

GENERAL NOTICES • ALGEMENE KENNISGEWINGS

DEPARTMENT OF HUMAN SETTLEMENTS

NOTICE 880 OF 2015

**ENVIRONMENTAL IMPLEMENTATION
PLAN**

**DEPARTMENT OF HUMAN
SETTLEMENTS**

2015 - 2020

DEPARTMENT OF HUMAN SETTLEMENTS

ENVIRONMENTAL IMPLEMENTATION PLAN (EIP)

2015 -2020

Section 11 of the National Environmental Management Act (Act No. 107 of 1998) requires that the national and provincial departments exercising functions which may affect the environment, in terms of the *Schedule 1* of the Act, prepare an Environmental Implementation Plan (EIP) and to monitor the implementation on a regular basis. The Department of Housing (Human Settlements) is listed in *Schedule 1* and is therefore required to prepare an EIP. The plan needs to be reviewed at least every five years thereafter. The 1st edition EIP for the Department of Housing was gazetted in March 2001 and the 2nd edition was gazetted in April 2009. The third generation EIP has been prepared in pursuance of the imperatives of Act.

The Department hereby publishes in terms of section 15(2)(b) of the National Environmental Management Act (Act No. 107 of 1998) the Environmental Implementation Plan as recommended by the Sub Committee on EIPs and EMPs and adopted by this Department.

In terms of sub-section 15(2)(b) the plan becomes effective from the date of publication.

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DEPARTMENT OF HUMAN SETTLEMENTS

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SECTION 1

INTRODUCTION

The National Environmental Management Act (Act 107 of 1998) as amended, sets out to provide for cooperative environment governance by establishing principles for decision making on matters affecting the environment, institutions that will promote cooperative governance, procedures for coordinating environmental functions exercised by organs of state, and to provide for matters connected therewith.

The National Environmental Management Act (NEMA) requires that national and provincial departments exercising functions which may affect the environment, in terms of the *Schedule 1* of the Act, prepare an Environmental Implementation Plan (EIP) and to monitor and review their implementation on a regular basis. Also, that national and provincial departments exercising functions involving the management of environment, in terms of *Schedule 2* of the Act, must prepare an Environmental Management Plan (EMP). The Department of Human Settlements is listed in *Schedule 1*, and is therefore required to prepare an Environmental Implementation Plan (EIP).

The 1st edition EIP for the Department was gazetted in March 2001 and the 2nd edition EIP in 2009. This 3rd generation EIP has been prepared in pursuance of the imperatives of NEMA and the guidelines provided by the Department of Environmental Affairs, taking into account the peculiarities of the human settlement sector.

1.1 Overview of the Department of Human Settlements

1.1.1 Human Settlements Vision, Mission and Focus Areas

Vision: A nation housed in sustainable human settlements.

Mission: To facilitate the creation of sustainable Human Settlements and improved quality of household life.

Focus Areas: Since the inception of the Housing Programme in 1994 the Housing Subsidy Scheme is the primary assistance measure of the National Housing Programme. Households with an income of up to R3500 or less per month, who have not owned property previously, and who satisfy a range of other criteria, can apply for a subsidy and use it to get housing, either to own or to rent. Those earning between R3501 to R15000 a month can be assisted with subsidy linked to a financial institution.

The housing subsidy is intended to help households to access housing with secure housing tenure, at a cost they can afford, and a standard that satisfies the norms and standards determined by the Minister of Human Settlements. In each case the subsidy is intended to facilitate access to a wide range of residential property, including:

- Newly constructed, bondable, single housing units;
- Units in newly constructed multiple unit complexes, including flats;
- Units in reconditioned or refurbished building;
- Existing housing of any type; in situ upgrade of existing unserviced or minimally serviced settlements;
- Incremental housing scheme, where a serviced site is provided as the first stage, with the residual of subsidies being used for home building purposes.

1.1.2 The Housing and Human Settlements Environment

Housing is defined as a variety of process through which habitable, stable and sustainable public and private residential environments are created for viable households and communities. This recognises that the environment within which a house is built on is as important as the house itself in satisfying the needs and requirements of the inhabitants.

The construction of a house is a culmination of many planning processes and legislative requirements that must be adhered to. Land development and spatial planning become critical to the housing process.

1.2. Mandate of the Department of Human Settlements

1.2.1 Habitat Agenda

In 1996 the South African government committed itself to the Habitat Agenda for sustainable human settlements. The Agenda offers, within a framework of goals, principles and commitments, a positive vision of sustainable human settlements where all have adequate shelter, a healthy and safe environment, basic services and productive and freely chosen employment. The goals of the Habitat Agenda are adequate shelter for all and the development of sustainable human settlements.

1.2.2 The Constitution of the Republic of South Africa, 1996 (Act 108 of 1996)

Section 26 of the Constitution of the Republic of South Africa states that everyone has the right to have access to adequate housing, that the state must take reasonable legislative and other measures, with its available resources, to achieve the progressive realisation of this right, and that no one may be evicted from their home, or have their home demolished, without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.

1.2.3 The White Paper on Housing, 1994

The White Paper on a New Housing Policy and Strategy for South Africa sets out the fundamental principles and basic points of departure that Government must adhere to when developing and implementing housing policy and contains substantive policy approaches to meeting South Africa's housing vision. These principles are:

- Stabilising the housing environment in order to ensure maximum benefit of state housing expenditure and mobilising private sector investments,
- Mobilising housing credit and private savings (whether by individuals or collectively) at scale on a sustainable basis and simultaneously ensure adequate protection for consumers,
- Providing subsidy assistance to disadvantaged households to assist them to gain access to housing,
- Supporting the People's Housing Process entailing a support programme to assist people who wish to build or organise the building of their homes themselves,
- Rationalising Institutional Capacities in the housing sector within a sustainable long term institutional framework,
- Facilitating the speedy release and servicing of land, and
- Coordinating and integrating public sector intervention on a multi functional basis.

1.2.4 The Housing Act, 1997 (Act No. 107, 1997)

Flowing from the White Paper the Housing Act expands on the provisions of the Constitution, prescribes general principles for housing development and defines the housing development functions of national, provincial and local governments. Accordingly Government renews its commitment to a democratic, sustainable process of housing development that, amongst others:

- Gives priority to the needs of the poor,
- Involves meaningful consultation with individuals and communities,
- Ensures as wide a choice of housing and tenure options as is reasonably possible,
- Is economically, fiscally, socially and financially affordable and sustainable,
- Is based on integrated development planning,
- Is administered in a transparent, accountable and equitable manner,
- Upholds the practice of good governance,

- Encourages and supports individuals and communities to fulfil their own housing needs by assisting them in accessing land, services and technical assistance in a way that leads to the transfer of skills to, and empowerment of, the community,
- Promotes:
 - education and consumer protection,
 - conditions in which everyone meets their housing obligations,
 - the establishment, development and maintenance of socially and economically
 - viable communities and of safe and healthy living conditions to ensure the elimination
 - and prevention of slums and slum conditions,
 - higher density to ensure the economical utilisation of land and services,
- Takes due cognisance of the impact of housing development on the environment,
- Furthermore Government must encourage environmentally sustainable land use development practices and processes by generating as many as possible of the inputs required in settlements within, or close to, the settlement; making the greatest possible use of renewable resources and instituting practices which allow them to be renewed; clearly identifying primeval, rural and urban landscapes and ensuring that interference from one to the other is minimised; avoiding settlements in places of hazard or high risk; avoiding settlements on unique habitats of flora and fauna; avoiding actions which irrevocably interfere with self-regulating ecological processes; controlling air and water pollution at source; recycling wastes, wherever possible productively, in forms that can be re-absorbed into the natural environment; and by promoting biodiversity.

