



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 Pienaar and Grebe Streets in Drakenstein (Paarl-East) and the Cape Winelands District Municipality and its 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 Paarl to engage with the Cape Winelands District Municipality and its Category B municipalities. Discussions were held with the Cape Winelands 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 vs 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, challenges experienced by the Municipality, projects in the pipeline including projects that generate revenue, roles and responsibilities of MAYCO members and Portfolio chairs of housing when coming to housing projects and the Municipal state of readiness with regards to possible flood disasters with the upcoming winter season.

The oversight visit took place on Wednesday, 11 May 2022.

2. Overview

The Committee was received by Cape Winelands District Municipality's Municipal Manager Mr. H Prins, Mr. Q Balie, Ms. M Matthyse, Office Manager to the Executive Mayor; Cllr. JHP Steyn; Cllr. D Swart; Ald. C Meyer; Cllr. XL Mdemka; Cllr. R Farao; Cllr. WC Petersen; Cllr. E Groenewald; Cllr. GJ Carinus. Persons in attendance from the Provincial Department of Human Settlements were Mr. P Klassen, Regional Manager; Mr. F De Wet, Chief Financial Officer and Mr B Denton, Acting Chief Director: Implementation. The meeting was an in person meeting and the Committee was joined by members of the Langeberg Municipality as follows: Mr. S van Eeden, Executive Mayor; Mr. A de Klerk, Municipal Manager; Cllr. C Henn, the Portfolio Chairperson; Mr. M Mgajo, Director Community Services; Ms. M Brown, Manager Housing Department. Members of the Drakenstein Municipality who joined the meeting were Mrs. R Andreas, Municipal Manager; Ms. J Samson, Executive Director for Planning & Development; Mr. F Rhoda, Senior Manager: Human Settlements. Members of the Witzenberg Municipality who joined the meeting were Cllr. E Sidego, Mr. J Swanepoel, and Manager: Projects and Performance; Ms. C Mackenzie, Manager: Housing. Members of the Stellenbosch Municipality included Cllr. J Fasser, Deputy Mayor: Human Settlements and Mr. L Van Stavel, Manager: Housing Development.

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

3. Pienaar and Grebe Streets Provincial Housing in Drakenstein (Paarl-East)

3.1 Background

The Committee conducted an oversight visit to the Provincial Housing that was built on two portions of land owned by the Department of Human Settlements also known as erven 6085 and 6211 located in Paarl East. The Department took a decision to transfer the properties currently leased by tenants to the tenants. The Drakenstein Municipality approved the subdivision of the properties under Council Resolution on 24 October 2013 to enable the transfer of the properties. The properties however, are not in a good condition and require extensive restoration work. Approval for the transfer of the property was granted if certain conditions were met. The conditions were listed as follows:

- 3.1.1 The dwellings must comply with all building control regulations including provision and approval of building plans;
- 3.1.2 Fire safety requirements to be adhered to in the proposed plans;
- 3.1.3 Civil engineering services to be upgraded;
- 3.1.4 Provision of separate electricity connection to each property; and
- 3.1.5 Removal of additional (illegal) structures to dwellings and structural changes to comply with heritage.

The Department of Human Settlements engaged with Jubelie PRT to facilitate the entire restoration process. The work was expected to be conducted in two phases. Phase 1 would consist of the investigative phase and phase 2 would be the implementation phase. The investigative phase was implemented to establish a list of recommendations on the condition of the structures, the status of the tenants and recommendations of professional engineers who specialise in the field of reconstruction.

3.2 Jubelie PRT's findings

The following findings were recorded after the conclusion of Jubelie PRT's investigations:

