

SUMMIT THEMES AND ROADMAP

PRESENTATION TO HUMAN SETTLEMENTS
NGO AND CIVIL SOCIETY SUMMIT

1 DECEMBER 2023



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

Houses • Security • Comfort



SOUTH AFRICAN
**ECONOMIC
RECONSTRUCTION
AND RECOVERY**
BUILDING A NEW ECONOMY



TABLE OF CONTENTS

1. Context: Census 2022
2. Housing Need, Supply and Beneficiaries
3. Addressing Apartheid Spatial Inequality
4. Intergovernmental Relations
5. Community-based Priorities
6. Building Partnerships and Capabilities
7. Transformation
8. Implementing the Law
9. White Paper Content and Process
10. Roadmap

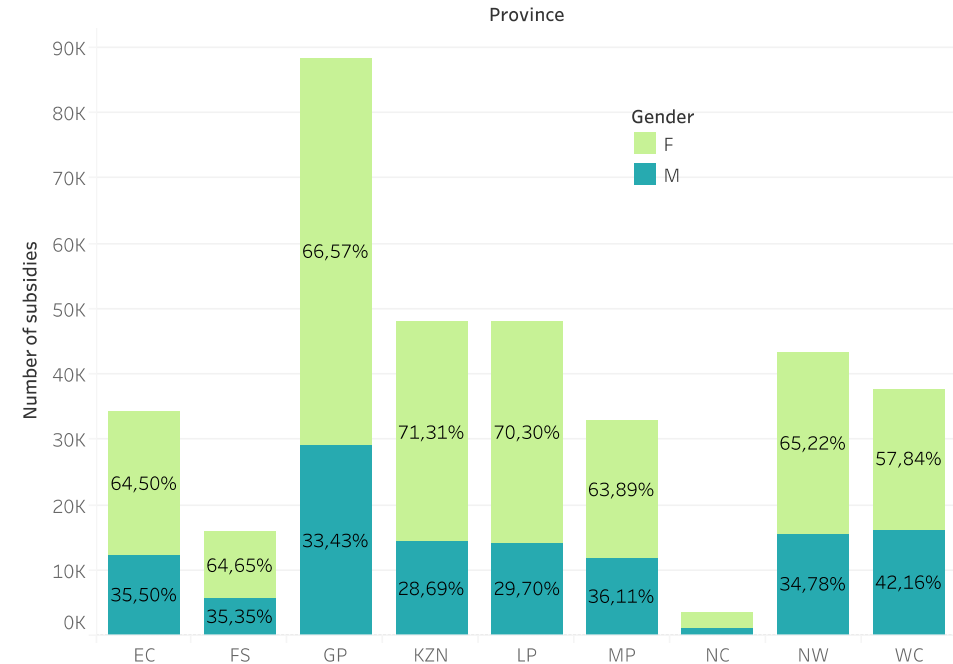
1. CONTEXT: CENSUS 2022

- Over 62 million people, GP and KZN over 44% of population, with over 25 million people being formally housed since 1994.
- Some 17,8 million households, with the average size of households being 3,5 persons,
- in KwaZulu-Natal 53% of households are headed by a woman compared with 46% in Gauteng.
- 91,3% of households have access to piped water, with a significant number now getting water inside their house;
- 71% of households now have access to flush toilets compared with 60% in 2011;
- 88,5% of households live in formal dwellings in 2022 compared with 77,6% in 2011;
- 94,7% of households now have access to electricity compared with 84,7% in 2011;
- Only 7,9% of households live in informal dwellings compared with 13,6% in 2011; and
- Only 21% of households now do not have access to the internet compared with 64,8% in 2011.
- **OVERALL, SIGNIFICANT DELIVERY AND ALSO DIFFERENTIATION ACROSS THE COUNTRY**

2. HOUSING NEED, SUPPLY AND BENEFICIARIES

- Long waiting times on lists, and allocations not transparent and no accountability.
- Get rid of placeholders and other processes which reduce accountability levels.
- Improve assessment such as #disabled
- % of women beneficiaries higher than % of population
- Independent checks needed on beneficiaries.
- Streamline processes and make lists accessible.
- Review all incomplete or hijacked projects and get them completed
- Improve project management and consequence management processes