The Housing Act also sets out the functions in respect of the three spheres of Government.

1.2.4.1 Core Functions of the National Human Settlement Department

The National Department's core functions are to establish and facilitate a sustainable national housing development process and to fund the National Housing Programmes. This requires that the Minister, through the National Department, establish and facilitate a sustainable national housing development process.

To achieve this national government must:

- Develop national housing policy and legislation,
- Prepare and maintain a multi-year national plan, that sets broad national housing delivery and budgetary goals,
- Develop national norms and standards,
- Develop a national housing code,
- Establish a funding framework for housing development and negotiate the secure allocation from the state budget for housing.
- Allocate funding to provincial governments, municipalities and other national institutions so that national programmes are implemented,
- Monitor the performance of national, provincial and local governments against housing delivery goals and budgetary goals;
- Assist provinces and municipalities to develop their administrative capacity in respect of housing development;
- Support and strengthen the capacity of municipalities to manage their own affairs, to exercise their powers and perform their duties in respect of housing development
- Promote effective communication in respect of housing development.

1.2.4.2 Core Functions of the Provincial Human Settlements Departments

Housing is an area of concurrent legislative competence for national and provincial government. This means that provincial governments can legislate in respect of housing matters that fall within their provincial boundaries, as long as such legislation is in line

with national legislation. The Housing Act sets out the following functions in respect of Provincial Departments:

- To develop provincial housing policy and legislation,
- To coordinate housing development in the province,
- To prepare and maintain a multi-year plan detailing the implementation in the province of national and provincial housing programmes,
- To support and strengthen the capacity of municipalities in respect of housing development,
- To co-ordinate housing development in the province,
- Administer every national housing programme and every provincial housing programme which is consistent with national housing policy,
- Determine provincial housing development priorities in accordance with national housing policy.

1.2.4.3 Core Functions of Municipalities with respect to Human Settlements Development

The Housing Act, 1997 sets out the functions of municipalities as follows:

- To initiate, plan, coordinate and facilitate appropriate housing development within its boundaries,
- Prepare a local housing strategy and set housing delivery goals,
- Set aside, plan and manage land for housing development,
- Create a financial and socially viable environment conducive to housing development,
- Facilitate the resolution of conflicts,
- Provide bulk engineering services where there are no service providers,
- Administer any national housing programme in respect of its area of jurisdiction.

1.2.5 The National Housing Code

The National Housing Code sets the underlying policy principles, guidelines and norms and standards which apply to Government's various housing assistance programmes introduced since 1994 and updated. It provides a description of the policy principles, guidelines, qualification criteria and norms and standards for the implementation of housing programmes. It is a statement of present policy, providing an overview and confirmation of the existing policy in place.

1.2.5.1 National Housing Programmes

1.2.5.1.1 Enhanced Extended Discount Benefit Scheme

The programme is aimed at supporting decisions made regarding the transfer of pre-1994 housing stock and is intended to stimulate and facilitate the transfer of public housing stock to qualifying occupants.

It was introduced to assist persons to acquire state financed rental housing, existing sales debtors to settle the balance on purchase prices of properties acquired from the public sector, or to assist persons to repay publicly financed credit that had been used for housing purposes.

1.2.5.1.2 Individual Subsidy Programme

The programme provides access to funding for housing assistance to individual households who wish to acquire properties of choice. It accommodates both beneficiaries who wish to access only subsidy funding to acquire a residential property or who can afford a mortgage loan to finance a residential property. Persons who have acquired vacant serviced stands without State assistance and who need assistance with the construction of a house may also apply for an Individual Subsidy.

The Programme provides access to funding for the following two categories:

Credit Linked Subsidies: In cases where the applicant can afford mortgage loan finance, the applicant may apply for a subsidy that is linked to credit from a financial institution; and

Non-Credit Linked Subsidies: In cases where the applicant cannot afford mortgage loan finance, the applicant may apply for a subsidy to acquire an existing house entirely out of the subsidy bracket and may supplement this with other funds that may be available to him or her. Qualifying persons who bought vacant serviced stands from their own resources and needs assistance to construct a house may also apply for Non-Credit Linked Subsidies.

1.2.5.1.3 Finance Linked Individual Subsidy Programme (FLISP)

The FLISP Subsidy is a Programme available to a qualifying beneficiary who is able to access loan finance to acquire a residential property and/or to construct a house. The FLISP subsidy is also available to qualifying households who have purchased residential properties on deed of sale arrangements and who wish to take transfer of ownership their properties.

The Programme provides individual subsidies, the value of which is linked to the household income of the applicant. The approval of the FLISP subsidy is subject to the approval of a home loan in the form of a mortgage bond registered against the title deed of the property to be acquired.

1.2.5.1.4 Programme for the Provision of Social and Economic Amenities

The main objective of the Programme is to facilitate the development of basic amenities which are normally funded by municipalities in cases where municipalities are unable to provide such facilities. It promotes the provision of certain basic social/community amenities and economic facilities within existing and new housing areas as well as within informal settlement upgrading projects in order to achieve the following policy objectives:

Social development: to facilitate the provision of social services through the development of primary, social amenities and community facilities such as parks,

playgrounds, sports fields, crèches, community halls, taxi ranks, municipal clinics and informal trading facilities.

Economic development: to facilitate the development of basic economic infrastructure such as transportation hubs, trading areas and/or informal markets.

Job creation: The Programme supports job creation by promoting community based labour-intensive construction methodologies, which is an economic development strategy with its foundations in the Expanded Public Works Programme.

Social capital: to encourage the development of social capital by supporting the active participation of communities in the design, implementation, management and evaluation of projects.

1.2.5.1.5 Rectification of certain residential properties created under the pre-1994 Housing Dispensation

The Programme was created to facilitate the improvement of state financed residential properties created through State housing programme interventions during the pre-1994 housing dispensation that are still in ownership of the public sector institution and/or that were disposed off to beneficiaries, with specific focus on:

- The improvement of municipal engineering services where inappropriate levels of services were delivered; and
- The renovation and/or upgrading or the complete reconstruction of dwellings that are severely structurally compromised and that are regarded as inappropriate for transfer into ownership of the beneficiary or unfit for human habitation, thus posing a threat to the health and safety of the inhabitants.

1.2.5.1.6 Rural Subsidy: Communal Land Rights

In areas of communal tenure and where traditional leaders allocate land for settlement to households or persons, freehold tenure can in most cases not be easily secured. This programme was developed to assist households in areas with communal tenure to

access housing subsidies. Therefore the programme only applies for housing development on communal land registered in the name of the state or which will be held by community members subject to the rules or custom of that community.

