



PORTFOLIO COMMITTEE UPDATE ON SMALL HARBOURS AND ROBBEN ISLAND MUSEUM OVERSIGHT VISITS HELD BETWEEN 18-21 APRIL 2023

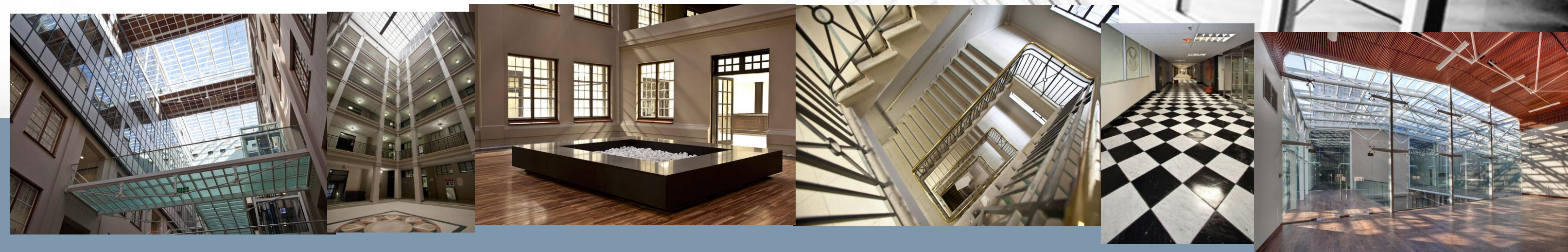


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PURPOSE

- To report progress in respect of the Portfolio Committee oversight visit held on 18 to 21 April 2023.

INTRODUCTION

- The portfolio committee visited some of the Small Harbours within the boundaries of Western Cape.
- The following Harbours were visited,
 - Saldanha Bay,
 - Yzerfontein (non-proclaimed)
 - Hout Bay,
 - Kalk Bay,
 - Gordon's Bay
 - Robben Island



- **Repairs and Maintenance**

- a) Lack of proper maintenance and upgrades to slipways, shore crane replacements, civil and electrical infrastructure repairs and upgrades.

- **Security measures within the Harbours :**

- a) Weak security measures has led to an increase in break-ins and vandalism.

- b) Concerns over allegations of suspicious activities relating to abalone poaching, drug trade and human trafficking.

- c) No power back-up during load shedding thus exposing the Harbours to criminal elements.

- d) No constant monitoring of CCTV cameras (while in other Harbours the infrastructure has been vandalized).



- **Update:**
 - **Day to day maintenance** is attended through Facilities Management unit as and when calls are logged.
 - **Long Term Maintenance Plan:** DFFE has approached the department for the development and implementation of a refurbishment plan for the proclaimed fishing harbors. Detailed technical condition assessments will be commissioned for detailed scoping and costing. A maintenance plan for each harbor will be developed and submitted to the client for approval and funding.
 - The long term maintenance plan seeks to attend to the current maintenance and security challenges within the harbors. The plan will assist in retaining the existing tenants and attract new.
 - A meeting between DFFE and DPWI is scheduled for 23 November 2023 to discuss the *plan.*



- **Update:**

- *DPWI is providing Tactical Security Services at Houtbay Harbor due to high level of distraction and vandalism of infrastructure.*
- *DFFE is currently in the process of concluding the appointment of security service for all small harbors.*



- **Revenue Generation**

- a) The source of income is derived from tariffs (launching fees, mooring fees, gate duties & dry docking fees) charged by DFFÉ (these tariffs have not be reviewed since 1998).
- b) Rental from tenants by DPWI. A concern was raised over the leases that have been on month-to-month as this does not create stability.
- c) The Yzerfontein Harbour (non-proclaimed) charges a minimal fee to cover maintenance cost, at no cost to DPWI.
- d) The Robben Island Museum (non-proclaimed) generates revenue, independently from DPWI via their gate taking and other means of revenue generation.

