PARLIAMENT OF THE PROVINCE OF THE WESTERN CAPE

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ANNOUNCEMENTS, TABLINGS AND COMMITTEE REPORTS

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MONDAY, 17 OCTOBER 2022

COMMITTEE REPORTS

1. Report of the Standing Committee on Human Settlements on its oversight visit to Plettenberg Bay and Mossel Bay, as follows:

Delegation

The delegation consisted of the following members:

Maseko, LM (DA) (Chairperson)
America, D (DA)
Bosman, G (DA)

The following staff attended the oversight visit:

Jones, S (Procedural Officer)
Mshumpela, N (Committee Assistant)
Barends, A (Driver: Security and Facilities)

1. Introduction

On 3 March 2021 the Committee met with the Bitou Municipality to discuss issues pertaining to the emergency housing building material intended to create temporary relocation for 71 households. The material was distributed by national government to the Bitou Municipality after a fire that gutted over sixty homes in Kurland, Qolweni and Kwa-Nokuthula in June 2018. Stemming from that meeting the Committee resolved to conduct an oversight visit to the project sites to observe the status of the constructed emergency alternate building material structures, allocated to areas determined by the Bitou Municipal Council. The Committee resolved to conduct another oversight visit to the area to receive and update on the status of the allocated emergency alternate building material for construction of emergency housing.

1.1 Overview

On 12 April 2022 the Committee was met by Mr. Dave Swart, Executive Mayor: Bitou Municipality; Mr. Mbulelo Memani, Municipal Manager; Mr. Fezile Maki, Engineering Technician: GIS; Mr. Mark Fourie, Acting Director: Community Services; municipal officials and councillors. Persons in attendance from the Provincial Department of Human Settlements were, Ms. Mayisela, Acting Head of Department; Mr. Mfundo Taliwe, Regional Manager and Mr. Francois De Wet, Chief Financial Officer. The meeting was an in person meeting and the Committee was joined by members of the Garden Route District Municipality, as follows: Mr. Memory Booysen, Mayor; Mr. Monde Stratu, Municipal Manger; Mr. Lusanda Menze, Executive Manger: Planning and Economic Development; Mr. Joel Mkunqwana, Manger: Housing; Ms. Shihaam Sims, Manager: Human Settlements and Cllr. Jerome Lambaatjeen.

After the meeting representatives of the Bitou Municipality and the Garden Route District Municipality accompanied the delegation on a guided tour of the Plettenberg Bay airport hangar where the Emergency Housing building material was stored by the Bitou Municipality. The Committee proceeded to the Kranshoek Housing Project where the Emergency Structures were erected with material sourced from the alternate building material obtained from the Plettenberg Bay airport hangar.

This report highlights the findings, key issues discussed and recommendations stemming from the oversight visit that took place on 12 April 2022.

2. Engagement with Bitou Municipality

2.1 Background of the emergency housing material

The Bitou Municipality reported a disaster incident on 18 May 2018 indicating that a fire devastated two informal settlements and townships. A formal application was made to the National Department of Human Settlements to provide an Emergency Housing Grant to procure fireproof building materials for the affected residents. An amount of R3 988 200 as an Emergency Housing Grant was allocated to Bitou Municipality to provide temporary housing residential structures for the affected households.

The National Department of Human Settlements in a letter dated 3 October 2018 approved the application for the Municipal Emergency Housing Grant to pay for the relocation of the affected parties and to pay for the transitional residential structures of the affected communities. Challenges occurred with the implementation of the relocation project as affected parties had to be moved to different areas, as the designated areas could not accommodate all the structures. The identified areas did not have basic services like electricity, water, sanitation and streets and it was not conducive for human settlement. As a result the proposed relocation was rejected by the communities. The communities viewed the provision of the emergency housing structures to be a municipal ploy to deprive them from obtaining the low cost housing units that they were waiting for.

On 19 December 2018 Nzuzo Yalo (Pty) Ltd was procured through Section 36 of the Supply Chain Management Policy (the award value was R3 443 652 (VAT Excl.)) to assemble the units for the affected parties. The contractor and his employees were subsequently driven out by the communities. Some of the emergency building material

was damaged as a result of the unrest and a request was made that the material be moved from the designated areas.

The Municipality was compelled to remove the building material and store it at the unused vacant land at the Plettenberg Bay airport. The Municipality advised that the service provider Nzuzo Pty Ltd construction company was informed to commence with the assembling of the emergency structures in the newly allocated areas as directed by the Bitou Municipal Council.

The original application indicated that 69 structures will be constructed but only 44 were constructed in Kwa-Nokuthula, Bossiesgif/Qolweni and Kurland. There is still a total of 25 structures outstanding.

The total project cost amounted to R10 982 869 and was broken up as follows:

- The Contractor submitted a quote or "Tender Bill of Quantity" for construction costs of R3 988 200 which was not clear whether the cost included VAT.
- Between 2019 – 2021 the contract expenditure was as follows:
- Value of Works paid – R6 160 327 (VAT Excl.)
- Value of Work paid – R2 112 885 (No VAT claimed)
- Material storage costs – R183 600 (No VAT claimed)
- Adjudication award – R2 356 000 (No VAT claimed)
- Adjudication Fees, Mvana & Associates – R150 031
- Adjudication Fees, Adjudicator (Adv. Moloisane) – R20 025

2.2 Plettenberg Bay Hangar

The Committee conducted a site visit of the Plettenberg Bay Hangar where approximately 25 of the alternate building material units were still being stored. A portion of the emergency building material was used to provide 44 housing units in Kwa-Nokuthula, Bossiesgif/Qolweni and Kurland for qualifying beneficiaries. The remaining emergency building material was stored in crates at the Waste Transfer Station in Kwa-Nokuthula for a monthly storage fee of approximately R6 000.

