

WHITE PAPER FOR HUMAN SETTLEMENTS

PRESENTATION TO HUMAN SETTLEMENTS
NGO AND CIVIL SOCIETY SUMMIT

NOVEMBER 2023



human settlements

Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

Houses • Security • Comfort



SOUTH AFRICAN
**ECONOMIC
RECONSTRUCTION
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BUILDING A NEW ECONOMY



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EVOLUTION OF HOUSING IN SA

Pre 1922	Housing Act- introduced to supervise the lending of government funds for the building of housing for blacks.
1923-1929	Native (Urban Areas) Act-aimed for the establishment of three forms of accommodation: hostels, locations and native villages.
1950	Group Areas Act -provided for stricter implementation of segregation policy of residential areas. Resettlement of Blacks, Coloureds and Indians to black townships constructed at scale characterised by the four roomed prototype.
1978	Blacks (Urban Areas) Consolidation Amendment-advocated for the introduction of a 99 year leasehold scheme which made private sector finance available, provided access to building society loans.
1992-1994	The formation of the NHF- a multi-party non-governmental negotiating body comprised of business, civil society, government, development organisations and political parties as the foundation for the new government's Housing policy.



EVOLUTION OF HOUSING IN SA...Cont

1994	This led to the broad housing sector convention also referred to as the Housing Accord that concluded into the White Paper on Housing 1994.
1994	SA-Housing White Paper was introduced in December 1994 and sets out the framework of the new National Housing Policy. It was aimed to increase the rate and scale of housing delivery.
1997	Promulgation of the Housing Act extended the provisions set out in the Housing White Paper. It outlined the mandate and operational imperatives of the National Department and Provincial Departments of Human Settlements, Municipalities and other pertinent stakeholders
2004	Characterized by the introduction of a Comprehensive Plan for the Development of Integrated Sustainable Human Settlements. [BNG]) housing strategy. Aimed to promote an integrated society by developing sustainable human settlements and quality housing within a subsidy system for different income groups



CONTEXT OF THE WHITE PAPER

Seeks to create an enabling environment for development of integrated and sustainable human settlements.

Sets out new vision, objectives, theory of change, key policy statements, policy position, roles, and responsibilities of stakeholders towards sustainable human settlements.

Is an outcome to a series of programme evaluations and expenditure reviews in partnership with the DPME and the National Treasury reflecting on the scope, scale, and pace of housing development.



PROBLEM STATEMENT

- **Persistent poor housing delivery picture** - Human settlements space is plagued by weak spatial planning, intergovernmental coordination, poor governance capabilities and the high cost of well-located land for human settlements development – ultimately retaining apartheid era planning (National Treasury, 2017).
- **Current Housing Act focuses on housing** - Lack of legislative basis of what constitutes a human settlement.
- Notwithstanding existence of the Comprehensive Plan for the Development of Sustainable Human Settlements approved by Cabinet in 2004 - **Need to systematically respond to entrenched spatial pattern across all geographic scales that exacerbate social inequality and economic inefficiency**

STRATEGIC FOUNDATION

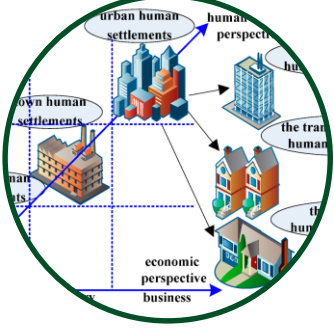
The White Paper takes into consideration the programmes and priorities of government, and aligns with the existing macro policies such as:

1. Constitution of the Republic – Section 26 which establishes the right of access to adequate housing.
2. Sustainable Development Goals (SDGs) Goal 11 which seeks to plan cities and human settlements opportunities for all, with access to basic services, energy, housing, transportation and green public spaces, while reducing resource utilisation and environmental impact.
3. National Development Plan (NDP) – Chapter 8 focusing on sustainable human settlements and improved quality of household life
4. Other legislative provisions such as Housing Act, Rental Housing Act, the Prevention of Illegal Eviction from Unlawful Occupation of Land Act (PIE)

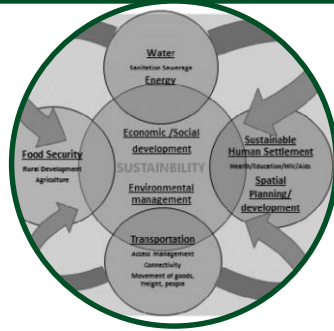
KEY PRINCIPLES

- **Section 26 of the Constitution:** Right to have access to adequate housing covers measures that are needed to prevent **homelessness, forced evictions, address discrimination**, focus on the most **vulnerable** and **marginalized** groups.
- **Accessibility:** Practical measures will be are to be established to make housing subsidies **accessible** to eligible households nationwide.
- **Equity:** The policy prioritises the allocation of subsidies based on transparent and objective criteria, giving special consideration to vulnerable groups, such as women-headed households, persons with disabilities, and the elderly.
- **Affordability:** Adequate funding and a variety of support options will be allocated as subsidy instrument to address the financial burden impacting low-income households
- **Administrative efficiency:** Administrative processes are streamlined to ensure timely and efficient subsidy allocation.
- **Quality assurance:** necessary to meet standards for safety, durability, and liveability.
- **Partnerships and people-centred development**
- Promotion of **innovation** in human settlements development
- Collaboration, coordination and communication as the important protocols

KEY OBJECTIVES



Integration: To promote alignment in development planning, while progressively developing governance and administrative capacity through sustainable human settlements delivery approaches.



Alignment: To address the embedded policy, legislative and programme design gaps as well as regulatory inconsistencies to reflect contemporary reforms including reconciling it to international Treaties, Agreements and Declarations.



Innovation and flexibility:
To create legislative framework to harness innovative and transformative approaches through creation of human settlements.



Inclusiveness: To promote human settlements systems that function as a whole.



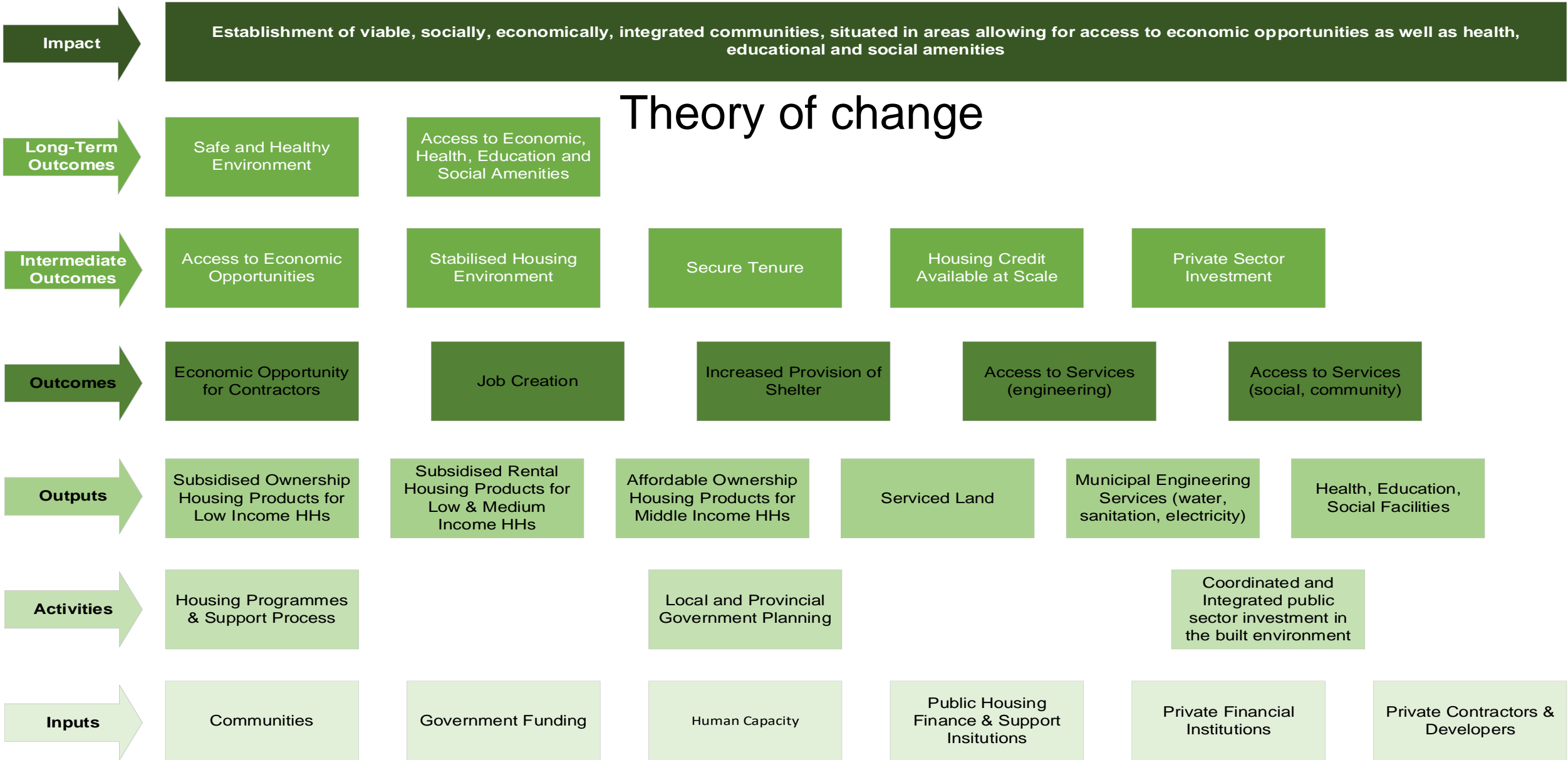
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KEY PROPOSALS

