, Moses Mabhida Road, Church Street, and Dr Chota Motala Road. It stretches from Raisethorpe in the north through the CBD to the Edendale area in the south. The other critical component is a set of development nodes ordered in a hierarchical format with the CBD being the primary urban hub and Raisethorpe and Edendale Town Centre being the secondary urban hubs. Chata Motal and Edendale (Selby Msimang) Roads serve as primary connector/distributor arterials thus establishing a land use corridor and connecting the urban hubs spatially and functionally.

7.4.1 Raisethorpe Node

The Raisethorpe node is a predominantly built-up node with few land parcels that were identified as either vacant or underutilised in the profiling exercise undertaken in Phase 2. These sites present opportunities for densification or development. The consolidation of vacant land spaces additionally presents development opportunities. However, based on the principles of TOD development opportunities for densification through vertical methods, brownfield developments can be considered.

Map 10: Urban Network Strategy



The gross density in Raisethorpe ranges from 9 to 11du/ha with a residential typology described as single-story detached "middle income" housing with traditionally large site sizes. The node has the potential to increase residential densities as the current Land Use Scheme allows for the densification and intensification of uses which will give rise to mixed-use development opportunities. This will provide opportunities for higher densities (walk-ups, etc), particularly in the Town Centre and corridor, and will allow for the densification of existing residential units to facilitate second dwellings or ancillary units.

7.4.2 THE CBD

The Msunduzi CBD represents the core mixed-use hub of the Municipality falling within the Central Area and CBD Extension node. The CBD is an urban component of the UNS and functions as an urban centre i.e., a place of exchange (a marketplace); a place of concentration of power (financial, economic, and political); an investment location; a rates revenue generator; and a place for social interaction and integration. The area is approximately 106 ha comprising 5 wards and accommodating 25 941 people. The CBD is made up of a variety of uses ranging from commercial, residential, and public facilities. The CBD functions as the primary economic hub for the municipality where there is a concentration of economic and employment opportunities. Over the last few decades, the CBD has slowly experienced urban decay resulting in the relocation of business and affluent residents to decentralised locations living the CBD with an increasing number of vacant, poorly maintained and derelict building. Overcrowding of some dwelling units, crumbling infrastructure, and the growth of the Jika Joe informal settlement are other challenges associated with urban decay in the CBD.

7.4.3 Edendale- CBD Corridor Plan

The Edendale–Moses Mabhida–CBD Corridor Plan connects the city centre, Greater Edendale, and surrounding township areas. The municipality seeks to transform this area into an integrated and sustainable human settlement through the promotion of transit-oriented development (TOD). To achieve this objective, the municipality proposes the introduction of alternative residential opportunities and a broader range of housing typologies to support spatial restructuring and increased residential densities. Therefore, it identifies strategic locations for densification and infill development, social housing, Community Residential Units (CRUs), informal settlement formalisation, and student accommodation to achieve the population thresholds necessary to support viable and efficient public transport systems.

7.4.4 Edendale Town Centre

The municipality seeks to establish Edendale Town Centre as a mixed-use node serving the population of Greater Edendale and Vulindlela. The Town Centre study area is 121ha in extent and includes seven informal settlements within an 800m radius. These are Bakery, Slovo Village, Tehuis, Mbali (Unit 4), Denis Field, Seven Ox, and Nedbank (Ashdown Ext). It is estimated that the Town Centre could unlock an additional 80,940m2 of GLA allocated as follows:

- 11,718m^2 for SMME/Informal Sector

- 27,878m^2 for Commercial Formal
- 41,345m^2 for Residential.
- Approximately 699 units at an average unit size of 55m^2 are proposed within Mixed Use (Retail/Commercial/ Residential) land use zone.

7.4.5 PLESSISLAER

Plessislaer is located east of the Edendale Town Centre in Ward 23. The area has a mixed-use character with a residential component, commercial and industrial activities. The Msunduzi SDF (2015) promotes densification in areas of Plessislaer which are along the IPTN route. Large tracts of land are being acquired as per the Land Acquisition Programme. The Imbali educational precinct is located within Plessislaer, and it is a catalytic project enhancing the academic portfolio of the city.

7.5 IMPLICATIONS FOR THE HSSP

Spatial targeting provides the basis for directing limited human-settlement resources to locations where they can produce the greatest social, economic and spatial benefits. The municipality should move beyond distributing projects mainly according to the location of existing demand and use clear spatial criteria to prioritise investment. These criteria should include access to employment, public transport, infrastructure capacity, land suitability, environmental constraints, project readiness and the potential to transform the inherited settlement pattern.

Primary focus should be given to Priority Human Settlement and Housing Development Areas, restructuring zones, the Integration Zone, Greater Edendale, the inner city and identified mixed-use nodes and corridors. Concentrating investment in these areas will improve coordination between housing, infrastructure, transport, public facilities and economic development programmes. It will also enable the municipality to package adjoining projects as integrated precincts rather than implement isolated housing schemes.

Greater emphasis should be placed on acquiring and releasing well-located land close to the CBD, employment areas and public transport routes. Higher land costs should be assessed against the long-term benefits of reduced transport expenditure, improved access to opportunities and more efficient use of infrastructure. The municipality should investigate the use of municipal and state-owned land, land partnerships, expropriation where legally justified and the redevelopment of suitable underused properties.

The inner city and designated restructuring zones should accommodate a greater proportion of social, affordable rental and higher-density housing. Housing investment in these areas should support urban regeneration through the refurbishment or redevelopment of derelict buildings, the conversion of suitable underused properties, mixed-use development and improved urban management. This will contribute to residential integration and reduce the continued displacement of lower-income households to peripheral locations.

Greater Edendale should remain a priority because of its concentration of housing need, informal settlements, tenure challenges and active projects. However, future investment should be guided by

a coordinated precinct framework that links adjacent projects to shared roads, bulk infrastructure, public facilities and economic nodes. Spatial targeting should prevent projects from being planned independently, dividing communities or extending development onto steep, environmentally sensitive or technically unsuitable land.

Informal settlements must be prioritised according to development suitability, vulnerability and access to opportunities. Settlements on safe and well-located land should receive priority for in-situ upgrading, tenure security and permanent services. Settlements exposed to flooding, unstable slopes, wetlands, servitudes or other serious risks must be prioritised for managed relocation to suitably located and serviced land. Interim services should be linked to these long-term development pathways.

In Vulindlela and Ncwadi, spatial targeting should promote managed settlement consolidation around existing routes, service centres and areas capable of supporting sustainable infrastructure. Dispersed development should be discouraged where it increases service-delivery costs, threatens agricultural land or places pressure on water resources. Housing interventions must be coordinated with traditional authorities and aligned with customary land-allocation practices and appropriate rural service standards.

Potential growth areas such as Ashburton and the surrounding areas should be prioritised only where detailed assessments confirm land suitability, infrastructure capacity and environmental acceptability. Development should support compact, mixed-use urban growth and strengthen links with the CBD and the N3 corridor, while protecting biodiversity, high-potential agricultural land and environmentally sensitive areas.

Finally, spatial targeting should be supported by an integrated geographic information system that maps housing need, informal settlements, land ownership, project locations, infrastructure capacity, environmental constraints and public facilities. Regular monitoring should determine whether housing investment is increasing access to opportunities, reducing spatial inequality and creating compact, connected and sustainable human settlements.

8 INSTITUTIONAL FRAMEWORK

Development of sustainable human settlements is a primary mandate of the Department of Human Settlements. However, it requires both horizontal and vertical integration and coordination. Vertical integration emphasizes a need for spheres of government to work together in the spirit of cooperative governance and within the established Intergovernmental Relations (IGR) structures and systems in pursuit of sustainable human settlements. Horizontal integration, on the other hand, entails structured engagement with stakeholders at a local level and effective participation of all the interested and affected parties towards the ideal of sustainable human settlements. Stakeholders fall within the governance, support, and community leadership/representative structures.

8.1 GOVERNANCE

8.1.1 National Department of Human Settlements

The National Department of Human Settlements is responsible for the formulation, monitoring and facilitation of all housing programmes in South Africa. It develops laws and policies that facilitate the development of sustainable human settlements. It sets the national housing targets, goals and objectives and monitor implementation accordingly. The following are priority focus areas for the Department:

- Accelerated delivery of housing opportunities.
- Access to basic services.
- More efficient land use.
- An improved property markets.

8.1.2 Provincial Department of Human Settlements

The provincial Department of Human Settlements on the other hand, has the power to make specific laws and policies for the province. It is also at this level that national housing targets are divided amongst local municipalities based on housing needs analysis and delivery targets for each municipality. The Provincial Department of Human Settlement is responsible for the implementation of human settlement projects and involvement of other stakeholders in the process. The Housing Act outlines the duties and functions of the Department in Section 7(2) as follows:

a) determine provincial policy in respect of housing development;
b) promote the adoption of provincial legislation to ensure effective housing delivery;
c) take all reasonable and necessary steps to support and strengthen the capacity of municipalities to effectively exercise their powers and perform their duties in respect of housing development;
d) co-ordinate housing development in the province;
e) take all reasonable and necessary steps to support municipalities in the exercise of their powers and the performance of their duties in respect of housing development;

f) when a municipality cannot or does not perform a duty imposed by this Act, intervene by taking any appropriate steps in accordance with section 139 of the Constitution to ensure the performance of such duty; and

g) prepare and maintain a multi-year plan in respect of the execution in the province of every national housing programme and every provincial housing programme, which is consistent with national housing policy and section 3 (2) (b), in accordance with the guidelines that the Minister approves for the financing of such a plan with money from the Fund.

8.1.3 Department of Economic Development, Tourism and Environmental Affairs

The Department of Economic Development Tourism and Environmental Affairs (EDTEA) is the provincial lead agent for environmental management. They are responsible for implementing national legislation, particularly the National Environmental Management Act, Act, 107 of 1998. and the associated regulations. They receive, assesses, and adjudicate on the applications for environmental authorisations where necessary. This includes the human settlement projects as well. The assessment of the environmental impact of housing projects within the Msunduzi municipality can now be strengthened by utilising the EMF as a tool that can inform and assess the suitability of the locality of housing projects within Msunduzi. A blanket application should be considered in an area like the Greater Edendale where there is a higher concentration of projects.

8.2 The Role of the Msunduzi Municipality

8.2.1 The Municipality as a Developer

Development of sustainable human settlements is a concurrent function of the national and provincial Department of Human Settlement. However, it requires both horizontal and vertical integration and coordination. Vertical integration emphasizes a need for spheres of government to work together in the spirit of cooperative governance and within the established Intergovernmental Relations (IGR) structures and systems in pursuit of sustainable human settlements. Horizontal integration, on the other hand, entails structured engagement with stakeholders at a local level and effective participation of all the interested and affected parties towards the ideal of sustainable human settlements.

The National Department of Human Settlements is responsible for the formulation, monitoring and facilitation of all housing programmes in the country. It develops laws and policies that facilitate the development of sustainable human settlements. It sets the national housing targets, goals and objectives and monitor implementation accordingly. The provincial Department of Human Settlements on the other hand, has the power to make specific laws and policies for the province. It divides targets amongst local municipalities based on housing needs and budget allocations. The Provincial Department of Human Settlement is responsible for the implementation of human settlement projects and involvement of other stakeholders in the process.

Section 9(1) of the Housing Act (Act 107 of 1997) operationalises Section 26 of the Constitution at a municipality level. It outlines the role of a municipality in the development of sustainable human

settlements. While section 26 of the Constitution guarantees universal and overarching rights to housing, the Housing Act translates this right into a legal mandate for local government (refer to Box 1 below).

Box 1: Responsibility of the Municipality in terms of the Housing Act

a) ensure that—
- *i) the inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis;*
- *ii) conditions not conducive to the health and safety of the inhabitants of its area of jurisdiction are prevented or removed; and*
- *iii) services in respect of water, sanitation, electricity, roads, drainage and transport are provided in a manner which is economical efficient:*

b) set housing delivery goals in respect of its area of jurisdiction;
c) identify and designate land for housing development;
d) create and maintain a public environment conducive to housing development which is financially and socially viable;
e) promote the resolution of conflicts arising in the housing development process;
f) initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction;
g) *provide bulk engineering services. and revenue generating services in so far as such services are not provided by specialist utility suppliers; and*
h) *plan and manage land use and development.*

Figure 17: Role of the Municipality

Enabler:

The municipality creates an enabling environment through municipal planning, integrated development, land acquisition, urban design, and provision of bulk services. These are prerequisites for an effective implementation of a human settlement programme.

Facilitator:

This function entails engagement with key role-players including relevant government departments, communities, promoting community agency among civil society, and other stakeholders informed by principles of cooperative governance and integrated development to enable co-created solutions to the human settlement question (challenges).

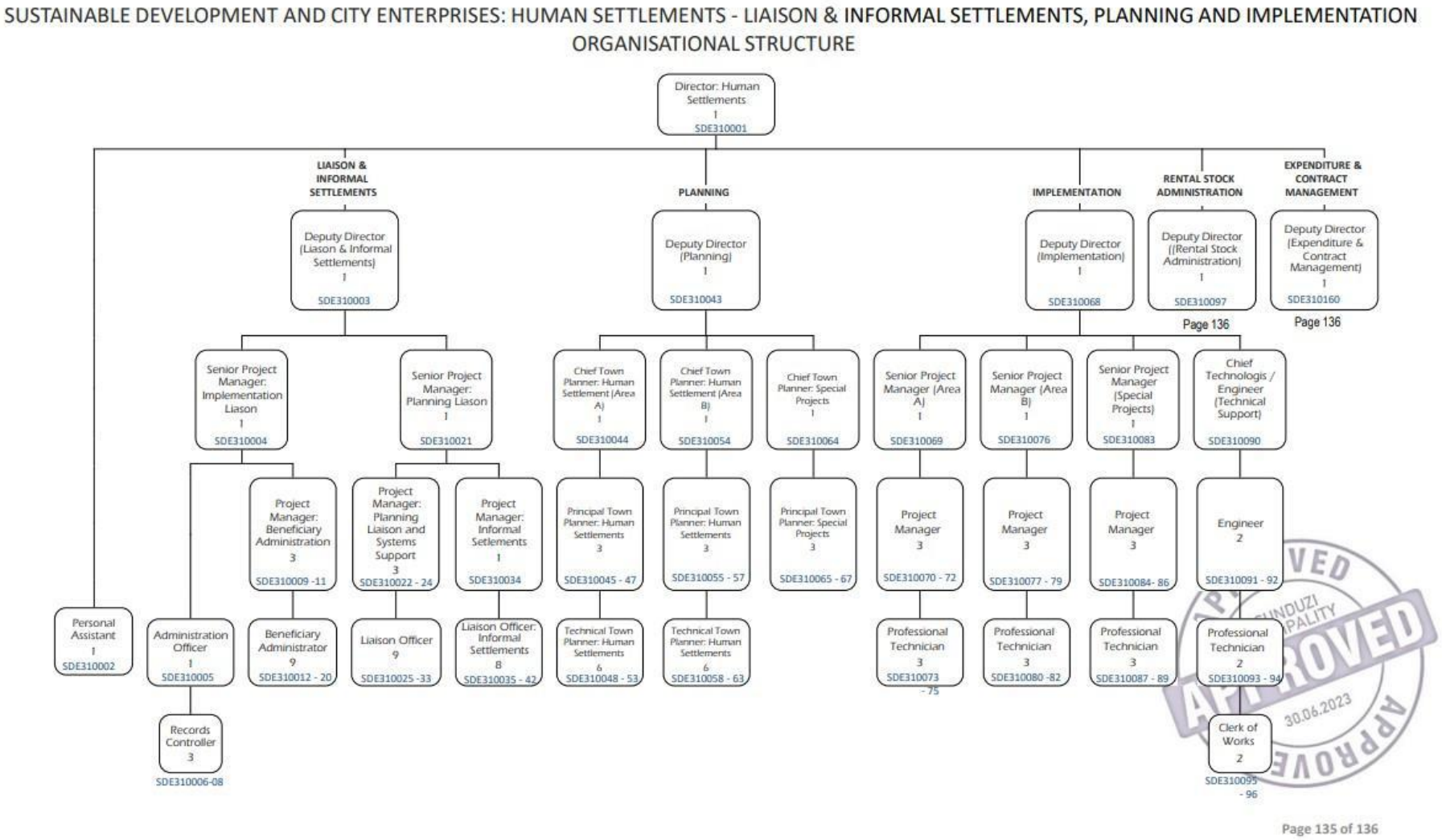
Provider:

The municipality makes use of available (internal and external) resources to provide housing opportunities in the form of serviced sites, housing units, and title deeds /security of tenure for qualifying beneficiaries. These housing opportunities include ownership and rental opportunities.

Regulator:

Regulating the basis by which housing development occurs within Msunduzi to ensure healthy and safe human settlements, whilst also reducing the barriers which prevent the production of housing at the required scale and cost to meet demand.

Figure 18: Organogram for the Human Settlements Unit



The role of the municipality in the development of integrated sustainable human settlements can be divided into four main categories, that is enabler, facilitator, provider, and regulator. As an enabler, the municipality creates a conducive environment for the development of integrated sustainable human settlements through policy formulation, and strategic planning, and project packaging. The facilitation role entails stakeholder mobilisation and community engagement towards a common ideal while it also provides basic services and serves as a developer on behalf of the Department of Human Settlements on a project-by-project basis. Lastly, the municipality acts as the primary regulatory authority for spatial planning and enforces compliance with Land Use Scheme and the relevant by-laws.

The Msunduzi Municipality has a level 1 accreditation. However, it undertakes numerous level 2 accreditation activities such as programme management, contract administration and financial management. It plays a developer role in most human settlement projects within its area of jurisdiction through tripartite and/or bilateral agreements with the DHS.

The Municipality has established a Housing Unit within the Sustainable Development and City Enterprises business unit to coordinate the implementation of the human settlement programme (refer to figure 12 above). Although the unit has 70 approved posts, according to the 2023/2024 Annual Report, only 48 were filled at the end of the 2023/2024 financial year resulting in a vacancy rate of 31%. In addition, the municipality has a portfolio committee that, among others, oversees the implementation of the programme. The municipality also reports to both the provincial and national Departments of Human Settlement on a regular basis through the established reporting procedures.

In addition, the MEC for the erstwhile Department of Local Government, Traditional Affairs, and Housing designated the Msunduzi Municipality a Water Services Authority through a Government Gazette dated 13 June 2003. This notice authorized the Msunduzi Municipality to perform the functions and exercise the powers referred to in Section 84(1) (b) of the Municipal Structures Act (117 of 1998), which provides for the provision of potable water supply and sanitation systems. In terms of Section 11 of the Water Services Act (108 of 1997), every Water Services Authority has a duty to ensure adequate and sustainable access to water and sanitation for all consumers within the area of jurisdiction.

