



Priority Housing Development Areas & MSP: KWAZULU NATAL

22 February 2019

Background

Human Settlements Master Spatial Plan

Cabinet Resolution of 5 December 2018

- (a) The Executive Council was informed of the provisions of the Master Spatial Plan in translating the Provincial Growth and Development Strategy into a detailed implementation and tool for identifying suitable land for the purposes of human settlements delivery in the Province.
- (b) A comment was made that the Department must consider the issue of de-densification of Inanda, in Durban.
- (c) The Department of Human Settlements was also requested to work together with COGTA on matters relating to Spatial Plan Master Plan.

Approach to Implementation

| MSP Deliverables for 2019/20 | Possible Role of COGTA |
|--|---|
| 1.KZN MSP Implementation Plan finalised | Joint development of the Implementation Plan |
| 2.One Workshop for the KZN MSP Implementation Conducted | Using COGTA platforms such as Provincial IDP Forum |
| 3.Two Preliminary Declarations for identified Priority Housing (PHDA) Areas introduced | PHDAs will be dependent on COGTA led Spatial Development Frameworks |
| 4.One assessment report on the alignment of Provincial SDF with the MSP | MSP Team will collaborate with the Provincial SDF project team |
| 5.Provide 2 informal settlements projects with implementation support | Settlement Identification, statutory approvals support |

In giving effect to S.7 of Housing Development Agency Act and Departmental Goals requires coherent policy framework and co-ordinated response in developing and lead a national strategy in partnership with key sector stakeholders.

What are PHDAs?

- Priority Housing Development Areas
 - High housing demand
 - Large enough to accommodate social & economic amenities
 - Supports sustainable environmental management & integrated land uses
 - Integrated transportation, integrated bulk services, sustainable economic activities
 - Not situated in environmentally sensitive areas

Problem Statement

- Spatially: Current land assembly processes and housing projects have led to a sub-optimal utilisation of land and fragmented settlement patterns
- Institutionally: disjuncture between project and local development context approach and poor co-ordination of sector departments and spheres of government



Legislative Angle

S. 7 (1) and (3) of Act, Agency:

- “MUST develop strategic plans; ensure collaboration; identify, acquire, hold, develop and release land”;
and
- “MAY declare Priority Housing Development Areas”

BACKGROUND

- To this end, the announcement is set against the backdrop of the Housing Development Agency Act, Act 23 of 2008.
- The Act, under Section 7(3)(a), states that “*in performing its function the Agency may declare PHDAs for residential and community purposes in accordance with integrated development plans and provincial spatial development frameworks*”, furthermore the Act defines a Priority Housing Development Area as “*land identified by the agency for housing purposes where buildings or structures will be built for the purposes of housing delivery*”.

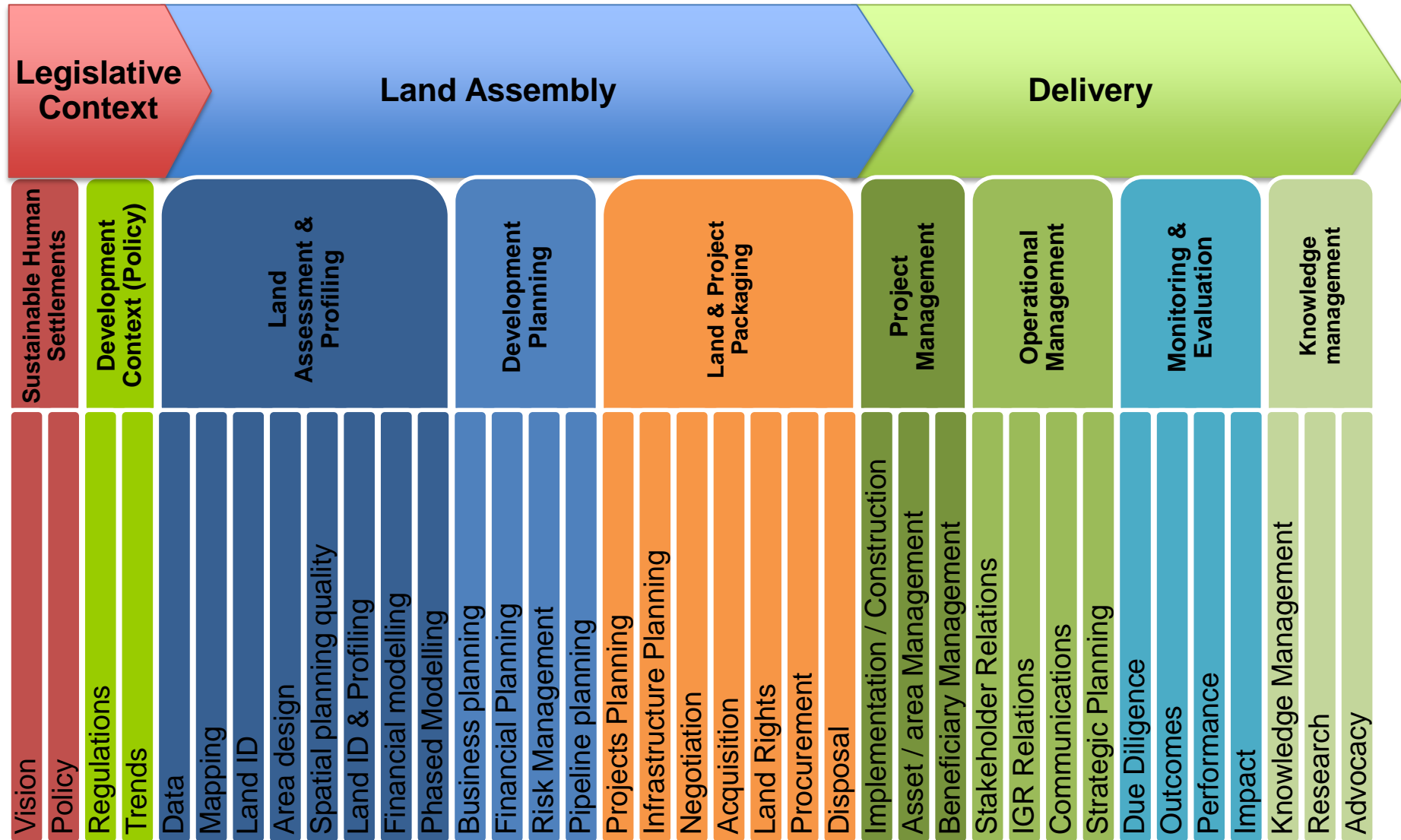
The process is briefly set out in three parts as follows:

- a) A consultative process with the municipality concerned to develop a **development proposal** for consideration and approval by the Minister of Human Settlements
- b) A **preliminary declaration** in terms of Section 13 of the Housing Development Agency Regulations No R610 of the area as a Priority Housing Development Area; or
- c) A **declaration** in terms of Section 16 of the Housing Development Agency Regulations No R610 of the area of the project as a Priority Housing Development Area.

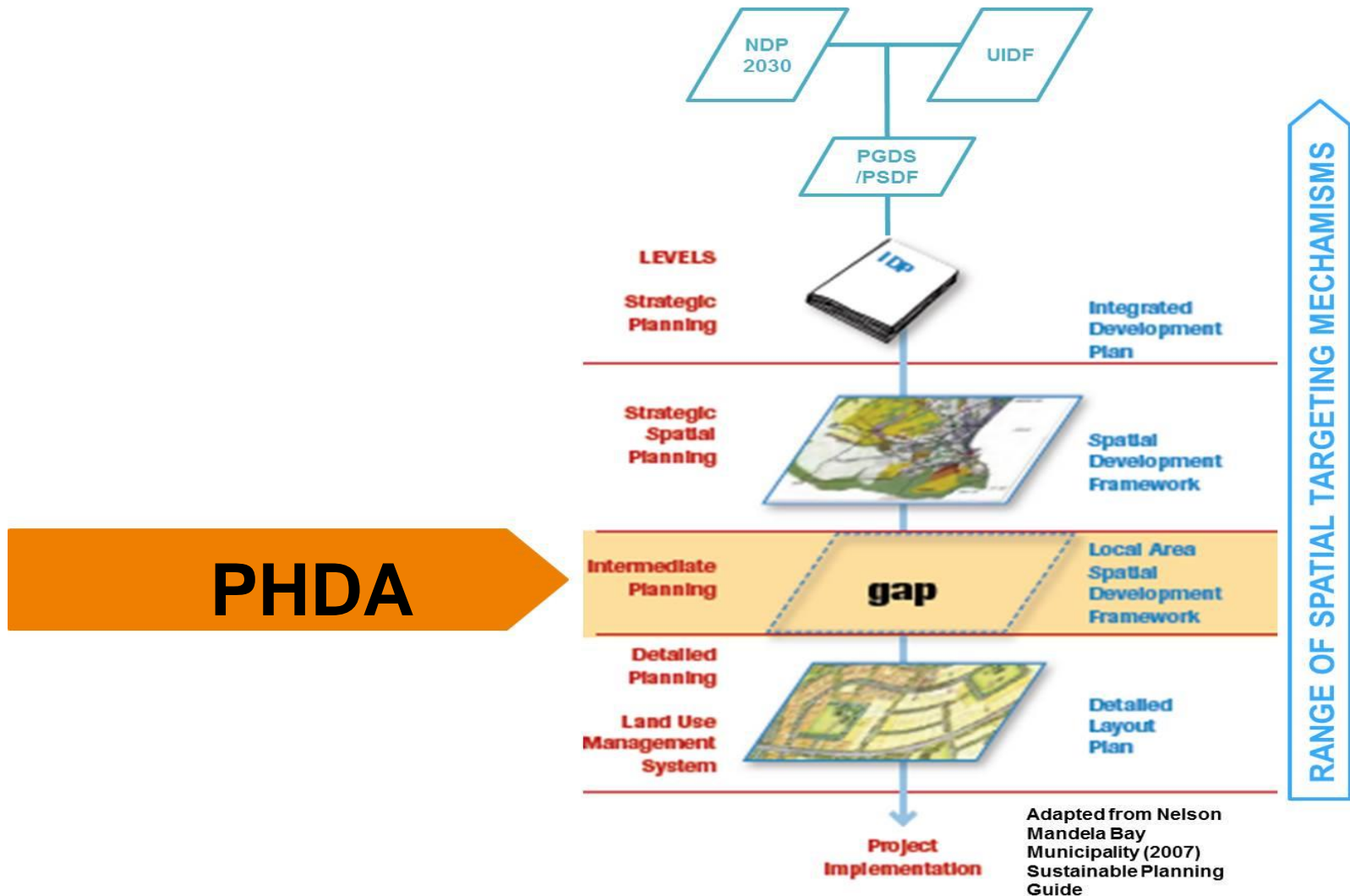
Benefits of Declaring PHDAs

- Rapid processing of applications
- Exemptions in terms of some legislative timelines
- Intergovernmental Planning and budgeting
- Enables facilitating allocation of other relevant grants