- **Update**

- *DFFE has been urged to revise their fees/tariffs because they are way below market.*
- *DPWI has revised the lease tariffs in the renewal offers issued to all lessees. All leases will be concluded at revised rates .*
- *MOA forwarded to Yzerfontein Municipality, awaiting their comments.*

EPWP Opportunities

- The appointment of EPWP beneficiaries was not extended to all Harbours such as Bay, Gordon's Bay etc.
- Work opportunities created through EPWP are not sufficient and sustainable.
- There is a need for training and employing young people permanently, particularly by the DFFE.
- DPWI should consider the re-appointment of artisans to combat unemployment and also address maintenance challenges.

Update:

- *A total of 181 EPWP participants are deployed in various harbours as follows:*

Harbour	No of Participants	Purpose
Hout Bay	36	Honorary inspectors and maintenance
Hermanus	50	Patrolling, cleaning and dragging
Saldhana	30	Patrolling, cleaning and dragging
St Helena Bay	20	Patrolling, cleaning and dragging
Pepper Bay	15	Patrolling, cleaning and dragging
Gansbaai	22	Maintenance team and inspectors
Laaiplek	8	Data monitors and maintenance team

- *The plan is to extend the program to other harbours budget permitting*

Renewal of Leases

- The Portfolio Committee expressed a serious concerns over the non-renewal of expired leases in the harbours.
- The AGSA also identified the challenge of month-to-month leases and its implications.
- NSRI (an NPO) is charged minimal rental because of the nature of the unique and essential service they render to the public.
- There is a need bring small and emerging business to participate within the harbour.
- Transformation must be effected in the filling of the vacancies in the harbours in order to redress.
- DPWI to use the vacancies to redress the skewed patterns of the tenancy within the harbours.
- DFFE and DPWI to assist to local businesses (in particular black women, youth, military veterans and people with disabilities) to access opportunities in the harbours.

Update:

- *The renewal of the existing leases is underway, to be completed by end March 2024.*
- *The advertisement of the vacant properties and awarding thereof to be completed by 31 March 2024.*
- *In a quest to prepare the HDI group the Department held a Ministerial Women IMBIZO on Built Environment and Oceans Economy on 5 September 2023.*
- *At the Imbizo various financial houses presented funding opportunities available and process to access the funding.*
- *Another Imbizo is planned for the Saldanha community by end November 2023.*

YZERFONTEIN HARBOUR (NON-PROCLAIMED) STATUS AND CHALLENGES

- The harbour is currently managed by the Swartland Municipality without a formal agreement with DPWI.
- The Municipality expressed interest in having Yezerfontein Harbour proclaimed.
- Lack of formal agreement is not ideal as the roles and responsibilities of DPWI and the Municipality are not clearly defined.
- The Municipality incurred expenditure to refurbish damages on the tar surface and minor works in the harbour, and they have been trying to claim reimbursement from DPWI however due to no agreement in place the said expenditure had to be written off.
- Therefore parties were directed to enter into an MOA to which a draft was forwarded to the Municipality and DPWI awaits their comment.
- The maintenance of the Public Boat Launching Site, is the responsibility of the Municipality in terms of Coastal Regulation Zones, 2014 and not the DPWI's.

SEA HARVEST : LEASE AND DAMAGED QUAY

- An offer to lease was made to Sea Harvest on 04 October 2023 for 09 years and 11 months.
- The intention of the offer is to kick start the engagements and get the parties to agree on the rental rates as well as the maintenance of the Quay.
- Sea Harvest responded to the Department on 18 October 2023, seeking clarity on some issues.
- A meeting was held on 20 October 2023 with Sea Harvest, wherein they requested time to consult with their board and thereafter revert to the Department.
- The department has on 08 November received the company's response. A meeting is planned before end November 2023 to further deliberate and reach consensus on their counter offer and thereafter submit to the relevant authority for approval.
- It is anticipated to conclude the process(conclusion of a lease) by end March 2024

HOUT BAY HARBOUR STATUS AND CHALLENGES

Committee Formation Process

- The community raised its concerns over the past exclusion to the harbor operations and leases. In response to community concerns, a series of engagements were initiated. Representatives from ImizamoYethu, Hangberg, and the Valley communities were nominated facilitated by the Department's Social Facilitation unit resulting in 6 representatives from each of the three communities, totaling 18 community members and additional members from DPWI & DFFE to strength the interface between the Department and the community. The nomination process was finalised on 13 October 2023 and a memo containing the elected members is *en route* to the Minister for endorsement.