8.2.2 Water Services Authority

The MEC for Local Government, Traditional Affairs, and Housing designated the Msunduzi Municipality a Water Services Authority through a Government Gazette dated 13 June 2003. This notice authorized the Msunduzi Municipality to perform the functions and exercise the powers referred to in Section 84(1) (b) of the Municipal Structures Act (117 of 1998), which provides for the provision of potable water supply and sanitation systems. In terms of Section 11 of the Water Services Act (108 of 1997), every Water Services Authority has a duty to ensure adequate and sustainable access to water and sanitation for all consumers within the area of jurisdiction.

8.3 Service Delivery Agencies

8.3.1 ESKOM

Eskom is responsible for the provision of electricity in areas outside of the formal towns, particularly farmlands and rural settlements. The norms and standards for the development of sustainable human settlement include the provision of electricity for heating, cooking, and lighting. This establishes ESKOM as a key role-player in the development of sustainable human settlement and their involvement throughout the project cycle is critical. Eskom is also responsible for generation and distribution of electricity.

8.3.2 Umgeni Water

Umgeni Water is a public entity established to provide water services - water supply and sanitation services - to other water services institutions in its service area. The organisation operates in accordance with the Water Services Act (Act 108 of 1997) and the Public Finance Management Act (Act 1 of 1999), amongst others, and is categorised as a National Government Business Enterprise. Umgeni Water reports directly to the Department of Water and Sanitation. The municipality entered into a Bulk Services Agreement with Umgeni Water, which came into effect from December 2012. This is a 10-year agreement that regulates the supply and sale of bulk water from Umgeni Water to Msunduzi Municipality. In terms of this agreement, the Msunduzi Municipality should provide Umgeni Water with projected water demand based on expected growth while Umgeni Water is responsible for meeting the hourly, daily, and monthly peak flow demands in accordance with SANS 241.

8.4 Support Institutions

8.4.1 Housing Development Agency

The Housing Development Agency is a national special purpose established in terms of the Housing Development Agency Act, No. 23 of 2008. It has two primary objectives that is to identify, acquire, hold, develop and release well-located land and buildings for human settlement; and to provide project delivery services in the form of planning, capacity support and capability, and project management. The HDA works on projects areas at the specific request of provinces and local municipalities. Its strategic priorities include informal settlement upgrade, catalytic projects, and housing delivery in mining towns.

8.4.2 Social Housing Regulatory Authority

The Social Housing Regulatory Authority (SHRA) was established in August 2010 by the Minister of Human Settlements in terms of the Social Housing Act, No. 16 of 2008. The SHRA is classified as a public entity in terms of Schedule 3A of the Public Finance Management Act. SHRA is responsible for the implementation of the Social Housing Programme. They also regulate social housing institutions and provide funds for the development of social housing within the gazette RZs.

8.4.3 National Home Builders Registration Council

The National Home Builders Registration Council (NHBRC) is a regulator body of the home building industry. Its goal is to assist and protect housing consumers who have been exposed to contractors who deliver housing units of substandard design, workmanship, and poor-quality material. The NHBRC was established in 1998, in accordance with the provisions of The Housing Consumers Protection Measures Act (Act No. 95 of 1998). Its mandate is to protect the interests of housing consumers and to ensure compliance to regulated building industry standards. All home builders, regardless of the size or cost of the homes they build, must be registered with the NHBRC in terms of the Housing Consumers Protection Measures Act No 95 of 1998. Similarly, housing projects should be enrolled with the NHBRC for quality assurance purposes.

8.4.4 National Housing Finance Corporation

The National Housing Finance Corporation (NHFC) is one of several Development Finance Institutions (DFIs) created by the South African Government to sustainably improve on the socio-economic challenges of the country. The developmental financial focus of the NHFC is specifically about finding workable models on affordable housing finance for the low- and middle-income target market. It was established in 1996. Its core mandate is to offer housing finance, project facilitation and technical assistance to private and public entities ensuring availability of housing stock for the target market.

The NHFC defines its end-beneficiary target market as “any South African household with a monthly income that is between R1 500 and R15 000”, namely, the low- to middle-income household also known as the Gap market. This market sector is mostly able to contribute towards its housing costs but finds it hard to access bank-funded housing finance. The NHFC provides housing finance to retail intermediaries, property developers and social housing institutions as well as supports and capacitates emerging housing intermediaries through strategic partnerships.

8.4.5 Capital City Housing

Capital City Housing NPC (Previously known as the Msunduzi Housing Association) is a Non-Profit Company that was formed in 1999. As a Social Housing Institution, it is defined as a legal entity established with the primary objective of developing and/or managing housing stock that has been funded through grant programmes. They operate independently from the municipality.

8.5 Traditional Leadership

8.5.1 Ingonyama Trust

Ingonyama Trust is the registered landowners of most of the land within the Vulindlela area. The trust holds the land on behalf and for the material well-being of the members of communities that occupy and use the land. Section 2(2) of the Act requires the trust to be administered for the ‘benefit, material welfare and social well-being of the members of the tribes and communities’ listed in the schedule to the Act – all the tribes and communities residing on Ingonyama Trust land. These communities include the traditional council areas in Vulindlela within the Msunduzi Municipality.

8.5.2 Traditional Councils

The Traditional Leadership and Governance Framework Act, 2003 (Act 41 of 2003), provides for the recognition of tribal communities and the establishment of traditional councils and leadership. There are five traditional councils in Msunduzi, namely Zondi/Mpumuza, Fuze/Mafunze, Ximba, Zondi/Inandi and Nxamalala, all of which is in Vulindlela and Ncwadi. Traditional councils in Vulindlela established the Vulindlela Development Association (VDA) and jointly implemented a rural housing project throughout this area.

8.6 IMPLICATIONS FOR THE HSSP

Successful implementation of the HSSP depends on effective horizontal and vertical coordination across municipal departments and spheres of government. Human settlement delivery involves land acquisition, spatial planning, provision of bulk infrastructure development, development of social/public facilities, environmental management, and post-construction asset management. While spatial planning and delivery of service infrastructure form part of municipal responsibilities, environmental management and development of district and provincial roads, public facilities such as those used for education and health, and environmental management are a mandate of various provincial government department. This necessitates implementation of the human settlement programme within an intergovernmental relations framework (IGR) with the District Development Model as a platform for coordinated planning and allocation of resources.

The municipality must also acknowledge that all municipal departments have a significant role to play in the implementation of the HSSP under the leadership and guidance of the Human Settlements Unit. The municipality must strengthen horizontal coordination within the municipality. Human settlements, development planning, engineering services, finance, environmental management, community services, legal services, real estate and disaster management should jointly assess projects before they enter the priority pipeline. A multidisciplinary technical committee should review project readiness, infrastructure dependencies, statutory approvals, environmental risks, funding requirements and implementation progress. This requires the municipality to develop and sustain sufficient professional, technical, administrative and project-management capacity. External support, where internal specialist capacity is limited, should supplement rather than replace permanent municipal capability.

Finally, the municipality must should translate the institutional framework into an implementation matrix that assigns a responsible institution, supporting partners, budget source, timeframe, performance indicator and reporting requirement to every programme and project. This will strengthen accountability and ensure that the HSSP functions as an implementable municipal programme rather than only as a strategic planning document.

9 FUNDING ARRANGEMENTS

Nationally, funding for the human settlement programme is driven by the national government through the Department of Human Settlements. The Human Settlement Grant (HSDG) and the Upgrading of Informal Settlement Grant (UISP) are key funding instruments the department uses to implement the human settlement programme. The former covers pre-feasibility, feasibility, installation of internal services, and construction of individual housing units while the UISP finances installation of interim services, formalisation and upgrading of informal settlements. Other funding instruments include operational capital support programme (OPSCAP), and the Municipal Human Settlements Capacity Grant (MHSCG). Various grant funding available to the municipality also contribute to the development of sustainable human settlements while sector department (e.g. Department of Education, Department of Health, etc) fund the development of these facilities and contribute to the development of sustainable human settlements.

9.1 National Trends

Over the ten-year period from 2019/20 to 2028/29, national human settlements transfers to KwaZulu-Natal reflect a major structural transition in the composition of housing grants, characterised by the gradual decline of the traditional Human Settlements Development Grant (HSDG), the introduction and expansion of the Informal Settlements Upgrading Partnership Grant (ISUPG**)** from 2021/22 onwards, and increasing fiscal volatility across the provincial housing funding framework. The Department is under pressure to refocus funding towards servicing of sites, upgrading of informal settlements, and housing units for the vulnerable groups, particularly the elderly and the disabled.

Spending grew modestly from R29.4 billion in 2014/15 to a pre-COVID plateau of approximately R33–34 billion by 2017/18–2019/20, before contracting sharply to R28.8 billion in 2020/21 — a decline of 13.7% — reflecting disruptions associated with the COVID-19 pandemic, particularly in construction activity and grant disbursements. Recovery was steady thereafter, with expenditure returning to approximately R32.8 billion by 2022/23 and remaining broadly stable through 2024/25. The 2025/26 revised estimate of R34.8 billion represents the highest point in the series.

A structurally significant development emerges in the forward estimates: the 2026/27 budget reflects a steep reduction to approximately R27.0 billion, with 2027/28 and 2028/29 MTEF allocations remaining flat at around R27.2 billion. This represents a real-terms reduction of approximately 22–23% relative to the 2025/26 revised estimate — a substantial fiscal consolidation anticipated over the medium term.

The national allocation is divided into three programmes. The Integrated Human Settlements Planning and Development Programme is by far the largest programme, contributing over 65–70% of total departmental expenditure. It declined from approximately R30.5 billion in 2018/19 to R26.0 billion in 2020/21 (COVID impact), before recovering steadily to approximately R22.7 billion by 2024/25. The forward estimates project a sharp decline to approximately R17.8 billion in 2026/27 — accounting for the bulk of the department-wide reduction over the MTEF.

The Upgrading of Informal Settlements Programme has grown significantly in relative importance. From a base of approximately R318 million in 2018/19, it expanded rapidly to the R8–9 billion range by 2021/22 — driven largely by the introduction and expansion of the ISUPG. Allocations remained above R8.0 billion through 2024/25 before declining to approximately R7.0 billion in 2026/27. This reflects a clear national policy shift toward in-situ informal settlement upgrading. Administration remains the smallest programme at below R600 million per annum, indicating effective containment of administrative overheads relative to total expenditure.

9.2 KwaZulu-Natal Human Settlement Budget (2019/20 – 2028/29)

9.2.1 Human Settlement Budget Allocation

Over the ten-year period from 2019/20 to 2028/29, national human settlements conditional grant transfers to KwaZulu-Natal reflect a major structural transition characterised by: the gradual decline of the traditional Human Settlements Development Grant (HSDG); the introduction and expansion of the Informal Settlements Upgrading Partnership Grant (ISUPG) from 2021/22 onwards; and increasing fiscal volatility. Combined allocations fluctuate between approximately R3.1 billion and R5.0 billion per annum.

The HSDG remains the core housing transfer mechanism, although allocations exhibit significant volatility and a gradual downward trend in real terms. Funding declined from R3.49 billion in 2019/20 to R2.46 billion in 2021/22, a reduction of approximately 30% likely reflecting fiscal consolidation pressures and COVID-19 implementation disruptions. A moderate recovery followed, with allocations rising to R3.13 billion in 2023/24, before declining again to R2.51 billion in 2024/25. Outer-year allocations stabilise in the R2.4–2.6 billion range, indicating a relatively constrained forward funding environment. The reduction from R3.49 billion (2019/20) to R2.62 billion (2028/29) represents a nominal decline of approximately 25% across the period.

The ISUPG emerges as the key growth area within the provincial housing funding framework. Its introduction in 2021/22 (at R714 million) and rapid expansion to R2.51 billion by 2024/25 reflect a major strategic policy shift toward: in-situ upgrading; incremental service provision; informal settlement formalisation; and upgrading-based delivery approaches rather than purely greenfield housing expansion.

The 2024/25 allocation of R2.51 billion, equalling the entire HSDG allocation in that year, represents an extraordinary shift in grant composition. Thereafter, ISUPG allocations decline sharply to approximately R509 million in 2025/26, stabilising in the R350–366 million range over the outer MTEF years. This volatility reflects substantial programme uncertainty in the forward funding framework.

ISUPG ALLOCATION TRAJECTORY TO KwaZulu-Natal
2021/22: R714 million | 2022/23: ~R714 million | 2023/24: R790 million
2024/25: R2 510 million (peak) | 2025/26: ~R509 million | 2026/27+: ~R350–366 million

9.2.2 Budget Expenditure

Over the eleven-year period from 2017/18 to 2027/28, the KwaZulu-Natal Department of Human Settlements has maintained a large but moderately volatile expenditure envelope, ranging between approximately R3.26 billion (2026/27) and R4.26 billion (2019/20). The dominant feature of the provincial expenditure profile is the overwhelming allocation to Housing Development, which consistently accounts for approximately 85–90% of total expenditure.

Expenditure declined from R4.07 billion in 2017/18 to R3.73 billion in 2018/19, before increasing sharply to a peak of R4.26 billion in 2019/20. This was followed by a significant contraction to R3.56 billion in 2020/21 (a decline of approximately 16%), reflecting COVID-19-related disruptions to construction activity and programme implementation. A steady recovery followed, with expenditure rising to R4.06 billion in 2022/23 and remaining elevated at R4.10 billion in 2023/24 — a return to pre-COVID levels. However, a gradual downward trend emerges thereafter, with expenditure declining to R3.82 billion in 2024/25 and further to R3.55 billion in 2025/26. The 2026/27 baseline reflects a sharper reduction to R3.26 billion, followed by a modest recovery to R3.41 billion in 2027/28.

Table 14: KZN Programme Level Expenditure (R'000)

PROGRAMME	2017/18	2019/20	2020/21	2022/23	2023/24	2025/26	2027/28
Administration	217 793	231 590	237 486	279 448	271 281	283 916	309 736
Housing Asset Management	179 955	246 709	163 277	182 698	160 211	190 370	134 610
Housing Development	3 652 475	3 765 984	3 144 758	3 580 364	3 650 721	3 054 408	2 939 239
Housing Needs, Research & Planning	16 511	17 076	18 634	20 118	21 009	21 183	23 826

9.3 Conditional Human Settlements Grant Allocations to Msunduzi Municipality (2020/21 – 2027/28)

9.3.1 Grant Allocation

Over the eight-year period from 2020/21 to 2027/28, conditional human settlements grant allocations to Msunduzi display a pattern of significant volatility, shifting programme composition, and increasing dependence on informal settlement upgrading allocations. Total allocations fluctuate between approximately R134 million (2026/27) and R274 million (2024/25), reflecting changing provincial priorities, fiscal pressures, and the phased restructuring of housing delivery instruments. A key structural feature is the declining relative importance of the traditional HSDG component, alongside the rapid rise of the ISUPG from 2022/23 onwards.

Total allocations to Msunduzi declined sharply from R252.1 million in 2020/21 to R138.7 million in 2021/22 — a contraction of approximately 45% — likely reflecting the fiscal and implementation disruptions of the COVID-19 pandemic period. Funding recovered moderately to R154.2 million in

2022/23, before rising substantially to R200.9 million in 2023/24 and peaking at R273.7 million in 2024/25 — the highest allocation in the series. However, this upward trajectory is not sustained: allocations decline to R234.3 million in 2025/26, followed by a steep reduction to R133.8 million in 2026/27, before a modest recovery to R155.6 million in 2027/28.

Table 15: Human Settlement Grants Allocation to the Msunduzi Municipality (R'000)

Year	HSDG	ISUPG	Operational (Acc. Munic.)	CRU	TOTAL
2020/21	244 300	—	~4 200	3 600	252 100
2021/22	~134 500	—	~4 200	—	138 700
2022/23	~83 200	66 800	~4 200	—	154 200
2023/24	~125 600	71 100	~4 200	—	200 900
2024/25	~93 600	175 900	~4 200	—	273 700
2025/26	~205 500	24 600	~4 200	—	234 300
2026/27	~105 000	24 600	~4 200	—	133 800
2027/28	~127 200	~24 200	~4 200	—	155 600

Note: Figures are approximated from source data. HSDG = Human Settlements Development Grant; ISUPG = Informal Settlements Upgrading Partnership Grant; CRU = Community Residential Units.

The HSDG remains the single largest component for most of the period but shows a pronounced long-term decline. Allocations decreased from R244.3 million in 2020/21 to R74.9 million in 2025/26 — a cumulative contraction of approximately 69%. Although a partial recovery is projected in the outer MTEF years, the programme remains substantially below historical levels. This trend suggests reduced emphasis on conventional top-structure delivery, constrained provincial fiscal capacity, and reprioritisation toward informal settlement upgrading approaches.

The ISUPG component emerges as the dominant growth driver from 2022/23 onwards. From zero allocation in 2020/21 and 2021/22, funding increased rapidly to R66.8 million in 2022/23, R71.1 million in 2023/24, and R175.9 million in 2024/25. At its peak, the ISUPG accounts for approximately 64% of total allocations to Msunduzi in 2024/25, signalling a major policy shift toward in-situ upgrading, incremental settlement formalisation, and basic service provision in informal settlements. Allocations decline sharply to R24.6 million in 2026/27, highlighting substantial programme volatility.

Operational support allocations remain relatively stable at an average of approximately R4.3 million per annum, indicating limited growth in administrative and institutional support funding despite substantial fluctuations in capital programme allocations.

A once-off allocation of R3.6 million appeared in 2020/21 with no subsequent allocations reflected in the dataset.

9.3.2 Msunduzi Municipality: Housing Capital Expenditure (2003/04 – 2024/25)

The housing capital budget of Msunduzi Municipality increased from approximately R30.1 million in 2003/04 to R127.6 million in 2024/25. The dataset reflects two distinct expenditure periods: an earlier phase between 2003/04 and 2009/10 where allocations ranged between approximately R7 million

and R42 million; and a more recent phase from 2021/22 onwards where allocations increased substantially above historical levels. The highest allocation in the available dataset was recorded in 2023/24 at R144.0 million.

9.3.3 Expenditure Pattern

Between 2003/04 and 2009/10, housing capital allocations generally increased over time, despite fluctuations in individual years, but remained below R50 million throughout. From 2021/22 onwards, the housing capital budget increased significantly, exceeding R80 million in all reported years and reaching a peak of R144.0 million in 2023/24 before declining slightly to R127.6 million in 2024/25. Overall, the available data reflects a substantial increase in the scale of the housing capital programme over time, consistent with growth in conditional grant receipts from the province.

