



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

Ref Number: WCPP 11/4/6

Report of the Standing Committee on Infrastructure on its oversight visit to the Joe Slovo Housing Project in Riviersonderend on Friday 14 April 2023, as follows:

Delegation

The delegation consisted of the following members:

Maseko, LM (Chairperson)

America, D

Klass, T

Marran, P

Sileku, I

The following staff attended the oversight visit:

Jones, S; Procedural Officer

Barends, A; Driver

1. Introduction

The 2023/24 Strategic Objectives of the WCPP linked to the Speakers' Priorities which impact on committees are as follows:

Priority 1: Building a credible WCPP; and

Priority 3: strengthening the core business.

The Standing Committee on Infrastructure, as part of its oversight mandate, conducted an oversight visit to the Joe Slovo Housing Project in Riviersonderend, which was followed by a briefing in Caledon. Discussions were held on:

- 1.1 The Municipality's housing projects that are currently being implemented;
- 1.2 The status of the outstanding/delayed projects in Theewaterskloof region;
- 1.3 Reported and invasion per town with specific reference to:
 - 1.3 The number of structures invaded/illegally occupied; and
 - 1.4 The cost incurred per town to address land invasion.

The oversight visit took place on Friday, 14 April 2023.

2. Overview and background

The Committee was received by Mr. A Franken, Executive Mayor: Overberg District Municipality; Mr D Appel, Speaker; Mr W Solomons, Acting Municipal Manager; Ms S Nomdolo,

Senior Housing Officer; Ms N Ndyalvan, Technical Officer; Mr S Tebele, Acting Deputy Director: Human Settlements; Ms T Lesesa, Executive Mayoral Committee, Portfolio Chair: Community Services; Mr R Nongxaza, Executive Mayoral Committee, Portfolio Chair: Community Services; Mr S Fredericks, Councillor; Ms M Mentoer, Alder Lady; Mr H Syster, Executive Mayoral Committee, Portfolio Chair: Technical Services; Ms R Mienies, Executive Mayoral Committee, Portfolio Chair: Finance; Mr B Mkhuibiso, Member: Human Settlements Committee; Mr P Stander, Councillor; Mr C Cloete, Councillor; Mr C Benjamin, Councillor; Ms S Sable, Councillor; Mr M Mpamboni, Councillor; Mr L Litholi, Project Coordinator-Human Settlements. From the Department of Infrastructure Mr B Nkosi, Acting Chief Director: Strategic Management Support and Mr S Matshisi, Project Manager were present. From the Department of Community Safety, Ms N Gamgana, Safety Officer; Mr P Jansen van Rensburg, Safety Officer; Mr J Jooste, Safety Officer; Mr C Williams, Safety Officer were present.

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

3. Joe Slovo Housing Project in Riviersonderend

The Department of Infrastructure, the Theewaterskloof Municipality (TWK) and the Peoples Housing Empowerment Process (PHEP) embarked on a tri-partite agreement on 28 November 2017 to construct 135 houses at a total cost of R16 352 145; the houses would accommodate beneficiaries from the Joe Slovo informal settlement in Riviersonderend.

ASLA Construction was appointed as the contractor for the housing project in 2018. A total of 87 houses of the 135 houses were built; this occurrence was due to 48 households that were not relocated. The 48 households did not form part of the beneficiaries identified for a housing opportunity in the PHEP project. No available land for human settlement was available for relocation of the families. Numerous attempts were made to relocate the 48 households with no success. Due to no further progress on the relocation of the 48 households, ASLA Construction resolved to stop construction on the site until the matter was resolved.

In 2019 a new strategic relocation plan was formulated for the 48 households with a revised subsidy quantum. ASLA Construction contracted to continue with construction of the remaining 48 housing units but indicated that it was dissatisfied with the new subsidy quantum. The TWK applied for revised funding, which was approved in accordance with funding resolution reference 19/116 on 10 October 2022. The funding was increased to R17 225 460 and included an unchanged transfer fee of R2 000 per unit. The subsidy had since increased to R125 956 per unit excluding transfer fees. ASLA Construction indicated once again that the revised subsidy did not meet their requirements. The cost to build the remaining 48 houses exceeded the amount provided in the subsidy, and it would not be in their best interest to continue with the contract. A mutual agreement was reached to terminate the contract. A new developer, Erika 19 Construction Company, was appointed in early 2020. Delays were reported when Erika 19 Construction Company also expressed concern regarding the subsidy quantum. They also indicated that the amount provided was insufficient to finalise the project. Simply Do Construction was appointed in November 2021 to continue with project, but they also informed the Municipality that the funding provided was insufficient.

