

DEPARTMENT OF HUMAN SETTLEMENTS

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Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

HUMAN SETTLEMENTS ENVIRONMENTAL IMPLEMENTATION PLAN 2020 - 2025

March 2023

NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998)

ENVIRONMENTAL IMPLEMENTATION PLANS UNDER SECTION 11 (1) OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998)

I, Ngaka Dumalisile, Acting Director-General for the National Department of Human Settlements, in terms of section 11 (1) and Schedule 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), hereby approve the promulgation of the Fourth Edition Environmental Implementation Plan for Human Settlements.



human settlements

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FOURTH EDITION ENVIRONMENTAL IMPLEMENTATION PLAN

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GLOSSARY

Air pollution - the presence in or introduction into the air of a substance which has harmful or poisonous effects on the health of humans and other living beings, or cause damage to the climate or materials.

Climate Change - any significant change in the measures of climate lasting for an extended period.

Environmental Education – The process that allows individuals to explore environmental issues, engage in problem-solving, and take action to improve the environment. As a result, individuals develop a deeper understanding of environmental issues and have the skills to make informed and responsible decisions.

Environmental Management - The management of the interaction and impact of human activities on the natural environment.

Environmental Planning - The process of integrating environmental considerations into the planning and execution of military activities.

Integrated Environmental Management – Holistic and coordinated approach to environmental management that addresses the interconnection of environmental aspects through a strategic approach.

Integrated Waste Management - A holistic and integrated system aimed at prevention and minimization at source, managing the impact of waste on the receiving environment and remediating impacted environments.

Plan - A purposeful, projected strategy or design, often with coordinated priorities, options and measures that elaborate and implement policy.

Policy - A general course of action or proposed overall direction that is being pursued and which guides continuous decision-making.

Programme - A coherent, organized agenda or schedule of commitments, proposal instruments and/or activities that elaborate and implement policy.

Sustainable Development - The integration of social, economic, and environmental factors into planning, implementation, and decision-making to ensure that development serves present and future generations.

Water Conservation and Demand Management – Water conservation defines the minimisation of loss or waste, the care and protection of water resources and the efficient and effective use of water; while water demand management is defined as the adaptation and implementation of a strategy or a programme by a water institution or consumer to influence the water demand and usage to meet any of the following objectives: economic efficiency, social development, social equity, environmental protection, the sustainability of water supply and services and political acceptability.

LIST OF ACRONYMS

BNG	-	Breaking New ground
EIA	-	Environmental Impact Assessment
EIP	-	Environmental Implementation Plan
HSDG	-	Human Settlements Development Grant
IEM	-	Integrated Environmental Management
MHSCG	-	Municipal Human Settlements Capacity Grant
NDP	-	National Development Plan
NEMA	-	National Environmental Management Act, (Act no.107 of 1998)
NEM: AQA	-	National Environment Management: Air Quality Act (Act no. 39 of 2004)
PFMA	-	Public Finance Management Act, 1999
SHRA	-	Social Housing Regulatory Authority
USDG	-	Urban Settlement Development Grant

SECTION 1

CHAPTER 1: INTRODUCTION

The Department of Human Settlements (herein referred to as “the Department”) is required in terms of Section 11(1) of the National Environmental Management Act (NEMA, Act No.107 of 1998) to develop an Environmental Implementation Plan (EIP). This Section requires that every national department listed in Schedule 1, and exercises functions that may affect the environment, must prepare an EIP that will be revised every five years. The purpose and objectives of the EIP are to coordinate and harmonize the policies, plans, programmes, and decisions of the various national departments that exercise functions that may affect the environment. Additionally, EIPs also seeks to:

- give effect to the principle of co-operative government as stipulated in Chapter 3 of the Constitution of South Africa.
- promote the protection of the environment across the country as a whole; and
- enable the Minister to monitor the achievement, promotion, and protection of a sustainable environment.

According to NEMA, every EIP must contain:

- a description of policies, plans and programmes that may significantly affect the environment; and
- a description of how the relevant national department will ensure that the policies, plans, and programmes referred to above will comply with the environmental management principles set out in Section 2 of NEMA.

The 1st edition EIP for the Department was gazetted in March 2001, the 2nd edition EIP in 2009 and 3rd generation EIP was gazetted in September 2015. The 4th edition 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 settlements sector.

Objectives

This document sets out the EIP for the human settlements sector, referred to as the “Human Settlements Environmental Implementation Plan (HSEIP) for the 2020 to 2025 period. In developing the HSEIP, the Department undertook a detailed review of policies, plans, programmes, and strategies within the human settlements sector. The Department consulted with the following National and Provincial Departments through the Environmental Implementation Plan (EIP) and Environmental Management Plan (EMP) Subcommittee meetings and workshops set up by the Department of Forestry, Fisheries and the Environment. This was to ensure that the process of developing this plan is inclusive and expresses the environmental concerns and interests of all role-players:

Department of Water and Sanitation

Department of Energy

Department of Forestry, Fisheries and the Environment

Department of Agriculture, Land Reform and Rural Development

Department of Mineral Resources

Department of Health

Department of Transport

Department of Trade Industry and Competition

Department of Public Enterprise

Department of Tourism

Gauteng Department of Agriculture and Rural Development

Kwa Zulu Natal Department of Economic Development, Tourism & Environmental Affairs

Limpopo Department of Economic Development, Environment & Tourism

Mpumalanga Department of Agriculture, Rural Development, Land and Environment Affairs

North West Department of Economic Development, Environment, Conservation and Tourism

Eastern Cape Department of Economic Development, Environment Affairs and Tourism

Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs

Western Cape Department of Environmental Affairs and Development Planning

Northern Cape Department of Agriculture, Environmental Affairs, Rural Development and Land Reform

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 R22000 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 processes 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 (NDHS EIP 2015 -2020).

SECTION 2

CHAPTER 2: DESCRIPTION OF HUMAN SETTLEMENTS POLICIES, PLANS AND PROGRAMMES THAT MAY SIGNIFICANTLY AFFECT THE ENVIRONMENT

2.1 The Mandate of the Department of Human Settlements

The mandate and core business of the DHS is underpinned by the Constitution of the Republic of South Africa and all other relevant legislation and policies applicable to Government and the Department, including the Batho Pele White Paper. In addressing the mandate for sustainable human settlements, policies, legislation and regulations were enacted to give effect to the Constitutional housing rights of all South Africans in Section 26, which provides specifically for state action required in the achievement of adequate housing, and specifically indicating that:

“Everyone has the right to have access to adequate housing and also mandating the state to take reasonable legislative and other measures, within its available resources, to achieve the progressive realization of this right.”