9.3.4 Increasing Production Costs

The Stats SA Total Construction Index (JB000050) rose from an annual average of 59.4 in 2015 to 108.5 in December 2025 — an increase of 83% over the decade. The index stood at 110.1 in March 2026, confirming continued upward pressure.

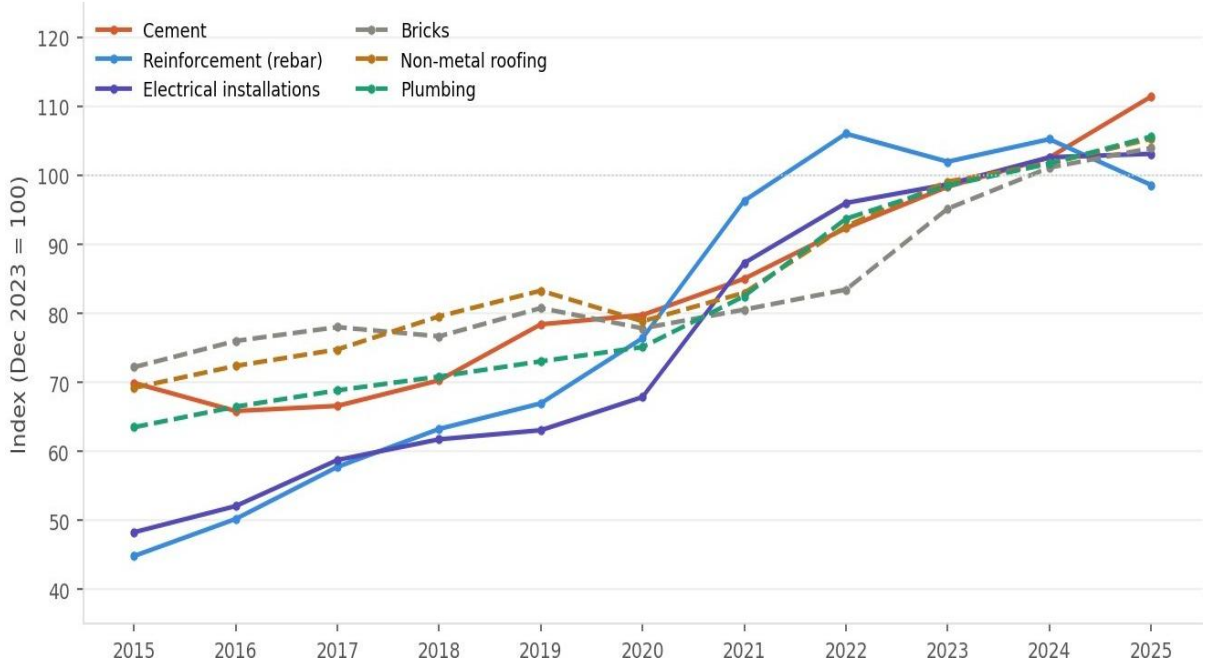
Table 16: Annual Year on Year Change - Total Construction Index

YEAR	DEC INDEX	YOY CHANGE	COMMENTARY
2016	63.1	+7.1%	Moderate inflation
2017	67.5	+7.0%	Sustained moderate growth
2018	71.5	+5.9%	Gradual rise
2019	72.5	+1.4%	Near flat; subdued activity
2020	74.9	+3.3%	COVID supply disruptions begin
2021	**85.8**	**+14.6%**	**Record surge — global commodity shock**
2022	93.7	+9.2%	Continued post-COVID pressure
2023	100.0	+6.7%	Index crosses Dec 2023 base
2024	104.2	+4.2%	Gradual moderation
2025	108.5	+4.1%	Stable but persistent inflation

Cement (117.3), ready-mix concrete (117.2) and aggregate stones (117.8) are all running 17–18% above the December 2023 base, with cement recording a 13.6% year-on-year increase in 2025 alone — the sharpest single-year rise across all tracked housing materials. For a typical low-cost unit where concrete foundations, floor slabs and mortar account for 25–30% of material costs, this represents a critical budget exposure.

Electrical installations, drainage, non-metal roofing and painting have all recorded substantial cumulative increases since 2015, broadly in the range of 70–95%, broadly in line with or slightly above the total construction index increase of approximately 84% over the same period

Figure 19: Annual Average Price Index for Selected Materials (December 2023 = 100)



Reinforcing steel recorded one of the strongest cumulative increases among tracked construction materials, rising approximately 136% between 2015 and 2025. The series peaked during the 2022–2024 period, reflecting global steel and commodity disruptions. However, the 2025 annual average (98.6) was below the 2024 average (105.2), and the December 2025 reading of 102.4 suggests meaningful easing relative to peak levels. For steel-intensive structural components, current pricing conditions are comparatively more favourable than during the immediate post-COVID surge period.

Bricks (+47% since 2015) and builders' carpentry/timber (+44%) have risen the least of all tracked materials — less than half the rate of the total index. Both are also showing softening trends: timber fell 1.2% YoY and bricks rose only 0.8% in 2025. For projects where structural specification is flexible, brick-and-mortar walling remains the most cost-stable option. Sand eased 2.1% year-on-year in 2025, which offers a modest offset to the cement price surge within concrete mixes. However, the cumulative rise since 2015 (+122%) remains substantial and should not be assumed to continue softening.

9.4 Implications for the HSSP

The scale of housing need and the existing project pipeline exceed the resources likely to be available to the municipality. As such, the HSSP must be financially realistic and distinguish between long-term housing need, projects that are ready for implementation and projects that can reasonably be funded within the medium-term expenditure period.

Funding constraints require the municipality to prioritise projects rather than distribute limited resources across too many initiatives. Priority should be given to projects that are in targeted spatial areas, respond to verified housing need, have secure land, possess the necessary statutory approvals and can be supported by available infrastructure. Projects with unresolved land, environmental,

engineering or approval constraints should not receive major capital allocations until these matters have been addressed.

Housing budgets must be coordinated with funding for bulk and connector infrastructure. A housing project may receive funding for internal services and top structures but remain undeliverable because water, sanitation, electricity, roads or stormwater capacity is unavailable. Every housing project must be linked to a funded infrastructure programme and align with municipal capital budgets across spheres of government. The KwaZulu-Natal Department of Human Settlements must be engaged at a project identification phase to enable the alignment of the project pipeline with the Provincial Human Settlements Business Plan. Multi-year funding commitments should be secured for projects that extend across several financial years.

Rising construction and material costs will reduce the number of housing opportunities that can be delivered from existing allocations. Project costs and approved yields should be reviewed regularly, with contingencies provided for inflation, difficult terrain, relocation, professional services and infrastructure upgrading. The municipality should avoid committing to delivery targets based on outdated cost estimates.

Finally, a consolidated financial implementation framework that links each programme and project to its funding source, annual allocation, expenditure target, delivery output and funding risk is a critical element of the HSSP. Quarterly monitoring should compare expenditure with physical progress and identify delays, cost increases and uncommitted funds. This will strengthen accountability and ensure that the HSSP functions as a prioritised, affordable and implementable programme rather than an unfunded list of housing intentions.

10 CHALLENGES AND OPPORTUNITIES

The Msunduzi Municipality, as the second largest city in the KwaZulu-Natal Province and the economic hub for the Midlands region, has a complex human settlement landscape characterised, among others, by rapid urbanisation, wide typology of settlements, spatial imprint of apartheid spatial and development policies, and severe topographical constraints. This presents the area with numerous challenges for the development of integrated sustainable human settlements. However, there are also several opportunities that the municipality can seize to address the challenges, transform spatial structure, and ensure sustainability of human settlements.

10.1 CHALLENGES

10.1.1 Urbanisation

Urbanisation in the Msunduzi Local Municipality is a rapid and complex phenomenon. It is driven by rural-urban migration and pull factors such as the role of the municipality as an economic and administrative hub of provincial significance and results in significant population growth. It is reshaping the local socio-economic landscape and presents both severe systemic challenges and major restructuring initiatives. These include land invasions and the resultant informal settlements, undue pressure on the existing physical infrastructure, and growing demand for housing.

Semi-formal settlements have been established in rural areas both within and just outside the municipal boundaries. Within the municipal boundary, these settlements occur in Inhlazatshe, Henley and various parts of Vulindlela. Shenstone Ableton has the same attributes despite location on municipal land. Emagcekeni in Umshwathi Municipality, borders on to Claridge, is accessed off Otto's Bluff Road and receives some services from the Msunduzi Municipality. Lion Park in Mkhambathini Municipality is a relatively new settlement that is growing at a fast pace. These settlements have a basic structure. These settlements represent an expansion of Pietermaritzburg and need for serviced sites.

10.1.2 Urban Sprawl

Despite the MSDF advocating for urban compaction and densification , low-cost housing development occurs at low densities on the urban peripheries where land is cheaper, but where infrastructure and transport costs are higher. Most current and completed low-cost housing projects are in the outer parts of Edendale/Imbali and the northern areas (Eastwood, Glenwood and Northdale).

10.1.3 Acute Housing Backlog

According to the 2022 census data, housing backlog in the Msunduzi Municipality is approximately 23 383 units. It comprises of 9 462 households that occupy traditional dwellings, 10 268 households in informal settlements, and 515 units described as others. It has come down by a variance of 23 383 units from 43 628 recorded in 2011. Traditional dwellings were reduced by 18 107 due to the Vulindlela Rural Housing Project. Notwithstanding the 2022 census data, approximately 40 000

households reside in informal settlements, and 113 507 people had registered in the National Housing Needs Register (NHNR) by February 2025. Housing need varies widely covering basic shelter, low-cost housing, rental housing and gap housing market.

10.1.4 Land Invasion

Land invasion and/or the unlawful occupation of public or private land is a growing issue in the Msunduzi Municipality. It arises from rapid urbanisation and poor enforcement of by-laws, and is driven by poverty, inequality, inequitable distribution of land, and the need for shelter. As suggested by invasion of Shenstone/Ambleton, land invasion involves households across income brackets. It leads to illegal water and electrical connections, increased crime, vulnerability to disasters, location of settlements in areas that are not suitable for human habitation, and significant financial losses and property damage for land owners. The Prevention of Illegal Occupation of Land Act (PIE), Act No. 19 of 1998 governs eviction, ensuring illegal occupiers are not treated unfairly, but it often delays the recovery of land. However, legislation alone cannot fix the problem.

10.1.5 Informal Settlements

Informal settlements occur in different parts of the urban component of the municipality and vary significantly in density. Most informal settlements in the northern areas, CBD, Mkhondeni and eastern areas have very high densities and pose serious safety, health and environmental hazards. On the contrary, most informal settlements in the Edendale area have relatively large sites which enables upgrading and township establishment. The key challenge is curbing the growth of existing 87 informal settlements and preventing the establishment of new informal settlements.

10.1.6 Bulk Infrastructure Gaps

The Msunduzi Municipality is facing a severe bulk infrastructure deficit in its water and sanitation systems, electricity grid, roads and stormwater networks. This is driven primarily by aging and crumbling infrastructure, maintenance backlogs, history of unequal development, and rapid urbanisation. Bulk infrastructure shortages are acute in the previously disadvantaged and neglected areas such as Edendale, Vulindlela and Ncwadi. Implementation of numerous human settlement projects throughout the city is delayed due to the insufficient capacity or total lack of bulk infrastructure. Availability of water affects the entire uMngeni River catchment and requires involvement of uMngeni Water while some of roads in Vulindlela and Ncwadi fall under the Department of Transport.

10.1.7 Slow Pace of the Delivery of Human Settlement Projects

Slow delivery of housing projects is a major issue affecting the development of sustainable human settlements in the Msunduzi Municipality. It arises from various factors including lack of capacity among Implementing Agents (IA), budget cuts, and poorly managed social dynamics. It manifests in a significantly low number of housing units and serviced sites delivered per annum, blocked projects, and an increase in housing backlog. It subjects project beneficiaries to prolonged stay in informal

settlements and other degrading conditions while exposing the municipality to social unrest and protests.

10.1.8 Availability of Land for Human Settlement Projects

The Msunduzi Municipality faces severe shortage of land for massive housing projects. It is the third smallest municipality (751km^2) in the province by geographic area after Mandeni (545km^2) and KwaDukuza Local Municipality (735km^2), and it ranks second after Ethekwini Metropolitan Municipality (1659 people/km^2) in terms of population density with 1089 people per km^2. Secondly, the most of developable land is already settled except for isolated land parcels along the eastern boundary of the municipality, and a few land parcels under timber plantation in the western suburbs. Steep topography and environmental sensitivity set a limit on developable land while high costs of well-located land continue to drive housing projects to the urban periphery, separating residents from economic hubs and perpetuating apartheid-era spatial patterns.

10.1.9 Silo Approach to Planning and Development

Integrated Development Planning (IDP) is a strategic and effective tool for the development of sustainable human settlements. However, it has failed to deliver on this promise due to a significant gap between planning and implementation, and inability to coordinate allocation of budgets and resources vertically and horizontally. Government departments plan, allocate budgets and implement projects in isolation. The same happens internally within the municipality. The siloed approach means that projects are often implemented in isolation, lacking alignment between housing, infrastructure, social services, transport planning, and economic development.

10.1.10 Municipal Capacity

The Municipal human settlement unit/directorate forms part of the Sustainable Development and City Enterprises business unit. Its core business is the coordination and implementation of the human settlement programme. Although the unit has 70 approved posts, according to the IDP (2022-2025), only 52 were filled at the end of the 2023/2024 financial year resulting in a vacancy rate of 26%. The municipality has an overall vacancy rate of 47% (2933 posts) as of April 2025 (IDP 2022 -2025: 159).

10.1.11 Climate Change

Historical spatial planning practices in the Msunduzi Municipality and South Africa generally, have shaped settlement patterns in maladaptive ways. With weather patterns becoming difficult to predict, vulnerability of communities to a myriad of natural and human-made disasters has increased. Potential disasters include veld fires, drought, thunder storms, heavy rainfalls, flooding, and strong winds. Vulnerability risk profile in the Municipality differs from place to place with Vulindlela having the worst risk profile. This is due to location above the escarpment (high lying area), incised river valleys, undulating topography, and unstructured settlement pattern. Informal settlements located within 1:100-year flood lines are also in danger of flooding. The majority of these are informal and have been prioritised for relocation.

Human settlements significantly contribute to and are heavily impacted by climate change, with urbanization driving emissions while creating high-risk areas. Sustainable, climate-resilient planning and urgent adaptation of infrastructure are required to protect vulnerable populations, especially in informal settlements from escalating disasters. Extreme weather events such as floods, storm surges, and droughts damage housing, roads, power stations, and water infrastructure. Reduced water availability and increased water quality problems threaten both urban and rural communities. Climate hazards drive migration from rural areas to urban centres, increasing the pressure on vulnerable, unplanned informal settlements.

10.1.12 Informalisation of the CBD

Dominant residential typologies in the CBD include residential buildings (block of flats), tenements, and dwelling units. However, slums conditions in the form of overcrowded, poorly maintained dwellings, and illicit activities have emerged in different parts of the CBD especially along Pine and West Street in the south and East Street in the north. An expansive informal settlement (Jika Joe) has also developed along the N3.

10.1.13 Unmanaged Rural Densification

Human settlements in the Vulindlela area are scattered unsystematically in space, but mostly along major access roads and ridge line. They are a result of customary or traditional land allocation systems that are neither based on spatial planning principles nor follow predetermined spatial plans. Although the area generally has a low density, there is evidence of an increase in density in parts of the area that abuts onto Edendale and Hilton (e.g. Sweetwater) and along M70. Settlement has transitioned from a dispersed pattern to dense residential spatial arrangement. This unmanaged densification poses serious challenges for the installation of services such as roads and water with continued use of pit latrines as a form of sanitation exposing residents to waterborne diseases.

10.2 Opportunities

Despite the above-outlined challenges, a wide range of critical and mutually reinforcing factors put the Msunduzi Municipality in a positive trajectory for the development of sustainable human settlements and for the municipality to become a benchmark for sustainable human settlement delivery in KwaZulu-Natal. These include funding access, institutional capacity, planning frameworks, land opportunity, and intergovernmental support.

10.2.1 District Development Model

Development planning and delivery of services occurs at a local level but is increasingly being coordinated at a district level through the District Development Model (DDM). The DDM is an operational framework for both horizontal and vertical alignment in planning and implementation of plans. It seeks to reduce isolated operations through effective coordination among the three spheres of government and among departments within a sphere of government towards a unified integrated development approach. It provides a good landing platform for human settlements projects as they

involve development aspects that fall outside the mandate of the Department of Human Settlements. These include provision of public facilities such as schools, clinics, libraries, etc.

10.2.2 Developer Role of the Municipality

The development of sustainable human settlements is a mandate of the National and Provincial Departments of Human Settlements, but the municipality undertakes various related activities sanctioned in the Constitution and the Housing Act. These include municipal planning (both strategic and spatial), identification of land for human settlement projects, township establishment, provision of bulk and basic services, and coordinating the activities of government departments that perform various functions towards the development of sustainable human settlements. Although the municipality has a level 1 accreditation which empowers it to perform limited human settlement activities such as beneficiary administration, it plays a developer role in most human settlement projects. These include project packaging, contract management, and financial management.

10.2.3 Grant Funding

One of the most significant enablers for sustainable human settlement development in Msunduzi is the availability of multiple grant funding instruments administered through national and provincial government. These grants provide the financial backbone for large-scale housing delivery, infrastructure provision, and upgrading of informal settlements.

- The Urban Informal Settlements Programme (UISP) is specifically designed to facilitate the incremental upgrading of informal settlements, ensuring that communities in precarious living conditions are progressively brought into formal, serviced environments.
- The Human Settlements Development Grant (HSDG) provides the primary capital resource for housing construction and related infrastructure, enabling municipalities with accreditation to receive and manage these funds directly.
- The Municipal Infrastructure Grant (MIG) complements housing delivery by funding bulk and internal engineering services — roads, water, sanitation, and stormwater — ensuring that new settlements are comprehensively serviced.

Together, these instruments represent a substantial and recurring funding base that, if strategically aligned with spatial planning priorities, can drive transformative outcomes across the Msunduzi's settlement landscape. Maximising grant utilisation requires disciplined pipeline planning, timely project registration, and strong financial management. The strategic alignment of these funding streams with identified priority areas is therefore both an opportunity and an imperative.