- Priority will be given to vulnerable groups- the elderly, child-headed families, and people living with disabilities.
- Collaborative review of the current land administration will entail the empowerment of women to access land and land titles.
- Exploration of a quicker, simplified, and less costly process of registration and transfer of land and property for poor households.
- Review and adjust the pre-emptive right clause to ensure upward mobility and curb the informal transactions of subsidised houses.
- Engaging beneficiaries in decision-making processes to foster a sense of ownership and empowerment among residents, thereby contributing to sustainable outcomes.

KEY PROPOSALS...Cont.

- Informal settlements upgrading- advocacy will be towards the prioritization of participatory planning and implementation;
- Engaging residents in decision-making processes to foster a sense of ownership and empowerment among residents, thereby contributing to sustainable outcomes;
- Linking housing interventions with improved access to basic services, livelihood opportunities, education and healthcare.
- Will promote in-situ upgrading - incremental upgrading and relocation will be a last resort consideration;
- Backyard housing - the Department will firm up necessary regulatory measures amenable to building standards; the formalization and the provisions of the required internal infrastructure

KEY PROPOSALS ...Cont

- Social housing market- the principles anchor affordability, accessibility, safety, and contribution to socio-economic growth whilst effectively addressing demand and contributing to spatial restructuring
 - Focus will be equitable access to differentiated rental housing opportunities and housing development services and support for delivery agents and enterprises empowered by women, youth, people with disabilities etc.,
- White Paper considers that demand for and supply of affordable housing require robust policy and legal underpinning.
- Consideration of cost-effective construction methods, materials, and technologies with attached incentives especially to holders of large and suitably located land parcels

KEY PROPOSALS ...Cont

- Ensure that human settlement projects are contained within the urban edge of development nodes and at strategic locations along the development corridors to curb sprawl.
- Ensure that compact cities, towns, and settlements that have high population densities and a mix of land uses, and where land use and public transportation are integrated, are desirable.
- Acknowledgement that the majority of urban South Africans live in townships therefore the focus must be on township enhancement with a emphasis being placed on settlement design principles that produce safe, liveable, and inclusive spaces, resulting in an improved quality of life for all citizens.

POLICY ENVIRONMENT ENABLERS

- Fiscal and financial reforms – Funding remodeling / alignment – e.g. conditional grants
- Alternative technology and innovative construction systems – redefining capacity/delivery turnaround times
- Procurement and contracting reforms – economic transformation
- Reforms to subsidy qualification criteria and housing needs register
- Institutional arrangements – coherence of concurrent mandates: to operationalize/regulatory environment for DDM
- Strengthen mechanisms for Municipalities (metropolitan, district and local) to promote citizen participation in informed decision making and flow of information on their development needs.

STAKEHOLDER CONSULTATIONS

FORUM	DATE
JOINT BRANCH MANAGEMENT COMMITTEE	MARCH 2023
BANKING ASSOCIATION OF SOUTH AFRICA	APRIL 2023
ISANDLA INSTITUTE (NGO)	JUNE 2023
DEVELOPMENT ACTION GROUP (NGO)	JUNE 2023
ACADEMIC INSTITUTIONS	JUNE 2023
POLICY UNIT, CFO , A-DG, DDG AND PORLERT	JULY 2024
TECHNICAL MINMEC FORUM	JULY 2023
MINMEC FORUM	JULY 2023
NATIONAL TREASURY	AUGUST 2023
PRESIDENCY -SEIAS UNIT	AUGUST 2023

THANK YOU



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