Activities Central to Human Settlements Value Chain

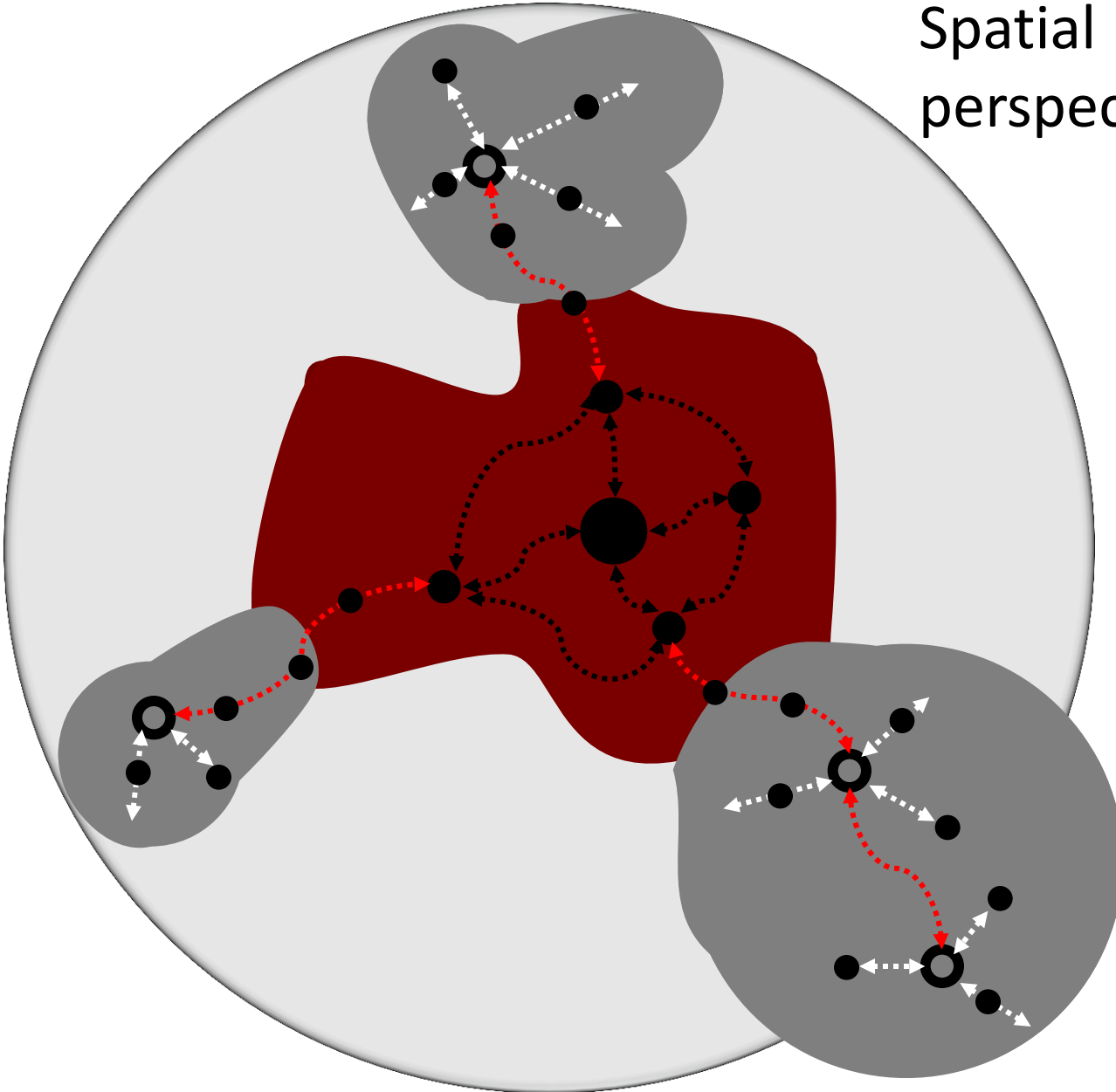


Bridging the Planning Gap

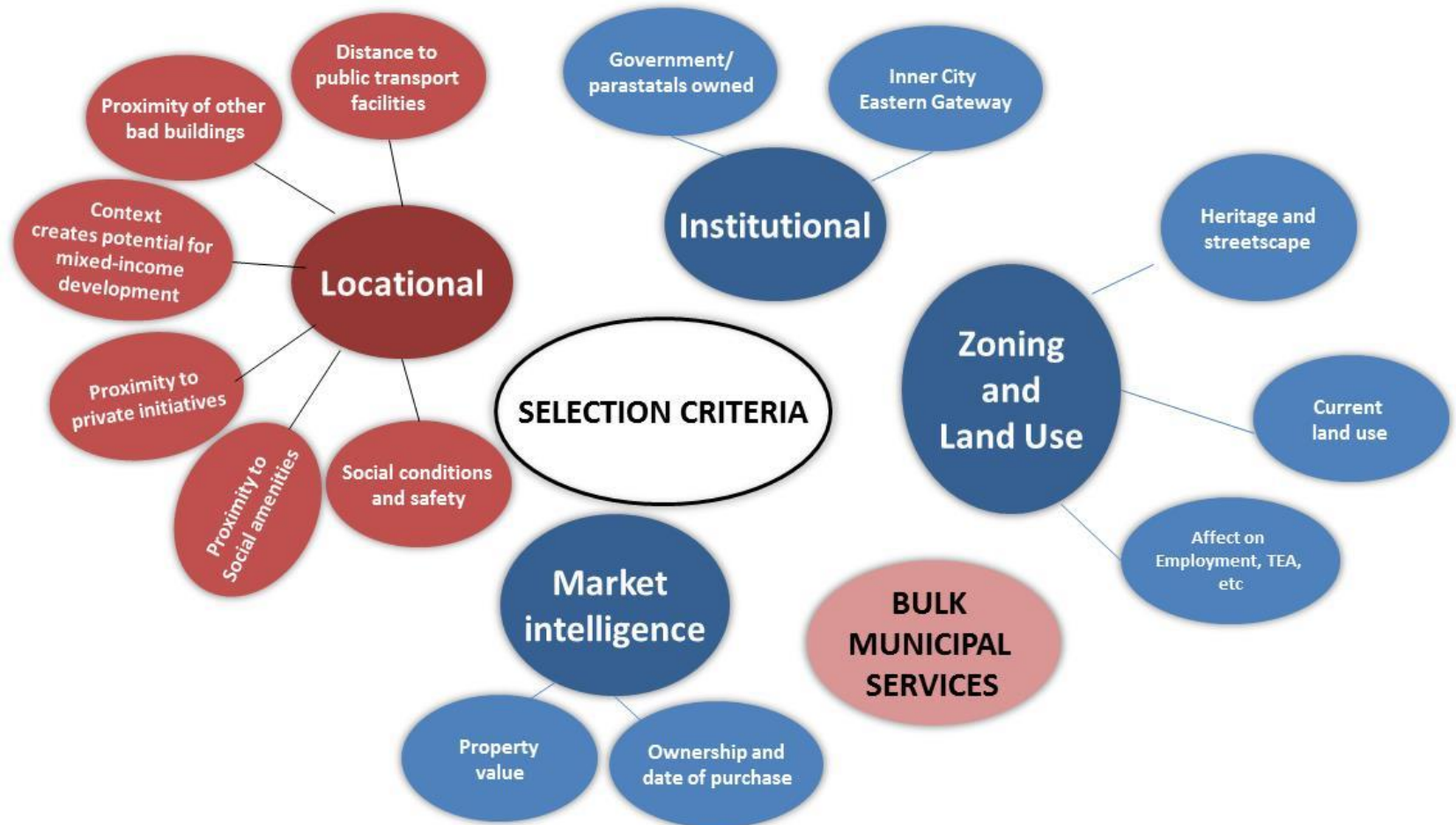


Spatial Integration – a Treasure perspective

- Strong urban network with a hierarchy of well connected nodes & linkages
- Efficient flows of people, goods & information
- Targeted public infrastructure & facilities that catalyse additional private sector investment
- Good access to jobs & amenities
- Supported by Urban Network Strategy and Integration Zones