10.2.4 Spatial Concentration of Housing Need/Backlog

Understanding where housing need is most acute is fundamental to efficient resource allocation and impactful delivery. In Msunduzi, the housing backlog is not evenly distributed across the municipal area, it is concentrated in three primary geographic nodes, each with distinct spatial, social, and infrastructural characteristics that demand tailored responses. The areas are:

- Edendale: The largest node of housing need, Edendale is characterised by dense informal settlement patterns, significant overcrowding, and a historical backlog. The area requires a comprehensive approach combining in-situ upgrading, greenfield development on acquired land, and densification of underutilised parcels.
- Northern Areas: The Northern Areas present a mix of formalised and informal settlements with growing population pressure. Infrastructure constraints, particularly water and sanitation, have historically limited delivery, but targeted MIG investments alongside HSDG-funded housing can unlock significant delivery potential in this area.
- City Centre: The inner city offers unique opportunities for urban renewal, densification, and the conversion of underutilised buildings into affordable housing. The concentration of services and employment in the City Centre makes it an ideal location for social housing, CRUs and other forms of rental housing across the income spectrum.

Focusing resources on these three areas will enable the achievement of scale, reduce per-unit service costs, and allow the municipality to demonstrate measurable impact within defined planning cycles which is a critical factor for maintaining grant funding momentum and community confidence.

10.2.5 Isolated Vacant Land Parcels and Under-utilised Land and Buildings

Across Msunduzi, a significant quantum of land and buildings remains vacant or severely under-utilised, representing a latent resource for housing delivery that can be activated without the lengthy acquisition processes associated with new land procurement. Identifying, auditing, and strategically deploying these assets is a high-priority opportunity for sustainable settlement development.

Under-Utilised Buildings

Vacant commercial, industrial, and institutional buildings, particularly in the City Centre, offer opportunities for conversion into affordable and social housing. Such projects can be delivered relatively quickly, leveraging existing structural assets while reducing construction costs and urban sprawl.

Vacant Land

Scattered vacant land parcels across the municipality, whether in municipal, state, or private ownership, represent opportunities for infill development that reinforces existing settlement patterns, reduces infrastructure extension costs, and promotes compact, sustainable urban form.

Low-Density Settlement in Suburban Areas

Large residential stands in former white-only areas with low-density settlement patterns offer significant densification potential. Planning interventions enabling subdivision, second dwellings, and infill housing can unlock affordable units in well-located, well-serviced neighbourhoods, and promote spatial integration and inclusion.

10.2.6 Enabling Municipal Spatial Planning Frameworks

Msunduzi Municipality benefits from a comprehensive suite of planning instruments that provide the strategic and regulatory scaffolding for sustainable human settlement development. These frameworks are not merely administrative documents, but critical tools for aligning investment, coordinating stakeholders, and giving legal and spatial expression to the municipality's human

settlements vision. The strength of these planning frameworks lies in their interconnectedness. When the IDP, MSDF, Sector Plans, and ABPs are developed in alignment and reviewed regularly, they create a coherent, evidence-based platform for grant applications, intergovernmental negotiations, and community engagement all of which are essential to accelerating delivery.

10.2.7 Level 1 Accreditation

The Msunduzi Municipality's Level 1 Accreditation is a critical institutional asset that significantly enhances the municipality's capacity to deliver human settlements programmes. Accreditation enables the municipality to receive and administer aspects of the Human Settlements Development Grant directly from the Provincial Department of Human Settlements, bypassing the traditional agent-driven model and placing delivery authority firmly within the municipality's own structures. Progression to higher levels of accreditation (Level 2) should be an explicit institutional goal, as it would further expand Municipality's autonomy and resource base for human settlements delivery.

10.2.8 Existing Internal Capacity

Beyond accreditation, the municipality possesses internal technical, planning, legal, and financial human settlements capacity with potential to reduce dependence on external consultants and implementing agents. Efficient deployment of the existing internal capacity will enable faster decision-making, more responsive community engagement, and better coordination between housing delivery and municipal services departments. Sustained investment in staff development, systems improvement, and institutional memory will be essential to maintaining and growing this capacity as delivery volumes increase.

10.2.9 Intergovernmental Partnerships and Support Agencies

The municipality's capacity to forge and activate bilateral and tripartite agreements with implementing agents and/or the Department of Human Settlements, and to draw on the mandates of key national agencies such as the HDA, NHBRC, etc is a significant strategic asset. These partnerships extend the municipality's reach, provides quality assurance, amplify resources, and anchor delivery within a coherent intergovernmental framework. Both the KZN and National Departments of Human Settlements provides technical and financial support to the municipality.

10.2.10 Outer Eastern Area

The eastern quadrant of Msunduzi represents the municipality's most significant greenfield development opportunity. It is a largely undeveloped spatial frontier that, if planned strategically, can accommodate substantial new housing supply whilst establishing sustainable, well-integrated settlement patterns from the outset. It offers a rare opportunity to plan comprehensively integrating housing, social infrastructure, economic nodes, public transport corridors, green spaces, and utilities from the initial planning stage. This approach can avoid the costly retrofitting that characterises many older township developments. Poorly planned greenfield development risks replicating the spatial exclusion and urban sprawl that sustainable settlements policy seeks to overcome.

11 SUSTAINABLE HUMAN SETTLEMENT DEVELOPMENT STRATEGY

The Msunduzi Municipality has followed a "mass housing delivery approach" based on targeted units with limited attention to the quality of the environments being created. Older projects were not designed as human settlements but housing delivery initiatives focusing mainly on reducing the housing backlog. They are in peripheral locations in the outskirts of the city further from employment opportunities. They occur in the form of about 40m^2 dwelling units each on a separate site of about 300m^2. This form of development perpetuates urban sprawl, reproduces monotonous settlements, and segregates the poor from middle and higher-income neighbourhoods.

The municipality seeks to shift away from this approach and focus on the development of integrated sustainable human settlements in line with the "Breaking New Ground" policy (2004) and the recently approved White Paper on Human Settlements. This ideal is consistent with the vision the municipality articulated in the Integrated Development Framework (IDP).

The new approach goes beyond the simple construction of houses and focuses on building integrated sustainable settlements and communities using housing development as a catalyst. It promotes equitable access to services and urban opportunities, builds cohesive communities, and ensure access to adequate housing for all. As such, the municipality's IDP identifies the development of sustainable human settlements as one of the priority programmes and a primary contributor to integrated development.

11.1 Development Goals

The MLM seeks to achieve this by upscaling the delivery of subsidised housing, upgrading informal settlements, unlocking land for the development of integrated sustainable human settlements in strategically located areas, and improving access to quality basic services. As such, the strategy considers the housing market in its entity and seeks to:

- Shift municipal focus and processes to supporting and encouraging formal market activity at all levels of income cohorts and to enable beneficiaries and occupants to realise the full social and economic value of their housing assets.
- Recognises the willingness of households to invest in their own housing and neighbourhoods.
- Provides a framework for the development of a wide range of healthy and safe living environments that respond to the needs of residents in accordance with the national policy on the development of human settlements and within the municipality's integrated development processes.
- Catalyses spatial transformation through the transformation of the existing settlements into integrated sustainable human settlements and locating new and future settlements in spatially designated areas in accordance with the MSDF.
- Drive economic opportunity through an active housing construction sector.
- Embed climate change concerns, resource efficiency, green infrastructure, and resilience, in the design and development of sustainable human settlements.

11.2 Strategic Shift

The attainment of the above-mentioned strategic goals requires significant shift in both approach (planning) and practice (implementation), that is:

- Removing barriers that are within the municipality's ambit to the expedient delivery of both public and private sector housing.
- Viewing housing provision as an inclusive process that requires active involvement and participation of all relevant business units within the municipality, key stakeholders and beneficiary communities.
- Acknowledging the significance of location, character and density in supporting integrated and sustainable human settlements.
- Recognising the necessary balance between rental and ownership to meet and respond comprehensively to a wide range of affordability demands.
- Formulation and effective enforcement of by-laws regulating land invasion and construction of housing units.
- Focusing on interventions that affect the human settlements system and not just the delivery of housing units.
- Approaching human settlement projects in a coordinated as opposed to isolated interventions thus improving spatial integration and functionality .

11.3 Development Vision

Human Settlement Development Strategy for Msunduzi Municipality refines the municipal development vision outlined in the IDP with a specific focus on the development of integrated sustainable human settlements. It is envisioned in the IDP that:

"By 2040 Msunduzi will be a safe, vibrant, sustainable and smart metropolis".

In pursuit of the development vision, the municipality will strive:

"To ensure that the Municipality functions efficiently to deliver basic, social, economic and environmental services to build better Communities".

Further to the municipal development vision, it is envisioned that:

"By 2040, human settlements in the Msunduzi Municipality will be integrated, safe, vibrant and sustainable".

11.4 Guiding Principles

The Development principles outlined in section 7 of the SPLUMA, (Act No. 16 of 2013) will serve as the overarching concerns and a guiding framework spatial transformation and the development of integrated sustainable human settlements as indicated below.

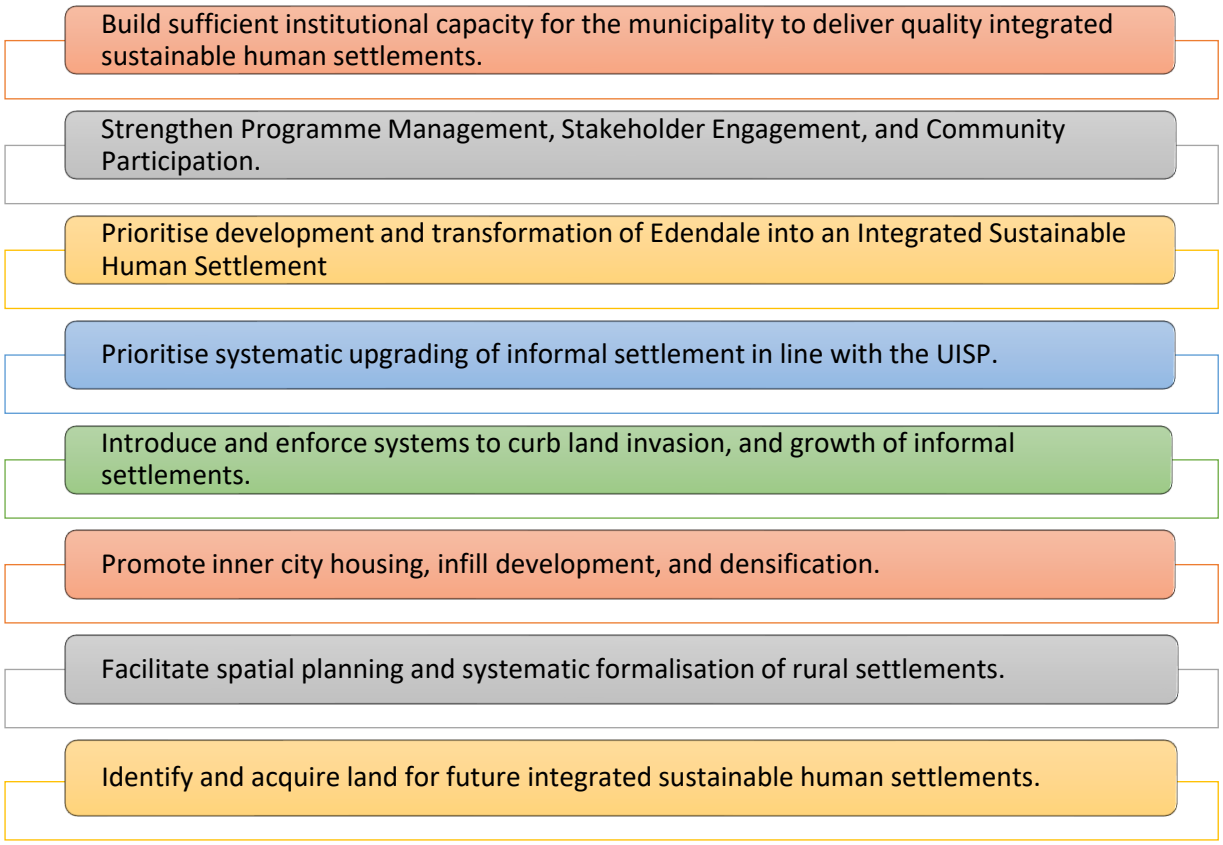
Figure 20: SPLUMA Development Principles

01	**Spatial justice:** Human settlements should reflect a fair and equitable distribution of resources, services, opportunities, and burdens across geographical space. It links social justice to spatial organization, acknowledging that how cities are designed and built directly impacts, reinforces, or challenges inequality.
02	**Spatial sustainability:** Human settlements must be organised in space such that they maximize efficiency, equity, and environmental health, often through compact, mixed-use, and well-connected development patterns. They must ensure long-term viability by reducing spatial fragmentation, minimizing ecological impact, and improving access to services.
03	**Efficiency:** Human settlements must optimize use of resources such as land, energy, water, and materials to meet the needs of the present population without compromising the ability of future generations to meet their own needs.
04	**Spatial resilience:** Human settlements, including their infrastructural, ecological, and other components, must have an ability to absorb, adapt to, and recover from economic, environmental, or social shocks while maintaining essential functions and improving long-term sustainability.
05	**Good administration:** The application of effective, transparent, accountable, and participatory governance practices on human settlements to create living environments that balance social development, economic growth, and environmental management – fair and inclusive decision-making processes.

11.5 Strategic Objectives

To attain the above-outlined vision, the municipality will pursue seven strategic objectives. It will develop internal capacity, strive to reduce housing backlog, promote effective governance and facilitate spatial restructuring and transformation. The strategic objectives are listed in figure 2 below:

Figure 21: Strategic Objectives



Future human settlements in the Msunduzi Municipality will be characterised by equitable access to opportunities, spatial and land use integration, efficient use of infrastructure and resources, ability to withstand shocks, and be developed in accordance with the MSDF and the associated Land Use Scheme.

12 MUNICIPAL HUMAN SETTLEMENT PROGRAMME

The municipal human settlement programme is developed based on, is organised along, and elucidates on the above-outlined strategic objectives. It entails clear identification of the key strategic areas of focus, specific activities and interventions, and initiatives for the next five years. It responds to the key challenges and seeks to seize opportunities to accelerate the development of integrated sustainable human settlement.

12.1 Building Institutional Capacity

12.1.1 Application for Level 2 Accreditation

The Revised Framework on Accreditation of Municipalities to Administer National Human Settlements Programmes (October 2023) identifies the Msunduzi Municipality as an Intermediary City Municipality (ICM) that should be prioritised for level 2 accreditation. This will enable the municipality to respond comprehensively to the challenges that impede effective implementation of the human settlement programme. Level 2 accreditation will empower the municipality to take considerable control and administration of the human settlement programme within its area of jurisdiction. While Level 1 accreditation only covers subsidy budget planning and allocation, advancing to Level 2 shifts execution powers directly from the Provincial Department to the municipality.

To leverage on this, the Municipality should compile a detailed business plan and make an application to the MEC for Human Settlement for level 2 accreditation. This will unlock additional technical and financial support and grant the municipality direct control of the human settlement programme. Additional benefits of level 2 accreditation include the following:

- Direct procurement control: The municipalities will gain the legal authority to independently procure, contract, and appoint implementing agents or contractors without waiting for provincial intervention.
- Full program management: The municipality will manage the entirety of housing projects directly, which cuts down provincial red tape and accelerates the delivery of houses.
- Contract administration: The municipality will take charge of signing, executing, and managing legally binding development contracts.
- Local quality assurance: The municipality will oversee technical engineering inspections and quality control to ensure building compliance.
- Local budget management: The municipality will gain direct control over human settlement allocations and priorities.
- Integrated local planning: Housing programmes can be perfectly aligned with the municipality's local Integrated Development Plan (IDP) and capital investment programmes rather than adhering to broader provincial timelines and priorities.
- Institutional self-sufficiency: Meeting the strict compliance baselines required for Level 2 (such as clean audits, senior management capacity, and strong executive governance) will structurally improve overall administrative maturity of the municipality

The municipality has adopted implemented a new organogram that aligns with level 2 accreditation. However, 30% vacancy rate may hamper ability to perform its functions and implement this HSSP efficiently and effectively. As such, the municipality must prioritise filling in the vacant posts particularly those relating to direct programme implementation and management of urbanisation.

12.1.2 Separate Panels for Professional Service Providers, Contractors, and Social Housing Institutions

Currently, the municipality appoints Implementing Agents (IAs) on a turnkey basis and entrusts them with the delivery of complete human settlement projects. While this approach has assisted greatly in the implementation of the human settlement program, it is fraught with numerous problems including capacity of IAs to manage multi-disciplinary teams across project phases, lack of professional accountability on the side of the IA, poor alignment between contracts and appointment, and others. To address this conundrum, the municipality must establish separate panels aligned to the three distinct phases of a human settlement project as follows:

- Panel of professional Town and Regional Planners that will be responsible for all activities that relates to pre-feasibility and feasibility studies (this includes project management). Each panel member will be expected to have access to all skills and expertise required for conducting a feasibility study and township establishment. These include environmental practitioners, geotechnical consultants, land surveyors, conveyancers, social facilitation, etc. The planner will be retained throughout the project with the end-product being a proclaimed township to enable the municipality to issue title deeds.
- Panel of professional civil and structural engineers who will be responsible for the preparation of services reports, detailed engineering designs and supervision of both the installation of services and construction of housing units.
- Panel of contractors who will be responsible for the installation of services (both bulk and reticulation) and construction of housing units. Contractors should be registered with the regulatory bodies and have the required experience and capacity.
- Panel of Social Housing Institutions (SHIs) who will be responsible for the implementation of social housing projects in association with the municipality and the Social Housing Regulatory Authority (SHRA).

Project management must be done in house by the Human Settlement Business Unit officials responsible for managing project phases that coincides with their areas of expertise. Town Planners will manage town planning aspects while engineers will manage installation of services and construction of housing units. Alternatively, the business unit can appoint project managers who will manage projects from start to completion.

12.1.3 Public Private Partnerships

The Msunduzi Local Municipality has a responsibility to create housing opportunities not only for low-income communities, but across the housing market spectrum. While the municipality will intervene

directly in the case of the poorest of the poor (those earning less than R3500/month), the municipality must facilitate a range of public private partnerships (PPPs) agreement for the development of gap housing, serviced sites, and middle to high income housing. The partnership arrangement may be structured as follows:

- The landowners/developers should develop the land by installing all the necessary services and sell the land or sites to the municipality for the development of housing units for the poor.
- Alternatively, the landowner/developers may enter into a development agreement with the municipality in terms of which the municipality will undertake detailed planning of the area, obtain all the necessary development approvals and provide services while the developer will construct housing units.
- The municipality will avail its own land for development by private developers subject to mutually agreed terms and conditions.