- 3.2.1 The majority of the tenants fall within the low income category and have been residing in the affected property for a lengthy period of time. The occupants occupying the affected properties are related to one another;
 - 3.2.2 Illegal temporary structures erected on the properties posed a fire hazard and was therefore a risk in terms of the fire regulations. A minimum safe distance of 2.4m was required to the front and 1.5 m to the side of the structure;
 - 3.2.3 A request was made for tenants to remove and/or demolish the temporary structures due to the hazardous condition of the structures. A percentage of the tenants agreed to have their structures demolished and others still have to provide a response;
 - 3.2.4 Back yard dwellers living in the temporary structures would require temporary accommodation in the event of demolition; and
 - 3.2.5 The Drakenstein Municipality committed to provide alternative sites for construction of subsidy houses for the tenants in the event of demolition. This could only transpire once the Department of Human Settlements have approved the funding and identified the beneficiaries of the project.
- 3.3 Upon conclusion of phase 1, the Drakenstein Municipality, the Department of Human Settlements and Jubelie Projects decided on the following recommendations:
- 3.3.1 Backyard dwellers had to undergo screening to ascertain whether they qualify for a subsidy;
 - 3.3.2 Suitable land had to be identified and subdivided to accommodate the affected parties on a temporary basis;
 - 3.3.3 Additional space has to be sourced to accommodate back yard dwellers who do not qualify for a housing subsidy; and
 - 3.3.4 Upgrading of the sewer services.

4. Engagement with the Cape Winelands District Municipality and the B-Municipalities

4.1 Cape Winelands District Municipality

Dr. Elna von Schlicht and Mr. Quinton Balie briefed the Committee on the support provided to B Municipalities with regards to bulk infrastructure and elaborated on the municipality's four key focus areas as follows:

4.1.1 Urbanisation challenges project

The Cape Winelands District Municipality (CWDM) is in the process of conducted an Urbanisation challenges project. The aim of the project is to determine the growth in the area by mapping e.g. the growth of formal and informal settlements, reviewing the economic/lifestyle drivers and conduct projections on future trends in the area. The report will detail the land use change over a period of time, the investment pipeline of provincial government and review infrastructure and social facility requirements for existing and future planned projects.

4.1.2 Infrastructure project

The Municipality indicated that all Landfill facilities will be used as transfer stations. The regional landfill facility will be utilised to provide a service to the Witzenberg, Langeberg and Breede Valley Municipality which are in the eastern part of the CWDM. A suitable location for a regional landfill facility to service the Drakenstein and Stellenbosch Municipality could not be found. The Western portion of the CWDM is not suitable for the construction of a

regional landfill facility due to the environmental and social implications. A rezoning, subdivision and consolidation application is in progress. A license and an environmental management programme was obtained to ensure the effective management of the proposed facility.

The CWD roads capital budget for infrastructure and project-road maintenance will be spent on resurfacing minor and main, main and divisional roads between the 2021 and 2024 financial years.

4.1.3 Resource resilience

An invasive alien vegetation clearing and river rehabilitation programme in municipal nature reserves and local water supply catchments have been implemented. This project is conducted annually to improve the quantity of water runoff that is crucial for Urbanisation and agriculture.

4.1.4 Disaster readiness

Through the disaster readiness plan of the CWDM the municipality is able to disseminate early warnings to relevant parties of flooding, snow fall, informal settlement fires, high winds and COVID-19. A responsible person is has been deployed to monitor and report on the risks. Through this forward planning the municipality is able to determine trends and is able to target the abovementioned strategic areas well in advance.

4.2 Witzenberg Municipality

The Wizenberg municipality received bulk infrastructure supported from the Department of Human Settlements and utilised MIG funding and municipal fund for the Vredebes bulk water pipeline and reservoir, the Vredebes sewer line and the Vredebes sewer rising main. The project commenced in the 2014 financial year and continued until the 2017 financial year.

An internal audit on the Bella Vista Housing Project was conducted. The audit was conducted to investigate the alignment between the municipal and provincial Housing Demand Database was conducted in 2018. Separate Housing Demand Databases were kept for each of the towns in the Witzenberg region which resulted in the misalignment of input provided into the provincial Housing Demand Database. The Municipality is currently in the process of updating and aligning its municipal Housing Demand Database. Currently all only the provincial database is being utilised by the municipality to circumvent any controversy surrounding the beneficiary allocations.

4.2.1 Key challenges

4.2.1.1 The increase in the number of persons in informal settlements has become a major challenge for the municipality. This has resulted in a strain on service infrastructure and has resulted in regular sewage spills, service breakdowns and interruptions. The problem is being exacerbated by shack farming.

4.2.1.2 Housing mafia are demanding an illegal financial benefit from housing projects that are being implemented. Municipal officials have laid charges against the assailants but are not able to obtain convictions due to the fact that no one wants to testify.

