



Wes-Kaapse Provinsiale Parlement Western Cape Provincial Parliament IPalamente yePhondo leNtshona Koloni

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Report of the Standing Committee on Human Settlements on its oversight visit to the Central Karoo District Municipality and the District's Category B municipalities, as follows:

Delegation

The delegation consisted of the following members:

Maseko, LM (DA) (Chairperson)
America, D
August, S
Marran, P
Van Der Westhuizen, A

The following staff attended the oversight visit:

Jones, S: Procedural officer
Mshumpela, N: Committee Assistant
Barends, A: Driver
Issel, M: Driver

1. Introduction

The Standing Committee on Human Settlements, as part of its oversight mandate, conducted an oversight visit to Laingsburg to engage with the Central Karoo District Municipality and the District's Category B municipalities. Discussions were held with the Central Karoo District Municipality on the support provided to Category B Municipalities. Further discussions were held with the Category B Municipalities with regards to the Municipal Housing Demand Database and how it aligns with the Provincial Housing Demand Database, challenges that the Municipality experience when implementing housing projects, the alignment of housing projects to the prioritised programmes for the prioritised beneficiaries as per the provincial housing policy, projects in the pipeline including projects that generate revenue, roles and responsibilities of MAYCO members and housing portfolio chairpersons.

The oversight visit took place on Monday, 1 August 2022.

2. Overview

The Committee was received by the Central Karoo District Municipality's Mr. G Petersen, Deputy Mayor and Mr. A Achmat, Acting Municipal Manager. Persons who were in attendance from the Laingsburg Municipality were Ms. J Botha, Executive Mayor; Mr. S Laban, Deputy Mayor; Mr. M Gouws, Speaker; Mr. J Booyesen, Municipal Manager; Mr. J Komanisi, Senior Manager: Infrastructure Services; Mr. J Mouton, Project Manager Human Settlements; Ms. K Mauries, Human Resource Officer; Cllr. G Mckenzie; Cllr. A Theron; Cllr.

L Potgieter and Cllr. J Pieterse. Persons who were in attendance from the Prince Albert Municipality are as follows: Cllr. L K Jaquet, Acting Executive mayor; Mr. G Van Der Westhuizen, Senior manager: Corporate and Community services and Mr. H Esterhuizen, Housing coordinator. Persons who were in attendance from the Beaufort West Municipality were Ms. P Mditshwa, Manager Housing and Ms. Lulama Piti, Deputy Mayor. Persons who were in attendance from the Department of Human Settlements were Mr. R Stewart, Director: Land and Asset Management; Mr. M Taliwe, Director: Regional Support Garden Route and Central Karoo; Mr G Conradie, Project manager: Garden; Mr. M Komapie, Project Manager: Garden Route and Mr. H Mostert, Deputy Director: Town and Regional Planner.

This report highlights the findings, key issues discussed and recommendations stemming from the oversight visit.

3. Engagement with Central Karoo District Municipality

3.1 Background

The Central Karoo District Municipality oversees three municipalities namely Laingsburg, Beaufort West and Prince Albert. The district is relatively poor and has a population of 72 000 people of which there are 22 000 households with 3.4 persons per household. The unemployment rate was reported to be 55% of the population with little to no labour absorption. Residents are mostly grant dependent.

Most households have water, sanitation and refuse removal. The Municipality is currently working on the eradication of the bucket system. The cost for the eradication of the bucket system was reported to amount to R2,8 million. The Municipality indicated that a total of 150 buckets toilets were listed for eradicated in Laingsburg. After further investigations into the matter it became apparent that only 108 buckets toilets required eradication. The Municipality indicated that it approached the Department of Water and Sanitation to obtain funding for the bucket system eradication project. A 30 day tender was submitted which is currently in adjudication.

The eradication of the bucket system in Vryland and Prince Albert will be conducted over a period of three years. It was reported that there were currently 25 households in Vryland that still utilise the long drop toilet system. The Municipality is still looking into the matter to provide a more dignified option to the residents of Vryland.

The Prince Albert region still utilises the bucket system. The Municipality provides a weekly service to the areas that still utilise the bucket system. The Municipality aims to implement septic tanks to provide a more permanent toilet solution that is linked to an individual household.