The Department’s constitutional mandate is derived from Chapter 2, the Bill of Rights, Chapters 3 and 6 of the Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996). In terms of Section 26 of the Bill of Rights:

- Everyone has the right to have access to adequate housing.
- The state must take reasonable legislative and other measures, within its available resources, to achieve the progressive realization of this right.
- No one may be evicted from their home, or have their home demolished, without an order of court being made after consideration of all the relevant circumstances. No legislation may permit arbitrary eviction.

The following sections of the Constitution provide the legislative framework for the institutional arrangements used in the development of sustainable human settlements:

- Part A of Schedule 4, Chapter 14 lists housing, urban and rural development and regional planning and development as functional areas of concurrent national and provincial legislative competence.

- Section 154(4) further provides for the delegation of powers and functions to local government, by agreement, if municipalities have the necessary capacity and are regarded as the most effective site from which these powers can be exercised.
- Section 125(3) provides that, by legislative and other measures, national government must assist provinces to develop their administrative capacity, which is required for the effective exercise of their powers and the performance of their human settlements functions.

The review of policies – and particularly the development of the White Paper for Human Settlements and revising the Housing Act into the Human Settlements Act - will enhance the Department's effort in the provision of adequate housing by:

- Providing a framework for the realization of sustainable human settlements and improved quality of household life.
- Providing a foundation for the establishment of viable, socially and economically integrated communities that are located in areas that allow convenient access to economic opportunities, as well as health, educational and social amenities.

2.2 Policy Mandate

The mandate of the Department is set out in the Housing Act. Section 2 of the Housing Act compels all three spheres of government to give priority to the needs of the poor in respect of housing development. In addition, all three spheres of government must ensure that housing development:

- provides 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, and upholds the practice of good governance.
- This also includes policies relating to Environment and Climate change stated as *(f) take due cognisance of the impact of housing development on the environment.*

2.3 Legislative Mandates

2.3.1 New Housing Policy and Strategy for South Africa White Paper, 1994

The 1994 Housing White Paper, serves as a macro policy of the Department and became the policy foundation for several policy programme interventions and legislative instruments which have since been developed to date. It remains valid and continues to align the Comprehensive Plan for the Creation of Sustainable Human Settlements of 2004. The strategic thrust of the White Paper includes strategies to:

- Stabilize the housing environment;
- Mobilize housing credits and private savings;
- Provide subsidy assistance to disadvantaged households to assist them to access housing;
- Support the people's housing process;
- Rationalize institutional capacity in the housing sector;
- Facilitate the speedy release and servicing of land; and
- Coordinate and integrate public sector investment and interventions on a multi-functional basis.

The White Paper states that the point of departure of all housing policy in South Africa is:

- Sovereignty of the Constitution
- Housing as a basic human right
- The role of the state
- People-centred development
- Freedom of choice
- Non-discrimination

The fundamental principles of this White Paper are still relevant today and guide all human settlement development policies and implementation mechanisms.

2.3.2 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.

2.3.3 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.

2.3.5 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.

2.3.6 The Housing Act No.107 of 1997

The Department carries out its legislative imperatives as set out in the Housing Act, 1997 (Act No. 107 of 1997). Section 2 of this Act compels all three spheres of government to give priority to the needs of the poor in respect of housing development (section 2(1) (a). Part 1: Section 2 of the Act provides the general principles applicable to housing development. Part 2: Section 3 of the Act outlines the functions of national government.

The Act also recognizes the Constitutional right to adequate housing access and clarifies the state's response to this right by setting out the legal plan for the development of sustainable housing.

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.

2.3.7 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.

2.3.8 The National Housing Programmes

In line with the context in the objectives of this document, the following programmes have an impact on the environment:

2.3.8.1 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 to repay publicly financed credit that had been used for housing purposes.

2.3.8.2 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.

2.3.8.3 Help me buy a house (Finance Linked Individual Subsidy Programme)

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.

2.3.8.4 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.

2.3.8.5 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.

2.3.8.6 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.

2.3.8.7 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.

2.3.8.8 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.

2.3.8.9 Upgrading of Informal Settlements

The integrated informal settlement-upgrading programme constitutes a targeted response to the proliferation of informal settlements and provides for the in-situ 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.

2.3.8.10 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.

2.3.8.11 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.

2.3.8.12 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.

2.3.8.13 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.

2.3.8.14 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.

2.4 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 2014 signalled a policy shift 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.

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

2.6 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.

2.7 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 current financial year.

2.8 Guidelines on Environmentally Sound Human Settlements

The country has established a strong legal framework to address environmental issues and promote sustainable development. The National Environmental Management Act (NEMA) serves as the cornerstone of South Africa's environmental legislation, which provides a framework for the protection and management of the environment. In addition, various other laws and regulations have been enacted to address specific environmental concerns, such as the National Water Act and the National Environmental Management: Biodiversity Act.

There are several international agreements and protocols that the country is a signatory to, aimed at addressing environmental challenges. The country has ratified the Paris Agreement and is a party to the United Nations Framework Convention on Climate Change (UNFCCC), further demonstrating its commitment to combatting climate change. South Africa has also developed a National Climate Change Response Policy, which outlines the country's strategies and actions to mitigate and adapt to climate change.

The country has also made substantial attempts to promote sustainable development and protect its natural resources. Efforts have been made to establish protected areas, such as national parks and nature reserves, to conserve biodiversity and ecosystems. It has also implemented initiatives to promote renewable energy and reduce greenhouse gas emissions. The legislative foundation and country commitments on environmental responses echo its commitment to environmental stewardship and sustainable development.

Environmental issues are inherently linked with 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 (DFFE, 2010).

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

2.9 Legislation underpinning Human Settlements Development

Prevention of Illegal Eviction and Unlawful Occupation of Land Act (No 19, 1998, Amended)

The Prevention of Illegal Eviction and Unlawful Occupation of Land Act (No 19, 1998, Amended) provides for a fair and reasonable process to evict people who occupy land and houses unlawfully. It is an offence to evict someone without following the correct process. The Act states that eviction or property repossession on the grounds of non-payment may only happen if a reasonable amount of warning has been served on the owner or tenant.

The Housing Consumers Protection Measures Act of 1998 (As Amended)

The Housing Consumers Protection Measures Act of 1998 provides for the establishment of a statutory regulating body for home builders. The National Home Builders Registration Council will register every builder and regulate the home building industry by formulating and enforcing a code of conduct. Implementation of the Act is monitored continuously.

The Rental Housing Act (Act No. 50 of 1999)

The Rental Housing Act No. 50 of 1999 (as Amended) repeals the Rent Control Act of 1976 and defines government's responsibility for rental housing property. It creates mechanisms to promote the provision of rental housing and the proper functioning of the rental housing market. To facilitate sound relations between tenants and landlords, it lays down general requirements for leases and principles for conflict resolution in the rental housing sector. It also makes provision for the establishment of rental housing tribunals and defines the functions, powers and duties of these tribunals.