A request was made for the bulk purchase of the alternate building material that was stored at the Plettenberg Bay hanger. Recommendations were made for the remaining material to be placed on sale. The Municipality indicated that council still has to make a decision in this regard.

2.3 Kranshoek Housing Project

The Committee conducted a site visit of the emergency housing structures in Kranshoek. During the site visit the Committee noted that the area where the units were constructed resembled a wetland. The site had been serviced to make provision for housing units but the stagnant water was not conducive for human settlement. A Council decision was taken to utilise the site for human settlement. The project does not allow for bathroom facilities for the individual units. The beneficiaries were provided with four outside toilet facilities which were erected in the far right hand corner of the project. No lighting facilities were made available to light the route to the toilet facilities.

Residents complained regarding their living conditions and implored the Committee to assist with the rectification of their situation. They indicated that the area is prone to

flooding. No guttering and drainage systems were made available to drain rain water away from the structures. No inner panels were provided for the units which would protect residents from the elements in summer and winter. The units were not sealed to prevent leakaging.

2.4 Waste Transfer Station Kwa-Nokuthula

The Committee conducted a site visit of the storage crates at the Waste Transfer Station in Kwa-Nokuthula. The Municipality indicated that the storage crates were locked and that the service provider was in possession of the keys. The Municipality indicated that the storage crates were not opened due to possible legal implications. Queries pertaining to the content of the storage crates remained unanswered.

During the site visit of the Waste Transfer Station in Kwa-Nokuthula, the storage crates were opened in the presence of the Committee, officials from the Department of Human Settlements, municipal officials and councillors. The majority of the storage crates were found to be empty and only one crate contained a few aluminum window frames and building rubble. The Municipality indicated that the matter would be investigated and that corrective action would be taken.

2.5 Findings

The Municipality advised that funds to complete the project are depleted. The structures stored at the Municipal Aerodrome are damaged and cannot be used to finish the project. The issue pertaining to the alternate building material stored at the Waste Transfer Station in Kwa-Nokuthula is to be submitted to Council for a resolution on a way forward. Persons who previously dealt with the matter are not providing information pertaining to why the supplier has the keys to the storage units, why the supplier had to be paid adjudicator fees and who has to be held responsible for the fruitless and wasteful expenditure.

2.6 Concerns

Concern was raised regarding:

2.6.1 Claims from the Contractor for an Adjudication fee which amounted to R2 356 000. The Adjudication fee was attributed for standing time, storage cost and security cost.
2.6.2 The circumstance that no criminal investigation was conducted regarding the R10 982 869 for the construction of the shacks.
2.6.3 The monthly storage cost paid by the Bitou Municipality for empty storage units.
2.6.4 The deplorable state of the living conditions of the residents of Kranshoek. Members indicated that the area was not suitable for human settlements as the water did not drain and the area was prone to flooding.

2.7 Documents requested

Members requested that the Bitou Municipality provide it with the minutes where the decision was taken to pay the Adjudication fee to the Contractor.

2.8 Recommendations

The Committee RECOMMENDED that the:

2.8.1 Auditor General be consulted in the investigation into the irregular expenditure to provide the Bitou Municipality with the necessary assistance to rectify the irregular expenditure.

2.8.2 Bitou Municipality employ an independent forensic investigator to investigate and identify what led to the irregular expenditure of the Emergency Housing Project. The outcome of the findings should then be utilised to pursue the relevant perpetrators for the misappropriation of municipal funds.

3. Engagement with the Garden Route District Municipality

3.1 Background

The Committee met with the Garden Route District Municipality to discuss the Memorandum of understanding with the Minister of Human Settlements on affordable housing and on obtaining a level one accreditation.

The B-Municipalities met with the Committee to discuss the following:

3.1.1 The current status of the Housing Demand Database for the various towns that fall under the Municipality, including how the Housing Demand Database aligned with the Provincial Housing Demand Database;

3.1.2 The housing typologies in terms of the area's needs and how the typologies were integrated;

3.1.3 The challenges experienced since the inception of the housing projects;

3.1.4 The housing business plans/projects in the pipeline including projects that generate revenue e.g. social housing;

3.1.5 The Municipality's 10 year Strategic Plan; and

3.1.6 The Municipality's spatial planning for the financial year.

3.2 Overview

On 13 April 2022, the Committee was met by the Garden Route District Municipality's Mr. Memory Booysen, Mayor; Mr. Monde Stratu, Municipal Manger; Mr. Lusanda Menze, Executive Manger: Planning and Economic Development; Mr. Joel Mkunqwana, Manger: Housing; Ms. Shihaam Sims, Manager: Human Settlements; Cllr. Jerome Lambaatjeen; from Kannaland Municipality Mr. Nicolaas Valentyn, Executive Mayor; Mr. Ian Avontuur, Acting Municipal Manager; Ms. Adri Fortuin, Senior Housing Officer; from Mossel Bay Municipality, Executive Mayor, Alderman Dirk Kotzé; Mr. Carel Venter, Manager: Integrated Human Settlements; Mr. Lindilizwe Mngxekeza, Manager: Integrated Human Settlements; Alderman Cliffie Bayman, Executive Deputy Mayor & Portfolio Councillor: Planning & Economic Development Services; Persons in attendance from the Provincial Department of Human Settlements, Ms. Mayisela, Acting Head of Department; Mr. Mfundo Taliwe, Regional Manager and Mr. Francois De Wet, Chief Financial Officer The meeting was an in person meeting and the Committee was joined by members of George Municipality Alderman Bazil Petrus, Portfolio Councillor for Human Settlements; Mr. Edwin Herandien, Deputy Director: Human Settlements; Ms. Wendy Mentor, Manager: New Housing; from Oudtshoorn Municipality Cllr. C Louw, Executive Mayor; Mr. Walter Hendricks, Acting Municipal Manager; Ms. Sylvia Tyatya, Acting Manager: Human Settlements; from Bitou Municipality Mr. Dave Swart,

Executive Mayor; Mr. Mbulelo Memani, Municipal Manger; Mr. Mark Fourie, Acting Director: Community Services; Mr Fezile Maki, Engineering Technician: GIS; from Knysna Municipality Cllr. Susan Campbell;.

