



JULY 2020

NEED & DESIRABILITY MARKET REPORT

DURBAN SOUTHERN SUBURBS

MARKET REPORT PREPARED BY
SOCIETY7

CONTENTS

1. Report Summary

2. Introduction

3. Focus on Southern Suburbs

- **Amanzimtoti** : Clairwood, Congella, Isipingo, Jacobs, Maydon Wharf, Mobeni, Prospecton, Bayhead

4. Employment Hotspots

- Folweni, Kwa Makhutha, uMlazi

5. Conclusion

6. Citations

REPORT SUMMARY

The lack of affordable housing in South Africa is a well-documented problem. The housing backlog reportedly stands at 2.3 million houses and is growing by around 178 000 houses a year.

As with all of South Africa's larger urban areas, rapid urbanisation has continued to place pressure on the eThekweni Metro.

The eThekweni municipality has an overall population of 3 702 231 and spans 2 558.9 square kilometres with a population density of 1 446.8 people per square kilometre. There are 1 125 765 households in the municipality, 13.3% of which are informal dwellings. The majority of households in the eThekweni district are either owned or being paid off (74%), 13.6% of formal dwellings are rentals.

When you hone in on Southern Suburbs the percentage of rental properties becomes greater than owned or purchased properties, which indicates a significant opportunity for affordable housing in these districts.

With the surge in development in the Southern Basin there is a demand for thousands of affordable homes in the areas of **Kingsborough Warner Beach, Doonside, Amanzimtoti, Illovo and Winklespruit**. The demand will surge towards the latter half of 2020 and continue to rise in the next 5 years. The income bracket for the middle market that will be employed in these developments and who will relocate to the Southern Basin fall into the affordable housing affordability bracket of between R16 000 and R22 000 a month.

Aside from the surge in development which will force thousands of families to re-locate to the Southern Basic of eThekweni, the rental statistics are high at 30% of formal dwellings. This makes the Southern suburbs of the eThekweni municipality a prime location for the development of affordable housing.

With the Government's New Urban Agenda which states that developments should be built around Sustainable Development Goals (SDGs) and most relevant to the New Urban Agenda is SDG 11 which aims to make cities and human settlements inclusive, safe, resilient and sustainable. A key factor in the Sustainable Development Goals is that all people would have access to safe, affordable housing and basic services.

The proposed Msimbazi River Estate is situated in the heart of the Southern Basin development area. The estate offers sustainable living from solar energy, recycled / harvested / borehole water

and energy management, directly in line with the Government's Sustainable Development Goals to provide affordable housing developed with sustainability as a main development objective. The estate is secure and built around the notion of being a "smart estate" also in line with the Sustainable Development Vision of creating smart cities and allowing every South African access to information and technology in a secure community environment.

INTRODUCTION

This report serves to outline the need and desirability for affordable housing in the Southern Suburbs of the eThekweni district. These suburbs are selected based on proximity to the intended development site, 20 P491 Rte, Karridene, Kingsborough, 4126 as well as transport routes where possible candidates for affordable housing commute to their places of work.

The Southern Suburbs as well as commuter suburbs of the eThekweni municipal district outlined in this report include the following areas : Amanzimtoti (Clairwood, Congella, Isipingo, Jacobs, Maydon Wharf, Mobeni, Prospecton, Bayhead), KwaMakhutha, Folweni, and uMlazi

This report focuses on typical lifestyle data and archetypal mind-sets of the intended audience for the purpose of ascertaining whether or not the people outlined in the above districts need affordable housing in the area and desire to own their own property. The areas outlined in the lifestyle analysis include the following:

- Total number of people in the above districts
- Total number of people per district
- Population density
- Average age groupings with a focus on working age category (15 years to 64 years)
- Average household income
- Employment
- Informal and formal dwellings
- Finances – property ownership and rental
- Access to government and private facilities such as hospitals and schools
- Access to internet

Further to the above data the archetypal mind-set of the candidates for affordable housing will be assessed. Areas of focus to be included:

- Aspiration
- Status
- Focus on family
- Focus on career
- Community mind-set
- Focus on sustainability

FOCUS ON ETHEKWINI SOUTHERN SUBURBS

Amanzimtoti

Population	25 132
Area	17.8 square kilometres
Population Density	1 414.3 people per square kilometre



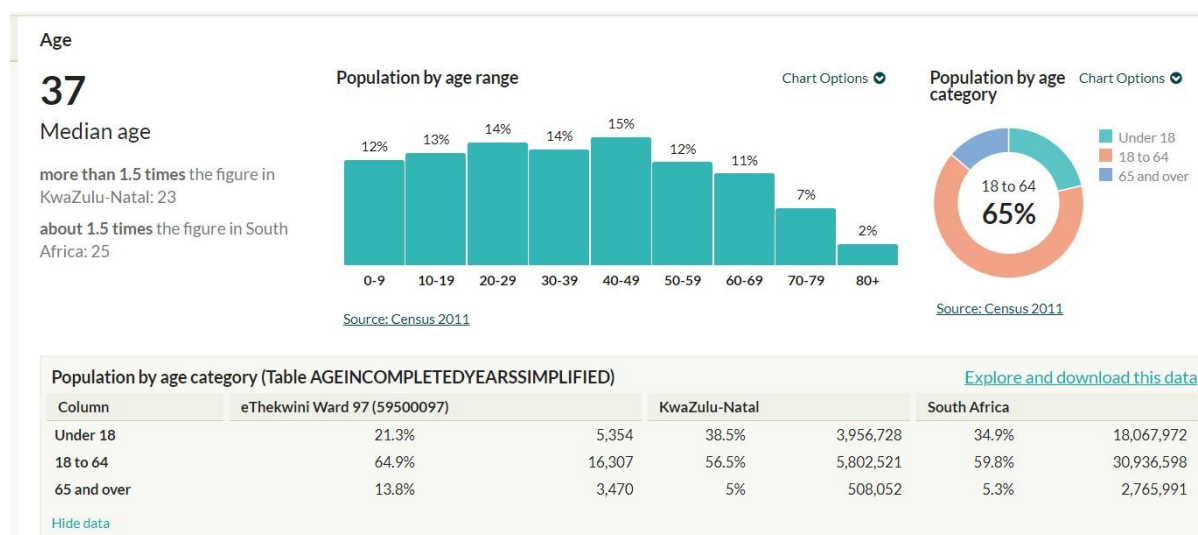
Amanzimtoti, approximately 4 km in width and stretching roughly 24 km in length to include; Bayhead, Clairwood, Congella, Isipingo, Jacobs, Maydon Wharf, Mobeni and Prospecton is the industrial area, better known as the Southern Basin of Durban.