The Home Loan and Mortgage Disclosure Act (Act No. 63 of 2000)

The Home Loan and Mortgage Disclosure Act (Act No. 63 of 2000) provides for the establishment of the Office of Disclosure and the monitoring of financial institutions that serve the housing credit needs of communities. It requires financial institutions to disclose information and identifies discriminatory lending patterns.

The Social Housing Act, 2008 (Act No.16 of 2008)

The Social Housing Act (No. 16 of 2008) is the main piece of legislation for the social housing sector. It is aligned with both the 1999 Rental Housing Act and the 1997 Housing Act. The Social Housing Act is expected to achieve the following objectives:

- Establishing and promoting a social housing environment that is sustainable.
- Establishing the roles of the various spheres of government in social housing.
- Providing for the establishment of the Social Housing Regulatory Authority (SHRA), and defining its role as the regulator of all social housing institutions that have obtained or are in the process of obtaining public funds.

- Providing statutory recognition to social housing institutions (SHIs) and principles for conflict resolution in the rental housing sector. It also makes provision for the establishment of Rental Housing Tribunals and defines the functions, powers and duties of such Tribunals.

Housing Development Agency Act No. 23 of 2008

The Housing Development Agency Act No. 23 of 2008 established the Housing Development Agency (HDA) to:

- Identify, acquire, hold, develop and release state-owned, privately-owned and communally-owned land for residential and community development.
- Monitor progress made with the development of land and property acquired for the purpose of creating sustainable human settlements.

Undertake project management services, including providing assistance in respect of approvals required for housing developments.

Sectional Titles Management Act No. 8 of 2011

The Sectional Titles Schemes Management Act (No 8 of 2011) provides for the establishment of body corporates to manage and regulate sections and common property in sectional titles schemes, and for that purpose: to apply rules applicable to such schemes; to establish a sectional titles schemes management advisory council; to provide for matters connected therewith.

Community Scheme Ombud Service Act No. 9 of 2011

The Community Scheme Ombud Service Act (Act 9 of 2011) provides for the establishment of the Community Schemes Ombud Service to provide for a dispute resolution mechanism for community schemes.

Spatial Planning and Land Use Management Act, 2013

The Spatial Planning and Land Use Management Act, 2013 (SPLUMA) provides a number of principles to promote spatial restructuring and development. It ensures that the system of spatial planning and land use management promotes social and economic inclusion.

Public Finance Management Act No. 1 of 1999 (As Amended)

Enables public sector managers to manage and improve accountability in terms of managing the use of public funds. The Act regulates financial management in national and provincial government to ensure that all revenue, expenditure, assets and liabilities of those governments are managed efficiently and effectively.

Division of Revenue Act (As Amended)

To provide for the equitable division of revenue raised nationally among the national, provincial and local spheres of government.

Intergovernmental Relations Framework Act No. 13 of 2005

Establishes a framework for national, provincial and local government to promote and facilitate intergovernmental relations and to provide a mechanism and procedure to facilitate the settlement of intergovernmental disputes.

Property Practitioners Act, 2019

It provides for the regulation of property practitioners, regulates the continuation of the Estate Agency Affairs Board (EAAB) in a new form of the Property Practitioners Regulatory Authority; and further provides for transformation of the property practitioners sector through, inter alia, the establishment of a transformation fund and a research centre on transformation.

2.10 National and International Macro Policy

The National Development Plan (NDP) of South Africa serves as a comprehensive roadmap for the country's socio-economic transformation. It provides a vision for inclusive growth, poverty reduction and job creation. The focus of the NDP is on areas such as healthcare, infrastructure development, education and economic reforms to address the country's challenges. In line with the NDP, the Urban Development Framework aims to promote efficient land use, integrated transport systems, guide sustainable urbanisation and inclusive urban planning. In addition, government is committed to achieving the Sustainable Development Goals (SDGs) set by the United Nations, which encompass a broad range of global priorities, including climate action, gender equality and poverty eradication. The Sendai Framework for Disaster Risk

Reduction highlights the significance of disaster preparedness and resilience-building, whereas Agenda 2063 outlines Africa's vision for socio-economic transformation and integration. The New Urban Agenda 2016 provides a global framework for sustainable urban development, promoting inclusive cities that are environmentally friendly and socially inclusive. These frameworks and agendas jointly contribute to the country's efforts in achieving sustainable development and improving the quality of life for all.

2.10.1 National Development Plan (NDP) Chapter 8

The NDP sets out a human settlements trajectory proposition that, 'by 2050 visible results from effectively coordinated spatial planning systems shall have transformed human settlements in South Africa into equitable and efficient spaces with citizens living in close proximity to work with access to social facilities and essential infrastructure'. It also envisages that by 2030, measurable progress towards breaking apartheid spatial patterns would be achieved. This places a responsibility on the department to ensure that the apartheid geography and the fractured housing and land markets are dealt with.

2.10.2 The Urban Development Framework

The Urban Development Framework recognises the importance of South Africa's cities and towns in meeting people's needs for shelter, within the context of sustainable development. The policy sets the framework for programmes to ensure that urban development is planned and implemented in a participatory, integrated and environmentally sustainable manner, so as to improve the general quality of life of all those living in urban areas.

2.10.3 Sustainable Development Goals

They provide a framework for a universal call to action to end poverty, protect the plan and to ensure that all people enjoy peace and prosperity by 2030. Through the call "Leave No One Behind", countries committed to fast-tracking progress for those furthest behind first.

2.10.4 Sendai Framework

It provides a roadmap to make communities safer and more resilient to disasters. It provides the Member States with concrete actions on how to protect development gains from the risk of disaster. It advocates the substantial reduction of disaster risk and loss of lives, livelihood and health, and in the economic, physical, social, cultural and environmental assets of persons, businesses, communities and countries.

2.10.5 Agenda 2063

It is a strategic framework that provides a blueprint and master plan for transforming the African continent into a global powerhouse that delivers on its goal of inclusive and sustainable development.

2.10.6 New Urban Agenda, 2016

It provides a shared vision for a better and more sustainable future – one in which all people have equal rights and access to benefits and opportunities that cities offer, and in which the international community reconsiders the urban systems and physical form of urban spaces to achieve this.

2.11 Legislation guiding Environmental Management

National Environment Management Act No. 107 of 1998 (As Amended)

To protect ecologically viable areas representative of South Africa's biological diversity and its natural landscapes and seascapes in a system of protected areas. The Act places a responsibility on the Department to adhere to sustainable development and conservation principles.

The Act also governs the following legislations:

- **Waste Management Act No. 59 of 2008**

The act promotes waste management by promoting reuse, recycle and waste treatment. This legislation prevents pollution, ecological degradation and protects the health of South African citizens and its environment. The act puts minimum requirements for any person who performs an activity which produces

waste or a person who handles any waste which has already been produced to comply with.