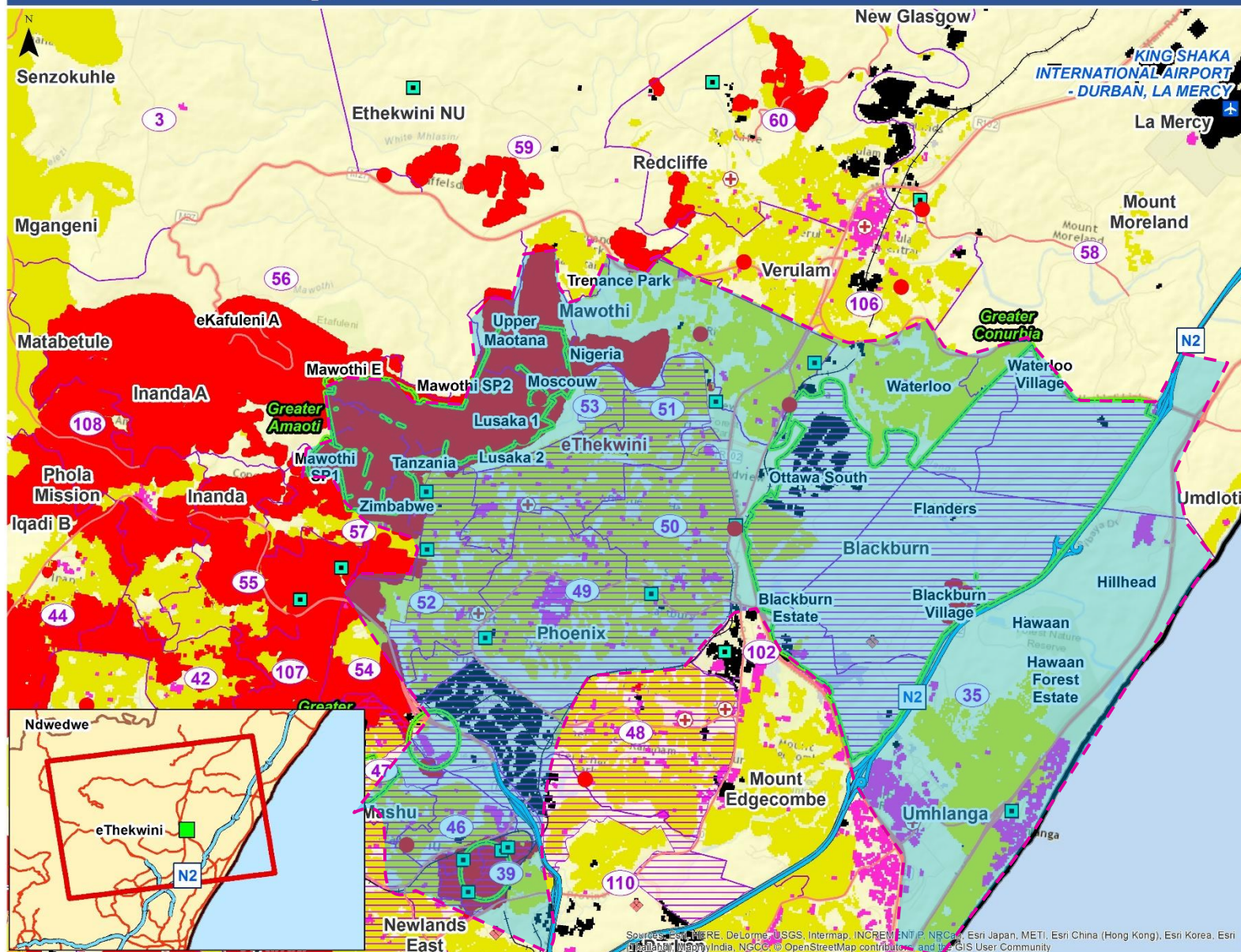
PROCESS AND METHODOLOGY



Regional Summary

| Province | No. Proposed PHAs | Proposed PHDAs |
|---------------|-------------------|---|
| Kwazulu Natal | 4 | <ul style="list-style-type: none">• Ethekwini Northern Regional Development• Ethekwini Inner City (CBD)• Shakaskraal through to Tinley Manor and along coastline to Ballito and through to Dube Trade Port• Empangeni CBD Waterstone• Edendale (Pietermaritzburg) |

Ethekwini Northern Regional Development - Umhlang, Cornubia, Amaoti & Verulam:eThekwini : KZN



Legend

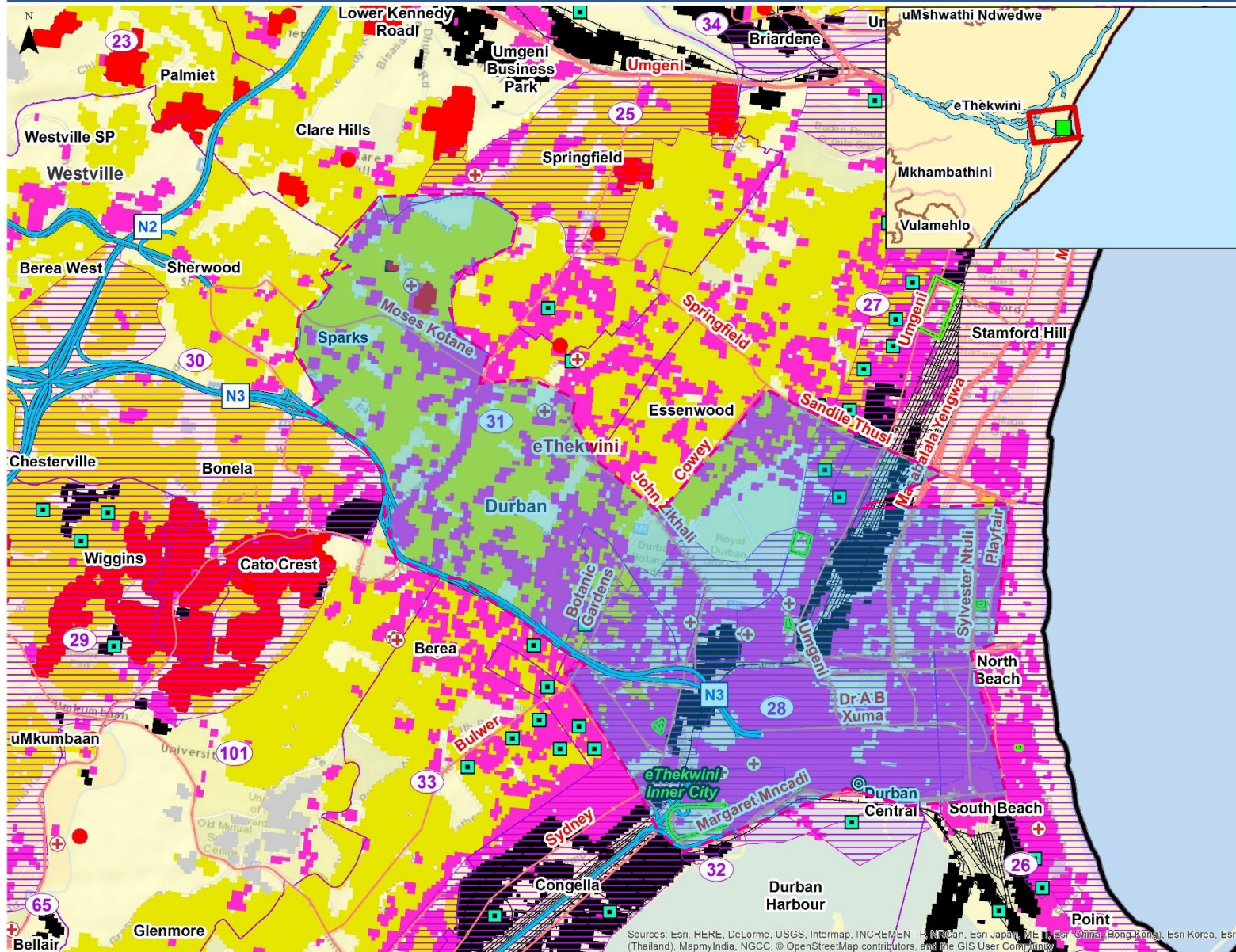
- Airports
- Informal Settlements
- Hospitals
- Employment Opportunities
- Highways
- Main Roads
- Railways
- Catalytic Projects
- Proposed PHDA
- Ward Boundary & ID
- Social Housing
- Restructuring Zones

- Informal Residential
- Formal Residential
- Built-up
- Commercial
- Industrial
- Local Municipality



Sources: Esri, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri India, NGCC, OpenStreetMap contributors, and the GIS User Community

Ethekwini Inner City (CBD):KZN



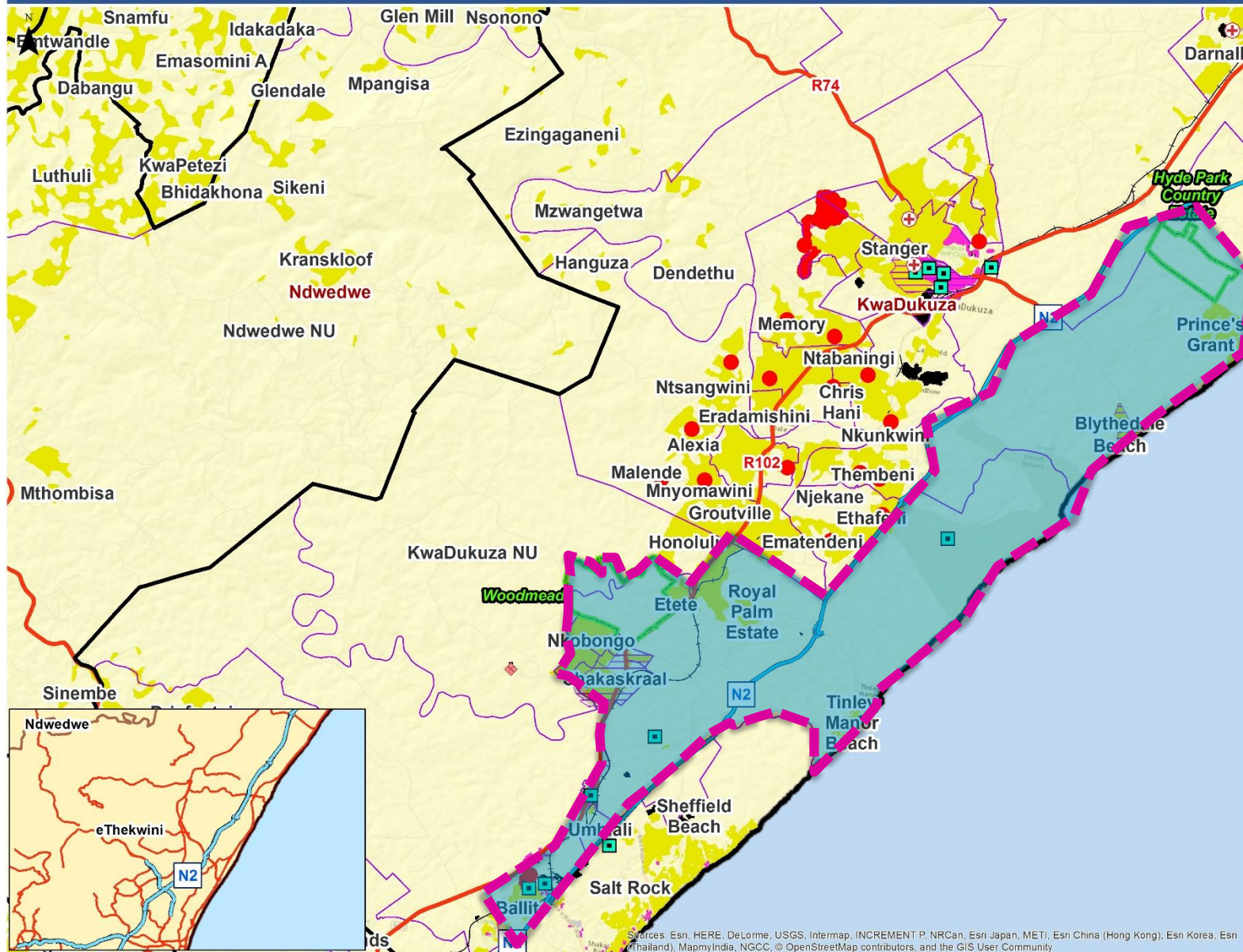
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Kilometers

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Shakaskraal, Tinley Manor and Ballito PHDA:KwaDukuza, KZN



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Kilometers

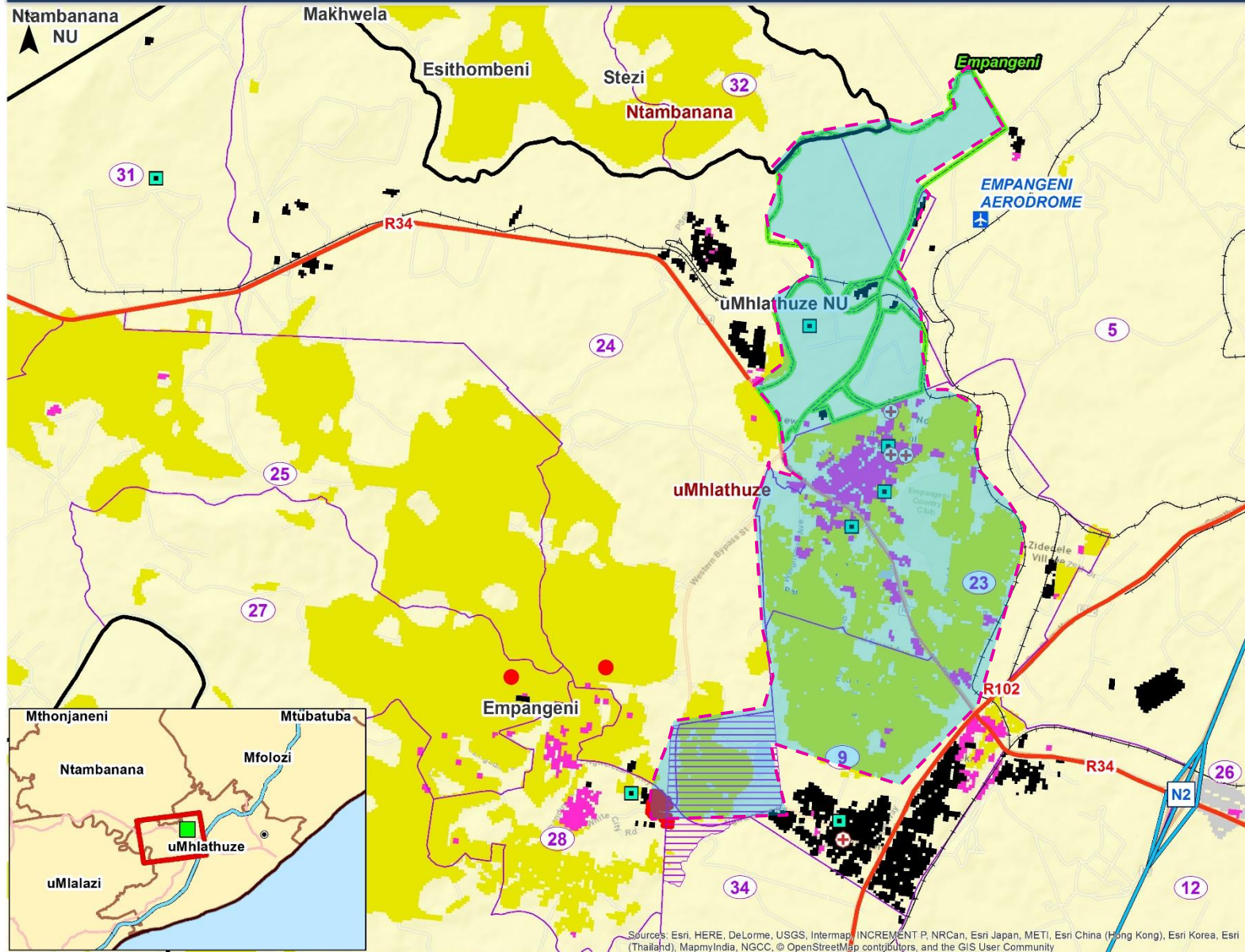
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Empangeni, Empangeni CBD: uMhlathuze, KZN