The Southern Basin of Durban is well-located and as a result is the focal point of many of eThekweni's main transport routes and many other major roadways. These arterial routes comprise the N2, which links up with the N3, M4 highway, Edwin Swales Drive (M7) and South Coast Road.

The Southern Basin of Durban is made up of several industrial suburbs including: Clairwood, Congella, Isipingo, Jacobs, Maydon Wharf, Mobeni, Prospecton , Bayhead

Demographics

The majority of the population of the Southern Basin sits in the working bracket of 18 years to 64 years (65%), with a fairly even population split between males (49%) and females (51%).



Population

25 132

People

KwaZulu-Natal: 10,267,300L

South Africa: 51,770,560L

Households

Just under 72% of the population of Amanzimtoti resides in formal houses or apartments, and a very small percentage of the population dwell in informal structures (0,5%).

While most of the population dwells in formal housing the majority of those dwellings are rentals and not owned (30%). The rental statistics in the Southern Basin of Durban are high in comparison to overall averages of the eThekweni municipality. eThekweni's rental statistics sit at 13,6% as an average. 63,2% Of people in the district own their homes and have fully paid them off and 10,8% own their homes but are not yet paid off.

Column	eThekweni		KwaZulu-Natal		South Africa	
Owned and fully paid off	63.2%	711,353	61.9%	1,781,023	54.1%	9,155,242
Rented from private individual	13.6%	153,382	11.9%	340,999	15.6%	2,632,772
Owned; but not yet paid off	10.8%	121,737	11.1%	318,921	10.9%	1,840,345
Other	5.8%	65,699	7.3%	210,143	7.2%	1,210,106
Occupied rent-free	4.5%	50,961	6.4%	183,362	9.7%	1,636,139

[Hide data](#)

These statistics put the Southern Basin in a unique position for the affordable housing market. Essentially if you can afford to privately rent your home or apartment, in theory you could afford to purchase an affordable unit.

Households

9 363

Households

KwaZulu-Natal: 2,634,122L

South Africa: 15,054,254L

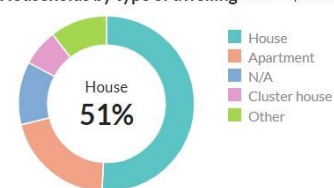
0.5%

Households that are informal dwellings (shacks)

less than 10 percent of the rate in KwaZulu-Natal: 8.03%

less than 10 percent of the rate in South Africa: 13.04%

Households by type of dwelling [Chart Options](#)



Source: Census 2011

Column	eThekweni Ward 97 (59500097)		KwaZulu-Natal		South Africa	
House	50.8%	4,767	57.6%	1,518,647	62.3%	9,383,708
Apartment	20.4%	1,909	6.4%	167,293	4.8%	720,289
N/A	11.6%	1,085	3%	77,674	3.6%	536,793
Cluster house	6.8%	635	1%	26,741	1%	146,370
Other	10.5%	983	32.1%	845,288	28.4%	4,277,858

[Hide data](#)

Household ownership [Chart Options](#)

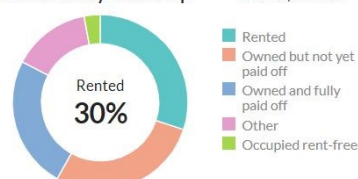
52.7%

Households fully owned or being paid off

about the same as the rate in KwaZulu-Natal: 53.1%

a little higher than the rate in South Africa: 50.96%

Households by ownership



Source: Census 2011

Column	eThekweni Ward 97 (59500097)		KwaZulu-Natal		South Africa	
Rented	30%	2,817	21.4%	565,130	24%	3,610,042
Owned but not yet paid off	28.1%	2,637	11.7%	307,906	11.3%	1,701,337
Owned and fully paid off	24.5%	2,297	41.4%	1,090,714	39.6%	5,970,747
Other	14.4%	1,351	6.8%	179,637	7.3%	1,100,544
Occupied rent-free	3%	277	18.7%	492,255	17.8%	2,682,349

[Hide data](#)

Economics

The majority of the population of Amanzimtoti is employed (61%) and 84% of those that are employed are employed in the formal sector.

While the average household income appears to be quite low, 34% of the total population falls into the correct income bracket for the affordable housing market.

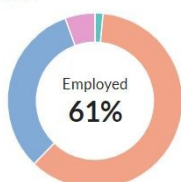
Employment

60.7%

Employed

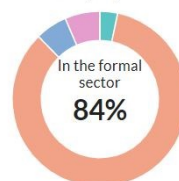
nearly double the rate in KwaZulu-Natal: 31.51%
about 1.5 times the rate in South Africa: 38.87%

Population by employment status



* Universe: Individuals 15 and older
Source: Census 2011

Sector of employment



* Universe: Workers 15 and older
Source: Census 2011

Sector of employment (Table TYPEOFSECTOR)

[Explore and download this data](#)

Column	eThekweni Ward 97 (59500097)	KwaZulu-Natal	South Africa
Do not know	3.3%	360	2.7%
In the formal sector	84.4%	9,256	75.9%
In the informal sector	5.9%	647	12.6%
Private household	6.4%	706	8.8%
Unspecified	0%	0	0%

[Hide data](#)

Annual income

R117 000

Average annual income

more than double the amount in KwaZulu-Natal: R30 000

more than double the amount in South Africa: R30 000

Employees by annual income

[Chart Options](#)



* Universe: Employed individuals
Source: Census 2011

Employees by annual income (Table EMPLOYEDINDIVIDUALANNUALINCOME)

[Explore and download this data](#)

Column	eThekweni Ward 97 (59500097)	KwaZulu-Natal	South Africa
R0	6.6%	693	10.7%
Under R4800	1.2%	130	3.7%
R5k - R10k	1.3%	136	6.9%
R10k - R20k	3.3%	349	18.3%
R20k - R40k	6.4%	670	18.2%
R40k - R75k	13.7%	1,436	13.5%
R75k - R150k	22.5%	2,368	12.1%
R150k - R300k	23.8%	2,500	7.9%
R300k - R600k	9.8%	1,033	2.8%
R600k - R1.2M	2%	214	0.7%
R1.2M - R2.5M	0.5%	57	0.3%
Over R2.5M	0.5%	57	0.2%
Unspecified	8.2%	862	4.9%

