

**AGENDA of the  
Portfolio Committee : Community Services  
23 March 2021  
(Also the agenda for the Mayoral Committee Meeting : 31 March 2021)**

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**2.  
BENEFICIARIES: MOUNT PLEASANT CATCHMENT AREA: INTEGRATED  
RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP): SITE C1, SWARTDAM  
ROAD, ZWELIHLE**

17/5/4/1

FW Frans

24 February 2021

Manager : Housing Administration

(028) 313 8148

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**1. Executive Summary**

This report is to inform the Executive Mayor of potential beneficiaries for the Site C1, Zwelihle affordable housing project from the Mount Pleasant catchment area, and for approval of the procedure to finalise subsidy applications for potential beneficiaries.

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Directorate: Community Services

Department: Housing Administration

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Provision and maintenance of municipal services

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

Constitution of South Africa, 1996

Housing Act 107 of 1997

The National Housing Code. 2009

Overstrand Municipality: Housing Selection Policy for Beneficiaries in  
Ownership-based Subsidy Project

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

A total number of 150 serviced sites had been developed in Zwelihle, known as Site C1 for potential beneficiaries who qualify in terms of the national criteria for affordable housing. The serviced sites had originally been earmarked for potential beneficiaries in the income group R3,500.00 to R22,000.00.

**AGENDA of the  
Portfolio Committee : Community Services  
23 March 2021  
(Also the agenda for the Mayoral Committee Meeting : 31 March 2021)**

---

Due to the high demand for low-income housing opportunities in Zwelihle, Council, on 28 November 2018, approved “the proposal to develop 150 erven serviced under the Integrated Residential Development Programme (IRDP) in Site C1, Swartdam Road, Zwelihle, as BNG housing for those potential beneficiaries on the housing demand database”. The Municipality subsequently submitted an application to the Provincial Department of Human Settlements for top structures to be built on the sites.

The report for the potential beneficiaries from the housing demand database for the Zwelihle community served before Council at their meeting held on 24 February 2021.

Council also approved at the last-mentioned meeting:

- *“that the lists of potential beneficiaries from the housing demand database, Zwelihle **be noted**;*
- *that the 10% of housing opportunities reserved for potential beneficiaries residing outside the catchment area of Zwelihle be allocated to potential beneficiaries on the housing demand database for Mount Pleasant;*
- *subject to approval of recommendation number 2, that preference be given to excess number of 20 beneficiaries approved in 2016 for the Mount Pleasant housing development;*
- *that the following procedure for potential beneficiaries to finalise subsidy applications, **be approved**:*
  - (a) *that potential beneficiaries be given 30 days written notice to complete their subsidy application documentation;*
  - (b) *that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days; and*
- *in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements)”.*

*In 2016 a number of 65 housing opportunities of the 131 housing units build in Mount Pleasant were allocated to potential beneficiaries from the housing demand database of Zwelihle. The last-mentioned was an agreement by Councillors and the local communities.*

*An excess number of 22 beneficiaries for the Mount Pleasant housing development were approved by the Western Cape Department of Human Settlements (WCDHS) in 2016. Two (2) of the mentioned beneficiaries were subsequently approved by DOHS for the 22 serviced sites under the Finance Linked Individual Subsidy Programme (FLISP) in Mount Pleasant.*

**AGENDA of the  
Portfolio Committee : Community Services  
23 March 2021  
(Also the agenda for the Mayoral Committee Meeting : 31 March 2021)**

---

**Qualifying criteria for IRDP :**

Formal houses will be constructed for residents that qualify for housing subsidy in terms of the National Housing Code 2009 criteria namely:

- *Lawfully reside in South Africa (i.e citizen of the Republic of South Africa or in possession of a permanent residence permit). Certified copies of the relevant documents must be submitted with the application;*
- *Are legally competent to contract (i.e over 18 years of age or legally married or legally divorced or declared competent by a court of law and sound of mind);*
- *Neither the applicant nor his or her spouse has previously benefited from government housing assistance;*
- *Have not yet owned fixed residential property; and*
- *Have previously owned fixed residential property but such a person may only qualify for the purchase of a vacant serviced site.*

In addition to the above, the following criteria must also be satisfied:

- *Persons must be married or habitually cohabit;*
- *Single persons must be financial dependants;*
- *Single aged person, disabled persons and military veterans without financial dependant may be assisted. Aged persons refer to, must comply with the criteria on the aged as defined by the Department of Social Development;*
- *Households must earn a monthly income in the range as annually approved; and*
- *Persons who have benefited from the Land Restitution programme and who satisfy all other relevant criteria may also be assisted.*

In terms of Provincial Circular 10/2015, as amended, the following criterion must also be satisfied:

*An applicant must be registered on the housing demand database for a minimum period of three (3) years.*

**Relevant definitions**

**Farm residents:** Person whose ordinary residence is a farm, including a farm worker with ordinary residence on the Farm.