Objectives of the structure (i.e. Community Steering Committee), among others are:

- 1) Addressing historical exclusion from harbor operations and leases.
- 2) Facilitate the identification and implementation of local asset-based mandated community development programs.
- 3) Facilitate capacity building, training, and skills development for meaningful community participation.
- 4) Mobilize and communicate with the local community on local development processes.
- 5) Coordinate funding opportunities for local development programs.
- 6) Collaborate with relevant stakeholders to address community concerns and priorities.
- 7) Fostering transparency and trust between the Department and the community.

The idea is to appoint a Management Agent to develop and manage the harbour in line with the SDF and also manage all tenants.

WAY FORWARD

- Renewal of leases for all Harbours to be concluded by 31 March 2024.
- Advertisement of vacancies within the harbours by 31 March 2024.
- Pilot the appointment of a management agent at Hout Bay Harbour in order to improve lease management and harbour development. The anticipated date of advert is between December 2023 and January 2024.
- Transformation of the Harbour tenancy to be fully representative, biasness towards woman, youth, people with disabilities and military veterans.
- Encourage DFFE to speed up the appointment of physical security for all small harbours in order to prevent further vandalism and criminality.
- Strengthen collaboration with SAPS to improve security and minimise criminality.
- Development of a maintenance and management strategy for the harbours in collaboration with DFFE by June 2024.
- DPWI and DFFE to apply to Treasury to ring fence revenue collected for the maintenance of the harbours.



ROBBEN ISLAND MUSEUM

- **Progress on Water Desalination Plant**
- **Progress on Total Facilities Management Contract (TFMC)**
- **Progress on Service Level Agreement (Tripartite Agreement)**
- **Repairs & maintenance of the Island in absence of TFMC**
- **General**

Water Desalination Plant:

- The water plant is fully operational. All repairs in the plant have been attended to.
- Reservoir 2 has over 1million litres of water (as of 9th Nov 2023)
- Reservoir 3 has around 400,000 litres of water (as of 9th Nov 2023)
- Currently the plumbers are repairing all pipes and water leaks in the water distribution network to the housing precinct and harbor.
- It is envisaged that the water reticulation system is fully functional by Wed 15th Nov 2023.
- On Monday 13th Nov 2023 Mr Rocha (Works Manager) and Mrs Petersen (Water Technician) will conducting the SANS241 testing at various points of water reticulation network to ensure that water quality is fit for human consumption.
- The finalizing of spares, drawings, operational manuals and schematics will be concluded in the week of 20th Nov 2023.

Water desalination plant



Total Facilities Management Contract:TFMC

- The TFMC Strategy has been finalized
- The strategy required approval of the Accounting Officer due to Cost Containment Measures issued by National Treasury – this was completed received on 19 October 2023
- It has been submitted for funding approval due to the extension of scope
- Anticipated to go out on tender on nominated procedure to the TFMC Panel in next two weeks
- The Scope for the TFMC has been revised and there has been inclusion of certain additional items, with maintenance for the following items:
 - Blue Stone and Limestone Quarry
 - Crane

Progress of the Tripartite Agreement

- The Tripartite Agreement has gone through several revisions due to feedback from all role-players – DSAC and RIM Management
- The revised document received from DSAC has been sent through to DPWI Legal Services for their consensus prior to submission to the A/DG for sign-off
- The revised agreement to be submitted to the A/DG DPWI – week of 13 November 2023
- A RIM Steer Co to be scheduled upon confirmation from the A/DDG:FM as Chair hopefully in the next two weeks

Repair and Maintenance of the Island in the absence of TFMC

- The Cape Town Regional Office continues to provide interim maintenance support to RIM, through day to day maintenance
- Horticultural service has been rendering service since the 28 August 2023. The team been working with the Robben Island gardens team with great success.
- Area covered thus far:
 - Tourist bus route from Alpha 1 to the harbor with public open space
 - Guest house
 - Old school
 - Multiple Learning Centre
 - Village Precinct
- The team have returned to the Tourist bus route on Monday, 30 October 2023 and will prioritize the tourist routes.