3.3 The Garden Route District Municipality and the Western Cape Provincial Department of Human Settlements Memorandum of Agreement, Level one accreditation and how the District Municipality assists the B-Municipalities

3.3.1 Level 1 accreditation

The Level 1 accreditation between the Department and the municipalities entails placing the authority and responsibility at the point of implementation as a means of accelerating the provision of housing opportunities. The involvement of municipalities in the housing delivery is possible through the accreditation and assignment of programmes. The Accreditation Programme is all about building additional capacity in qualifying municipalities in order to enable them to administer/manage the housing function on behalf of provinces. The aim is to provide a better coordinated approach to Human Settlements planning and project implementation through integrated sustainable human settlements and improved quality of household life.

This will consist of:

- Developing credible Housing sector plans;
- Housing management and oversight;
- Beneficiary management; and
- Budget Planning.

The Garden Route District Municipality (GRDM) and the Western Cape Provincial Department of Human Settlements entered into a Memorandum of Understanding (MOU) to enhance cooperation between the respective spheres of government and to provide affordable housing in the Garden Route District. The GRDM signed an MOU in November 2020 to obtain a level 1 accreditation. The MOU is a high level document between the GRDM and the Department of Human Settlements to broadly demonstrate their respective intent to cooperate on a number of specific affordable housing programmes and projects. The aim of the MOU was to strengthen endeavours, to realise specific housing interventions of a mixed range and options. This intervention was aligned with a Joint District Metro Approach, where each decision that will be taken will be done through consultation with local municipalities to ensure that there is not an overlapping of functions. This will allow the GRDM and the B-Municipalities, which fall under it to provide housing opportunities for the required beneficiaries as and when projects are in a state of readiness to be offered to the public.

The following key activities have been implemented to receive accreditation:

3.3.1.1 New GRDM Integrated Human Settlements Strategic Plan was approved;
3.3.1.2 Consultative workshops were conducted with seven B-Municipalities in April, July and November 2021 respectively;
3.3.1.3 All inputs that were collected regarding housing projects were reflected on the new formal GRDM IHS Strategic Plan, Human Settlements Sector Plan (HSSP) and Policy Guidelines;
3.3.1.4 The New Organisational Structure, the new Internal Housing Solutions Directorate and defined programme operational staff and system resources; and

3.3.1.5 The development of the Municipal Accreditation Business Plan.

3.3.2 A Memorandum of Agreement

The Memorandum of Agreement (MOA) was signed in December 2020 and expires on 31 March 2023. The GRDM will assist the Provincial Department of Human Settlements with the planning, development and management of certain priority projects, while the Provincial Department of Human Settlements will provide the necessary human resources, so that the relevant skills and experience are available within the GRDM. It should be noted that the MOA is a targeted approach on specific projects. Municipalities will continue as usual with all functions and programmes which are not within the scope of the agreement.

The Western Cape Provincial Department of Human Settlements provided the GRDM Human Settlements Division, with funding to appoint four staff members. The appointments were that of a Town Planner who will assist with Spatial Planning, Town Planning Authorities and Project Feasibilities and an Administration Officer who will concentrate on the Demand Data Base and Subsidy Administration.

The Municipality will pursue an approach that ensures that there was synergy and full cooperation between the different spheres of Government, while also removing unnecessary red tape and bureaucracy that at times tend to delay the implementation of projects. The strategic objectives was to ensure that there was integrated development planning, that it was socially and financially affordable and sustainable and offered a wide choice of housing and tenure options.

3.3.3 Assistance to B-Municipalities

The GRDM will be assisting the B-municipalities by addressing certain challenges that were experienced in housing delivery in the district which include:

3.3.3.1 Providing affordable housing opportunities which include the Financed Linked Individual Subsidy Programme (FLISP) market also referred to as the “GAP” market. This is for the beneficiaries earning between R3 501 – R22 000; and

3.3.3.2 The issuing of historic tittle deeds for the period 1994 – 2014.

Research has shown that there was a great need for “GAP” housing in this District. The current housing demand database showed that there were 63 879 overall applicants for this District. The GRDM will therefore assist the Department with accelerating opportunities for those within this market. In addition, those who might qualify for FLISP, but due to a poor credit record was unable to obtain a bond could also be assisted through the Department’s Credit Readiness Programme (CRP). The aim was to enable individuals to own their homes to ensure security of tenure, thereby accelerating human settlement delivery, while promoting social inclusion through the development of integrated, resilient, safe and sustainable human settlements in an open opportunity society.

3.4. Concerns

Concern was raised regarding the following:

3.4.1 The GRDM was taking over the functions of the B Municipalities;
3.4.2 The lack of rental stock in the Bitou Municipality for the GAP market;
3.4.3 The rapid increase of infrastructure in the Garden Route, which could negatively impact on the areas fauna and flora. The Garden Route economy thrives off its tourism industry which promotes its pristine beaches, fauna and flora; and
3.4.4 That there is only one Senior Secondary School in Bitou and with the rapid growth in the area this could become problematic.

4. Presentations by Garden Route District Municipalities and the B-Municipalities

4.1 Mossel Bay Municipality

The day commenced with opening remarks by, Mr. Dirk Kotzé, the Executive Mayor for Mossel Bay. He provided an overview on the Growth Strategy of the Municipality as follows:

4.1.1 Safety and the environment

Mr. Kotzé stressed that the Municipality's role was to govern through service delivery, and to also create a safe environment. He indicated that a safe environment promoted economic growth and secured investors. Growing the economy secured jobs and if people earned more than R3 500 they were not on the indigent register and could live a dignified life.

4.1.2 Social regeneration

The Municipality was actively working on its social regeneration strategy despite budget constraints. The Mayor advised that the Municipality would focus on the environment, not only in terms of safety, but preserving the natural beauty of the area.

4.1.3 Local Economic Development

Mossel Bay Municipality has entered into a Participatory Assessment of Competitive Advantage (PACA) process to determine the future of the town’s local economic development (LED) and tourism strategy. PACA has been shown to be effective in small- to medium-sized economies looking to speed up their LED functions. PACA is a way of taking a snapshot of an economy to enable one to determine its constraints and opportunities. The PACA model allowed the municipality, various local interested parties, and the facilitators to form a team which collaborated to process the necessary information to develop local economic development strategies.

4.1.4 Key challenges

The following challenges were listed by Mr. Dirk Kotzé:

4.1.4.1 In-migration of people looking for a better life. He indicate that this caused strain on the already limited resources of the area; and
4.1.4.2 Land grabs, electricity theft and the pressure placed on community services, clinics and schools facilities exacerbated the problem.

4.2 Presentation by Mossel Bay Municipality

Mr. Carel Venter and Ms. Lindilizwi Mngxekeza briefed the Committee on the Municipality's Housing Demand Database. They indicated that the current waiting list consisted of 11 216 people. The Housing Pipeline is updated bi-annually. The practice is that Council review the pipeline every second year and follow it up with Housing Imbizos within the affected communities. The business plans of the municipality reports on the project readiness by indicating which housing typologies will be utilised for a specific project, the time allocated for the finalisation for each phase and the projected budget that would be required for project completion.

4.2.1 Council approved projects

Council approved projects that were completed in Asazni/isinyoka, Sonskynvalley, Mountain View, Elangeni, the upgrading of toilet projects and granted approval for the transfer of 227 title deeds as part of the Title Deed Restoration Programme. Approximately 408 new top structures were completed, 27 Finance Linked Individual Subsidy Programme (FLISP) units built and 77 rectifications projects were conducted on the abovementioned projects.

4.2.2 Breaking New Ground Projects

Housing opportunities for beneficiaries for Breaking New Ground Projects (BNG) were allocated in accordance with prescribed legislation that provides preference to the elderly, military veterans, child headed households and persons who are recorded as the longest on the housing waiting list.

4.2.3 Varkies Kloof Housing Project

Provision was made for farm workers, military veterans and persons 60 years and older in the Varkies Kloof Housing Project. The project commencement date is scheduled to take place in the 2024 financial year.

4.2.4 Royal Heights Housing Project

Corruption allegations were made regarding the Royal Heights Housing Project allocations. The Municipality indicated that the matter would have to be addressed with the Minister of Infrastructure or the Mayor.

4.2.5 Gap Housing

Obtaining a bond for beneficiaries who qualify for a GAP housing opportunity has proven to be challenging as beneficiaries in some instances do not have a good credit record. Under these circumstances rental opportunities were made available under social housing subsidies.

4.2.6 Mountain View Housing project

The Mountain View Housing Project provided a housing opportunity for 1003 Upgrading of Informal Settlement Programme (UISP), 278 FLISP and 725 BNG units. The project provided opportunities for backyard dwellers. The total cost of the project amounted to

R350 million and would be constructed in phases. Approximately seven areas would benefit from the project.

4.2.7 Upgrading of toilets

The Municipality embarked on a project to upgrade toilets. A total of 84 toilets for various areas were installed under the Second Toilet Project. A total of 254 existing houses would receive toilet upgrades under the Third Toilet Project, 698 alternate building structures with toilets were erected and 188 water stand pipes across the Municipal area were installed. The Municipality indicated that it was challenging to construct toilets in existing privately owned houses. Grant funding which is not considered to be municipal funds have been allocated for the upgrading of toilets on private property.

4.3.8 Title Deed Restoration Programme

A Title Deed Restoration Grant has been made available by the Department of Human Settlements to assist municipalities with the eradication of backlogged title deeds. Municipalities indicated that a monthly target to transfer 30 title deeds to beneficiaries have been put in place. They reported that it was challenging to locate the original benefactors and in some instances the beneficiary had not drafted a will to declare the next of kin. Members recommended that the municipalities bargain with contractors to allocate beneficiaries with title deeds once the units are completed.

4.3.9 Key challenges

The following challenges were reported by the Municipality:

4.3.9.1 Organised land grabs have become very challenging as it resulted in the rapid growth of informal settlements.

4.3.9.2 Funding approvals and the release of funds from the Department of Human Settlements were very slow due to red tape. Available land for human settlements was very limited. The Mossel Bay Municipality did not own sufficient land for new government supported housing projects.

4.3.9.3 The Housing Demand Database was not updated with the current information of beneficiaries. This resulted in challenges to locate beneficiaries due to changes of personal information.

4.3.9.4 Illegal land occupation posed a serious challenge to the success of human settlement implementation of projects and municipal service delivery. The cost to protect land from invaders that was earmarked for projects was costly.

4.3.9.5 An influx of the in-migration of undocumented foreign nationals in informal settlements have been recorded. The Municipality was not in a position to provide undocumented foreign nationals with a housing opportunity.

4.3.9.6 Beneficiaries have been selling and renting out their homes for a profit. This was challenging as they no longer had a fixed asset that could be beneficial in the long term.

4.3.9.7 Electricity theft through illegal electrical connections posed a safety risk and put strain on the service provided for a particular area.

4.3.9.8 There was not enough available funds in the Municipality to supply emergency starter kits for the escalation of shack fire incidents that have been occurring.

4.4 Bitou Municipality

Mr Mbulelo Memani briefed the Committee on the Municipality's 10 year Strategic Plan. He advised the Committee that the Municipality had no sector strategic plan and that the Bitou Allocation Policy had not been updated since 2014, when it was approved by the Bitou Council. The Municipality recorded 494 unclean data in their Housing Demand Database on February 2022. This is due to missing information such as: identity numbers, first names, contact details and addresses.

