



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 Overberg District Municipality and the District's Category B municipalities, as follows:

Delegation

The delegation consisted of the following members:

America, D
August, S
Botha, L
Dugmore, C
Lilli, A
Marran, P
Maseko, LM (DA) (Chairperson)
Van Der Westhuizen, A

The following staff attended the oversight visit:

Jones, S; Procedural officer
Mshumpela, N; Committee Assistant
Barends, A; Driver

1. Introduction

The Standing Committee on Human Settlements, as part of its oversight mandate, conducted an oversight visit to Caledon to engage with the Overberg District Municipality and the District's Category B municipalities. Discussions were held with the Overberg District Municipality on the support provided to Category B Municipalities with regards to bulk infrastructure and the Local Economic Development in the Overberg district. 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 and the Municipal state of readiness with regards to possible flood disasters during the winter season.

The oversight visit took place on Monday, 20 June 2022.

2. Overview

The Committee was received by Mr. A Franken, Executive Mayor: Overberg District Municipality; Mr. De Bruyn, Speaker: Overberg District Municipality; Mr. S Fourie, Portfolio Chairperson; Mr. R Bosman, Municipal Manager and Mr. R Nutt, Portfolio committee member. Persons in attendance from the Provincial Department of Human Settlements were Mr. F De Wet, Chief Financial Officer; Mr. B Denton, Acting Chief Director: Implementation; Mr. V Dlamini, Overberg Project Manager; Mr. S Matshisi, Overberg Project Manager; Mr. G Wiseman, Director: Affordable Housing; Mr. P Chandaka, Director: Planning; Ms. E Pelsler, Assistant Director: Municipal Planning. The meeting was an in person meeting and the Committee was joined by members of the Theewaterskloof Municipality as follows: Mr. K Papier, Mayor: Theewaterskloof; Mr. D Appel, Speaker; Mr. J Jonkers, Municipal Manager; Mr. W Solomons, Director: Communications; Cllr. R Nongxaza, Chief Whip: Human Settlements and Planning Committee; Cllr. H Syster, Technical and Infrastructure Implementation Service Committee; Cllr. ML Matthews, Corporate Service Committee; Cllr. BB Mkhwibiso, Committee Member; Cllr. M Plato-Mentoor, Committee Member; Cllr. PJ Stander, Committee Member; Cllr. S Fredericks, Committee Member. Members of the Overstrand Municipality who joined the meeting were Mr. D O'Neill, Municipal Manager; Mr. D Hendriks, Senior Manager: Engineering Services; Cllr. R Nutt, Mayoral Committee Member for Community Services; Mr. R Williams, Director: Community Services. Members of the Cape Agulhas Municipality who joined the meeting were Mr. R Ross, Deputy Mayor: Swellendam; Mr. M Dennis, Manager: Human Settlements; Ms. M Saptou, Manager: Law Enforcement. Members of the Swellendam Municipality included Mr. F du Rand, Executive Mayor; Cllr. E Lampbrecht, Housing Portfolio Chairperson; Mr. J Engel, Manager: Housing and Ms Helen Coetzee, the Deputy Mayor.

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

3. Engagement with the Overberg District Municipality and the Category B Municipalities

3.1 Overberg District Municipality

Mr. Bosman briefed the Committee on road maintenance that has become the catalyst for the Overberg District Municipality (ODM). The Rural Road Asset Management System Programme was managed by the ODM. The ODM fulfilled an administrative function for the project and was assisted by a Project Manager and service provider for a period of three years. The programme involved road studies and collection of data of bridges, sidewalks and class four roads in urban areas. The collected data was disseminated to municipalities to capacitate them to conduct proper planning regarding road networks as it was believed that well maintained roads were the catalyst for economic growth and service delivery.

A tri-party agreement has been entered into with the ODM, Overstrand municipality and the Theewaterskloof municipality to ensure an all-inclusive solid waste management service for the region. A Service Level Agreement (SLA) must still be entered into with the Cape Agulhas municipality and the Swellendam municipality. Karwyderskraal will be utilised as the regional land fill site that will be utilised as per the SLA. The ODM is the owner and permit holder for the site. The regional land fill site became operational in 2022 for the disposal of general household waste. Chipped garden waste and fruit waste are processed on site by means of windrow and composting. The 58 hectare facility will provide landfill airspace until 2076 in a total of 10 cells. The cumulative airspace amounts to approximately 90 million cubic meters

for disposable waste. Cell 4 is currently operational and provides a total of 480 000 cubic meters of landfill airspace. The site receives an average of 6000 tons of waste per month and will remain active until May 2027.

