

## SETTLEMENT PROFILE

# Tambo Transit Camp

Municipality: **BITOU MUNICIPALITY**

Closest town: **KWANOKUTHULA**

Established: **2009**

Structures: **41**

CATEGORISATION CODE/S

# B1

B1 - IN-SITU UPGRADING

Growth potential: **HIGH\***

## TOWN LEVEL MAP



## HISTORY AS TOLD BY THE COMMUNITY

The community was relocated from their previous settlement in Kranshoek because there was a fire disaster. Community members originally thought their relocation would be temporary, but they have remained in Tambo Transit Camp ever since.

## SUMMARY

Tambo Transit Camp is a **very high-density settlement** located **inside the urban edge** and on land that is zoned as public open space. The settlement experiences natural hazards of sinking soil, flooding, rock falls, locational hazards of being situated on a slope greater than 18 as well as being situated under power lines. These hazards can be improved through the **incremental formalisation of the settlement**. As such, the settlement is considered ideal for **in-situ upgrading**. The settlement has adequate access to water and sanitation services. A maintenance plan must be developed and include a protocol for reporting broken infrastructure. The community has identified priorities such as access to employment opportunities. The municipality should make use of local labour by developing a maintenance plan and appointing

EPWP workers. The community leadership structure should meet with the municipality to begin implementing priorities. The **settlement is well located** and enjoys access to a clinic, socio-economic amenities and educational facilities. The community experiences a range of social problems linked to drug and alcohol-related violence, petty crime and gangsterism. There is no police station located inside the settlement. The municipality should provide a mobile police station and fix street lights as a form of **passive surveillance** to improve the **community's safety**. The municipality should also facilitate social programmes from various state departments and social organisations to raise awareness around drug and alcohol use and abuse.

## SHORT TERM INTERVENTIONS

- Provide black bags and individual bins.
- Provide 1 legal prepaid electrical connection.
- Fix 3 street lights so that the streets are electrified, allowing the community to safely access water and sanitation services at night.
- The municipality, together with the community, should develop a reporting protocol and maintenance plan for the upkeep of existing infrastructure.
- Apply concrete to community dug out channels.

\*Western Cape Government (2014) Growth Potential Study. [Online] Available at: [www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014](http://www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014).

## COMMUNITY PRIORITIES

### Short term priorities:

- **Access to shelter**  
On weekends residents feel unsafe, thus we put emphasis on the need for houses
- **Access to employment opportunities**  
People must be employed according to qualifications not according to the political party
- **Access to community facilities**  
There are no community facilities in the settlement, all the facilities are very far away
- **Security of tenure**  
If the municipality is not ready with houses, then they must provide site and service.

## COMMUNITY READINESS



Leadership: **Street committee**



Leader relations: **Political tension**



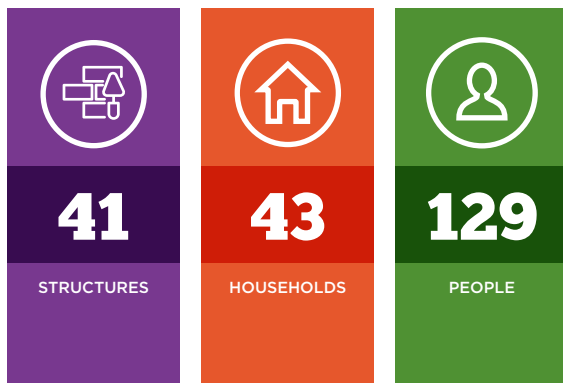
Relationship with municipality: **None**

## ASSESSMENT



The community has a Street committee leadership structure, but there is political tension between leaders. The community only hosts general meetings when necessary, and it has no relationship with the municipality. The municipality needs to engage with the community so that they can build a relationship and work together to attain community priorities.

## DEMOGRAPHICS



## COMMUNITY VOICES

We want to be relocated to another location where we will have access to services that are difficult to reach. We would like the municipality to provide fire hydrants to help us in a fire emergency.

## PLANNING RELATED ISSUES

**100%** Land ownership: **Municipality 100%**



Servitude: **None**



Zoning: **Public open space**



Household density: **281 HH/Ha**  
(HH/Ha - households per hectare)

### Evaluation of categorisation

The municipality's business plan has earmarked the settlement as a UISP project. Based on the settlement analysis, in situ upgrading is considered to be the most appropriate categorisation. The land is owned by the municipality and has the potential for long-term development and security of tenure. Locational risks such as sinking soil, flooding and water logging can be mitigated through formalising the area by applying concrete to storm water channels. The community has good access to health, educational and socio-economic amenities.

### Comment on past relocation attempts

A portion of the settlement has been earmarked by the municipality for relocation to Kwanokuthula. The community has taken no action against this relocation because shacks were all burnt to the ground during a fire. The community has said that the entire settlement is currently under threat of relocation and the municipality has registered them on a housing database.



## HAZARDS AND RISKS

### Natural

- Flood prone area
- Sinking soil
- Slope greater than 18
- Under power lines

### Man-made

- High density
- Water logging drainage

### Assessment

The settlement does not experience significant natural or man made hazards and risks. Those listed can be improved by formalising the settlement.

## SETTLEMENT MAP



## BASIC SERVICES

### Service assessment

The settlement has an adequate waste management system. The municipality should give black bags to the community and provide each household with an individual bin for waste removal. There is an adequate level of water and sanitation provision in the settlement. The municipality fixes broken taps, but does not fix leaking taps. The settlement needs a maintenance plan which could involve the uptake of EPWP workers. The existing electrical connections are unstable and require maintenance so that electricity does not shut off during strong winds. The settlement's street lights do not work. The settlement requires a sustainable maintenance plan as well as a reporting protocol so that the municipality can be informed when services are not operational. The settlement has tarred roads and channels, but still relies on channels dug out by the community for storm water drainage.