Gender breakdown of subsidies by province



3. ADDRESSING APARTHEID SPATIAL INEQUALITY

- Not much change since 1994, except that people informally housed are now found throughout urban areas generally closer to the economic centres.
- For over 20 years significant migration shifts towards Gauteng, Cape Town and other large urban centres.
- Black working class and poor women in services still discriminated against living in informal settlements and occupied buildings, plus discrimination based on nationality
- Low rate of formal rental (social housing) close to economic centres, with growing small scale rentals further from economic centres and poor planning/implementation student housing
- Low levels of land and building assembly/expropriation and release
- Emergency shelter and welfare approaches need to be addressed to ensure they are temporary and do not become permanent placements.
- Increase Climate Change mitigation and adaptation: including educational initiatives around this.
- **MUST IMPROVE INTEGRATED PLANNING, LAND/BUILDING RELEASE AND UPGRADING FOR THE POOR CLOSE TO CENTRES**

4. INTERGOVERNMENTAL RELATIONS

- Confused Roles and Responsibilities:
 - National-Local concurrency in areas like water, sanitation, energy, etc
 - National-Provincial concurrency in areas like Housing, Transport, Education
 - All three spheres have function overlaps in social welfare, roads, transport, housing accreditation, etc
- Must drive a DDM approach to provision of all aspects (planning, budgeting, synchronizing and implementing) of human settlements including accreditation at a District/Metro level
- Get District-wide assessments of blighted and abandoned buildings suitable for residential accommodation and have in situ upgrades
- Monitor human settlement outcomes and not only infrastructure and building completions
- Starting with examining root causes of challenges in Ekurhuleni, launch a national programme to improve delivery of human settlements in each District/Metro
- Ensure all three spheres collaborate and have a role in all aspects of the delivery value chain.

5. COMMUNITY-BASED PRIORITIES

- Broaden base of CSO involvement to include religious institutions, traditional Councils, etc. whilst guarding against money laundering, privatisation of social initiatives, etc.
- Increase CSO involvement in, implementation of and transparency in Business Plans for:
 - People's Housing Processes
 - Informal settlements upgrades (proper sanitation, stormwater, roads/paths, energy, community, etc).
 - Health, safety and upgrades of occupied buildings
- Regular and improved communication by government through involvement and monitoring in human settlements projects
- Address soft issues (path names, addresses, and basic services such as providing decent bathrooms, toilets, ensuring access of public vehicles, etc.)

6. BUILDING PARTNERSHIPS AND CAPABILITIES

- We must continue to address the trust deficit: government, communities and civil society
- Formalise national and provincial engagements twice a year between government and non-governmental stakeholders
- Set up mechanisms to ruthlessly act against persons or institutions involved in corrupt activities, threats, violence, etc
- Monitor responsiveness and transparency of all government departments in all spheres to ensure they are engaging with their communities and if needed appropriate consequence action be taken.
- Professionalise the built environment sector without creating gatekeepers
- Eliminate nepotism and political appointments to professional departments.
- Review capability and performance of national/provincial departments and entities involved in human settlements in order to improve efficiency, economy and effectiveness.

7. TRANSFORMATION

- Real Estate industry still largely white, must be deracialised
- Non-formal real estate industry should be formalized
- Formal housing non-formally planned/built must be formalized
- Prioritise women's, youth and disabled involvement

8. IMPLEMENTING THE LAW

- Make use of existing mechanisms like EHP and UISP. UISP should be adapted for inner city context.
- Ensure human settlements departments in all three spheres understand the law and that they also act proactively.
- Reinforce PIE and entrench the case law principles that have developed like lawful eviction procedure.
- Need urgent collaborative work on inner-city buildings and informal settlements where safety, health and security is seriously threatened.
 - Some buildings could be upgraded in situ in the short and medium term, those requiring immediate relocation to alternative accommodation and those which require relocation in due course.
 - The EHP is the key funding mechanism and then the UISP in due course.