The housing subsidy may be utilised for the development of internal municipal residential services where no alternative funds are available, house building, upgrading of existing services where no alternative funding is available, the upgrading of existing housing structures or any combination of these options.

1.2.5.1.7 Consolidation Subsidy Programme

Before the introduction of the White Paper on a New Housing Policy and Strategy for South Africa in December 1994, a substantial number of households had received serviced sites in terms of state housing schemes instituted pre-1994.

In order to enable such households to access adequate housing, a consolidation subsidy was introduced which provides for the completion of houses on the serviced sites. Beneficiaries of such stands may apply under this Programme for further assistance to construct a house on their stands or to upgrade / complete a house they may have constructed from their own resources.

1.2.5.1.8 Housing Assistance in Emergency Circumstances

The main objective of this Programme is to provide temporary assistance in the form of secure access to land and/or basic municipal engineering services and/or shelter in a wide range of emergency situations of exceptional housing need through the allocation of grants to municipalities in order to achieve the following policy objectives:

- To expedite action in order to relieve the plight of persons in emergency situations with exceptional housing needs;
- To provide for special arrangements in terms of which the Housing Programme will address the diversity of needs of households in emergency housing situations; and

- To maximise the effect of projects through this Programme to ensure that funds are effectively expended and the services provided could be converted for permanent residential development use.

1.2.5.1.9 Integrated Residential Development Programme (IRDP)

The IRDP was developed to give effect to the objectives of the Comprehensive Plan for the Development of Sustainable Human Settlements, by incorporating the following:

- A comprehensive development approach to integrated township development which accommodates all the needs identified in a specific area or community. This relates to land use and the provision of municipal engineering services and sites for all land uses to ensure the development of integrated and sustainable human settlements;
- A phased development approach in terms of which a housing project is packaged in phases to facilitate effective project management and administration as well as effective expenditure and application of housing funds;
- The allocation and sale of serviced residential stands at the final stage of housing construction in a new development to qualifying beneficiaries, as well as the sale of other residential stands to persons who do not qualify for subsidies at a variety of prices depending on the income and profile of the households;
- Housing construction administered in terms of the basket of housing development options available within the National Housing Programmes for qualifying beneficiaries as the final phase; and
- The provision of serviced sites for a variety of non-residential use essential to integrated human settlements.

A further fundamental departure point is the fact that the creation of serviced stands in a new township is no longer subject to the identification and approval of a qualifying housing subsidy beneficiary.

1.2.5.1.10 Upgrading of Informal Settlements

The integrated informal settlement upgrading programme constitutes a targeted response to the proliferation of informal settlements and provides for the insitu upgrading of informal settlements on land suitable for housing development. It also seeks to address the diversity of housing needs of these settlements by providing various housing solutions and supports the development of social and economic amenities required by the community.

The informal settlement upgrading programme provides interim engineering services during its first phase to address emergency needs regarding basic services and permanent engineering services (water reticulation, sanitation, storm water management and roads) are provided during the subsequent phase of the project. The programme entails a tailored funding arrangement to ensure the special needs of upgrading projects are addressed. These include community participation facilitation, relocation assistance, temporary housing and project management funding.

1.2.5.1.11 Community Residential Units Programme (CRU)

The programme aims to facilitate the provision of secure, stable rental tenure for lower income persons / households, and provides a coherent framework for dealing with the many forms of existing public sector residential accommodation. It supports the upgrading of government owned communal rental accommodation (hostels).

The grant funding provided by the CRU Programme focuses on the development of the following public rental housing assets:

- Public hostels that are owned by Provincial Human Settlements Departments and municipalities;
- “Grey” hostels which are hostels that have both a public and private ownership component due to historical reasons;

- Public housing stock that forms part of the “Enhanced Extended Discount Benefit Scheme” but which cannot be transferred to individual ownership and has to be managed as rental accommodation by the public owner;
- Post 1994 newly rental developed public residential accommodation owned by Provincial Housing Departments and municipalities; and
- Existing dysfunctional, abandoned, and/or distressed buildings in inner city or township areas that have been taken over by a municipality and funded by housing funds.

The grant may also be utilised for the development of new public rental housing assets, if a viable opportunity to acquire and develop such new assets has been identified. It also includes funding for the capital costs of project development and future long-term capital maintenance costs.

1.2.5.1.12 Institutional Housing Subsidy Programme

The Institutional Housing Subsidy Programme was primarily designed to provide affordable rental housing to optimise the use of available well located land. This can be achieved through densification and to meet the growing need for short term rental housing for persons required to be mobile and who prefer rental to ownership housing options.

The Programme forms part of a broader rental housing development strategy and provides for housing institutions with access to Government grants to provide and hold rental housing stock for a minimum of four years. The Programme applies nationally and also incorporates the option to sell the rental units to the tenants after four years from the initial occupation of the units. The tenants are also actively involved in the administration and management of the rental stock. Tenants of units created through the Programme may also apply for individual ownership subsidies should they wish to do so.

1.2.5.1.12 Social Housing Programme

The social housing programme has two primary objectives:

- To contribute to the national priority of restructuring South African society in order to address structural, economic, social and spatial dysfunctionalities thereby contributing to Government's vision of an economically empowered, non-racial, and integrated society living in sustainable human settlements.
- To improve and contribute to the overall functioning of the housing sector and in particular the rental sub-component thereof, especially insofar as social housing is able to contribute to widening the range of housing options available to the poor.

The Programme applies only to restructuring zones which are identified by municipalities as areas of economic opportunity and where urban renewal/restructuring impacts can best be achieved. It also aims at developing affordable rental in areas where bulk infrastructure (sanitation, water, transport) may be under-utilised, therefore improving urban efficiency.

1.2.5.1.14 People's Housing Process

The Programme was developed to facilitate a self-built housing process. It provides assistance to qualifying beneficiaries in the form of technical advice, guidance and training to build their own houses. Apart from the capital subsidy amount for the construction of the houses, the Programme also funds facilitation initiatives and provides assistance for the employment of expertise to guide the project application process and obtain project approval.

The Programme is project oriented and the housing subsidy is not available on an individual beneficiary basis. Beneficiaries who wish to participate in the construction of

their own houses must form themselves into a support organisation or acquire the services of such support organisation.

1.2.6 The Comprehensive Plan for the Development of Sustainable Human Settlements

The Comprehensive Plan for the Development of Sustainable Human Settlements, commonly referred to as Breaking New ground (BNG), which was approved by Cabinet in 2004 signalled a policy shifts towards more responsive and effective delivery, taking cognisance of socio-economic and demographic dynamics and placing greater emphasis on the creation of sustainable settlements. It signalled a shift from quantity into quality; supply into demand; and housing into human settlements. BNG defined human settlements as *'well-managed entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation and equity.'*

Critical developments in BNG for the environment was its recognition of informal settlements and the need for a more effective and holistic response to informal settlements that included in-situ upgrading as first option, the need for improved spatial planning and development as well as a recognition that urban renewal and inner city regeneration that supports poor livelihoods is essential; and improving the location of housing projects, encouraging densification and integration, and adopting a more holistic settlement approach through a focus on social and economic infrastructure.