### SANITATION

Working ratio **1:8** Shortfall **3**

There are 6 flush toilets, all of which are in working order and maintained by the municipality.



### ELECTRICITY

**40** Pre-paid

41 households have access to prepaid electricity, of which 40 connections are legal and 1 is illegal. The settlement has 3 street lights. The streetlights are not working. When it rains the electricity goes off, and electric lines spark when it is windy. Community members do not feel safe. The community has reported the matter to the municipality, but no action has yet been taken by municipality.



### WATER

Working ratio **1:22** Shortfall **0**

There are 2 communal standpipes located on the edge of settlement, which are maintained by the municipality. Both standpipes are in working order. It takes community members 5 minutes to walk to the taps.

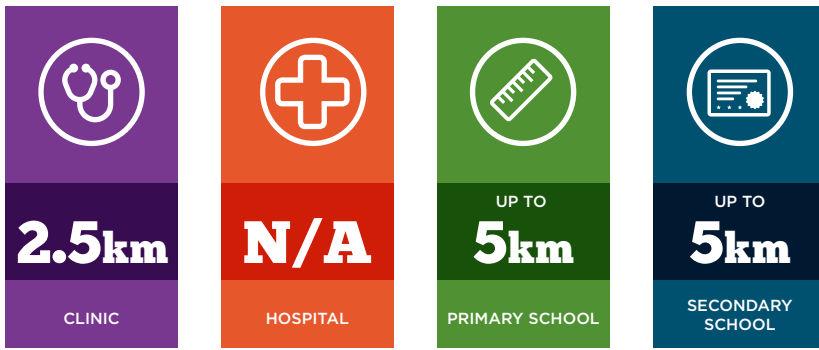


### WASTE

Waste management: **2** Municipal skips

There are 2 municipal skips located inside the settlement. Black bags are not handed out and waste is collected on a weekly basis. The community would like plastic bins during disasters.

## SOCIO-ECONOMIC AMENITIES



The community has access to a clinic within a 2,5km radius, but no access to a hospital within a 5km radius. The community has good access to educational facilities: the preschool is less than 500m away and the primary and secondary schools are located within 5km. The community has good access to economic amenities in the immediate vicinity, such as general shops and spaza shops. The community has good access to community facilities such as a church, community hall, mosque, playground, police station and sports facility.

### ECONOMIC SERVICES

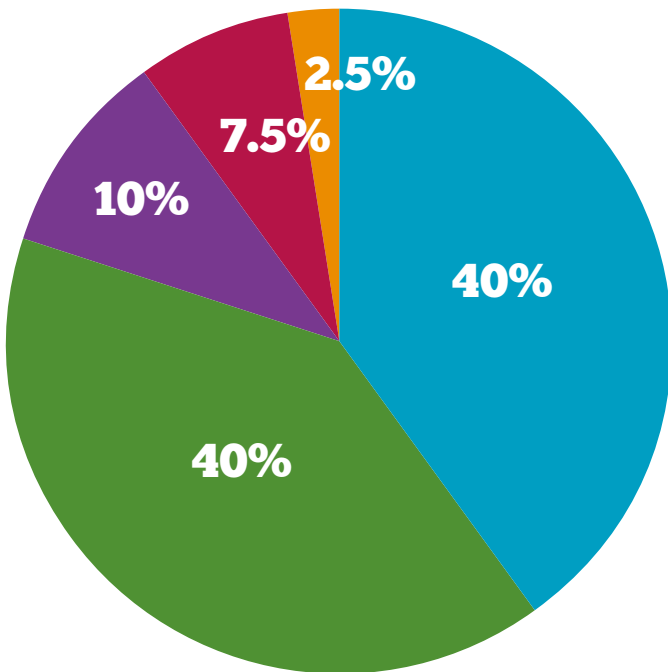
- General shops
- Spaza shops

### SOCIAL SERVICES

- Church
- Community hall
- Mosque
- Playground
- Police station
- Sports facility

## EMPLOYMENT PROFILE

% of employed men and women



A large portion of men (80%) work as gardeners. Most women (80%) work as domestic workers. Only a small portion of people work in security, construction and retail industries. There is a need for skills development in this community.

## SETTLEMENT PROFILE

# Pinetree

Municipality: **BITOU MUNICIPALITY**

Closest town: **PLETTENBERG BAY**

Established: **2006**

Structures: **55**

CATEGORISATION CODE/S

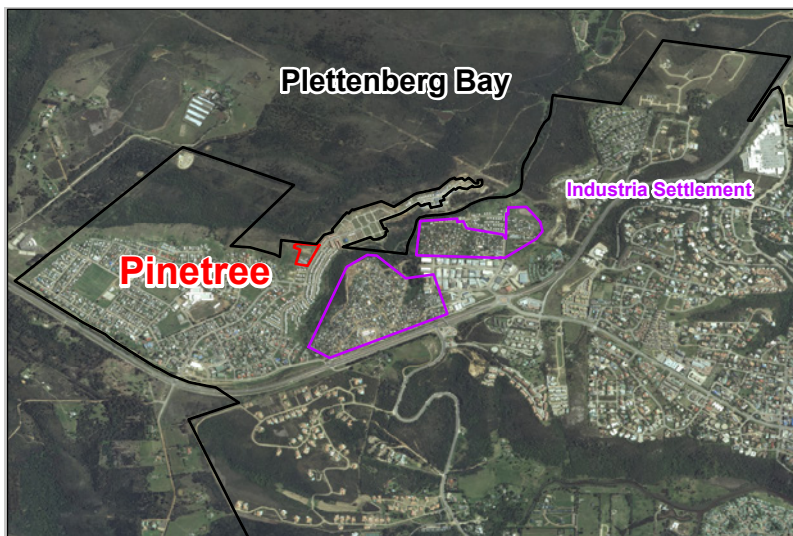
# B1/C

B1 - IN-SITU UPGRADING

C - URGENT RELOCATION REQUIRED

Growth potential: **HIGH\***

## TOWN LEVEL MAP



## HISTORY

### AS TOLD BY THE COMMUNITY

The residents were from Gaatjie. They then moved to a settlement known as Salon. From there, the residents moved to the current Pine Tree Settlement.