[Hide data](#)

Internet access

68.6%

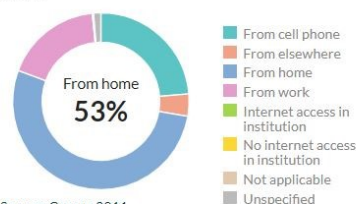
Households with internet access

about double the rate in KwaZulu-Natal: 33.91%

nearly double the rate in South Africa: 35.32%

Primary means of internet access

Chart Options



Source: Census 2011

Primary means of internet access (Table ACESSTOINTERNET)

[Explore and download this data](#)

Column	eThekweni Ward 97 (59500097)		KwaZulu-Natal		South Africa	
From cell phone	23.7%	1,522	51.7%	462,198	45.8%	2,434,182
From elsewhere	4.1%	262	14.4%	128,420	15.8%	841,895
From home	52.9%	3,405	21.7%	193,848	23.7%	1,261,314
From work	17.8%	1,143	10%	89,198	13%	694,088
Internet access in institution	0%	0	0%	0	0%	0
No internet access in institution	0.2%	15	0.2%	1,499	0.2%	10,717
Not applicable	0%	0	0%	0	0%	0
Unspecified	1.3%	85	2.1%	18,632	1.5%	78,562

[Hide data](#)

Industry

Located in proximity to one of the largest and busiest ports in South Africa and running parallel to the coastline, 'the Basin' started its journey as an industrial area in the mid-50's and has continued to develop ever since. Today the Southern Basin of Durban is home to some 600 different industries including some of the country's largest oil refineries, chemical plants, textile manufacturers and many others.

Amanzimtoti is fast becoming an investor hot spot as it prepares to become the site of an immense new automotive park. The town is expected to receive a boost when building commences of the KZN Automotive Supplier Park (ASP) in Illovo. Completion of the project is predicted as early as August 2022. The R11 billion Dube Trade Port Auto Suppliers Park in Kingsburgh will service Toyota, MAN Trucks and Volvo Automotive – the largest development of its kind in South Africa. Once completed the 1,000 Ha project is anticipated to create more than 25,000 new jobs and also includes the construction of thousands of new affordable homes. Over a five year period it is anticipated that thousands of families will relocate to the area from areas where automotive suppliers are currently situated. As was experienced in East London, there will be a huge surge in demand for residential housing once the Auto Supplier Park commences operations. Towards the end of 2020 or early 2021, there will a sudden demand for thousands of affordable homes in the area. Areas of focus should be Kingsburgh, Warner Beach, Doonside, Amanzimtoti, Illovo and Winklespruit, which are the residential suburbs closest to the expected ASP development.

Another development that is in progress is the brand new logistics park that is being built on the old Clairwood Race Course. The R 4 billion project is one of the latest offerings from Fortress Income Fund and will create much needed employment and business opportunities. The final development will span 350 000m² of A Grade warehousing and yard space and is expected to be fully operational by end 2020. This site is set to be the second biggest job creator in the Southern Basin.

People that will be employed to work on these developments and who will relocate to the Southern Basin fall into the income bracket of R16 000 – R20 000 per month, which sits comfortably in the affordable housing market bracket.

Key Points of Interest

Port of Durban

Commonly referred to as Durban Harbour, this Port is one of the largest shipping-terminals in Africa and processes upwards of thirty million tons of cargo annually. The Port has been a driving factor in the demand for industrial spaces in the Southern Basin, as its convenient location increases productivity and enables tenants to transport manufactured goods and materials.

King Shaka International Airport

Replacing the old Durban International Airport, which was located south of Durban Central, King Shaka International Airport is situated in La Mercy and is roughly 40km from the city centre. Launching operations in 2010, this airport is easily accessible from the South of Durban via the N2 freeway.

Dube Tradeport

Found next to King Shaka International Airport, Dube Tradeport is a competitive hub of business and industry. Forming part of the developing Durban Aerotropolis, Dube Tradeport is a great logistics destination that provides industry leaders with convenient access to many global and local terminals.

Transnet

The freight logistics and passenger transport sector of Transnet does have a yard in the Southern Basin of Durban, located in Maydon Wharf. As the largest freight hauler in Africa – its proximity to many of the southern industrial suburbs makes it easier for manufacturers and other industry

leaders to ship and transport their goods and raw materials from various locations across the country.

Transportation

Metrorail

The entire Southern Basin of Durban is serviced by Metrorail, which runs between several stations including Fynnlands, King's Rest, Wentworth, Clairwood, Jacobs, Montclair, Race Course Halt, Merebank, Isipingo, Pelgrim and Reunion. These stations all fall into the Metrorail South Coast Line.

Muvo Bus System

Durban Transport and Mynah Busses are on offer to the entire southern Durban area and run from specific stops that operate through this region.

Essential Services

King Edward VIII Hospital

This tertiary level hospital is the second largest hospital in South Africa, comprising 852 beds with approximately 22 000 out patients monthly and is located in Umbilo.

Other medical and emergency facilities and services include:

- Jacobs Hospital
- Clairwood Hospital
- Isipingo Healthcare Centre
- Prime Care Clinic
- One Stop Medical Centre
- Maydon Wharf SAPS
- Prospecton Fire Station
- Jacobs Fire Station
- Congela Fire Station
- Mobeni Fire Station

Shopping and Lifestyle

- Galleria Mall

- Umlazi Mega City
- Montclair Mall
- Isipingo Junction

Attitudes and Outlook

Specific archetypal information that can be drawn out of the Southern Basin suggests that the consumers or potential property purchasing candidates can be broadly categorised into two groups. The “Go-Gettas” and the “Comfortably Suburban.” The “Go-Getta” group of individuals fit into the Living Standards Measure of 5-10 and are between the ages of 16years and 28years, they are young and hungry and challenge tradition. They are exploring and experimenting with the world around them and are extremely aspirational in their thinking. The “Comfortably Suburban” group of people are in the Living Standards Measure bracket of 6-10 and are 28+ years of age. They seek to maintain stability and provide their families with security. They are renovators and home-makers.

Within both these archetypal mind-sets, there is a desire for either status or stability. The ownership of one’s own home fills both these needs in each group.