**Permanent disability**

The following characteristics apply to households affected by **permanent disability**:

**AGENDA of the  
Portfolio Committee : Community Services  
23 March 2021  
(Also the agenda for the Mayoral Committee Meeting : 31 March 2021)**

---

A household with at least:

- one adult member (in the core household) having a permanent disability or
- a financial dependant with a permanent disability.

### **Discussion**

Originally an additional thirty-eight (38) beneficiaries were part of the list of approvals for the Mount Pleasant 351 housing project. It was determined after consultation with the Social Compact/community, that the subsidy applications of twenty-six (26) of the beneficiaries did not reflect the true information. Investigations was conducted by the Department: Housing Administration in the last-mentioned regard. The findings of the mentioned investigations reflected that information of the respective beneficiaries were not truthful to an extent that they did not satisfy the qualifying criteria for subsidy in terms of IRDP. The findings in respect of the subsidy applications of the twenty-six (26) beneficiaries were also reported to the Provincial Department of Human Settlements for withdrawal. Two (2) of the mentioned beneficiaries were subsequently approved by DOHS for the 22 serviced sites under the Finance Linked Individual Subsidy Programme (FLISP) in Mount Pleasant. Only twelve (12) of the mentioned approvals are regarded as excess approved beneficiaries.

**TABLE 1: POTENTIAL BENEFICIARIES: MOUNT PLEASANT CATCHMENT AREA**

<b>MOUNT PLEASANT</b>	<b>TOTAL (PROPOSED)</b>	<b>DISABLED 5%</b>	<b>AGED 15%</b>	<b>FARM WORKERS 5%</b>
Surrounding area Mount Pleasant: 10%				
Excess approvals	12	0	0	0
Additional potential beneficiaries	38	0	9	0
<b>TOTAL POTENTIAL BENEFICIARIES</b>	<b>50</b>	<b>0</b>	<b>9</b>	<b>0</b>

### **Note:**

1. Preference will be given to 12 excess approved beneficiaries in order of initial approval by WCDHS (HSS report).
2. In the event of further opportunities additional potential beneficiaries to be considered in order of date of application on the Housing Demand Database (WCHDDB report)

## **7. Financial Implications**

None

**AGENDA of the  
Portfolio Committee : Community Services  
23 March 2021  
(Also the agenda for the Mayoral Committee Meeting : 31 March 2021)**

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**8. Staff Implications**

None

**9. Comments from other Departments, Divisions and Administrations**

The project was previously a GAP housing project and was consequently changed to a BNG housing project (refer to Council Resolution dated 28 November 2018). An advert was lodged last year for the public to comment on the amendment and deletion of certain conditions from the GAP housing approval. The closing date for public comments and objections was 18 December 2020. An item will be prepared to serve before Council and the construction of the project will commence during February 2021.

**10. Annexures**

**Annexure A:** List of 12 excess approvals from HSS

**Annexure B:** List of 38 potential beneficiaries from WCHDDB

**RECOMMENDATION:**

1. that the lists of potential beneficiaries from the Mount Pleasant catchment area, **be noted**;
2. that the following procedure for potential beneficiaries to finalise subsidy applications, **be approved**:
  - (a) that potential beneficiaries be given 30 days written notice to accept participation in the 150 houses IRDP: Site C1 Swartdam Road, Zwelihle and or complete their subsidy application documentation; and
  - (b) that potential beneficiaries that do not respond to the first notice (30 days) be given a final written notice of 7 days; and
3. in the event of any applicants not responding within the mentioned period of 7 days, the available housing opportunities be given to identified additional beneficiaries (replacements).

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**01 APRIL 2021**

**AGENDA of the  
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**24 February 2021**

**Manager : Housing Administration**

**(028) 313 8148**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
23 MARCH 2021, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**FW FRANS**

**TARGET DATE FOR IMPLEMENTATION :**

**01 APRIL 2021**

**OVERSTRAND MUNICIPALITY****ANNEXURE A****Zwelihle IRDP: 150 units****26 February 2021****List of 12 Excess approvals from HSS**