3.1.1 Housing support

The focus of the Central Karoo District Municipality (CKDM) will be on the GAP, middle income households, communal and social housing projects for the financial year. The FLISP programme will be an important mechanism to stimulate revenue for beneficiaries who have a disposable income. A resource team will be appointed to coordinate all future infrastructure development and technical support. Low cost housing and/or RDP housing will be addressed by the Category B Municipalities.

The District Municipality indicated that the cost for town planning was very expensive and that Central Karoo could not afford the associated cost without assistance. A town planner could be sourced jointly by the respective Category B Municipalities and the District Municipality. The Municipality reported a housing backlog of 800 units and a housing need of 190 units.

Currently the district has no coordination of housing. Appointing a town planner for the Central Karoo municipalities according to the CKDM would be very costly. The CKDM advised that the district could appoint a town planner jointly to reduce costs. Local communities will be included in enhancing the joint planning initiatives for the integrated district wide housing development plans in future. District Coordinating Forums have been formed to discuss present and future housing projects. The Forums membership consists of mayors from the various municipalities in the Central Karoo District. Discussions on shared services were held and foundational policies were drafted and created sub-committees for housing.

3.1.2 Future District role

The CKDM provides capacity building initiatives and assists with the coordinating of projects for the Category B Municipalities. Currently not many joint projects that are planned between the CKDM and the Category B Municipalities. Most of the coordination of projects are conducted by the Category B Municipalities.

3.2 Resolutions/Actions

3.2.1 The Committee REQUESTED:

- 3.2.1.1 That the Central Karoo District Municipality provides it with the total cost for the bucket system for the financial year; and
- 3.2.1.2 That the Central Karoo municipalities provide it with the total number of households that require permanent solutions in terms of indoor toilets in their regions.

4. Engagement with Laingsburg Municipality

The Laingsburg Municipality covers a surface area of more than 8781, 44 square kilometers. Laingsburg town has a population of 6 305 people which forms part of approximately 74% of the town's population. The remaining 26% of the population according to the 2011 census data reside in non-rural areas, which include the settlement in Matjiesfontein, Vleiland and the various scattered farming communities. The Municipality reported a steady increase of the population due to in-migration. This is attributed to the emergence of the renewable energy development within the municipal area.

4.1 Housing projects

The last housing project constructed in the municipal area took place in the 2015/16 financial year. The project provided a housing opportunity for approximately 157 beneficiaries. The Housing Demand Database of the Municipality comprised of 914 beneficiaries. The total amount of a back dwellers in accordance with a survey conducted in the 2021 financial year amounts to 160 back yard dwellers in Laingsburg and 30 back yard dwellers in Matjiesfontein. The Municipality reported a growth in new applications for a housing opportunity during times when awareness programmes are held by the Municipality and when housing projects are being developed. Retired farm workers do not apply for a housing opportunity prior to retirement and therefore miss out on opportunities that become available. GAP housing have not been prioritised by the Municipality. Costly geographical

areas are sourced for human settlement housing projects due to limited municipal owned land. Currently the Municipality has no public or privately owned land that fits the provincial strategy within Laingsburg. The municipality currently has two housing project in the housing pipeline namely the Site G 1000 also known as Laingsburg erf 2 and the Matjiesfontein 100 housing project. No informal settlements have been reported in the area but there are backyard dwellers.

4.2 Key challenges

The following key challenges were reported by the Municipality:

- 4.2.1 A lack of suitable programmes for the public sector officials in terms of GAP housing projects in the municipal area;
- 4.2.2 A lack of financial approvals from banks to promote the FLISP Housing projects;
- 4.2.3 A lack of social housing within the municipal area to create a revenue streams for the municipality and to provide persons who cannot afford to buy a home with a housing opportunity; and
- 4.2.4 A lack of funding to upgrade bulk services. The lack of funding is attributed to the ongoing drought in the area.

4.3 Resolutions/Actions

- 4.3.1 The Committee RECOMMENDED that the Laingsburg Municipality engage with the Department of Human Settlements on the Delinked FLISP Programme.
- 4.3.2 The Committee REQUESTED that the Department of Human Settlements provides it with a report on its plans in terms of the upgrading of the outside toilets in the Laingsburg, Central Karoo and Beaufort West Municipalities respectively.

5. Engagement with Beaufort West Municipality

5.1 Housing need

The Beaufort West Municipality (BWM) informed the Committee that the region currently has a housing need of approximately 6 650 housing units. Approximately 6 224 beneficiaries require Integrated Residential Development Programme (IRDP) and 426 require FLISP and GAP housing. BWM recorded the highest housing need at 5 300 followed by Murraysburg with a need of 849, Nelspoort with a need of 300 and Merweville with a need of 201.

A noticeable in-migration into the region specifically in the Beaufort West, Murraysburg, Nelspoort and Merweville areas was reported. The migrants comprise of Bangladeshians, Pakistanians and Somalians who are alleged to open illegal tuck shops which operates out of the RDP houses that they are renting from beneficiaries. The BWM reported that the influx into the area has placed a strain on service provision.

5.2 Emergency housing programme

In 2019 an application for funding was submitted to the national department of Human Settlements for the repair of houses that were damaged by fire and houses that had damaged roofs. Approximately 64 houses with damaged roofs were identified. Originally only 30 houses were reported to have damaged roofs. The GWM reported that the houses

have still not been repaired and that the municipality requires assistance to have the houses repaired.

5.3 Transnet houses

Transnet built approximately 20 houses for its employees along the railway line. Houses were later abandoned by the occupants and were occupied by homeless persons in the area. The houses were not provided with services as they were deemed to be the property of Transnet. Transnet has since given permission to the Municipality to take ownership of the houses and once fixed that it be handed over to the current occupants.

5.4 Bucket system eradication

The BWM indicated that it could not conduct a bucket eradication on privately owned land. R20 million was provided to the BWM for the bucket toilet eradication. It came to light that the funds were not utilised to upgrade the toilet systems. The BWM is currently being placed on a financial recovery plan as the Municipality has no funds to deal with bucket system project.

5.5 Title deeds

As part of the title deed restoration programme the BWM reported that a total of 133 housing units have outstanding title deeds. After further investigations it was found that a total of 1 050 title deeds were still outstanding. The BWM reported that it was challenging to hand over the title deeds as beneficiaries refused to pay the transfer cost and refused to take ownership if faults were not rectified. To ensure that the title deed restoration programme proceeded the BWM Council approved Khaya Lam Land Reform Project from Free Market Foundation to assist with the handover of the title deeds to the respective beneficiaries. New subsidies have no fees attached, this is due to the grant that covers the cost of the transfer of the title deeds.

5.6 Key challenges

The following challenges were reported by the Municipality.

- 5.6.1 The BWM reported that crucial posts e.g. Director Engineering Services, Director Community Services, and the position of Implementation Agency for Human Settlements as well as a regional town planner are not being managed. They informed the Committee that there is currently no town planner to assist with the planning of new housing projects.
- 5.6.2 An increase in the number of RDP houses being converted into illegal tuck shops.
- 5.6.3 An increase in the number of RDP houses that are being rented out to migrants by beneficiaries.

5.7 Resolutions/Actions

- 5.7.1 The Committee REQUESTED that the Beaufort West Municipality provides it with:
 - 5.7.1.1 The audit outcome of the R20 million provided to the Municipality for the eradication of the bucket system; and
 - 5.7.1.2 A report on its financial recovery plan.

5.8 Engagement with Prince Albert Municipality

The Prince Albert Municipality covers a surface area of 8 153 km² and has a total population of 14 069. The region's has 4 183 households that can be located in the Prince Albert, Leeu Gamka, Klaarstroom, Prince Albert Road and the surrounding Farm areas. The Municipality verified a housing need of 1 347 of which an additional 50 new applications were received in June 2022.

Water and sanitation has been provided to approximately 96.8% of the population and the sewer purification project is reported to be working efficiently. The Municipal Infrastructure Grant (MIG) funding was utilised to build a pump station for the upgrading of the sewer purification project in Leeu Gamka.

Prince Albert makes use of underground water systems. The boreholes were upgraded in 2022. Funding for the upgrading of the borehole was derived from the Western Cape Drought Relief Programme. The Transnet Bowl will be utilised for water extraction. A sales agreement was implemented with Transnet and the transfer of the land is in progress.

The majority of the households have electricity and refuse removal is conducted from most of the households. The informal settlements in the area have also been partially supplied with electricity from Eskom. The Prince Albert Council has made provision for R350 000 in the budget to commence with the electrification project in the informal settlements. Plans are underway to supply the informal settlements with toilet facilities.

5.8.1 Key challenges

- 5.8.1.1 Challenges were reported regarding the electrification of the Klaarstroom houses. The Municipality reported that there was no land available in the urban edge in Klaarstroom. Discussions must take place regarding land expropriation for suitable land for human settlements. The area has approximately 60 pre 1994 houses that still makes use of outside flush toilets.
- 5.8.1.2 Approximately 26 households in Newton Park still made use of the bucket system. Conservancy tanks must be replaced in the Transnet area and the area south of the N1. Very few of the tanks are connected to the municipal area. The Municipality reported that it was becoming very costly to maintain the conservancy tanks. A new truck was procured to service conservancy tanks. MIG funding was applied for by the Municipality to eradicate the conservancy tanks.
- 5.8.1.3 The Municipality reported that that electrical infrastructure was aging and that funding would be required to upgrade the infrastructure. Presentations were made to the Municipality for the utilisation of renewable energy. The Municipality reported that the matter still had to be escalated to the Joint District and Metro Approach to ascertain how the Central Karoo could be taken off the grid.
- 5.8.1.4 Capacity within municipalities was also identified as a key challenge within the Municipality.
- 5.8.1.5 The municipalities had no knowledge of the Implementation Readiness Matrix that gets submitted with the Business Plan in accordance with national specifications for housing projects that require approval.
- 5.8.1.6 Challenges were reported regarding the transfer of houses and land parcels from Transnet to municipalities.

6. Engagement with the Oudtshoorn Municipality

6.1 Background

The Standing Committee on Human Settlements, as part of its oversight mandate, conducted an oversight visit to the Oudtshoorn Municipality on 2 August 2022.

Stemming from a meeting that was held on 13 April 2022 in the Garden Route, the Committee resolved to conduct an oversight visit to Oudtshoorn to observe the Bongolethu Mud Houses, De Rust, Power Houses and Smartie Town Houses. The oversight visit took place on Tuesday 2 August 2022 and was followed by a meeting with the Oudtshoorn Municipality on the status of the Bongolethu Mud Houses, Power Houses and Smartie Town old subsidy houses project in Oudtshoorn. The Committee then proceeded to discuss the Municipality's plans to install toilets and sewer pipes in De Rust, the Municipality's plans to reduce the increase in the number of the informal settlements and its plans to fill key positions in the Municipality's housing department.

6.2 Overview

The Committee was met by the Oudtshoorn Municipality's Cllr. CD Macpherson, Mayor: Oudtshoorn Municipality; Mr. MA Nyuka, Deputy Mayor; Cllr. JJ Allers, Speaker; Mr. W Hendricks, Acting Municipal Manager; Mr. G De Jager, Director: Chief Financial Officer; Mr. R Claassen, Acting Director: Corporate Service; Mr. L Fatuse, Acting Director: Community Services; Mr. L Coetzee Acting Director: Planning and Development; Mr. J Lesch, Director: Technical Service; Ms. SN Tyatya, Acting Municipal Manager: Human Services. The following councillors were in attendance: Cllr. RJ April; Cllr. L Campher; Cllr. VM Donson; Cllr. JC Lambaatjeen; Cllr. C Muller; Cllr. BV Owen; Cllr. AE Rondganger; Cllr. CF Sylvester; Cllr. DJ Fourie; Cllr. JN Duvenage; Cllr. JI Du Preez; Cllr. NM Jaxa; Cllr. A Tiemie; Cllr. DV Moos; Cllr. A Berry; Cllr. MZ Tyatya; Cllr. C Louw; Cllr. LSS Van Rooyen; Cllr. J Van Der Ross; Cllr. RR Wildschut; Cllr. JR Canary. Persons in attendance from the Provincial Department of Human Settlements, Mr. R Stewart, Director: Land and Asset Management; Mr. M Taliwe, Director: Regional Support Garden Route and Central Karoo; Mr G Conradie, Project manager: Garden and from the media Mr M Everts and Ms S Fokweni.

This report highlights the findings, key issues discussed and recommendations stemming from the oversight visit. The meeting commenced with an oversight visit to the Bongolethu Mud Houses, De Rust, Power Houses and Smartie Town Houses in Oudtshoorn with representatives of the Department of Human Settlements and the Oudtshoorn Municipality. The oversight visit was followed by a meeting at the Oudtshoorn Council Chambers.

6.3 Bongolethu Mud Houses, Power Houses and Smartie Town

Ms. Sylvia Tyatya briefed the Committee on the Bongolethu mud houses indicating that the project consisted of homeowners who were relocated from the Masakeni area to Bongolethu in 1967. The relocated persons were provided with land to construct houses for themselves. The houses that were constructed were built from mud, reed, brick etc. The Oudtshoorn Council made a decision to provide ownership of the property to the occupants. Approval was granted and an amount of R12 008 830 was allocated for the Bongolethu Consolidated Project. The beneficiaries were not happy with the 40m² structures that were proposed by the Municipality. A proposal was made to the beneficiaries that they could receive material and construct their own houses or that they could demolish their current mud houses and settle with the 40m² structures. A total of 17 beneficiaries signed consent

forms to have their mud houses demolished and later 10 beneficiaries retracted their consent to have their houses demolished.

Sales agreements were signed in 2004 but no subsidy was applied for. Some of the beneficiaries were accommodated and completed a housing subsidy to qualify for top structures and others opted for a roof and toilet in Bongolethu 915 and the Matjoks 660 housing projects. After a survey was conducted on the Bongolethu consolidated project, it was reported that 17 houses were demolished, seven plots were vacant, 46 houses required repairs and 32 houses required no work. Following the survey the Municipality held various meetings with the beneficiaries to inform them of the 40m² structures that were decided on. A Project Initiation Document (PID) was submitted to DOHS for approval of the project and a letter requesting the appointment of a team of professional engineers' prior to construction to assess the project. Due to budget constraints the R12 008 830 was withdrawn from the project and moved to other priorities.

The Municipality indicated that the engineers' expert opinion was required to report on the full assessment of the cost of the repairs. They indicated that not all houses required demolition and that some houses required repair work and in other instances structures were not completed by the owners. The community members whose houses were in order would not qualify for the rectification project. Most of the beneficiaries of the project have title deeds and have taken ownership of the properties. Some owners have passed away but the title deeds must still be transferred to the new benefactor. The DOHS indicated that the Mud House Project was approved and that an adjustment budget will include the adjusted funds. The Municipality will have to submit the names of the beneficiaries for the project in order for funding to be disseminated.

6.4 Smartie Town Housing Project

The Smartie Town housing project also known as "the Vaalhuise" or "Matjoks 660" was constructed in 1998 approximately 24 years ago. The project spanned over three areas namely the Smartie Town, New Look (Bongolethu) and Thabo Mbeki Square (Bongolethu). The project provided approximately 926 housing opportunities. Due to the poor workmanship, some of the structures built, under the contractor Masikheni, are in disrepair. The Municipality reported that some houses were never equipped with floors or ceilings, the roofs of certain houses leaked and cracked walls were reported. The homeowners have been complaining about the condition of the houses for many years to no avail. The matter was brought to the attention of the National Council of Provinces and was raised in the Integrated Development Planning meetings. Promises were made that the houses would be repaired. The programme was later discontinued from National and Province level.

6.5 Toilets and sewer pipes in De Rust

During the site visit, the Committee was able to observe the chemical toilets supplied to beneficiaries of De Rust. The Municipality indicated that the chemical toilets were implemented as a temporary measure and that long term utilisation thereof would be very costly. A Project Initiation Document (PID) was submitted to the DOHS by the Municipality in 2019 for upgrading of the toilets in De Rust. The DOHS provided an unfavorable response due to there being no programme to address the problem. The 24 affected houses in De Rust were therefore provided with chemical toilets as an interim measure until funding could be sourced to rectify the matter.

Houses in Rand, Vygie Street, Middle Street and Blomnek in the De Rust region require repair work. In addition to the houses that require maintenance, the sewer line at the back of the houses were reported to be in disrepair and required replacement. The Municipality reported that the toilets were not in working order and that new toilets that were attached to the individual houses would have to be constructed.

Erven 491 to 506 in Rand street was serviced with a sewer line at the back of the stands. The stands were constructed on a higher plain than the invert level of the sewer line, which resulted in the sewer line not being placed deep enough to enable the houses to be connected. In the past, the toilets were built next to the sewer line but these toilets are no longer in existence. The Sewer connection point stops at the erf boundary from where each household must install an internal pipe to the house.

The sewer line for Vygie Street was constructed and is currently in operation. Some of the houses in Vygie Street required internal sewer systems to connect the toilets to the main line. There are other instances where the houses do not have toilet facilities at all.

6.6 Informal settlements

The Municipality indicated that the number of Informal Settlements in the region increased exponentially especially during the lockdown period. In the greater Oudtshoorn there are reports of approximately 24 informal settlements. The Municipality indicated that the increase of informal settlements have been one of its biggest challenges. Currently no department is taking the lead in preventing the illegal land occupation. The illegal invaders are merely pre-warned not to erect their structures. The Municipality reported that there were uncertainties of the role of law enforcement, the Legal Department, Town Planning and Human Settlements when dealing with land invaders. They reported that the matter was raised on numerous occasions in meetings, yet no solution has been forth coming.

6.7 Key positions

A new organisational structure was approved on 30 May 2022. Posts in the Human Settlements section was reduced to 11 posts whereas previously it was 41. The Manager Human Settlements position is one of the critical posts that has been vacant since 2016. The second critical post is that of a Social Housing Administration Assistant.

The reason for the unfilled positions were attributed to the lack of budget for the 2022/2023 financial year. A motivation was sent to the Human Resource section to motivate for the filling of at least one of the critical positions. The DOHS will be approached to assist with funding for one of the vacant positions.

6.8 Oral submissions by ward councillors

- 6.8.1 Ward councillors informed the Committee of the challenges pertaining to poor workmanship on the 660 housing project. It was reported that the M5's contractor utilised roof sheets for the 660 housing project that soaked up rainwater which later dripped into the houses. The M5 contractor could not be located to rectify the latent defect. Title deeds have not been provided to some of the beneficiaries as a transfer fee was charged for the transfer of the title deeds. Residents indicated that they were not able to pay the fees and requested that subsidies include the cost of the transfer fees.
- 6.8.2 It was reported that there was a specific beneficiary that had obtained three title deeds.

6.9 Resolutions/Actions

- 6.9.1 The Committee RECOMMENDED that the Municipality:
- 6.9.1.1 Engage with community members to ascertain whether they would prefer to receive an RDP house or whether they want their current house to be repaired; and
 - 6.9.1.2 Engage with the Minister for Infrastructure requesting approval for the utilisation of the Ministers' Discretionary Grant as a possible funding source for the upgrading of the toilets in De Rust.
- 6.9.2 The Committee REQUESTED that the Municipality provide it with:
- 6.9.2.1 A report on the beneficiary who allegedly obtained three title deeds;
 - 6.9.2.2 The cost for all the repairs of the Bongolethu mud houses; and
 - 6.9.2.3 A breakdown of the 46 houses that form part of the Bongolethu consolidated project.

7. Engagement with the Langeberg Municipality

7.1 Background

The Standing Committee on Human Settlements as part of its oversight mandate conducted an oversight visit to Strydom Street in Montagu and proceeded to a meeting in Robertson on 3 August 2022.

7.2 Overview

The Committee was received by the Langeberg Municipality's Ald. S van Eeden, Mayor Langeberg Municipality; Mr. M Mgajo, Director: Community Services; Ms. M Brown, Manager Housing; Ms. C Matthys, Director Strategy and Social Development; Mr. R de Jong, Personal Assistant: Mayor's Office; Cllr. C Henn is the Portfolio MAYCO member; Cllr. D Janse, Cllr. M O-Kramkamp, Cllr. J Pokwas, Mr. D Felix, Mayco member for Finance; Ms. P Hess, Speaker; Mr. G Steyn, Mayco member for Corporate; Mr. J Coetzee, Mayco member for Engineering; Cllr. Gertse; Cllr. C Grootboom; Cllr. L Kahla; and Cllr. J Steenkamp. The following persons were representatives from the Department of Human Settlements: Mr. R Stewart, Director: Land and Asset Management; Mr. M Taliwe, Director: Regional Support Garden Route and Central Karoo; Mr G Conradie, Project manager: Garden; Mr. M Komapie, Project Manager: Garden Route and Mr. H Mostert, Deputy Director: Town and Regional Planner.