1.2.7 Housing and Human Settlements Policy and Programmes Enhancements

Housing programmes are subject to a process of monitoring and evaluation, the results of which inform current policy revisions or recommend new policy development. Current programmes under research and being developed, include the Green Paper and White

Paper for Human Settlements, which will look at all the short-comings in the policy and suggest reforms for sustainable human settlement development.

1.3 Financing for Human Settlements Development

The Department of Human Settlements is responsible for the following funding instruments:

- **Human Settlements Development Grant (HSDG):** Aimed at providing funding for the creation of sustainable and integrated human settlements that enable an improved quality of household life and improved access to basic services.
- **Municipal Human Settlements Capacity Grant (MHSCG):** Aimed at building capacity in municipalities earmarked for assignment of housing functions in order to deliver and subsidise the operational costs of administering human settlement programmes.
- **Urban Settlement Development Grant (USDG):** Aimed at supplementing the capital revenues of metropolitan municipalities in order to support the national human settlements development programme, focusing on poor households in order to improve spatial integration and densities and improve quality living environments.

1.4 Planning for Human Settlements Development

The Comprehensive Plan for the Development of Sustainable Human Settlements requires proper planning for housing development that follows a coordinated and funding aligned approach. The Housing Act also requires provinces to compile multi-year housing development plans. The Public Finance Management Act, 1999 (PFMA) (Act No 1 of 1999) also requires provinces to compile and submit five year Strategic Plans, three year plans and yearly Operational Plans. Operational Plans require provinces to report quarterly on project progress in respect of the current financial year.

1.5 Guidelines on Environmentally Sound Housing

Environmental issues are inherently linked with the quality of life. Settlements are often strongly influenced by access to resources in the environment. Settlements and the activities that take place in them alter the environment in which they are set. Environmentally sound human settlements are characterised by good air quality, energy and water efficient homes, with planting that provides green ‘lungs’ or even food security. These may be seen as healthy, sustainable settlements which provide quality living environments.

The guidelines propose interventions in the housing product through two major aspects to the development of environmentally sound low cost housing, namely energy efficient and water efficient housing.

Energy efficient housing can be enhanced by design considerations for thermally efficient housing; the materials that reflect and absorb heat in the construction of energy efficient housing. These include aspects such as:

- House orientation – houses in South Africa should face towards North
- House plan and layout – units should be as close to a square shape as possible
- Insulation – installing ceilings to achieve a thermally efficient house
- Flooring – thermal efficient materials are good absorbers of heat
- Windows - large windows on the northern side of a house allow solar heat to penetrate and offer maximum heating

Factors to consider for water efficient low cost housing include:

- Layout of plumbing systems
- Pipe sizing
- Optimum water pressure supply
- Plumbing fittings

SECTION 2:
DESCRIPTION OF HOUSING AND HUMAN SETTLEMENT POLICIES, PLANS AND PROGRAMMES THAT MAY SIGNIFICANTLY AFFECT THE ENVIRONMENT

Name of Policy, Plan or Programme	Status (is it in the process of development or adopted or implemented)	What is the Policy, Plan or Programme about?	Scope of Policy, Plan or Programme (i.e. provincially or nationally implemented)	How will the Policy, Plan or Programme affect the environment?	What degree of control does the Department have on the impact?	Name of Implementing Organ of State
Provision of Social and Economic Amenities	Implemented	In line with the policy to establish quality, sustainable human settlements, the programme seeks to fund primary social and economic amenities, where funding is not available from other sources.	Provincially implemented	The environment can be damaged when houses are being built through a number of the following ways: Grass land can be destroyed as the structure is built on top of it; lorries and trucks used to transport materials to the building site - create pollution from exhaust fumes and also noise pollution; the raw materials (iron, stone) used in construction have to be taken from quarries and mines and this can damage the landscape; factories process the raw materials, for	All housing projects are subjected through a planning phase, which involves Environmental Impact Assessment (EIA). The EIA allows the likely significant environmental effects of a project to be identified and to be avoided, remedied or minimised at an early stage.	Provincial Human Settlement Departments
Individual Subsidies	Implemented	The Programme provides access to state assistance where qualifying households wish to acquire an existing house or a vacant residential serviced-stand linked to a house construction contract through an approved mortgage loan.	Provincially implemented		Environmentally Sound Housing Guidelines were developed to ensure that reasonable measures are taken to prevent groundwater contamination by poorly designed sanitation	Provincial Human Settlement Departments

Name of Policy, Plan or Programme	Status (is it in the process of development or adopted or implemented)	What is the Policy, Plan or Programme about?	Scope of Policy, Plan or Programme (i.e. provincially or nationally implemented)	How will the Policy, Plan or Programme affect the environment?	What degree of control does the Department have on the impact?	Name of Implementing Organ State
Rectification of Residential Properties	Implemented	The Programme aims to facilitate the improvement of state financed residential properties created through State housing programmes	Provincially implemented	<p>example, iron ore is converted to steel in steel mills (this process of converting raw materials into materials that can be used to build structures uses a lot of energy and cause pollution to the atmosphere); the local natural environment is changed to such an extent that the wildlife that once thrived in the area can no longer live or survive there.</p> <p>Costs to the environment may include accumulated rubbish, increased dumping, loss of valuable and increasingly scarce materials, impact on landfill sites, transport of materials to and from demolition sites, and particulate pollution in the process of demolition and transportation of waste.</p>	<p>systems; and that care is also taken when siting housing in relation to other land-uses such as landfills, noxious industry or offensive trade; as there is environmental health risks associated with such locational issues.</p> <p>Asbestos is a dangerous building material. Studies have shown that the inhalation of asbestos dust can cause severe health problems. As there are a number of alternative products which are easily available that do not cost more than asbestos products, and conform to the Standards and Guidelines of the National Home Builders Registration Council (NHBRC), the use of asbestos building products has been totally banned in the</p>	Provincial Human Settlement Departments

Name of Policy, Plan or Programme	Status (is it in the process of development or adopted or implemented)	What is the Policy, Plan or Programme about?	Scope of Policy, Plan or Programme (i.e. provincially or nationally implemented)	How will the Policy, Plan or Programme affect the environment?	What degree of control does the Department have on the impact?	Name of Implementing Organ State
Finance Linked Individual Subsidies Programme	Implemented	The Programme seeks provide assistance to households who are unable to independently access mortgage finance to acquire a residential property. Typically these households earn too little to qualify for mortgage finance on the one hand and on the other their monthly income exceeds the maximum income limit applicable to Government's "free basic house" Housing Subsidy Scheme.	Provincially implemented	The environment can be damaged when houses are constructed. This can happen in a number of ways: (i) Grass land / fertile land can be destroyed as the houses are built; (ii) Lorries and trucks used to transport materials to the building site create pollution from exhaust fumes and also cause noise pollution; (iii) The raw materials (iron, stone) used to build houses have to be taken from places such as quarries and mines and this can damage the landscape; (iv) Factories process the raw materials, for example, iron ore is converted to steel in steel mills (this process of converting raw materials into materials	construction of houses in South Africa.	Provincial Human Settlement Departments
Consolidation Subsidies	Implemented	The Programme is aimed at beneficiaries of previous government housing assistance schemes who received serviced stands in ownership. Beneficiaries of such stands may apply for further assistance to construct a house on their stands or to upgrade/complete their houses they have constructed from their own resources	Provincially implemented			Provincial Human Settlement Departments