- 4.2.1.3 The Municipality indicated that there was conflict with regards to land invaders being provided with a housing opportunity prior to persons on the waiting list and backyard dwellers.
- 4.2.1.4 Ceres has become overcrowded and better spatial planning is required to accommodate the growing number of people in the area. The Tulbagh Housing Project was invaded and has resulted in the need exceeding the available sites provided by the municipality.
- 4.2.1.5 To accommodate the historical spatial planning businesses are being moved off the main roads. The aim is to develop roads that can assist with the integration of the surrounding communities.
- 4.2.1.6 The Municipality indicated that the Bella Vista Housing project where 605 top structures and 529 service sites were planned could not be finalised due to electrical constraints. Eskom's infrastructure is insufficient and cannot provide services.
- 4.2.1.7 There is a growing concern regarding the continuous growth of the Chris Hani Informal settlement in Tulbagh which is situated on the river bank. The community is ignoring the warnings and communications issued by the municipality regarding the risk of flooding in the area.

4.2.2 Resolutions/Actions

- 4.2.2.1 The Committee REQUESTED that the Witzenberg municipality provide it with:
 - 4.2.2.1.1 The total amount of people captured on its Housing Demand Database;
 - 4.2.2.1.2 The number of backyard dwellers, elderly and child headed households captured on its housing Demand Database;
 - 4.2.2.1.3 Its land audit for the current financial year; and
 - 4.2.2.1.4 A report on the frequency of waste removal and on illegal dumping in the municipal area.
- 4.2.2.2 The Committee RESOLVED to conduct an oversight visit to the Witzenberg Municipality to receive a briefing on its Housing Demand Database.
- 4.2.2.3 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.

4.3 Drakenstein Municipality

The Drakenstein municipality has been facilitating access to housing opportunities for a variety of beneficiaries. Priority will be provided to special needs groups for all housing projects in accordance with the national prescripts for housing allocation. The project pipeline will consist of Finance Linked Individual Subsidy Programme (FLISP), Upgrading of Informal Settlement Programme (UISP), new rental opportunities via social Housing and free housing via the Integrated Residential Development Programme (IRDP).

A total of 41 informal settlements have been registered in the area, which consisted of 7 326 structures and 14 493 dwellers. The provision and maintenance of basic services to informal settlements will be one of the municipality's strategic focus areas. The Municipality will also focus on the maintenance and management of exiting municipal rental stock.

The Municipality is in the process of identifying and securing land for emergency housing. Previously identified council land will be re-examined for emergency purposes. Schoongezicht has been identified as one of the emergency housing projects that will yield 347 housing opportunities. The project will be implemented in a phased approach.

As part of the Municipality's integrated approach to address winter readiness, ongoing maintenance is conducted on roads and drainage infrastructure. This includes fixing potholes during summer. Additional sand bags are acquired prior to winter to prepare for possible flooding. Trees are pruned on a regular basis to prevent leaves from blocking drains. Solid waste removal has been customised to include the removal of waste from informal settlements. This has been implemented to address illegal dumping.

The Municipality reported challenges to rectify the toilets in Pienaar and Grebbe Streets. The reason is that the toilets are situated on private property. Services is only proved to municipal rental stock. The aide of the provincial department of Human Settlements will have to be sourced to deal with the matter. A full assessment of the cost to upgrade the sewer system and look for possible solutions to implement the upgrade will be conducted by the end of June 2022.

4.3.1 Key challenges

- 4.3.1.1 There has been a systematic increase in the demand for housing in the Drakenstein region with a total census count of 20 411 being reported for the area.
- 4.3.1.2 A backlog of 2 580 title deeds was reported by the municipality that still has to be registered.
- 4.3.1.3 The municipality owns 2 873 rental units which generates between 200 and 300 complaints per month.
- 4.3.1.4 Drakenstein municipality reported an increase in the eviction of farmworkers by farmers in the region. A total of over 1 419 registered eviction applications have been escalated to the municipality. Court rulings are in progress and the municipality is awaiting the outcome.
- 4.3.1.5 It was reported that there has been vandalism and theft of basic service infrastructure.
- 4.3.1.6 The cost of providing bulk infrastructure and electricity for new housing projects have become very costly for the municipality. The Municipality is considering spending more of the Integrated Urban Development Grant (IUDG) to address the challenges pertaining to housing infrastructure.
- 4.3.1.7 The subsidy that is provided for a housing opportunity does not cover the full cost in terms of the market value to a house. Internal services has to provide a top up cost to cover the excess funds that is outstanding.
- 4.3.1.8 Beneficiaries are not credit worthy and can therefore not afford to acquire a bond. The Municipality will consider land release below market value and re-invest proceeds that is derived from the sale of FLIPS projects. High density projects will also be considered as a means of integration.
- 4.3.1.9 The Municipality reported that contractor defaults have become a major challenge. Contractors are not able to deliver on their outputs as per the contractual agreements.