No	Approval Date	Surname	Full Names	Status	Spouse Surname	Spouse Full Names	WCHDDB Appl Date	RegNo
1	10/06/2016	MAY	CECILE KEN-LEE	Approved			2010-09-09	597759
2	10/06/2016	MAY	XENOPHON	Approved			2010-08-24	597212
3	24/06/2016	MENTOOR	JACQUELINE MELISSA	Approved			2010-09-21	598529
4	11/08/2016	PAULSEN	JUDIE	Approved			2009-11-25	597024
5	11/08/2016	ROOI	EPHRAIM JOHANNES	Approved			2010-09-21	598531
6	09/09/2016	JANSEN	VINCENT CLAUDIUS	Approved	JANSEN	MAGDALENE	2010-09-22	598595
7	09/09/2016	SALIE	CLIFFON LIONEL	Approved	SALIE	ADRI CECIEL	2010-09-16	598100
8	21/09/2016	HANSEN	ANTHONY QUINTON	Approved			2010-03-18	597075
9	21/09/2016	MATINKA	MARK LESTER	Approved	MATINKA	WILLENE	2010-09-13	597860
10	13/10/2016	VISSER	LIEZEL BIANCA	Approved			2010-09-03	597552
11	21/10/2016	GESWIND	CELESTE DOROTHY	Approved			2010-09-21	598530
12	21/10/2016	HANSEN	NADIA	Approved			2010-09-21	598471

## OVERSTRAND MUNICIPALITY

## ANNEXURE B

Zwelihle IRDP: 150 units

26 February 2021

List of 38 potential beneficiaries from WCHDDB

No	AppDate	AppSurname	AppFirstName	PartSurname	PartFirstName	RegNo
1	1990-01-09	MARTIN	ROCHELLE			599129
2	1993/10/12	VAN NIEKERK	EDWARD	VAN NIEKERK	ANNA	592364
3	1996-02-19	LOVELL	ISMAIL			599240
4	1997-08-07	BAARDMAN	MANDY DALPHINE	BAARDMAN	MANDY DALPHINE	599626
5	1997-08-20	ARRIES	GRANWILLE	APRIL	MERALTYN	599635
6	1997/09/04	GELDENHUYS	JOHANNES CHRISTOFFEL			599644
7	1997/09/04	STENEVELDT	JUNE			713107
8	1997-11-19	PHEIFFER	RAYMOND PETER JOHN	DAMONS	ANN SOPHELINE	599682
9	1998-02-09	THEUNISSEN	MARTHINUS JACOBUS			599751
10	1998-02-23	FRANS	PATRICK LESLEY			599764
11	1998-06-08	GARDINER	VELENCIA			599909
12	1998-08-04	ANDREWS	SIDWELL PETER			599936
13	1998-09-08	GARDINER	LOUIS	GARDINER	RACHEL ELIZABETH	599962
14	1998-09-08	SIEBRITZ	SHANE	SIEBRITZ	SARIE	599965
15	1998-10-15	MATTHYS	ASHLEY	MALGAS	SANNA	599973
16	1998-12-03	FELIX	JEFFRY	FELIX	MADELYN SUSANNA	599998
17	1999-01-25	HILLIZA	SOPHIA			600031
18	1999-02-18	GEDULD	SHIRLENE ELAIN ELIZABETH	GEDULD	ELTON RICHARD	600069
19	1999-03-26	BOOYSEN	JOHANNES			600111
20	1999-04-30	BAARDMAN	DESIREE			600164
21	1999-05-04	ADAMS	DAWID			600166
22	1999-05-13	JACOBS	PATRICIA CHARMAINE			600175
23	1999-06-29	VAN WYK	KOWA	VAN WYK	MARTHIENS	600242
24	1999-08-16	AFRICA	NADIA CHRISTOL			600299
25	1999-09-04	HENDRICKS	INGRID	HENDRICKS	EDGAR CHARLES	600342
26	1999-09-17	NOVEMBER	DAWID JAKOBUS	NOVEMBER	AGNES PAULINA	600360
27	1999-10-21	PHILANDER	LOUISA CHRISTENA			600391
28	2000-01-26	JEFFERIES	DOMINICA ROSE	JEFFERIES	WINSTON	600435
29	2000/03/07	NOVEMBER	DOROTHEA ELIZABETH			653233
30	2000-04-18	PIETERSEN	DELICA SANTILE	ABRAHAMS	NAZEEM	600538
31	2000-05-14	ADAMS	STEPHEN	MARTIN	MARLENE	600548
32	2000-06-14	JANSEN	MARTRHA			600574
33	2000-07-19	WATSON	KATIE SARAH	WATSON	CECIL JOHN	600591
34	2000-07-30	MARTHEZE	MARIETA JACQUILENE			600599
35	2000-08-28	JOHNSON	JAN	DAVIDS	ILIEEN	600619
36	2000-09-18	SWARTZ	FREDERICK	SWARTZ	BELINDA BIANCA	600628
37	2002-01-04	GOUWS	GEORGE	SCRODER	ELNA	601358
38	2002-03-07	ARENDSE	ELIZABETH WILHELMINA	ARENDSE	SUBLAIN WAYNE	601521