Name of Policy, Plan or Programme	Status (is it in the process of development or adopted or implemented)	What is the Policy, Plan or Programme about?	Scope of Policy, Plan or Programme (i.e. provincially or nationally implemented)	How will the Policy, Plan or Programme affect the environment?	What degree of control does the Department have on the impact?	Name of Implementing Organ State
Emergency Housing Programme	Implemented	The Programme aims to provide for temporary relief to households who for reasons beyond their control, find themselves in an emergency housing situation such as the fact that their existing shelter has been destroyed or damaged, their prevailing situation poses an immediate threat to their life, health and safety, or they have been evicted, or face the threat of imminent eviction.	Provincially implemented	that can be used for construction uses a lot of energy and cause pollution to the atmosphere); (v) The local natural environment is changed to such an extent that the wildlife that once thrived in the area can no longer live or survive there.		Provincial Human Settlement Departments
Integrated Residential Development Programme	Implemented	The Programme aims to facilitate the development of integrated human settlements in well-located areas that provide convenient access to urban amenities, including places of employment; and also creating social cohesion.	Provincially implemented			Provincial Human Settlement Departments
Enhanced People's Housing	Implemented	The Programme assists households who wish to enhance their houses by actively contributing	Provincially implemented			Provincial Human Settlement Departments

Name of Policy, Plan or Programme	Status (is it in the process of development or adopted or implemented)	What is the Policy, Plan or Programme about?	Scope of Policy, Plan or Programme (i.e. provincially or nationally implemented)	How will the Policy, Plan or Programme affect the environment?	What degree of control does the Department have on the impact?	Name of Implementing Organ State
Process		towards the building of their own homes				
Upgrading Informal Settlement Programme	Implemented	The Programme seeks to upgrade the living conditions of people living in informal settlements by providing secure tenure and access to basic services and housing.	Provincially implemented	Many informal areas are built on inappropriate sites such as former rubble dumps and wetlands. Environmental factors which pose a threat to these settlements include flooding, extreme weather conditions, fires, deforestation, waste of agricultural land, pollution of the environment by wastewater and the burning of fossil fuels and other inflammable materials.	Informal settlements are found in a variety of locations mostly on land not suitable for development and may not be upgradeable at all due to unsuitable soil conditions, topographical constraints and environmental impacts. In instances where upgrading is possible extensive land rehabilitation is undertaken. Where upgrading is not possible then settlements are relocated to well planned areas.	Provincial Human Settlement Departments
Communal Land Rights	Implemented	The Programme deals with housing subsidies for housing development on communal land registered in the name of the state or which will be held by community members subject to the rules or custom of that community	Provincially implemented	Impacts may include damages to the natural ecosystem, reduction in water and air quality, waste caused by transporting of building materials.		Provincial Human Settlement Departments

Name of Policy, Plan or Programme	Status (is it in the process of development or adopted or implemented)	What is the Policy, Plan or Programme about?	Scope of Policy, Plan or Programme (i.e. provincially or nationally implemented)	How will the Policy, Plan or Programme affect the environment?	What degree of control does the Department have on the impact?	Name of Implementing Organ of State
Farm Residents Subsidies	Implemented	The Programme provides capital subsidies for the development of engineering services- where no other funding is available, and adequate houses for farm workers and occupiers in a variety of development scenarios.	Provincially implemented	Construction in farm lands may lead to loss of arable land, soil erosion.		Provincial Human Settlement Departments
Community Residential Units	Implemented	The Programme aims to facilitate the provision of secure, stable rental tenure to the very poor (and often informally employed); and also provides a coherent framework for dealing with the many different forms of existing public sector residential accommodation	Provincially implemented	Impacts to the environment may include: Loss of grass land/farm land; noise and air pollution due to transportation of materials to the building site; the raw materials (iron, stone) used to construct houses is taken from quarries and mines and this can damage the landscape; factories process the raw materials, for example, iron ore is converted to steel in steel mills (this process of converting raw		Provincial Human Settlement Departments
Institutional Subsidies	Implemented	The Programme seeks to provide affordable rental units that offer secure tenure to households, which prefer the mobility provided by rental accommodation	Provincially implemented			Provincial Human Settlement Departments
Social	Implemented	The Programme provides for affordable rental units	Provincially implemented			Provincial Human Settlement Departments

Name of Policy, Plan or Programme	Status (is it in the process of development or adopted or implemented)	What is the Policy, Plan or Programme about?	Scope of Policy, Plan or Programme (i.e. provincially or nationally implemented)	How will the Policy, Plan or Programme affect the environment?	What degree of control does the Department have on the impact?	Name of Implementing Organ State
Housing Policy		which provide secure tenure to households which prefer the mobility provided by rental accommodation. This Programme applies in restructuring zones which identified as areas of economic opportunity and where urban renewal / restructuring impacts can best be achieved, in order to promote integration across income and population group divides.		materials into materials that can be used for construction uses a lot of energy and cause pollution to the atmosphere); the local natural environment is changed to such an extent that the wildlife that once thrived in the area can no longer live or survive there.		Settlement Departments

SECTION 3:

DESCRIPTION OF THE MANNER IN WHICH THE RELEVANT NATIONAL DEPARTMENT OR PROVINCE WILL ENSURE THAT THE POLICIES, PLANS AND PROGRAMMES REFERRED TO IN SECTION 2 ABOVE WILL COMPLY WITH THE PRINCIPLES SET OUT IN CHAPTER 1 OF NEMA AS WELL AS ANY NATIONAL NORMS AND STANDARDS AS ENVISAGED UNDER SECTION 146(2)(B)(I) OF THE CONSTITUTION AND SET OUT BY THE MINISTER, OR BY ANY OTHER MINISTER, WHICH HAVE AS THEIR OBJECTIVE THE ACHIEVEMENT, PROMOTION, AND PROTECTION OF THE ENVIRONMENT

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
1. Individual Subsidy Programme 2. Financed Linked Individual Subsidy Programme 3. Social and Economic Facilities Programme 4. Rectification Programme 5. Consolidation Programme 6. Emergency Housing Programme 7. Integrated Residential	Minimum Level of Services in terms of the National Norms and Standards: <ul style="list-style-type: none"> • Water: Single standpipe per stand (metered) • Sanitation: VIP or alternative system agreed to between the community, municipality and the MEC • Roads: Graded or gravel paved road access to each stand. This does not necessarily require vehicle access to each property 	Sustainable Development <i>Development must be socially, environmentally and economically sustainable. The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated</i> The Housing Programme impacts on the environment through being the single largest public investment in land development, by contributing to the inefficient use of energy and water resources, the loss of topsoil during construction and by polluting the environment through the inappropriate provision of associated services. Solutions to the reduction of the impact of the housing programme on the environment lie in a range of	National Policy Task Team

