

# DRAFT WHITE PAPER FOR HUMAN SETTLEMENTS & POLICY PRIORITIES

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DHS: POLICY UNIT



human settlements

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA

Houses • Security • Comfort



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



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# PURPOSE

The purpose of the presentation is to:

- Apprise on the Human Settlements White Paper, and
- HS Policy Priorities.

# SUMMARY

White Paper for Human Settlements seeks to create an enabling environment for development of integrated and sustainable human settlements.

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

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

# STRATEGIC FOUNDATION

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

- 1. Constitution of the Republic of South Africa** – Section 26 which establishes the right of access to adequate housing.
- 2. Sustainable Development Goals (SDGs) Goal 11** which seeks to plan cities and human settlements opportunities for all, with access to basic services, energy, housing, transportation and green public spaces, while reducing resource utilisation and environmental impact.
- 3. National Development Plan (NDP)** – Chapter 8 focusing on sustainable human settlements and improved quality of household life

# STRATEGIC FOUNDATION

## NATIONAL DEVELOPMENT PLAN - VISION 2030



# POLICY CONTEXT

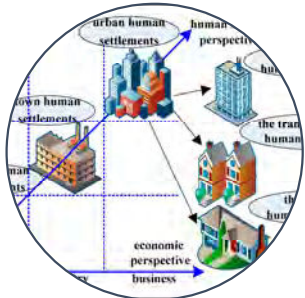
- ❖ The **prevailing notion** that the right of access to adequate housing requires the State to build housing for the population and that people without housing can automatically demand a house from the state constitutes mis-interpretation;
- ❖ Fundamentally, the ***right of access to adequate housing does not oblige the Government to construct a house for the 'entire' nation;***
- ❖ Rather, the right of access to adequate housing covers measures that are needed to **prevent homelessness, prohibit forced evictions, address discrimination, focus on the most vulnerable and marginalized groups;**
- ❖ These measures require intervention from the government at various levels, viz. spending priorities; legislative, administrative interventions;

# OBJECTIVES

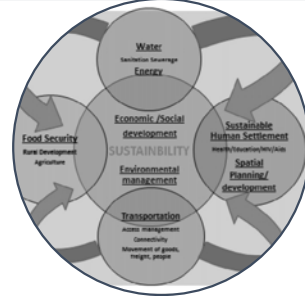
1. To address the prevailing gaps and inconsistencies in the housing and human settlements sector
2. To respond comprehensively to contemporary local and **international reforms;**
3. To adequately respond to integrated planning strategies, including the important role of the market, public environment, institutional capacity and citizen participation which are instrumental towards the design of sound and effective policy frameworks.



# Emerging Principles



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



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



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



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

# POLICY SHIFT

Recalibrate the grant funding frameworks to optimize performance of our development grant instruments

Guide the de-risking mechanisms to enable private-sector financing to maximize & leverage government funding

Inform the amendment of the of the Housing Act and provide rationale for the new Human Settlements Development Act

# Vision & Impact Statement

- **Vision** : Visible outcomes from well-coordinated spatial planning systems that will have transformed human settlements in South Africa into equitable and efficient spaces with citizens living in close proximity to work (economic opportunities) with access to social amenities and essential infrastructure
- **Impact Statement**: A nation housed in sustainable human settlements

# POLICY PROPOSALS

## KEY POLICY PROPOSALS OF THE DRAFT WHITE PAPER

1. Priority to be given to **vulnerable groups**- the elderly, child-headed families, and person living with disabilities

2. **Collaborative review of the current land administration** to embrace the **empowerment of women** to access land and land titles.

3. Exploration of a **quicker, simplified, and less costly process of registration and transfer of land and property** for poor households

4. Review and **adjust the pre-emptive right clause to ensure upward mobility and curb the informal transactions** of subsidised houses.

# POLICY PROPOSALS

## KEY POLICY PROPOSALS OF THE DRAFT WHITE PAPER

5. Engaging beneficiaries in decision-making processes to foster a sense of ownership and empowerment among residents, thereby contributing to sustainable outcomes.