SUPPORTING EMPLOYMENT HOTSPOTS

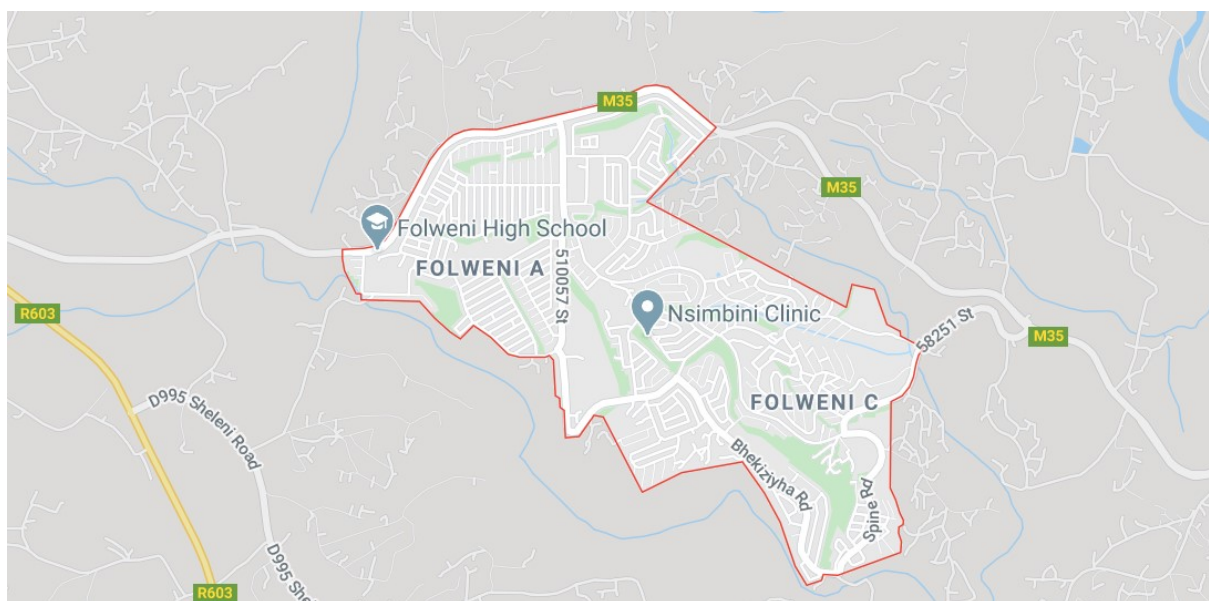
The following supporting employment hotspots were selected based on the probability that residents could become employed in the rapid large-scale developments taking place in the Southern Basin and therefore become candidates for the affordable housing market.

The majority of the skilled workers that would potentially be employed in these developments could fit into two archetypal categories, “The Loxion Dreamer” and the “Go Getta.” Both groups of people are big dreamers and hungry to succeed. There is a craving for status and both archetypal segments of this audience are extremely aspirational.

Folweni

Folweni is a small township located south of Durban. The inclusion of Folweni in this report is based on the being a possible employment hotspot for the development boom in the Southern Basin.

Population	40 493
Area	7.4 square kilometres
Population density	5 460.1 people per square kilometre



Demographics

Age

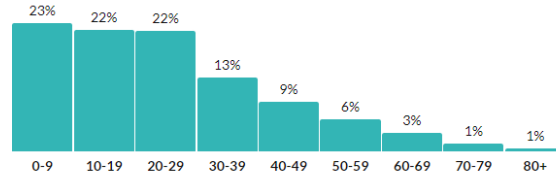
22

Median age

a little less than the figure in
KwaZulu-Natal: 23

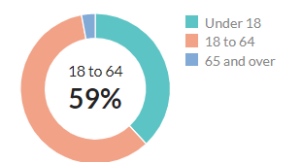
about 90 percent of the figure in
South Africa: 25

Population by age range



Source: Census 2011

Population by age category



Source: Census 2011

Population by age category (Table AGEINCOMPLETEDYEARSSIMPLIFIED)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)	KwaZulu-Natal	South Africa
Under 18	38.1%	38.5%	34.9%
18 to 64	58.9%	56.5%	59.8%
65 and over	3%	5%	5.3%

[Hide data](#)

Population

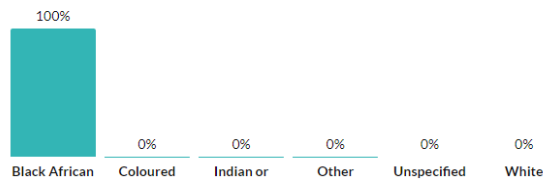
40 493

People

KwaZulu-Natal: 10,267,300L

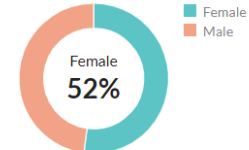
South Africa: 51,770,560L

Population group



Source: Census 2011

Sex



Source: Census 2011

Sex (Table GENDER)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)	KwaZulu-Natal	South Africa
Female	52.1%	52.5%	51.4%
Male	47.9%	47.5%	48.7%

[Hide data](#)

Households

Households

8 859

Households

KwaZulu-Natal: 2,634,122L

South Africa: 15,054,254L

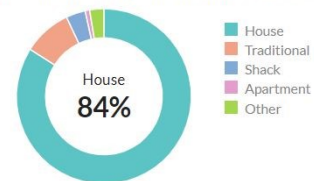
3.6%

Households that are informal dwellings (shacks)

about half the rate in KwaZulu-Natal: 8.03%

about one-quarter of the rate in South Africa: 13.04%

Households by type of dwelling [Chart Options](#)



Source: Census 2011

Households by type of dwelling (Table TYPEOFDWELLING)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)		KwaZulu-Natal		South Africa	
House	84%	7,443	57.6%	1,518,647	62.3%	9,383,708
Traditional	9%	793	18.3%	483,288	7.6%	1,139,894
Shack	3.6%	318	8%	211,540	13%	1,962,709
Apartment	0.8%	73	6.4%	167,293	4.8%	720,289
Other	2.6%	232	9.7%	254,875	12.3%	1,858,418

Household ownership

67.1%

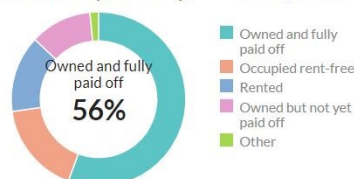
Households fully owned or being paid off

about 25 percent higher than the rate in KwaZulu-Natal: 53.1%

about 1.3 times the rate in South Africa: 50.96%

Households by ownership

[Chart Options](#)