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
<p>Development Programme</p> <p>8. Enhanced People's Housing Process</p> <p>9. Informal Settlement Upgrading Programme</p> <p>10. Communal Land Rights Programme</p> <p>11. Farm Residents Programme</p> <p>12. Community Residential Units Programme</p> <p>13. Institutional Housing Programme</p> <p>14. Social Housing Programme</p>	<ul style="list-style-type: none"> • Storm Water: Lined open channels • Street lighting: High mast security lighting for residential purposes where this is feasible and practicable. <p>Minimum size of subsidised house (40m²)</p> <ul style="list-style-type: none"> • Two bedrooms; • A separate bathroom with a toilet, a shower and hand basin; • A combined living area and kitchen with wash basin; and • Standard basic electrical installation comprising a prepaid meter with distribution board and lights and plugs to all living areas of the house • Ceiling • Above ceiling insulation (fibreglass blanket for the entire house) • Plastering of all internal walls • Rendering on the external wall 	<p>policies and programmes, administered by a range of government departments, the political will and the administrative and financial capacity to implement them. Where the environment has been damaged during the development of houses, appropriate remedial measures will be followed to rectify the situation.</p> <p>Unplanned informal settlements have a major impact on the environment. These are often situated on marginal land (such as steep slopes and the flood plains of rivers and streams) and impact heavily on sensitive ecosystems. Because they are not subjected to proper planning, evaluation and environmental impact assessment, their negative impacts on the environment are usually significantly more than formal housing development. The Department has introduced the Informal Settlement Upgrading Programme to properly plan these settlements and reduce negative impact on the environment.</p> <p>Integration of environmental considerations into decision-making</p> <p>Environmental Management must be integrated, acknowledging that all elements of the environmental are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practical environmental option.</p> <p>Housing project developments in terms of the Housing Programme are subject to the requirements of existing urban</p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p>development legislation and procedures, including Environmental Impact Assessments (EIAs) as required in terms of Section 24 D of the National Environmental Management Act 107 of 1998 as amended (NEMA). EIA regulations have imposed delays and additional costs for low cost housing development. Environmental protection has therefore been placed above social and economic development.</p> <p>The IDP process as required by the Local Municipal Systems Act 32 of 2000, encourages local authorities to integrate all other forms of planning such as the setting of transport plans, water services plans, etc, linking social, economic and environmental development into single integrated development plans, thus ensuring environmental protection.</p> <p>Participation, empowerment and transparency</p> <p><i>The participation of all interested parties in environmental governance must be promoted.</i></p> <p><i>Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge.</i></p> <p><i>Decisions must be taken in an open and transparent manner, and access to information must be provided.</i></p> <p>In meeting the above principles, the Housing Subsidy Programme requires that housing projects be based on inclusive agreements (social contracts) between relevant</p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p>stakeholders. Of particular importance is that beneficiary communities, suppliers of infrastructure, services, housing products and finance on a specific project, are parties to such an agreement. Housing decisions therefore take into account the interests, needs and values of all interested and affected parties. Communities are also empowered through this process.</p> <p>Community well being and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience.</p> <p>The People's Housing Process assists people who wish to build or organise the building of their homes themselves by accessing housing subsidies and technical, financial, logistical and administrative support on a basis which is sustainable and affordable. Key principles behind the programme are partnerships, and a people driven process, skills transfer and community empowerment.</p> <p>Actual or potential conflicts of interests between organs of state should be resolved through conflict resolution procedures.</p> <p>The MEC is responsible for instituting a process to enable PHDs to evaluate and access project applications to ensure a healthy balance between the priorities and needs of all stakeholders, development priorities and technical expertise.</p> <p>The vital role that women and youth in environmental</p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p><i>management and development must be recognised and their full participation therein must be promoted.</i></p> <p>The Department of Human Settlements has made significant progress in addressing the needs of women and the youth. The majority of the housing subsidy beneficiaries are female headed households. The department has also allocated a 30% quota of the housing budget for women owned projects and has also developed Guidelines for Mainstreaming Gender in Housing and Human Settlements. In addition, a National Framework for the participation and Empowerment of Women in Housing has been developed to engage sector stakeholders, particularly women service providers to participate vigorously in the housing delivery value chain. On an annual basis a Women's Build is organised and is geared towards profiling women in the housing delivery value chain as well as mobilising key sector stakeholders to support women initiatives.</p> <p>The Youth in Housing programme engages young people in the construction of houses. This is a Ministerial initiative launched in 2005 for technical skills training of youth through the National Home Builders Registration Council (NHBR). A youth Build is organised on the Youth Month to encourage and mobilise young people in the construction field.</p> <p>The Government's Extended Public Works Programme (EPWP) is centred on addressing unemployment and increasing economic growth. The Department's EPWP is linked to Government's broader vision and is particularly geared around empowering the disadvantaged, women, the</p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p>disabled and the youth in particular.</p> <p>Environmental justice and equity</p> <p><i>Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.</i></p> <p>Housing subsidies are one of Government's main instruments that addresses the legacy of poverty and inequality. The Housing Programme recognises that adequate shelter means more than a roof over one's head. It also means adequate space, security of tenure, adequate lighting, heating and ventilation; and; suitable environmental quality and health-related factors, adequate basic infrastructure such as water supply, waste management facilities and sanitation.</p> <p><i>Equitable access to environmental resources, benefits and services to meet basic human needs and ensure human well being must be pursued.</i></p> <p>The housing backlog, including the needs of the many informally housed households, is a moving target and cannot be reduced. Currently the housing programme can only meet the needs of households equivalent to its annual allocation of the housing budget. The continuing effects on the environment therefore also remain.</p> <p><i>Environmental justice must be pursued so that adverse</i></p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p><i>environmental impacts shall not be distributed in such a manner so as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons.</i></p> <p>The majority of funds budgeted to finance capital housing projects are mainly utilised for housing subsidies which are available to people earning less than R3500 per month who have not yet received a Government subsidy.</p> <p><i>The environment is held in public trust for the people, the beneficial use of environmental resources must serve the public interest and the environment must be protected as the people's common heritage.</i></p> <p>The Housing Act stipulates that housing development must take due cognisance of the impact of housing development on the natural environment. Also that housing development must encourage environmentally sustainable land use development practices and processes by generating as many as possible of the inputs required in settlements within, or close to, the settlement; making the greatest possible use of renewable resources and instituting practices which allow them to be renewed; clearly identifying primeval, rural and urban landscapes and ensuring that interference from one to the other is minimised; avoiding settlements in places of hazard or high risk; avoiding settlements on unique habitats of flora and fauna; avoiding actions which irrevocably interfere with self regulating ecological processes, controlling air and water pollution at source; recycled wastes, whenever possible productively, in forms that can be re-absorbed into the natural environment; and by promoting biodiversity.</p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p>Responsibility for the environmental health and safety consequences of a policy, programme, project, process, product, process, service, or activity exists throughout its life cycle.</p> <p>Environmental issues are inherently linked with the quality of life. Settlements are often strongly influenced by access to resources in the environment. On the other hand, settlements and the activities that take place in them alter the environment in which they are set. Environmentally sound human settlements are characterised by good air quality, energy and water efficient homes, with planting that provides green 'lungs' or even food security. The Guidelines for Environmentally Sound Low Cost Housing were developed to address the issue of environmental health issues and safety.</p> <p>The costs of remedying pollution, environmental degradation and consequent adverse health effects and of preventing, controlling or minimising further pollution, environmental damage or adverse health effects must be paid for by those responsible for harming the environment.</p> <p>There are always cost implications for the setting of infrastructure standards. As a general rule, the higher or more restrictive the standard, the higher the cost to the community as a whole. Sensitivity to regional variation is also important and there may be instances where, in the responsiveness to such variation, alternative standards may have to be considered on a case by case basis. Generally, there are two</p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p>types of standards that apply to infrastructure and housing development: physical or engineering standards and environmental standards. While many of the standards in terms of these two categories are governed by various departments and bodies other than the Department of Human Settlements, they must be adhered to in all housing development initiatives.</p> <p>Ecological Integrity</p> <p><i>Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure.</i></p> <p>The housing backlog largely consists of large informal settlements which have a major impact on the environment. Unplanned, these settlements are often situated on marginal land (such as steep slopes and the flood plains of rivers and streams) and impact heavily on sensitive ecosystems, such as estuaries. Because they are not subject to proper planning, evaluation and environmental impact assessment, which formal housing have to comply with, their negative impacts on the environment are usually significantly more than formal housing development. These include pollution of run-off water and underground water due to inadequate sanitation and waste collection, the destruction of surrounding forests by residents in search of building materials and firewood, air pollution owing to the burning of fossil fuels for all heating.</p>	