## SUMMARY

Pinetree is a **medium density settlement** located on land owned by the municipality with **no zoning**, however a portion of the land is to be used by a school. The settlement experiences locational hazards since it is located in a flood-prone area, close to a garbage dump, on sinking soil, on a slope and under power lines. A portion of the settlement has been categorised for **in situ upgrading and urgent relocation for the portion located under power lines**. The effects of other hazards such as flooding can be solved by providing an **adequate formal storm water drainage system and hardening surfaces, in order to mitigate the effects of sinking soil**. Man made hazards such as inadequate sanitation, inadequate waste management, a poor street network

and water logging drainage can be addressed by **incrementally upgrading the settlement**. The settlement is well-located in relation to a clinic and educational amenities. However, socio-economic and community facilities are absent. The community needs to organise itself with the help of the municipality to lead development initiatives. The municipality must use the EPWP to employ locals in cleaning up the settlement so that the community takes ownership of its infrastructure. The community has made reference to a time when they assisted the municipality with building the infrastructure for toilets. This same rationale must be applied to **implementing community priorities**.

## SHORT TERM INTERVENTIONS

- Apply concrete to community dug out channels to improve storm water drainage.
- Provide a communal skip and black bags for individual household waste management.
- Provide 1 additional communal water standpipe to meet national standards.
- Provide 3 additional flush toilets to meet national standards.
- Provide 15 households with prepaid electrical connections and additional street lights.

\*Western Cape Government (2014) Growth Potential Study. [Online] Available at: [www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014](http://www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014).



## COMMUNITY PRIORITIES

### Short term priorities:

- **Access to shelter**  
We don't know how long we will be living in this dump.
- **Maintenance and operations**  
The toilets are not functional.
- **Access to shelter**  
There are many families living in one structure so there is a need to improve living conditions.
- **Access to electricity**  
Not all the shacks have electricity.
- **Access to community facilities**  
The children play on the road. The community needs a safe play area for the children.

## COMMUNITY READINESS



Leadership: **No leaders**



Leader relations: **None**



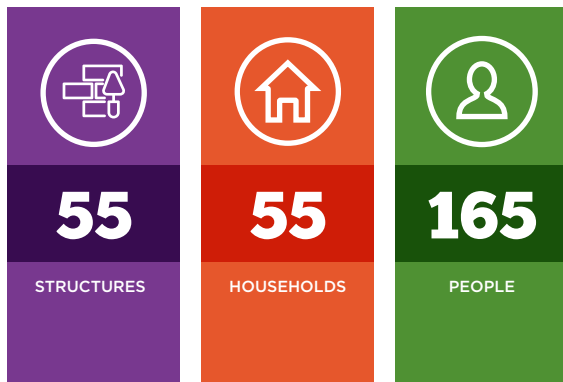
Relationship with municipality: **None**

## ASSESSMENT



There is no existing leadership structure in the settlement. The community only meets when necessary and never meets with the municipality. There is no relationship between the community and the municipality. The community needs to organise itself into small working groups and actively engage with and lead its own development agenda.

## DEMOGRAPHICS



## COMMUNITY VOICES

Service delivery, housing, sanitation. We need a relationship with the municipality that is reliable and transparent. Some people have been removed from the housing list, but we're not sure how.

## PLANNING RELATED ISSUES

**100%** Land ownership: **Municipality 100%**



Servitude: **None**



Zoning: **Other / with a portion for school use**



Household density: **66 HH/Ha**  
(HH/Ha - households per hectare)

### Evaluation of categorisation

The community has lived in the settlement for ten years. Residents originally thought that they would settle there on a temporary basis, however there are no plans to relocate them. The people that are settled under power lines need to be relocated given that it is dangerous. The rest of the settlement is suitable for in situ upgrading. Man made hazards and risks can be mitigated by incrementally formalising the settlement.

### Comment on past relocation attempts

The municipality has not indicated that the community would be relocated, however, the community has been under the impression that their current location is temporary.



## HAZARDS AND RISKS

### Natural

- Floods
- Strong winds
- Flood prone area
- Garbage dump
- Sinking soil
- Slope greater than 18
- Under power lines

### Man-made

- Inadequate sanitation
- Inadequate waste management
- Poor street network
- Water logging drainage

## SETTLEMENT MAP



### Assessment

The settlement experiences a range of locational hazards and risks which are further compounded by man-made hazards. Through formalising a of the portion of the settlement these can be mitigated. Reblocking the settlement will establish clear access and egress routes as well as pedestrian and vehicular routes. Moreover, concrete drainage channels will mitigate water logging and flooding. Through the implementation of short term priorities waste management and access to adequate basic services will be improved.

