



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref: 3/5/3/5/2/2

2023-06-02

**NOTICE OF A
HUMAN SETTLEMENTS COMMITTEE MEETING
WEDNESDAY 2023-06-07 AT 10:00**

TO R du Toit [Chairperson]

Councillors X Mdemka
N Ntsunguzi
M van Stade
E Vermeulen

Ex officio Executive Mayor, Ald G Van Deventer

Notice is hereby given that the meeting of the Human Settlements Committee will be held via **MS Teams** on **Wednesday, 2023-06-07 at 10:00**.

DEPUTY MAYOR J FASSER

CHAIRPERSON

A G E N D A
HUMAN SETTLEMENTS COMMITTEE MEETING
2023-06-07

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1.	OPENING AND WELCOME	(3/4/3/3)
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1.1	COMMUNICATION BY THE CHAIRPERSON	(3/4/3/6)
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1.2	DISCLOSURE OF INTEREST	(3/6/2/2)
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2.	APPLICATION FOR LEAVE OF ABSENCE	(3/4/3/3)
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3.	CONFIRMATION OF THE MINUTES	(3/4/3/5/2/4)
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- 3.1 The minutes of the Human Settlements Committee held on 2023-05-03 are attached as **APPENDIX 1**.

APPENDIX 1



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref: 3/5/3/5/2/2

2023-05-03

MINUTES

HUMAN SETTLEMENTS COMMITTEE MEETING

2023-05-03 AT 09:00

MINUTES
HUMAN SETTLEMENTS COMMITTEE MEETING
2023-05-03

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PRESENT	Deputy Executive Mayor J Fasser (Chairperson)
Councillors	Cllr X Mdemka (Ms) Cllr N Ntsunguzi (Ms) Cllr M van Stade Cllr E Vermulen (Ms)
Also Present	Cllr R Adams Cllr J Anthony Cllr P Crawley (Chief Whip) Cllr R Du Tiot Cllr J Joon Cllr M Rataza Cllr J Williams
Officials	Director: Planning and Economic Development (A Barnes) Manager: New Housing (L van Stavel) Manager: Informal Settlements (J Robyn) Manager: Housing Administration (N Godlo (Ms)) Senior Administration Officer (B Mgcushe (Ms))

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1.	OPENING AND WELCOME	(3/4/3/3)
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The Chairperson, Deputy Executive Mayor, welcomed everyone present to the at the Human Settlements Committee meeting.

1.1	COMMUNICATION BY THE CHAIRPERSON	(3/4/3/6)
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NONE

1.2	DISCLOSURE OF INTEREST	(3/6/2/2)
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NONE

2.	APPLICATION FOR LEAVE OF ABSENCE	(3/4/3/3)
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The following application for leave of absence was approved in terms of the Rules and Order By-law of Council: -

Manager: Informal Settlements (J Robyn)

3.	CONFIRMATION OF THE MINUTES	(3/4/3/5/2/4)
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HUMAN SETTLEMENTS COMMITTEE MEETING: 2023-05-03: ITEM 3.1

RESOLVED

that the minutes of the Human Settlements Committee held on 2023-04-05 **are confirmed as correct.**

4.	REPORT BY THE DIRECTOR RE OUTSTANDING RESOLUTIONS TAKEN AT PREVIOUS MEETINGS
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4.1	REPORT ON THE OUTSTANDING COUNCIL RESOLUTIONS AS AT APRIL 2023 –HUMAN SETTLEMENTS COMMITTEE
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Collaborator No: 748255
 IDP KPA Ref No: Valley of Opportunity
 Meeting Date: 03 May 2023

1. SUBJECT: REPORT ON THE OUTSTANDING COUNCIL RESOLUTIONS AS AT APRIL 2023 –HUMAN SETTLEMENTS COMMITTEE

2. PURPOSE

To submit the Outstanding Council Resolutions for April 2023 to the Section 80 Human Settlements Committee, in order for the said Committee to establish progress of such resolution in respect of its oversight responsibility.

3. DELEGATED AUTHORITY

Section 80 Human Settlements Committee

4. EXECUTIVE SUMMARY

The outstanding Council resolutions, that specifically are applicable to the Division Integrated Human Settlements, that is within the Directorate: Planning & Economic Development have been updated and duly submitted to the Office of the Municipal Manager. The latest updated version is submitted to the Portfolio Committee for noting and oversight purposes.

HUMAN SETTLEMENTS COMMITTEE MEETING: 2023-05-03: ITEM 3.1

RESOLVED

that the Human Settlements Committee take note of the latest updated Outstanding Council Resolutions that is applicable to the Committee.

FOR FURTHER DETAILS CONTACT:

NAME	Anthony Barnes
POSITION	Director: Planning and Economic Development
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8493
E-MAIL ADDRESS	Anthony.barnes@stellenbosch.gov.za
REPORT DATE	18 April 2023

5.	REPORTS FROM OFFICIALS: HUMAN SETTLEMENTS
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5.1	NON-DELEGATED MATTERS
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NONE

5.2	DELEGATED MATTERS
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NONE

6.	REPORTS SUBMITTED BY THE MUNICIPAL MANAGER
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NONE

7.	NOTICES OF MOTIONS AND NOTICES OF QUESTIONS RECEIVED BY THE MUNICIPAL MANAGER
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NONE

8.	CONSIDERATION OF URGENT MATTERS
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NONE

The meeting adjourned at 09:51

CHAIRPERSON:

DATE:

CONFIRMED ON

4.	REPORT BY THE DIRECTOR RE OUTSTANDING RESOLUTIONS TAKEN AT PREVIOUS MEETINGS
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4.1	REPORT ON THE OUTSTANDING COUNCIL RESOLUTIONS AS AT MAY 2023 –HUMAN SETTLEMENTS COMMITTEE
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Valley of Opportunity

07 June 2023

1. SUBJECT: REPORT ON THE OUTSTANDING COUNCIL RESOLUTIONS AS AT MAY 2023 –HUMAN SETTLEMENTS COMMITTEE

2. PURPOSE

to submit the Outstanding Council Resolutions for May 2023 to the Section 80 Human Settlements Committee, in order for the said Committee to establish progress of such resolution in respect of its oversight responsibility.

3. DELEGATED AUTHORITY

Section 80 Human Settlements Committee

4. EXECUTIVE SUMMARY

The outstanding Council resolutions, that specifically are applicable to the Division Integrated Human Settlements, that is within the Directorate: Planning & Economic Development have been updated and duly submitted to the Office of the Municipal Manager. The latest updated version is submitted to the Portfolio Committee for noting and oversight purposes.

5. RECOMMENDATION

that the Human Settlements Committee take note of the latest updated Outstanding Council Resolutions that is applicable to the Committee. The outstanding Resolutions is attached as **ANNEXURE1** of this report.

6. DISCUSSION / CONTENTS

6.1. Background

The Executive Mayor instructed the Mayoral Committee Members of Stellenbosch Municipality to perform an oversight role to ensure that the outstanding Council Resolutions are being finalised by the administration and to monitor progress. Therefore, this will become a standard item on the agenda of the Section 80 Portfolio Committee Meetings.

6.2 Financial Implications

There are no financial applications that relate to the operations of the pilot mobile trading or the continued issuing of temporary informal trading.

6.3 Legal Implications

There are no legal implications.

6.4 Previous / Relevant Council Resolutions

HUMAN SETTLEMENTS COMMITTEE MEETING: 2023-05-03: ITEM 4.1

RESOLVED

that the Human Settlements Committee takes note of the latest updated Outstanding

Council Resolutions.

6.5 Risk Implications

There are no risk implications in respect of this report.

FOR FURTHER DETAILS CONTACT:

NAME	Anthony Barnes
POSITION	Director: Planning and Economic Development
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8493
E-MAIL ADDRESS	Anthony.barnes@stellenbosch.gov.za
REPORT DATE	26 May 2023

ANNEXURE 1

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

Council Meeting		Resolution	Resolution Date	Allocated To	% Feedback	Feedback Comment
621772	PROPOSED SERVICE DELIVERY IN JONKERSHOEK	<p>7.2.4 PROPOSED SERVICE DELIVERY IN JONKERSHOEK</p> <p>22ND COUNCIL MEETING: 2018-11-28: ITEM 7.2.4</p> <p>RESOLVED (majority vote with abstentions)</p> <p>(a) that the Power of Attorney from the National Department of Public Works, authorising Stellenbosch Municipality to commence with service delivery in Jonkershoek, be noted;</p> <p>(b) that the Administration be authorised to render interim municipal services in the Mixed Use Precinct in Jonkershoek on a cost recovery basis from the users who receive the services, except to those households that qualify for free basic services in terms of the Municipality's Indigent Policy;</p> <p>(c) that the Administration be authorised to provide/upgrade Access to Basic Services (Communal services) in informal areas, free of charge;</p> <p>(d) that the Director: Planning and Economic Development be requested to commission a feasibility study with the view of identifying a possible site(s) for possible township establishment, taking into account the Draft SDF for Jonkershoek, but also taking into account the positioning of bulk infrastructure and access to the site(s);</p> <p>(e) that the National Department of Public Works be requested to transfer the land to Stellenbosch Municipality;</p> <p>(f) that the National Department of Public Works be requested to transfer the land on which the office space previously used by Cape Nature, either by way of acquisition or by way of a Lease Agreement, to the Municipality;</p> <p>(g) that, the Director: Infrastructure Services be requested to compile a status quo report regarding the availability of bulk infrastructure but also indicating the cost of possible interim upgrading of such bulk infrastructure;</p> <p>(h) that the Director: Planning & Economic Development be requested to finalise the SDF for Jonkershoek in terms of the SPLUMA Act 16 of 2013;</p> <p>(i) that the Municipal Manager be authorised to conclude an agreement(s) with the relevant authorities to ensure that Stellenbosch Municipality is in a position to do law enforcement in the Jonkershoek Valley, with specific reference to the prevention of further unauthorised structures being constructed/erected;</p>	2018-11-28	ALL DIRECTORS	75.00	<p>The Executive Mayor's office requested a meeting with the National Minister of Public Works and Infrastructure to address the challenges facing Jonkershoek and Forestry Villages. Await reply from the National Minister of Public Works and Infrastructure's office.</p> <p>On 18 May 2023, Housing Development met with Housing Development Agency (HDA) to discuss the challenges facing Jonkershoek and escalation of these challenges to the National Department of Human Settlements. The HDA on a quarterly basis meets with the Director-General and indicated it will highlight the challenges the Municipality faces with its Forest Villages.</p>

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

		<p>(j) that a progress report be tabled to Council within 6 months, including an environmental impact report and indicating progress that has been made regarding the provision of services; and</p> <p>(k) that, in the mean-time, all expenditure be incurred within the existing, approved budget.</p> <p>The following Councillors requested that it be minuted that they abstained from voting on the matter:</p> <p>Cllrs F Adams; DA Hendrickse and LK Horsband (Ms).</p>				
	DRAFT HOUSING ALLOCATION POLICY	<p>11.4.1 DRAFT HOUSING ALLOCATION POLICY</p> <p>32ND COUNCIL MEETING: 2019-10-23: ITEM 11.4.1</p> <p>RESOLVED (majority vote with abstentions)</p> <p>(a) that Council adopts the Housing Allocation Policy as a draft, in principle, and</p> <p>(b) that the Draft Housing Allocation Policy for Stellenbosch Municipality be advertised for public comments, whereafter it be resubmitted to Council for final consideration and subsequent adoption.</p>	2019-10-23	ROTANDAS	60.00	The draft policy must be updated to be in line with the Policy amendments by the Western Cape Department of Human Settlements. The Department is still finalising the final Circular indicating the changes to be incorporated.
690383	LONGLANDS HOUSING PROJECT – CRITERIA FOR THE SELECTION OF BENEFICIARIES	<p>11.4.2 LONGLANDS HOUSING PROJECT – CRITERIA FOR THE SELECTION OF BENEFICIARIES</p> <p>37TH COUNCIL MEETING: 2020-08-24: ITEM 11.4.2</p> <p>RESOLVED (nem con)</p> <p>(a) that 60 Erven with Top Structures of the 144 Erven</p> <p>i) be allocated to beneficiaries residing in Longlands Property and that the original list of Longlands Property be used to determine these 60 beneficiaries;</p> <p>(ii) beneficiaries from Longlands Property who do not qualify be allocated Enhanced Serviced Sites, in which event these beneficiaries will be responsible to construct their own top structures;</p> <p>(b) that 42 Erven with Top structures of the 144 Erven be allocated to potential beneficiaries on the Longlands Broader Community Housing Demand Database, and that priority be given to potential beneficiaries over the age of 40 years and households with applicant(s) or dependants with permanent disability, in a</p>	2020-08-24	ROTANDAS	55.00	The project has been completed and only registration of title deeds is outstanding. To date 80 title deeds have successfully been registered and there are 22 deeds of sale have been submitted to the Conveyancing Attorneys for lodgement at the Deeds Offices. outstanding

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

		<p>registration ordered list and proof of such be obtained from SASSA;</p> <p>(c) that 4 of the 144 Erven be allocated to beneficiaries identified by Mr Kallie Kirsten as per agreement with the municipality; and</p> <p>(d) that 38 Erven of the 144 Erven be developed into a Temporary Residential Area (TRA), with 2 (Two) families being placed in each TRA Erf which will result in 76 opportunities, and that allocation be effected in the following manner:</p> <p>(i) 18 TRA sites be allocated to families residing in the Triangle, and 2 families placed in 1 (One) Erf. This will accommodate 35 families who currently reside in the Triangle;</p> <p>(ii) that 10% of the sites in the project, which is 14 sites, be reserved for persons in WC024 who qualify for housing assistance in terms of the Emergency Housing Policy; and</p> <p>(iii) that a further 6 of the sites be reserved for persons in WC024 who are deemed as "SPECIAL CASES" and residing in conditions that are dangerous and deemed a health hazard due to medical conditions which have resulted in permanent disability and warrant better living conditions. A detailed report of such person(s) is to be submitted to the Municipal Manager for approval.</p>				
616959	MIGRATION OF OLD HOUSING WAITING LIST TO A HOUSING DEMAND DATABASE SYSTEM	<p>7.5.5 MIGRATION OF OLD HOUSING WAITING LIST TO A HOUSING DEMAND DATABASE SYSTEM</p> <p>21ST COUNCIL MEETING: 2018-10-31: ITEM 7.5.5</p> <p>RESOLVED (nem con)</p> <p>(a) that Council approves that the administration embarks on a process of updating data on the old Housing Waiting List;</p> <p>(b) that all updated information be imported into the Municipal Housing Demand Database; and</p> <p>(c) that, when the above process has been concluded, the Municipal Housing Demand Database becomes the only reference point and source of information in determining the municipality's housing backlog and the profile of applicants.</p>	2018-10-31	ROTANDAS	95.00	The capturing of all data collected during the completed Demand Data programme on both the Western Cape and VOIS Systems is still in process. The VOIS System now generates weekly reports on all updated applicants in the WC024 and monthly reports on capturing done. Recent outreach updates in Wemmershoekdam and Vlottenburg areas have also now been uploaded. Updating on the system continues and is ongoing as applicants submit forms. We currently have 25 applications that required address updates on the waiting list.

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

	<p>POSSIBLE DEVELOPMENT OF ERVEN 412 AND 284, GROENDAL BY WAY OF A CALL FOR PROPOSAL(S)</p>	<p>POSSIBLE DEVELOPMENT OF ERVEN 412 AND 284, GROENDAL BY WAY OF A CALL FOR PROPOSAL(S)</p> <p>COUNCIL ITEM 5.4.1, 2020-03-31:</p> <p>After careful scrutiny of item 5.4.1: POSSIBLE DEVELOPMENT OF ERVEN 412 AND 284, GROENDAL, BY WAY OF A CALL FOR PROPOSAL(S), and as per the delegation approved by Council on 25 March 2020 (item 9.1) to confer Council powers and functions upon the Executive Mayor, as such I HEREBY APPROVE THE SAID ITEM AS FOLLOWS:</p> <p>(a) that erven 412 and 284, Le Roux, be identified as land not needed to provide the minimum level of basic municipal services;</p> <p>(b) that the Administration is authorised to follow a public Call-for-Proposal, based on the points system as set out in paragraph 6.2.9;</p> <p>(c) that approval is granted for the discounted sales prices as set out in paragraph 6.2.6 subject to the sales restrictions set out in paragraph 6.2.7;</p> <p>(d) that approval is granted for the qualifying criteria set out in paragraph 6.2.8;</p> <p>© that the discounted bulk infrastructure contribution as set out in paragraph 6.2.10, is approved; and</p> <p>(f) that, following the conditional awarding of the bid to the bidder(s) scoring the highest points, an item be submitted to Council to make a final decision on the disposal of the land.</p>	2020-03-31	LESTERVS	85.00	<p>Discussions with the Ward Councillors have been concluded, an enquiry was raised during these discussions on Erf 284.</p> <p>The user department has forwarded this enquiry to the PDoHS for input.</p> <p>The comments from PDoHS were referred to Directorate Corporate Services for further verification and input and thereafter an item will be referred to Council for decision making.</p>
	<p>PROPOSED TRANSFER OF MANAGEMENT AND OWNERSHIP OF VAALDRAAI (ELSENBURG) FROM PROVINCIAL GOVERNMENT OF THE WESTERN CAPE TO STELLENBOSCH MUNICIPALITY</p>	<p>7.10.2 PROPOSED TRANSFER OF MANAGEMENT AND OWNERSHIP OF VAALDRAAI (ELSENBURG) FROM PROVINCIAL GOVERNMENT OF THE WESTERN CAPE TO STELLENBOSCH MUNICIPALITY</p> <p>27TH COUNCIL MEETING: 2019-05-29: ITEM 7.10.2</p> <p>RESOLVED (nem con)</p> <p>(a) that Council, in principle, agrees to take over the Management of the Vaaldraai Settlement, as an interim arrangement;</p> <p>(b) that Council, in principle, agrees to attend to the township establishment of Vaaldraai, subject thereto that additional land be made available, the detail to be agreed upon;</p>	2019-05-29	LESTERVS	90.00	<p>The property owner is the Provincial Department of Public Works and Infrastructure (PDoPW&I) are currently ongoing, given the fact that the said area is outside the urban edge with bulk infrastructure challenges.</p> <p>The Department: Spatial Planning is in the process of readvertising a "Development of Local Community Investment Plans that address Localised Planning and Development Outcomes". This</p>

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

		<p>© that before any final decision in this regard is made (i.e. (a) and (b) above) the Department: Planning and Economic Development be requested to conduct a feasibility study, which study must also attend to the availability (or not) of bulk infrastructure as well as the identification of additional land to be transferred, taking into account the number of residents/backyard dwellers already on the property; and</p> <p>(d) that, following the feasibility study, a progress report be submitted to Council with the view of making a final determination on the matter.</p>				process will entail significant community participation, and only after the outcome of this study a decision can be made about the projects.
687976	FEEDBACK ON PUBLIC PARTICIPATION PROCESS: ENTERING INTO LAND AVAILABILITY AGREEMENTS WITH SOCIAL HOUSING INSTITUTIONS (SHIs) AND/OR OTHER DEVELOPMENT AGENCIES (ODAs) FOR THE DEVELOPMENT AND MANAGEMENT OF SOCIAL HOUSING ESTATES	<p>11.4.1 FEEDBACK ON PUBLIC PARTICIPATION PROCESS: ENTERING INTO LAND AVAILABILITY AGREEMENTS WITH SOCIAL HOUSING INSTITUTIONS (SHIs) AND/OR OTHER DEVELOPMENT AGENCIES (ODAs) FOR THE DEVELOPMENT AND MANAGEMENT OF SOCIAL HOUSING ESTATES</p> <p>36th COUNCIL MEETING: 2020-07-29: ITEM 11.4.1</p> <p>RESOLVED (majority vote)</p> <p>(a) that Council takes note of inputs/comments that were received, following the public notice advertised;</p> <p>(b) that a phased approach be adopted to implement social housing in Stellenbosch;</p> <p>(c) that the property situated to the north of the town opposite Kayamandi, erven 81/2 and 81/9, Stellenbosch, commences with the procurement process to appoint a suitable SHIs and/or ODAs;</p> <p>(d) that phase 2 commences after the successful completion of the development as mentioned in © above on Remainder of erf 2149 better known as Lapland;</p> <p>(e) that phase 3 commences after the successful completion of the development as mentioned in (d) above on Remainder of Farm 180 better known as Teen-die-Bult; and</p> <p>(f) that Council makes a final determination for the administration to commence with a process toward entering into Land Availability Agreements with SHIs and/or ODAs successful in a Public Competitive Process.</p>	2020-07-29	LESTERVS	85.00	<p>After the evaluation of the bids, the user department was requested by Finance department to appoint a service provider that would provide the municipality with the verification of the Nett Profit Value (NPV).</p> <p>Subsequently, SCM tested the market and after two attempts a suitable service provider could not be appointed.</p> <p>The user department approached National Association of Social Housing Organisations (NASHO) to source accredited service provider to assist the Stellenbosch Municipality with verification of the NPV. The successful service provider was appointed on 23 May 2023 by NASHO. Once the verification is completed by the service provider, the item will then serve at Bid Evaluation Committee (BEC) for further evaluation.</p>