4.4.1 Key challenges

The Municipality informed the Committee of the following challenges:

4.4.1.1 The delays associated with the drafting of the business plans to implement the projects and commence with construction;
4.4.1.2 The unintegrated spatial landscape was challenging for the Municipality to rectify and address. This was due to the previous exclusive spatial planning and segregation;
4.4.1.3 In-migration into the area has exceeded the 5.35% of the Bitou population ratio. This growth spurt from 2001 and 2011 has placed a major strain on the regions provisioning of basic services and human settlements; and
4.4.1.4 The Municipality elaborated on the increased growth of informal settlements in certain areas.

4.5 Oudtshoorn Municipality

4.5.1 Demand Database

Ms. Sylvia Tyatya briefed the Committee on the Municipality's Housing Demand Database. She indicated that Pre 2016, Oudtshoorn Municipality delivered 150 houses per year. Prior to having the Beneficiary Database cleaned up, the number of applicants on the waiting list were recorded to be 18 000, however once the data on the waiting list was rectified the number of qualifying applicants have decline to 10 812.

4.5.2 Council approved projects

All new structures were approved by Council. The Integrated Development Plan (IDP) informed the Department's Strategic Plan on the typologies required for the various housing projects. The Municipality delivered 150 houses in Dysselsdorp as part of its phase 1 of the Breaking New Ground (BNG) and Upgrading of Informal Settlements Programme (UISP) typologies. Approximately 1 312 houses were developed for the past 10 years by the Municipality.

The Municipality's Business Plan provides a consolidation 24 of houses in Bongolethu that will be constructed to replace old mud houses that are beyond repair. Repair work would be conducted on old subsidy houses in Bongolethu, Power Houses and Smartie Town as soon as approval was provided by the Department of Human Settlements. Military veterans would be accommodated in Outshoorn West with the construction of the 350 houses in Morêster and Bridgton. The Bongolethu/Bridgton Infill has 32 houses that must still be completed out of a total of 146 houses. The Spieskamp houses will be built with alternative (green) building technology. A total of 21 BNG houses were

constructed and replaces the 27 existing houses constructed under the old BNG programme.

The following houses were in the planning/development phases:

- Bongolethu mud houses;
- Oudtshoorn Central GG Kamp/Kanaal and Black Joint Tavern which will provide 600 units;
- Rosevalley Phase 4 will provide 128 service site;
- Spekkop IRDP is still within the Planning Phase; and
- Morêster Social Housing will provide 250 units.

4.5.3 Densification

To address the issue pertaining to densification, the Outshoorn Municipality considered the construction of mixed housing typologies in Rosevalley. Phase 2 of the Rosevalley housing projects would consist of single standing houses, duplex units and semi-detached units.

4.5.4 Key challenges

The Municipality informed the Committee of the following challenges:

4.5.4.1 The reprioritization of the Human Settlements Development Grant due to limited funding;
4.5.4.2 The lack of bulk infrastructure capacity for new and upcoming projects;
4.5.4.3 Exclusion on the reparation projects due to lack of funding;
4.5.4.4 Military veterans' grievance regarding the Military Veteran Housing Demand Database not being updated. They have also requested that they be provided with free standing houses and that they were not in agreement with the subsidy quantum provided;
4.5.4.5 Funding challenges have been reported for detached toilets and the upgrading of bulk services in De Rust. The Municipality indicated that there were 200 houses in De Rust that required funding approval for the service of toilets at the cost of R500 a month;
4.5.4.6 Lack of Human Resource/capacity due to funding. Posts were not being filled due to a lack of structure and funding; and
4.5.4.7 Mud houses in Bongolethu were dilapidated since the 80's and funding was required to conduct rehabilitation. Discussions were held in May 2022 regarding the demand for repair work on municipal infrastructure.

4.5.5 Strategies implemented

The Municipality indicated that the following strategies will be implemented:

4.5.5.1 Council owned erven not required for municipal purposes would be utilised for the provisioning of serviced sites. The aim of this project was to reduce land invasion by providing serviced sites;
4.5.5.2 The formalisation of current informal settlements and the provision of basic services; and
4.5.5.3 Funding would be sourced to fill key positions in the Municipality.

4.5.6 Recommendations

The Committee RESOLVED to conduct an oversight visit to the Mud houses in Bongolethu to observe the status of the houses.

4.6 Knysna Municipality

4.6.1 Demand Database

Ms. Portia Lindi briefed the Committee on the Municipality's Housing Demand Database. She indicated that there were 18 657 people on the waiting list for the George District, 1 423 for Uniondale and Haarlem and 17 234 for George and surrounding areas. The Municipality has been implementing the Vision 2002, which focused on the upgrading of informal settlements and Enhanced Peoples Housing Program since 2002.

4.6.2 The Vision 2002

The Vision 2002 project is in its final stages of completion with 11 units constructed in Oupad, 75 units constructed in Dam se Bos and 25 units constructed in Concordia. The Municipality reported that the units were at various phases of completion. The new projects were geared to accommodate increased densification as opposed to the traditional 40m² typologies. Approximately 60% of the units have been handed over to beneficiaries and the remaining units will be completed before end of the financial year. The Municipality indicated that due to land shortages some of the approved beneficiaries could not be accommodated in the project. This occurrence resulted in conflict between the Municipality and the community.

4.6.3 Hlalaie, Ethembeni and Happy Valley

Hlalaie, Ethembeni and Happy Valley were the three areas where the densification principle was being implemented. The Municipality reported that most of the available land parcels were being utilised. Beneficiaries under the age of 30 were not accommodated in Top Structures. Community meetings were held weekly to address policy matters, and matters which may result in conflict between the Municipality and the community. Due to the weekly feedback meetings there has been fewer N2 closures in the area close to Hlalani.

4.6.4 Karatara

The erven sizes in Karatara was bigger than the prescribed 40m². An application for funding was rejected due to the size of the erven. A service provider was appointed to subdivide the plots according to specification. Challenges pertaining to the provisioning of bulk services for new projects have been reported.

4.6.5 Key challenges

4.6.5.1 The Knysna Municipality reported a housing backlog of 9 185, which increased annually by 3%.

4.6.5.2 The MIG funding was not enough to finalise projects as the quantum has not been increased. Funding was required from the Provincial Department of Human Settlements to finalise the Heidevallei Housing Project in the pipeline. Material prices have escalated resulting in various applications for additional funding.

4.6.5.3 The Municipality indicated that there has been limited focus on Backyard dwellers in the area with the exception of Hornlee where 155 houses have been completed in 2020/21 Financial year.

4.6.5.4 Availability of Land for development remained one of the major challenges for the Municipality. Due to the sloping terrain most projects were subjected to a geotechnical variance. Additional land was required outside the area.

4.6.5.5 Informal settlements keep growing and new ones have developed over the years due to massive in-migration. This has placed a major strain on bulk services. The current bulk service capacity could not accommodate new projects unless it was upgraded to accommodate the additional capacity.

4.6.5.6 The Age Policy of Western Cape Provincial Government remained a challenge as the Communities where development wass taking place were displaced and their details were not updated on the system.

4.6.5.7 Provision of amenities in Hlalaie, Ethembeni and Happy Valley remained a challenge as the need for a housing opportunity outweighed the need for amenities.

4.6.5.8 The housing backlog in Sedgefield was estimated to be above 1000 households. This was attributed to lack of available land for human settlement.

4.6.6 Recommendations

The Committee RESOLVED to conduct an oversight visit to Knysna to receive a briefing on the Municipality's Business Plan.

4.7 Kannaland Municipality

4.7.1 Demand Database

The Kannaland Municipality advised that its Housing Demand Database aligned with the Provincial Housing Demand Database. The total beneficiaries recorded on the Housing Demand Database per town amounted to 3 293. Zoar recorded 697, Van Wyksdorp 181, Calitzdorp 1 082 and Ladismith 1 327. Regarding the unclean data for January 2022, the Municipality reported that one application did not have a registration date and that 690 applications did not have residential addresses. In terms of the Municipality's age breakdown category a total of 407 applicants were aged 60 years and above and 2 876 applicants were aged below 60 years. The income breakdown on the database listed 712 applicants who earned a salary below R3 500, 4 beneficiaries who earned a salary between R22 001 and above.

The housing typologies in Kannaland were being integrated and implemented in terms of the area's needs. Zoar Protea Park Infill will receive funding for 100 units, Ladismith Parmalat will receive funding for 280 units and the Zoar UISP project will receive funding for 65 units.

4.7.2 Key challenges

4.7.2.1 The Municipality's Spatial Development Framework should be updated to enable the Municipality to apply for a housing project in Van Wyksdorp.

4.7.2.2 Applicants who qualify for a FLISP opportunity are reluctant to approach financial institutions to apply for a bond.

4.7.2.3 The Municipality indicated that it was unable to provide basic services to informal settlements as there were no sufficient funding available to deliver on those services.

4.7.2.4 Phase 2 of the Calitzdorp project with 179 opportunities was stopped by the Provincial Minister for Human Settlements due to irregularities with regards to beneficiary administration which was reported to his office. Phase 1 was completed in 2015/2016

4.8 George Municipality

4.8.1 Demand Database

The George Municipality recorded 18 657 people on the waiting list for the George District. A total of 1 423 people were recorded for Uniondale and Haarlem and 17 234 for George and surrounds. The average age breakdown per district records 17 073 persons aged below 60 years and 1 584 persons aged 60 and above. The database indicated that the majority of the beneficiaries residing in the George District earned a salary of R3 500. The record reflected a total of 3 032 beneficiaries who fell within this salary bracket. The highest salary bracket recorded on the database reflected six beneficiaries who earned a salary of R22 001 and above.

The Municipality's Bussiness Plan made provision for various housing typologies as required for each area. A total of 698 Mixed-use BNG units were completed in Syferfontein and only 952 units were still outstanding. Blanco Golden Valley and Metro Ground have BNG projects and Thembalethu have UISP projects which were ongoing and projects which have been finalised

4.8.2 Key challenges

4.8.2.1 An increase in informal settlements and land invasions was reported by the Municipality. This placed additional strain on bulk infrastructure and other services e.g. clinics and schools.

4.8.2.2 Persons residing in historic informal settlements who have not been registered for longer than three years on the waiting list were demanding a housing opportunity.

4.8.2.3 Beneficiaries who qualified for a housing opportunity did not update their details with the Municipality on a regular basis and could therefore not be located when an opportunity arose.

4.8.2.4 The majority of the applicants earned a salary below R50 000 per annum. This was attributed to the unemployment rate which was calculated at 14.2% in 2002.

4.8.2.5 The Municipality reported a lack of Human Resource capacity.

6. Resolutions

6.1 The Committee RECOMMENDED that the Bitou Municipality:

6.1.1 Provides the Kanshoek Temporary Relocation Area (TRA) occupants with the appropriate ablution facilities that meets the Western Cape standards; and

6.1.2 Conducts an assessment of all TRA's under this project to ascertain whether the water and ablution facilities were appropriate and to submit a report to the Committee in this regard.

6.2 The Committee REQUESTED that the Bitou Municipality:

6.2.1 Communicate with the Municipal Manger to furnish the Committee with a report regarding the investigation into the TRA project;

6.2.2 Provides the Committee with the case numbers for the criminal cases with regards to the TRA projects; and
6.2.3 Provides the Committee with the case number of the case lodged by the Councillor.