## BASIC SERVICES

### Service assessment

There is no formal storm water drainage system, but the community has dug out channels. This medium density settlement only has 1 municipal skip, which is not emptied by anyone. The community receives no black bags for household waste management. It takes the community 5 minutes to walk to the communal water standpipe. The community requires an additional standpipe and 3 additional flush toilets in order to meet national standards. 73% (40 out of 55 households) of the settlement has access to prepaid electrical connections. A shortfall of 15 households require access to electricity. The settlement needs additional street lights. Basic services are poorly provided due to the density of the settlement. The municipality needs to facilitate a cleaning programme for EPWP workers to clean the areas surrounding the municipal skip, water standpipe and improve sanitation services since the community has commented that these areas are dirty.

### SANITATION

Working ratio **1:7** Shortfall **3**

There are **8** flush toilets, all of which are in working order and maintained by the community. There is a shortfall of **3** toilets, based on national standards.

### WATER

Working ratio **1:55** Shortfall **2**

**1** communal standpipe is located on the edge of the settlement. It is a 5-minute walk for the community to access the standpipe, which is in working order and maintained by the municipality. The community has said that the water is clean, but it is very dirty around the sanitation block and sometimes there are ants and flies. There is a shortfall of **2** standpipes, based on national standards.

### ELECTRICITY

**40** Pre-paid

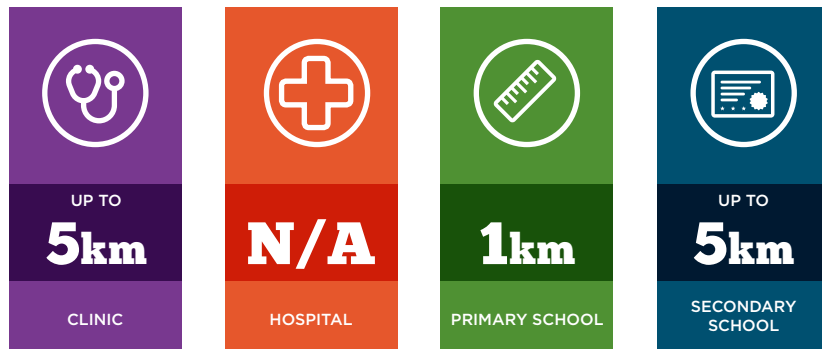
**40** households have access to prepaid electrical connections, while there is a shortfall of **15** households. There is **1** street light in the settlement.

### WASTE

Waste management: **1** Municipal skip

There is **1** municipal skip, which is very dirty. The community receives no black bags.

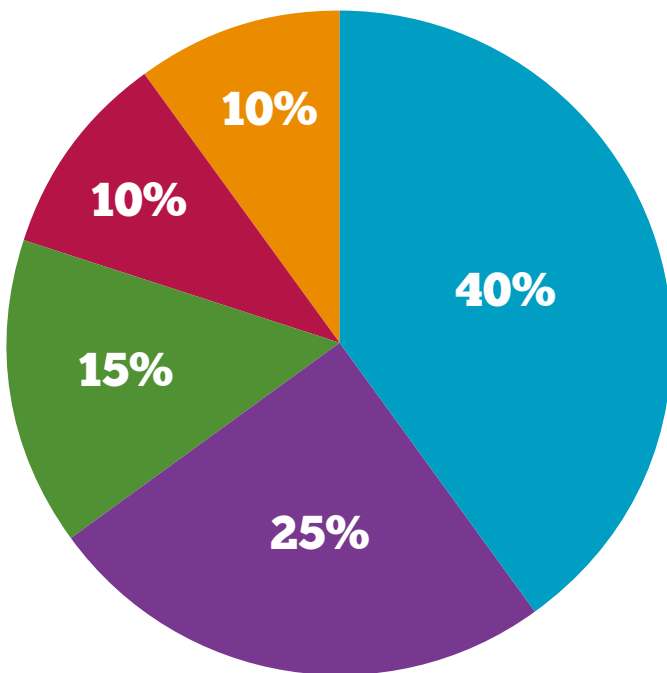
## SOCIO-ECONOMIC AMENITIES



The settlement is located approximately 5km away from a clinic (a 30-minute walk) and there is no access to a hospital. The community has access to educational facilities: a preschool is located within 2,5km, a primary school within 1km and a secondary school up to 5km away. The community has no access to socio-economic amenities or community facilities.

## EMPLOYMENT PROFILE

% of employed men and women



**40%**  
Construction work

**10%**  
Security

**10%**  
Domestic Work

**15%**  
Restaurant

**25%**  
Shopping centre

Most men (80%) are employed in the construction sector. 20% of women are employed as domestic workers. The municipality should support programmes that involve skills development in communities that have limited skills capacity.