After conducting market research, the TWK and the PHEP representatives appointed the Seven Sir's Group to carry out the project as approved by the council in 2021. Once again, the subsidy quantum was reported to be insufficient. TWK requested that a cost breakdown be

provided for the construction of the 48 houses. The Seven Sir's Group complied with the request and submitted a cost breakdown which reflected higher than the amount provided for in the subsidy quantum. In March 2023, the Department of Human Settlements approved the revised cost for the project, which amounted to R160 923.36 per unit. The contract for the revised cost was entered into and signed by the Theewaterskloof Municipality and the Department of Human Settlement in March 2023.

The Seven Sir's Group was awarded the revised quantum and proceeded with the excavation of the foundations. During the excavation rocks were discovered in the erven that were being excavated. The National Home Builders Registration Council (NHBRC), Department of Human Settlement and Theewaterskloof Municipality Inspectors who were on site agreed that a new Method Statement was required to deal with the new challenge. The NHBRC has since approved the Method Statement, and the contractor has subsequently continued with the excavation of the foundations.

4. Key issues discussed in the meeting

- 4.1 Challenges regarding land invasion was reported as a major problem in the Theewaterskloof area. Members were informed that invaders allegedly had access to information which identified land parcels earmarked for housing projects. High-risk areas for invasions were identified as Grabouw with 26 successful land invasions, Riviersonderend with 24 successful land invasions, and Caledon with 18 successful land invasions. Theewaterskloof recorded 115 successful land invasions and 617 instances where land invasion was stopped.
- 4.2 The Human Settlement security cost for land invasion and land protection in Theewaterskloof amounted to R14 387 252,50. Members were informed that security was sourced to safeguard land earmarked for a private school in Greyton. A court order was issued that instructed the land invaders to vacate the area. The threat of invasion at the school became so challenging that the Public Commissioner's aide was sourced to deal with the threat. The Public Commissioner addressed the issue by informing the Municipality to provide services to the people who had invaded the land earmarked for the private school.
- 4.3 Further discussions were held regarding a house that was built on erf 2989 without approved building plans. It was alleged that political involvement was associated with aiding and abetting the illegal action. The owner of the house was instructed to tear down the structure.
- 4.4 The Municipality advised that due to the cost associated with safeguarding projects, alternative strategies would have to be implemented to circumvent illegal land occupation. Part of the Municipality's strategies to circumvent invasion was that the Municipality would consider utilising alternate building material, which would allow for projects to be completed sooner and handed over to beneficiaries sooner for occupation.
- 4.5 The Committee was informed of Paul Cluver, a farmer who engaged with the Municipality to form a partnership for a housing project. The TWK had not met with the farmer to form a collaboration. Discussions were held regarding Private Partnerships where the Municipality was questioned regarding the reasons for not engaging with private partners to collaborate on housing projects.
- 4.6 The Committee was informed of three families in Bergendal who were residing on the land earmarked for the new road that would be built in the area. The Municipality indicated that they were in discussions regarding the placement of the families.
- 4.7 It was reported that the area has had an increase of illegal immigrants. This was due to seasonal farm workers who accessed the area for seasonal work and then remained once the work was

completed. The Municipality informed the Committee that the influx of seasonal workers has strained available resources.

- 4.8 The Municipality identified a housing need of 14 456 in the Theewaterskloof area. Grabouw, Villierdorp and Caledon were identified as the areas with the highest need for housing. Towns with the most informal settlements were construed to have the highest need. A survey taken in the 2021/22 financial year by the Municipality indicated a 12% increased demand for housing in Theewaterskloof area.