7. Acknowledgements

The Chairperson expressed her appreciation to the members, the Department of Human Settlements, the officials of the municipalities as well as the Western Cape Provincial Parliament officials for their contributions to the success of the meeting.

2. 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:

Maseko, LM (DA) (Chairperson)
America, D
August, SN
Botha, LJ
Dugmore, CM
Lilli, A
Marran, P
Van Der Westhuizen, AP

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 Witzenberg 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, Klapmuts 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 0 UISP and the Langrug Franschhoek 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 to 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 to 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 Propterty in Robertson, Bonnievale Uitzight, 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 Boekenhoustkloof 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.

6. 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.

3. 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:

Maseko, LM (DA) (Chairperson)
America, D
August, SN
Botha, LJ
Dugmore, CM
Lilli, A
Marran, P
Van Der Westhuizen, AP

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 Pelser, 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.

5. 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, idewalks 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.

5.1.1 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 scares 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.

5.1.2 Key challenges

3.1.2.1 The Municipality reported challenges with land invasions, overburdened services due to in-migration 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 the 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 R3 501 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 the 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 the 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 the 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.

4. 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, SN
Marran, P
Van Der Westhuizen, AP

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 Booysen, 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 Bungladeshians, 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 tile 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 Progamme. 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.

5. Report of the Standing Committee on Health on its stakeholder engagement on the COVID-19 vaccination in areas (Mitchells Plain) with low vaccination coverage in the province.

The Standing Committee on Health having conducted stakeholder engagements in areas with low vaccination coverage (Mitchells Plain) in the province on 15 June 2022, reports as follows:

The delegation

The delegation of the Standing Committee on Health included the following Members:

Democratic Alliance
Kaizer-Philander, WF (Chairperson)
Mackenzie, RD
Plato, D

African National Congress
Windvogel, R

1. Background

In terms of the interpretation of the COVID-19 vaccination data, the Western Cape Department of Health (the Department) receives vaccination data from the national Department of Health, which is the custodian of the Electronic Vaccination Data System (EVDS) for vaccinations in the country. This data is limited and does not include addresses. However, the Department can still make conclusions about vaccine coverage using the data provided. The Department can estimate vaccine coverage at the health district level on the assumption that people get vaccinated in the health district they live in. In addition, the Department uses registrations as a proxy for vaccination coverage.

The Western Cape primary series fully vaccinated coverage in adults (20+) by districts as on 24 February 2022, indicated that the primary series fully vaccinated coverage ranges from a high of 56% in the Overberg district to 38% in the Central Karoo. It was reported that the Central Karoo has persistently been the health district with the lowest vaccination coverage since the start of the vaccination programme in the Western Cape. The West Coast District is also an area of concern.

Registration for COVID-19 vaccination for 18 years and older using registrations as a proxy for coverage, the Department noticed that Khayelitsha and Klipfontein have the lowest numbers in the Cape Metropolitan Area. These two areas have had the lowest vaccination coverage since the start of the vaccination programme. Once again, the Central Karoo was reported to have the lowest numbers in this age group among the rural districts.

Using various data sources, the Department estimated that the three areas in the Western Cape with the lowest vaccine coverage were the Mitchells Plain Health Sub-district, the Khayelitsha Health Sub-district, and the Central Karoo Health District. The Western Cape Department of Health reported that it was aware of this low vaccination rollout and has focused resources in these areas to increase vaccination uptake. Their efforts to increase the vaccination in these areas include vaccination outreaches at malls and areas of convenience for residents, strong communication campaigns, and the Vaxi-Taxi campaign, among other interventions. Furthermore, the Department indicated that it was also planning a telemedicine intervention to increase vaccination uptake in the Western Cape.

Upon receiving the report on low vaccination uptake in some areas of the Western Cape, the Standing Committee on Health resolved to conduct community stakeholder engagement in collaboration with the WCPP's Public Engagement Unit in areas with low COVID-19 vaccination rollout in the province. The first stakeholder engagement session was held in Mitchells Plain on Wednesday 15 June 2022.

The purpose of the stakeholder engagement session was to engage and encourage the public to vaccinate. The Committee invited the provincial Department of Health to attend and brief the public on the COVID-19 vaccination (with specific reference to Mitchells Plain), vaccination benefits, COVID-19 booster and to respond to any questions of clarity posed by the public. In addition, a vaccination pop-up station was made available on site to allow members of the public to vaccinate. The Committee also wanted to bring vaccination closer to the people. Interested persons and organisations were encouraged to attend and participate in the discussion on the COVID-19 vaccination. Stakeholders were allowed to pose questions about the vaccination to the officials of the Department of Health.

2. Briefing by the Department of Health

Ms. Ball-Mandla briefed the stakeholders on the Department of Health's priorities for the Klipfontein and Mitchells Plain Sub-District. She reported that the objective of the Western Cape Government 2030 vision is to provide a quality world-class public health service; motivate communities to take responsibility for their health; shift focus from illness to wellness, and achieve the best health outcomes in the world. The four pillars of service transformation is person-centred approach; community of care; integrated provision of care; and life course perspective.

She stated that the focus of the Klipfontein and Mitchells Plain Health Services was aligned with the Western Cape Government 2030 Vision Strategy, and the commitment to providing inclusive and comprehensive health services to the population of Klipfontein and Mitchells Plain Sub-District. The health service priorities and focus were striving for person-centred quality of care; adopting an outcomes-based approach; commitment to the primary healthcare philosophy; strengthening the district health system model; promoting equity; operating with efficiency; and developing strategic partnerships.