Repair and Maintenance of the Island in the absence of TFMC

The following technical services are rendered by DPW FM:

- 1) Building works – carpentry, roofing, plumbing, fire extinguishers, hose reels and hydrants
- 2) Electrical – Domestic and Industrial electrical reticulation ; Maintenance and Operation of Solar and Generator Plants
 - DPW has appointed a new full time team to oversee the generators (service, maintenance, monitoring of fuel supplies) on the island.
 - DPW is in the process of procuring two new generators for the island to be installed by end January 2024.
- 3) Mechanical – Pumps, Catering Equipment, Refrigeration, Air-conditioning, Access Control, Roller Doors and gates, Water Treatment, Crane services
- 4) An approximate of 1160 calls have been logged for interim maintenance at the Island

Monitoring

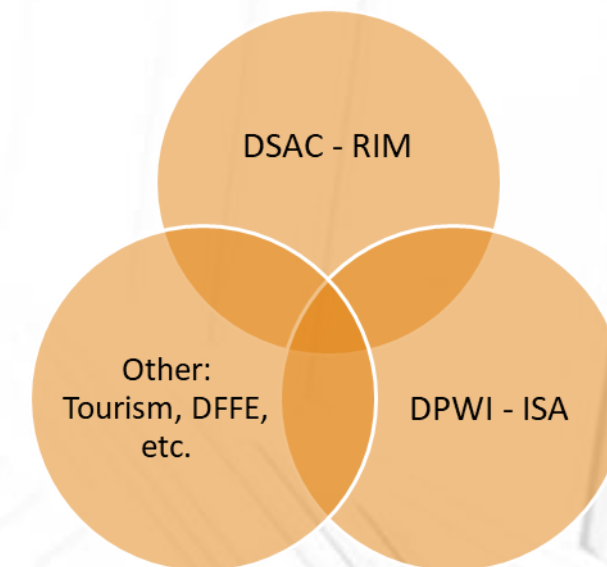
- The FM officials from the CT regional office have conducted site visits on 01 November and 06 November 2023 for the Desalination Plant, Water Reticulation Network, Generators, Solar Plant and Electrical Reticulation
- Weekly site visits will be conducted by FM officials from the region with support of monthly visits from FM Head Office

GENERAL:

- Cape Town experienced in recent months a few storms and floods that contributed to the delay of:
 - Repairs and maintenance work on the Island
 - Transportation of goods to and from the Island
- Pipeline of Capital works projects to be carried out by RIM should be communicated to DPWI FM HO to ensure that there alignment in implementing maintenance measures

Integrated Master Plan Programme Strategy

1. The scope of work for the master planning to be undertaken will focus on the following:
 1. Integrated and efficient RIM infrastructure programme.
 2. Public and private sector collaboration beyond the current service provider model.
 3. Sustainable programme both in implementation and management.
2. The elements to be considered will be the following:
 1. Robben Island buildings and associated environmental and waste management.
 2. Mechanical and electrical infrastructure including bulk infrastructure.
 3. Offsite facilities including office accommodation.
 4. Logistics and Transport infrastructure.



Partnership approach in preparation for market engagement

Programme Plan & Way Forward



- Key aspects to be addressed by ISA:
 - ✓ Registration of the programme into the ISA pipeline dependent on approval by the relevant committees.
 - ✓ Integration of existing infrastructure plans into the new master plan.
 - ✓ Programmatic precinct approach to leverage private sector participation.
 - ✓ Logistics and related infrastructure on Robben Island and possible connecting infrastructure to the mainland.

THANK YOU



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