5. Resolutions/Actions

- 5.1 The Committee REQUESTED that the Theewaterskloof Municipality provide it with its action plan to circumvent land invasion.
- 5.2 The Committee RESOLVED to:
- 5.2.1 Conduct a follow-up oversight visit to the Joe Slovo Housing project in Rivieronderend after three months to observe the completed housing project; and
- 5.2.2 Engage with the Public Commissioner to find out the rationale behind reasons for overriding the court order pertaining to the land invasion and the reasons for the directive to Theewaterskloof Municipality.

6. Acknowledgements

The Committee expressed its appreciation to the Members, the Mayor of Theewaterskloof, ward councillors, officials from the Department of Infrastructure and the Theewaterskloof Municipality officials for their participation in the meeting and oversight visit.



HON. M. MASEKO (MPP)
CHAIRPERSON: STANDING COMMITTEE ON INFRASTRUCTURE

DATE: 29/06/2023



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

Ref Number: WCPP 11/4/6

Draft report of the Standing Committee on Infrastructure on its oversight visit to the Matzikama and Bergrivier Municipalities flood damaged infrastructure, as follows:

Delegation

The delegation consisted of the following members:

De Villiers, P
Klaas, T
Marran, P
Maseko, LM (Chairperson)
Murray, C
Sileku, I

The following staff attended the oversight visit:

Cloete, L; Senior Procedural Officer
Jones, S; Procedural Officer
Naidoo, W; Security and Facilities
Barends, A; Driver

1. Introduction

The 2023/24 Strategic Objectives of the WCPP linked to the Speakers' Priorities which impact on committees are as follows:

Priority 1: Building a credible WCPP; and
Priority 3: strengthening the core business.

The Standing Committee on Infrastructure, as part of its oversight mandate, conducted an oversight visit to the Matzikama and Bergrivier Municipalities respectively, to observe flood damaged infrastructure on Monday 28 August 2023 and Tuesday 29 August 2023. The visit was followed by a briefing at the Matzikama and Bergrivier municipalities.

2. Matzikama Oversight Visit

2.1 Overview and background

The Committee was received by the following persons in Matzikama Mr J van der Hoven, Mayor; Ms A Job, Executive Deputy Mayor; Mr L Phillips, Acting Municipal Manager; Cllr. S Cornelissen, Mayoral Committee Member; Cllr. C Boks, Mayoral Committee Member; Cllr. C White, Mayoral Committee Member; Mr N Jonker, Acting Director: Technical Services; Mr R

Saul, Acting Director: Community Services; Mr E Alfred, Director: Financial Services; Ms M Lakay, Secretary; Mr C Le Fleur, Councillor; Mr J Koopman, Councillor; Ms D Witbooi, Councillor; Mr J Muller, Councillor; Mr S Tshabalala, Councillor; Mr A Sindyamba, Speaker; Mr C Van Der Westhuizen, Councillor; Mr R Lakay, Chairperson; Mr R Whites, Manager Technical Services; and Ms D Wessels, Acting Director: Development and Planning. The officials of the District Municipalities, Mr D Joubert, Municipal Manager; and Mr K Louw, the Speaker attended the meeting as well. The officials of the Department of Infrastructure, Mr R Rykklieff, Departmental Communication; Mr W Moolman, Infrastructure Roads Engineer; Mr A November, Acting Director: Roads Programme Services and Ms R Tiry, Director: Regional Human Settlements Support, West Coast also joined the Committee. The members of the public who were in attendance was Mr R Killian, Mr G Cronje and Mr S Coetzee.

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

2.2 Key issues discussed.

During the oversight visit of the Troe-Troe Bridge, the Committee was able to observe the repairs made to the bridge and engage with members of the public regarding their input into the restoration of the bridge. The Committee was also able to observe the single pipeline that was temporarily installed on the sidewalk of the Troe-Troe bridge. The temporarily installed pipeline was fitted to fill the reservoir and supply the distribution network with water. The guided tour concluded with a visit to the Mangaung informal settlement.

2.3 Troe-Troe bridge

The Troe-Troe bridge is one of the main entry points to Vanrhynsdorp where residents gain access to their place of businesses and homes. Due to the recent flooding in the area the Troe Troe river burst its banks, this resulted in major structural damage to the Troe-Troe bridge and the pipeline in the watercourse.