- **Biodiversity Act No.10 of 2004**

To provide standards for the management and conservation of South Africa's biodiversity within the framework of the National Environment Management Act that promotes the protection of species and ecosystems that warrant national protection; the sustainable use of indigenous biological resources; the fair and equitable sharing of benefits arising from bioprospecting involving indigenous biological resources; the establishment and functions of a South African National Biodiversity Institute; and for matters connected therewith.

- **Water use license**

The water use license is issued under the South Africa's National Water Act with the provision of one's right to water, which allows for the use of water required for basic human needs and maintaining the ecosystem. The water use license approved by the Department of Water and Sanitation or a Catchment Management Agency is required for other water uses except for that of the Reserve and basic human needs.

CHAPTER 3: HUMAN SETTLEMENTS ECONOMIC RECONSTRUCTION AND RECOVERY PLAN, IMPACT ON THE ENVIRONMENT AND CLIMATE CHANGE RESPONSE

3.1 Economic Reconstruction and Recovery Plan

The COVID-19 pandemic has had a severe impact on several socio-economic sectors across the globe, including the built environment. Global communities had to implement necessary measures to contain the spread of the coronavirus to avoid the health system being overwhelmed by the rate of transmission. Due to the country's implementation of the hard lockdown, there was an up surge in job losses across sectors and industries. A moratorium was placed on evictions and a Residential Rent Relief Scheme was introduced for social housing institutions, private landlords, tenants and backyard dwellers to offset the losses incurred during the lockdown. The construction sector which is both capital and labour intensive has been one of the hardest hit sectors of our economy with all construction work brought to a standstill during the hard-lockdown. Many construction businesses in the sector had their doors closed, which also resulted in job losses. The disruption in productivity on construction sites has not only adversely affected contractors but had a knock-on effect on almost all businesses in the built environment especially the SMME's operating in this sector.

Companies who were able to remain in business experienced increased costs and decreased income as a result of compliance with COVID-19 related rules and regulations, and in compliance with social distancing requirements in the work place. To mitigate the aftermath of COVID-19 impact in the construction sector, the construction recovery intervention in the form of Human Settlements Contractor Support Scheme was introduced. The Scheme has been created to provide emergency relief to human settlement contractors which have been adversely affected by the COVID-19 pandemic.

Furthermore, the Scheme's objectives are intended to preserve jobs, support the people who depend on them and protect their ability to support the Department of Human Settlements, provincial departments and accredited municipalities in achievement of their human settlement mandates. The nature of the relief fund is

differentiated between various categories of applicants and implementation modalities are contained in the policy framework and regulations. In the process of accelerating recovery of the construction sector it is important to consider the impact that the built environment has on the environment.

3.2 Impacts of the human settlements sector on the environment

The human settlements sector is associated with the following environmental impacts:

- Ecological degradation – implementation of housing and human settlements construction projects and construction of infrastructure projects;
- Pollution – noise, land, air and water pollution from construction activities;
- Waste generated by the construction sector;
- Depletion of natural resources – energy, raw materials and water use by construction sector; and
- Climate change – as a result of greenhouse gas (GHG) emissions resulting from production and delivery of building materials through air, road and sea transportation.

The environmental challenges originating from the human settlements sector may be divided into four categories; namely degradable waste, persistent waste, reversible biological and geophysical impacts, and irreversible biological and geophysical impacts. The sector is driven by the following approaches and categories required for their effective solution:

- **Degradable waste**

This category includes the pollution of land, water by construction generated waste, of the air by GHG gas emissions of construction vehicles and the manufacturing of building material, as well as noise pollution. These problems can usually be resolved successfully within existing legal frameworks in the Waste Management By-laws promulgated by municipalities in terms of section 156(2) of the Constitution and section 9(3)(a)-(d) of the National Environmental Management: Waste Act, 2008.

- **Persistent waste**

Construction waste consists of unwanted material produced directly or incidentally by the construction phase, this type of waste includes hazardous waste (non-recyclable), solid waste (reusable and recyclable) and liquid waste (recycle and non-recyclable). Strict administrative control must be incorporated into service level agreements with construction contractors who should dispose of construction waste in adherence to waste management bylaws. All sectors contributing to construction related waste generation must be guided in terms of relevant municipal bylaws to ensure proper waste management and disposal in order to avoid the adverse effects of persistent waste on the environment and human health. Increased population density in settlements leads to higher domestic waste generation. Developing effective waste management strategies at provincial and municipal spheres, such as recycling programs, composting facilities, and waste-to-energy initiatives, must be developed and implemented to assist to minimize the environmental impact of new and existing housing and human settlements projects (Greencape, 2015).

- **Reversible biological and geophysical impacts**

The distinction between reversible and irreversible impacts is not clear-cut and is therefore open to criticism. Reversible biological impacts include agriculture, roads construction, or opencast mining operations in large and stable ecosystems. The effects of such activities are likely to deprive communities of environmental amenities and often lead to a reduction in the quality of living. However, with adequate planning and timely expenditure, such impacts can be minimised or maintained at acceptable levels.

Problems caused by these pollutants are serious given the fact that social and political indifference lead to enormous areas of the earth being degraded to an extent that the damage takes place in unstable and fragmented areas, which do not allow for the reversal of actions. These problems emphasise the need for human actions to be in harmony with natural processes.

- **Irreversible biological and geophysical impacts**

The most common irreversible biological and geophysical impacts are associated with the extinction of animals, plants and fragile ecosystems. Changes in the world's climate and weather resulting from certain human actions, as well as the exploitation of some of the earth's natural resources to the point of extinction, require urgent attention. Given the large-scale environmental changes and damage that may be caused by these problems, international, regional, national and local control is required to address these impacts. Within this category, major social and political adjustments will ultimately be required to provide life within acceptable limits.

3.3 Impacts of Mining on Human Settlements and the Living Environment of Households

The Department of Mineral Resources and Energy (DMRE) has in the past issued mining rights licences for open cast mining operations, in close proximity (e.g. 500m radius) of planned or existing settlements, giving rise to serious health hazards to those communities. It is therefore compulsory for effective collaboration in terms of planning and coordination between DMRE and the local municipalities to ensure housing and human settlements projects are implemented with the least amount of impact on the surrounding communities. Mining companies should make every effort to ensure that human settlements are not developed where mining rights have been issued, and mining rights should not be issued where human settlements are planned.

A significant number of municipalities are faced with a prevalence and persistence of doline and sinkholes formation as a result of mining activity, posing risks to human lives and existing infrastructure and also undermining effective service delivery. The varying degrees of sinkhole formation have also become unpredictable due to changes in rainfall patterns and sporadic collapsing soil in the affected areas. This requires a concerted effort through medium-to-high risk interventions by all the relevant government stakeholders and mining companies operational in those localities, most importantly Council Resolutions are required to declare such areas as disasters to enable the rallying of financial and human resources to address the impacts.