## SETTLEMENT PROFILE

# Industria Settlement

Municipality: **BITOU MUNICIPALITY**

Closest town: **PLETTENBERG BAY**

Established: **1983**

Structures: **1349**

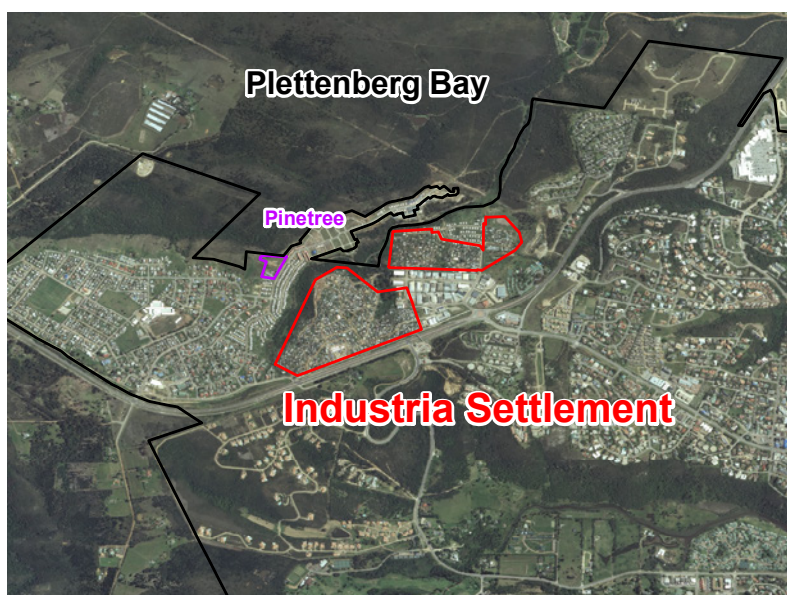
CATEGORISATION CODE/S

# B1

B1 - IN-SITU UPGRADING

Growth potential: **HIGH\***

## TOWN LEVEL MAP



## HISTORY AS TOLD BY THE COMMUNITY

Most community members migrated from the Eastern Cape to look for job opportunities.

## SUMMARY

Industria is a **very low-density settlement** located on **municipally owned land** and on an **electrical servitude**. The community experiences a range of locational hazards and risks such as being located in a **flood-prone area**, close to a **garbage dump**, **next to a road**, on a **slope greater than 18** and under power lines. The community has settled here for the past 20 years. Hazards and risks can be mitigated by formalising the settlement through **upgrading road infrastructure** and **drainage channels**. The community has adequate access to basic services. The settlement needs an infrastructure maintenance plan facilitated and funded by the municipality. **Basic service shortfalls** should be prioritised

in order to **address the living conditions on the ground**. Health and educational amenities are not located far from the settlement but it takes time for community members to walk to them and as such, the municipality should ensure accessible transport for the community. The settlement is **suitable for in situ upgrading**. The electrical servitude should be addressed by reblocking the settlement. Given that alcohol and drug-related violence is common in the settlement, the community would like the municipality to facilitate active law enforcement in the area.

## SHORT TERM INTERVENTIONS

- Facilitate a working meeting with the community and communicate future plans in order to address community priorities.
- Provide black bags more regularly and provide more skips.
- Repair 27 communal standpipes.
- Repair 36 toilets and provide 26 toilets to meet national standards.




\*Western Cape Government (2014) Growth Potential Study. [Online] Available at: [www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014](http://www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014).

## COMMUNITY PRIORITIES


**Short term priorities:**

- **Access to educational facilities**  
Children must wake up very early and travel a long distance to access education.
- **Access to health facilities**  
The existing clinic has long queues, people have to wait for a long time and it is located very far away.
- **Access to community facilities**  
The police station is far and sometimes when the community reports a crime, it is not dealt with until the next day.
- **Security of tenure**  
Land security is important.
- **Access to employment opportunities**  
Most families depend on the child support grant. Unemployment is very high, with most residents not working.

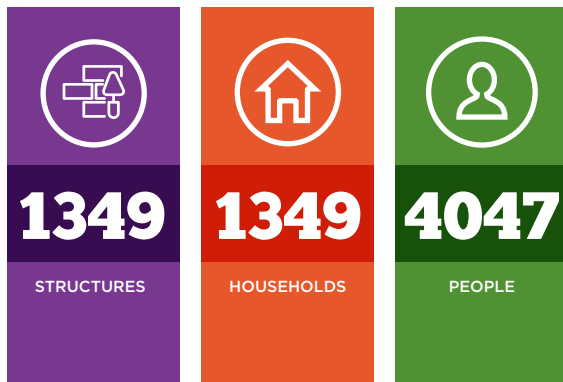
## COMMUNITY READINESS

-  Leadership: **Leadership committee; ward committee**
-  Leader relations: **Competitive**
-  Relationship with municipality: **None**

## ASSESSMENT

 There are leaders in the settlement but they compete with one another. The community has no relationship with the municipality. The municipality should establish a working meeting with the community and communicate future plans in order to address community priorities.

## DEMOGRAPHICS



## COMMUNITY VOICES


We are concerned with how housing provisions are established through the municipality, and generally with the fairness of the current system in place. Many of us have been waiting for housing subsidies for years, and it seems that though some of us have handed over CVs to the municipality, we are unlikely to hear anything back. We are also concerned that the municipality employs the same people in different opportunities. Even within the EPWP, we feel we don't benefit from job opportunities. We want clarity on how we can access these jobs.

## PLANNING RELATED ISSUES

**100%** Land ownership: **Municipality 100%**

 Servitude: **Electricity**

 Zoning: **Residential**

 Household density: **46 HH/Ha**  
(HH/Ha - households per hectare)

**Evaluation of categorisation**

The community has resided on the land for 20 years. The land is owned by the municipality and is located on an electrical servitude. The community experiences locational hazards: the slope is not too steep but it will be costly to service the site formally because of its geographic location. Additional hazards can be mitigated through in-situ upgrading, which will also prevent the occurrences of fires and floods. The damage inflicted by strong winds can be mitigated by improving building techniques and resources.

**Comment on past relocation attempts**

People were moved to a temporary relocation area for housing projects. According to the municipality, the community will be relocated back to the settlement once houses are complete.