6. Informal settlements upgrading- **advocacy will be towards the prioritization of participatory planning and implementation**

7. Will promote **in-situ upgrading** - incremental upgrading and **relocation will be a last resort** consideration.

8. **Backyard housing** - the Department will firm up necessary **regulatory measures amenable to building standards; the formalization and the provisions of the required internal infrastructure.**

# POLICY PROPOSALS

## KEY POLICY PROPOSALS OF THE DRAFT WHITE PAPER

**9. Social housing market- the principles anchor affordability, accessibility, safety, and contribution to socio-economic growth** whilst effectively addressing demand and contributing to spatial restructuring

**10. Consideration of cost-effective construction methods, building materials, and technologies with attached incentives** especially to holders of large and suitably located land parcels. **e.g. Digitised Housing Needs Register**, Quick response to emergencies and disasters;

**11. Ensure that human settlement projects are contained within the urban edge of development nodes and at strategic locations along the development corridors to curb sprawl**

**12. Emphasis being placed on settlement design principles that produce safe, liveable, and inclusive spaces, resulting in an improved quality of life for all citizens.**

# PROGRESS TO DATE

- **29 November 2023** - Cabinet approval for public comment and gazetting;
- **18 December 2023** - Gazette notice with Government Printers
- **24 January 2024** - Minister approved extension of public comments submission from 31 January 2024 to 28 February 2024;
- **26 January 2024** - Extension of the closing date for public comments was gazetted.
- The document is available -DHS Website, Urban Knowledge Exchange of South Africa, Dear SA, Twitter, Facebook & Whatsapp
- Road shows with Provinces and Metros are in progress

# EMERGING ISSUES

1. Change the qualification criteria, prioritise South Africans and not foreign nationals
2. Create jobs and empower communities
3. Upgrade informal settlements
4. Use IBT and densify in urban areas
5. Manage the demand and spatially transform space
6. Be bold the programme is not sustainable
7. Provide rent and back yards



# THEMATIC DISCUSSIONS

MILESTONE	ACTIVITIES	RESPONSIBILITY	TIMEFRAME
Consultation on themes	<b>Thematic Discussions</b> <b>1. Vision, objectives and Theory of change</b> <b>2. Qualification criteria</b> <b>3. Demand management</b> <b>4. Spatial planning</b> <b>5. Crime, Fraud and Corruption</b> <b>6. Housing and the economy</b> <b>7. Land, Engineering Services &amp; Amenities</b> <b>8. Rental &amp; Social Housing</b> <b>9. Informal settlement Upgrading</b> <b>10. Empowerment and Transformation</b> <b>11. Value chain &amp; Institutional Arrangements</b> <b>12. Fraud Corruption and inefficiencies</b>	Work stream leader	March - April 2024
		Work stream leader	
		Work stream leader	
		Work stream leader	

# HS Policy Priorities

Policy Priorities	Description	Cross cutting		
Priority 1	HS White Paper - Targeted Housing <ul style="list-style-type: none"> <li>• Special and vulnerable groups</li> <li>• Emergency housing</li> <li>• Eradication of Mud Housing</li> <li>• Removal of Asbestos in houses</li> <li>• Blocked Projects</li> </ul>	Digital Transformation	Empowerment of Designated Groups, Employment, and Job creation	Sustainable Innovative Building Technology
Priority 2	Eradication of title deeds backlog			
Priority 3	Provision of land/ serviced sites			
Priority 4	Upgrading of informal settlements			
Priority 5	Provision of affordable housing			
Priority 6	Provision of social and rental housing			
Priority 7	Provision of socio-economic amenities			

# Human settlements Priorities & Immediate Challenges

- The HS priorities will be delivered using a multi-pronged delivery model driven by the public, private sector, community & hybrid that involves relevant parties.
- The Dept will continue to focus on rolling out of a housing subsidy programme that prioritizes serviced stands, IBT N&S that include water-wise technology, improved engineering services, solar panels & implement facilitative programmes that contribute to growing South Africa's economy & create employment.
- The Dept will enter into partnership with Agre'ment SA in promoting the use of IBT.
- However, cost containment measures by the NT has forced the sector to reduce in-person meetings with the communities, & the sector hopes that the revised approach will not breed a new set of challenges and negative impact on its work.
- The cost containment has led to issuing of directives to reduce the use of SPs and professional resource team which had been previously used to support the Department in implementation of the above priorities.

# RECOMMENDATIONS

It is recommended that the stakeholders :

- Human Settlements White Paper synopsis, and
- HS Policy Priorities.

# THANK YOU