Farmers were cut off from the market due to the damaged bridge and tourists were deterred from staying in the area due to the water shortage and road conditions. Businesses that rely on tourism were negatively affected as tourism is their main source of income. The alternate dirt road leading into Vanrhynsdorp was also affected by the flood and was not favourable to be used by any type of vehicle. Locals continued to utilise the bridge, not observing the dangers of its hazardous condition.

Several businesses, organisations and members of the public collaborated with the municipality to repair the damaged infrastructure. Mr Deon Williams, the Technical Manager of Vanrhynsdorp and his team, the Vredendal Irrigation, PR Civils and the Vanrhynsdorp Community Forum collaborated to supply construction equipment and other resources to repair the damage to the bridge and part of the road infrastructure.

The Committee was informed that systems must be implemented to clear the riverbeds from the invasive plant species. It was encouraged that indigenous plants should be planted on the riverbank to ensure that the river does not veer from its course.

2.4 Damage to the main pump line and reticulation pipeline

Damage was caused to both the main pump line and the main reticulation pipeline. Due to the flooding in the area, it was impossible to repair the pipeline in the watercourse. Businesses and the municipality decided to construct a single temporary pipeline with a dual function to pump water into the reservoir, as there was a dire need for water in the area. An emergency pipe was temporarily placed on the sidewalk of the Troe-Troe bridge. The Committee was informed that the pipe would be connected to the bottom of the bridge to circumvent vandalism and future flood damage.

2.5 Water Services Infrastructure

Vanrhynsdorp was without water for approximately a week due to the flood that washed away parts of the town's main water supply line. Aging infrastructure and a damaged water pipe aggravated the water shortage supply. The Matzikama Municipality was forced to ration water supplies to residents and approximately 33,000 residents and 17 towns were affected by the water shortage. The Vredendal and Vanrhynsdorp schools, clinics, hospitals, Early Childhood Development centres and the general community were all affected by the water shortages. Bottles of drinking water were delivered to schools, clinics, and residents in the area. The Committee was informed that two 30 000 litre tanker trucks filled the Vanrhynsdorp reservoir, and an additional truck was used to distribute water to the members of the community.

The project was projected to be completed over the next three years and would upgrade the town's water network. The funds formed part of the Water Services Infrastructure Grant to upgrade the water network services. The Municipality reported that the first phase of the project had already commenced and would be finalised by December 2023.

2.6 Mangaung informal settlement

During the oversight visit to the Mangaung informal settlement, it became apparent that environmental and infrastructural issues existed. The area was waterlogged with stagnant putrid water which resulted in a foul odour permeating the air. Members were concerned that the putrid water would pose health problems for the community should the situation be left unattended. Further concern was raised regarding an electrical box that was situated in the putrid water which could be hazardous for the area.

2.7 Pothole fixing

The municipality reported that all the town's road infrastructure had potholes. Funding is required to continue with the upgrading of the main roads. The businesses in the area collaborated with the municipality to fix the road infrastructure.

3. Bergrivier Oversight Visit

3.1 Overview and background

The Committee was received by the Mr M Wessels, Deputy Mayor; Mr R Swarts, Speaker; Mr J Pedro, Traffic Services; Mr R Stander, Manager: Project Management and Building Control; Mr A Du Plooy, Councillor; Mr A De Vries, Councillor; Mr J Daniels, Councillor of the Bergrivier Municipality. An official of the Department of Infrastructure Mr R Rykklief of the Communications department also attended the meeting as well.

3.2 Observations and concerns

The Bergrivier Municipality informed the Committee that they were experiencing flooding in all three of its major towns. The annual rainfall of 30-40mm of rain would cause major flooding in the area. This is due to the aged historical storm water infrastructure that requires upgrading. The cost to upgrade the storm water system would amount to R80 million. Storm water pipes were installed which channeled the storm water to the bottom of the town, but this resulted in flooding of the lower lying areas.

Challenges were reported regarding the management of the roads in the Bergrivier area with the limited budget.