Source: Census 2011

Households by ownership (Table TENURESTATUS)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)		KwaZulu-Natal		South Africa	
Owned and fully paid off	55.6%	4,930	41.4%	1,090,714	39.6%	5,970,747
Occupied rent-free	17.1%	1,516	18.7%	492,255	17.8%	2,682,349
Rented	14.2%	1,261	21.4%	565,130	24%	3,610,042
Owned but not yet paid off	11.4%	1,012	11.7%	307,906	11.3%	1,701,337
Other	1.6%	141	6.8%	179,637	7.3%	1,100,544

[Hide data](#)

Annual household income

R14 600

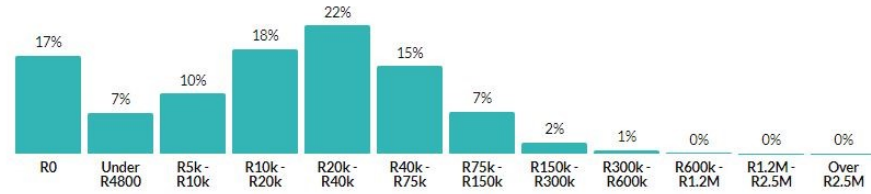
Average annual household income

about half the amount in KwaZulu-Natal: R29 400

about half the amount in South Africa: R29 400

Annual household income

Chart Options



Source: Census 2011

Annual household income (Table ANNUALHOUSEHOLDINCOME_GENDEROFHOUSEHOLDHEAD)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)	KwaZulu-Natal	South Africa
R0	16.9%	1,494	15.6%
Under R4800	7.1%	627	5%
R5k - R10k	10.4%	920	8.5%
R10k - R20k	18%	1,595	19.5%
R20k - R40k	22.1%	1,955	19.6%
R40k - R75k	15.1%	1,335	11.8%
R75k - R150k	7.3%	644	8.2%
R150k - R300k	2%	181	6.2%
R300k - R600k	0.7%	64	3.8%
R600k - R1.2M	0.2%	17	1.2%
R1.2M - R2.5M	0.2%	13	0.4%
Over R2.5M	0.1%	10	0.2%

[Hide data](#)

Employment

Employment

25.9%

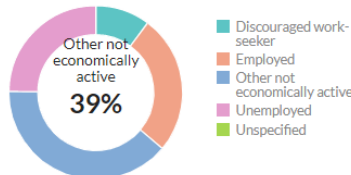
Employed

about 80 percent of the rate in KwaZulu-Natal: 31.51%

about two-thirds of the rate in South Africa: 38.87%

Population by employment status

Chart Options

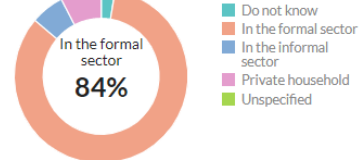


* Universe: Individuals 15 and older

Source: Census 2011

Sector of employment

Chart Options



* Universe: Workers 15 and older

Source: Census 2011

Sector of employment (Table TYPEOFSECTOR)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)	KwaZulu-Natal	South Africa
Do not know	2.6%	178	2.7%
In the formal sector	83.6%	5,772	75.9%
In the informal sector	6.2%	430	12.6%
Private household	7.6%	524	8.8%
Unspecified	0%	0	0%

[Hide data](#)

Annual income

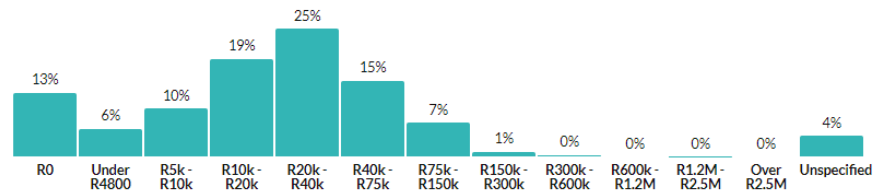
R30 000

Average annual income

about the same as the amount in
KwaZulu-Natal: R30 000

about the same as the amount in
South Africa: R30 000

Employees by annual income

[Chart Options](#)


* Universe: Employed Individuals

Source: Census 2011

Employees by annual income (Table EMPLOYEDINDIVIDUALANNUALINCOME)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)		KwaZulu-Natal		South Africa	
R0	12.7%	867	10.7%	218,131	8.6%	1,132,167
Under R4800	5.6%	384	3.7%	76,122	3.2%	419,334
R5k - R10k	9.6%	655	6.9%	141,020	6%	796,136
R10k - R20k	19.4%	1,327	18.3%	372,550	16.8%	2,208,054
R20k - R40k	25.4%	1,739	18.2%	371,135	18.7%	2,469,585
R40k - R75k	15%	1,029	13.5%	275,767	14.7%	1,940,963
R75k - R150k	6.7%	460	12.1%	246,355	12.5%	1,649,796
R150k - R300k	1%	67	7.9%	160,764	9.1%	1,203,627
R300k - R600k	0.4%	24	2.8%	56,457	3.8%	494,584
R600k - R1.2M	0%	1	0.7%	14,505	1.2%	155,154
R1.2M - R2.5M	0.1%	4	0.3%	5,507	0.4%	50,433
Over R2.5M	0%	1	0.2%	4,182	0.3%	37,034
Unspecified	4.1%	282	4.9%	99,086	4.7%	623,210

[Hide data](#)

Internet access

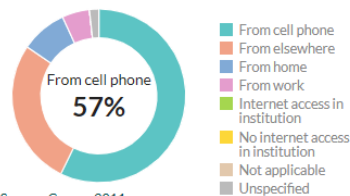
33.1%

Households with internet access

about the same as the rate in KwaZulu-Natal:
33.91%

a little less than the rate in South Africa: 35.32%

Primary means of internet access

[Chart Options](#)


Source: Census 2011

Primary means of internet access (Table ACCESSTOINTERNET)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)		KwaZulu-Natal		South Africa	
From cell phone	57.2%	1,676	51.7%	462,198	45.8%	2,434,182
From elsewhere	27.3%	801	14.4%	128,420	15.8%	841,895
From home	8.6%	252	21.7%	193,848	23.7%	1,261,314
From work	5.1%	150	10%	89,198	13%	694,088
Internet access in institution	0%	0	0%	0	0%	0
No internet access in institution	0%	0	0.2%	1,499	0.2%	10,717
Not applicable	0%	0	0%	0	0%	0
Unspecified	1.7%	51	2.1%	18,632	1.5%	78,562