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

		<i>Councillors F Adams; DA Hendrickse and LK Horsband (Ms) requested that their vote of dissent be minuted.</i>				
	STELLENBOSCH MUNICIPALITY: ALIGNMENT OF THE MUNICIPAL INTEGRATED HUMAN SETTLEMENT PLAN (IHSP) WITH THE GUIDELINES AS PROPOSED BY THE WESTERN CAPE GOVERNMENT: HUMAN SETTLEMENTS	11.4.1 STELLENBOSCH MUNICIPALITY: ALIGNMENT OF THE MUNICIPAL INTEGRATED HUMAN SETTLEMENT PLAN (IHSP) WITH THE GUIDELINES AS PROPOSED BY THE WESTERN CAPE GOVERNMENT: HUMAN SETTLEMENTS 38TH COUNCIL MEETING: 2020-10-28: ITEM 11.4.1 RESOLVED (majority vote) (a) that a new Integrated Human Settlement Plan (IHSP) be compiled that adheres to the "Guidelines for the Preparation of Municipal Human Settlement Plans" as proposed by the Western Cape Government: Department Human Settlements, subject to funding being made available; and (b) that a new Integrated Human Settlements Plan (IHSP) be developed that aligns housing development with the long-term vision as envisaged in the approved Integrated Development Plan and the Municipal Spatial Development Framework. <i>he following Councillors requested that their votes of dissent be minuted:</i> <i>Cllrs FT Bangani-Menziwe (Ms); DA Hendrickse; LK Horsband (Ms); C Moses (Ms); RS Nalumango; N Sinkinya (Ms); P Sitshoti (Ms) and LL Stander.</i>	2020-10-28	LESTERVS	80.00	The draft Integrated Human Settlement Plan will be submitted by end of June 2023 to Council for approval and thereafter it will be advertised for public inputs as well as workshopped with Ward Councillors and Ward Committees.
706763	CLOETESVILLE FEASIBILITY STUDY FOR INFILL HOUSING DEVELOPMENT OF THE FOLLOWING: ERF 8915; ERF 7135; ERF 7181, ERF 6668; ERF 7271; ERF 6847, ERF 6886, ERF 6300; ERF 8776; ERF 6705 AND ERF 6767, CLOETESVILLE	11.4.2 CLOETESVILLE FEASIBILITY STUDY FOR INFILL HOUSING DEVELOPMENT OF THE FOLLOWING: ERF 8915; ERF 7135; ERF 7181, ERF 6668; ERF 7271; ERF 6847, ERF 6886, ERF 6300; ERF 8776; ERF 6705 AND ERF 6767, CLOETESVILLE 43RD COUNCIL MEETING: 2021-05-26: ITEM 11.4.2 RESOLVED (nem con) (a) that the outcome of the feasibility study be noted; (b) that the appropriate land use rights be obtained as a matter of urgency taking into consideration the Rapid Land Release programme; (c) that the delay caused by COVID-19 pandemic linked to the previous timeframes as stated by Council be noted;	2021-05-26	LESTERVS	65.00	The user department has submitted the funding application to PDoHS for approval. The PDoHS has approved the application but the funding allocation has not occurred.

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

		<p>(d) that the following sites be prioritise for development potential;</p> <ul style="list-style-type: none"> • Site 5: 16 Serviced sites (Plot and Plan) <p>152 GAP and/ or FLISP</p> <ul style="list-style-type: none"> • Site 6: Option 1: 279 GAP and/ or FLISP <p>Option 2: 90 Serviced sites (Plot and Plan)</p> <ul style="list-style-type: none"> • Site 7: 37 GAP and/ or FLISP • Site 11: 12 GAP and/ or FLISP <p>(e) funding application to be submitted within 30 days after Council approval to the Provincial Department of Human Settlements (PDoHS).</p>				
	<p>SECTION 116(3) AMENDMENT TO THE EXISTING APPOINTMENT OF SUSTAINABLE PLANNING SOLUTIONS FOR THE AWARDED TENDER B/SM 16/16 FOR THE TOWNSHIP ESTABLISHMENT PROCESS FOR MAASDORP FOREST VILLAGE, FRANSCHHOEK: PORTIONS 27 AND 28 OF FARM LA MOTTE NO 1041, AND FUTURE EXPANSION ON PORTIONS 3 AND 7 OF FARM LA MOTTE NO 1041, FRANSCHHOEK</p>	<p>8.3.1 SECTION 116(3) AMENDMENT TO THE EXISTING APPOINTMENT OF SUSTAINABLE PLANNING SOLUTIONS FOR THE AWARDED TENDER B/SM 16/16 FOR THE TOWNSHIP ESTABLISHMENT PROCESS FOR MAASDORP FOREST VILLAGE, FRANSCHHOEK: PORTIONS 27 AND 28 OF FARM LA MOTTE NO 1041, AND FUTURE EXPANSION ON PORTIONS 3 AND 7 OF FARM LA MOTTE NO 1041, FRANSCHHOEK</p> <p>SPECIAL COUNCIL MEETING: 2021-06-23: ITEM 8.3.1</p> <p>RESOLVED (nem con)</p> <p>(a) that Council notes, in terms of the Municipal Finance Management Act (MFMA) Section 116(3), the reasons for the required extension and amendment of the current appointment to enable the finalisation of the original scope of work beyond the current appointment term, which is valid only until the end of June 2021;</p> <p>(b) that Council takes note that reasonable notice of intention to extend the appointment in terms of Section 116(3)(b)(i) was given to the public;</p> <p>(c) that Council takes note that the local community was invited to submit representations to the Municipality in terms of Section 116(3)(b)(ii);</p> <p>(d) that Council approves the extension of the appointment for an additional period of eighteen (18) months from the date of confirmation of extended appointment; and</p>	2021-06-23	LESTERVS	85.00	The service provider submitted the Land Use Planning Application to the Department: Land Use Planning during June 2022. The land use planning application has been advertised for public participation, await report from the Department: Land Use Planning.

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

		(e) that the Municipal Manager be authorised to conclude the extension of the appointment in terms of the applicable legislation.				
	SECTION 116(3) AMENDMENT TO THE EXISTING APPOINTMENT OF JUBELIE PROJECT MANAGEMENT (PTY) LTD FOR THE AWARDED TENDER B/SM 16/16 FOR THE TOWNSHIP APPROVALS AND IMPLEMENTATION FOR THE ZONE O AND KAYAMANDI TOWN CENTRE HOUSING PROJECT, STELLENBOSCH	<p>8.3.2 SECTION 116(3) AMENDMENT TO THE EXISTING APPOINTMENT OF JUBELIE PROJECT MANAGEMENT (PTY) LTD FOR THE AWARDED TENDER B/SM 16/16 FOR THE TOWNSHIP APPROVALS AND IMPLEMENTATION FOR THE ZONE O AND KAYAMANDI TOWN CENTRE HOUSING PROJECT, STELLENBOSCH</p> <p>SPECIAL COUNCIL MEETING: 2021-06-23: ITEM 8.3.2</p> <p>RESOLVED (majority vote)</p> <p>(a) that Council notes, in terms of the Municipal Finance Management Act MFMA Section 116(3), the reasons for required extension and amendment of the current appointment to enable the finalisation of the original scope of work beyond the current appointment term, which is valid only until the end of June 2021;</p> <p>(b) that Council takes note that reasonable notice of intention to amend the contract or agreement in terms of section 116(3)(b)(i) was given to the public;</p> <p>(c) that Council takes note that the local community was invited to submit representations to the Municipality in terms of Section 116(3)(b)(ii);</p> <p>(d) that Council approves the extension of the appointment for an additional period of 36 months for the Zone O and 15 months for the Kayamandi Towns Centre Development; and</p> <p>(e) that the Municipal Manager be authorised to conclude the extension of the appointment in terms of the applicable legislation.</p>	2021-06-23	LESTERVS	70.00	The professional team / service provider submitted the Land Use application in November 2022 and the application is being scrutinised by the Land Use Planning department. A letter has been submitted to the Minister of Environmental Affairs and Development Planning for exemption of public participation as this project is situated in an existing township. Exemption has been granted. Application will be presented to the MPT for approval.
	PROPOSED SOCIAL HOUSING DEVELOPMENT OF FARM 81/2 AND FARM 81/9, STELLENBOSCH	<p>PROPOSED SOCIAL HOUSING DEVELOPMENT OF FARM 81/2 AND FARM 81/9, STELLENBOSCH</p> <p>4TH COUNCIL MEETING: 2022-04-26: ITEM 10.4.1</p> <p>RESOLVED (nem con)</p>	2022-04-26	LESTERVS	100.00	The resolutions of Council were incorporated in the tender that closed during October 2022.

OUTSTANDING RESOLUTIONS- HUMAN SETTLEMENTS FOR THE PERIOD AS MAY 2023

		<p>(a) that the progress report be noted;</p> <p>(b) that the yield as per the initial desktop study report be revised taking into account the subsequent specialist studies that were conducted;</p> <p>(c) that a minimum of 250 (two hundred and fifty) Social Housing units with a concept density of low to medium 1 to 4 storey walk up buildings be considered as practical and feasible; and</p> <p>(d) that Council approves in principle for the purpose of a tender process, the outcome of the developable area as identified following the investigations as depicted in figure 2.</p>				
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5.	REPORTS FROM OFFICIALS: HUMAN SETTLEMENTS
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5.1	NON-DELEGATED MATTERS
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NONE

5.2	DELEGATED MATTERS
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5.2.1	QUARTERLY PROGRESS REPORT OF DIVISION: INTEGRATED HUMAN SETTLEMENTS FOR THE PERIOD JANUARY 2023 – MARCH 2023
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Valley of Opportunity

07 June 2023

1. SUBJECT: QUARTERLY PROGRESS REPORT OF DIVISION: INTEGRATED HUMAN SETTLEMENTS FOR THE PERIOD JANUARY 2023 – MARCH 2023

2. PURPOSE

To provide a quarterly progress report with respect to the activities in the Division: Integrated Human Settlements for the period January 2023 until March 2023. This document must be read with the housing pipeline.

3. DELEGATED AUTHORITY

Section 80 Human Settlements Committee

4. EXECUTIVE SUMMARY

The **Department: Housing Development** is responsible to initiate and obtain development rights for housing projects as depicted in this report. Furthermore, to co-ordinate, facilitate and promote the most suitable housing development programme/s in the WC024.

During the quarter under review, a Request for Proposal (RFP) has been evaluated and submitted to SCM to appoint a Social Housing Institute (SHI) and/or Other Development Agency (ODA), to submit a Concept Proposal, with the Pre-Feasibility and Financial (PFF) plan, to develop Social Housing on Farm 81/2 and Farm 81/9, Stellenbosch. Procurement processes are ongoing.

The **Department: Housing Administration** is on a day-to-day basis responsible for the management (including the minor maintenance matters) of Council's staff, rental stock, emergency houses and Temporary Residentials Units (TRA's). It is responsible to ensure that tenants and beneficiaries adhere to the conditions in the lease agreements and timeous response to maintenance complaints received from the units.

The department is currently busy with the registration of state subsidised houses at the Deeds Office and dealing with the backlog of houses that were built pre-1994 up to 2010. The registering of these houses in the names of the beneficiaries and assist in dealing with matters of estates in unregistered state

subsidised houses, are a priority.

The **Department: Informal Settlements** successfully completed the relocation 80 households from Longlands, Vlottenburg subsequently providing 80 wendy house units to the families with access to basic services.

The Zone O, Kayamandi relocation of (55) households are progressing, and community facilitation is at an advance stage to enable the municipality to realise the planned housing project in Kayamandi.

The Department: Informal Settlements continues to monitor and report the growth of informal settlements in the Stellenbosch Municipality's (WC024) area, as well as the provision of basic services in the informal settlements.

5. RECOMMENDATIONS

- (a) that the Ward Councillor(s) take note of the progress report from the Division: Integrated Human Settlements for the period January 2023 until March 2023; and
- (b) that Council take cognizance of the evictions granted by a competent court (item 6.3.10- Department: Informal Settlements) and the provision of alternative accommodation that should occur.

6. DISCUSSION / CONTENTS

The Division: Integrated Human Settlements reports quarterly to the respective Ward Councillors on all activities undertaken by the Division.

It should be noted that although the quarterly report under review was submitted on Collaborator on 29 March 2023 (Collab nr 747219) to serve on the agenda of the Section 80 Human Settlements meeting dated 5 April 2023, an administrative error occurred and the item did not serve. The quarterly report for the period January 2023 until March 2023 is therefore resubmitted for noting.

6.1 DEPARTMENT: HOUSING DEVELOPMENT

6.1 CALL FOR PROPOSALS / TENDER PHASE

- 6.1.1 Erven 412, 217 and 284 Groendal, Franschhoek
(Ward 2 – Clr *Wilhelmina Petersen*
wilhelmina.petersen@stellenbosch.gov.za)

An agenda item has been drafted and was circulated to the relevant departments for inputs/comments. An additional layout inputs were received from the Department: Roads, Transport, Stormwater, Traffic and Engineering Infrastructure Services and therefore the item served at the Section 80 IHS Committee meeting during May 2022. Discussions with senior role players were concluded on 11 November 2022, and an enquiry was raised during these discussions on Erf 284. The user department has forwarded this enquiry to the PDoHS for input.

	Action	Key Finding	Status
1.	Request for Proposal (RFP)	Requested through an approved agenda item.	Completed
2.	Site Development Plan (SDP)	Service provider drafted different site development options for Council Approval.	Await council approval of preferred SDP
3.	Layout options	Meeting held with Ward Councillors.	Ward Councillors provided feedback to the user department
4.	Contractual enquiry	Enquiry directed to PDoHS	Await comment from PDoHS

Table 1: Summary of progress

6.1.2 Farms 81/2 and 81/9 Stellenbosch (Ward 16 – C/r Elsabe Vermeulen – elsabe.vermeulen@stellenbosch.gov.za)

The tender has been advertised during June 2022 and closing date was 4 July 2022. On request from the bidders due to the short period to submit their bids, Bid Specification Committee approved extension of closing date to 8 August 2022.

The tender for the Request for Proposals (RFP) had to be cancelled due to material changes to the scope of works with particular reference to Construction Industry Development Board (CIDB) and Compensation for Occupational Injuries and Diseases Act (COIDA). The amended tender was re-advertised on 2 September 2022 and a compulsory clarification meeting was held on 15 September 2022. The closing date for the tender was on 3 October 2022. The tenders received was evaluated and served at Bid Evaluation Committee on 30 November 2022. The SCM department instructed the user department to appoint a service provider to calculate the Nett Profit Value (NPV) provided by the bidders. Once the service provider is appointed and the NPV can be confirmed, the appointment of a SHI and/or ODA will be recommended to Bid Adjudication Committee.

	Action	Key Finding	Status
1.	Geotechnical Investigation(s)	The property is regarded favourable for residential development.	Completed
2.	Flood line studies	The flood level will have a low impact residential development.	Completed
3.	Traffic impact assessment (TIA)	The TIA concludes that the traffic impact would have minimal impact on the development.	Completed

	Action	(i) Key Finding	Status
4.	Request for Proposal (RFP)	(ii) To invite delivery agents that can access Social Housing Regulation Authority (SHRA) Capital grants; (iii) to submit a Concept Proposal, and (iv) to develop Social Housing, (v) appointment of SHI and/or ODA by BAC	Completed Completed Expected date during April 2023
5.	Appointment of service provider to calculate NPV	SCM department to procure 3 quotations to calculate the NPV submitted by bidders.	In process
6.	Appointment of SHI and/or ODA	(i) Draft Land Availability Agreement (LAA) (ii) Draft Project Agreement	To be concluded after appointment of SHI and/or ODA

Table 2: Summary of progress

PRE-PLANNING AND/OR PLANNING PHASE

6.2.1 Kayamandi Town Centre

(Ward 12 - Clr Ayanda Tomose - ayanda.tomose@ Stellenbosch.gov.za)

(Ward 13 – Clr Mary Nkopane – mary.nkopane@ Stellenbosch.gov.za)

(Ward14 - Clr Maxwell Danana- maxwell.danana@ Stellenbosch.gov.za)

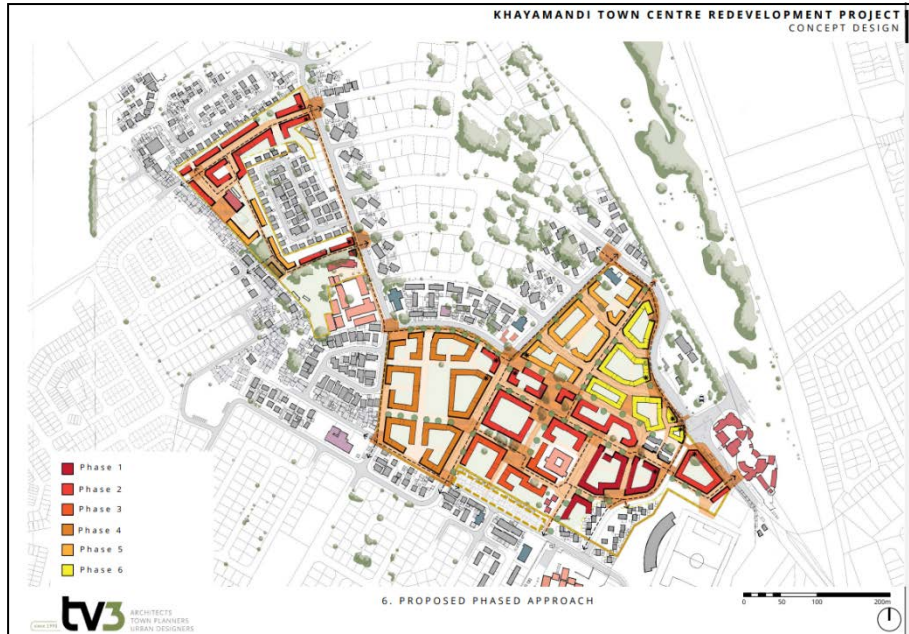


Figure 1: Conceptual layout

A new Urban Design concept has been proposed to deal with the multi-storey upgrading (3-storey walk-up units) of the Kayamandi Town Centre. This new Urban Design concept has been presented on the 23 May 2022 to the Deputy Mayor and Director: Planning and Economic Developments for comments and inputs.

The Town Centre development is linked to the Northern Extension development. The professional team / service provider has submitted the Land Use application during November 2022. The application will go through a public participation process for comment. Await approval by the MPT.