Name of programme	List of relevant norms and standards	Description of how the department will ensure that development and/or implementation of policies, plans and programmes comply with environmental management principles for sustainable development outlined in Section 2 of NEMA, and with any national norms and standards set by departments with a mandate for environmental management	Consultative Forum
		<p>cooking and lighting purposes.</p> <p>The Department has developed a programme on Informal Settlements Upgrading. This programme focuses on <i>in situ</i> upgrading of these settlements where possible, and recommends relocation for those settlements that situated in areas of unsuitable environmental and geological conditions.</p> <p><i>The right of workers to refuse work that is harmful to human health and the environment must be respected and protected.</i></p> <p>The use of asbestos, which has cancerous properties, was banned on all housing developments.</p> <p>International responsibilities</p> <p><i>Global and international responsibilities relating to the environment must be discharged in the national interest.</i></p> <p>The Department interacts with a number of international organisations relating to the promotion of the development of sustainable human settlements. These include the United Nations Human Settlements Programme (UN Habitat), the African Union, Southern African Development Community (SADC) and the India-Brazil-South Africa group (IBSA).</p>	

SECTION 4:

DESCRIPTION OF THE MANNER IN WHICH THE RELEVANT NATIONAL DEPARTMENT OR PROVINCE WILL ENSURE THAT ITS FUNCTIONS ARE EXERCISED SO AS TO ENSURE COMPLIANCE WITH RELEVANT LEGISLATIVE PROVISIONS, INCLUDING THE PRINCIPLES SET OUT IN SECTION 2 OF NEMA, AND ANY NATIONAL NORMS AND STANDARDS ENVISAGED UNDER SECTION 146(2)(B)(I) OF THE CONSTITUTION AND SET OUT BY THE MINISTER, OR BY ANY OTHER MINISTER, WHICH HAVE AS THEIR OBJECTIVE THE ACHIEVEMENT, PROMOTION, AND PROTECTION OF THE ENVIRONMENT

Identification of institutional mechanism for coordination in place (i.e. is it a committee, procedures, MoU, etc)	Does the institutional mechanism have a limited lifespan? If so, what is its lifespan?	Description of the purpose of the mechanism	What is the capacity (in terms of people and budget) of the department to coordinate	
			Human resources	Budget
Municipalities (Project implementation teams)	Lifespan not limited	Housing Development	Staff in housing project implementation and the number of people varies from one municipality to another	Normal operational budget
Human Settlements Provincial Departments (Project implementation teams)	Lifespan not limited	Housing Development	Staff in housing project implementation and the number of people varies	Normal operational budget

Identification of institutional mechanism for coordination in place (i.e. is it a committee, procedures, MoU, etc)	Does the institutional mechanism has a limited lifespan? If so, what is its lifespan?	Description of the purpose of the mechanism	What is the capacity (in terms of people and budget) of the department to coordination	
			Human resources	Budget
National Policy Task Team	Lifespan not limited	Deliberate on policy development	from province to province Human Settlements staff from National, Provincial and Municipal Spheres	Normal operational budget

SECTION 5:
RECOMMENDATION FOR THE PROMOTION OF THE OBJECTIVE AND PLANS FOR THE IMPLEMENTATION OF PROCEDURES AND REGULATIONS REFERRED TO IN CHAPTER 5

Recommended action	Expected output
1. Encourage environmentally sustainable land use development	<ul style="list-style-type: none"> • Densification and urban infill actively encouraged where residential units will be increased per hectare and filling of open unused open spaces • Make well located land available for low cost housing through the Housing Development Agency, which will identify, buy, service and transfer well located land to municipalities for housing development.
2. Promote Integrated Development Planning	<p>Housing development and budgets linked with other sector requirements, with the entire process being streamlined to meet a set of minimum requirements. Assist municipalities to develop Housing Chapter of Integrated Development Plans to encourage horizontal planning in the municipality, allowing this sphere of government to plan for bulk infrastructure and socio economic facilities needed in various communities. The Housing Chapters of Integrated Development Plans will then feed to Provincial and National Multi-year Housing Development Plans</p>
3. Address the needs and	Need to increase the national housing budget to upgrade the living conditions in informal settlements. This

Recommended action	Expected output
priorities of people in informal settlements	will enable the Department to secure tenure for households in informal settlements and provide access to services.
4. Promote environmentally sound low cost housing	<ul style="list-style-type: none"> • Energy efficient housing: the minimum norms and standards for a subsidised house has been improved by introducing ceiling and above ceiling insulation to make the house thermally comfortable thus improving energy efficiency and air quality as the need to burn fossil fuels will decrease. • Planting of trees promoted in low cost housing projects to green settlements decreasing soil erosion and helping to purify air thus improving air quality.
5. Planning for housing development	Housing Development Agent has been established for identification, acquisition, assessment and release of well allocated land for housing development.

SECTION 6:

6.1 OUTCOMES AND KEY PRIORITY INDICATORS FOR EIP OVER A FIVE YEAR PERIOD (including NSSD headline indicators)

Introduction

Chapter 8 of the National Development Plan (NDP) outlines the vision of DHS as “Sustainable human settlements and improved quality of life”. In order to achieve the vision of sustainable human settlements and improved quality of household life DHS will drive effective programmes to achieve the following sub-outcomes:

1. Sub-outcome 1: Adequate housing and improved quality living environments
2. Sub-outcome 2: A functionally equitable residential property market
3. Sub-outcome 3: Enhanced institutional capacity for effective co-ordination of spatial investment decisions

There are two Sustainable Human Settlements outcomes that the EIP responds to, ie.: Sub-outcome 1 and sub-outcome 3. The indicators and targets set out in the EIP responds to those outcomes specifically.

