



# 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 Strydom and Simon Street in Montagu and Robertson, as follows:

## Delegation

The delegation consisted of the following members:

America, D  
Botha, L  
Lili, A  
Maseko, LM (Chairperson)  
Van Der Westhuizen, A

The following staff attended the oversight visit:

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

## 1. Introduction

The Standing Committee on Human Settlements as part of its oversight mandate conducted an oversight visit to Strydom and Simon Street in Montagu and to Robertson on 8 April 2022.

## 2. Overview

The Committee was received by Mr N Adriaanse, Director: Communication and Stakeholder Relations, Department of Human Settlements; Mr F De Wet, Chief Financial Officer, Department of Human Settlements; Mr P Klassen, Regional Manager, Department of Human Settlements, Ald. S van Eeden, Mayor Langeberg Municipality, Mr Mgajo, Director: Community Services, Langeberg Municipality; Ms Brown, Manager Housing, Langeberg Municipality; Ms C Matthys, Director Strategy and Social Development, Langeberg Municipality; and Mr R de Jong, Personal Assistant: Mayor's Office Langeberg Municipality and Cllr. C Henn, Portfolio MAYCO member from the Langeberg Municipality.

The oversight visit commenced with a site visit to Strydom and Simon Street, after which the meeting took place with the Langeberg Municipality. This report highlights the findings, key issues discussed and recommendations stemming from the oversight visit.

### **3. Strydom and Simon Street Housing project**

#### **3.1 Background**

Construction of the houses in Strydom Street commenced in 1936. The houses consist of one roomed apartments. The detached houses consist of two blocks of three units and two blocks of four units. Outside toilets were constructed whereby four houses are serviced by one toilet.

Due to the dilapidated condition of the houses in Strydom Street, proposals were made to move residents of the affected houses and to accommodate them in Breaking New Ground (BNG) housing projects. Engagements were held with affected parties to demolish the dilapidated houses and to replace it with elevations and sections of various typologies that will be considered. The 14 residents of Strydom Street were offered alternative accommodation but only seven residents have taken ownership of their current housing units under the Enhanced Discount Benefits Scheme (EDBS). These residents were each furnished with a title deed. The houses, beneficiaries in Strydom Street reside in, were sold to them under the R7 500 capital discount scheme for an amount of R2 876, 05 per house.

A recommendation was made that the seven occupants revert ownership of the houses to the Municipality to have the houses demolished and rebuilt. The other seven houses are still owned by the Municipality. The aim of the project is to consolidate and subdivide the erven equally. One resident however has renovated his unit and indicated that he does not want his unit to be demolished.

Under the Project Implementation Readiness Report the Municipality will have to provide the Department with a certificate from the Conveyancer indicating land ownership, the layout and subdivision plan with house placements, and a certificate from the Municipal Engineer that sufficient civil services are in place. Further hereto, the Municipality must submit approved structural engineering designs amongst others. However, additional costs will be incurred in addition to the housing subsidy amount. These additional costs will include the demolition of existing houses, the cost for additional geotechnical services and temporary relocation costs of residence during the construction process.

The Regional Manager was tasked with assisting the Municipality with its business plans to ensure that the Municipality's projects are implementation ready. The Committee recommended that the Department of Human Settlements conduct Road Shows with the municipalities to look at projects that are in the pipeline and to find ways of overcoming the challenges faced by municipalities.

#### **3.2 Findings**

During the walk-about of Strydom and Simon Street the Committee was able to observe the following:

- 3.2.1 The majority of the houses in Strydom and Simon Street are in a dilapidated condition due to the type of building material that was used initially.
- 3.2.2 That the Municipality was not providing the service that residents in Simon and Strydom Street desperately required in terms of their living conditions; and
- 3.2.3 Some housing units' floors were in complete disrepair and in some cases there were no guttering to channel rain water.
- 3.2.3 The households make use of outside toilet facilities which only have a toilet basin attached. No bathroom facilities were made available.

- 3.2.4 The toilets were mostly in a state of disrepair. Water was running in the yard from the basins as the drainage systems appeared to be blocked.
- 3.2.5 Langeberg Municipality only has one implementing agent for the five approved projects. The implementing agent requested financial guarantees to include the Strydom Street housing project. Strydom Street does not form part of the approved list of projects. The residents of Strydom Street requested that they be provided with standalone houses. The Committee requested that the Department of Human Settlements provide it with feedback on the Strydom Street project by the end of June 2022.
- 3.2.6 ASLA canceled its services with the Langeberg Municipality due to a lack of funding to pay the service provider. The Department of Human Settlements was requested to engage with ASLA to assist with the Langeberg Housing Project continuation. The Department indicated that funding will be made available to ASLA to ensure the continuation of the housing project. Once the Department of Human Settlements have engaged with ASLA it will provide the Committee with a feedback report on the progress of the project.

### **3.3 Concerns**

The Committee raised concern regarding the following:

- 3.3.1 That the Municipality has not maintained the infrastructure to ensure the structures sustainability;
- 3.3.2 The sloping of the land where the houses will be reconstructed might be costly in the long term and problematic to maintain;

### **4. Resolutions/Actions**

- 4.1 The Committee REQUESTED that the Langeberg Municipality provide it with:
  - 4.1.1 Its Business Plan for the repair of Strydom Street dwellings by no later the 31 May 2022; and
  - 4.1.2 A clear plan which includes dates and the details of the responsible person/s who will champion different roles of the plan. This should include minutes of the meetings held regarding the plan.
- 4.2 The Committee RECOMMENDED that the Langeberg Municipality and the Department of Human Settlements nominate an official that will accept the responsibility to act as the driver of the project from the respective entity's side.
- 4.3 The Committee RECOMMENDED that the Langeberg Municipality:
  - 4.3.1 Provides residents of Strydom and Simon with acceptable ablution facilities;
  - 4.3.2 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; and
  - 4.3.4 Provide it with a report on the frequency of waste removal and illegal dumping in the municipal area.
- 4.4 The Committee RESOLVED that it would engage with the Department of Human Settlements by no later than June 2022, regarding the progress of the implementation plan of the Strydom Street Project.

### **Acknowledgements**

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



**MS LM MASEKO (MPP)**

**CHAIRPERSON: STANDING COMMITTEE ON HUMAN SETTLEMENTS**

**DATE:** 12 Aug 2020