The ODM had a need for a proper fire station. A decentralised borderless service that could respond across the region had to be established. A new fire department has been established in the Municipality where space was shared with public private partners. Aerial support in conjunction with rapid aerial fire and rescue interventions in the Overberg has helped to circumvent fire disasters in the area.

3.1.1 Plans in the pipeline for the Municipality

- 3.1.1.1 A container park/business park is in the planning phases.
- 3.1.1.2 The ODM has embarked on a Joint District and Metro Approach Implementation Strategy. The strategy amongst others aims to expand the rail network in the area to enable economic activity. Discussions must still be held with community members in the area to deliberate on the possibility of railway lines that will be implemented in certain areas.
- 3.1.1.3 To ensure the safety of residence in the informal settlements in the Grabouw area the ODM will be implementing a high mast lighting project.
- 3.1.1.4 As part of the ODM's aim to maximise water availability it intends to implement a 12 month water shedding programme. In addition to the above, water infrastructure will be managed as a scarce resource.
- 3.1.1.5 To manage illegal land invasion a land invasion standard operating procedure was developed.
- 3.1.1.6 As the Buffeljags River has a tendency to flood, serious consideration was given to the construction of higher dam walls to ensure that the catchment can accommodate larger water volumes. This will provide more water for the predominantly agricultural region. A service provider was employed to look into the abovementioned matter.

3.1.2 Key challenges

- 3.1.2.1 The Municipality reported challenges with land invasions, overburdened services due to immigration and protest action for housing opportunities.
- 3.1.2.2 There was no funding model to cater for the construction of road ramps. This was a challenge for the Municipality in that it had to utilise available resources to maintain roads. A recommendation was made that the maintenance cost of the ramps be included in the planning phase of the business plans.

3.1.3 Resolutions/Actions

- 3.1.3.1 The Committee RECOMMENDED that the Municipality engage with town planners to build future housing projects closer to the town in order to correct past historical practices where possible and include densification projects going forward.
- 3.1.3.2 The Committee REQUESTED that municipality provide it with a report on the frequency of waste removal and on illegal dumping in the municipal area.

3.2 Theewaterskloof Municipality

The Theewaterskloof municipality informed the Committee that it was operating on limited capacity due to budgetary constraints. The Housing Demand Database of the Municipality was linked to the Western Cape Housing Demand Database. The Theewaterskloof municipality's Housing Demand Database comprised of 12 797 beneficiaries. The total amount of people who reside in the district amounted to 32 760. Overstrand and Theewaterskloof municipalities have the highest demand for housing at 39% respectively. Cape Agulhas and Swellendam municipalities' housing demand amounted to 11% respectively. Statistics in the Municipality's Housing Demand Database indicated that there were 10 984 beneficiaries who earned a salary of R3 500, 1 350 earned a salary of between R3501 and R7 000 and only 20 beneficiaries earned a salary of R22 000 and above. The income classification statistics indicated that 86% of the total demand falls within the low cost housing qualification income bracket. Approximately 14% of the total demand falls within the affordable housing market.

The towns with the most informal settlements have recorded the highest demand for housing. Stemming from recent surveys conducted in each town, there has been a rapid growth in the number of informal settlements. The highest housing demand vs informal settlement demand was reported in Grabouw. A total need of 5 082 was listed in Grabouw vs a need of 5 635 in the informal settlement. Villiersdorp reported a housing need of 3 315 vs a need of 2 067 recorded in the informal settlement. The lowest need was recorded in Tesselaarsdal where a housing need of 98 was reported. Due to limited funding sources and the growing demand for housing opportunities, the department is focusing on the incremental upgrading of informal settlements through the provision of basic services.

The Municipality has delivered 616 top structures and a total of 4 986 opportunities will be delivered over a five year financial cycle. The Municipality reported that the abovementioned strategy would only be able to eradicate approximately 38% of the demand backlog, should the current status of the region's population remain constant over a three year cycle.

- 3.2.1 To address the demand for housing in the region the Municipality will be looking at the following strategies:
 - 3.2.1.1 Investigating and implementing different tenure options;
 - 3.2.1.2 Cultivating partnerships to assist with the implementation of affordable housing and to increase income streams;
 - 3.2.1.3 Increasing the focus of social housing in business plans to accommodate the lower to middle income groups;
 - 3.2.1.4 Focusing on the sale of municipal land that is not being utilised by the Municipality for future housing projects;
 - 3.2.1.5 Focusing on the enhanced service sites for current and future projects; and
 - 3.2.1.6 Cultivating partnerships with farmers associations to establish a farmworker housing programme.

3.2.2 Key challenges

- 3.2.2.1 The Municipality reported invasion and in-migration as a major threat in the area as it places a strain on basic services and bulk infrastructure. A steady increase in the number of people settling in informal settlements was reported.
- 3.2.2.2 The Municipality reported farm evictions in the area that were adding to the housing demand in the region.