According to the information presented by Ms. Ball-Mandla in terms of catchment population for the 2020/21 total projected population, Klipfontein had a total population of 410 338, and the Klipfontein dependent population was 375 450.3 and 569 880.8 in Mitchells Plain. It was reported that Klipfontein and Mitchells Plain Sub-District's percentage for the dependent population was higher than the average in the Cape Metropolitan Area. In addition, it was reported that the top three burdens of diseases in Klipfontein were Interpersonal violence at 15%, HIV&AIDS at 10.1%, and Tuberculosis at 6.6%, whilst for the Mitchells Plain area, the top three burdens of diseases were interpersonal violence at 16.1%, HIV&AIDS at 9.0% and Ischemic Heart Disease at 6.1%.

During the stakeholder engagement, it was reported that as at 13 June 2022, 173 282 people, which is 52.56%, in Klipfontein were registered for the COVID-19 vaccination. A total of 9 537 registration was for children between the ages of 12 to 17 years; 56 768 registration was for persons between the ages of 18 – 34 years; 50 965 for persons between the ages of 35 to 49; between the ages of 50-59 only 26 240 persons were vaccinated and 29 772 were vaccinated for 60+.

In Mitchells Plain, it was reported that 169 510 people were registered, which is 33.94% of individuals that were registered in the area. The figures consist of 9 822 registrations for persons between the ages of 12-17 years; 60 254 registrations were persons between the ages of 18-34 years; 54 062 registrations were persons between the ages of 35-49; 22

254 persons between the ages of 50-59 were registered and 23 118 were registered for the COVID-19 for 60+.

As at 10 June 2022, according to the Western Cape COVID-19 Dashboard, between March 2020 and June 2022, Klipfontein and Mitchells Plain Health Sub-District had a total of 22 165 total deaths, 688 257 recovered and 387 people were admitted to health facilities. In addition, Klipfontein had a total of 161 active cases and Mitchells Plain had 220 active cases. The total registration for Klipfontein was 173 282, which was 52.56% of the population, and 169 510 total registration for Mitchells Plain, which was 33.94% of the population.

It was reported that the vaccination cumulative totals for Klipfontein were 301 769 and 296 722 for Mitchells Plain. In addition, in Klipfontein the total for fully vaccinated persons between the ages of 12-17 years was 3 358; 43 188 between the ages of 18-34 years; 40 819 between the ages of 35-49 years; 22 629 between the ages of 50-56 years old and a total of 27 147 persons for 60+ were reported to be fully vaccinated in Klipfontein.

The vaccination cumulative total for Mitchells Plain were 8.4% for fully vaccinated individuals between the ages of 12-17 years; 37.7 % for fully vaccinated individuals between 18-34 years; 46.0% for individuals that were fully vaccinated between the ages of 35-49 years of age; 56.0% individuals were fully vaccinated between the ages of 50-59 years and for 60+ years 60.5% individuals had been fully vaccinated.

It was reported that the Department was integrating the COVID-19 vaccination as part of the routine care on the health service platform in all health facilities and community-based platforms.

3 Pertinent issues raised by the Mitchells Plain community

The Mitchells Plain community members were given an opportunity to give oral inputs on the presentation of the Department and the overall vaccination programme. Community members suggested the following as a way forward:

3.1 The majority of community members indicated that they were in support of the vaccination rollout and were concerned about the low levels of vaccination intake in the Klipfontein and Mitchells Plain Sub-District. They indicated that more vaccination education was needed to address people's concerns and encouraged them to vaccinate.

3.2 Communication should be strengthened between the Department of Health, Klipfontein and Mitchells Plain communities.

3.3 A new media campaign drive was needed to educate community members about the importance of vaccination and to address the vaccination myths. The Department should make use of social media as a marketing tool.

3.4 The Department should come up with partnership programmes with churches in various communities and encourage the religious community, youth, and elderly persons to vaccinate. In addition, the Department was requested to also consider the homeless people in its programmes.

3.5 The Department should consider utilising mobile clinics for its vaccination awareness campaigns. In addition, the Department should visit malls such as the Promenade Mall and Mitchells Plain Town Centre for vaccination awareness programmes.

3.6 The closure of some of the clinics in Mitchells Plain was highlighted as a concern. It was reported that there was no clinic in Woodlands, Mitchells Plain.

3.7 The Department should schedule outreach programmes in various communities and they should be properly communicated to the community.

3.8 It was suggested that local neighbourhood watches should be requested to assist and escort departmental officials when visiting communities, this followed the allegation that Emergency Medical Services were not going to the informal settlements.

3.9 Many people in various informal settlements do not have identity documents, but they want to vaccinate, and the lack of identity documents was hindering their vaccination.

3.10 There was a challenge of forced vaccination at some of the schools which was creating unhappiness. The community advised that there was a need for better communication between the Department of Health, the Western Cape Education Department and parents.

3.11 The Department should bring the vaccination programme closer to the people who reside far from health facilities, especially in informal settlements.

3.12 The Department should negotiate with SAPS and other law enforcement agencies to accompany the EMS officials and other health workers to the red zone areas.

3.13 Community members requested the Department to sort out the issue of EMS in Siqalo informal settlement where EMS personnel refused to go into the area as it was flagged as a red-zone area. It was alleged that the issue of EMS was contributing to the protest around Mitchells Plain and surrounding areas due to residents who have to walk long distances to access ambulances and other health services when there is an emergency in the area.

The departmental officials welcomed the suggestions made by community members on ways to improve the vaccination rollout in the Klipfontein and Mitchells Plain Health Sub-District. They indicated that the Department was open to suggestions, partnerships, and improving health services. Officials from the Lentegeur Hospital also encouraged community members to visit the health facility and discuss their needs for health services. The health facility undertook to arrange outreach programmes to ensure that services were provided to the people of Klipfontein and Mitchells Plain Sub-District.

The Committee was very impressed with the contributions made by community members and with the efforts of the health workers in providing health services to the communities and rolling out the COVID-19 vaccinations in the Klipfontein and Mitchells Plain Sub-District. The Committee thanked the departmental officials and the members of the community for attending and making meaningful contributions during the meeting.