



Green Buildings By-Law and Development Policy in the City of Tshwane CoT

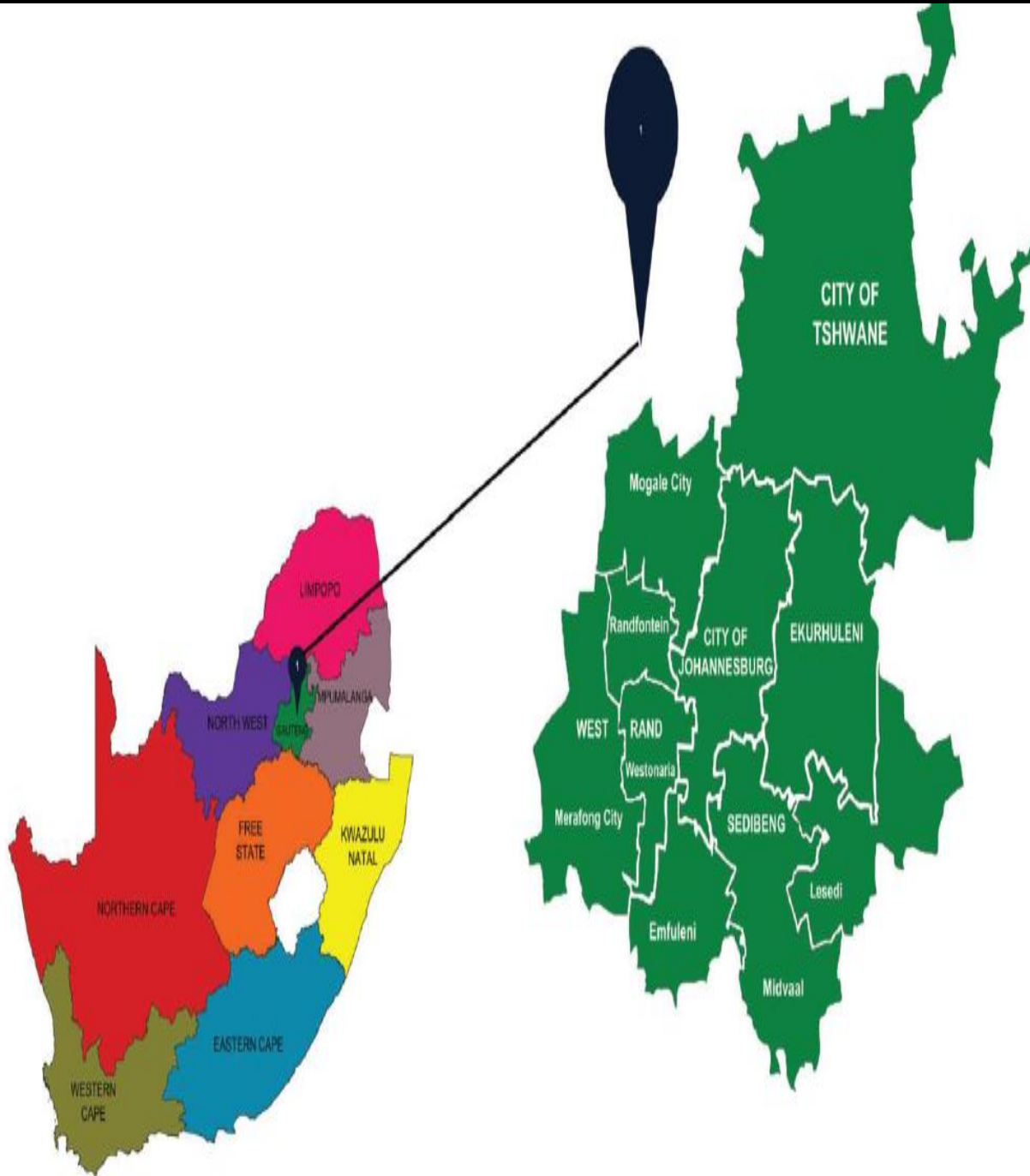
Legal Framework for Implementation

Presented at the UNFCCC Technical Expert Meeting

Green Building Council of South Africa
(GBCSA) Green Building Leadership
Network (GBLN) member

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6 July 2015

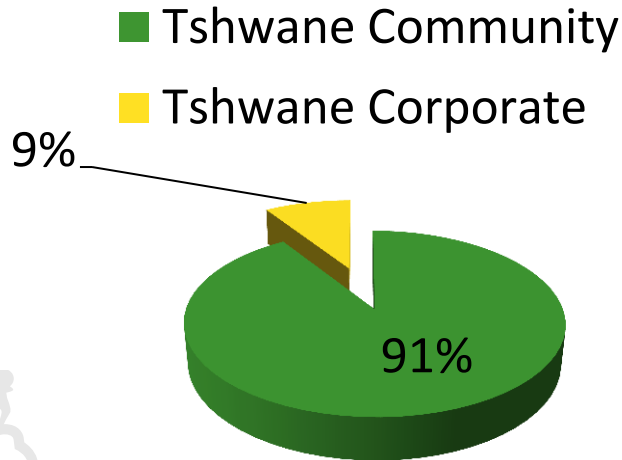




In South Africa Green Buildings phenomenon can address many pressing issues of Local Government:

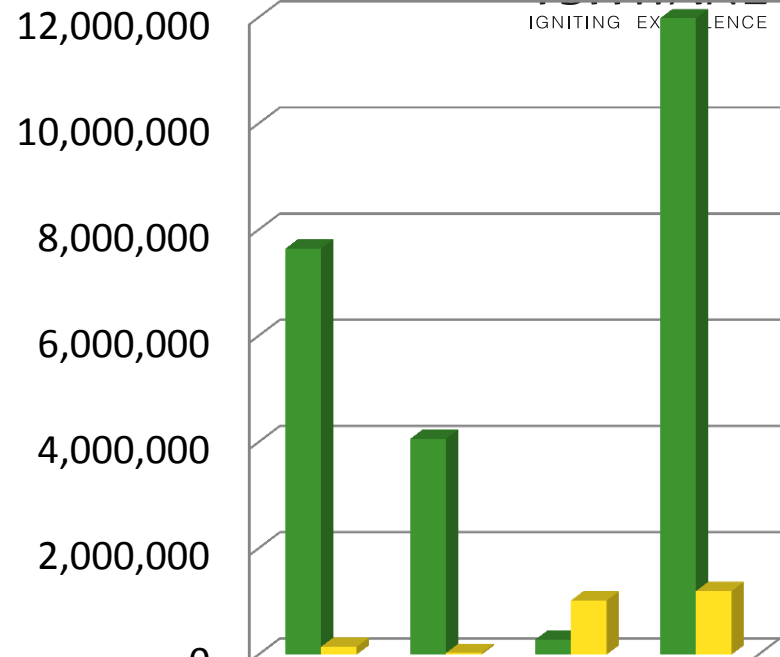
- electricity supply shortages, water shortages, lack of solid waste disposal sites and transportation issues
- As development increases energy efficiency in buildings can best be achieved through the implementation of regulations for building energy performance or building codes for new construction.
- Due to their older building stock, most developed countries also need to pay special attention to renovating their existing buildings.

Tshwane Carbon Footprint 2012/13 and Climate projections



The outcome of climate modeling projections for the City indicates that:

- Climate change may/will lead to increases in **temperature** of between 4 and 6.5° C by the turn of the century (with increases of between 2 - 3° C expected by the mid-term (2040 – 2060))
- **High energy demand:** for both domestic and industrial use, as a result of increases in temperature, for cooling.
- Less rainfall over the City in future with more hot days and decreases in frequency and intensity of **extreme** weather- related events such as droughts, floods, hailstorms and heat waves.



	Ene rgy	Tra nsp ort	Wa ste	Tot al
■ Tshwane Community	7,642,	4,061,	280,64	11,984
■ Tshwane Corporate	146,45	30,392	1,018,	1,195,

Legal Framework

Achievements

Tshwane Vision 2055: Towards a Resilient, low carbon and Resource Efficient City

Outcome 1: A Resilient and Resource Efficient City

Green Economy Strategic Framework: highlights an area of green buildings as one of the key interventions that will enhance a transition to a low carbon, resource efficient and climate resilient City

- Finalizing the CC Response strategy to be adopted by City

New head office, Tshwane House still under construction aiming for 5 green star rating

CoT admitted into the C40- Climate leadership group as the only African City in the innovator category.

National Winner of the 2014/15 Earth Hour City Challenge

- The city's green buildings by-law is a commitment to re-shaping the city's spatial form in the most responsible way.

CoT member of the Green Building Council South Africa (GBCSA) Green Building Leadership Network (GBLN)

The Environment House within our boundaries (Cnr. Steve Biko (previously Beatrix Street) and Soutpansberg Road)... greenest building project in SA in 2013

- Aim is to have more of these within City boundaries

CoT: Green Building By- Law and Development Policy



- Approved by Council on 25 October 2012 and promulgated in March 2013
 - Draft Implementation plan with incentive scheme proposed
 - Plan to be fully functional by end 2015
- By-law
 - States requirement for compliance with Green Building Development Policy.
- Policy
 - Focus areas in the policy include energy, water, waste and transport.
 - It addresses any building that require building plan approval.
 - Addresses new buildings, major retrofits and building additions (that require building plan approval) and all occupancies
 - Defines mandatory requirements (compliance compulsory: aligned to National standards) and promoted standards (supported through incentive scheme).
 - To be revised at regular intervals to support improved performance.

What does it mean to be a member of the GBCSA GBLN



- A network of six organisations from six different sectors that will provide leadership in the green building space
- CoT has Agreement with the GBCSA:
 - the only public sector organisation that is part of the GBLN thereby securing the City's leadership role in this sector and also ensuring excellence in the city's efforts to transform its built environment and achieve maximum green star ratings.
- The GBCSA to develop a comprehensive green building development programme for the City through the agreement amongst other benefits
- The plan to is to partner and plan with them towards maximizing green star rating in the City
- CoT partnered with GBCSA as a promotional partner of the My Green Home campaign www.mygreenhome.org.za
- 'My Green Home' tells the story of how one South African family change their home to help change the world – and shows how you can too.'



Thank you

***City Sustainability Unit
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