3.3 Goedverwacht and Wittewater Moravian Mission villages in Bergrivier

The Goedverwacht Moravian Mission village is located on private land within a predominantly agricultural area. The village was established in 1889 as a Moravian Mission station. The farm is owned by the Moravian Church of South Africa and is held in trust by the Minister of Land Affairs for the benefit of the residents under the Rural Areas Act (Act 9 of 1987). The community has not been bound by any spatial planning act or land use ordinance in the past and, as a result, had limited government assistance with planned development. These circumstances have resulted in the village growing and developing informally in the Bergrivier Municipality. The village currently has six original thatched roof houses of which one was destroyed. The cost to repair the thatched roof is too expensive for the residents and therefore, the houses were left in disrepair.

Currently there is no legal system for registering individuals right to land that is based on shared use in a community. To establish individual rights, the land must be proclaimed as a township. The land should be formally surveyed and subdivided into individual land parcels before being registered at the deed's office. South African legislation has, in accordance with the Constitution, attempted to promulgate laws that facilitate social cohesion within communities by connecting them legally to their land.

There was no drinkable water for the community of Goedverwacht, this is due to the aging water and bulk infrastructure. The municipality in accordance with the Water Services Act (Act 108 of 1997) provides drinking water to the private Moravian towns Goedverwacht and Wittewater, at cost on request. All the households in the area have access to minimum water. All indigent households receive the first 6kl of water at no cost, thereafter a minimum tariff is charged.

The road infrastructure in Goedverwacht and Wittewater is severely damaged. The communities must walk to clinics and schools due to the damaged roads being impassable for vehicles to travel on. The municipality is not able to address the road infrastructure issues as

the Municipal Finance Management Act (Act 56 of 2003) does not allow the municipality to work on private roads.

4. Porterville Voortrekker road and potholes on the road between Piketberg and Velddrif

The Bergrivier municipality informed the Committee regarding the deteriorating conditions of roads in the area. Voortrekker Road in Porterville is a provincial road that requires urgent upgrading. The municipality advised that no funds are available to upgrade the road infrastructure, and requests for assistance by the Department were futile.

Concern was raised, regarding damage to the bridge and road infrastructure caused by heavy-duty trucks that access the road between Piketberg and Velddrif. The trucks are from the Kathu mines in the Northern Cape. Truck drivers to avoid the weighbridge in the area utilise the detour Piketberg and Velddrif road. The increased volume on the road infrastructure has placed extra pressure on the road surface. The increased traffic has resulted in damage to the road surface. The design of the road does not accommodate for the increased the weight and volume of the trucks. The municipality advised that the cost to upgrade 60 km of road would amount to R36 million, and the cost to upgrade the bridge would amount to R150 million. No funding is not available to upgrade of the disintegrating road infrastructure.

The Committee was informed that the high volume of heavy-duty trucks could increase as the mines in Kathu would increase their production. Residents in Bergrivier complained about the noise pollution and the damage to their property caused by the increased of trucks that accessed the area 24 hours a day.

The Committee advised that the municipality approach the companies whose trucks are utilising the B-roads between Piketberg and Velddrif and request that they provide funding for upgrading the road. Upgrades to the weighbridge, was recommended to regulate the traffic on the B-roads. The rails system was also recommended as an alternative means of transportation for the mining industry to transport the mine's cargo.

4. Resolutions/Actions

4.1 The Committee REQUESTED that:

4.1.1 The Bergrivier Municipality provide it with a full impact report of the flooding in the area; and

4.1.2 The Department assist the Municipality with finding alternative solutions to fix the roads in Goedverwacht and Witte Water.

4.2 The Committee RESOLVED to conduct an oversight visit to Witte Water and Goedverwacht Moravian towns and invite the West Coast District Municipality to assist with the challenges in the area.

6. Acknowledgements

The Committee expressed its appreciation to the Members, the Matzikama Municipality, the Bergrivier Municipality, ward councillors, officials from the Department of Infrastructure and members of the public for their participation in the meeting and oversight visit.

HON. M MASEKO (MPP)

CHAIRPERSON: STANDING COMMITTEE ON INFRASTRUCTURE

DATE: