CITIES WITHOUT SLUMS

Sub-Regional Programme for Eastern and Southern Africa

SITUATION ANALYSIS OF INFORMAL SETTLEMENTS IN SOUTH AFRICA

UN-HABITAT





CITY <mark>O</mark>F DURBAN (ETHEKWINI) UMLAZI & KENVILLE/SEA-COW LAKE

SITUATION ANALYSIS OF INFORMAL SETTLEMENTS IN THE CITY OF DURBAN (ETHEKWINI) UMLAZI & KENVILLE/SEA-COW LAKE

CITIES WITHOUT SLUMS SUB-REGIONAL PROGRAMME FOR EASTERN AND SOUTHERN AFRICA

SOUTH AFRICA



United Nations Human Settlements Programme



Ethekwini Municipality

Copyright © United Nations Human Settlements Programme (UN-HABITAT), Nairobi, 2007

All rights reserved

United Nations Human Settlements Programme (UN-HABITAT), P.O. Box 30030, GPO Nairobi 00100, Kenya Tel: +254 20 7623 120 Fax: +254 20 7624 266 Web: www.unhabitat.org

HS/896/06E ISBN: 92-1-131882-3

Design and Layout by Information Services Section, UN-HABITAT

TABLE OF CONTENTS

EXEC	UTIVE SUMMARY	1
SECT	TION A: BACKGROUND AND STATUS QUO	7
1.	Project Background	8
1.1	Purpose of the Situation Analysis	8
1.2	Institutional Context	8
1.3	Goals and Objectives of Analysis	8
1.4	Methodology	9
1.5	Limitations	10
1.6	Umlazi	10
1.7	Kenville/Sea-Cow Lake	11
2.	LAND DESCRIPTION	13
2.1	Land Legal	13
	Land Ownership	13
	Land Availability	13
2.2	Land Use	13
	Land and gender issues	14
	Patriarchy	15
	Customary & religious laws & practices Domestic Violence	15 15
	HIV & AIDS	15
2.4	Geotechnical and Environmental Conditions	15
2.4.1	Geotechnical conditions	15
2.3.2	Environmental conditions	16
2.5	Availability of bulk services	16
3	SOCIO-ECONOMIC CONDITIONS	19

3.1	Social Profile	19
	Social Overview	19
	Household Income	20
	Umlazi and Kenville/Sea-Cow Lake Dwelling	20
3.1.4	Social Facilities	21
	Economic Profile	22
3.2.1	LED Activities	22
3.3	Socio-Economic Dynamics	23
	Economic Aspects	23
	Physical Services	24
	Social and Economic Infrastructure	24
3.3.4	Social Dynamics	24
SECT	ION B: PRIORITY ISSUES	27
4	HISTORIC HOUSING STRATEGIES	07
4	HISTORIC HOUSING STRATEGIES	27
4.1	Previous housing investigations	27
4.1 4.2	Previous housing investigations Previous housing efforts	27 27
4.2	Previous housing efforts	27
4.2 4.3	Previous housing efforts Previous housing structures	27 28
4.2 4.3 4.4	Previous housing efforts Previous housing structures Lessons learned	27 28 28
4.2 4.3 4.4 5 5.1	Previous housing efforts Previous housing structures Lessons learned CURRENT HOUSING STRATEGIES	27 28 28 31
4.2 4.3 4.4 5 5.1 5.1.1	Previous housing efforts Previous housing structures Lessons learned CURRENT HOUSING STRATEGIES Current housing strategies and plans	27 28 28 31 31
4.2 4.3 4.4 5 5.1 5.1.1 5.1.2	Previous housing efforts Previous housing structures Lessons learned CURRENT HOUSING STRATEGIES Current housing strategies and plans National strategies	27 28 28 31 31 31
4.2 4.3 4.4 5 5.1 5.1.1 5.1.2	Previous housing efforts Previous housing structures Lessons learned CURRENT HOUSING STRATEGIES Current housing strategies and plans National strategies Provincial strategies	27 28 28 31 31 31 31 31
4.2 4.3 4.4 5 5.1 5.1.1 5.1.2 5.1.3 5.2	Previous housing efforts Previous housing structures Lessons learned CURRENT HOUSING STRATEGIES Current housing strategies and plans National strategies Provincial strategies eThekwini strategies	27 28 28 31 31 31 31 31 32
4.2 4.3 4.4 5 5.1 5.1.1 5.1.2 5.1.3 5.2.1 5.2.1 5.2.2	Previous housing efforts Previous housing structures Lessons learned CURRENT HOUSING STRATEGIES Current housing strategies and plans National strategies Provincial strategies eThekwini strategies current housing structures Structures National Government	27 28 28 31 31 31 31 32 33
4.2 4.3 4.4 5 5.1 5.1.1 5.1.2 5.1.3 5.2.1 5.2.1 5.2.2 5.2.3	Previous housing efforts Previous housing structures Lessons learned CURRENT HOUSING STRATEGIES Current housing strategies and plans National strategies Provincial strategies eThekwini strategies current housing structures Structures	27 28 28 31 31 31 31 31 32 33 33

5.3	Current and planned housing projects	36
5.3.1	Projects planned	36
6. HO	USING DELIVERY ISSUES	37
6.1	Housing Delivery Stakeholders	37
6.1.1	eThekwini Housing	37
6.1.2	eThekwini Development Engineering Unit	37
	Project Preparation Trust of KZN	38
	Department of Welfare	38
	Department of Health	38
	Development Planning Unit	38
	Department of Land Affairs	38
	Umlazi Development Committee	39
	Ward Councillors (Umlazi and Kenville/Sea-Cow Lake)	39
0.1.10) Homelesss Peoples' Federation	39
SECTION C: POLICY ENVIRONMENT ANALYSIS		41
7	HOUSING POLICY AND NORMS	41
7.1	National Policies	41
7.2	Provincial Policies	41
7.3	Municipal Policies	42
7.3.1	Municipal policies	42
8 LEG		45
8.1	Current Legislation	45
	<u> </u>	
8.1.1	Land and planning related legislation	45
8.2	Anticipated Legislation	45
9. PO	LICY SUCCESSES AND CONSTRAINTS	47
9.1	Policy Successes	47

9.2	Policy Constraints	47
9.2.1.	National Policy	47
9.2.2.	eThekwini Policy	48
9.3	Policy Impressions	48
10.	ALTERNATIVE UPGRADING STRATEGIES	51
SECT	ION D: PILOT PROJECTS	53
11.	PILOT PROJECT SELECTION	53
11.1	Selection Criteria	53
11.2	Selected Pilot Areas	53
PLAN	S	84