These initiatives may be undertaken with the involvement of financial institutions such as financial banks, Development Bank of Southern Africa (DBSA), National Housing Finance Corporation (NHFC), and others who will provide finance for the packaging of projects and provision of services. Urban Renewal programmes may also be considered for assistance in this regard.

The benefit of this approach is that the landowners will realise the value of their assets and will be enticed to release the land for housing development. It will provide for the development of a mixture of residential units ranging from low cost to middle income housing, and low density to higher density development.

12.1.4 SMME Participation, Development and Support

While the human settlement sector contributes significantly to business and work opportunities, it is not accessible to many Small Medium and Macro Enterprises (SMMEs). These entities often lack the requisite experience and compliance with various statutory industry standards. Therefore, these requirements serve as barriers to entry for most emerging businesses. To address these, it is critical that the government establishes incubation, coaching and mentorship programmes aimed at ensuring that small businesses are skilled and trained on soft and practical skills for specific periods of time. This could be achieved as follows:

- Identify sub-contracting opportunities in the human settlement value chain and ring-fence the same for the involvement of SMMEs.
- Build SMME inclusion into the terms of reference for the main contractor, and clearly articulate the development of SMMEs, to ensure that contractors are committed to developing and including SMMEs in human settlement projects.
- Integrate into the project design and allocate project budget towards skills development.
- Stipulate in the contract with the main contractor that dedicated on-site supervision of SMMEs must be provided (with support to Grade 1 SMMEs), to ensure adherence to work quality, budgets and timelines.

- Provide training to SMMEs on the subcontracting process to assist interested SMMEs in preparing documentation for their applications.
- Ensure that the project team includes a dedicated SMME development manager to assist the appointed SMMEs with training and business development – emphasise quantity surveying, budgeting, managing labour, managing timelines and business administration.
- Technical Accreditations: Partner with Sector Education and Training Authorities (SETA), specifically Construction Education and Training Authority (CETA), NHBRC, and others to offer formal NQF-level accredited training in civil and building trades like plumbing, electrical work, bricklaying, and carpentry.

The programme will target the youth, disabled and women owned enterprises and SMMEs generally. It should be a well-planned operation that aims to exit and graduate contractors from the programme with measurable improvements and involves commitment of financial and human resources by both the lead departments and the participating emerging contractors. The lead departments will use an appropriate portion of their procurement of infrastructure budget to support the objectives of this programme.

12.1.5 Expanded Public Works Programme

The Msunduzi Municipality will integrate the Expanded Public Works Programme (EPWP) into the implementation of human settlement projects within its area of jurisdiction. This will require a shift from conventional machine-heavy construction methods into a labour-intensive approach. This will enable the municipality to deliver necessary public infrastructure and housing while simultaneously targeting poverty alleviation, community upliftment, and local skills transfer. Integrating EPWP requirements directly into the supply chain ensures that compliance is legally binding for all contractors.

- Mandatory Tender Specifications: Draft all tender and contract documents to explicitly mandate labour-intensive construction methods.
- Key Performance Indicators (KPIs): Embed strict quotas for hiring local, unemployed, and semi-skilled individuals.
- Targeting Low-Complexity Elements: Prioritize Civil and Infrastructure elements within the project layout that naturally adapt to manual labour, including civil works (Trench excavations, stormwater pipe laying, stone-pitching, and basic road construction), top-structure work (localized bricklaying, plastering, and roofing), and green initiatives (rainwater harvesting installation, green building material retrofitting, and landscape greening).
- Demographic Targets: Align contracts with the EPWP Recruitment Guidelines ensuring minimum targeted thresholds for youth (up to 55%), women (up to 55%), and people with disabilities (up to 2%).
- Penalty and Reward Clauses: Enforce financial or contractual penalties for non-compliance, alongside financial incentives for contractors who exceed job-creation targets.

- Transparent Recruitment: Utilize localized, random selection methods (like standard lottery draws) to eliminate nepotism, drawing entirely from jobseekers residing within walking distance of the site.
- Rotational Employment: Apply the EPWP Code of Good Practice to rotate short-term work contracts, allowing a wider portion of the vulnerable community to access income support.
- Labour Law Adherence: Ensure that minimum wage stipulations, the Unemployment Insurance Act (UIA), and the Compensation for Occupational Injuries and Diseases Act (COIDA) are structurally budgeted for and legally met.
- Project-Budget Funded Training: Allocate specific percentages of the overall housing development budget exclusively toward training, as mandated by the EPWP Phase 5 Training Framework.
- Dedicated Reporting Systems: Enforce standard data gathering structures where implementing agents collect beneficiary data (IDs, daily timesheets, training registers) monthly.
- Enterprise Development (SMME Incubators): Introduce mandatory enterprise and business skills training for youth towards the end of their employment cycle.
- Auditing and Verification: Routinely utilise digital monitoring tools to evaluate the condition, quality, and progress of the assets being built to guarantee that structural safety is never compromised by labour-intensive methods.

12.2 Systems and Procedures for the Delivery of Sustainable Human Settlement Projects

12.2.1 Anti-Land Invasion By-Law

Although the Msunduzi Municipality has developed and adopted an Anti-Land Invasion Policy, land invasions have continued calling for the municipality to introduce more stringent and effective measures to prevent land invasions and manage growth of the existing informal settlements. This should take the form of an Anti-Land Invasion By-Law to establish internal institutional mechanisms to respond effectively to land invasions, provide for enforcement of the policy, and impose penalties for non-compliance. It must effectively criminalise unauthorised occupation of land, clarify roles and responsibilities, and establish institutional structure for quick and effective response to land invasions. While the policy outlines step-by-step procedures and goals, the by-law will prohibit land invasion, create offences, define penalties, and is legally enforceable with court-backed powers. Land invasion affects both private and state-owned land. It disrupts effective implementation of human settlement programmes and delays realisation of a right to adequate housing for the needy law-abiding community members.

12.2.2 Innovative Building Technology

The Municipality is facing a serious balancing act in its human settlement programme. On the one hand, there is an urgent need to address the ballooning housing backlog by upscaling housing delivery. On the other hand, there is a need to develop human settlements that are resilient to climate change, and that contributes to spatial restructuring. Conventional construction methods alone are insufficient to meet the scale, scope, speed, affordability and the requisite sustainability.

Innovative building technologies (IBTs) provide an opportunity to deliver housing units at scale while also creating resilient communities. This is the essence of the recently concluded national Social Compact on IBTs. IBTs are non-conventional building methods and materials designed to be faster, cost-effective, and sustainable alternatives to traditional brick and mortar. They enhance thermal efficiency, lower energy consumption, and often use renewable materials. They have potential to act as a primary instrument to fast-track housing development, eradicate informal settlements, and reducing housing backlog.

In embracing IBTs, the municipality will collaborate with innovators and relevant regulatory authorities such as the NHBRC to carefully select IBTs that are suitable for the weather conditions in the Msunduzi. Feasibility studies will explore alternatives and make firm recommendations for project packaging. In addition, the following interventions will be undertaken:

- A housing consumer education and awareness plan as it pertains to IBT's should be included at bidding stage to ensure that social acceptability is obtained even before the project commences.
- A community service plan for maintenance should be provided for each residential project and IBT system, that will ensure the general maintenance and additions, will be provided for the post-construction phase, according to an agreed upon period.
- Each beneficiary must receive a proper maintenance manual, of which the beneficiary must be workshopped on before handover, clarifying the processes to be followed for maintaining (rectifying defects, replacing materials and adding onto) an IBT home.
- An additional warranty cover must be provided by the IBT certificate holder over and above the NHBRC warranty and latent defects liability period.
- Materials used must be NHBRC, and Agrément South Africa or South African Bureau of Standards (SABS) approved before municipal rollout.

IBTs occur in different forms but include modular and off-site construction, advanced timber systems, low-carbon materials, 3D printing, and performance-based building systems. International experience highlights the importance of enabling regulation, robust standards, reliable performance data, integrated financing, skilled workforces, and strong community engagement to ensure successful adoption.

Integrating innovative building technologies (IBTs) into municipal housing delivery has potential to accelerate construction, lower costs, and improve climate resilience through core strategies like performance-based standards, multi-sector partnerships, and localized manufacturing.

12.2.3 Densification Policy Framework

The Msunduzi Municipality is faced with a challenge of high population growth due to rapid urbanisation. This occurs in a context of stubborn apartheid spatial structure, low density urban sprawl, and scarcity of land for further outward expansion. Most of the urban component of the municipal area is fully developed except the area east of the city. Various municipal spatial and development frameworks/plans recommend densification as the most appropriate model for future

growth and set densification targets that could be achieved in each of these areas. Target areas for densification include the CBD, development corridors, and urban development nodes such as the Edendale Town Centre. These should be consolidated into a comprehensive municipal densification framework that will guide project packaging and implementation, align with infrastructure upgrading, and contribute to spatial transformation.

Densification will be achieved through sub-division of land to allow for the development of additional residential properties or consolidation of two or more adjacent properties to enable medium density housing in suburban areas and parts of the CBD. Mixed use zoning which permits shops on the ground floor with flats above and infill development on vacant sites/land are some of the recommended densification strategies. Higher density residential development should be promoted in the CBD, designated urban centres, and along major development corridors.

12.2.4 Social Facilitation Framework

The municipality must develop a cohesive framework for social facilitation across human settlement projects and throughout a project life cycle. Based on lessons from active projects, the social facilitation framework should address procurement of social facilitators as part of the implementing agent's team by clearly stating the minimum requirements, and commitment to adhere to the recommended approaches .

Social facilitation is a critical lever for managing project risks, addressing site disruptions, and promoting inclusive development. Implementing agents have applied different social facilitation models and practices with some being more effective than others. While the municipality will always encourage creativity, application of uniform approach to social facilitation will ensure consistency, uniformity, and equal treatment of beneficiary communities. It will enable the municipality to monitor and evaluate performance on a project-by-project basis, detect social challenges that may cause project delays, and sharing of experiences among social facilitators. When properly integrated, social facilitation contributes significantly to project success, community buy-in, and long-term sustainability. This approach will encourage continuous monitoring and regular reporting of social issues, continuous collection of data, and adaptation and continuous improvement based on feedback and lessons learned. The framework should cover the following, among others:

- Procurement of social facilitators as part of the Implementing Agent's project team with an emphasis on minimum qualifications and experience.
- Clarification of responsibilities including facilitation activities such as community profiling, needs assessment, development of targeted enterprise database, skills development and local labour mobilisation.
- Strategies for community engagement, consultation and participation throughout the project lifecycle.
- Establishment and operation of project steering committees (PSC) ensuring accountability among its members.

- Contract Participation Goal Planning (CPGP) detailing how the project intends to achieve its targets for targeted enterprises and labour in collaboration with the PSC.
- Conflict management and ensuring security on site including dispute resolution mechanisms to address community concerns, and proactive measures to manage conflict, especially in hostile environments.

12.2.5 Land Identification, Assessment and Prioritisation

The municipality will undertake a detailed land identification exercise to identify, map and assess all strategically located land that is suitable for housing development. This is in addition to municipal land already earmarked for this purpose. The municipality will use the SDF as a guide for land identification and the following criteria for assessment:

- Ownership of land.
- Restrictive conditions of title and other encumbrances.
- Current land use.
- Existing zoning.
- Size and potential yield for different housing products.
- Availability of services.
- Location in relation to employment and other urban opportunities.
- Market value of the land as determined by the municipality for rating purposes.
- Geotechnical, topographical and other environmental conditions should allow cost-effective development and servicing of the land.
- The use of the land for housing purposes should be in accordance with IDP and the associated sector plans.

The result of this exercise will be a land audit and evaluation report including the associated maps and schedules. Land so identified and assessed will be prioritised for different human settlement interventions in line with the provisions of the SDF. The exercise will include both settled and vacant land.

12.2.6 Housing Consumer Education

While there have been some consumer education and awareness campaigns undertaken in the past, these have been undertaken on an *ad hoc* basis. It is suggested that consumer education should happen throughout the project as means to empower project beneficiaries to participate effectively in the implementation of a project, make informed decisions, and understand obligations as property owners. A comprehensive standard information package should be developed. It must be easy to follow and understand irrespective of the level of functional literacy. It must deal, among others, with the following:

- Housing Options: Consumers must be informed of the variety of options to secure access to accommodation and the responsibilities related to each option. The provision of this information

up front would ensure that housing beneficiaries maximize their choices based on informed decisions.

- Finance and Savings: This module will target housing consumers who have benefitted from First Home Finance and have used this to leverage load finance from a financial institution. It will entail a clear exploration of what it means financially to undertake the obligations of a loan. Budgeting and dealing with credit givers as a responsible debtor will need to form a core aspect of the educational material.
- Security of tenure: Access to title is a fundamental principle of national housing policy and a means to participate in the property market. Security of tenure therefore serves as the foundation for future individual and public investment.
- Government's Housing subsidies and other housing assistance: The DHS has introduced a range of subsidy mechanisms to respond to increased and varied demand. This module should focus on the qualification criteria for housing subsidies; different housing programmes and related subsidies; and subsidy application process.
- Buying and Selling of a house: The material should canvass the important considerations in selling a house and restrictions the Housing Act imposes on disposal of government subsidised units.
- Housing unit as an asset: This module should cover maintenance responsibilities of the homeowner and tenants; home improvements that add value to the property and town planning requirements; wealth generation opportunities of property ownership; income generation by running a business from home; and cost saving opportunities by using the land to grow fruit and vegetables.
- Housing consumer support structures: Access to housing and housing information requires that consumers be guided when they experience problems. This module should identify appropriate statutory bodies, government institutions, advice centres and legal aid clinics with contact numbers to be accessed where a consumer requires specialist advice and assistance.

12.2.7 Digitalisation of the Programme

The digital revolution is a global trend characterised by a shift away from manual and mechanical to digital electronic technology. The human settlement sector, locally and nationally, faces many limitations emanating from the manual-based systems. These manifest, among others, in the form of poor access to verifiable and accurate data, inability to monitor progress and detect project related challenges early, and adequate reporting. Consistent with the White Paper, the municipality will implement structural reform through digitalisation of human settlement processes by embracing digitisation, automation and data-driven approaches. It will develop a that will improve and enhance service delivery in human settlements. It will develop a decision support tool/dashboard that integrates data from different sources into a single view to draw insights using data analytics. This will cover the entire project cycle. A tool will be developed to monitor informal settlements and detect land invasions early.

12.3 Upgrading of Informal Settlements

There are about 72 informal settlements accommodating approximately 43000 households in the Msunduzi Municipality. A higher concentration is in Edendale followed by the Northern Areas. Further to the UISP, the municipality has adopted a strategic approach to addressing the challenge of informal settlements within its area of jurisdiction. The new approach shifts away from eradication towards progressive upgrading and acknowledges that upgrading cannot be achieved by responding to informal settlements in a piece-meal, reactive, and unsystematic manner. Instead, the new approach groups informal settlements within a specified geographic area and seeks to rapidly deliver meaningful responses to all informal settlements simultaneously. The following initiatives are suggested to drive this process.

12.3.1 Establishment of an Informal Settlement Multi-disciplinary Response Team

The municipality will establish an Informal Settlement Multi-disciplinary Response Team to respond to land invasions, coordinate the rollout of basic services, and facilitate in-situ housing upgrades where applicable. The task team will comprise of various business units and be entrusted with the following responsibilities:

- Prevention of land invasions: Providing quick response to any attempts to occupy land illegally. This includes obtaining court orders.
- Health and safety/emergency services: Securing the health and safety of settlement residents through addressing risks such as fire, flooding, slope stability, emergency vehicle access.
- Tenure rights: Providing and progressively enhancing tenure security and land rights.
- Layout/settlement planning: Arranging and rearranging development and land uses and defining boundaries, through participative planning and layout formation processes.
- Urban services infrastructure installation: Providing and progressively upgrading urban services such as water, access, sewerage, electricity, storm water and solid waste management.
- Public domain/social infrastructure: Planning and managing public investments in social facilities and services (police, education, healthcare, recreation) and the public realm (open spaces, roads).
- Social development: Strengthening of community ties, networks, institutions, and individual and group capacities and then progressively integrating the settlement and its residents into the mainstream of urban life.
- Urban management: Establishing the systems and capacity to maintain and operate the infrastructure and services, including collecting revenue from operating the services. This also includes strengthening mechanisms for regulation within the settlement.

12.3.2 Review of the Informal Settlement Strategy and Plan

The Msunduzi Municipality developed and adopted an Informal Settlement Strategy and Plan in 2014. A review was undertaken recently but seems to be incomplete and was not adopted. The 2014 strategy and plan are now outdated and requires a comprehensive review. The review of Municipal Informal Settlement Upgrading and Management Strategy will entail the completion of various

milestones that collectively provides sufficient information for the development of a local programme for the upgrading and management of informal settlements.

- Confirmation of the number and spatial location of informal settlements.
- Updating Rapid Assessment Reports and confirmation of categorisation of each settlement.
- Updating upgrading plans for each settlement.
- Consolidation of information into an informal settlement upgrading strategy.
- Preparation of a detailed implementation plan indicating priorities, budget allocations, and sequencing of projects.

12.3.3 Establishment, Training and Support to the Community Based Structures

The municipality is responsible for enforcing regulations and by-laws. However, informal settlements often have their own internal regulation systems and mechanisms. To stamp authority and introduce democratic governance, the municipality has clustered informal settlements and established elected representative structures for each cluster. While this is convenient for the municipality, it is important for each settlement to have a representative structure that will work with the cluster and the municipality to regulate the settlement through an agreed standard set of rules or a constitution upon intensive training by the municipality. Training would differ from settlement to settlement but should at the least covers the Upgrading of Informal Settlement Programme; duties and responsibilities of the committee; operation of the committee; and engagement with government and other support institutions.

12.3.4 Community Engagement and Social Compact Agreements

Upgrading of informal settlements is not just an infrastructure and technically driven development process but also requires sustained and rigorous community participation from the beginning to the end. The process should begin with a series of community meetings to establish trust and secure community by-in. The municipality will engage communities, empower through information sharing to participate actively, and to informed decisions about the processes that affects their lives. The nature and extent of community engagement will be detailed in asocial compact agreement that the municipality will sign with the representatives of each settlement or cluster of settlements. The social compact will:

- Indicate clearly the purpose of the social compact;
- Clarify roles and responsibilities;
- Outline manner of engagement;
- Itemise issues that requires community engagement/participation;
- Record firm commitments to accept the results of the engagement process;
- Identify community representatives; and
- Indicate frequency of community meetings.