	Action	Key Finding	Status
1.	Feasibility study	Appointed to conduct a feasibility study to assess the redevelopment of the town centre.	Ongoing
2.	Service level agreement (SLA)	Extended appointment of service provider beyond 23 June 2021	Ongoing
3.	Planning application	Anticipated completion during the 2022/23 financial year.	Ongoing

Table 3: Summary of progress

6.2.2 Northern Extension, Kayamandi (Ward 12 - Cllr Ayanda Tomose - ayanda.tomose@ Stellenbosch.gov.za)

All specialist studies have been completed. The draft Market Analyst study that was undertaken by DEA&DP was concluded during May 2022 and incorporated into the draft conceptual design layouts. The different conceptual design layout options were workshopped during June 2022 with departments Spatial Planning and PMU and on 25 August 2022 with the senior management of Infrastructure Services. Comments were received on 19 September 2022 from the Department Heritage Western Cape. Consultants

are currently finalising the concept layout options to submit the Land Use Application to obtain development rights.

The Service Provider submitted a Notice of Intent to Heritage Western Cape of which the service provider was informed that two additional specialist studies are required namely an Archaeological impact assessment and a visual impact assessment on the cultural landscape. The service provider is currently finalising the concept layout options to submit the Land Use Application to obtain development rights. Submission to Department: Land Use Management will occur before end July 2023.

	Action	Key Finding	Status
1.	Due Diligence Assessment	Service provider assess whether it is suitable for the expansion of a mixed-use development	Completed
2.	Service provider	Service provider appointed to undertake a Broad Conceptual Urban Design framework and to obtain town planning and development rights.	Ongoing
3.	Service Level Agreement (SLA)	Concluded and will be circulated for signatures accordingly.	Completed

	Action	Key Finding	Status
4.	Concept-level financial viability assessment	Critical to determine the capital cost and income level spread of the project	Ongoing
5.	Draft conceptual design layouts	The draft conceptual design proposals will be circulated to the various departments for comments/inputs.	Ongoing
6.	Finalising the conceptual design layouts	Incorporating all comments and inputs from various departments	Ongoing
7.	Prepare draft Land Use application	finalising the submission to submit the Land Use Application	Ongoing- before July 2023

Table 4: Summary of progress

6.2.3 Erf 64, Kylemore

(Ward 4 – Clr Ralphton Adams - ralphton.adams@stellenbosch.gov.za)



Figure 2: Locality plan of Erf 64, Kylemore

A public meeting was held on 01 September 2022 to inform the community on the status of the land transfer from NDoPW&I and the process to obtain the development rights for the housing development on Erf 64. A Project Steering Committee (PSC) was elected at the public meeting to participate in the process. The Housing Development Agency (HDA) drafted a Social Compact and Terms of Reference for the Steering Committee to be accepted and signed by all parties involved. A PSC Social Compact workshop was held on 16 November 2022 with the elected PSC in Kylemore. A site inspection took place with the Provincial Department of Human Settlements (PDoHS) on the 27 January 2023. The purpose of the site visit was to assess the property against the funding application that has been submitted to the Department.

The HDA appointed a service provider during December 2023 to assist the HDA with the Township establishment application.

	Action	Key Finding	Status
1.	Feasibility report (DPW&I)	Was submitted to the Directorate: Disposals	Completed
2.	Implementation Protocol Agreement	Appointed HDA	Completed
3.	Transfer of land from DPW&I	HDA provided the Municipality with a progress update on the project.	Power of Attorney received
4.	Funding application	The HDA to submit funding application – PID and PFR to the PDoHS	PID Submitted, await feedback
5.	Procure team of service provider	The HDA is finalising the appointment of a professional team for the proposed development.	Completed
6.	Appointment of Project Steering Committee	Project Steering Committee has been appointed	Completed
7.	Concept-level financial viability assessment	Critical to determine the capital cost and income level spread of the project	Ongoing
8.	Draft conceptual design layouts	The draft conceptual design proposals will be circulated to the various departments for comments/inputs.	Ongoing
9.	Finalising the conceptual design layouts	Incorporating all comments and inputs from various departments	Ongoing
10.	Prepare draft Land Use application	finalising the submission to submit the Land Use Application	Ongoing

Table 5: Summary of progress

6.2.4 Langrug, Franschhoek

(Ward 1 – Cllr Reginald Pheiffer – reginald.pheiffer@stellenbosch.gov.za)

(Ward 2 – Cllr Wilhelmina Petersen – wilhelmina.petersen@stellenbosch.gov.za)



Figure 3: Locality plan Franschhoek

The aim of these projects were to incrementally upgrade Langrug and formalize existing development patterns to upscale the provision of basic services. The density in the number of structures impeded the implementation of these planning interventions. Recent land invasions at Langrug exacerbated the implementation of these projects. To implement the in-situ upgrading projects, a decanting site is required to relocate households to create enough space for upgrading.

In the long term, the Municipality plans to undertake detailed planning studies to unlock housing development opportunities, develop a phased approach implementation plan premised on detailed designs for the provision of basic services and formalisation of Langrug, apply for development rights and installation of basic services, and identify suitable land for decanting.

The Department: Housing Development to request technical proposals from service provider to finalise detailed planning for the rehabilitation of the freshwater dam and implement an in-situ upgrading project. Currently no funding is available on the Business Plan of PDoH for 2022/2023 FY. If funding becomes available in the 2023/24 financial year, the studies will commence.

	Action	Key Finding	Status
1.	Electrification Programme	The Municipality provides electricity to Informal settlements.	Ongoing
2.	Tender	The Department: Housing Development to go out on tender to appoint a service provider to finalise detailed planning for the rehabilitation of the freshwater dam.	Pending on the availability of funding

Table 6: Summary of progress

6.2.5 Erf 3229, Mooiwater, Franschhoek
(Ward 1 – Clr Reginald Pheiffer – reginald.pheiffer@stellenbosch.gov.za)
(Ward 2 – Clr Wilhelmina Petersen – wilhelmina.petersen@stellenbosch.gov.za)

A contractor was appointed for site rehabilitation and construction of bulk earthworks on the property, Erf no 3229, Mooiwater. The contractor established site on 29 July 2022 and has commenced with the site works. The estimated contract period of the project is approximately four months. The municipality is finalising the detailed planning and designs of basic services (i.e. water, sanitation, electricity etc.) for the proposed development of a temporary relocation area. The project can only be implemented once funding approval has been received from the provincial government.

The Department: PMU is compiling a funding application for the implementation of basic services, which will be submitted to the Provincial Department of Human Settlements (PDoHS) for consideration.

The design of the layout plan for the proposed development has been completed. The land use application to use the property as a decanting site was Approved by the Municipal Tribunal in February 2022. The proposed development does not trigger an Environmental Authorisation in terms of NEMA.

The project was implemented in two phases as follows.

- Phase 1: A contractor was appointed in July 2022 for the-site rehabilitation and construction of bulk. The project was completed in December 2022.
- Phase 2: The Project Management Unit is in the process of appointing a contractor for the installation of Civil and Electrical infrastructure. The completion date of the project is scheduled for June 2024.

	Action	Key Finding	Status
1.	Geotechnical Investigation	To determine the feasibility to develop Erf 3229 as a temporary relocation site.	Completed
2.	Tender advertised	To complete geotechnical rehabilitation.	Completed

3.	Technical Evaluation Tenders	of	Department: PMU to submit a report to Supply Chain Management.	Completed
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	Action	Key Finding	Status
4.	Planning Applications	Advertised and circulated to affected, interested parties and relevant authorities.	Completed
5.	Additional Specialist Studies	Requested by DEA&DP and DWS to complete EIA authorities.	Completed
6.	Funding Applications	Funding application to National and Provincial Government to be submitted in October 2022.	Ongoing
7.	Site works	Contractor to establish on site to commence with site works	Ongoing

Table 7: Summary of progress

6.2.6 La Motte, Franschhoek

(Ward 2 – Cllr Wilhelmina Petersen – wilhelmina.petersen@stellenbosch.gov.za)



Figure 4: Localitv plan of erven. La Motte. Franschhoek

The Department of Public Works and Infrastructure (DoPW&I), as custodians of the relevant portions of land, has been engaged to commence with the necessary procedures that would lead to the transfer of the subject properties into the name of Stellenbosch Municipality, for housing development purposes. The HDA submitted a new request for the State Land Release for the subject property by DPW&I to HDA through Power of Attorney.

The HDA estimates that the land maybe transferred to the Municipality in 2025/26 financial year, planning studies and approvals will be finalised thereafter.

	Action	Key Finding	Status
1.	Tender (Advertised)	Service provider have been appointed and a feasibility study has been concluded.	Completed
2.	Transfer of Land	HDA has been appointed to assist the Transfer of Land from DoPW&I to Stellenbosch Municipality.	Ongoing
3.	State Land Release	The service provider submitted a new request for the subjected property.	Ongoing
4	Feasibility & Project Packaging.	This phase is for Packaging of the Feasibility and Project information in preparation for the request for release. The Minister of DPW&I has indicated that all requests for land release should be accompanied by comprehensive proposal, including urban design concepts	Ongoing
5	State Land Release	On receipt of the full project package as per Phase 1; this phase facilitates the release of state land with DPW&I. The Phase commences from valuation stage, drafting and signing of the request, then the HDA facilitates the DPW&I land disposal process. The HDA also reports on the land release on various platforms such as the Joint Coordinating Committee on State Land, and other Ministerial committees to further FastTrack the release of land parcels and DG and Ministerial level.	Ongoing
6	Funding Application	This Phase seeks to lodge various funding applications mainly through HSDG and other funding sources for the planning and implementation of the project.	Ongoing

	Action	Key Finding	Status
7	Development Rights	On Receipt of the Power of Attorney, the SPLUMA Application for the land use rights to develop the subject properties for human settlement purposes will be lodged with the municipality.	Ongoing
8	Receipt of the Power of Attorney	The SPLUMA Application for the land use rights to develop the subject properties for human settlement purposes will be lodged with the municipality.	Ongoing

Table 8: Summary of progress

6.2.7 Meerlust, Franschhoek

(Ward 3- Clr Charles Manuel - charles.manuel@stellenbosch.gov.za)

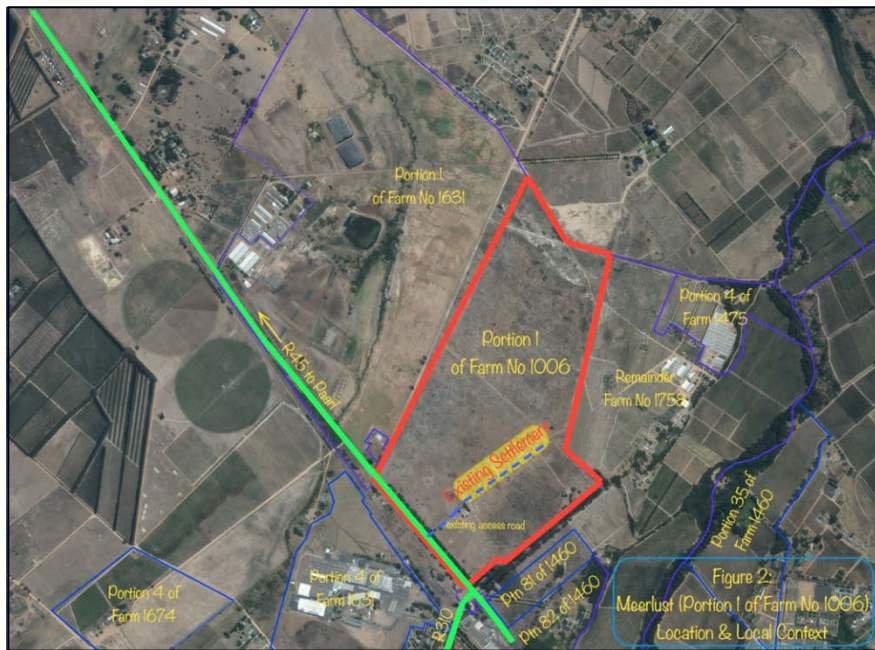


Figure 5: Location and regional context

The Department of Public Works and Infrastructure (DoPW&I), as custodians of the relevant portions of land, has been engaged to commence with the necessary procedures that would lead to the transfer of the subject properties into the name of Stellenbosch Municipality, for housing development purposes.

The HDA are appointed to facilitate the transfer of land from the National Department of Public Works (NDPW) to the Stellenbosch Municipality, guided by the desired development option; and to further attend to the required applications to obtain land use rights, the registration of diagrams / general

plans with the Surveyor General and the relevant applications to the Provincial Department of Human Settlements.

	Action	Key Finding	Status
1.	Funding Application	To be drafted and submitted to PDoHS for the planning work.	Ongoing
2.	Transfer of Land	HDA has is facilitating the realese of land from DoPW&I to Stellenbosch Municipality through power of attorney.	Ongoing
3.	Development options	Development option for housing purposes are being investigated.	Ongoing

Table 9: Summary of progress

6.2.8 Erf 2183, La Rochelle, Klapmuts
(Ward 18 – Clr John Anthony- jc.anthony@stellenbosch.gov.za)



Figure 6: Aerial image of La Rochelle, Klapmuts

Erf 2183, Klapmuts is located along Gomas Street, Klapmuts, approximately 1.5km off the R310 that links Stellenbosch to the N1. The site is located on the south-eastern edge of the town of Klapmuts and is bordered by vacant land to its southern and eastern boundaries, with a proposed new housing development on the western and northern boundaries towards Mandela City, Klapmuts. To provide in the dire housing need in the Klapmuts area, especially for current backyarders, this property was identified as a possible option for a “site-and-service” housing project.

Erf 2183 Klapmuts is zoned Subdivisional Area for the following uses: Less Formal Residential Zone, Public Open Space Zone, Public Road, and Parking Zone. A team of professional service providers have been appointed to attend to the subdivision of the property into residential erven of approximately 40m² to 50m², the submission of all diagrams to the Surveyor-General's office for approval and registration as well as the submission of all documents to the Provincial Department Human Settlements to obtain the relevant funding for this incremental housing project.

The service provider drafted conceptual subdivisional layouts and presented it to various internal departments for inputs. The Land Use Application has been submitted and a formal public participation process will follow. Await MPT approval.

	Action	Key Finding	Status
1.	Service provider	A service provider appointed to undertake a subdivision application and registration of the diagrams in the Surveyor General's Office.	Ongoing
2.	Conceptual Subdivision Layouts	Drafted and presented to the various internal departments for inputs.	Completed
3.	Street naming	Ward Councillor to engage with Ward Committee	Completed
4.	Land Use Approvals	Application has been submitted to Department Land Use Planning during October 2022	Public Participation process to follow
5.	Subdivision and Surveyor General	Subdivision approvals and Surveyor General registrations	Ongoing

Table 10: Summary of progress

6.2.9 Five housing projects in Kayamandi, Stellenbosch

(Ward 12 - Clr Ayanda Tomose - ayanda.tomose@stellenbosch.gov.za)
(Ward 13 – Clr Mary Nkopane – mary.nkopane@stellenbosch.gov.za)
(Ward 15 – Clr Elliot Phakamisa Masimini– elliott.masimini@stellenbosch.gov.za)

From the period 1984 to 2015 the planning approval processes for the re-development of the old Kayamandi township area and the 18.5 ha extension area vested with the Provincial Government Western Cape: Department Community Services and the Department of Land Affairs. The planning approval function was later done by the Department of Housing, Local Government and Planning: Provincial Government Western Cape. Aspects pertaining to land development and the establishment of development boards were done in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and the Less Township Establishment Act, 1991 (Act 113 of 1991).

The said provisions applied to the following projects:

- *Project 4 A (Erven 1080 to 1112, Kayamandi) (Ward 12)*

The 146 units were developed as rental stock units. The relevant statutory approvals (consolidation of land units) are required in order to enable the registration of the sectional title scheme on the consolidated properties.

A service provider appointed to entail the amendment of the approved General Plan.



- *Project 4 B (Red Bricks Hostels - Erven 112, 114, 115, 116) (Ward 13)*

The project formed part of the hostel upgrading programme for Kayamandi and was implemented and constructed during 2004. It comprised the consolidation of erven 112, 114, 115 and 116 as



registered in terms of General Plan.

	Action	Key Finding	Status
3.	Project 5A	General plan submitted to the Provincial Government of Western Cape.	Ongoing
4.	Project 5B	Partially completed, a total of 42 units have been built.	Ongoing - application on hold until PoA has been concluded.
	Project 8	A service provider has been appointed to finalise township establishments. A NID application was submitted and was approved accordingly.	Completed
5.	Engineering Information Requested	Requested that as-built information be obtained and submitted	Completed
4.	Land Use Approvals	Application has been submitted to Department Land Use Planning during November 2022	Approved

Table 11: Summary of progress

6.2.10 Maasdorp Village

(Ward 2 – Cllr Wilhelmina Petersen - wilhelmina.petersen@stellenbosch.gov.za)

The service provider submitted the Land Use Planning Application to the Department: Land Use Planning and was advertised for public participation during February 2023.

Planning approvals anticipated to be obtained during 2023/24 financial year.

	Action	Key Finding	Status
1.	Tender (Advertised)	Service provider appointed.	Completed
2.	Extension of service provider	Has been requested and advertised	Completed
3.	Council	Approved the amendment to the existing appointment.	Completed
4.	Land Use Planning Act (LUPA)	Service provider submitted LUPA to the Department: Land Use Planning	Ongoing – application submitted during June 2022.

5.		Land Use application advertised for public comment/s	Ongoing
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Table 12: Summary of progress

6.2.11 Erf 7001, Cloetesville

(Ward 17 – Clr Peter Johnson - peter.johnson@stellenbosch.gov.za)

Phase 3 of the Project has commenced following the completion of relevant studies in Phase 2. A site analysis was conducted to determine the site's opportunities and constraints as well as key informants for future development of the site. The findings of the site analysis are included in the Status Quo Report and were also presented together with a high-level concept during a progress meeting on 26 September 2022. Site analysis forms the base for the development of the concept.

The information gathered during the site analysis stage was used to formulate various proposed development options for the site of development. The various options for the site concept were presented to Stellenbosch Municipality on the 14th of October 2022 and some amendments were made to the presentation. The updated presentation with layout options were sent to the Municipality on 16 November 2022. The Municipality requested some further amendments to the presentation which have also been made.

The engineers are currently estimating the infrastructure requirements for each layout option which will provide the municipality with a cost benefit analysis to assist with the motivation of which layout and density will be preferred.

Once a preferred concept is selected, the layout plan will be submitted to Council for finalisation and will form the basis of the preplanning application and land use planning application.

	Action	Key Finding	Status
1.	Request for Proposal (RFP)	The advertising of professionals to obtain town planning and development rights	Completed
2.	Technical Evaluation of bids (received)	Technical evaluations have been concluded.	Completed
3.	Service provider	Appointed to undertake a Broad Conceptual Urban Design framework	Completed
4.	Service Level Agreement (SLA)	SLA to be concluded	Completed
5.	Development rights	Obtaining of development rights	Ongoing

Table 13: Summary of progress

**6.2.12 Farm 527, Jamestown (Phase 2, 3 and 4)
(Ward 21 – Clr Mynard Slabbert –**

The process and timeframe for this project will be concluded over a period of two (2) years, although Phase 2 and 3 will continue much sooner given the current development rights in place.

The Provincial Department of Human Settlements approved the funding for the outer years after the Business Plan has been Gazetted during March 2022. Therefore, the user department could only appoint

a service provider during June

2022 to undertake a broad conceptual urban design framework for a portion of Portion 7 of Farm 527 and remainder Farm 527, Stellenbosch, and to obtain town planning and development rights.

The Rezoning and Subdivision application that was submitted to the Municipality’s Town Planning Department on 9 December 2022, is currently in a public participation process.

In an email dated 11 January 2023, the Municipality’s Town Planning Department confirmed that the application was assessed and deemed to be complete: “Pre-scrutiny of your documentation as submitted on has been completed. The documentation for your application is considered complete...”

The Status Quo analysis for Phase 4 has commenced but was delayed due to the access to the site that was restricted by the current tenant. The botanical study, land surveying, agricultural study and geotechnical investigations have been delayed.

Approval of the Land Use Planning application is anticipated by September 2023 for Phase 2 and 3.

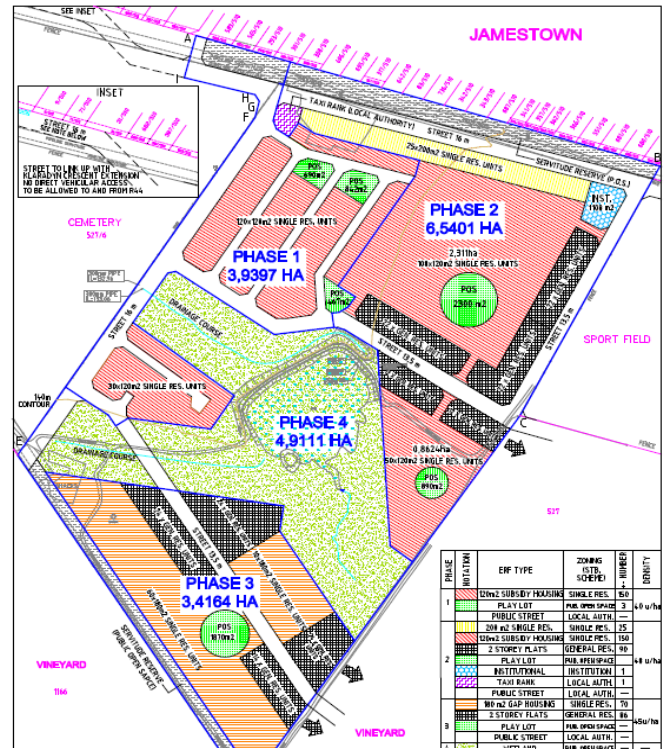


Figure 5: Approved Development Plan

PraktiPlan FARM 527/4, STELLENBOSCH DEVELOPMENT PLAN

Stellenbosch Municipality

Yemo/Pret. HVS Basis / Basis info. HAN STB

Datum/Date 17/6/2011 Skaal/Scale NVS

	Action	Key Finding	Status
1.	Tender Advertised	To appoint a service provider to undertake a broad conceptual urban design framework.	Completed
2.	Bids	Technical evaluations have been concluded	Completed
3.	SCM	Currently evaluating the bids to appoint a suitable service provider	Completed
4.	Service provider	Appointed to undertake a Broad Conceptual Urban Design framework	Completed
5.	Service Level Agreement (SLA)	SLA to be concluded	Ongoing – to be finalised before end December 2022.
6.	Submission of Land Use application	Land Use Application for Phase 2 and Phase 3	Await planning approval by September 2023

Table 14: Summary of progress

6.2.13 Vaaldraai

THE STELLENBOSCH MUNICIPALITY HAS AN IMPORTANT RESPONSIBILITY OF ENSURING THAT ALL ITS CITIZENS RESIDE IN DEVELOPABLE, FORMALISED, SAFE AND SUSTAINABLE HUMAN SETTLEMENTS AND TO THE EXTENT POSSIBLE, WITHIN CLOSER PROXIMITY TO EMPLOYMENT OPPORTUNITIES THAT WOULD IMPROVE THE QUALITY OF LIFE OF ALL CITIZENS. IN MAY 2019, COUNCIL RESOLVED THAT A FEASIBILITY STUDY MUST BE UNDERTAKEN FOR FARM 34, VAALDRAAI WHICH IS MANAGED BY PROVINCIAL GOVERNMENT.

On 16th May 2019, Western Cape Department of Transport and Public Works, issued the Stellenbosch Municipality with a special Power of Attorney (POA) to undertake a feasibility study at Vaaldraai.

The Municipality appointed a service provider which conduct a feasibility report to determine the suitability of the land for further township development. The feasibility study was submitted to Council and was approved.

Discussions with the Provincial Department of Transport and Public Works took place given the fact that the said area is outside the urban edge with bulk infrastructure challenges.

This portion of land will be subject to investigation by the Department: Development Planning in terms of its future housing development potential and only thereafter the determination of a housing project will be commissioned or not. It should be noted that this land does not belong to the Municipality and is a provincially driven project.

6.2.14 La Colline Precinct

The La Colline Precinct comprises erven 2644, 2645, 2660, 2661, 2666, 2667, 2683, 2684, 2727 (General Residential) and 2729 Stellenbosch (Public Open Space). The La Colline Precinct, just a short walk north from the Teen-die-Bult and Lapland Precincts, is easily accessible via Helshoogte Road from the east, Ryneveld Street from the south and R44 from the north.

The La Colline Precinct consists of residential properties built around a public open space, Tobruk Park (which forms part of the La Colline Precinct erven) and an additional public open space called La Colline Park. The residential properties are developed with low rise duplex flats that appear to be structurally sound with some minor cosmetic remedial work required.

These properties are owned by the Department of Local Government and Housing and the Stellenbosch Municipality.

It should be noted that according to 36th Council meeting dated 2020-07-29 Item 11.4.1 resolved as follows:

- “(a) *That Council takes note of inputs/comments that were received, following the public notice advertised;*
- (b) *that a phased approach be adopted to implement social housing in Stellenbosch;*
- (c) *that the property situated to the north of the town opposite Kayamandi, erven 81/2 and 81/9, Stellenbosch commence with the procurement process to appoint a suitable SHIs and/or ODAs;*
- (d) *that phase 2 commence after the successful completion of the development as mentioned in the (c) above on Remainder of erf 2149 better known as Lapland;*
- (e) *that phase 3 commence after the successful completion of the development as mentioned in the (d) above on Remainder of Farm 180 better known as Teen-die-bult; and*
- (f) *that Council makes a final determination for the administration to commence with a process towards entering into **Land Availability Agreements** with SHIs and/or ODAs successful in a Public Competitive Process.”*

Therefore, the department is currently in the process to implement its first Social Housing project on Farm 81/2 and Farm 81/9, Stellenbosch, as the beginning of its Social Housing programme rollout.

According to the approved Housing Pipeline, it is proposed that the residential properties remain as is and be the trade-off for the density maximisation development on the consolidated Teen-die-Bult sites. The open spaces should be developed as active open spaces for the enjoyment of the residents.

	Action	Key Finding	Status
1.	Feasibility Studies	To determine the suitability to establish a residential development and to conduct specialist studies to the site.	To be confirmed
2.	Request for Proposal (RFP)	<ul style="list-style-type: none"> • To invite delivery agents that can access Social Housing Regulation Authority (SHRA) Capital grants; • to submit a Concept Proposal, and • to develop Social Housing. 	To be confirmed

6.1.15 De Novo

The land portion is currently outside of the municipal approved urban edge.

Given the costs associated with the obtaining of development rights for the 300 new housing opportunities on the De Novo site, when considering the needed bulk network upgrades, the Acting Head of Department of PDoHS consented to formally close the De Novo 300 IRDP Project and to refer the Power of Attorney back to the DTPW. It should be noted that this land does not belong to the Municipality and is a provincially driven project.

6.3 STRATEGIC DOCUMENTS

6.3.1 Integrated Human Settlement Plan for Stellenbosch Municipality

It is a municipal priority that the Stellenbosch Municipality's Integrated Human Settlement Plan (IHSP) be compiled in line with the Western Cape Government: Department of Human Settlements'.

It is furthermore a requirement that the above IHSP be aligned with the Stellenbosch Municipality's approved Integrated Development Plan and Spatial Development Framework.

A service provider was appointed to compile an Integrated Human Settlement Plan for Stellenbosch Municipality.

The final draft revised Integrated Human Settlement Plan was submitted during March 2023 to the user department for final review and comment. The final draft IHSP will be workshopped with internal departments for comments. Once all comments and amendments are received, an agenda item will be submitted to Council for approval.

6.2 HOUSING ADMINISTRATION**6.2.1 Job creation**

The table below provides a number of jobs created through various mechanisms (EPWP, temporary contracts and local labour derived from housing projects):

EPWP Artisan Assistants	11
EPWP Emergency Housing Field workers (TRA)	7
EPWP Housing Rental Stock (cleaners)	23
EPWP Title Deed Restoration Programme (Field workers)	10
Total	51

6.2.2 Beneficiary administration process (new projects)**6.2.2.1 Idas Valley Integrated Residential Development Programme**

- ***Subsidy approvals (cumulative totals)***

The total number of houses in the Idas Valley housing project is 87 units. A total of 87 subsidies have been approved during the 2020/2021 financial year.

The department is continuing giving support to middle-income earners with their applications for Finance Linked Individual Subsidy Programme (FLISP) and submitting their application forms to the Provincial Department of Human Settlements (PDoHS) for approval.

- **Title Deeds Registration**

Total Number of Houses	87
Total number of houses handed over to date	87
Title Deeds Registered to date	85
Title deeds handed over to beneficiaries to date	83
Title deeds still to be handed over	2
Late Estates to be finalized	2

- ***Housing Handovers***

All houses in the Idas Valley low-income housing project had been handed over by the 2nd of March 2021.

- ***Title Deed Handovers***

On 29 April 2021, when the Executive Mayor handed over 77 title deeds to their rightful beneficiaries in the Hillside Village low-income housing development, another 8 title deeds in this development had registered in the Deeds Office but had not been released yet. On 16 and 17 September 2021, six of these beneficiaries received Consumer Education and took possession of their respective title deeds. Two more title deeds are due to be handed over, subject to inspection reports from the Social Worker.

The final two transfers in the development comprise Late Estates. Valuation Certificates for properties in this development could only be issued from 1 July 2021, in terms of the approved budget. Valuation certificates have been provided to both families. Upon receipt of the Letters of Authority from the next of kin, the necessary documentation will be finalised to enable transfer of these properties into the Late Estates.

6.2.3 Longlands low-income housing project

- **Subsidy approvals**

A total of 77 subsidy applications for the Longlands property residents were submitted to PDoHS of which the following outcomes were received:

Application forms sent back or declined	3	
Application Declined applicant deceased	1	
Application awaiting outcome	1	
Applications sent back – outstanding docs	2	
Declined – Combined Salary too High – too young	3	
Approved	56	APPROVALS
Declined - Combined Salary too High	11	
Total	77	67

Approvals will received top-structures, whilst the 11 applications of which the income were too high and will be accommodated with enhanced serviced sites. This brings the total of the approvals for the Longlands property residents to 67.

Outcomes on the sent back applications are still awaited.

The total applications submitted in respect of both the Longlands property residents and the wider Vlottenburg area, inclusive of the eviction cases and their outcomes are as follows :

Status Description	Count
Application forms sent back	6
Approved	90
Declined - Applicant Deceased	1
Declined - Combined Salary too High	20
Declined – Single	1
Verified - Failed Deeds Search	2
Verified - Failed Population	4
Verified and passed Searches	1
Total	125

Approved = 90 plus the verified and passed searches (1) = 91

Enhanced serviced sites (Longlands) = 11

Enhanced serviced sites (K Kirsten) = 4

TOTAL = 106

PDoHS have also indicated that they are reserving two (2) sites for Military Veterans.

Regular meetings with the Longlands/Vlottenburg Beneficiary Committee have been held to address any concerns, discuss submissions of the subsidy applications, assist with clarification of the site progress, etc. These meetings have enabled transparency in respect of the project and its progress.

On 29 July 2022, the Executive Mayor handed over the first 19 houses to their rightful beneficiaries in the Longlands low-income housing development. On 28 July 2022, these beneficiaries received the necessary Consumer Education and signed their deeds of sale.

Further handovers of houses have been undertaken as the houses have become completed and have received their Occupation Certificates. All 89 houses have been handed over to their respective beneficiaries.

6.2.4 Transfer of ownership of houses

- Title Deeds Restoration Programme**

The Conveyancing Attorney firms appointed in terms of B/SM 61/21, received a total of 102 Deeds of Sale to process and lodge for transfer in this quarter. A total of 21 transfers have registered and a further 29 have been lodged at the Deeds Office are due to register by 28 March 2023 during this quarter.

Sixteen title deeds (in Kylemore, Kayamandi Franschoek and Cloetesville) have been handed to their respective recipients in this quarter. Title deed handover arranged for 27 March 2023 in Kayamandi to hand over an additional 42 Title deeds.

- Outstanding Title Deeds: Status quo report**

PROJECT NAME	TOTAL UNITS	LAND USE PLANNING APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
Costa land (Kayamandi)	251	NO	COMPLETED	CURRENTLY IN PROCESS	173	78	The surveying of the entire project has been completed. Completion of Deeds of Sale has commenced. Beneficiaries are very slow in coming to the office to sign necessary documentation. Deceased estates are a problem especially where owners passed away intestate.	EPWP fieldworkers have been appointed to assist with tracing of beneficiaries and delivery of letters and doing follow ups. Department has also rolled out Housing Consumer Education Programmes to educate beneficiaries on processes to register deceased estates.
Watergang - Thubelitsha (Kayamandi)	533	No	COMPLETED	CURRENTLY IN PROCESS	420	113	The surveying of the entire project has been completed. Completion of Deeds of Sale has commenced. Beneficiaries are very slow in coming to the office to sign necessary documentation. Deceased estates are a problem especially where owners passed away intestate.	EPWP fieldworkers have been appointed to assist with tracing of beneficiaries and delivery of letters and doing follow ups. Department has also rolled out Housing Consumer Education Programmes to educate beneficiaries on processes to register deceased estates.
Snake valley	164	NO	COMPLETED	CURRENTLY	111	53	The surveying of the entire project has	EPWP Fieldworkers have been appointed

(Erf 1832 KM) (Kayamandi)				IN PROCESS			been completed. Completion of Deeds of Sale has commenced. Beneficiaries are very slow in coming to the office to sign necessary documentation. Deceased estates are a problem especially where owners passed away intestate.	to assist with tracing of beneficiaries and delivery of letters and doing follow ups. Department has also rolled out Housing Consumer Education Programmes to educate beneficiaries on processes to register deceased estates.
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PROJECT NAME	TOTAL UNITS	LAND ACQUISITION APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
48 Red Bricks Units (Kayamandi)	48	YES	NO	NO		48	Amendment of the approved General Plan and once completed to be submitted to the Surveyor General Office for registration.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has commenced with the initial processes.
18 and a half hectare (Kayamandi) (Erf 1070 KM) GP3443/1993	(205 – 41) 165	YES	NO	NO	76	89		A portion of this General plan forms part of B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has commenced with the initial processes. The remaining 165 units is

								currently in the process of being transferred.
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PROJECT NAME	TOTAL UNITS	LAND USE PLANNING APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
Maisonette PTN OF 18 and a half hectare/Snake valley (Kayamandi)	175	YES	NO	NO	0	175	Closure of open public space. Registration of the General Plan.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has commenced with the initial processes.
Town Centre units (Kayamandi)	52	YES	NO	NO	0	52	Amendment of the General Plan as the project was reduced before submitting for registration at the Surveyor General's office.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has commenced with the initial processes.
Mpelazwe (Kayamandi)	54	YES	NO	NO	0	54	Formal rezoning and subdivisions and closure of public roads to be finalized before registration of the General Plan.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The

									professional team has commenced with the initial processes.
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PROJECT NAME	TOTAL UNITS	LAND USE PLANNING APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
The Steps / Orlean Lounge (Cloetesville)	166	NO	NO	NO	0	166	Department: Project Management Unit (PMU) are busy with rectification programme of the entire project. Once rectifications are completed, the finalisation to sign Deeds of Sales will commence.	The project is a multi-year project and will be completed in 2023. The plan is to start with the transfer programme for each house completed. The department has commenced with engaging the occupants of the first 50 units which have been upgraded to sign deeds of sale. Some of them have however indicated that they are still awaiting the completion of some snag items prior to their willingness to sign. The subdivision has lapsed and will require new land use approval.
Smartie Town (Cloetesville)	106	NO	NO	NO	3	103	Department: PMU have completed the rectification programme of the entire project. The Deeds of Sale can only be signed when the beneficiaries agree to do so. The General Plan also needs to be registered.	The rectification programme was completed on 30 June 2021. The department has commenced with engaging the beneficiaries to sign documents for transfer, but many beneficiaries still refuse to sign Deeds of Sale, citing bad workmanship as reasons.
Digteby, Vlotenburg	20	YES	NO	YES	0	20	Access road to be registered at the Deeds Office by the Department: Housing Development.	As soon as the access road has been registered at the Deeds offices, transfers will commence.

TOTAL OUTSTANDING TRANSFERS	951
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6.2.5 Housing Demand Database system and the mobile app

The updating of the housing demand database is on-going so as the sanitizing of the list which includes removal of deceased, duplicates and applicants who have been assisted with housing before or are previous homeowners as per below tables:

HOUSING DEMAND DATA									
DATA ANALYSIS	NO RESIDENTIAL ADDRESS IN FIELD 1, 2,4 & 5		STATUS = NEW	STATUS= WAITING	STATUS= CANCELLED	STATUS= ASSISTED	STATUS= DORMANT	GRAND TOTAL ON DATA-BASE	
MUNICIPALITY	TOTAL	PERCENT	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	
STELLENBOSCH	0	0,0%	6	18389	10430	957	1430	31212	
AGE BREAKDOWN									
MUNICIPALITY	< 30	30 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 AND ABOVE	UNKNOWN AGE	GRAND TOTAL
STELLENBOSCH	864	3720	2794	2857	2743	2068	3343	0	18389

6.2.6 Consumer Education

Project Name	Number of Beneficiaries Trained Jan & Feb (but March data not complete)	Description of HCE Training (Handover/Title Deeds/WCHDD/FLISP/Walk-ins)
Kayamandi/Kylemore/Franschoek/Klapmuts/Cloetesville	16	Title deed handovers
N/A	305	Cosumer Education
N/A	1234	Registration (officials)
N/A	290	Maintenance complaints & other
N/A	235	WCHDD updates (Jan & Feb) March outstanding
N/A	145	WCHDD new (Jan & Feb) March outstanding
N/A	1325	Walk-ins (Jan & Feb & up to 24 March 2023)
TOTAL	3550	

6.2.7 Management of rental stock

Progress with eviction

The increase of crime has doubled, especially in Council rental stock. The loss of life is feared by officials who are conducting surveys or inspections in the rental units. Delivering of letters also poses at risk and in most cases our officials have to be accompanied by Law Enforcement officers who also have a challenge of being short staffed. They are that is red flagged is Cloetesville with increased gangsterism. The department has held meetings with the security cluster to discuss anti-social behavioural issues and crime in our flats.

The actions taken to deal with these issues include writing letters to tenants, conducting interviews, Housing Consumer Education workshop and the last resort being evictions. The eviction process is quiet lengthy and very expensive and the other challenge to successfully evict tenants is the fact that Council does not have alternative accommodation when eviction has been granted by the court of law.

- **Vacant staff rental houses**

All staff rental units are allocated and occupied.

- **Cleaning of Public Rental units**

Cleansing of public/staff units takes place in the undermentioned areas as seen below. Permanent staff in conjunction with the EPWP workers are responsible to keep the rental premises in a pristine condition. Cleansing of grounds and staircases takes place on a daily basis. Inspections are done on a daily basis, by the supervisors to ensure that Council's rental units is cleaned properly.

	Place	Total
Jan-Marc	Aurora, Lavanda and Phyllaria Flats	221
	Cloetesville Flats	132
	Rhode Street Flats	72
	Maisonettes Flats	36
	146 Units Kayamandi	146

- **Cleaning of Staff Rentals units**

	Place	Total
Jan-March	Bellrive	25
	Teen-die-Built	12

- Maintenance – Plumbing and carpentry

Two artisans were permanently appointed to do specialised service at the rental units. Maintenance complaints that were outstanding for more than 4 years efficiently and effectively been dealt with at all rental units of Council. It should be mentioned that another plumber has been appointed from 1 April 2022 under Directorate: Corporate Services and he will be responsible to maintain the plumbing of all municipal buildings.

Jobs/ Fixtures completed	Place	Total
Jan-March	Plumbing & Carpentry	172

- Anti-social behaviour complaints

Anti-social behavioural complaints are dealt with in terms of the antisocial behavioral policy approved by Council. These complaints includes drug trafficking/selling of liquor nuisance and noise in Council rental units. Normally transgressors are invited for a interview and to mediate. Some of these cases can be resolved amicable, however some of these cases went to court for especially where tenants are having interdicts against one another. The courts informed Stellenbosch Municipality that they nhave to resolve their own ant-social behavioral problems and will not intervene in the decision of the Stellenbosch Municipality.

The following processes are followed by Department: Housing Administration against tenant that is non adhering to the rental agreement.

- ❖ Warning letters are drafted by Department: Housing Administration and signed of receipt by the legal tenants.
- ❖ After three written warnings, the cases are referred to the Department: Legal Services to be dealt with. The process of eviction is almost non-existent.

To assist with conflict of Landlord and tenant , the rental tribunal of Provincial Administration extended their services to housing administration.

They proposed that municipalities appoint a designated person for conflict resolution. Their powers are equal of the magistrate court and a state governing body whose service are free. A invitation will be extended to the decision makers of council to buy into the service to assist with the anti-social behavioural problems in the greater WCO24.

Jan-March	68
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- **Indigent applications and approvals**

These applications are investigated and completed as well as approved by housing officials and approved by the Manager: Housing Administration before it is submitted to the Department: Financial Services for execution.

It should be noted that no indigent applications were processed for the 3rd quarter of this financial year.

- **Housing related interviews and letters**

Housing officials have these interviews with members of the public for different reasons. They normally seek housing assistance or has a problem if they are already tenants. Housing related issues that cannot be resolved are escalated to the Manager: Housing Administration to be dealt with.

The Manager: Housing Administration is also responsible for all correspondences that are distributed to Council's tenants during the period of January – March 2023:

Correspondence and interviews	69
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- **Walk-ins – Housing related interviews**

All housing related queries for people who visit the office daily for the 3rd quarter:

Jan-March	1871
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- **Occupancy Surveys**

The survey in all rental stock is required to be done every two years. The appointed EPWP fieldworkers conduct surveys for the department and also verify occupancy in all the rental units as well as TRA's in the areas mentioned underneath.

The Department: Housing Administration is also responsible for managing the TRA's, addressing anti-social behavioral problems, relocations, assisting with provision of services etc.

Informal settlement coordinate with different user departments for the provision of electricity and other basic services.

	Place -Kayamandi	Total
Jan-March	Phyllaria	35
	Aurora	35
	Lavanda	39
	Kayamandi	57
	Totals	166

- **Allocations for rental stock**

Allocations for rental units takes place strictly according to the waiting list criteria approved by Council on 25 June 1996. Allocations pertaining to legalization of illegal occupants is also done in terms of Legalisation policy .

	Place	Total
Jan-March	Cloetesville	13
	Kayamandi	
	Stellenbosch Town	

6.2 INFORMAL SETTLEMENTS

6.3.1 Relocations

i) Longlands, Vlottenburg

The Department: Informal Settlements has successfully eradicated Longlands informal settlements subsequently relocating 80 households from Longlands, Vlottenburg into the new temporary relocation units (wendy houses) with access to basic service (water, toilets and electricity) (see images 1 and 2 below).

Image 1: Wendy houses and services

Image 2: Longlands informal settlement

ii) Zone O, Kayamandi

The relocation of 55 (fifty-five) households from Zone O has reference:

- The Memorandum of Understanding (MoU) between the non-qualifiers and the Municipality has been finalised and scheduled to be signed during March 2023;
- The department has constructed 25 (twenty five) out of the planned 35 (thirty-five) wendy houses to date (see images 3 and 4 below);
- The project has been delayed in terms of completing ablution facilities and that affected the relocation programme. Its anticipated that the relocation will commence on or about the 29 March 2023.



Image 3: Wendy houses



Image 4: Wendy houses

6.3.2 Verification of households at Enkanini Section A, B, C, D and F for electrification

The department has completed the verification of 1 300 (one thousand three hundred) households at Enkanini, Khayamandi. The project commenced on the 8th March 2023 with site establishment. The project is ongoing (see image 5).



Image 5: Section F, Enkanini

6.3.3 Informal settlements basic service requirements

The Department: Informal Settlements continues to monitor and report the provision of basic services in the informal settlements, the table below illustrate the basic service required to meet the national standard of access to basic services.

Number of ablution facilities provided by Council	Number of taps and tanks provided by Council	Informal settlements with grid electricity	Number of informal settlements recognised by Council	Informal settlements electricity	Performance comment
			27		
			2 - Klapmuts Farm, Klapmuts and Covid informal settlement, Lanquedoc		Klapmuts farm- Settlement not recognized, land initially used for live-stock farming with 32 structures. Over time more households erected

					structures. (2018 in-house survey) Covid IS- an illegal invasion of private property (2020)
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<i>Number of ablution facilities provided by Council</i>	<i>Number of taps and tanks provided by Council</i>	<i>Informal settlements with grid electricity</i>	<i>Number of informal settlements recognised by Council</i>	<i>Informal settlements electricity</i>	<i>Performance comment</i>
			21 202		
			24 377		
1148					
2209					
119					
	570				
	466				
	28				
				22	
				7	

Table 1: Basic service requirements

6.3.4 Demographics and service levels in all informal settlements

The informal settlements matrix provides a broader context of the demographics and the level of services provided to the 28 informal settlements recognized by Council.

- Watergang Informal Settlements (WIS);
- The department recently delivered 10 (ten) chemical toilets to WIS on 15 March 2023 and placed them on the upper side of the settlement;
- The informal settlements matrix details the levels of basic service provided to the 27 (twenty seven) settlements in WC024, see attached as **ANNEXURE 1**.

6.3.5 Disaster Management

The department completed and submitted 20 (twenty) verification reports to disaster incidents within 24 hours, see table below.

<i>Incidents reported in</i>	<i>Number of fires verified</i>	<i>Number of structures affected by fire</i>	<i>Number of people affected by fire</i>	<i>Number of structures affected by floods or Wind</i>
Formal settlements (Backyard structures)	6	32	63	-
Informal settlements	14	126	373	-
Total number of fires and structures impacted by incidents all areas	20	158	436	-

Table 2: Verification report to disaster incidents

6.3.6 Informal settlements and backyarders enumerated

- **Backyarders**

The department has completed the Terms of Reference to request technical and financial proposals from a service provider listed under Panel A on BSM 101/21 to undertake backyard dwellers survey at Groendal and Mooiwater respectively. The submission of the Terms of Reference to the Bid Specification Committee before end of April 2023.

6.3.7 Review the Informal Settlement Strategy

The department in process to revisit the Informal Settlements Strategy. It should be noted that the review of the Informal Settlements Strategy is estimated to be completed by 31 May 2023.

6.3.8 Review the Annual Enumeration Questionnaire

The completed review of the Annual Enumeration Questionnaire is estimated to be completed by 31 June 2023.

6.3.9 Summary of eviction matters as of 24 March 2023

Month	Site Visits	Meaningful Engagements	Department Reports	Court Orders	Settlement Agreements
January 2023	2	0	7	1	2
February 2023	1	2	3	2	1
March 2023	4	5	5	1	0
Total	31	42	34	12	8

Table 3: Eviction matters

6.3.10 Evictions granted by the Court

The Municipality engages on a weekly basis with families that are being evicted through Court proceedings. This process of meaningful engagement/s include the Applicant, the Respondent(s), the Chief: Legal Advisor of the Municipality, Manager: Informal Settlements and Administrative Officer: Emergency Housing. The objective is to find an amicable solution taking into consideration the Municipality's Constitutional obligations.

Below find the urgent matters whereby court orders / eviction notices have been issued:

No	Matter	Ward	Case No	Number of residents	Court Order Date	Vacate Date	Sheriff Date
1.	Valentyn Carolus // Leslie Pieters / Sibill Pieters	5	1145/2021	5	01/09/22	02/12/22	05/12/22
2.	Stellenbosch University // Edwina Moses // Tony Moses	7	8160/22	No record on file	28/04/22	09/06/22	
3.	Neobel Sewe (Pty) Ltd // Kleine Zalze	21	930/22	6	07/04/22	11/05/22	13/05/22
4.	Farm Banhoek // Benjamin Andre Booyesen & Lowickus Muller & 4 others	5	LCC92/18	4	29/08/22	30/09/21	
5.	Anna Hoffman // Frederick Hoffman	1	1398/21	5	25/03/22	18/02/21	
6.	S2Z Investments // Coleen Leith	4	277/21	6	17/02/22	30/04/22	06/05/22
7.	Stellenbosch University // Richard Retolla	21	LCC63/21	2 respondents	09/02/22	31/03/22	
8.	Desroy Steyn // Chantal Pieters	16	1228/21	5	09/12/21	28/02/22	04/03/22
9.	Esme Smith & 3 others // Thomas Bradford	19	1296/21	1	14/04/22	30/06/22	Cost order

Table 4: Evictions granted by the court

6.4 Financial Implications

The financial implications are based on the approval of projects as per the Business Plan of PDoHS and according to the approved municipal budget.

6.5 Legal Implications

There are no legal implications.

6.6 Previous / Relevant Council Resolutions**SECTION 80 HUMAN SETTLEMENT MEETING: 2023-02-01: ITEM 5.2.1****RESOLVED** (nem con)

- (a) That the Ward Councillor(s) take note of the progress report from the Division: Integrated Human Settlements for the period October 2022 until December 2022; and
- (b) that Council take cognizance of the evictions granted by a competent court (item 6.3.7- Department: Informal Settlements) and the provision of alternative accommodation that should occur.

6.7 Risk Implications

Risk is managed per individual project and/or programme.

ANNEXURES

Annexure 1: Informal settlements matrix - the levels of basic service

FOR FURTHER DETAILS CONTACT:

NAME	Anthony Barnes
POSITION	Director: Planning and Economic Development
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8493
E-MAIL ADDRESS	Anthony.barnes@stellenbosch.gov.za
REPORT DATE	26 May 2023

ANNEXURE 1

Cluster	1					2													3			4			5							
	Transit Camp (Devon Valley)	Longlands Farm	Mountain view (Jamestown)	Jonkershoek / Fisheries Compound / Assegathos	Ma Tops	Enhleini Kayamandi	Watergang Informal Settlement	Zone A	Zone D	Zone F	Zone I	Zone J	Zone K	Zone L	Zone M	Zone P	Zone O	Slabtown (under the bridge)	Syphala	Erf 64 Kyalame	Ghiff Pniel	Meerlust Simonidum	Covid Camp	La Rochelle	Mandels City	Klapmuts farm	Mooiwater Office	Mlein Mooiwater	Langrug	TOTALS		
Demographic	Ward	11	20	21	5	21	12	12	13	14	14	14	15	15	15	15	12/14/15	14	12	4	4	3		18	18		1	1	1&2			
	Land Ownership	M	P	M	P	M	M	M	M	M	M	M	M	M	M	M	M	M	M	P	P	P	P	M	M	PW	M	M	M	25317		
Basic Services	Population	59	186	427	354	6	5551	1792	3129	196	323	288	1110	404	404	122	91	3928	78	453	29	31	120		72	1018		80	202	4864	11247	
	No of Informal dwellings	17	90	204	128	1	3172	1420	606	107	183	160	425	196	241	50	59	1427	26	219	8	11	33		33	536		24	64	1807	12161	
	Households	17	81	204	128	1	3534	1187	1043	120	205	209	425	203	277	49	77	1427	26	219	8	11	33		33	600		25	64	1955	12161	
	Chemical toilets	0	0	73	15	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0		0	0		0	5	0	109	
	Waterborne toilets	17	76	40	5	1	160	36	164	4	37	41	73	11	52	21	5	103	10	14	0	0	0		40	28		2	16	192	1148	
	Sewer Required	4	35	33	25	1	507	201	209	24	41	42	85	40	55	24	15	285	15	24	2	3	3		7	120		5	13	391	2209	
	Broken toilets	7	0	40	5	1	32	0	1	0	0	1	0	0	2	1	0	5	2	10	0	0	0		0	0		2	10	52	179	
	Sewer shortfall / surplus	13	41	80	-5	0	-347	-155	-45	-20	-4	-1	-12	-29	-3	-3	-10	-182	-5	-10	4	-3	-3	0	33	-92	0	-3	8	-199	-952	
	Toilet ratio	1:2	1:9	1:4	1:13	1:1	1:15	1:49	1:6	1:30	1:6	1:5	1:5	1:18	1:5	1:6	1:13	1:6	1:9	1:1	0	0		1:1	1:30		1:13	1:3	1:10	1:4		
	Communal Stand pipe	2	0	40	4	1	63	21	81	3	21	17	39	6	22	13	5	86	8	7	1	1	1		1	24		1	3	78	466	
	Water Required	1	9	7	5	1	101	71	42	5	8	8	17	5	11	2	3	54	1	5	0	0	0		0	0		1	6	32	211	
	Broken Taps	2	0	20	5	0	26	0	31	0	6	1	2	3	18	13	0	38	4	3	0	0	0		0	0		1	5	16	104	
	Water Shortfall	1	-9	33	-1	0	-38	-50	39	-2	13	9	22	1	11	11	2	32	7	2	1	-1	-1		13	-13		0	0	1	21	
	Water tanks	0	0	0	0	0	7	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		0	0		0	0	1	21	
	Ratio	1:1	0	1:4	1:32	1:1	1:44	1:85	1:13	1:40	1:10	1:12	1:10	1:34	1:13	1:4	1:15	1:16	1:3	1:1	1:4	0	0		1:2	1:55		1:13	1:8	1:34		
	Water meters	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	1
	Unmetered water	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	27
	Electricity (Y/N)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	22
	Electricity Provider	M	M	E	E	E	M	None	M	M	M	M	M	M	M	M	M	M	None	M	E	None	None	None	E	None	M	M	M	M	M	25
	Refuse	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	Y	Y	Y	Y	22
	Access Roads	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y	N	N	N	Y	Y	N	N	N	N	N	2
	Storm water	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	20
	Solid Waste	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	N	N	Y	Y	Y	20
	TRA Units	Wendy houses/ Prefab structures	30	81	192	0	1	0	668	0	0	0	0	0	6	0	0	0	0	12	0	0	33		35	243		0	15	16	1332	

5.2.2	QUARTERLY PROGRESS REPORT OF DIVISION: INTEGRATED HUMAN SETTLEMENTS FOR THE PERIOD APRIL 2023 – MAY2023
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Valley of Opportunity

07 June 2023

1. SUBJECT: QUARTERLY PROGRESS REPORT OF DIVISION: INTEGRATED HUMAN SETTLEMENTS FOR THE PERIOD APRIL 2023 – MAY2023

2. PURPOSE

To provide a quarterly progress report with respect to the activities in the Division: Integrated Human Settlements for the period April 2023 until May 2023. This document must be read with the housing pipeline.

3. DELEGATED AUTHORITY

Section 80 Human Settlements Committee

4. EXECUTIVE SUMMARY

The **Department: Housing Development** is responsible to initiate and obtain development rights for housing projects as depicted in this report. Furthermore to co-ordinate, facilitate and promote the most suitable housing development programme/s in the WC024.

During the quarter under review, a Request for Proposal (RFP) has been evaluated and submitted to SCM to appoint a Social Housing Institute (SHI) and/or Other Development Agency (ODA), to submit a Concept Proposal, with the Pre-Feasibility and Financial (PFF) plan, to develop Social Housing on Farm 81/2 and Farm 81/9, Stellenbosch.

The user department was requested by Finance department to appoint a service provider that would provide the municipality with the verification of the Nett Profit Value (NPV) submitted by all the bidders. Supply Chain Management (SCM) sourced for a second attempt three (3) quotes in order to appoint the service provider. No quotes were received by SCM for a second time. The user department then approached National Association of Social Housing Organisations (NASHO) which went on a process to source a registered and accredited service provider to assist the Stellenbosch Municipality with verification of the NPV. The closing date to submit quotes was 19 May 2023. The successful service provider was appointed on 23 May 2023 by NASHO. Once the verification is completed by the service provider, the item will then serve at Bid Evaluation Committee (BEC) for further evaluation.

The **Department: Housing Administration** is on a day-to-day basis responsible for the management (including the minor maintenance matters) of Council's staff, rental stock, emergency houses and Temporary Residential Units (TRA's). It is responsible to ensure that tenants and beneficiaries adhere to the conditions in the lease agreements and timeous response to maintenance complaints received from the units.

The department is currently busy with the registration of state subsidised houses

at the Deeds Office and dealing with the backlog of houses that were built pre-1994 up to 2010. The registering of these houses in the names of the beneficiaries and assist in dealing with matters of estates in unregistered state subsidised houses, are a priority.

The **Department: Informal Settlements** successfully relocated 33 (thirty-two) households situated in Zone O, Kayamandi and are currently busy with relocating a further 12 (twelve) households. To date 45 (forty-five) wendy houses have been constructed and delivered to beneficiaries.

The Department: Informal Settlements continues to monitor and report the growth of informal settlements in the Stellenbosch Municipality's (WC024) area, as well as the provision of basic services in the informal settlements.

5. RECOMMENDATIONS

- (a) that the Ward Councillor(s) take note of the progress report from the Division: Integrated Human Settlements for the period April 2023 until May 2023; and
- (b) that Council take cognizance of the evictions granted by a competent court (item 6.3.10- Department: Informal Settlements) and the provision of alternative accommodation that should occur.

6. DISCUSSION / CONTENTS

The Division: Integrated Human Settlements reports quarterly to the respective Ward Councillors on all activities undertaken by the Division.

6.1 DEPARTMENT: HOUSING DEVELOPMENT

6.1 CALL FOR PROPOSALS / TENDER PHASE

6.1.1 Erven 412, 217 and 284 Groendal, Franschhoek (Ward 2 – Cllr Wilhelmina Petersen – *wilhelmina.petersen@stellenbosch.gov.za*)

Discussions with the Ward Councillors have been concluded as an enquiry was raised during the discussions on Erf 284. The user department has forwarded this enquiry to Provincial Department of Infrastructure (previous known as PDoHS) and to the Directorate Corporate Services for further investigation in order to address any legalities. When all comments have been received, the item will be referred to Council.

	Action	Key Finding	Status
1.	Request for Proposal (RFP)	Requested through an approved agenda item.	Completed
2.	Site Development Plan (SDP)	Service provider drafted different site development options for Council Approval.	Await council approval of preferred SDP
3.	Layout options	Meeting held with Ward	Ward Councillors provided feedback to the

		Councillors.	user department
4.	Contractual enquiry	Enquiry directed to Provincial Department of Infrastructure (previous known as PDoHS) and Property Management	Await comment from Provincial Department of Infrastructure (previous known as PDoHS) and Property Management

Table 1: Summary of progress

6.1.2 Farms 81/2 and 81/9 Stellenbosch (Ward 16 – Cnr Elsabe Vermeulen – elsabe.vermeulen@stellenbosch.gov.za)

This item served at Bid Evaluation Committee (BEC) on 30 November 2022 and was referred back to the department. The user department was instructed to verify the Nett Profit Value (NPV) calculation of the bidders. The user department requested technical support from **National Association of Social Housing Organisations** (NASHO) who is currently assisting the Municipality with the Social Housing Programme.

NASHO followed a procurement process and appointed a registered and accredited service provider on 22 May 2023. Once the verification is completed by the service provider, the item will then serve at BEC for further evaluation.

	Action	Key Finding	Status
1.	Geotechnical Investigation(s)	The property is regarded favourable for residential development.	Completed
2.	Flood line studies	The flood level will have a low impact residential development.	Completed
3.	Traffic Impact Assessment (TIA)	The TIA concludes that the traffic impact would have minimal impact on the development.	Completed

	Action	(vi) Key Finding	Status
4.	Request for Proposal (RFP)	(vii) To invite delivery agents that can access Social Housing Regulation Authority (SHRA) Capital grants; (viii) to submit a Concept Proposal, and (ix) to develop Social Housing, (x) appointment of SHI and/or ODA by BAC	Completed Completed

			Completed Expected date during 2023/2024 FY
5.	Appointment of service provider to calculate NPV	SCM department to procure 3 quotations to calculate the NPV submitted by bidders.	Service provider has been appointed on 24 May 2023
6.	Appointment of SHI and/or ODA	(iii) Draft Land Availability Agreement (LAA) (iv) Draft Project Agreement	To be concluded after appointment of SHI and/or ODA

Table 2: Summary of progress

PRE-PLANNING AND/OR PLANNING PHASE

6.2.1 Kayamandi Town Centre

(Ward 12 - Clr Ayanda Tomose - ayanda.tomose@ Stellenbosch.gov.za)

(Ward 13 – Clr Mary Nkopane – mary.nkopane@ Stellenbosch.gov.za)

(Ward14 - Clr Maxwell Danana- maxwell.danana@ Stellenbosch.gov.za)

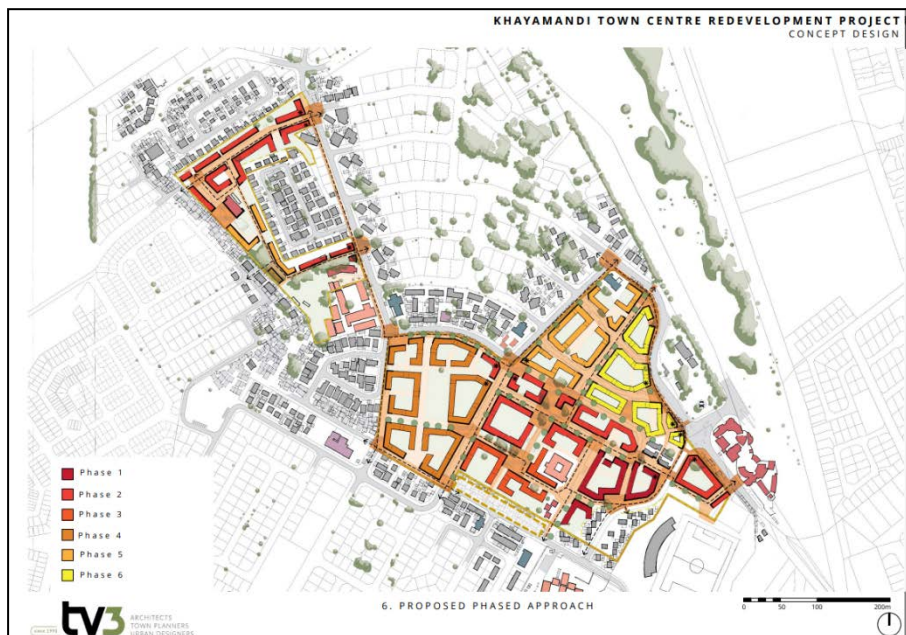


Figure 1: Conceptual layout

The professional team / service provider has submitted the Land Use Planning application during November 2022 to Department: Land Use Planning for approval. A request for the exemption from the public participation

provisions/requirements in terms of Section 60(1)(b) and (c) of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) [LUPA] was approved and the urban design proposals was circulated to internal departments for comment. On 12 May 2023, comments was received from the Directorate: Infrastructure Services requesting a meeting and presentation with the service provider and the user department to explain the various aspects of the development. The user department is in the process to schedule a meeting with the Directorate: Infrastructure Services to present the development proposal before the end May 2023.

	Action	Key Finding	Status
1.	Feasibility study	Appointed to conduct a feasibility study to assess the redevelopment of the town centre.	Completed
2.	Service level agreement (SLA)	Extended appointment of service provider beyond 23 June 2021	Completed
3.	Planning application	Anticipated approval during the 2023/24 financial year.	Submitted

Table 3: Summary of progress

6.2.2 Northern Extension, Kayamandi (Ward 12 - Cllr Ayanda Tomose - ayanda.tomose@stellenbosch.gov.za)

The Bid Adjudication Committee (BAC) approved on 03 March 2023 that two additional specialist studies be completed namely an archaeological impact assessment and a visual impact assessment on the cultural landscape. These studies are currently underway and will be completed before the end of July 2023.

The conceptual urban design concept layouts were presented by the service provider on 15 May 2023 to senior management of Directorate: Infrastructure Services. The senior officials provided comment on the layouts which will now be incorporated within the proposal before the draft layouts designs will be finalised for Land Use application submission before end of July 2023. One of the main challenges currently on the Northern Extension project is the provision of bulk service for the project. In order to address these challenges, the user department is currently in process to instruct the service provider to investigate the capacity analysis on the proposed development for the bulk water and sewer masterplan. It is anticipated that these studies will be completed before the end of July 2023.

	Action	Key Finding	Status
1.	Due Diligence Assessment	Service provider assess whether it is suitable for the expansion of a mixed-use development	Completed

	Action	Key Finding	Status
2.	Service provider	Service provider appointed to undertake a Broad Conceptual Urban Design framework and to obtain town planning and development rights.	Completed
3.	Service Level Agreement (SLA)	Concluded and will be circulated for signatures accordingly.	Completed
4.	Concept-level financial viability assessment	Critical to determine the capital cost and income level spread of the project	Ongoing
5.	Draft conceptual design layouts	The draft conceptual design proposals will be circulated to the various departments for comments/inputs.	Completed
6.	Finalising the conceptual design layouts	Incorporating all comments and inputs from various departments	Ongoing
7.	Prepare draft Land Use application	finalising the submission to submit the Land Use Application	Ongoing - before July 2023

Table 4: Summary of progress

6.2.3 Erf 64, Kylemore

(Ward 4 – Clr Ralphton Adams - ralphton.adams@stellenbosch.gov.za)



Figure 2: Locality plan of Erf 64, Kylemore

The Housing Development Agency (HDA) appointed a service provider during December 2022 to assist the HDA with the township establishment on Erf 64, Kylemore. The environmental consultant has commenced with the Basic Environmental Study process during May 2023 and have erected site notices for interested and affected parties to register for any comment. The HDA have appointed various sub consultants and is currently continuing with the specialist studies as per the scope of works. According to the project programme it is anticipated that the service provider will submit a draft layout plan and motivation before the end June 2023.

	Action	Key Finding	Status
1.	Feasibility report (DoPW&I)	Was submitted to the Directorate: Disposals	Completed

	Action	Key Finding	Status
2.	Implementation Protocol Agreement	Appointed HDA	Completed
3.	Transfer of land from DoPW&I	HDA provided the Municipality with a progress update on the project.	Power of Attorney received
4.	Funding application	The HDA to submit funding application – PID and PFR to the Provincial Department of Infrastructure (previous known as PDoHS)	PID Submitted, await feedback
5.	Procure team of service provider	The HDA is finalising the appointment of a professional team for the proposed development.	Completed
6.	Appointment of Project Steering Committee	Project Steering Committee has been appointed	Completed
7.	Concept-level financial viability assessment	Critical to determine the capital cost and income level spread of the project	Ongoing
8.	Draft conceptual design layouts	The draft conceptual design proposals will be circulated to the various departments for comments/inputs.	Ongoing
9.	Finalising the conceptual design layouts	Incorporating all comments and inputs from various departments	Ongoing
10.	Prepare draft Land Use application	Finalising the submission to submit the Land Use	Ongoing

		Application	
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Table 5: Summary of progress

6.2.4 Langrug, Franschhoek

(Ward 1 – Clr Reginald Pheiffer – reginald.pheiffer@stellenbosch.gov.za)

(Ward 2 – Clr Wilhelmina Petersen –
wilhelmina.petersen@stellenbosch.gov.za)



Figure 3: Locality plan of Langrug, Franschhoek

The departments Housing Development, Informal Settlements and Project Management Unit in collaboration with the Provincial Department of Infrastructure (previous known as PDoHS) has started technical engagements during May 2023 regarding Langrug dam. The meetings will entail to apply for funding in order to finalise the detailed planning of the rehabilitation of the freshwater dam and implement an in-situ upgrading project in Langrug. There is currently no funding available on the Business Plan of Provincial Department of Infrastructure for 2022/2023 FY to plan and implement the project. The Provincial Department of Infrastructure will discuss making funding available during their adjustment budget in September 2023. Await the funding approval.

	Action	Key Finding	Status
1.	Electrification Programme	The Municipality provides electricity to informal settlements.	Ongoing
2.	Tender	Tender to appoint a service provider to finalise detailed planning for the rehabilitation of the freshwater dam.	Pending on the availability of funding

Table 6: Summary of progress

6.2.5 Erf 3229, Mooiwater, Franschhoek
(Ward 1 – Clr Reginald Pheiffer – reginald.pheiffer@stellenbosch.gov.za)
(Ward 2 – Clr Wilhelmina Petersen – wilhelmina.petersen@stellenbosch.gov.za)



Figure 4: Locality plan of Erf 3229, Mooiwater

The project was implemented in two phases and is currently in phase two (2) of the project namely the installation of civil and electrical infrastructure. The completion date of the project is scheduled for June 2024.

	Action	Key Finding	Status
1.	Geotechnical Investigation	To determine the feasibility to develop Erf 3229 as a temporary relocation site.	Completed
2.	Tender advertised	To complete geotechnical rehabilitation.	Completed
3.	Technical Evaluation of Tenders	Department: PMU to submit a report to Supply Chain Management.	Completed
4.	Planning Applications	Advertised and circulated to affected, interested parties and relevant authorities.	Completed
5.	Additional Specialist Studies	Requested by DEA&DP and DWS to complete EIA authorities.	Completed
6.	Funding Applications	Funding application to National and Provincial Government to be submitted in October 2022.	Completed
7.	Site works	Contractor to establish on site to commence with site works	Ongoing

Table 7: Summary of progress

6.2.6 La Motte, Franschhoek

(Ward 2 – Cllr Wilhelmina Petersen – wilhelmina.petersen@stellenbosch.gov.za)



Figure 5: Localitv plan of erven. La Motte. Franschoek

The Department of Public Works and Infrastructure (DoPW&I), as custodians of the relevant portions of land, has been engaged to commence with the necessary procedures that would lead to the transfer of the subject properties into the name of Stellenbosch Municipality, for housing development purposes. The HDA submitted a new request for the State Land Release for the subject property by DoPW&I to HDA through Power of Attorney.

The HDA anticipates that the land be transferred to the Municipality in 2025/26 financial year, planning studies and approvals will be finalised thereafter.

	Action	Key Finding	Status
1.	Tender (Advertised)	Service provider have been appointed and a feasibility study has been concluded.	Completed
2.	Transfer of Land	HDA has been appointed to assist the transfer of land from DoPW&I to Stellenbosch Municipality.	Ongoing
3.	State Land Release	The service provider submitted a new request for the subjected property.	Ongoing

	Action	Key Finding	Status
4.	Feasibility & Project Packaging.	This phase is for ackaging of the Feasibility and Project information in preparation for the request for release. The Minister of DoPW&I has indicated that all requests for land release should be accompanied by comprehensive proposal, including urban design concepts	Ongoing
5.	State Land Release	On receipt of the full project package as per Phase 1; this phase facilitates the release of state land with DoPW&I. The Phase commences from valuation stage, drafting and signing of the request, then the HDA facilitates the DoPW&I land disposal process. The HDA also reports on the land release on various platforms such as the Joint Coordinating Committee on State Land, and	Ongoing

		other Ministerial committees to further FastTrack the release of land parcels and Director-General and Ministerial level.	
6.	Funding Application	This phase seeks to lodge various funding applications mainly through HSDG and other funding sources for the planning and implementation of the project.	Ongoing
7.	Development Rights	On receipt of the Power of Attorney, the SPLUMA Application for the land use rights to develop the subject properties for human settlement purposes will be lodged with the municipality.	Ongoing
8.	Receipt of the Power of Attorney	The SPLUMA application for the land use rights to develop the subject properties for human settlement purposes will be lodged with the municipality.	Ongoing

Table 8: Summary of progress

6.2.7 Meerlust, Franschhoek
(Ward 3- Cllr Charles Manuel - charles.manuel@stellenbosch.gov.za)

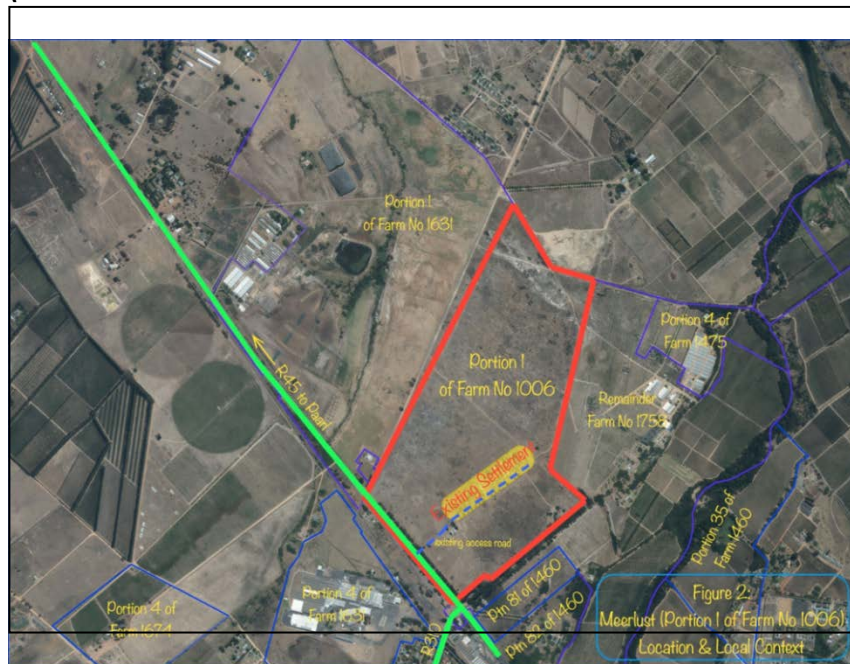


Figure 6: Location and regional context

The Department of Public Works and Infrastructure (DoPW&I), as custodians of the relevant portions of land, has been engaged to commence with the necessary procedures that would lead to the transfer of the subject properties into the name of Stellenbosch Municipality, for housing development purposes.

The HDA are appointed to facilitate the transfer of land from the National Department of Public Works and Infrastructure (NDoPW&I) to the Stellenbosch Municipality, guided by the desired development option; and to further attend to the required applications to obtain land use rights, the registration of diagrams / general plans with the Surveyor-General and the relevant applications to the Provincial Department of Infrastructure (previous known as PDoHS).

The Provincial Department of Infrastructure requested that a new Project Initiation Document (PID) be prepared for evaluation. If approved, the Municipality will then be able to received funding for planning progress.

	Action	Key Finding	Status
1.	Funding Application	To be drafted and submitted to Provincial Department of Infrastructure (previous known as PDoHS) for the planning work.	Ongoing
2.	Transfer of Land	HDA is facilitating the realese of land from DoPW&I to Stellenbosch Municipality through power of attorney.	Ongoing
3.	Development options	Development option for housing purposes are being investigated.	Ongoing

Table 9: Summary of progress

6.2.8 Erf 2183, La Rochelle, Klapmuts
(Ward 18 – Clr John Anthony- jc.anthony@stellenbosch.gov.za)



Figure 7: Aerial image of La Rochelle, Klapmuts

Erf 2183, Klapmuts is located along Gomas Street, Klapmuts, approximately 1.5km off the R310 that links Stellenbosch to the N1. The site is located on the south-eastern edge of the town of Klapmuts and is bordered by vacant land to its southern and eastern boundaries, with a proposed new housing development on the western and northern boundaries towards Mandela City, Klapmuts. To provide in the dire housing need in the Klapmuts area, especially for current backyarders, this property

was identified as a possible option for a “site-and-service” housing project.

The service provider drafted conceptual subdivisional layouts and presented them to various internal departments for inputs. The Land Use Application has been submitted to Department: Land Use Planning and a formal public participation process will follow.

	Action	Key Finding	Status
1.	Service provider	A service provider appointed to undertake a subdivision application and registration of the diagrams in the Surveyor General's Office.	Ongoing
2.	Conceptual Subdivision Layouts	Drafted and presented to the various internal departments for inputs.	Completed
3.	Street naming	Ward Councillor to engage with Ward Committee	Completed

	Action	Key Finding	Status
4.	Land Use Approvals	Application has been submitted to Department: Land Use Planning during October 2022	Public participation process to follow
5.	Subdivision and Surveyor-General	Subdivision approvals and Surveyor-General registrations	Ongoing

Table 10: Summary of progress

6.2.9 Five housing projects in Kayamandi, Stellenbosch

(Ward 12 - Clr Ayanda Tomose - ayanda.tomose@stellenbosch.gov.za)

(Ward 13 – Clr Mary Nkopane – mary.nkopane@stellenbosch.gov.za)

(Ward 15 – Clr Elliot Phakamisa Masiminini– elliott.masimini@stellenbosch.gov.za)

From the period 1984 to 2015 the planning approval processes for the re-development of the old Kayamandi township area and the 18.5 ha extension area vested with the Provincial Government Western Cape: Department Community Services and the Department of Land Affairs. The planning approval function was later done by the Department of Housing, Local

Government and Planning: Provincial Government Western Cape. Aspects pertaining to land development and the establishment of development boards were done in terms of the Black Communities Development Act, 1984 (Act 4 of 1984) and the Less Township Establishment Act, 1991 (Act 113 of 1991).

A service provider was appointed to tentative all outstanding land-use planning aspects in order for the individual units to be registered into the respective beneficiary's name/s.

After a lengthy investigation, a planning process into solving the legalities preventing ownership, the land-use planning applications for four (4) of the five (5) projects were approved during January 2023 at the Municipal Planning Tribunal (MPT).

	Action	Key Finding	Status
1.	Project 4A	Service provider diagrams to Surveyor-General for registration.	On-going
2.	Project 4B	Rezoning and subdivision of the property into 51 units and 5 public open spaces.	On-going
3.	Project 5A	General plan submitted to the Surveyor General office for registration.	Ongoing
4.	Project 5B	Partially completed, a total of 42 units have been built.	Ongoing - application on hold until PoA has been concluded.
	Project 8	A NID application was submitted and was approved accordingly.	Completed
5.	Land Surveyor registrations	Registration of the approved units by Surveyor-General office	In process

Table 11: Summary of progress

6.2.10 Maasdorp Village

**(Ward 2 – Clr Wilhelmina Petersen -
wilhelmina.petersen@stellenbosch.gov.za)**

The service provider submitted the Land Use Planning Application to the Department: Land Use Planning and was advertised for public participation during February 2023.

Planning approvals anticipated to be obtained during 2023/24 financial year.

	Action	Key Finding	Status
1.	Tender (Advertised)	Service provider appointed.	Completed
2.	Extension of service provider	Has been requested and advertised	Completed
3.	Council	Approved the amendment to the existing appointment.	Completed
4.	Land Use Planning Act (LUPA)	Service provider submitted LUPA to the Department: Land Use Planning	Ongoing – application submitted during June 2022.
5.		Land Use application advertised for public comment/s	Ongoing

Table 12: Summary of progress

6.2.11 Erf 7001, Cloetesville

(Ward 17 – Cllr Peter Johnson - peter.johnson@stellenbosch.gov.za)

The service provider is in process to finalise the different conceptual urban design layouts. Once a preferred concept is selected, the layout plan will be submitted to the Council for finalisation and will form the basis of the preplanning application and land use planning application.