- 3.2.2.3 Community protests/unrest pertaining to housing allocation has become a challenge for the Municipality. The new in-migrated individuals who have just been registered on the Housing Demand Database expect to receive an opportunity when a project in the area is implemented.
- 3.2.2.4 The slow release of land was a challenge for the Municipality as it inhibited the Municipality from delivering on projects due to lack of suitable land for human settlement.
- 3.2.2.5 The Municipality reported that it was difficult to establish private partnerships.
- 3.2.2.6 No capital investment was made into infrastructure as the item was not tabled before Council for further action.

3.2.3 Resolutions/Actions

- 3.2.3.1 The Committee RESOLVED to conduct an oversight visit to the Theewaterskloof municipality.
- 3.2.3.2 The Committee RECOMMENDED that the Municipality engage with town planners to build future housing projects closer to the town in order to correct past historical practices where possible and include densification projects going forward.
- 3.2.3.3 The Committee REQUESTED that municipality provide it with a report on the frequency of waste removal and on illegal dumping in the municipal area.

3.3 Overstrand Municipality

The Housing Demand Database of the Overstrand Municipality recorded a total of 15 915 beneficiaries on 15 June 2022. The Municipality indicated that the demand for housing has increased systematically by 23, 92%. The majority of the beneficiaries who have applied for a housing opportunity are between the ages of 39 and 40 years old. The Database registered 5 645 beneficiaries aged between 39 and 40 years have applied for a housing opportunity. Approximately 587 beneficiaries who are aged between 60 years and older were registered on the database.

Statistics in the Municipality's Housing Demand Database indicate that there were 11 529 beneficiaries who earned a salary of R3 500 and only 53 beneficiaries who earned a salary of R22 000 and above. Other beneficiaries earned a salary of between R3 501 and R22 000.

3.3.1 Key challenges raised by the municipality

- 3.3.1.1 A lack of communication was reported between the Department of Human Settlements and the Municipality regarding regulations and policies that have been implemented.
- 3.3.1.2 The Municipality reported an inconsistency regarding subsidy approvals and the turnaround time to approve projects.
- 3.3.1.3 A major challenge that was reported was that the Housing Demand Database did not inform the criteria and quotas of the number of informal settlements and backyard dwellers who reside in the area and qualify for a housing opportunity.
- 3.3.1.4 Resources have to be allocated to remove/withdraw the applications of beneficiaries who have made misrepresentations under oath on their subsidy applications.
- 3.3.1.5 Community resistance for non-prioritisation of applicants aged younger than 30 years of age was reported.
- 3.3.1.6 Challenges in terms of proper coordination to ensure that top structures are implemented immediately after project and civil service approval.

3.3.2 Resolutions/Actions

- 3.3.2.1 The Committee RECOMMENDED that the Municipality engage with town planners to build future housing projects closer to the town in order to correct past historical practices where possible and include densification projects going forward.
- 3.3.2.2 The Committee REQUESTED that municipality provide it with a report on the frequency of waste removal and on illegal dumping in the municipal area.

3.4 Cape Agulhas Municipality

Cape Agulhas Municipality has a combined waiting list of approximately 3700 households. The highest demand was allocated in Bredasdorp with a waiting list of approximately 2207 households, followed by Napier and Struisbaai with a demand of 522 and 338 respectively. The bulk of the Municipal housing need is in Bredasdorp. In response to housing demand, the bulk of the Municipal housing allocation was invested in Bredasdorp, which was also the administrative capital of the Municipality, but investment is also done in the other towns.

The Housing Demand Database of the Cape Agulhas Municipality was reviewed to identify and remove all applicants who were declared deceased and those beneficiaries who were no longer eligible to receive a subsidy. These deceased applicants who had spouse/partners and substitutes, would retain the application as when it was registered on the original registration date. Where applicants have received a housing subsidy the Municipality recorded the beneficiaries as assisted.

Funding allocations for the 2022-25 financial years will be allocated to the Struisbaai Site A IRDP, the Napier Site A2 Infill and the Bredasdorp Phola Park insitu housing projects.

The Municipality indicated that it has one disaster management officer. The region has two seasonal cold fronts and mudslides were prevalent during those times. Prior forecasts were made to farmers and farmer associations to warn of possible risks in order to farmers to prepare for the wellbeing of their livestock and crops.