## HAZARDS AND RISKS

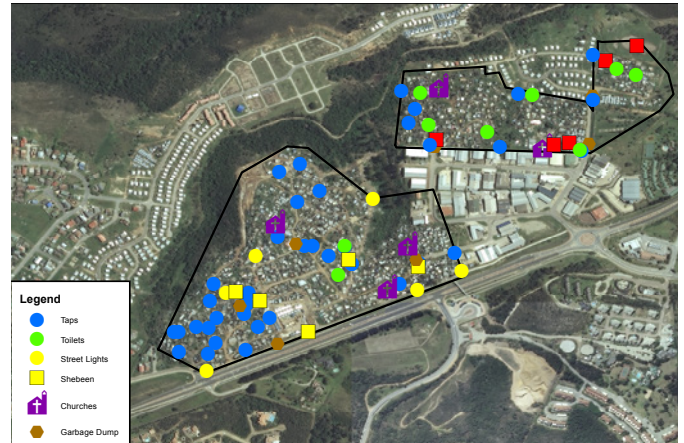
### Natural

- Flood prone area
- Floods
- Strong winds
- Fire
- Garbage dump
- Road side
- Slope greater than 18
- Under power lines

### Man-made

- High density
- Poor street network
- Water logging drainage

## SETTLEMENT MAP



### Assessment

The settlement experiences a range of locational hazards and risks such as its location in a flood-prone area, close to a garbage dump, next to a road, on a slope and under power lines. These locational hazards are further compounded by the fact that the settlement has a high population density, poor street network and suffers from water logging. Incrementally formalising the settlement will immediately provide an improved street network and eliminate the issue of water logging. This will entail installing concrete drainage channels and reblocking in the initial phases. The municipality needs to support a community-driven development process. Furthermore, the construction of a settlement boundary wall will mitigate the negative social impacts of the settlement’s roadside location.

## BASIC SERVICES

### Service assessment

The settlement has a poor level of infrastructure maintenance. Service delivery is adequate and the only shortfall is provision of water services. Waste management is adequate but can be improved by providing black bags more regularly and providing additional skips for waste collection. Water provision is adequate: there is no shortfall based on the national average but 27 taps need to be repaired. Sanitation services are adequately provided but the settlement requires an additional 26 toilets in order to satisfy national standards. Each structure has access to a prepaid electrical connection.



### SANITATION

Working ratio **1:5**

Shortfall **26**

There are **280** flush toilets, which are maintained by the municipality. **244** toilets are functional and 36 need to be repaired. There is a shortfall of **26** flush toilets.



### WATER

Shortfall **0**

Working ratio **1:7**

**202** communal standpipes are located on the edge of the settlement, which are maintained by the municipality. **175** standpipes are functional and **27** need to be repaired. There is no shortfall based on the national average.



### ELECTRICITY

**1349** Pre-paid

There are **1349** prepaid electrical connections.

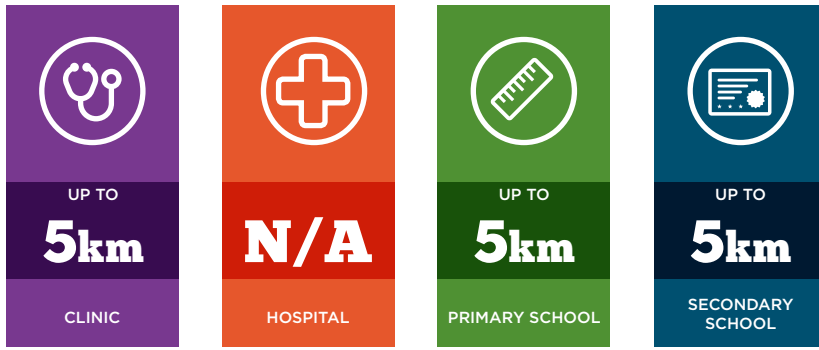


### WASTE

Waste Management: **8** Municipal skips

There are **8** municipal skips in the settlement, which are maintained by the municipality. Black bags are handed out to the community on an irregular basis. The municipality should provide plastic bags. The municipal skips are insufficient.

## SOCIO-ECONOMIC AMENITIES



The community is poorly located in relation to health facilities (a clinic is up to 5km away, which is a 30-minute walk). There is no hospital located within a 5km radius. The settlement has no access to a pre-school within a 5km radius. The primary and secondary schools are located up to 5km away and learners have to walk 30 minutes to get to school. The municipality should help schools access funding for transport so that learners can get to school easily and reduce walking time. The community has access to spaza shops and community facilities such as a church and community hall within its immediate vicinity.

### ECONOMIC SERVICES

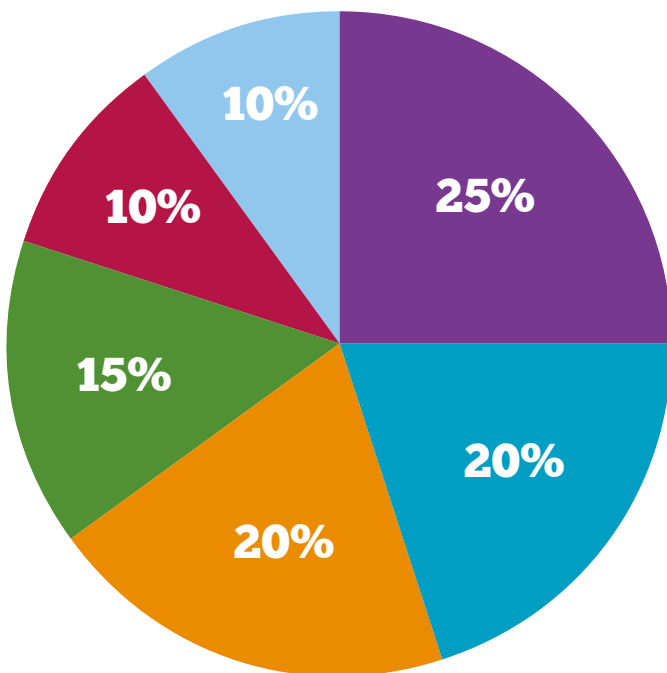
- Spaza shops

### SOCIAL SERVICES

- Church
- Community hall

## EMPLOYMENT PROFILE

% of employed men and women



A large portion of men (40%) work in the construction sector. The nature of employment in this sector is usually low-income and dependent on factors such as the provision of work. Most women (50%) work as domestic workers, a type of employment that does not allow for the acquisition of additional skills. The municipality should support skills development workshops so that the community's present workforce can attain additional skills and find more profitable types of employment.