4.3.2 Resolutions/Actions

- 4.3.2.1 The Committee REQUESTED that:
 - 4.3.2.1.1 The Drakenstein municipality provide it with a full list of the backlogged title deeds;
 - 4.3.2.1.2 The Drakenstein municipality provide it with a report on its business plan to rectify the toilets in Pienaar and Grebbe Streets; and
 - 4.3.2.1.3 A report on the frequency of waste removal and on illegal dumping in the municipal area.
- 4.3.2.2 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.

4.4 Stellenbosch Municipality

The Stellenbosch municipality reported that its housing demand waiting list comprises of 17 965 applicants. The Municipal Housing Demand Database is linked to the Western Cape Housing Demand Database. The Housing Demand Database of the municipality is maintained on a regular basis to ensure alignment for planning purposes and to determine backlog and opportunities. Statistics in the Municipality's Housing Demand Database indicate that there are 1 430 dormant beneficiaries, 10 415 cancelled beneficiaries and 957 beneficiaries that have been assisted with a housing opportunity. A total of 3 023 are 60 years and over and 3 889 are between the ages of 30-40 years.

The housing pipeline of the Municipality is reviewed annually to ascertain whether it conforms to the strategic objectives of the National Department of Human Settlements. The housing pipeline serves as a planning and budgeting tool for implementation of human settlement initiatives which ultimately informs the business plan of possible future projects. The Municipality also ensures that the housing pipeline is linked to available funding.

The housing pipeline emphasises the housing programmes administered by the Municipality. A total of R15 040 will be utilised of the Human Settlements Development Grant for housing projects in Kayamandi Watergang Northern Extension, Vlottenburg Longlands, Stellenbosch Jamestown Phase 2-4, Klappmuts La Rochelle, Cloetesville FLISP, Cloetesville Infill FLISP and La Motte Forest Station. A total of R20 850 of the Informal Settlements Upgrade Partnership Grant will be utilised to fund the Kayamandi Town Centre UISP, Kayamandi Zone O UISP and the Langrug Franschoek Mooiwater Dam rehab and Basic Services projects.

The Disaster Management team is currently assessing all historically storm water problematic areas. A maintenance programme to reduce possible flooding will be implemented by the Infrastructure Services. Approximately 2 000 sandbags and 550 flood-kits will be prepared in case of any disaster events. All drains in the hotspot areas will be clean by the Municipality during the summer seasons.

4.4.1 Key challenges

- 4.4.1.1 The Municipality reported challenges when trying to obtain development rights. The time it takes to receive a response is very lengthy.
- 4.4.1.2 Inadequate linked and bulk services for housing projects was reported by the Municipality.
- 4.4.1.3 Lack of availability of suitable land for housing developments especially emergency sites for evictions and Temporary Relocation Areas (TRA). Decanting sites are required to alleviate the problem as the upgrading of informal settlements are linked to decanting sites.
- 4.4.1.4 A major challenge for the municipality is obtaining suitable available land for housing developments especially emergency sites for evictions and Temporary Relocation Areas (TRA).
- 4.4.1.5 Growing informal settlements and continuous land invasions is a challenge for the municipality as it places a major strain on already limited resources.
- 4.4.1.6 No suitable solution to address the challenges pertaining to backyard dwellers. The number of backyard structures continues increase. Due to economic struggles most people are unable to afford a bond and are not credit worth to obtain approval for a bond.
- 4.4.1.7 The Slow delivery of housing opportunities is attributed to stringent bureaucratic processes and the transfer of state-owned land is a tedious process. The Municipality has for more

than 20 years struggled obtain state owned properties transferred to the Municipality for housing projects.