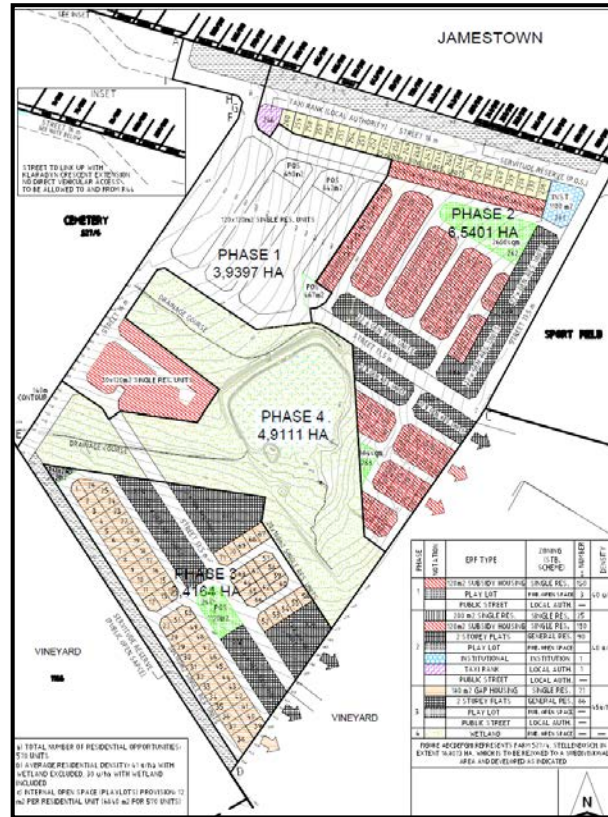
	Action	Key Finding	Status
1.	Request for Proposal (RFP)	The advertising of professionals to obtain town planning and development rights	Completed
2.	Technical Evaluation of bids (received)	Technical evaluations have been concluded.	Completed
3.	Service provider	Appointed to undertake a Broad Conceptual Urban Design framework	Completed
4.	Service Level Agreement (SLA)	SLA to be concluded	Completed
5.	Development rights	Obtaining of development rights	Ongoing

Table 13: Summary of progress

6.2.12 Farm 527, Jamestown (Phase 2, 3 and 4)
(Ward 21 – Clr Mynard Slabbert – mynard.slabbert@stellenbosch.gov.za)

The Rezoning and Subdivision application that was submitted to the Municipality’s Town Planning Department on 9 December 2022, is currently in a public participation process.

The Status Quo analysis for Phase 4 has commenced but was delayed due to the access to the site that was restricted by the current tenant. The botanical study, land surveying, agricultural study and geotechnical investigations have been delayed.



Approval of the Land Use Planning application is anticipated by September 2023 for Phase 2 and 3.

Figure 8: Proposed subdivision

	Action	Key Finding	Status
1.	Tender Advertised	To appoint a service provider to undertake a broad conceptual urban design framework.	Completed
2.	Bids	Technical evaluations have been concluded	Completed
3.	SCM	Currently evaluating the bids to appoint a suitable service provider	Completed
4.	Service provider	Appointed to undertake a Broad Conceptual Urban Design framework	Completed

5.	Service Level Agreement (SLA)	SLA to be concluded	Amendments to the SLA still in process.
6.	Submission of Land Use application	Land Use Application for Phase 2 and Phase 3	Await planning approval by September 2023

Table 14: Summary of progress

6.2.13 Vaaldraai

THE STELLENBOSCH MUNICIPALITY HAS AN IMPORTANT RESPONSIBILITY OF ENSURING THAT ALL ITS CITIZENS RESIDE IN DEVELOPABLE, FORMALISED, SAFE AND SUSTAINABLE HUMAN SETTLEMENTS AND TO THE EXTENT POSSIBLE, WITHIN CLOSER PROXIMITY TO EMPLOYMENT OPPORTUNITIES THAT WOULD IMPROVE THE QUALITY OF LIFE OF ALL CITIZENS. IN MAY 2019, COUNCIL RESOLVED THAT A FEASIBILITY STUDY MUST BE UNDERTAKEN FOR FARM 34, VAALDRAAI WHICH IS MANAGED BY PROVINCIAL GOVERNMENT.

On 16th May 2019, Western Cape Department of Transport and Public Works, issued the Stellenbosch Municipality with a special Power of Attorney (PoA) to undertake a feasibility study at Vaaldraai.

The Municipality appointed a service provider which completed a feasibility study to determine the suitability of the land for further township development. The feasibility study was submitted to Council and was approved.

Discussions with the Provincial Department of Transport and Public Works took place given the fact that the said area is outside the urban edge with bulk infrastructure challenges.

This portion of land will be subject to investigation by the Department: Development Planning in terms of its future housing development potential and only thereafter the determination of a housing project will be commissioned or not. It should be noted that this land does not belong to the Municipality.

6.2.14 Lapland

Funding was made available on the 2022/23 financial year, to commence with pre-feasibility studies namely Geotechnical investigation, Traffic Impact Assessment, a Quantity Surveyor and Structural Engineer.

These reports will be studied and presented to Section 80 Human Settlements Committee for information.

6.1.15 De Novo

The land portion is currently outside of the municipal approved urban edge.

Given the costs associated with the obtaining of development rights for the 300 new housing opportunities on the De Novo site, when considering the needed bulk network upgrades, the previous Acting Head of Department of Provincial Department of Infrastructure (previous known as PDoHS) consented to formally close the De Novo 300 IRDP Project and to refer the Power of Attorney back to the DoTPW&I.

6.4 STRATEGIC DOCUMENTS**6.3.1 Integrated Human Settlement Plan for Stellenbosch Municipality**

It is a municipal priority that the Stellenbosch Municipality's Integrated Human Settlement Plan (IHSP) be compiled in line with the Western Cape Government: Department of Human Settlements'.

It is furthermore a requirement that the above IHSP be aligned with the Stellenbosch Municipality's approved Integrated Development Plan and Spatial Development Framework.

A service provider was appointed to compile an Integrated Human Settlement Plan for Stellenbosch Municipality.

The draft Integrated Human Settlement Plan will be submitted by end of June 2023 to Council for approval and thereafter it will be advertised for public input as well as workshopped with Ward Councillors and Ward Committees.

6.2 HOUSING ADMINISTRATION**6.2.1 Job creation**

The table below provides a number of jobs created through various mechanisms (EPWP, temporary contracts and local labour derived from housing projects):

EPWP Artisan Assistants	8
EPWP Emergency Housing Field workers (TRA)	7
EPWP Housing Rental Stock (cleaners)	24
EPWP Title Deed Restoration Programme (Administrators)	8
Total	47

6.2.3 Beneficiary administration process (new projects)

6.2.2.1 Idas Valley Integrated Residential Development Programme

- Title Deeds Registration

Total Number of Houses	87
Total number of houses handed over to date	87
Title Deeds Registered to date	85
Title deeds handed over to beneficiaries to date	83
Title deeds still to be handed over	2
Late Estates to be finalized	2

Two more title deeds are due to be handed over, subject to inspection reports from the Social Worker.

The final two transfers in the development comprise Late Estates. Valuation certificates have been provided to both families. Upon receipt of the Letters of Authority from the next of kin, the necessary documentation will be finalised to enable transfer of these properties into the Late Estates.

6.2.3 Longlands low-income housing project

All 89 houses have been handed over to their respective beneficiaries.

A total of 80 title deeds have already registered in the names of their respective beneficiaries, 51 of which registered in this quarter.

6.2.4 Transfer of ownership of houses

- Title Deeds Restoration Programme

The Conveyancing Attorney firms appointed in terms of B/SM 61/21, received a total of 33 Deeds of Sale to process and lodge for transfer in this quarter. A total of 56 transfers have been registered and a further 8 have been lodged at the Deeds Office during this quarter.

Forty-four title deeds (12 in Klapmuts, 2 in Kylemore, 28 in Kayamandi and 2 in Cloetesville) have been handed to their respective recipients in this quarter. A formal title deed handover event was held in the Klapmuts Multi-purpose Hall on 20 April 2023, at which time the 12 title deeds were handed over to their respective recipients by the Executive Deputy Mayor (Clr Jeremy Fasser), the Ward Councillor (Clr JC Anthony) and members of the Executive Mayco.

- Outstanding Title Deeds: Status quo report

PROJECT NAME	TOTAL UNITS	LAND USE PLANNING APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
Costa land (Kayamandi)	251	NO	COMPLETED	CURRENTLY IN PROCESS	173	78	The surveying of the entire project has been completed. Completion of Deeds of Sale has commenced. Beneficiaries are very slow in coming to the office to sign necessary documentation. Deceased estates are a problem especially where owners passed away intestate.	EPWP fieldworkers have been appointed to assist with tracing of beneficiaries and delivery of letters and doing follow ups. Department has also rolled out Housing Consumer Education Programmes to educate beneficiaries on processes to register deceased estates.

PROJECT NAME	TOTAL UNITS	LAND USE PLANNING APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
Watergang - Thubelitsha (Kayamandi)	533	No	COMPLETED	CURRENTLY IN PROCESS	420	113	The surveying of the entire project has been completed. Completion of Deeds of Sale has commenced. Beneficiaries are very slow in coming to the office to sign necessary documentation. Deceased estates are a problem especially where owners passed away intestate.	EPWP fieldworkers have been appointed to assist with tracing of beneficiaries and delivery of letters and doing follow ups. Department has also rolled out Housing Consumer Education Programmes to educate beneficiaries on processes to register deceased estates.
Snake valley (Erf 1832 KM) (Kayamandi)	164	NO	COMPLETED	CURRENTLY IN PROCESS	111	53	The surveying of the entire project has been completed. Completion of Deeds of Sale has commenced. Beneficiaries are very	EPWP Fieldworkers have been appointed to assist with tracing of beneficiaries and delivery of letters and doing follow ups. Department has also

							slow in coming to the office to sign necessary documentation. Deceased estates are a problem especially where owners passed away intestate.	rolled out Housing Consumer Education Programmes to educate beneficiaries on processes to register deceased estates.
48 Red Bricks Units (Kayamandi)	48	YES	NO	NO		48	Amendment of the approved General Plan and once completed to be submitted to the Surveyor General Office for registration.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has commenced with the initial processes.

PROJECT NAME	TOTAL UNITS	APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
18 and a half hectare (Kayamandi) (Erf 1070 KM) GP3443/1993	(205 – 41) 165	YES	NO	NO	76	89		A portion of this General plan forms part of B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has finalized the land use application process and obtained the necessary approval. Currently awaiting amended General Plan. The remaining 165 units is currently

									in the process of being transferred.
Maisonette PTN OF 18 and a half hectare/Snake valley (Kayamandi)	175	YES	NO	NO	0	175	Closure of open public space. Registration of the General Plan.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has finalized the land use application process and obtained the necessary approval. Currently awaiting amended General Plan.	

PROJECT NAME	TOTAL UNITS	LAND USE PLANNING APPROVAL REQUIRED	BENEFICARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
Town Centre units (Kayamandi)	52	YES	NO	NO	0	52	Amendment of the General Plan as the project was reduced before submitting for registration at the Surveyor General's office.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise the Township establishment processes so that transfer can take place has been finalised. The professional team has commenced with the initial processes, but there is a delay due to the expropriation of Erf 66.
Mpelazwe (Kayamandi)	54	YES	NO	NO	0	54	Formal rezoning and subdivisions and closure of public roads to be finalized before registration of the General Plan.	B/SM 42/21: Appointment of Professional Service Provider to assemble a multi-disciplinary team of professionals for housing projects in Kayamandi to finalise

									the Township establishment processes so that transfer can take place has been finalised. The professional team has finalized the land use application process and obtained the necessary approval. Currently awaiting amended General Plan.
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PROJECT NAME	TOTAL UNITS	LAND USE PLANNING APPROVAL REQUIRED	BENEFICIARY AND OCCUPANCY SURVEY	VERIFICATION OF SURVEY INFORMATION HSS, & DEEDS OFFICE DATA-	REGISTERED	OUTSTANDING	REASONS FOR NOT TRANSFERRING	PLANNED INTERVENTION AND TIMEFRAME
The Steps / Orlean Lounge (Cloeteville)	166	NO	NO	NO	0	166	Department: Project Management Unit (PMU) are busy with rectification programme of the entire project. Once rectifications are completed, the finalisation to sign Deeds of Sales will commence.	The project is a multi-year project and will be completed in 2023. The plan is to start with the transfer programme for each house completed. The department has commenced with engaging the occupants of the first 50 units which have been upgraded to sign deeds of sale. Some of them have however indicated that they are still awaiting the completion of some snag items prior to their willingness to sign. The subdivision has lapsed and will require new land use approval.
Smartie Town (Cloeteville)	106	NO	NO	NO	3	103	Department: PMU have completed the rectification programme of the entire project. The Deeds of Sale can only be signed when the beneficiaries agree to do so. The General Plan also needs to be registered.	The rectification programme was completed on 30 June 2021. The department has commenced with engaging the beneficiaries to sign documents for transfer, but many beneficiaries still refuse to sign Deeds of Sale, citing bad workmanship as

								reasons.
Digteby, Vlotenburg	20	YES	NO	YES	0	20	Access road to be registered at the Deeds Office by the Department: Housing Development.	As soon as the access road has been registered at the Deeds offices, transfers will commence.
TOTAL OUTSTANDING TRANSFERS						951		

6.2.5 Housing Demand Database system and the mobile app

The updating of the housing demand database is on-going so as the sanitizing of the list which includes removal of deceased, duplicates and applicants who have been assisted with housing before or are previous homeowners as per below tables:

HOUSING DEMAND DATA : STELLENBOSCH MUNICIPALITY : APRIL 2023								
NO RESIDENTIAL ADDRESS IN FIELD 1, 2,4 & 5		STATUS = NEW	STATUS = SUBMITTED	STATUS = WAITING	STATUS = CANCELLED	STATUS = ASSISTED	STATUS = DORMANT	GRAND TOTAL ON DATABASE
TOTAL	PERCENT	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
0	0,0%	8	17	18654	10432	958	1430	31499

AGE BREAKDOWN								
< 30	30 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 AND ABOVE	UNKNOWN AGE	GRAND TOTAL
933	3761	2820	2878	2754	2097	3411	0	18654

A housing demand database update programme was initiated in the third quarter of the financial year and is still ongoing. This programme has allowed the department to reach the communities within their areas of which 979 applicants were assisted this quarter (April & May 2023). The following areas have already been covered as per the schedule:

HOUSING DEMAND DATABASE UPDATE PROGRAMME			
SCHEDULE OF DATES AND VENUES FOR UPDATE : FEBRUARY 2023 TO APRIL 2023			
AREAS	DATES	VENUE	NR OF PEOPLE ASSISTED
THIRD QUARTER : JANUARY TO MARCH 2023			
Klapmuts	7,8 and 11 February 2023	Klapmuts Sports Ground Hall	544
Cloetesville	15, 16 and 18 February 2023	Banquet Hall (Eikestad Hall)	191
Wemmershoek	11 March 2023	Wemmershoek Community Hall	78
Vlottenburg	15,16 and 18 March 2023	Methodist Church Hall	143
Groendal	22 and 23 March 2023	Groendal Community Hall	247
FOURTH QUARTER : APRIL TO MAY 2023			
Jamestown	29,30 and 01 April 2023	Ward Office Committee Room	176
Kylemore	3, 4 and 5 May 2023	Community Hall, Kylemore	382
Devon Valley	13 and 15 May 2023	Devon Valley Primary School Hall	318
Pniel	17, 18 and 20 May 2023	Banquet Hall, Pniel	103
TOTAL OF APPLICANTS ASSISTED			2182

6.2.6 Consumer Education

Project Name	Number of Beneficiaries Trained April (but May data not complete)	Description of HCE Training (Handover/Title Deeds/WCHDD/FLISP/Walk-ins)
Kayamandi, Cloetesville, Kylemore	28	Title deed handovers
N/A	20	Consumer Education
N/A	875	Registration (officials)
N/A	92	Maintenance complaints & other (totals for April only)
N/A	388	WCHDD updates (April & May up to 24 May) June outstanding
N/A	180	WCHDD new (April & May up to 24 May) June outstanding
N/A	758	Walk-ins (April & May up to 24 May 2023)
TOTAL	2341	

6.2.7 Management of rental stock

Progress with eviction

The increase of crime has doubled, especially in Council rental stock. The loss of life is feared by officials who are conducting surveys or inspections in the rental units.

Delivering of letters also poses a risk and in most cases our officials have to be accompanied by Law Enforcement officers who also have a challenge of being short staffed.

The department has held meetings with the security cluster to discuss anti-social behavioral issues and crime in council flats.

The actions taken to deal with these issues include writing letters to tenants and conducting interviews.

Housing Consumer Education workshop and the last resort being evictions.

The eviction process is quite lengthy and very expensive and the other challenge to successfully evict tenants is the fact that Council does not have alternative accommodation when eviction has been granted by a court of law.

Tenants s referred to the legal department to initiate eviction.

April -May	28
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- **Vacant staff rental houses**

Two staff units currently available:

- Bellrive 16 - two bedroom unit; and
- Teen die Bult 8 - three bedroom unit.

- **Cleaning of Public Rental units**

Cleansing of public/staff units takes place in the undermentioned areas as seen below.

Permanent staff in conjunction with the EPWP workers are responsible to keep the rental premises in a pristine condition.

Cleansing of grounds and staircases takes place on a daily basis. Inspections are done on a daily basis, by the supervisors to ensure that Council's rental units are cleaned properly.

	Place	Total
April-May	Aurora, Lavanda and Phyllaria Flats	221
	Cloetesville Flats	132

	Rhode Street Flats	72
	Maisonettes Flats	36
	146 Units Kayamandi	146

- Cleaning of Staff Rentals units

	Place	Total
April -May	Bellrive	25
	Teen-die-Built	12

- **Maintenance – Plumbing and carpentry**

Two artisans were permanently appointed to do specialised service at the rental units. Maintenance complaints that were outstanding for more than 4 years efficiently and effectively been dealt with at all rental units of Council.

It should be mentioned that another plumber has been appointed from 1 April 2022 under Directorate: Corporate Services and he will be responsible to maintain the plumbing of all municipal buildings.

Jobs/ Fixtures completed	Place	Total
April-May	Plumbing &Carpentry	91

- **Anti-social behaviour complaints**

Anti-social behavioral complaints are dealt with in terms of the antisocial behavioral policy approved by Council. These complaints includes drug trafficking/selling of liquor nuisance and noise in Council rental units. Normally transgressors are invited for a interview and to mediate. Some of these cases can be resolved amicably, however some of these cases went to court for especially where tenants are having interdicts against one another. The courts informed Stellenbosch Municipality that they have to resolve their own anti-social behavioral problems and will not intervene in the decision of the Stellenbosch Municipality.

The following processes are followed by the Department: Housing Administration against tenant that is non-adhering to the rental agreement.

- ❖ Warning letters are drafted by Department: Housing Administration and signed of receipt by the legal tenants.

- ❖ After three written warnings, the cases are referred to the Department: Legal Services to be dealt with. The process of eviction is almost non-existent.

To assist with conflict of Landlord and tenant, the rental tribunal of Provincial Administration extended their services to housing administration.

They proposed that municipalities appoint a designated person for conflict resolution.

Their powers are equal to the magistrate court and a state governing body whose service are free.

An invitation will be extended to the decision makers of the council to buy into the service to assist with the anti-social behavioral problems in the greater WCO24.

April -May	14
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- **Indigent applications and approvals**

These applications are investigated and completed as well as approved by housing officials and approved by the Manager: Housing Administration before it is submitted to the Department: Financial Services for execution.

April -May	8
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- **Housing related interviews and letters**

Interviews takes place on a daily basis with members of the public or existing tenants residing in council rental units. Applicants on the waiting list normally request to speak to an official regarding their housing need.

Existing tenants mostly have queries about maintenance issues in their units or complaints about or anti-social behavioral issues. Some cases are also referred to user departments for further handling.

Housing related issues that cannot be resolved are escalated to the Manager: Housing Administration.

Mediation takes place to resolve some of the cases amicably or in some cases escalate it to the Director: Planning and Economic Development.

April- May	69
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- Walk-ins – Housing related interviews
All housing related queries for people who visit the office daily.

Jan-March	707
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- Occupancy Surveys

The survey in all rental stock is required to be done every two years. The appointed EPWP fieldworkers conduct surveys for the department and also verify occupancy in all the rental units as well as TRA's in the areas mentioned underneath.

The Department: Housing Administration is also responsible for managing the TRA's, addressing anti-social behavioral problems, relocations, assisting with provision of services etc.