## SETTLEMENT PROFILE

# Kuruland

Municipality: **BITOU MUNICIPALITY**

Closest town: **KURLAND**

Established: **1995**

Structures: **575**

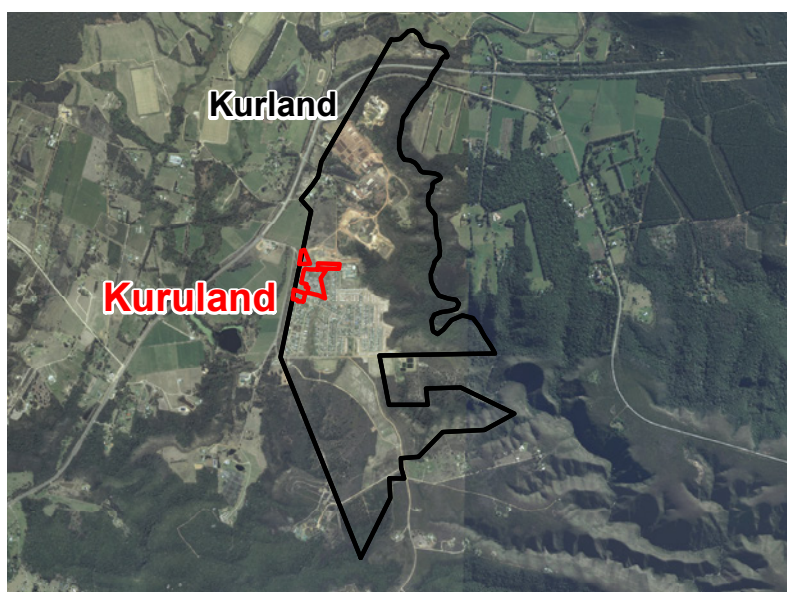
CATEGORISATION CODE/S

# B1

B1 - IN SITU UPGRADING

Growth potential: **HIGH\***

## TOWN LEVEL MAP



## HISTORY AS TOLD BY THE COMMUNITY

Some residents were evicted from a nearby campsite and other residents came from the Eastern Cape to look for job opportunities.

## SUMMARY

Kuruland is a **very high-density settlement** located on land that is zoned as **mixed use**, of which **80%** is owned by the **municipality** and **20%** is **privately owned**. The settlement is situated on an **electrical servitude** and the community experiences numerous hazards and risks such as a high **incidence of fire, some floods, inadequate sanitation and sinking soil**. All these factors point to relocation, however the municipal pipeline indicates that this community will not receive housing within the next 3 years. Therefore, the settlement should be **upgraded in situ** and **formalised in order to reduce the risks associated with living in this location**. The settlement is **well-located** with regards to

**socio-economic amenities**, education and healthcare facilities and employment opportunities. Most of the hazards can be alleviated by **improving service delivery and maintenance as well as implementing clear strategies to reduce hazards such as fires and flooding**. The municipality must attempt to **expropriate** the portion of the settlement that is located on **private land**. The municipality should also attempt to **spatially organise the settlement in order to minimise the effects of the electrical servitude**. The municipality must carry out the upgrading process in an environmentally sensitive manner as 61% the land falls into a critical biodiversity area.

## SHORT TERM INTERVENTIONS

- Facilitate a working relationship with the community.
- Social facilitation is needed to help set up a leadership structure.
- Install concrete storm water channels.
- Provide 23 toilets and repair 17 toilets.
- Repair 2 communal standpipes.
- Investigate providing a municipal skip.
- Provide legal electrical connections for those using illegal ones.

\*Western Cape Government (2014) Growth Potential Study. [Online] Available at: [www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014](http://www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014).



## COMMUNITY PRIORITIES

**Short Term:**

- **Shelter**  
This informal settlement is associated with many criminal activities.
- **Access to employment opportunities**  
There is a high rate of unemployment.
- **Access to community facilities**  
There is a need for accessible and safe community facilities.
- **Maintenance and operations**  
The community needs maintenance of storm water drainage since the settlement is prone to flooding.
- **Access to educational facilities**  
There is no secondary school and buses are not safe.

## COMMUNITY READINESS



Leadership: **No leaders**



Leader relations: **Generally cooperative**



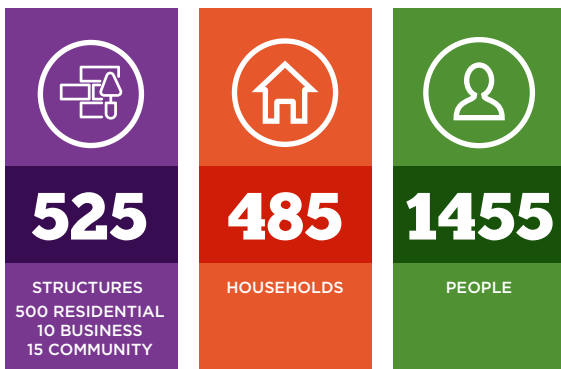
Relationship with municipality: **None**

## ASSESSMENT



The settlement has no leadership structure, and never meets with the municipality. De facto leaders generally cooperate but cannot reach agreements. The municipality must facilitate a working relationship with the community and help set up a leadership structure.