4.4.2 Resolutions/Actions

- 4.4.2.1 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.
- 4.4.2.2 The Committee REQUESTED that municipality provide it with a report on the frequency of waste removal and on illegal dumping in the municipal area.

4.5 Breede Valley Municipality

The Breede Valley Municipality has 21 wards, a population of 176 578 and 47 569 households as recorded in a census that was conducting in 2016. The Municipality reported a total of 8 179 informal settlements which contains a population of 30 393 people. Approximately 762 toilets and 311 taps have been provided to the informal settlements. Since June 2021 to December 2021 the number of structures in the informal settlements have increased systematically by 15.6%.

The Municipality makes use of the Western Cape Housing Demand Database to record the details of persons on the waiting list. Monthly screening of the demand database is conducted by the Department of Human Settlements. Auditing of the database is conducted annually by the Department of Human Settlements. The Breede Valley Municipality indicated that its database contains 19 964 beneficiaries of which 2 508 are aged 60 years old and above and a total of 5 963 beneficiaries are aged between 30 and 40 years. A total of 2 488 have been assisted with a housing opportunity and 19 964 are still waiting for an opportunity. A total of 141 beneficiaries have not provided a residential address, 5 191 cancelled their applications and 6 886 beneficiaries have been reported as dormant. The overall majority of the residents in the Breede Valley earn a salary between R3 500 and 17 059. Approximately 83 residents earn a salary between R22 001 and above.

The National Department of Human Settlements (NDoHS) declared and gazette the Priority Human Settlements Development Areas (PHSDA) on 15 May 2020. The aim of the PHSDA was to advance human settlements spatial transformation and consolidation by ensuring that the delivery of housing is used to restructure and revitalise towns and cities, strengthen the livelihood prospects of households and overcome apartheid spatial patterns by fostering integrated urban forms. A Western Cape PHSDA Steering Committee was established with respect to the above requirement. The aim of the forum was to addresses the roles and responsibilities between the NDoHS, the Western Cape Department of Human Settlements, the Housing Development Agency (HAD) and municipality regarding the PHDA process.

The Transhex housing project has received provisional priority project status in the Breede Valleys Municipal Development Plan. The primary objective of the Municipality to alleviate the housing need and address service delivery requirements that falls within the Breede Valley Municipal District. The project was initiated by the Department of Human Settlements in March 2016 and comprises of 8873 Serviced Sites. Currently the project is in its implementation phase. Phase 1 of the project makes provision for 3231 civil engineering services and top structures. The first phase of the project provides housing opportunities to the BNG qualifiers.

The top structure construction method is based on Alternative Building Technology (ABT). Several systems were investigated and Moladi was approved in May 2019. The contractor is also using a second ABT – Ikhaya Future House to accelerate the housing delivery due to challenges experienced with the Moladi ABT.

4.5.1 Key challenges

- 4.5.1.1 The Municipality has an outdated Human Settlement Development Plan.
- 4.5.1.2 There are currently major delays in the construction of the Transhex Housing Project that has been affecting the beneficiary administration from processing subsidies limited to the approved project.
- 4.5.1.3 Delays were reported of the allocation of subsidies at the Transhex Housing Project and conveyancing limited to the current construction.
- 4.5.1.4 Land invasion in Zwelethemba (North Mandela), De Doorns (Stofland), Avian Park (Rolihlahla) and Rawsonville have been reported. In accordance with the Departmental prescripts all beneficiaries have to be identified and approved, before project approval can be granted. The impact of legal evictions on projects was reported to be costly.
- 4.5.1.5 Challenges have been experienced to acquire alternative building material to finalise the housing units at the Transhex housing project. This is attributed to supply chain issues importing the material from China. A total of 190 units must still be delivered on or by end of May 2022.

4.5.2 Resolutions/Actions

- 4.5.2.1 The Committee REQUESTED that:
 - 4.5.2.1.1 The Regional Manager for the Department of Human Settlements provide it with the Municipality's business plan and provide it with a report on the number of houses that was handed over to beneficiaries of the Transhex housing project; and
 - 4.5.2.1.2 A report on the frequency of waste removal and on illegal dumping in the municipal area.
- 4.5.2.2 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.