[Hide data](#)

Education

Educational level

72.4%

Completed Grade 9 or higher

about 10 percent higher than the rate in KwaZulu-Natal: 64.25%

about 10 percent higher than the rate in South Africa: 65.83%

40.3%

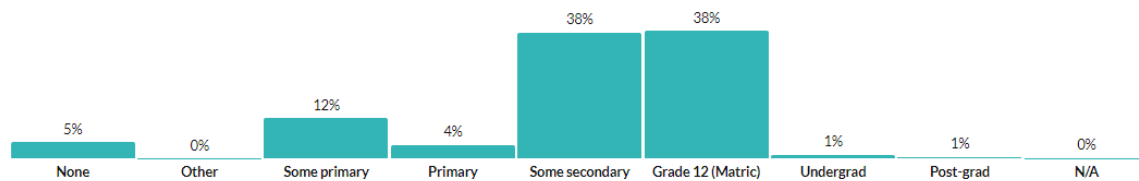
Completed Matric or higher

a little higher than the rate in KwaZulu-Natal: 39.31%

about the same as the rate in South Africa: 39.34%

Population by highest educational level

Chart Options



* Universe: Individuals 20 and older

Source: Census 2011

Population by highest educational level (Table HIGHESTEDUCATIONALLEVEL20)

[Explore and download this data](#)

Column	eThekweni Ward 95 (59500095)		KwaZulu-Natal		South Africa	
None	5%	1,166	10.6%	621,199	8.4%	2,665,876
Other	0.1%	27	0.3%	16,097	0.4%	113,586
Some primary	12.2%	2,834	13.4%	784,306	12%	3,790,134
Primary	4.2%	982	4.1%	240,411	4.5%	1,413,895
Some secondary	37.9%	8,791	30.7%	1,802,051	33.1%	10,481,581
Grade 12 (Matric)	38.5%	8,919	34.2%	2,005,802	32.2%	10,193,388
Undergrad	1.2%	274	3.3%	192,532	4.5%	1,423,175
Post-grad	0.5%	121	1.7%	102,226	2.5%	801,445
N/A	0.3%	60	1.8%	103,625	2.5%	783,915

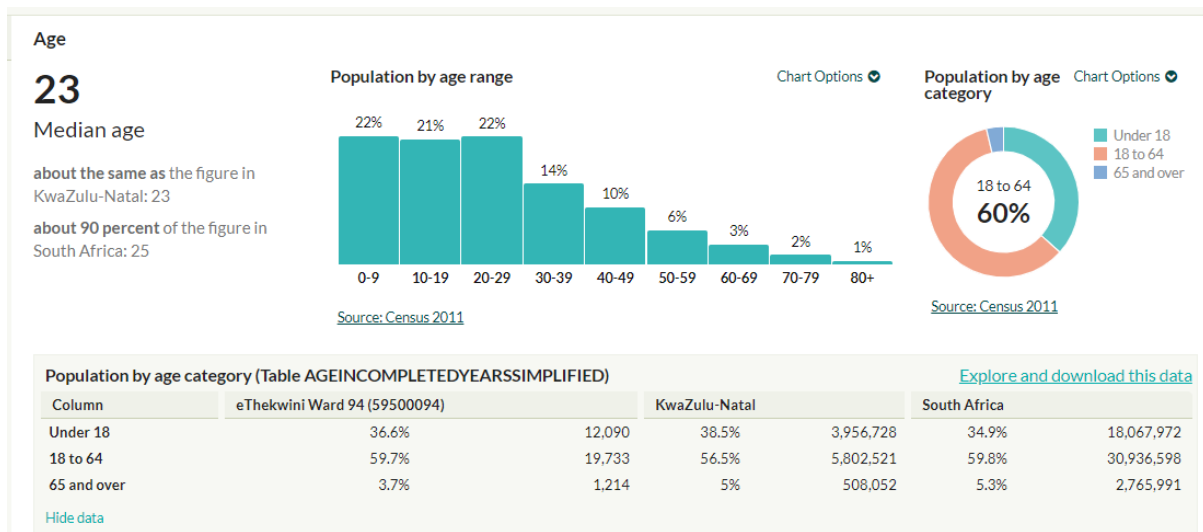
[Hide data](#)

Kwa Makutha

Population	33 036
Area	9.8 square kilometres
Population density	3361.9 people per square kilometre



Demographics



Population

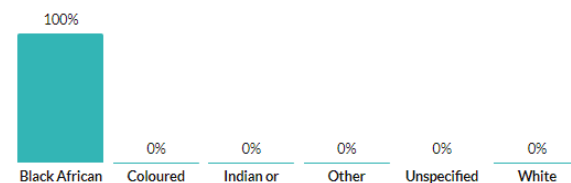
33 036

People

KwaZulu-Natal: 10,267,300L

South Africa: 51,770,560L

Population group

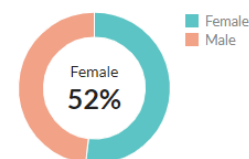


[Source: Census 2011](#)

Chart Options

Sex

Chart Options



[Source: Census 2011](#)

Sex (Table GENDER)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)		KwaZulu-Natal		South Africa	
Female	51.9%	17,130	52.5%	5,388,625	51.4%	26,581,769
Male	48.2%	15,906	47.5%	4,878,676	48.7%	25,188,791

[Hide data](#)

Households

Households

7 270

Households

KwaZulu-Natal: 2,634,122L

South Africa: 15,054,254L

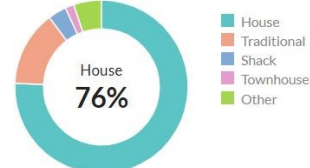
3.5%

Households that are informal dwellings (shacks)

about two-fifths of the rate in KwaZulu-Natal: 8.03%

about one-quarter of the rate in South Africa: 13.04%

Households by type of dwelling



[Source: Census 2011](#)

Households by type of dwelling (Table TYPEOFDWELLING)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)		KwaZulu-Natal		South Africa	
House	75.7%	5,501	57.6%	1,518,647	62.3%	9,383,708
Traditional	14.1%	1,024	18.3%	483,288	7.6%	1,139,894
Shack	3.5%	251	8%	211,540	13%	1,962,709
Townhouse	1.6%	118	0.7%	19,200	1.4%	213,076
Other	5.2%	377	15.3%	402,968	15.7%	2,365,631