9. WHITE PAPER CONTENT AND PROCESS

- Incentivise projects that integrate (racially and economically) and which reduce distance to economic/commercial opportunities and allow for more Non-Motorised transport to be used
- Address building standards more directly
- Adopt incremental approach even in titling of property in informal settlements
- Have a national programme to both expropriate/bank land and buildings which is unused/underused and release it for the provision of human settlements and economic projects.
- Ensure regular communication

10. ROADMAP

10.1 WHITE PAPER PROCESS:

- **Please note: no formal consultations on the draft Whiter Paper have happened yet.**
 - All previous engagements with organizations were simply on the process and receiving inputs in order to develop the draft which has now been finalized and approved by cabinet for publication and comment
- **Process of consultation between now and end March 2024 will be as follows:**
 - Draft will be Gazetted for comment allowing for written inputs
 - Engagements with NGOs and other stakeholders will be held, ideally provincially (see below) and in some sectoral areas
 - Engagements with key national, provincial and local spheres to clarify Roles and Responsibilities
 - Final draft will be submitted to Cabinet for adoption
 - Framework for possible legislative and policy changes, including implementation plan.

10. ROADMAP (CONTINUED)

10.2 NGO CONSULTATIVE PROCESS:

- **Before the end of April 2024:** each province will be requested to hold a consultative summit with NGOs to both discuss the draft White Paper and also human settlements and implementation issues within each province.
- **After these processes** a Compact will be finalized to be agreed upon by government and other stakeholders.
- **Before the end of January 2024:** National DHS to respond to queries raised at the Summit on how they are being addressed
- **Before the end of January 2024:** Specific review of Ekurhuleni challenges and solutions will be undertaken by DHS (including MAP assistance), after which similar engagements to be held
- **Before the end of June 2024:** Specific sectoral area meetings to be convened by DHS (including MAP) on the following areas to update blockages and implement solutions on the following areas:
 - Inner city buildings and land in major urban areas
 - Informal settlements upgrading
 - People's housing initiatives
 - Rural human settlements and depressed mining areas
 - Small scale and social housing opportunities, provided on land located to reverse apartheid geography closer to economic opportunities
 - Land and buildings banking and release

10. ROADMAP (CONTINUED)

10.3 INTERGOVERNMENTAL IMPLEMENTATION PROCESS:

- Before the end of April 2024: DHS together with COGTA, NT and DPME to finalise an implementation plan on areas such as: (i) how at a DDM level human settlements blockages and capability issues can be overcome, (ii) how these human settlements initiatives are institutionalized in DDM One Plans; (iii) How consequence management can be more effective in areas of corruption, violence/intimidation/maladministration, etc.
- This would include rolling out accreditation processes not only at category A and Intermediate City Municipalities, but at a District level too.

10.4 TRANSFORMATION PROCESSES:

- Before end of April 2024 a draft evaluation of opportunities for youth, women and disabled groups to be provided to be published by DHS for comment and implementation
- A progress meeting on women's participation opportunities is to be held in March 2024

10.5 DHS REORGANIZATIONAL INITIATIVES

- Initiatives underway nationally driven by Cabinet to review entities and DHS has its own processes underway
- A single point of contact within DHS (at a national and hopefully provincial levels too) to be created to ensure ongoing monitoring of all communities and process underway initiated by either DHS or NGO sector, with reports every six months to be provided.

10. ROADMAP (CONTINUED)

10.6 INSTITUTIONALISATION AND PROFESSIONALISATION PROCESSES:

- DHS to continue working with NSG on the various professionalization initiatives, noting too that there should not be gatekeeping and further loss of capabilities.
- The wide range of existing policy programmes must be strengthened.

10.7 GOVERNMENT'S VALUE PROPOSITION

- Government recognises the energy and emotions which have resulted from poor or corrupt implementation of human settlements.
 - This was clearly evident in the first Summit day when Stakeholders spared no energies in expressing mainly their frustrations but also appreciation of efforts expended by the Department, under the leadership of the Minister and Deputy Minister by including them in an important Human Settlement discourse.
- It is clear from various the Stakeholders' input that they expect Government to immediately intervene by addressing their concerns ranging from what they perceive as lack of responsiveness from Government officials to lack of support in their various Human Settlements projects which they have embarked upon .
- This Roadmap is the Department's response to provide a clear Plan of Action with targets and timeframes and the DHS commits itself to ensuring that under the leadership of the Minister these initiatives will be undertaken.

THANK YOU

Your crucial themes and questions underscore the need for prompt government action, improved inter-governmental collaboration, and strategic partnerships with influential leaders to address challenges and ensure the well-being of communities within human settlements.