4.5 Langeberg Municipality

The Langeberg municipality reported that its housing demand waiting list comprises of 9 093 beneficiaries, 594 beneficiaries have been assisted, 1 643 beneficiaries cancelled and 1 404 beneficiaries remain dormant. A total of 1 194 beneficiaries are 60 years and over and 2 983 are between the ages of 30-40 years. The overall majority of the residents in the Langeberg region earn a salary between R3 500. Middle income earners have a salary that ranges between R7001 to R22 000 and only 13 persons earn a salary of R22 000. Approximately 83 residents earn a salary between R22 000 and above.

- 4.6.1 The strategic objective of the Municipality is to:
 - 4.6.1.1 Establish an effective approach to integrated human settlement and to improve the living conditions to all households in the region;
 - 4.6.1.2 Create a sustainable human settlements and improved quality households; and
 - 4.6.1.3 Reverse the spatial effects of Apartheid.

There is currently 13 projects in the Municipality's housing pipeline. These projects are the situated in Mc Gregor, Kanana, Nqkubela 136, Montagu Mandela Square, Bonnievale Boekenhoudskloof, Robertson Heights, Montagu Kinga, Montagu Kriketveld, Bruwer

Property, Heyl's Property in Robertson, Bonnievale Uitzicht, a rectification project in Langeberg and Erf 4024. The programme caters for IRDP, UISP mixed developments and FLISP housing. Currently bulk infrastructure is required for two of the projects. The bulk infrastructure grant will be utilised for the upgrading of water and sanitation in Mandela Square in Montagu and Boekenhoutkloof in Bonnievale.

Langeberg Municipality has a backlog of 712 outstanding title deed transfers that will be addressed through the Title Deed Restoration Programme. Currently 1 284 title deeds had been transferred and 159 were submitted to the Deeds office for processing. The Municipality reported challenges to address the title deed backlog. This is due to not being able to trace the original beneficiaries and/or the original beneficiaries are not in occupation of the affected property. Some of the key reasons for an original beneficiary (including the co-beneficiary) not being in occupation are attributed to informal sales to third parties, death and divorce or separation within the original beneficiary household.

Strydom and Simon Street as reported by the Municipality will be receiving funding from the Department of Human Settlements (The Department) to the value of R250 000 per unit for the upgrading of properties. The Department will be in contact with ASLA to include the houses in Strydom and Simon Street as part of its emergency housing project. Technical assistance will be provided to the Municipality with regards to the compilation of the Project Information Document (PID) and all other application requirements.

An approved fire protection readiness plan was implemented by the Municipality. The District Municipality will be assisting the Langeberg municipality with ward based risk assessment. The Municipality reported that as part of its risk prevision programme smoke detectors installation has been encouraged, storm water systems are cleaned during the summer months and service providers have been appointed to clean the rivers in the area.

4.6.2 Key Challenges

- 4.6.2.1 The Langeberg Municipality indicated that they are experiencing challenges when allocating a housing opportunity to beneficiaries because beneficiaries are selling their houses.
- 4.6.1.2 Subsidy applications cannot be process due to beneficiaries not meeting the requirements to receive a housing opportunity and where family members cannot agree to whom the property should be transferred to.
- 4.6.1.3 Illegal land invasions have been reported as well as an influx of informal settlements in the region. This the Municipality indicated has placed a strain on available resources.
- 4.6.1.4 Vandalism of taps and sanitation facilities in informal areas have been reported.
- 4.6.1.5 Beneficiaries in RDP houses refuse to take ownership of the properties prior to the properties being rehabilitated.
- 4.6.1.6 There is a shortage of available land for human settlement.

4.6.3 Resolutions/Actions

- 4.6.3.1 The Committee REQUESTED that:
 - 4.6.3.1.1 The Department of Human Settlements provide it with the timelines for the application submission of the Strydom and Simon Street project after which the Committee Resolved to conduct another oversight visit to the area to observe the progress made by the Municipality; and
 - 4.6.3.1.2 A report on the frequency of waste removal and on illegal dumping in the municipal area.

4.6.3.2 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.

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 LIM MASEKO (MPP)

CHAIRPERSON: STANDING COMMITTEE ON HUMAN SETTLEMENTS

DATE: 12 AUG 2022