Informal settlement coordinate with different user departments for the provision of electricity and other basic services.

	Place -Kayamandi	Total
April-May	Phyllaria	73
	Aurora	59
	Lavanda	61
	Kayamandi	81
	Totals	274

- Allocations for rental stock

Allocations for rental units take place strictly according to the waiting list criteria approved by Council on 25 June 1996. Allocations pertaining to legalization of illegal occupants is also done in terms of Legalisation policy.

	Place	Total
April -May	Cloetesville	2
	Kayamandi	
	Stellenbosch Town	

6.3 INFORMAL SETTLEMENTS

6.3.1 Relocations

i) Zone O, Kayamandi

The relocation of 55 (fifty-five) households from Zone O has reference:

- The Memorandum of Understanding (MoU) between the non-qualifiers and the Municipality has been finalised and scheduled to be signed during upon completion of the entire relocation process;
- the department completed the relocation 33 (thirty-two) households situated in Phase 1A (Figure 9, Portion 1);
- currently busy with relocation of 12 (twelve) households situated in Phase 1B (Figure 9, Portion 2); and
- to date 45 (forty-five) wendy houses have been constructed and delivered to beneficiaries.

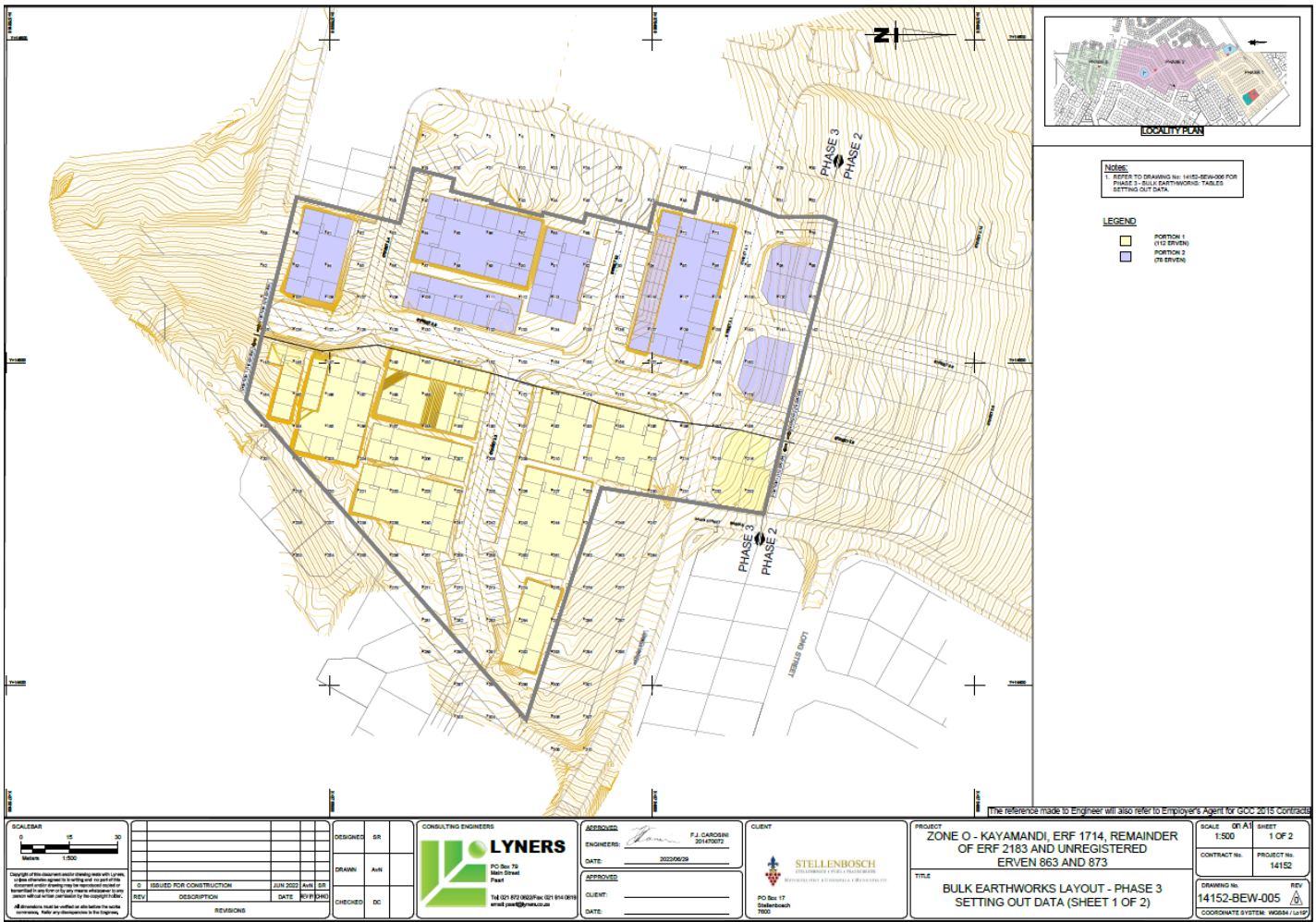


Image 9: Development layout showing Portion 1 (yellow) Portion 2 (purple)

6.3.2 Administration of 1300 application forms for Section B, C, D and F for electrification

The department has begun with the beneficiary administration of 1 300 (one thousand three hundred) electrical application forms for the electrification of structures in Enkanini, Khayamandi. The project commenced on the 8th March 2023 with site establishment. The project is ongoing (see figure 10).

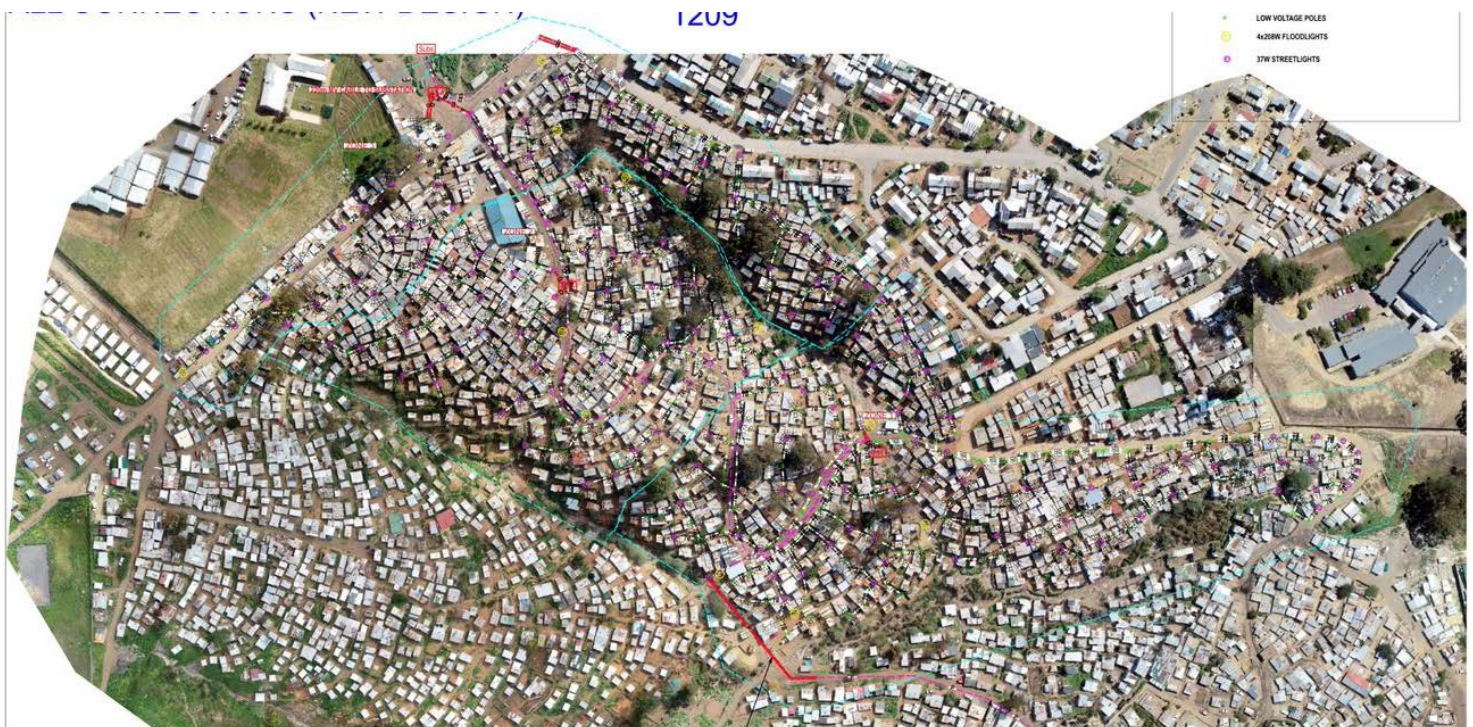


Figure 10: Locality plan of Enkanini

6.3.3 Informal settlements basic service requirements

The Department: Informal Settlements continues to monitor and report the provision of basic services in the informal settlements, the table below illustrate the basic service required to meet the national standard of access to basic services. The Matrix indicates the number of service requirements and that the Municipality has provided thus far.

<i>Item</i>	<i>Number of ablution facilities provided by Council</i>	<i>Number of taps and tanks provided by Council</i>	<i>Informal settlements with grid electricity</i>	<i>Number of informal settlements recognised by Council</i>	<i>Informal settlements electricity</i>	<i>Performance comment</i>
Number of Informal Settlements recognized by Council				27		
Number of informal settlements not recognized by Council				2 - Klapmuts Farm, Klapmuts and Covid informal settlement, Lanquedoc		<p>Klapmuts farm- Settlement not recognized, land initially used for live-stock farming with 32 structures.</p> <p>Over time more households erected structures.</p> <p><i>(2018 in-house survey)</i></p> <p>Covid IS- an illegal invasion of private property (2020)</p>
Number of structures				21 202		
Number of households				24 377		
Waterborne toilets	1148					
Sewer required	2209					
Broken toilets	119					
Communal stand pipe		570				
Water required		466				
Water tanks		28				

Informal settlements with electricity					22	
Informal settlements without electricity					7	

Table 15: Basic service requirements

6.3.4 Demographics and service levels in all informal settlements

The informal settlements matrix provides a broader context of the demographics and the level of services provided to the 28 informal settlements recognized by Council.

The department recently delivered 10 (ten) chemical toilets to Watergang Informal Settlements (WIS) on 15 March 2023 and placed them on the upper side of the settlement; unfortunately, these were vandalised by the community.

The department will facilitate the installation 10 new toilets in Mandela City, Klapmuts.

The informal settlements matrix details the levels of basic service provided to the 27 (twenty-seven) settlements in WC024, see attached **ANNEXURE 1**.

6.3.11 Disaster Management

The department completed and submitted 20 (twenty) verification reports to disaster incidents within 24 hours, see table below.

<i>Incidents reported in</i>	<i>Number of fires verified</i>	<i>Number of structures affected by fire</i>	<i>Number of people affected by fire</i>	<i>Number of structures affected by floods or Wind</i>
Formal settlements (Backyard structures)	7	15	77	-
Informal settlements	5	49	490	-
Total number of fires and structures impacted by incidents all areas	12	64	567	-

Table 16: Verification report to disaster incidents

6.3.6 Informal settlements and backyarders enumerated

- Backyarders**

The department has completed the Terms of Reference (ToR) to request technical and financial proposals from a service provider listed under Panel A on BSM 101/21 to undertake backyard dwellers survey at Groendal and Mooiwater respectively. The ToR will be submitted to the Bid Specification Committee before end of June 2023.

6.3.7 Review the Informal Settlement Strategy

The department is in process to revisit the Informal Settlements Strategy. It should be noted that the review of the Informal Settlements Strategy is estimated to be completed by 31 May 2023.

6.3.8 Review the Annual Enumeration Questionnaire

The completed review of the Annual Enumeration Questionnaire is estimated to be completed by 30 June 2023.

6.3.9 Summary of eviction matters as of 25 May 2023

Month	Site Visits	Meaningful Engagements	Department Reports	Court Orders	Settlement Agreements
April 2023	6	2	5	4	1
May 2023	4	7	4	1	0
Total	10	9	9	5	1

Table 17: Eviction matters

6.3.10 Evictions granted by the Court

The Municipality engages on a weekly basis with families that are being evicted through Court proceedings. This process of meaningful engagement/s include the Applicant, the Respondent(s), the Chief: Legal Advisor of the Municipality, Manager: Informal Settlements and Administrative Officer: Emergency Housing. The objective is to find an amicable solution taking into consideration the Municipality's Constitutional obligations.

Below find the urgent matters whereby court orders / eviction notices have been issued:

No	Matter	Ward	Case No	Number of residents	Court Order Date	Vacate Date	Sheriff Date
1.	Valentyn Carolus // Leslie Pieters / Sibil Pieters	5	1145/2021	5	01/09/22	02/12/22	05/12/22
2.	Stellenbosch University // Edwina Moses // Tony Moses	7	8160/22	No record on file	28/04/22	09/06/22	
3.	Neobel Sewe (Pty) Ltd // Kleine Zalze	21	930/22	6	07/04/22	11/05/22	13/05/22
4.	Farm Banhoek // Benjamin Andre Booyesen & Lowickus	5	LCC92/18	4	29/08/22	30/09/21	

	Muller & 4 others						
5.	Anna Hoffman // Frederick Hoffman	1	1398/21	5	25/03/22	18/02/21	

No	Matter	Ward	Case No	Number of residents	Court Order Date	Vacate Date	Sheriff Date
6.	S2Z Investments // Coleen Leith	4	277/21	6	17/02/22	30/04/22	06/05/22
7.	Stellenbosch University // Richard Retolla	21	LCC63/21	2 respondents	09/02/22	31/03/22	
8.	Desroy Steyn // Chantal Pieters	16	1228/21	5	09/12/21	28/02/22	04/03/22
9.	Esme Smith & 3 others // Thomas Bradford	19	1296/21	1	14/04/22	30/06/22	Cost order
10.	Wheatfields Investments No165 (Pty) Ltd // Angeline Ruiters & Others	16	795/2022	2	08/09/22	28/04/23	30/11/22
11.	Pieter Jooste // Claressa Jooste	21	794/2022	5	17/03/23	28/04/23	4/05/23
12.	Janet Baxter // Zandro Marchell October	5	877/2022	1	12/09/22	10/04/23	23/01/23

Table 18: Evictions granted by the court

6.4 Financial Implications

The financial implications are based on the approval of projects as per the Business Plan of Provincial Department of Infrastructure (previous known as PDoHS) and according to the approved municipal budget.

6.5 Legal Implications

There are no legal implications.

6.7 Previous / Relevant Council Resolutions

SECTION 80 HUMAN SETTLEMENT MEETING: 2023-02-01: ITEM 5.2.1

RESOLVED (nem con)

- (c) That the Ward Councillor(s) take note of the progress report from the Division: Integrated Human Settlements for the period October 2022 until December 2022; and
- (d) that Council take cognizance of the evictions granted by a competent court (item 6.3.7- Department: Informal Settlements) and the provision of alternative accommodation that should occur.

6.7 Risk Implications

Risk are managed per individual project and/or programme.

ANNEXURES

Annexure 1: Informal settlements matrix - the levels of basic service

FOR FURTHER DETAILS CONTACT:

NAME	Anthony Barnes
POSITION	Director: Planning and Economic Development
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8493
E-MAIL ADDRESS	Anthony.barnes@stellenbosch.gov.za
REPORT DATE	25 May 2023

ANNEXURE 1

	Cluster	1					2													3			4			5						
		Transit Camp (Devon Valley)	Longlands Farm	Mountain view (Jamestown)	Jonkerhoek/ Fisheries Compound / Assgaarbos	Ma Tops	Enkansi Kayamandi	Watergang Informal Settlement	Zone A	Zone D	Zone F	Zone I	Zone J	Zone K	Zone L	Zone M	Zone P	Zone O	Slabtown (under the bridge)	Siyahlala	Erf 64 Kylemore	Ghiff Phiel	Meerlust Simondium	Covid Camp	La Rochelle	Mandela City	Klagmuts farm	Mooiwater Office	Klein Mooiwater	Langrug	TOTALS	
Demographic	Ward	11	20	21	5	21	12	12	13	14	14	14	14	15	15	15	15	12/14/15	14	12	4	4	3		18	18		1	1	1&2		
	Land Ownership	M	P	M	P	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	P	P	P	P	M	M	PW	M	M	M		
	Population	59	186	427	354	6	5551	1792	3129	196	323	288	1110	404	404	122	91	3928	78	453	29	31	120		72	1018		80	202	4864	25317	
	No of informal dwellings	17	81	208	128	1	3172	1420	606	107	183	160	425	196	241	50	59	1427	26	219	8	11	33		33	536		24	64	1807	11242	
	Households	17	81	208	128	1	3534	1187	1043	120	205	209	425	203	277	49	77	1427	26	219	8	11	33		33	600		25	64	1955	12165	
Basic Services	Chemical toilets	0	0	100	15	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0		0	0		0	5	0	136	
	Waterborne toilets	10	76	40	5	1	160	36	164	4	37	41	73	11	52	21	5	103	10	14	0	0	0		40	28		2	16	192	1141	
	Sewer Required	4	35	33	25	1	507	201	209	24	41	42	85	40	55	24	15	285	15	24	2	3	3		7	120		5	13	391	2209	
	Broken toilets	7	0	40	5	1	32	0	1	0	0	1	0	0	2	1	0	5	2	10	0	0	0		8			2	10	52	179	
	Sewer shortfall / surplus	6	41	107	-5	0	-347	-155	-45	-20	-4	-1	-12	-29	-3	-3	-10	-182	-5	-10	4	-3	-3	0	33	-92	0	-3	8	-199	-932	
	Toilet ratio	1:2	1:9	1:4	1:13	1:1	1:15	1:49	1:6	1:30	1:6	1:5	1:5	1:18	1:5	1:5	1:6	1:13	1:6	1:9	1:1	0	0		1:1	1:30		1:13	1:3	1:10	114	
	Communal Stand pipe	2	0	40	4	1	63	21	81	3	21	17	39	6	22	13	5	86	8	7	2	0	0		14	11		2	8	94	570	
	Water Required	1	9	7	5	1	101	71	42	5	8	8	17	5	11	2	3	54	1	5	1	1	1		1	24		1	3	78	466	
	Broken Taps	2	0	20	5	0	26	0	31	0	6	1	2	3	18	13	0	38	4	3	0	0	0		1	24		1	6	32	211	
	Water Shortfall	1	-9	33	-1	0	-38	-50	39	-2	13	9	22	1	11	11	2	32	7	2	1	-1	-1		13	-13		1	5	16	104	
	Water tanks	0	0	0	0	0	7	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1		0	0		0	0	1	21	
	Ratio	1:1	0	1:4	1:32	1:1	1:44	1:85	1:13	1:40	1:10	1:12	1:10	1:34	1:13	1:4	1:15	1:16	1:3	1:1	1:4	0	0		1:2	1:55		1:13	1:8	1:34		
	Water meters	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	1
	Unmetered water	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	27
	Electricity (Y/N)	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	Y	N		Y	Y	Y	22
	Electricity Provider	M	M	E	E	E	M	None	M	M	M	M	M	M	M	M	M	M	M	None	M	E	None	None	None	None	E	None	M	M	M	
	Refuse	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	N	Y	Y	Y	Y	25
Access Roads	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	22	
Storm water	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	2	
Solid Waste	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	N	N	N	N	Y	Y	N	Y	Y	Y	20	
TRA Units	Wendy houses/ Prefab structures	30	81	192	0	1	0	668	0	0	0	0	0	0	6	0	0	0	0	12	0	0	33		35	243		0	15	16	1332	

6.	REPORTS SUBMITTED BY THE MUNICIPAL MANAGER
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NONE

7.	NOTICES OF MOTIONS AND NOTICES OF QUESTIONS RECEIVED BY THE MUNICIPAL MANAGER
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NONE

8.	CONSIDERATION OF URGENT MATTERS
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