3.4.1 The following success stories were reported to the Committee

- 3.4.1.1 The Municipality handed over two housing projects at the end of 2020 in Area F and Area H. The total number of opportunities that was provided amounted to 728 units.
- 3.4.1.2 The deferred ownership projects in Mill Park was launched on 21 June 2020. The project will provide a housing opportunities for the middle income group that could qualify for a bond and a FLISP subsidy. The project would also create an opportunity to persons who wanted to enter into a rent to buy agreement.
- 3.4.1.3 A project to install solar geysers was in the process of being rolled out by the Municipality in partnership with DMRE. The project provided employment and certified training to 30 local youths in the region.

3.4.2 Key challenges

The following challenges were reported by the Municipality when implementing housing projects:

- 3.4.2.1 Disgruntled community members who were not eligible for a housing opportunity. Preference is provided to beneficiaries who were elderly, disabled and child headed households. Other challenges were listed as external influences.
- 3.4.2.2 An influx of people into the town and informal areas have been reported. The influx was attributed to the settlement of illegal non-nationals in the region.
- 3.4.2.3 Land invasions have become challenging as it placed undue pressure on available capacity of bulk, connector and internal infrastructure.
- 3.4.2.4 Strategies in terms of storm water challenges must be implemented by the Municipality.
- 3.4.2.5 Due to limited resources the alignment of housing projects in relation with available funding resources and spare capacity on bulk infrastructure was a major challenge for the Municipality.
- 3.4.2.6 A shortage of available, suitable and well-located land for human settlements was reported.
- 3.4.2.7 The alignment of Department of Human Settlements funding and Municipal Infrastructure Grant (bulk services) funding, or availability thereof with competing priorities was reported to be challenging.
- 3.4.2.8 Changing policies/priorities vs community expectations (e.g. 35 years and older in 2014 vs now 60 years and older).
- 3.4.2.9 The impact on the financial sustainability of the Municipality due to additional services and other budget implications.
- 3.4.2.10 Implications/management of shack farming that has escalated in the region.

3.4.3 Resolutions/Actions

- 3.4.3.1 The Committee RECOMMENDED that the Municipality engage with town planners to build future housing projects closer to the town in order to correct past historical practices where possible and include densification projects going forward.
- 3.4.3.2 The Committee REQUESTED that municipality provide it with a report on the frequency of waste removal and on illegal dumping in the municipal area.
- 3.4.3.3 The Committee RESOLVED to conduct and oversight visit to the Cape Agulhas Municipality.

3.5 Swellendam Municipality

The Housing Demand Database of the Swellendam Municipality recorded a total of 3692 beneficiaries. The highest demand was registered in Swellendam with a waiting list of approximately 2333 beneficiaries, followed by Suurbaak with 522 beneficiaries, Barrydale 477, Buffelsjagrivier 317 and Malgas/Infanta at 43 beneficiaries. In response to housing demand, the bulk of the Municipal housing allocation was directed towards Swellendam, due the high demand for a housing opportunity. The Municipality was in the process of reviewing its allocation policy to ensure that it is in line with the latest guidelines of priority groups. A data cleans was instated by the Municipality to identify and delete the deceased beneficiaries and to indicate which beneficiaries were assisted with an opportunity. The recorded data indicated that 98 beneficiaries were cancelled from the database and 187 beneficiaries were assisted. The Municipality indicated that it has not cultivated any private partnerships with external stakeholders in the region.

3.5.1 Key challenges when implementing housing projects

- 3.5.1.1 The Municipality reported that changing policies/priorities vs community expectations caused challenges in terms of the priority that would be provided to the elderly, disabled and child headed households.

- 3.5.1.2 Funding conditions have been reported to be challenging due to limited resources and the scale of the projects.
- 3.5.1.3 The allocation of proposed serviced sites was challenging due to the fact that there was no proper criteria/guidelines in terms of who would qualify and/or not qualify for a serviced site.
- 3.5.1.4 Challenges were reported in terms of the provision of 60 dwelling units per hectare compared to the 80 dwelling units for urban settlements as recommended by the Department of Human Settlements.
- 3.5.1.5 A shortage of suitable available well located land for Human Settlements was reported.
- 3.5.1.6 The Municipality was currently under pressure to upgrade the regions bulk services, existing networks and the processing of waste.

4. Resolutions/Actions

- 4.1 The Committee REQUESTED that the Department of Human Settlements provide it with:
 - 4.1.1 Innovative ways on how to deal with illegal trade in RDP houses;
 - 4.1.2 A report on the informal settlements that were upgraded as part of the Upgrading of Informal Settlement project in Theewaterskloof municipality; and
 - 4.1.3 The Project Planning Guidelines layout for human settlements specifically to serviced sites.

5. 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 M MASEKO (MPP)

CHAIRPERSON: STANDING COMMITTEE ON HUMAN SETTLEMENTS

DATE: 12/08/2022.