3.4 Climate Change Response Programme

The Department is committed to facilitating and supporting the creation of sustainable and integrated human settlements across the country. This commitment is in response to the National Development Plan proposal and is outlined in the Medium Term Strategic Framework (MTSF) 2019 – 2024, including the promotion of social inclusion; economic growth and priority development areas; ensuring that beneficiaries obtain security of tenure, and spatial restructuring.

Although the government has delivered almost 4.9 million houses and housing opportunities since the dawn of democracy, the demand for housing closer to economic opportunities continues to be the main challenge facing the country.

The demand for housing has been influenced by the increase in urbanisation, which has resulted in increased informal dwellings when demand outweighs supply, thereby putting pressure on the country's existing infrastructure. Statistics South Africa estimates that, by 2020, there will be about 3.6 million new household formations, with more than 2 million people falling into the income category of less than R3 500, 00 per month. This will contribute to an increased demand for housing, combined with settlement expansion, economic growth and increased consumption of natural resources. The impact of human settlements on the environment is inevitable and requires sustainable planning to protect the country's natural resources.

3.4.1 Natural Resource Limitations

South Africa is a water-scarce country and will no longer have sufficient water left in the system to redistribute if the country continues to use water as has occurred in the past. We will have to employ technology to (1) supplement our water supply, (2) reduce our use, and (3) better manage and distribute piped water. We must protect our scarce natural resources as we continue to be confronted with 1) dwindling water security and availability, wetland destruction, severely disrupted water catchments and over-utilized and polluted groundwater sources, especially in our mining and commercial agricultural productions areas, (2) highly contaminated and toxic water bodies and waterways, (3) toxic levels of air pollution through highly noxious industrial activities

and the generation of energy through coal-fired power stations, (4) the loss of the very small extent of high-value agricultural land we once had and (5) irreparably damaged ecosystems and loss of the services they provide for all forms of life, and (6) a long and rapidly growing list of extinct species.

Water demand management and the behavioural changes and enforcement protocols that emanate from this, will need to be introduced, policed and enforced at municipal level. Irreplaceable natural resources of national significance, irrespective of where they are located, will need to be acknowledged, demarcated and treated as such, so that they can contribute to the well-being of all citizens. Municipalities will have to focus far stronger in their land use management functions on protecting such areas and promote compatible and productive uses that contribute to environmental management and restoration goals.

As water is a key constraint across most regions in South Africa this has resulted in the water supply systems of provinces being constrained and unable to meet future demand. Substantial rehabilitation of existing reticulation and link infrastructure is required to limit water losses. In municipalities where there are mining operations, substantial water is pumped out of the mines. However, this water could be recycled for mine processing, thereby alleviating the need for and use of potable water which is required for residential use. There is therefore a need to strike a balance between mining, household and agricultural requirements where applicable.

Likewise, sustainable land development and intergenerational spatial justice will require effective land administration and management, civil society custodianship and strong and efficient governance. This will only be possible if (1) municipal land use management systems are in place, and (2) municipalities are staffed with competent, dedicated and caring town planning officials and councillors, who cannot be corrupted and who have the will to act. In addition to this, rehabilitation of degraded land in stressed and degraded catchments (including former mining areas) will need to be done. Mining companies must be held accountable to clean up what they polluted, and regulations in this regard effectively enforced.

For example, the Mineral and Petroleum Resources Development Act (MPRDA) requires all mining right holders to have mine closure and rehabilitation plans and make financial provisions to discharge their rehabilitation obligations. A closure certificate can only be granted by the Regulator (DMRE) if the required documents, including a closure plan and an environmental risk report, are furnished and the environment has been satisfactorily rehabilitated. However, most local municipalities in which mine operations take place does not have adequate information on mine surface infrastructure and land in their area of jurisdiction.

Furthermore, there is currently no obligation or requirement for DMRE to consult and secure comment from the local municipalities in respect of mine closure plans and funding arrangements. An amendment is required to the existing mining regulations to ensure that local municipalities are consulted prior to closure and rehabilitation plans of mining rights holders being submitted to DMRE.

Municipalities should introduce measures to incorporate mine surface infrastructure and land within the municipal IDPs, SDFs and Land Use Schemes. Where mine surface infrastructure or land is by virtue of its spatial and functional alignment targeted by the municipality for acquisition, it should be subject to further detailed technical assessment to establish, inter alia, the need for significant rehabilitation and repair, conformity to municipal service standards and specifications.

3.4.2 Climate Change Implications for Existing and New Settlements

Climate change is set to have far-reaching impacts on our country, notably with regards to temperature and rainfall patterns. Temperatures are set to increase by between 1 and 4 degrees Celsius between now and 2050, in primarily the western and north-western parts of the country, while the number of very warm days is set to increase in an equally wide band across the country. Rainfall is set to decrease in a large stretch of the south-western, western and north-western parts of the country, while rainfall is set to increase, but also become more erratic in the central and south-eastern part of the country. These climatic changes will not only have severely detrimental impacts on the highly productive agricultural activities in the western and

north-western parts of the country. The towns in these areas, of which most rely heavily on these agricultural economies, will be equally hard-hit, and their residents required to make far less use of water for domestic and economic consumption to keep the agricultural activities going.

In terms of national land use and settlement patterns, climate change requires serious consideration towards future human settlements in national spaces. Planning should include how climatic change will impact regional development patterns in terms of temperature, liveability, water, food security and the adaptation to viable agricultural practices and commodities. The location of new settlements and the settlement size should be guided by the climate change studies and recommendations for the region. Factors to consider are disaster-risk reduction interventions, coping capacity and national resource implications, e.g. drought relief, that are required in areas that are set to experience significant and intolerable changes in climate. Should high-risk settlement development for instance be curbed or will government be able to provide support for the most vulnerable and if so, of what kind and at what cost?

3.4.3 Policy Response

The Department is in the process of developing policy options for Agri-village housing projects incorporating rain and storm water harvesting, use of greywater re-use management devices, gas and other innovative technologies. This is in response to promoting small scale farming to improve food security while implementing efficient climate-smart and conservation agricultural practices in government subsidized housing projects. These will be sustainable agricultural practices that work with the environment and help to increase productivity, build resilience of farmers to environmental stresses, and lower carbon emissions. Particular emphasis will be placed on reaching the most vulnerable farmers, and also taking gender into consideration.

The expansion of food garden programmes outside of land classified as agricultural land or farmland to reduce food insecurity and hunger is also important. This should involve the promotion of urban agriculture, including community and household food

gardens, in areas not classified as agricultural. Growing food will help to reduce the potential food security risks associated with imminent changes in climate. Particular efforts will be made to engage vulnerable households in these initiatives.

CHAPTER 4: AIR QUALITY MANAGEMENT IN HUMAN SETTLEMENTS

Air quality management is an essential aspect of human settlements in South Africa. The country's rapid urbanisation has led to increasing levels of air pollution, which negatively impact public health and the environment. However, air quality management policies and regulations have been developed to ensure that the air we breathe is safe and clean.