Conventional informal settlement upgrading interventions fail partly because they do not adequately consider local human capital and specific local conditions. Community empowerment and active

citizenship would enable informal settlement upgrading initiatives to build on and support what is already in place, and to work 'from the bottom up' instead of 'from the top down'.

12.3.5 Sustainable Livelihoods

Upgrading of informal settlements should also address the issue of sustainable livelihoods encompassing the skills, assets (both material and social) and the approaches which individuals and communities in informal settlement use to survive. The sustainability element implies that these individuals or communities can confront and overcome moments of stress and/or crisis, and that they are able to maintain or even improve current and future skills and assets without exploiting their supply of natural resources. Sustainable livelihoods require the consideration of vulnerability in each context; a strategy to protect livelihoods; and an analysis of different types of capital, particularly the following (UNDP, 2017:2):

- Human Capital: It represents the abilities, experience, work skills and the physical state of good health which, when combined, allow populations to engage with different strategies and fulfil their own objectives for their livelihoods.
- Social Capital: It refers to the social resources, which populations will rely on when seeking their objectives relating to livelihoods (social networks, associations, etc).
- Natural Capital: It is the term used to refer to the stocks of naturally occurring resources (soil, water, air, genetic resources, etc.) which can be used as inputs to create additional benefits, such as food chains, protection against soil erosion, and other natural resources which can support livelihoods.
- Physical Capital: This refers to the basic infrastructure and production inputs needed to support livelihoods.
- Financial Capital: This refers to the financial resources which populations employ to achieve their objectives regarding livelihoods.

12.3.6 Incremental Infrastructure Provision

Whilst the Msunduzi Municipality has made substantial progress in upgrading informal settlements, not all settlements can be provided with full services and low-income housing in the short term due to funding constraints. Meanwhile, informal settlements face a range of basic challenges including access to basic services, insecurity of land tenure, and poor living conditions. In accordance with the UISP, the Msunduzi Municipality will roll-out interim services to 44 prioritised informal settlements. These prioritised settlements are those which are earmarked for upgrading, but which cannot be provided with full services and low-income housing in the short term. Informal settlements which are destined for eventual relocation are not included. It is emphasized that the intention is to deliver rapidly to as many settlements as possible instead of providing a high level of service to only a small number of selected settlements. It is hoped that the programme can be rolled out rapidly over a period of approximately three years subject to the availability of sufficient funding.

12.3.7 Community Register

Approximately 44 000 households Msunduzi Municipality occupy illegally erected makeshift structures in informal settlements without access to water, sanitation and proof of address. The municipality will engage each settlement in the preparation and maintenance of a community register which is a record of all households that reside in a settlement. Community Registers will afford residents in informal settlements the opportunity of formal recognition, access to improved service delivery and allow people to regain a sense of belonging and ownership. Various government departments could access this data base to optimize and improve on service delivery including locating residents for distribution of grants, chronic medication and many other services.

Community Registers will be developed and managed by residents with the support and supervision of the municipality. Therefore, local community members will be trained to collect and capture data from households, manage the Community Register and distribute information upon request to community members and other stakeholders.

12.4 Sustainable Human Settlement Focus Areas

Further to the national human settlement policy, the Msunduzi Municipality will refocus its human settlement programme to spatially targeted areas. This will serve as a catalyst for the redevelopment of the Greater Edendale, renewal of the inner city, densification of suburban areas, consolidation of rural settlements, and eastwards expansion of the city. It will correct historical spatial imbalances and inequalities (spatial injustice), provide for an effective management of urbanisation, and promote equitable and sustainable development. It will occur within the ambit set in the MSDF, respond to areas that face serious development pressures or are transitioning from one character to the other, and provides for managed urban growth and expansion.

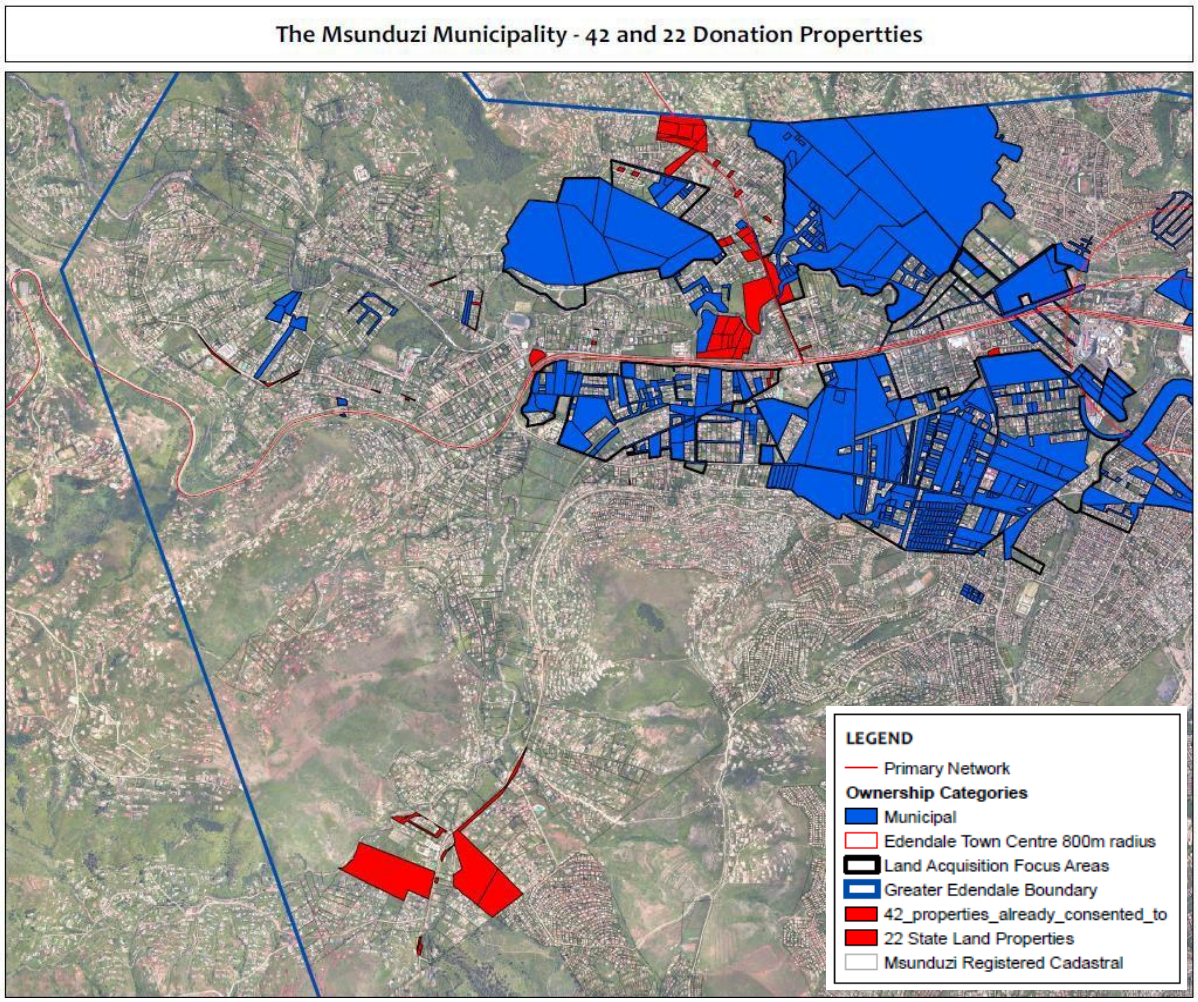
12.4.1 Redevelopment of the Greater Edendale Area

12.4.1.1 Intensification of the Land Acquisition Programme

The municipality, with the assistance of the DoHS will intensify the land acquisition programme in the Greater Edendale area to unlock land for the redevelopment of the area and its upgrading into a sustainable human settlement. The land acquisition programme is advanced in so far as being close to the end of the land assembly cycle in most housing project areas as shown by parcels packaged under municipal ownership.

The Municipality will pursue the acquisition of 64 state land properties by way of donation. The DALRRD has vested these properties provincially to the DoHS in terms of s28(1) of Schedule 6 of the Constitution of South Africa, Act 108 of 1996. The vesting transfers and the subsequent transfer of the properties to the Msunduzi Municipality need to be affected. The properties are separated into two batches for acquisition, referred to as the 42 properties and the 22 properties (refer to Map 12 below).

Map 11: 42 and 22 Stateland Donation Properties in Edendale



12.4.1.2 Edendale Town Centre

The Edendale Town Centre Development is a key catalytic project that has embarked on a very focused land acquisition strategy that introduced mixed use development in a historically residential area that has been characterised by land invasion. the mixed used development proposal is expected to bring housing typologies that will assist in increasing residential threshold and densities in keeping with land uses that are befitting of a town centre and ensuring that more people are located on well-located land close to opportunities.

The above map depicts the mixed-use area for the Edendale Town Centre area that is earmarked for mixed use development with commercial and retail on ground floor and the rest being residential. The has been architectural renders that show the town centre vision. The designs of the mixed use will be of high density with a close resemblance to the social housing model as shown below. The typologies have been designed in line with social housing norms and standards

12.4.1.3 Finalisation of Township Establishment Process

The Municipality will work with the Provincial Department of Human Settlements to finalise township establishment for both pre-1994 and post-1994 housing stock and issue title deeds using the Title Deeds Restoration Grant. This will provide beneficiaries with a title deed to a piece of land on which a house stands. This initiative entails the completion of the following activities:

- Finalisation of township establishment process which may entail amendment to the approved layout plan, conditions of establishment and the General Plan; proclamation; and opening of township register.
- Verification of beneficiaries to ensure that properties are transferred to the rightful project beneficiaries.
- Proclamation of a township.
- Opening of a township register with the Deeds Office.
- Handover of title deeds to the respective beneficiaries.

The transfer of title deeds to rightful owners is not an end. It is also a means to achieve a series of other development objectives. An effective system where all residents have access to their title deeds (and are aware of their usefulness) creates and allows beneficiaries to realise the value of their assets; opens up more personal investment to residents thereby physically transforming housing into homes, and townships into neighbourhoods; distributes property ownership more equitably in the country thus achieving more balanced patterns of ownership; gives households their first entry into the property market, which can lead to improved housing conditions over generations as individuals and households trade up in the housing ladder; and is a catalyst in transforming and expanding the real estate sector.

12.4.2 Inner City Housing

Pietermaritzburg's inner city faces accelerating urban decay that manifests in the form of deteriorating buildings, declining investment, and a growing housing backlog. Businesses relocating out of the CBD, rising vagrancy, and infrastructure neglect have eroded the inner city's residential and economic viability. Without decisive intervention, the CBD risks further decline as a competitive urban and economic hub. Residential development is one of the critical interventions towards the regeneration of the CBD.

12.4.2.1 Protect Functional Residential Neighbourhoods

Ideally, the CBD is the area where higher density residential development should be promoted. However, a few neighbourhoods in the CBD have shown resilience and retailed their residential character and amenity. They are established and matured lower density residential neighbourhoods. In view of this, these areas should be protected from unwanted growth and encroachment by non-residential land uses through restrictive zoning. Also important is the maintenance of infrastructure and amenities. This will prevent entry of intrusive land uses and assist in retaining residential character of the residential neighbourhood.

12.4.2.2 Adaptive Re-use of Bad/Problematic Building

The CBD has the higher concentration of bad buildings. The municipality has identified about 121 problematic buildings (abandoned, neglected, or underutilised). These buildings threaten the urban environment and quality of life by being sources of pollution, waste, and vagrancy. Adaptive Re-use (AR) presents an opportunity for the revitalization of these structures and transformation into productive and appealing spaces for a variety of applications and services, including housing and the associated amenities to address demand arising from rapid urbanisation. Housing scarcity and the need to address inequalities demand innovative strategies for sustainable housing delivery. The buildings should be assessed to establish their structural integrity, suitability for residential use, and feasibility of adaptive re-use. This initiative will assist in addressing the housing backlog, revitalisation of the CBD. and reduction of the environmental impacts of construction activities. The AR of structures transcends mere building rehabilitation by incorporating recyclable components, making it a fundamental aspect of sustainable urban regeneration

12.4.2.3 Promote Mixed Land Use Precincts

Rapid urbanisation has placed pressure on infrastructure, public transport, and utilities. Traditional single-use zones exacerbate long commutes and inefficiencies, making mixed-use precincts a compelling alternative. A mixed-use precinct is an urban planning strategy that integrates residential, commercial, retail, and recreational spaces into a single, walkable neighbourhood to accelerate and sustain housing delivery. By integrating commercial, residential, leisure, and retail spaces within single developments, mixed use precincts offer residents and businesses unmatched convenience, infrastructure, and modern amenities. The following are key benefits of mixed land use precincts for housing delivery:

- Optimized Land Use: Combines high-density housing with commercial zones, making efficient use of scarce urban land.
- Reduced Infrastructure Strain: Connects new homes directly to existing or co-developed water, waste, and transport networks, reducing the cost of sprawling developments.
- Diverse Housing Options: Blends social housing, affordable GAP market units, and private residential properties within a single node.
- The "15-Minute City": Places workplaces, schools, shops, and homes within a short walking distance, cutting travel times and transportation costs for residents.

While the advantages for residents are clear, the potential for businesses, investors, and developers extends much further. Integrated developments combining homes, offices, shops, and leisure facilities don't just improve residents' daily lives; they're fundamentally changing what makes commercial real estate valuable.

12.4.2.4 Clear the CBD off Slums

Slum conditions have developed in various parts of the CBD especially the area between West and Pine Streets as well as the area along East Street. They occur in the form of overcrowded and poorly

maintained dwelling units and residential buildings (block of flats), East Street Hostel Jika and informal settlement in the case of Joe. The are symbols of urban decay and accounts for massive relocation of the business and the affluent away from the CBD. Clearing inner city slums requires balancing strict municipal enforcement of by-laws with legal rules for alternative housing and sustainable community upgrades. It requires the municipality to acquire the land, demolish existing dwelling units, and develop rental housing stock through, among others, the Community Residential Units (CRU) programme of the national Department of Human Settlements. This will address housing backlog, respond to rapid urbanisation, and contribute to the renewal of the CBD.

12.4.2.5 Leverage on Urban Development Zone

Pietermaritzburg's Urban Development Zone (UDZ) demarcated since 2005 permits property owners and developers to write off costs of refurbishment and new development under the Income Tax Act. This incentive was designed to combat inner-city decay, prevent the loss of critical sunken infrastructure, and to stimulate private sector-led commercial and residential property development and regeneration of declining urban areas. Actively marketing the UDZ incentives to private developers in the CBD will create a pathway for the residential conversion of underutilised commercial buildings, turning liabilities into housing assets without full reliance on municipal capital.

Following the National Budget Review, the UDZ incentive has been extended from its previous deadline until 31 March 2030. This gives property developers and buy-to-let investors an extended timeline to claim significant tax deductions. The UDZ allows businesses which fall within its area to benefit from significant tax savings for building development which fall into the following categories:

- The erection, extension or improvement of or addition to an entire building;
- the erection, extension, improvement or addition of a part of a building representing a floor area of at least 1 000 m²;
- the erection, extension or improvement of or addition to low-cost housing; and/ or
- the purchase of such a building or part of a building directly from a developer.

12.4.3 Land Parcels Under Timber Plantations

The municipality owns large tracks of land is under timber plantations within a 10km radius from the CBD. While this is a valuable and potentially income generating asset for the municipality, rapid urbanisation and shortage of land for residential development exerts pressure on the municipality to release suitable and strategically located portions of this land for the development of sustainable human settlements. The municipal land needs assessments should be informed by, and enable the implementation of, the spatial transformation and inclusive economic growth objectives of municipal Spatial Development Frameworks (MSDFs) and Integrated Development Plans (IDPs). The landmark South African Constitutional Court judgment in the case of *Adonisi and Others v Minister for Transport and Public Works, Western Cape and Others; Minister of Human Settlements and Another v Minister for Transport and Public Works, Western Cape and Others* ([2026] ZACC 29), handed down on July 2, 2026, creates a binding nationwide precedent that fundamentally reshapes how the municipalities

must manage public land and urban development. Municipal land may no longer be treated as a purely financial asset to be traded to boost its balance sheet. If the municipality decides to sell or lease well-located public land, particularly in the inner city and the surrounding areas, it must first actively consider whether that land can be used for social or affordable housing.