[Hide data](#)

Household ownership

64.6%

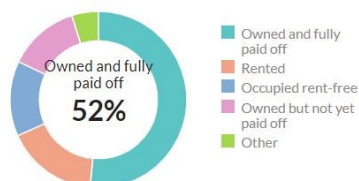
Households fully owned or being paid off

about 25 percent higher than the rate in KwaZulu-Natal: 53.1%

about 25 percent higher than the rate in South Africa: 50.96%

Households by ownership

Chart Options



Source: Census 2011

Households by ownership (Table TENURESTATUS)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)	KwaZulu-Natal	South Africa
Owned and fully paid off	51.5%	3,746	41.4%
Rented	16.8%	1,224	21.4%
Occupied rent-free	13.8%	1,000	18.7%
Owned but not yet paid off	13%	948	11.7%
Other	4.9%	354	6.8%

[Hide data](#)

Annual household income

R29 400

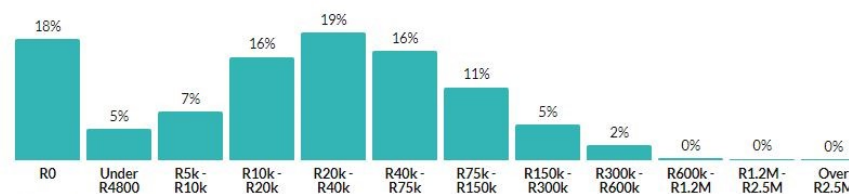
Average annual household income

about the same as the amount in KwaZulu-Natal: R29 400

about the same as the amount in South Africa: R29 400

Annual household income

Chart Options



Source: Census 2011

Annual household income (Table ANNUALHOUSEHOLDINCOME_GENDEROFHOUSEHOLDHEAD)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)	KwaZulu-Natal	South Africa
R0	18.2%	1,322	15.6%
Under R4800	4.7%	338	5%
R5k - R10k	7.3%	527	8.5%
R10k - R20k	15.5%	1,127	19.5%
R20k - R40k	19.2%	1,392	19.6%
R40k - R75k	16.4%	1,193	11.8%
R75k - R150k	10.9%	792	8.2%
R150k - R300k	5.3%	384	6.2%
R300k - R600k	2.2%	161	3.8%
R600k - R1.2M	0.2%	17	1.2%
R1.2M - R2.5M	0.1%	10	0.4%
Over R2.5M	0.1%	5	0.2%

[Hide data](#)

Employment

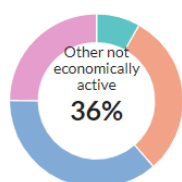
Employment

30.5%

Employed

a little less than the rate in KwaZulu-Natal: 31.51%
about 80 percent of the rate in South Africa:
38.87%

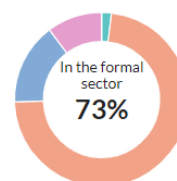
Population by employment status



* Universe: Individuals 15 and older
Source: Census 2011

Chart Options

Sector of employment



* Universe: Workers 15 and older
Source: Census 2011

Chart Options

Sector of employment (Table TYPEOFSECTOR)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)	KwaZulu-Natal	South Africa
Do not know	1.8%	124	2.7%
In the formal sector	72.7%	4,903	75.9%
In the informal sector	15.2%	1,025	12.6%
Private household	10.2%	688	8.8%
Unspecified	0%	0	0%

[Hide data](#)

Annual income

R30 000

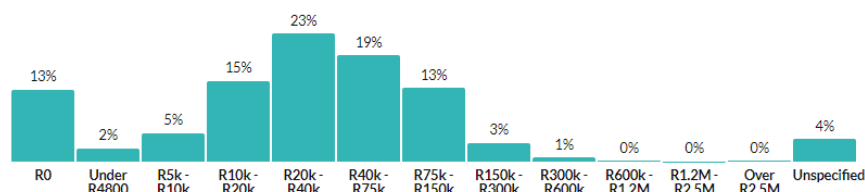
Average annual income

about the same as the amount in
KwaZulu-Natal: R30 000

about the same as the amount in
South Africa: R30 000

Employees by annual income

Chart Options



* Universe: Employed individuals
Source: Census 2011

Employees by annual income (Table EMPLOYEDINDIVIDUALANNUALINCOME)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)	KwaZulu-Natal	South Africa
R0	13.2%	876	10.7%
Under R4800	2.3%	155	3.7%
R5k - R10k	5.2%	346	6.9%
R10k - R20k	14.7%	981	18.3%
R20k - R40k	23.4%	1,560	18.2%
R40k - R75k	19.5%	1,295	13.5%
R75k - R150k	13.4%	894	12.1%
R150k - R300k	3.4%	223	7.9%
R300k - R600k	0.7%	46	2.8%
R600k - R1.2M	0.1%	3	0.7%
R1.2M - R2.5M	0%	1	0.3%
Over R2.5M	0.1%	5	0.2%
Unspecified	4.1%	271	4.9%

[Hide data](#)

Internet access

41%

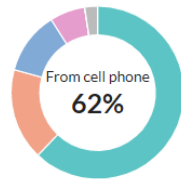
Households with internet access

about 20 percent higher than the rate in KwaZulu-Natal: 33.91%

about 20 percent higher than the rate in South Africa: 35.32%

Primary means of internet access

Chart Options



- From cell phone
- From elsewhere
- From home
- From work
- Internet access in institution
- No internet access in institution
- Not applicable
- Unspecified

Source: Census 2011

Primary means of internet access (Table ACESSTOINTERNET)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)		KwaZulu-Natal		South Africa	
From cell phone	62.1%	1,850	51.7%	462,198	45.8%	2,434,182
From elsewhere	17.2%	511	14.4%	128,420	15.8%	841,895
From home	11.7%	349	21.7%	193,848	23.7%	1,261,314
From work	6.6%	196	10%	89,198	13%	694,088
Internet access in institution	0%	0	0%	0	0%	0
No internet access in institution	0%	1	0.2%	1,499	0.2%	10,717
Not applicable	0%	0	0%	0	0%	0
Unspecified	2.4%	71	2.1%	18,632	1.5%	78,562

[Hide data](#)