In recognizing the importance of air quality management the National Environment Management: Air Quality Act 39 of 2004 (NEM: AQA) was established to regulate air pollution. The Act aims to provide a legal framework for managing air quality in South Africa, and it provides guidelines for air quality management plans, emission standards and monitoring procedures.

In addition to the NEM: AQA, local governments are responsible for implementing the act and ensuring that air quality standards are met. For example, the City of Johannesburg has established Air Pollution Control By-laws (2021) to ensure that the air within its jurisdiction is clean and safe. The By-laws provides guidelines for air quality monitoring, emission reduction strategies, and education and outreach programmes.

One of the biggest contributors to air pollution in South African settlements is transport emissions. The use of fossil fuels in cars and trucks releases harmful pollutants such as carbon monoxide, nitrogen oxides, and particulate matter. To address this, the government has introduced measures such as fuel quality standards and vehicle emission standards. Additionally, public transport systems such as buses and trains are being prioritised to reduce the number of cars on the road.

Another significant source of air pollution in human settlements is industrial activities. Factories and power plants produce large quantities of airborne pollutants, including greenhouse gases, acid rain precursors, and particulate matter. To manage these emissions, the government has implemented strict regulations on industrial emissions, including licensing and compliance monitoring.

Along with regulation, education and awareness-raising campaigns have also been implemented to encourage individuals to play their part in reducing air pollution. These campaigns emphasise the importance of using environmentally friendly modes of transport, reducing energy consumption, and promoting waste reduction and recycling.

Air quality management in human settlements is a crucial issue in South Africa. With the implementation of the NEM: AQA and local government policies, regulatory measures for transport and industrial emissions, and education and outreach programs to promote individual responsibility, the country is moving towards safer and cleaner air. However, continuous efforts and collaborations are needed between government agencies, businesses and individuals to ensure that air quality management remains a top priority for the betterment of public health and the environment.

4.1 Indoor Air Pollution in Low-Income Households – Causes, Effects and Prevention

Indoor air pollution is a significant concern affecting low-income households. According to the World Health Organization (WHO), indoor air pollution is the degradation of indoor air quality by harmful contaminants, including gases, particulate matter, and biological pollutants. The primary cause of indoor air pollution in low-income households is the use of traditional fuels such as wood, coal, and charcoal for cooking and heating.

The first cause of indoor air pollution in poor households is the use of traditional fuels, particularly wood and charcoal, for cooking and heating. Most poor households in South Africa rely on biomass fuels for daily cooking and heating, which release high

levels of carbon monoxide, nitrogen oxides, and particulate matter into the air. These pollutants can irritate the lungs and cause respiratory problems. Additionally, they can lead to eye irritation, headaches, and other health problems.

Another cause of indoor air pollution in poor households is tobacco smoke. Smoking cigarettes indoors creates a hazardous environment that harms the health of family members, particularly children. Indoor smoking releases harmful pollutants that increase the risk of respiratory infections, asthma, and lung cancer.

Moreover, poor ventilation is another cause of indoor air pollution in low-income households. Inadequate ventilation in homes increases the concentration of indoor pollutants, humidity, and temperature, making it difficult to breathe. This condition can lead to respiratory problems, allergies, and other health hazards.

To prevent indoor air pollution in poor households, several measures must be implemented. First, alternative and cleaner energy sources should be provided to replace traditional fuels like wood and charcoal. Renewable energy technologies, such as solar cookers and biogas stoves, can reduce indoor air pollution caused by using traditional fuels. They are sustainable and environmentally friendly, and their use can improve the health of low-income households.

Secondly, awareness and education campaigns should be carried out to educate the public about the dangers of indoor air pollution. Low-income households should be educated about the causes of indoor air pollution and how to prevent it; this includes maintaining good ventilation and avoiding indoor smoking. Indoor air quality should be included in health education programs at schools, health facilities, and other community platforms.

Finally, building standards and codes should be improved to ensure adequate ventilation in homes. Adequate ventilation increases airflow and reduces the concentration of indoor pollutants, thus ensuring healthy indoor air quality. Household design should incorporate features such as windows and ventilation ducts to ensure a constant supply of fresh air and the removal of indoor pollutants.

Indoor air pollution in low-income households in South Africa affects the health and well-being of many families. However, education and awareness campaigns, the provision of alternative energy sources, and improved housing standards can help to prevent indoor air pollution. By addressing this issue, the health and well-being of low-income households in South Africa can be significantly improved.

4.2 Air Quality Management Plan and Reporting

Section 15 (1) of Chapter 3 of the NEM: AQA requires each National governmental department or province responsible for preparing an Environmental Implementation Plan (EIP) and or Environmental Management Plan (EMP) to include an Air Quality Management Plan (AQMP) as part of that plan. 16 (1) (b) also requires that every organ of state must report annually within four months of the end of its financial year on the implementation of its adopted environmental management plan or environmental implementation plan to the Director-General of DFFE. According to NEM: AQA Section 17, the AQMP must contain information on the implementation of the Department's air quality management plan, including information on its compliance with any priority area air quality management plans applicable to it. See the following example of a reporting template for AQMP monitoring. The template may be enhanced for additional monitoring activities.

PA AQMP AND NDHS AQMP LINK

Objectives	Activities	Mandatory Responsibility	Participatory Responsibility	Estimated Cost	Enabling Factors	Timeframes	Indicators	Priority
Emissions from dust-generating activities	Development of legal framework to manage emissions from small/unlicensed facilities	Local municipalities	DFFE	Low cost – existing personnel	To form part of Local government legislation development	2 years for development and implementation in 5 years	Legal framework developed	High
	Identify unlicensed dust generating activities	Local municipalities, CBOs and NGOs	DFFE	Low cost – to be done by existing personnel	Can form part of emissions inventory development of Section 23 (per capacity building plan) local government officials will have to do visual inspections of areas to identify activities	Ongoing	Identified dust generating activities	High
	Holistic approach for dust management where there is cluster of facilities	Industry/licensing authorities	Licensing authority	Low cost – industry and government	Can form part of dust management plan reviews and interpretation To be reported at Multi Stakeholder Reference Group (MSRG) meetings	2 years	Integrated dust management plans developed	High

CHAPTER 5: COOPERATIVE GOVERNANCE ON ENVIRONMENTAL MANAGEMENT

In terms of Section 85 of the Constitution, the national executive authority vests on the President. The President, together with Cabinet (constituted by the President, the Deputy President and Ministers), must initiate and implement national legislation and policy, coordinate the functions of the state departments and administration. The distribution of state powers and functions among the three spheres of government and the various departments within each sphere necessitates collaboration to ensure the effective functioning of the state. The principles of cooperative governance as set out in Chapter 3 of the Constitution, outline the relationships between the spheres and organs of the state. There should be close cooperation within the larger state structure, recognising the distinctiveness, interdependence, and interrelatedness of the entire state. All spheres of government and all organs of state are bound by the principles of cooperative governance and intergovernmental relations. Therefore, the essence of this constitutional framework is to foster close cooperation between the different spheres of government in the implementation of its policies and programmes in order to provide the people with a coordinated and comprehensive approach in the delivery of services.