12.4.4 Outer Eastern Area

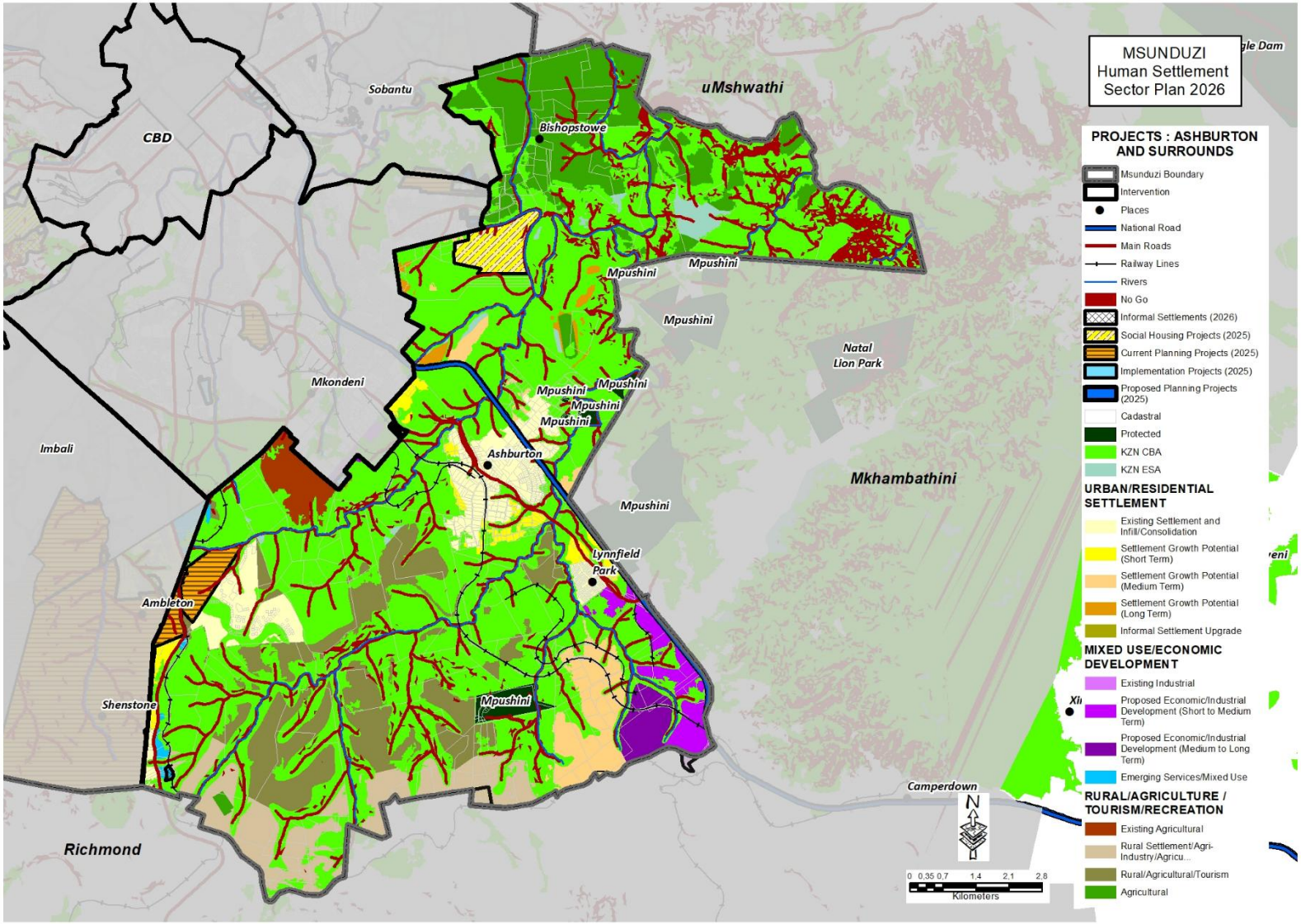
Opportunities for outward expansion of the urban component of the Msunduzi Municipality have reduced significantly with most of the area being developed except the area along the boundaries with Mkhambathini and Richmond local municipalities. Even in this area, land that is suitable for human settlement is limited given large tracks of land covered by critical biodiversity areas (CBAs), ecological support areas, and high potential agricultural land. CBAs include various tributaries of the Msunduzi River, wetlands, buffer zones, Bisley Valley Nature Reserve, and Mpushini Protected Areas. These environmental assets provide an opportunity for an integrated open space system, nature conservation, and ecologically friendly development. Therefore, any human settlement development in the area should enhance ecological integrity and integrate with the natural setting to create a distinctive landscape character. It must be scaled appropriately to limit negative impact.

Ashburton and Lynfield Park offer an opportunity for outward expansion and densification through medium density housing. Ashburton comprises of very large sites and small holdings (typically ranging from 1 to 5 hectares) and these are logical areas for incremental or large-scale urban infill. This could be achieved through a comprehensive review of the land use scheme to allow subdivision of large plots into smaller erven and/or sectionalisation into multi-unit developments such as townhouses and cluster housing. The MSDF should also be reviewed by shifting the urban edge include potential urban growth areas. This will consolidate Ashburton and surrounds and establish the area as one of the urban conurbations within the Msunduzi urban systems.

In addition, isolated pockets land located along the development corridors immediately outside the urban edge to the east of Cleland, Mkhondeni, and Tamboville. A substantially larger area is located to the south of Bhubesini Industrial area and along Umlaas Road. These areas fall outside of ECAs and irreplaceable agricultural land. Despite this, their release for urban development should be subject to extensive due diligence to ascertain development potential and suitability for human settlement. This would require concurrence of KZN Ezemvelo-Wildlife, approval from the National Department of Agriculture, environmental authorisation in terms of the Environmental Impact Assessment Regulations, and planning approval in terms of the Msunduzi Municipality's Spatial Planning and Land Use Management By-Law.

The release of these areas may take various forms including non-financial compensation such as land use and development incentives, investment incentives, land banking/land swops, and others. On initiating a land acquisition process, the municipality must determine whether the land that is earmarked for acquisition may be transferred in one of two ways:

Map 12: Eastern Expansion Area



- Financial acquisition process: This would include, through a negotiated price, grant support purchase (for example, Urban Land Grant, Human Settlement Development Grant and/or Urban Settlements Development Grant [USDG]), or a land lease agreement.
- Non-financial acquisition process: This could be by means of land-use development incentives; investment incentives; land banking (land swop), or expropriation without compensation (utilization of current legislation).

The terms of land transfer should be case and context specific and be supported by legislation and council-approved policies including the IDP and the associated MSDF.

Human settlements in the eastern expansion area should accommodate various housing options with density reducing from high along development corridors and within designated development nodes to low density housing closer to the environmentally sensitive areas. Housing typologies should include detached housing, semi-detached housing, row housing (terrace), duplex complexes and medium-rise buildings including 3-4 storey walk ups that can be accommodated by/provided by both public and private sector housing. Mono-functional housing "estates" that obviate integration and regional mobility should be avoided. Land uses that can associate with and be mixed with residential uses such as home business, community facilities, local neighbourhood shopping, etc. should be encouraged and facilitated.

12.4.5 Consolidation of Rural Settlements

The transformation of rural settlements in Vulindlela and Emaqadini into sustainable human settlements is a critical intervention for the sustainability of these areas. Although a local area plan has been developed for Vulindlela, which now also includes a portion of ward 39, this plan needs to be refined further through a clear identification of settlement, preparation of settlement plans, and development of spatial management systems and procedures. Settlements in Vulindlela located along major development corridors and abutting onto Edendale and Hilton are densifying at a fast pace. This poses serious risks to the sustainability of these settlements and natural environment. These areas should be prioritised for settlement planning, and this should include the following:

- Mobilization of traditional councils in support of settlement planning initiative.
- Formalization of institutional arrangements and clarification of roles and responsibilities and cooperation between the municipality and institutions of traditional leadership in respect of land allocation and land use management.
- Preparation of settlements plans that indicate spaces where different land uses may be located and areas where settlement should be discouraged.
- Delineation of settlement edges indicating the land required to accommodate further expansion and social development needs over a defined period (five to ten years). The edge will also be used to promote compaction.
- Introduction and application of planning standards including average site size.
- Protection of natural resources including agricultural land.

Spatial planning will enable environmental, economic and social sustainability, effective use infrastructure, and efficient management of outward expansion of each settlement, and balance human development and protection of the natural resources.

12.5 Broadening Housing Opportunities

12.5.1 Integrated Residential Development Programme

The Msunduzi Municipality will implement the Integrated Residential Development Programme (IRDP) in developing new and upgrading existing settlements into sustainable human settlements. This marks a significant shift in focus away from monotonous developments to mixed residential developments thus increasing product choice for the residents. The delivery of IRDP projects will unfold in three phases. The first phase will encompass land acquisition/release, detailed planning (feasibility study), and township establishment while the second phase will focus on the servicing of stands/erven. The third phase will focus on the construction of housing units for qualifying housing beneficiaries and the sale of stands to non-qualifying beneficiaries and to commercial interests.

12.5.2 Community Residential Units

The Msunduzi Municipality will facilitate the development of Community Residential Units (CRUs) through the upgrading/redevelopment of hostels, and new units on strategically located sites and/or as part of the IRDP projects. The primary aim of this initiative is to provide secure and stable rental accommodation for individuals and households that earn between R800 and R3 500 a month. It assumes that the target beneficiaries are unable to enter the formal private rental and social housing market. It includes public housing stock that cannot be transferred and must be managed as rental accommodation.

CRU financing is only applicable to developments on land owned by municipalities and the Provincial Department of Human Settlement. The land and top structures must remain in the ownership of either provincial or the municipality and cannot be transferred to tenants or any other ownership entity. Priority projects in this regard include the upgrading of East Street Hostel, which includes the acquisition of the surrounding properties for the expansion, the development area; and redevelopment of Imbali Hostel area in Unit 1 Imbali Township. IRDP projects should also include CRUs.

12.5.3 Social Housing

The municipality will create an enabling framework for the development of social housing within its area of jurisdiction. In addition to the gazetted Restructuring Zones (RZs), the following critical interventions will be initiated towards the attainment of this ideal:

- Release of municipal land within the gazetted RZs for the development of social housing.
- Conduct prefeasibility studies to determine suitability and potential yield of each land parcel.
- Identify and assess underutilised and derelict municipal and government properties within RZs that could be repurposed into social housing.

- Invite SHIs to partner with the municipality in packaging funding applications to the Social Housing Regulatory Authority (SHRA) and implementation of each project.
- Explore opportunities for private public partnerships in the development of rental housing (social housing) stock.

Social housing provides a huge opportunity for infill development and densification, and contribution towards spatial transformation. Priority will be given to sites that are along designated development corridors and nodes.

12.5.4 Backyard Housing Programme (Back Yarding)

Backyard housing is a common phenomenon in townships in South African. It involves living in separate homes on the same property with the second and or other homes being or third one being subsidiary to the main dwelling and offered to other families for occupation on a monthly rental basis. Backyard housing helps low-income families by giving them a place to live given the challenge of government-led housing programmes falling short of meeting the demand. It is also a source of income for the landlord.

The municipality will initiate a programme for effective management of backyard housing with the intention of ensuring a safe and healthy living environment, compliance with all relevant regulations, and access to basic services as follows:

- Socio-economic survey is the townships to establish the size and develop profile of the backyard dwellers.
- Review current zoning and building restrictions by-laws to enable a less complex, cheap, and fast-tracked process of obtaining approval to construct a second dwelling on existing properties in the townships.
- Provide technical support to the existing or prospective small-scale landlords to develop or upgrade their units. This will include a generic product design, and construction and marketing of prefabricated accommodation units or components as part of the LED programme.
- Quota should be provided for backyard dweller when new housing projects are done in the municipality.
- The municipality to develop an incentive system to qualify for additional service connection and maintained service provision.
- The facilitation and encouragement of land owners to comply with the minimum standard and active policing and removal of non-compliant temporary structures.
- The construction of outside ablution facilities by landowner be investigated to ensure consistent access to services from backyard structures.
- The creation of a standard rental contract provided with legally binding terms and conditions that are enforceable by the Municipality which is clearly articulating contractual rights and obligations provided for both tenants and landlords in the rental contract

12.5.5 GAP Housing

The gap housing market comprises people who typically earn between R3500 and R22 000 per month which is too little to enable them to participate in the private property market, yet too much to qualify for state assistance. This housing segment in Msunduzi municipality is huge and represents a significant demand within the city. To address this housing segment, the following are proposed:

- Identification of suitable land for GAP housing.
- Provision and sale of serviced sites.
- Selling and/or making land available to private developers for gap housing.
- Incorporating gap housing component in IRDP projects.

It is important to bear in mind that more cost-effective building technologies and materials will contribute to delivering the gap housing product in greater numbers.

12.5.6 Emergency and Short-term Housing

Temporary shelters will be provided in terms of the Emergency Housing Programme and will apply to emergency situations of exceptional housing need. These include households whose properties are destroyed by disasters such as fire and floods; decanting of informal settlements; displacement because of civil unrest; and households that that are threatened with imminent danger. Temporary shelters will be provided as follows:

- Social Housing Institutions should be consulted to determine if there are vacant units that may be available to accommodate victims of emergency situations on a temporary basis. These will be used to accommodate those who qualify for social housing. A
- Indigent or low-income households may be accommodated in homeless shelters managed by welfare organisations or non-governmental organisations through negotiation by the Department to enable short term accommodation for vulnerable persons or households.
- Temporary structures may be built in terms of the specification as provided in the Emergency Housing Programme as contained in the National Housing Code, 2009.

The responsibility for dealing with disaster situations rests with the National Department of Human Settlements with the municipality playing a supportive role.

12.5.7 Student Accommodation

The City of Pietermaritzburg serves as a hub for higher education, hosting two major tertiary institutions: the University of KwaZulu-Natal (UKZN) Pietermaritzburg Campus and the Durban University of Technology (DUT) Midlands Campus. Both campuses are located within Scottsville suburban area. While the presence of UKZN and DUT improves the profile of the city and generates significant economic activity, the rapid growth of student populations has outpaced the provision of formal accommodation, resulting in the proliferation of “informal” and “poorly” regulated housing. Without coordinated policy responses, the risks of overcrowding, community conflict, safety issues, and infrastructure strain will continue to grow. Key policy and planning implications include:

- Expand Purpose-Built Student Accommodation (PBSA): Incentivise public–private partnerships (PPPs) to develop secure, affordable PBSAs near campus precincts.
- Accreditation and Compliance: Strengthen enforcement of DHET norms and standards, ensuring backyard rentals, hostels, and HMOs meet safety, sanitation, and occupancy guidelines.
- Zoning and Land Use: Introduce student housing overlays in areas like Scottsville and Pelham, guiding densification while preventing uncontrolled sprawl and illegal conversions.
- Precinct-Based Safety Strategies: Collaborate with SAPS, campus security, and private providers to improve lighting, patrols, and safe walking routes in high-risk areas (e.g., Epworth, Scottsville).
- Student Integration Initiatives: Promote community–student forums to reduce tensions, address noise/waste concerns, and foster better relationships between residents and transient populations.
- Utility Management: Upgrade water, sanitation, and electricity infrastructure in high-density student precincts to prevent overload.
- Municipal–University Partnerships: Formalise coordination platforms between the Msunduzi Municipality, UKZN, DUT, landlords, and student bodies for proactive planning.
- Data and Monitoring: Establish a centralised student housing database, integrating university enrolments, accredited housing, and municipal land use records to monitor supply and demand in real time.

13 IMPLEMENTATION PLAN

13.1 2026/2027 Provincial Business Plan Projects

Table 17: Projects in the KZN Provincial Business Plan 2026/2027 Financial Year

HSS PROJECT DESCRIPTION	START DATE	END DATE	PROJECT DURATION IN MONTHS	TOTAL CONTRACTUAL TARGET	DELIVERY TO DATE (SITES)	DELIVERY TO DATE (UNITS)	APPROVED PROJECT BUDGET	AVAILABLE BALANCE (BUDGET)	TOTAL ANNUAL NO OF UNITS	TOTAL ANNUAL UNIT BUDGET
Slangspruit PZB - Phase 1	1998/06/01	2017/07/25	229	3508	3504	3507	R 94,648,100.40	R 17,276,712.01	0	R 100,000.00
195 Happy Valley: Ntuthukoville - Phase 1	2023/02/09	2025/08/08	18	163	163	3	R 27,795,318.82	R 23,067,352.62	18	R 3,508,326.00
Mantshaheni - Phase 1	2000/11/01	2010/01/30	110	1128	1128	1128	R 31,629,577.92	R 0.00	0	R 100,000.00
Mantshaheni Phase 3 - Phase 1	2002/01/01	2010/01/30	96	1256	1256	1256	R 44,144,547.20	R 0.00	0	R 100,000.00
290 Edendale Mantshaheni - Phase 1	1997/12/01	2009/03/29	135	568	568	562	R 10,891,795.08	R 0.00	0	R 100,000.00
379 Glenwood Tamboville - Phase 1	1997/02/18	2025/12/05	334	416	0	171	R 70,938,040.24	R 36,324,871.60	24	R 4,583,689.50
382 Pietermaritzburg Glenwood Q Section - Consolidation Top structure	2020/10/14	2025/11/29	55	416	0	114	R 82,279,519.71	R 58,888,099.12	32	R 6,337,852.50
472 Willowfontein : Unit EE North - Phase 1	1997/01/30	2025/08/02	343	189	200	127	R 13,506,352.00	R 8,728,848.20	18	R 4,074,016.50
Edendale Ward 29 (Bb1, Bb2, Bb3) - Phase 1	2003/09/16	2009/12/31	75	1585	1585	1525	R 33,675,211.87	R 0.00	0	R 100,000.00
Copesville - Services & Top structure	2019/11/06	2026/08/02	81	1176	1024	0	R 67,016,595.84	R 67,016,595.83	32	R 9,008,015.00
Erf 182 Sinathing, Edendale - Phase 1	2024/08/01	2026/02/01	18	133	133	64	R 15,523,607.39	R 5,680,960.78	12	R 3,508,326.00
Rectification Of 2086 Wire walls Msunduzi - 176 Top structures	2023/06/05	2026/06/04	12	176	0	0	R 44,728,411.14	R 29,320,834.27	0	R 6,070,110.00
North East Sector 2 Glenwood Housing Project - New Annexure D	2016/06/24	2026/03/26	117	0	0	0	R 1,275,233.07	R 358,756.00	6	R 809,348.00
OSS New Annexure D - OSS for 59 Ben within Msunduzi Municipality	2020/10/01	2024/04/07	42	59	0	11	R 9,247,906.00	R 6,661,382.68	18	R 3,642,066.00
uMgungundlovu 585 Rehabilitation Housing Project - Phase 1	2019/09/03	2025/11/24	62	585	0	0	R 113,992,926.64	R 89,355,147.02	0	R 4,129,333.50
Site 11 Pietermaritzburg (Lot 1254) - Top Structure 252 Units	2020/10/01	2025/11/26	49	252	0	104	R 38,650,217.77	R 22,683,339.62	20	R 3,995,593.50
Thembalihle Glenwood 2 (Consolidation) - Construction of Phase 2	2019/03/13	2026/01/24	82	804	0	44	R 122,530,150.47	R 114,342,568.54	20	R 4,427,544.00
Rehabilitation Of 444 Sobantu Ward 35 - Phase 1	2022/01/11	2026/01/10	48	0	0	0	R 40,428,714.09	R 25,109,834.36	0	R 4,772,258.75
uMgungundlovu 2019 Disaster - 295 Units (Reduced to 200 Units)	2023/01/24	2025/04/23	15	202	0	0	R 40,133,907.94	R 33,751,787.61	15	R 3,035,055.00
uMgungundlovu 2019 Disaster - 353 units (Reduced to 242 Units) (Lingela)	2023/05/29	2024/05/28	12	353	0	0	R 60,553,746.50	R 53,006,380.51	15	R 3,035,055.00
KZN OSS (2022) - OSS For 6 Beneficiaries in Msunduzi (Kadukuphi)	2024/10/01	2025/06/01	8	6	0	0	R 1,241,076.66	R 1,241,076.66	6	R 1,214,022.00
Military Veterans-Edendale Q-section - 10 Bona Fide Military Veterans (Fairfield)	2023/02/06	2023/08/05	6	10	0	0	R 2,406,080.00	R 2,406,080.00	2	R 389,814.00
Military Veterans-Edendale Q-section - 42 Non-Bona Fide Military Veterans (Fairfield)	2023/05/12	2024/11/11	18	44	0	0	R 14,574,556.00	R 14,574,556.00	4	R 779,628.00
Msunduzi/Edendale cc and Sinathing IRDP - 100 Top structures	2023/03/10	2025/06/04	27	100	0	0	R 56,226,764.72	R 56,226,764.72	0	R 1,169,442.00
ML Sultan Frail Care - Phase 1	NULL	NULL	NULL	0	0	0	R 0.00	R 0.00	0	R 0.00