Education

Educational level

74.8%

Completed Grade 9 or higher

about 20 percent higher than the rate in KwaZulu-Natal: 64.25%

about 10 percent higher than the rate in South Africa: 65.83%

42.5%

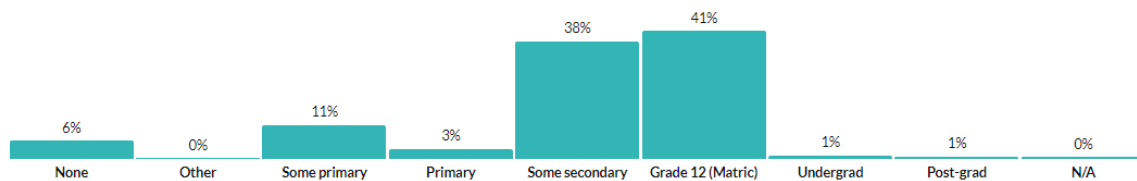
Completed Matric or higher

about 10 percent higher than the rate in KwaZulu-Natal: 39.31%

about 10 percent higher than the rate in South Africa: 39.34%

Population by highest educational level

Chart Options



* Universe: Individuals 20 and older

Source: Census 2011

Population by highest educational level (Table HIGHESTEDUCATIONALLEVEL20)

[Explore and download this data](#)

Column	eThekweni Ward 94 (59500094)		KwaZulu-Natal		South Africa	
None	5.6%	1,098	10.6%	621,199	8.4%	2,665,876
Other	0.2%	29	0.3%	16,097	0.4%	113,586
Some primary	10.7%	2,081	13.4%	784,306	12%	3,790,134
Primary	3.2%	614	4.1%	240,411	4.5%	1,413,895
Some secondary	37.5%	7,297	30.7%	1,802,051	33.1%	10,481,581
Grade 12 (Matric)	40.7%	7,913	34.2%	2,005,802	32.2%	10,193,388
Undergrad	1.1%	213	3.3%	192,532	4.5%	1,423,175
Post-grad	0.6%	120	1.7%	102,226	2.5%	801,445
N/A	0.5%	89	1.8%	103,625	2.5%	783,915

[Hide data](#)

uMlazi

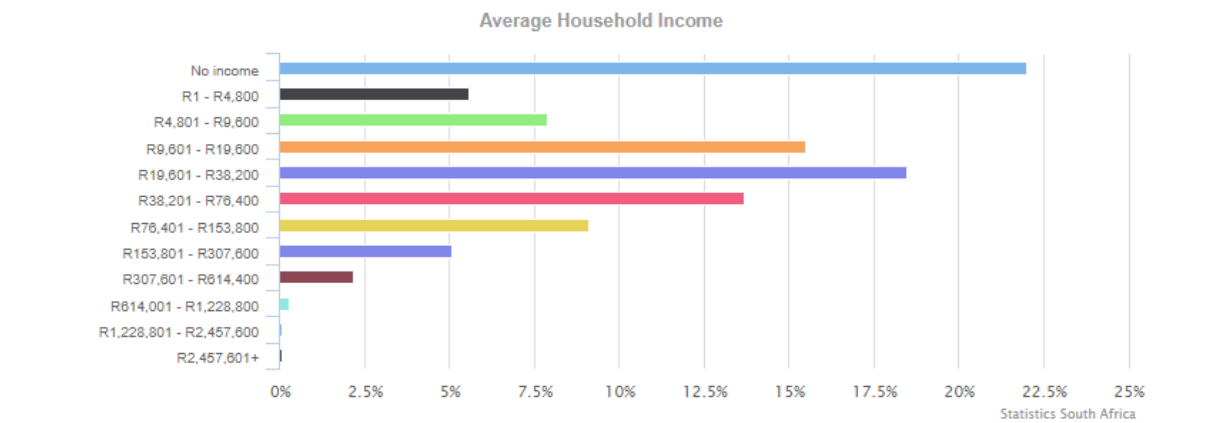
uMmlazi is a township on the east coast of KwaZulu-Natal, South Africa, located south-west of eThekweni Municipality. It is the fourth largest township in South Africa.

Population	404,811
Area	47,46 km ² square kilometres
Population density	3361.9 people per square kilometre
Number of Households	104,914



The majority of the population of uMlazi is of working age at 71,2%, with 9,5% of the population having a higher education qualification. 65,1% of the population of uMlazi resides in formal dwellings, and 53% of those formal dwellings are either owned or being paid off.

Average Household Income



CONCLUSION

In conclusion, the proposed site for the Msimbazi River Estate sits in the heart of the economic development zone of the Southern Basin. Kingsborough is set to be a development focal point and the industry boom happening in the area has created an urgent need for affordable housing. Job creation and new employment will force people to re-locate to the area from other regions in eThekweni / KZN. This middle income market fits into the income bracket for potential purchasers of affordable housing units.

With the rental statistics in the Southern Basin being quite high (30%), a market already exists for the percentage of the population that would want to own their own homes. The archetypal mind-sets outlined in the document suggest that there is an aspirational attitude among various segments of the population. Ownership of property would do well to satisfy that need to become more financially secure and independent.

The vision for the Msimbazi River Estate aligns with the Government's New Urban Agenda and outlined Sustainable Development Goals. The Government has recognised the need for secure, smart, affordable housing, developed with sustainable practices and positioned to better the lives of those that fit into the middle income bracket.

CITATIONS

- Municipal Elections 2016: Electoral Commission of South Africa (IEC), Municipal election results <<https://wazimap.co.za/profiles/municipality-ETH-ethekwinini/>>
- National Elections 2014: Electoral Commission of South Africa (IEC), National and provincial election results <<https://wazimap.co.za/profiles/municipality-ETH-ethekwinini/>>
- Provincial Elections 2014: Electoral Commission of South Africa (IEC), National and provincial election results <<https://wazimap.co.za/profiles/municipality-ETH-ethekwinini/>>
- Municipal Elections 2011: Electoral Commission of South Africa (IEC), Municipal election results <<https://wazimap.co.za/profiles/municipality-ETH-ethekwinini/>>
- Community Survey 2016: Statistics South Africa (2016) South African Community Survey 2016. Indicators derived from the full population Community Survey. <<https://wazimap.co.za/profiles/municipality-ETH-ethekwinini/>>
- Census 2011: Statistics South Africa (2011) South African Population Census 2011. Indicators derived from the full population Census <https://wazimap.co.za/profiles/municipality-ETH-ethekwinini/>
- http://www.durban.gov.za/City_Services/development_planning_management/Documents/Final%20SDF2020-2021a.pdf