The NEMA is regarded as the framework legislation for environmental management in South Africa and has brought environmental management within the framework of the new constitutional dispensation. The Preamble to the Act emphasizes the new constitutional dispensation, its founding values, environmental rights, and sustainable development. Through NEMA, the state endeavours, inter alia, to develop a framework for cooperative environmental governance as reflected in its purpose. The purpose of NEMA is to provide for cooperative environmental governance by establishing principles for:

- Decision-making on matters affecting the environment;
- Institutions that will promote cooperative governance; and
- Procedures for coordinating environmental functions exercised by organs of state.

The national departments listed in Schedules 1 and 2 of NEMA are considered to exercise functions that may affect the environment or that involve the management of the environment. These departments are Environmental Affairs, Tourism, Rural Development and Land Reform, Agriculture, Forestry and Fisheries, Human Settlements, Trade and Industry, Transport, Water Affairs, Public Enterprises, Public Works, Defence, Mineral Resources and Energy, Health, and Labour. It is evident that most national departments play a role in environmental management and this inevitably influences the provision of a coherent and integrated environmental management system.

The provision of principles for decision-making, institutions to promote cooperative governance and procedures for coordinating environmental functions is important, as environmental matters are dealt with by all spheres of government and by various departments. The Department of Human Settlements is expected to ensure cooperation with other government departments that have environmental management responsibilities. Furthermore, the Department has the responsibility to ensure cooperation with provinces and local municipalities on issues of environmental management for the human settlements sector.

CHAPTER 6: INTEGRATED ENVIRONMENTAL MANAGEMENT IN HUMAN SETTLEMENTS

Integrated Environmental Management (IEM) is a procedure designed to ensure that the environmental consequences of developments (or projects) are understood and adequately considered in the planning process. It provides a guide for the development process and serves to refine and improve proposed policies, programmes, and projects through a series of procedures that are linked to the development process. The purpose of IEM is to promote the application of appropriate environmental management tools and approaches in order to ensure the integrated environmental management of activities. (DEAT. 2004).

The objectives of IEM are to:

- Promote the integration of the principles of environmental management set out in Section 2 of NEMA into the making of all decisions that may have a significant effect on the environment;
- Identify, predict, and evaluate the actual and potential impact on the environment, socio-economic conditions and cultural heritage, and the risks, consequences, alternatives, and options for mitigation of activities, to minimise negative impacts, maximise benefits as well as promoting compliance with the principles of environmental management set out in Section 2 of NEMA;
- Ensure that the effects of activities on the environment receive adequate consideration before actions are taken in connection with them;
- Ensure adequate and appropriate opportunity for public participation in decisions that may affect the environment;
- Ensure the consideration of environmental attributes in management and decision making that may have a significant effect on the environment; and
- Identify and employ modes of environmental management best suited to ensuring that a particular activity is pursued in accordance with the principles of environmental management set out in Section 2.

Objectives of IEM are achieved through using appropriate environmental management tools. The potential consequences for or impacts on the environment of listed or specified activities must be considered, investigated, assessed, and reported to the

competent authority. This is achieved through applications for authorisation to commence with certain activities and includes an environmental impact assessment (EIA). To achieve IEM, applications for authorisation and EIAs are used as environmental management tools to realise the general objectives of IEM. It can therefore be said that these environmental management tools give effect to IEM, as they provide for informed decision-making, accountability for decisions taken and an open, proactive, and participatory approach. In the development and growth of the human settlements sector, the following needs to be considered:

- Environmental consideration should be addressed in the planning of human settlements projects;
- Environmental management should be mainstreamed in human settlements policy formulation;
- Public participation in environmental management should be promoted in human settlements planning and projects; and
- Human settlements projects must comply with all relevant and applicable environmental authorisations (DEAT, 2004).

SECTION 3

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	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 and municipalities
Individual Subsidies	Implemented	The Programme provides access to state assistance where qualifying households wish to acquire an existing	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 of State
		house or a vacant residential serviced-stand linked to a house construction contract through an approved mortgage loan.		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 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.	Environmentally Sound Housing Guidelines were developed to ensure that reasonable measures are taken to prevent groundwater contamination by poorly designed sanitation 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. Asbestos is a dangerous building	
Rectification of Residential Properties	Implemented	The Programme aims to facilitate the improvement of state financed residential properties created through State housing programmes	Provincially implemented	Costs to the environment may include accumulated rubbish, increased dumping, loss of valuable and increasingly scarce		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
Finance Linked Individual Subsidy 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	Provincially implemented	<p>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>The environment can be damaged when houses are constructed. This can happen in a number of ways:</p> <p>(i) Grass land / fertile land can be destroyed as the houses are built;</p> <p>(ii) Lorries and trucks used to transport materials to the building site create pollution from exhaust fumes and also cause noise pollution;</p>	<p>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 (NHBC), the use of asbestos building products has been totally banned in the construction of houses in South Africa.</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 of State
Consolidation Subsidies	Implemented	basic house" Housing Subsidy Scheme. 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	(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 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	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
Emergency Housing Programme	Implemented	The Programme aims to provide for temporary relief to households who for reasons beyond their control, find themselves in an	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 of State
Integrated Residential Development Programme	Implemented	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. 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	area can no longer live or survive there.		Provincial Human Settlement Departments and accredited municipalities

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
Enhanced People's Housing Process	Implemented	The Programme assists households who wish to enhance their houses by actively contributing towards the building of their own homes	Provincially implemented			Provincial Human Settlement Departments
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.		Provincial Human Settlement Departments and accredited municipalities

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
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
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	Provincially implemented	Impacts to the environment may include:		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
		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		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 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		
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 Housing Policy	Implemented	The Programme provides for affordable rental units which provide secure tenure to households which prefer the mobility provided by rental accommodation. This Programme	Provincially implemented			Provincial Human Settlement Departments and accredited municipalities

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
		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.		area can no longer live or survive there.		