13.2 Detailed Planning Projects

Table 18: Projects Detailed Planning

NO	NAME OF PROJECT	PROJECT DESCRIPTION	APPROVED PROJECT VALUE	WARD	MEC APPROVED YIELD	SPLUMA APPROVED YIELD	2026/2027		2027/2028		2028/2029	
							TARGET	BUDGET	TARGET	BUDGET	TARGET	BUDGET
1	Edendale Town Centre Relocation	Edendale Town Centre Relocation	R782,000.00	22	150	77	N/A	N/A	N/A	N/A	N/A	N/A
2	Edendale J2 & Quarry	Informal Settlement Upgrade Housing Project	R2,535,110.00	15	1000	TBD	R2,355,981	R50,000	R0		R0	
3	Nkululeko Regina Road	Informal Settlement Upgrade Housing Project	R7,192,460.00	28	1100	TBD	R1,000,000.00	R1,000,000.00	R2,830,475.00	R0	R0	R0
4	Sinathing Phase 2	Integrated Human Settlements Project	R16,962,000.00	11	2000	TBD	R13,124,812	R200,000	R1,005,960	-	R0	-
5	Sinathing Phase 1	Informal Settlement Upgrade Housing Project	R7,012,460.00	11	2000	2000	R2,489,233	R230,000	R3,740,067	-	R0	-
6	Ambleton/Shenstone	Informal Settlement Upgrade Housing Project	R50,886,000.00	17	6000	TBD	R2,003,400.00	R500,000.00	R23,818,020.00	R0	R23,818,020.00	R0
7	Caluza/Smero	Informal Settlement Upgrade Housing Project	R7,276,598.01	20	2000	735	R2,279,053	R1,000,000	R1,459,947	-	R0	-
8	Edendale Priority 2 Phase 1 Housing Project	Informal Settlement Upgrade Housing Project	R1,961,580.00	21	300	TBD	R230,000.00	R230,000.00	R1,174,720.00	R0	R0	R0
9	Edendale Ee Phase 3	Informal Settlement Upgrade Housing Project	R6,538,600.00	17	1000	TBD	N/A	N/A	N/A	N/A	N/A	N/A
10	Unit 18 Extension	Informal Settlement Upgrade Housing Project	R4,240,500.00	10,14,15 & 17	500	TBD	R1,655,944	R430,000	R1,522,656	-	R0	-
11	Yellowwood Place Housing Project	Integrated Human Settlements Project	R537,753.20	32	180	154	R42,212.70	R42,212.70	R0	R0	R0	R0
12	Hollingwood Housing Project	Integrated Residential Development Housing Project	R8,481,000.00	35	1000	1071		R200 000.00				
13	Ethembeni IRDP	Integrated Residential Development Housing Project	R8,576,238.58	37	3000	2446	R2,943,877.30	R200,000.00	R0	R0	R0	R0
14	Sobantu Dark City	Low-Cost Housing Project	R536,453.19	35	153	131						
15	Oss Woodlands	Low-Cost Housing Projects	R1,800,000.00	32	175	177						
16	South Road	Low-Cost Housing Projects	R2,391,642.00	30	282	TBD						
17	Bhobhonono Masomini	Low-Cost Housing Project	R7,503,575.00	20	2000	2000	R2,150,560.00	R1,000,000.00	R0	R0	R0	R0
18	Willowfontein Phupha Phase 3	Low-Cost Housing Project	R12,721,500.00	14	1500	TBD	R8 736 000	R1,000,000.00	R0	R0	R0	R0
19	Matshaheni Title Deeds Project	Title Deed Restoration Project	R4,270,793.20	17 & 41	3585	TBD						
20	Willowfontein Terminus	Integrated Residential Development Housing Project	R16 962 000	14	2000	TBD	R8 922 000.00	R200 000.00	R0	R0	R0	R0
21	Masson Housing Project	Informal Settlement Upgrade Housing Project	R4,834,170.00	29	570	TBD	R3,190,762.00	R140,000	N/A	N/A	N/A	N/A
22	Edendale Priority 4 Phase 1	Informal Settlement Upgrade Housing Project	R25,443,000.00	21	3000	TBD	R13,375,640.67	R500,000	R5,722,249.32	R0	N/A	N/A
23	Bakerville Heights	Low-Cost Housing Project	R8,150,241.00	30	961	TBD	R1,773,535.00	R511,000.00	R3,474,849.50	R0	R2,421,304.80	R0
24	Copesville Phase 2	Informal Settlement Upgrade Housing Project	R25,443,000.00	30	3000	TBD	1,100,000	2,000,000	R0	R0	R0	R0
25	Gomora Relocation	Gomora Relocation Informal Settlement Upgrade	R1,628,352.00	22	192	TBD	R580,418	R500,000	R0	-	R0	-
26	Oribi Village	Informal Settlement Upgrade Housing Project	R5,196,528.00	24	2700	TBD						
TOTAL:			**R197,458,554.18**		**40348**	**8791**						

NB: None of these projects have an approved GP

13.3 IMPLEMENTATION STAGE

Table 19: Projects at Implementation Stage

PROJECTS STATUS										2026/2027		2027/2028		2028/2029	
No	**NAME OF PROJECT**	**STATUS OF THE PROJECT**	**TIMEFRAME**	**APPROVED PROJECT VALUE**	**WARD**	**MEC APPROVED YIELD**	**SPLUMA APPROVED YIELD**	**SPLUMA APPROVAL**	**GP APPROVAL**	**TARGET**	**BUDGET**	**TARGET**	**BUDGET**	**TARGET**	**BUDGET**
1	Kwa 30	Bulk infrastructure	2022/2026	R13,282,975.50	10	268	266	Apr-24	NOT YET RECIEVED	N/A	N/A	18600000	N/A	R18,600,000.00	N/A
2	Khalanyoni	Bulk infrastructure (Upgrading of Edendale sewer bulk)	2022/2026	R596,444,539.97	12	1000	TBD	N/A	Nov-24	R100,000,000.00	R50,000,000.00	R100,000,000.00			
3	Signal Hill	Bulk infrastructure (Construction of Bulk Bus route and access road)	2023/2026	R380,642,402.18	26	3000	2454	Dec-23	NOT YET RECIEVED	R44,000,000.00	R5,000,000.00	R100,000,000.00		R100,000,000.00	
4	Harewood Housing Project	Bulk services	2023/2027	R94,171,752.33	23/20	1000	994	May-23	May-24	R1,859,850.06	R1,859,850.06	R15,000,000.00		R15,000,000.00	
5	Glenwood Southeast Sector	Bulk services	2022/2027	R208,607,442.70	38	394	3000	Apr-24	January 2025	R44,000,000.00	R44,000,000.00	R100,000,000.00		R100,000,000.00	
				R1,293,149,112.68		**5662**	**6714**								
CONSTRUCTION IMPLEMENTATION STAGE															
6	Willowfontein Bulwer		N/A	N/A	14	1000	1051	Jan-23	NOT YET RECIEVED	N/A	N/A	N/A	N/A	N/A	N/A
7	Mkhondeni Sacca	Interim services	2022/2026	R14,454,909.21	37	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8	HSE:Z4:DoHS Jika Joe Housing Development	Project on hold, with the completion of 404 units	N/A	N/A	33	1164	TBD	NOT AVAILABLE	NOT AVAILABLE	N/A	N/A	N/A	N/A	N/A	N/A
9	Military Veterans (84 Units in Bisley, 27 Units in Edendale CC, and 111 Units in Sinathing)	Servicing of sites	2023/2025	R56,000,000	11&22	211		Bisley = October 2022; Edendale cc = April 2022 & Sinathing = September 2022	Bisley February 2024						
10	THEMBALIHE	Top structure	2023/2026	R122,530,150.47	38	804	TBD	N/A	N/A	R10,995,420.00	R4,427,544.00	R10,995,420.00		R10,995,420.00	
11	COPESVILLE HOUSING PROJECT PHASE 1	Top structures	2024/2027	R91,914,435.00	34	1000	975	Jan-19	Nov-19	R10,995,420.00	R9,008,015.00	R10,995,420.00		R10,995,420.00	
12	THAMBOVILLE	Top structures	2022/2026	R63,624,974.31	38	416	TBD	N/A	N/A	R10,995,420.00	R4,583,689.50	R10,995,420.00		R10,995,420.00	
13	GLENWOOD Q-SECTION	Top structures	2022/2025	R82,279,545.15	38	416	TBD	N/A	N/A	R10,995,420.00	R6,337,852.50	R10,995,420.00		R10,995,420.00	
14	SOBANTU HOUSING PROJECT	Top structures	2021/2025	R50,023,069.89	35	444	TBD	N/A	N/A	R10,995,420.00	R4,129,333.50	R10,995,420.00		R10,995,420.00	
15	SITE 11	Top structures	2024/2026	R38,650,217.77	32	252	TBD	NOT AVAILABLE	NOT AVAILABLE	R10,995,420.00	R3,995,593.50	R10,995,420.00		R10,995,420.00	
16	HAPPY VALLEY	Top structures	2024/2026	R24,119,614.37	32	158	TBD	NOT AVAILABLE	NOT AVAILABLE	R10,995,420.00	R3,508,326.00	R10,995,420.00		R10,995,420.00	
17	uMgungundlovu Rehabilitation	Top structures	2022/2025	R137,094,103.00	11, 13, 14, 16, 17, 29, 32, 35 and 41	585	TBD	N/A	N/A	R10,995,420.00	R4,772,258.75	R10,995,420.00		R10,995,420.00	
18	Willow EE	Top structures	2021/2026	R10,868,778.00	17	72	TBD	N/A	N/A	R10,995,420.00	R4,074,016.50	R10,995,420.00		R10,995,420.00	
19	Wirewall	Top structures	2023/2026	R44,728,411.14	41&17	176	TBD	N/A	N/A	R10,995,420.00	R6,070,110.00	R10,995,420.00		R10,995,420.00	

PROJECTS STATUS										2026/2027		2027/2028		2028/2029	
No	**NAME OF PROJECT**	**STATUS OF THE PROJECT**	**TIMEFRAME**	**APPROVED PROJECT VALUE**	**WARD**	**MEC APPROVED YIELD**	**SPLUMA APPROVED YIELD**	**SPLUMA APPROVAL**	**GP APPROVAL**	**TARGET**	**BUDGET**	**TARGET**	**BUDGET**	**TARGET**	**BUDGET**
20	LOT 182	Top structures	2024/2026	R22,906,083.18	11	133	TBD	N/A	N/A	R10,995,420.00		R10,995,420.00		R10,995,420.00	
21	Smero OSS	Construction of top structures	12 Months	R10,797,000.00	20	59	N/A	N/A	N/A	N/A	N/A	R6,405,000.00			
22	Peace Valley 2	Pre-liminary designs approved, detailed designs submitted awaiting approval	24 Months	N/A	23	400	400	Yes	Yes	N/A	N/A	N/A	N/A	N/A	N/A
23	Edendale Q	Project under construction of engineering services Roads and stormwater water and sanitation	36 Months	R86,476,828.44	13	284	284	Yes	Yes	R22,886,569.46	R22,886,569.46	R22,886,569.46	N/A	R22,886,569.46	N/A
24	Ward 39 OSS	Construction of top structures	36 Months	R27,450,000.00	39	150	N/A	N/A	N/A	R9,150,000.00	N/A	R9,150,000.00	N/A	R9,150,000.00	N/A
25	NORTHEAST SECTOR	Top Structures	2024/2027	R29,798,925.59	38	281	TBD	N/A	N/A	R10,995,420.00	R809,348.00	R10,995,420.00		R10,995,420.00	
				R913,717,045.52		**8005**	**2710**			**R163,981,609.46**	**R74,602,656.71**	**R170,386,609.46**		**R163,981,609.46**	

13.4 Pre-planning Projects

Table 20: Projects at Preplanning Phase

NAME OF PROJECT	PROJECT DESCRIPTION	STATUS OF THE PROJECT	APPROVED PROJECT VALUE	WARD	FUNDING APPLICATION YIELD	2026/2027		2027/2028		2028/2029	
						TARGET	BUDGET	TARGET	BUDGET	TARGET	BUDGET
Lamontsville	Low-Cost Housing Projects	Pre-Planning Stage	R25,200,000.00	18	3600						

13.5 Social Housing Projects

Table 21: Social Housing Projects

NO.	PROJECT NAME	WARD	ESTIMATED YIELD	PROJECT STAGE	SPLUMA APPROVED	BUILDING PLANS APPROVED	2026/2027		2027/2028		2028/2029	
							TARGET	BUDGET	TARGET	BUDGET	TARGET	BUDGET
1	Signal Hill Phase 2	26	300	Feasibility								
2	Glenwood South East Sector	38	394	Feasibility								
3	Baverstock Road	27	300	Feasibility								
4	Ethembeni	37	350	Feasibility								
5	Buntine Place	23	400	Feasibility								
6	Fox Hill Extension	18	500	Feasibility								
	TOTAL ESTIMATED YIELD		**2244**									

13.6 Proposed Projects

Table 22: Project Pipeline

PROJECT NAME	WARD	PROPERTY	LAND OWNERSHIP	PROGRAMME OF INTERVENTION	BUDGET REQUIREMENTS	2026/2027	2027/2028	2028/2029
Caluza/Smero Phase 2	20	- Erf 239, 240, 241, 284, 285 & 357 Edendale	Msunduzi Municipality					
		- Rem of Erf 356 Edendale						
		- Portion 3 of Erf 351 Edendale						
Harewood Phase 2	20	- Erf 3, 5, 6, 24, 54, 105, 107, 108, 110, 111, 112 & 113 Harewood	Msunduzi Municipality					
		- Rem of Erf 4 Harewood						
Hollingwood Phase 2	35	- Erf 26, 27, 28, 29, 30, 31 & 33 Hollingwood	Msunduzi Municipality					
		- Erf 111, 112, 116, 118 & 119 New England						
Terminus Phase 2	14	- Portion 31 of Erf 869 of the Farm Wilgefontein	Msunduzi Municipality					
		- Portion 32 of Erf 869 of the Farm Wilgefontein						
		- Portion 34 of Erf 869 of the Farm Wilgefontein						
		- Erf 3,4,5,6,7,22,23 & 24 Wilgefontein						
Bulwer Phase 2	14	- Rem of Erf 16454 of the Farm Willow	Msunduzi Municipality					
Edendale J2 Informal Upgrade	15	- Erf 2442 Edendale J	Msunduzi Municipality					
Mantshaheni Phase 2	41	- Erf 45, 46, 105, 151 & 152 of Slang Spruit	Msunduzi Municipality					
Gomora Phase 1	23	- Erf 133, 136, 140, 152, 153, 154, 160, 198, 202, 216, 217, 218, 219, 240 & 241 Plessis-Laer	Msunduzi Municipality					
Sinathing Phase 3	11	- Erf 291 Edendale	Msunduzi Municipality					
		- Rem of Erf 10 000 Edendale						
		- Rem of Erf 175 Edendale						
Lincoln Meade Phase 1	35	- Erf 13, 14, 18 Lincoln Meade	Msunduzi Municipality					
Chase Valley Phase 1	25	- Portion 1 of Erf 186 Pmb	Msunduzi Municipality					
		- Erf 186 Pmb						
Khan Road Informal Upgrade	30	- Portion 1 & 11 of Erf 396 Pmb	Msunduzi Municipality					
Priority 9 Georgetown Phase 1	12	- Rem of Erf 34, 35, 48 & 52 Edendale	Msunduzi Municipality					
		- Erf 47, 51, 53,56 & 59 Edendale						

13.7 Upgrading of Informal Settlements Programme Projects

Table 23: Categorisation of Informal Settlements

NO	SETTLEMENT NAME	CATEGORY	AREA (HA)	NUMBER OF HOUSEHOLDS	PROJECT TYPE	RELOCATION AREA	2026/2027		2027/2028		2028/2029	
							TARGET	BUDGET	TARGET	BUDGET	TARGET	BUDGET
1	Entabeni	B	**5.7**		Interim Services	Edendale EE Phase 3	N/A	No Budget	N/A	N/A	N/A	N/A
2	Edendale BB	A	2.12	514	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
3	Marikane	B	66.11	345	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
4	Pavilion	B	8.59		Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
5	Thembalihle /Zamokuhle	B	3.85		Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
6	Thembalihle ext.	B	16.4		Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
7	Unit N phase4	B	5.89		Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
8	Shayamoya	B1	231.69	423	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
9	Willowfontein Terminus	B1	72.57		Willowfontein Terminus Housing Project and Interim Basic Services	N/A	N/A	No Budget	N/A	N/A	N/A	N/A
10	Willowfontein Phupha	B1	268.59	967	Willowfontein Phupha Housing Project and Interim Basic Services	N/A	N/A	No Budget	N/A	N/A	N/A	N/A
11	Panekeni	B1(+A)	221.3	183	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
12	Jesmondene	B1/C	2.95	125	Interim Services/	Relocation to Copesville Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
13	Coal Yard	B2/C	3.89	198	Interim Basic Services	OSS 2 Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
14	Bantine Place	C	11.26	180	Social Housing and Interim Basic Services	N/A	N/A	No Budget	N/A	N/A	N/A	N/A
15	Comet Road	C	1.86	18	Interim Services	Bakerville Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
16	Crest Place	C	167.6	34	Interim Services	Bakerville Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
17	Gomora	C	22.82	468	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
18	Imbali Crossing	C	10.14	65	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
19	Imbali Small 18				Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
20	Imbali Unit 4	C	45.5	334	Interim Services	N/A	N/A	No Budget	N/A	N/A	N/A	N/A
21	Maryvale	C	2.57	342	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
22	Mayfair Road	C	5.66	36	Interim Services	South Road Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
23	Mkondeni Shorts Retreat	C	4.57	3267	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
24	Nhlalakahle	C	12.08	658	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
25	Ohrtman Road	C	3.1	73	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
26	Old Greytown/Khan Road	C	2	61	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
27	Privet Road	C	0.87	115	Interim Services	Bakerville Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
28	Shamrock	C	4.99	24	Interim Services	South Road Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
29	Springvale	C	2.9	32	Interim Services	Bakerville Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
30	Tehuis	B	22.51	371	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A
31	Wayside Place	C	2.31	23	Interim Services	South Road Housing Project	N/A	No Budget	N/A	N/A	N/A	N/A
32	Woodstock	C	0.34	134	Interim Services	Not identified	N/A	No Budget	N/A	N/A	N/A	N/A