This report highlights the findings, key issues discussed and recommendations stemming from the oversight visit.

7.3 Strydom and Simon Street Housing project

7.3.1 Background

The Committee conducted an oversight visit to Strydom and Simon Street on 8 April 2022 to observe the status of the toilets and houses. Due to the dilapidated condition of the houses in Strydom Street and the state of disrepair of the toilets the Committee resolved to conduct a follow-up oversight visit to the area to observe the newly restored ablution facilities for the residents of Strydom and Simon. The Committee also received a briefing on the Municipality's Business Plan for the repair of Strydom Street dwellings.

7.3.2 Ablution facilities

During the walk-about of Strydom Street the Committee was able to observe that all the toilets were repaired and handed over in a working conditions.

7.3.3 Strydom Street and Simon Street project

In the meeting that was held on 8 April 2022 the Department of Human Settlements (DOH) committed to assist the Langeberg Municipality by engaging with ASLA to include the Strydom Street and Simon Street housing project as part of emergency housing project. Funding to the value of R250 000 per unit will be made available for the Strydom Street and Simon Street housing project by DOH. Technical assistance will be provided to the municipality for the compilation of the Project Initiation Document (PID) and all other application requirements.

Implementation and costing for the Strydom Street housing project will be conducted as follows:

- 7.3.3.1 Funding approval will be provided by the end of August 2022;
- 7.3.3.2 The service provider for the project will be appointed in October 2022; and
- 7.3.3.3 The construction of the project was projected to commence by April 2023. The Committee resolved to conduct an oversight visit to Strydom Street to observe the newly constructed houses once it has been completed.

7.3.4 McGregor Integrated Residential Development Programme Housing Project

Approval was provided by the Langeberg Municipal Council for 10 of the 496 units that were approved for Integrated Residential Development Programme (IRDP), to be converted to private owned units. Due to the high demand for IRDP units the DOH made a decision to convert the 10 units reserved for construction as private owned units, to be re-converted into IRDP units once more. The IRDP project in terms of the business plan was to be constructed in phases over a period of two years. Phase 1 of the IRDP housing project was completed 2018.

7.3.5 Vandalised Mouton houses in McGregor

Mouton house was purchased as part of the Mc Gregor 496 project. Due to vandalism caused by young unemployed drug abusers who have been selling vandalised parts of the house to sustain their addiction the house is in disrepair. The Langeberg Municipality made an application to the national Department of Environmental Affairs for the repair of Mouton house. The application was approved on condition that no further vandalism take place to the property. Security was employed to guard the house against further vandalism. The Municipality indicated that currently most of the roof of the house was destroyed. It is uncertain whether the project will continue as there is no internal funding available to fix the house.

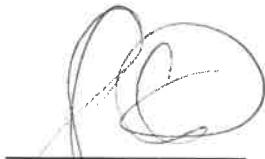
7.3.6 Resolutions

- 7.3.6.1 The Committee REQUESTED that the Langeberg Municipality provide it with:
 - 7.3.6.1.1 The cost estimates for the newly restored ablution facilities;
 - 7.3.6.1.2 The total cost for the McGregor housing project;
 - 7.3.6.1.3 The total number of houses that requires repair in Simon Street; and
 - 7.3.6.1.4 A report on the Private Partnership in Ashton with the farming community and Tyger Brands.

- 7.3.6.2 The Committee RECOMMENDED that the Langeberg Municipality:
- 7.3.6.2.1 Approach the DOHS to assist with the repair of the houses in Simon Street;
 - 7.3.6.2.2 Provide awareness programmes on the maintenance of the newly restored ablution facilities to community members to ensure its longevity; and
 - 7.3.6.2.3 Engage with the Department of Social Development to utilise Mouton House as a safe house.
- 7.3.6.3 The Committee REQUESTED that the Department of Human Settlements provide it with a report on the motivation that was drafted to change the Business Plan of the 10 RDP units to be converted to private units and then back to RDP units.

8. Acknowledgements

The Chairperson expressed her appreciation to the Members, Department of Human Settlements and the municipal officials for their contributions to the success of the visit.



MS LM MASEKO (MPP)

CHAIRPERSON; STANDING COMMITTEE ON HUMAN SETTLEMENTS

DATE: 11/11/2022