SECTION 4

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	<i>Minimum Level of Services in terms of the National Norms and Standards:</i> <ul style="list-style-type: none"> Water: Single standpipe per stand (metered) 	Sustainable Development <i>Development must be socially, environmentally and economically sustainable.</i>	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
4. Rectification Programme 5. Consolidation Programme 6. Emergency Housing Programme 7. Integrated Residential Development Programme 8. Enhanced People's Housing Process 9. Informal Settlement Upgrading Programme 10. Communal Land Rights Programme 11. Farm Residents Programme	<ul style="list-style-type: none"> • 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 • Storm Water: Lined open channels • Street lighting: High mast security lighting for residential purposes where this is feasible and practicable. 	<p><i>The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated</i></p> <p>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 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>	

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
12. Community Residential Units Programme 13. Institutional Housing Programme 14. Social Housing Programme	<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 	<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>	

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
	<ul style="list-style-type: none"> <li data-bbox="549 1258 655 1686">• Above ceiling insulation (fibreglass blanket for the entire house) <li data-bbox="683 1258 751 1686">• Plastering of all internal walls <li data-bbox="778 1258 847 1686">• Rendering on the external wall 	<p data-bbox="549 533 799 1258"><i>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.</i></p> <p data-bbox="896 533 1262 1258">Housing project developments in terms of the Housing Programme are subject to the requirements of existing urban 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>	

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>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>	

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>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 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</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>values of all interested and affected parties. Communities are also empowered through this process.</p> <p><i>Community well being and empowerment must be promoted through environmental education, the raising of environmental awareness, the sharing of knowledge and experience.</i></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>	

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>Actual or potential conflicts of interests between organs of state should be resolved through conflict resolution procedures.</i></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><i>The vital role that women and youth in environmental management and development must be recognised and their full participation therein must be promoted.</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>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</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>initiative launched in 2005 for technical skills training of youth through the National Home Builders Registration Council (NHBRC). 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 disabled and the youth in particular.</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 justice and equity</i></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>	

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>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 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>	

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>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</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>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> <p><i>Responsibility for the environmental health and safety consequences of a policy, programme,</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>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>	

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>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.</i></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 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</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>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</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>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, 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</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>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>	

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>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 5

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

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 coordination	
			Human resources	Budget
Human Settlements Provincial Departments (Project implementation teams)	Lifespan not limited	Housing Development	Staff in housing project implementation and the number of people varies from province to province	Normal operational budget
National Policy Task Team	Lifespan not limited	Deliberate on policy development	Human Settlements staff from National, Provincial and Municipal Spheres	Normal operational budget

SECTION 6

RECOMMENDATION FOR THE PROMOTION OF THE OBJECTIVE AND PLANS FOR THE IMPLEMENTATION OF PROCEDURES AND REGULATIONS REFERRED TO IN CHAPTER 6

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>

Recommended action	Expected output
3. Address the needs and priorities of people in informal settlements	Need to increase the national housing budget to upgrade the living conditions in informal settlements. This 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 7
7.1 OUTCOMES AND KEY PRIORITY INDICATORS FOR EIP OVER A FIVE YEAR PERIOD (including NSSD headline indicators)

Outcomes to be achieved	How (mean/activities)	Who (Responsibilities)	Indicators	Proposed Targets (What and by when)
1. Encourage environmentally sustainable land use development	<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) 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans
	<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) 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans
			Densification a) Average residential densities in urban areas per municipality (measured every 3 to 5 years) b) Number and percentage of	<ul style="list-style-type: none"> As per provincial APPs and Business Plans

		<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 		Planning <ul style="list-style-type: none"> a) Housing Chapter of IDPs compiled (Y/N) b) Provincial Multi-year Housing Development Plans (PHDPs) completed (Y/N) c) Compliance of PHDPs with local IDPs (Y/N) d) Citizen involvement in planning of housing developments (Description of participatory planning processes)	medium density housing units developed through the Housing Programme per Province per year	<ul style="list-style-type: none"> As per provincial APPs and Business Plans
					Funding for integrated development		<ul style="list-style-type: none"> As per provincial APPs and Business Plans

			<p>a) Level of funding through Human Settlements Redevelopment Programme</p> <p>b) Level of public investment in new bulk infrastructure</p> <p>c) Level of public investment in informal settlements upgrading.</p>		
3. Enhance spatial planning for the development of sustainable human settlements	<ul style="list-style-type: none"> Approved spatial planning framework 	<ul style="list-style-type: none"> DHS National DHS Provincial Local Government 	<ul style="list-style-type: none"> Number of projects developed in accordance with approved spatial planning framework 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans 	
4. Address the needs and priorities of people in informal settlements	<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) 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans 	
		<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) 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans 	

		<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? 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans
5. Promote environmentally sound low cost housing	<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 	Resource use <ul style="list-style-type: none"> a) Water consumption (Litres per day per person) b) Cost of water (median price per 1000l 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) 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans
			Quality of resources <ul style="list-style-type: none"> a) Air quality (number of days/year with 	<ul style="list-style-type: none"> As per provincial APPs and Business Plans

			<p>unacceptable air quality)</p> <p>b) Water quality (number of cases of water-borne diseases per year)</p>		<p>Environmentally Sound Housing</p> <p>a) National Building Regulations reviewed to promote energy and water efficient construction.</p> <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>	<ul style="list-style-type: none"> As per provincial APPs and Business Plans
				<ul style="list-style-type: none"> DHS National DHS Provincial Local Government The HDA 	<p>Proactive identification, acquisition, assessment and release of housing land</p>	<ul style="list-style-type: none"> As per provincial APPs and Business Plans
6. Planning for housing development		<ul style="list-style-type: none"> Land acquisition entity established 				

7.2 REPORTING INDICATORS AND TARGETS

OUTPUT	INDICATORS	Actual and/or targets per financial year					
		2019/20 BASELINE	2020/21	2021/22	2022/23	2023/24	2024/25
• Densification and urban infill actively encouraged • Introduce measures to make well located land available for low cost housing	• Urbanisation (urban vs. population: numbers, % and rate of growth per year)						
	• New houses (number of new title deeds registered through the Housing Programme p.y.)						
	Densification c) Average residential densities in urban areas per municipality (measured every 3 to 5 years)						
	d) Number of medium density housing units developed through the Housing Programme per Province p.y.						
	e) Percentage of medium density housing units developed through the Housing Programme per Province p.y.						
• Housing development and budgets linked with other sector requirements, with the entire process being streamlined to meet a set of minimum requirements	Planning e) Housing Chapter of IDPs compiled (Y/N)						
	f) Provincial Multi-year Housing Development Plans (PHDPs) completed (Y/N)						

	g) Compliance of PHDPs with local IDPs (Y/N)								
	h) Citizen involvement in planning of housing developments (Description of participatory planning processes)								
	Funding for integrated development								
	a) Level of funding through Human Settlements Redevelopment Programme								
	b) Level of public investment in new bulk infrastructure								
	c) Level of public investment in informal settlements upgrading								
• Approved spatial planning framework	• Number of projects developed in accordance with approved spatial planning framework								
	• Security of tenure (Tenure types nationally -Census)								
• National housing budget increased	• Access to services (No. of households without clean drinking water, sanitation and electricity)								

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	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)						
	Proactive identification, acquisition, assessment and release of housing land						
• Land acquisition entity established							

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