Outcomes to be achieved	How (mean/activities)	Who (Responsibilities)	Indicators	Proposed Targets (What and by when)
<p>1. Environmentally sustainable land use development</p>	<ul style="list-style-type: none"> Densification and urban infill actively encouraged 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<ul style="list-style-type: none"> Urbanisation (urban vs. population: numbers, % and rate of growth per year) 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>
	<ul style="list-style-type: none"> Introduce measures to make well located land available for low cost housing 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<ul style="list-style-type: none"> New houses (number of new title deeds registered through the Housing Programme annually) 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>
			<p>Densification</p> <ul style="list-style-type: none"> Average residential densities in urban areas per municipality (measured every 3 to 5 years) Number and percentage of medium density housing units developed through the Housing Programme per Province per year 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>

Outcomes to be achieved	How (mean/activities)	Who (Responsibilities)	Indicators	Proposed Targets (What and by when)
<p>2. Integrated Development Planning</p>	<ul style="list-style-type: none"> Housing development and budgets linked with other sector requirements, with the entire process being streamlined to meet a set of minimum requirements 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<p>Planning</p> <ul style="list-style-type: none"> Housing Chapter of IDPs compiled (Y/N) Provincial Multi-year Housing Development Plans (PHDPs) completed (Y/N) Compliance of PHDPs with local IDPs (Y/N) Citizen involvement in planning of housing developments (Description of participatory planning processes) 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>
		<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<p>Funding for integrated development</p> <ul style="list-style-type: none"> Level of funding through Human Settlements Redevelopment Programme Level of public investment in new bulk infrastructure Level of public 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>

Outcomes to be achieved	How (mean/activities)	Who (Responsibilities)	Indicators	Proposed Targets (What and by when)
<p>3. Spatial planning for the development of sustainable human settlements</p>	<ul style="list-style-type: none"> Approved spatial planning framework 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<p>investment in informal settlements upgrading.</p> <ul style="list-style-type: none"> Number of projects developed in accordance with approved spatial planning framework 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>
<p>4. Needs and priorities of people in informal settlements</p>	<ul style="list-style-type: none"> National housing budget increased 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<ul style="list-style-type: none"> Security of tenure (Tenure types nationally -Census) 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>
		<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<ul style="list-style-type: none"> Access to services (No. of households without clean drinking water, sanitation and electricity) 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>
		<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<ul style="list-style-type: none"> Housing Rights -are there impediments to any person owning or inheriting land? 	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>
<p>5. Environmentally sound low cost housing</p>	<ul style="list-style-type: none"> Water and energy efficient housing Planting of trees promoted in low cost housing projects 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<p>Resource use</p> <p>a) Water consumption (Litres per day per person)</p> <p>b) Cost of water (median price per 1000l of water)</p>	<p>As per provincial Business Plans and Metropolitan Municipalities' BEPPS</p>

Outcomes to be achieved	How (mean/activities)	Who (Responsibilities)	Indicators	Proposed Targets (What and by when)
			c) Energy consumption (Domestic consumption per year, by fuel type) d) Cost of energy (price per fuel type) e) Affordability (% of household income spent on energy by income category)	
		<ul style="list-style-type: none"> • DHS National • DHS Provincial • Local Government 	Quality of resources a) Air quality (number of days/year with unacceptable air quality) b) Water quality (number of cases of water-borne diseases per year)	As per provincial Business Plans and Metropolitan Municipalities' BEPPS
		<ul style="list-style-type: none"> • DHS National • DHS Provincial • Local Government 	Environmentally Sound Housing a) National Building Regulations reviewed to promote energy and water efficient construction.	As per provincial Business Plans and Metropolitan Municipalities' BEPPS

Outcomes to be achieved	How (mean/activities)	Who (Responsibilities)	Indicators	Proposed Targets (What and by when)
6. Planning for housing development	<ul style="list-style-type: none"> Land acquisition entity established 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government The HDA 	<p>b) Number of trees planted with new subsidised houses.</p> <p>c) Ceilings in subsidised housing units (as a % of the total built per year)</p> <p>Proactive identification, acquisition, assessment and release of housing land</p>	As per provincial Business Plans and Metropolitan Municipalities' BEPPS

6.2 REPORTING INDICATORS AND TARGETS

OUTPUT	INDICATORS
<p>Densification and urban infill actively encouraged</p>	<ul style="list-style-type: none"> Urbanisation (urban vs. population: numbers, % and rate of growth per year)
<p>Introduce measures to make well located land available for low cost housing</p>	<ul style="list-style-type: none"> New houses (number of new title deeds registered through the Housing Programme p.y.) <p>Densification:</p> <ol style="list-style-type: none"> Average residential densities in urban areas per municipality (measured every 3 to 5 years) Number of medium density housing units developed through the Housing Programme per Province p.y. Percentage of medium density housing units developed through the Housing Programme per Province p.y.
<p>Housing development and budgets linked with other sector requirements, with the entire process being streamlined to meet a set of minimum requirements</p>	<p>Planning:</p> <ol style="list-style-type: none"> Housing Chapter of IDPs compiled (Y/N) Provincial Multi-year Housing Development Plans (PHDPs) completed (Y/N) Compliance of PHDPs with local IDPs (Y/N) Citizen involvement in planning of housing developments Description of participatory planning processes) <p>Funding for integrated development:</p> <ol style="list-style-type: none"> Level of funding through Human Settlements Redevelopment Programme Level of public investment in new bulk infrastructure Level of public investment in informal settlements upgrading
<p>Approved spatial planning framework</p>	<ul style="list-style-type: none"> Number of projects developed in accordance with approved spatial planning framework

OUTPUT	INDICATORS
National housing budget increased	<ul style="list-style-type: none"> • Security of tenure (Tenure types nationally -Census) • Access to services (No. of households without clean drinking water, sanitation and electricity) • Housing Rights -are there impediments to any person owning or inheriting land? (Y/N)
Water and energy efficient housing Planting of trees promoted in low cost housing projects	<p>Resource use:</p> <ol style="list-style-type: none"> a) Water consumption (Litres per day per person) b) Cost of water (median price per 1000 l of water) c) Energy consumption (Domestic consumption per year, by fuel type) d) Cost of energy (price per fuel type) e) Affordability (% of household income spent on energy by income category) <p>Quality of resources:</p> <ol style="list-style-type: none"> a) Air quality (number of days/year with unacceptable air quality) b) Water quality (number of cases of water-borne diseases per year) <p>Environmentally Sound Housing:</p> <ol style="list-style-type: none"> a) National Building Regulations reviewed to promote energy and water efficient construction (Y/N) b) Number of trees planted with new subsidised houses. c) Ceilings in subsidised housing units (as a % of the total built per year)
Land acquisition entity established	Proactive identification, acquisition, assessment and release of housing land