Legend

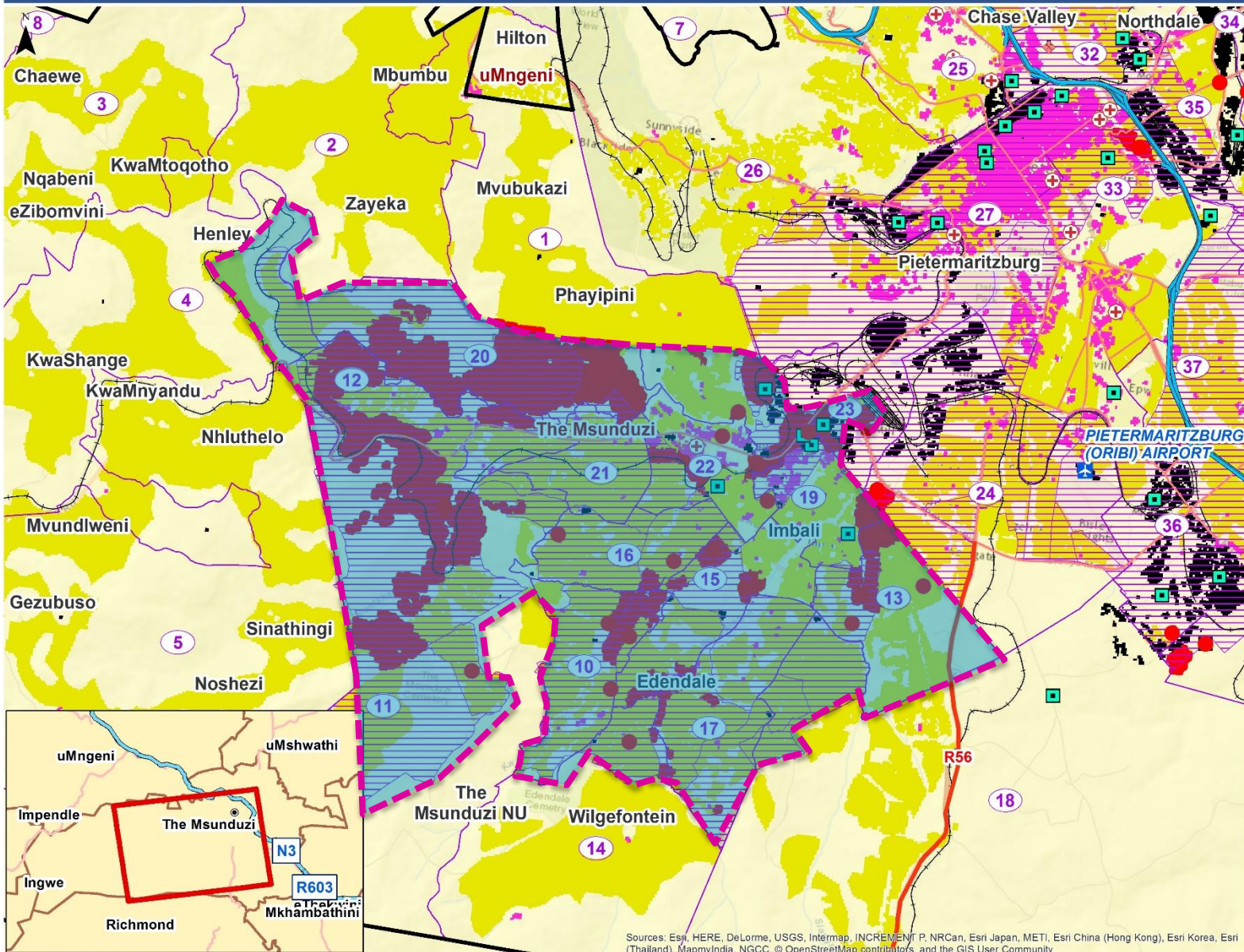
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Kilometers



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Edendale PHDA: The Msunduzi, KZN



Legend

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6. Funding of the PHDA

- The agency must submit a programme plan to the Minister
- The agency must submit budget plans for PHDAs over MTEF period
- The Department will allocate a portion of HSDG for the implementation of the Development Plan
- The Municipality must make available a portion of the USDG
- The Municipality must make available a portion of the USDG

CONCLUSION

PHDAs will be dependent on COGTA led Spatial Development Frameworks