## DEMOGRAPHICS



## COMMUNITY VOICES

Fires are very common in the settlement. We ask for fire safety equipment, fire hydrants and warning systems. Sanitation is very poor. There is no toilet maintenance and the children play in the dirty water. We reported the issue to the municipality, but there hasn't been much response.

## PLANNING RELATED ISSUES

**100%** Land ownership: **Municipality 80%; Private 20%**



Servitude: **Electricity**



Zoning: **Mixed-use**



Household density: **117 HH/Ha**  
(HH/Ha - households per hectare)

### Evaluation of categorisation

The land is 80% municipally-owned and 20% privately owned. 61% of the settlement is located in a critical biodiversity area. The settlement is located on an electrical servitude and experiences numerous locational hazards and risks such as fires, flooding and inadequate sanitation. These factors all point to relocation, however the municipal pipeline indicates that this community will not receive housing provision soon (within 3 years), therefore a process of formalisation and in situ upgrading should be undertaken as the settlement is well-located in terms of other amenities and employment.

### Comment on past relocation attempts

The community reports that there are no plans to relocate the settlement. Rather, it has been earmarked for in situ upgrading. The municipal pipeline shows that there are plans for Kuruland, but they are still in the initial phases and will not be completed in the next 4 years.



## HAZARDS AND RISKS

### Natural

- Flood prone area
- Sinking soil
- Water body
- Fire
- Garbage dump

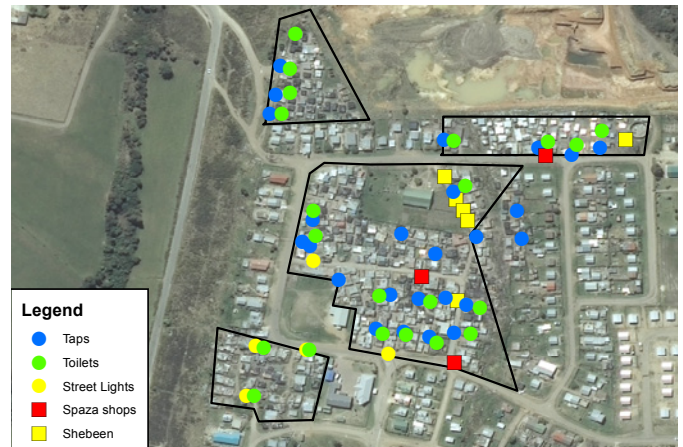
### Man-made

- High density
- Inadequate sanitation
- Inadequate waste management
- Poor street network
- Water logging drainage
- Waterborne diseases

### Assessment

The settlement is situated in an area that experiences numerous locational hazards including a high incidence of fires and flooding, proximity to a garbage dump, body of water, inadequate sanitation, high density, a poor street network, water logging and drainage problems. These hazards and risks can be mitigated through the process of in situ upgrading and formalisation. The provision of additional legal electrical connections and settlement reblocking will help reduce fires. The installation of concrete storm water channels can alleviate flooding and drainage issues. The provision of a municipal skip will help combat litter and dumping. Due to the presence of drug related crime, the community has requested additional police assistance.

## SETTLEMENT MAP



## BASIC SERVICES

### Service assessment

The settlement has a poor level of basic service delivery with a large sanitation shortfall (40 toilets). Infrastructure maintenance is an issue as repairs take longer than 2 months to be completed. 17 toilets and 2 communal standpipes require repair. The community has a good level of access to electricity, but the municipality should replace the few existing illegal connections with legal ones. Waste is regularly collected from individual bins but for a settlement of this density and size, it would be prudent to provide a municipal skip for residents to dump waste when individual bins fill up.



### SANITATION

Working ratio **1:7**

Shortfall **40**

There are 57 working flush toilets which are maintained by the municipality. There is a shortfall of 40 toilets. 17 toilets need to be repaired. The municipality must improve the maintenance and provision of sanitation services.



### WATER

Working ratio **1:12**

Shortfall **0**

42 working communal standpipes are located inside the settlement. There is no shortfall but 2 standpipes need to be repaired.



### ELECTRICITY

**5** Illegal

**478** Pre-paid

There are 478 legal prepaid connections in the settlement and 5 illegal ones. There are also 2 street lights. The municipality must replace illegal connections with legal prepaid ones and should add more street lights.

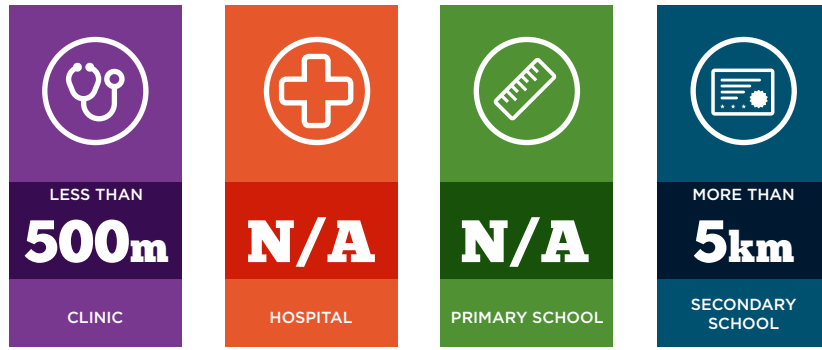


### WASTE

Waste management: Individual bins

The community has individual bins, which are emptied by the municipality on a weekly basis. As litter is a problem, it would also be prudent for the municipality to place a skip near the settlement given the community's large size.

## SOCIO-ECONOMIC AMENITIES



The community has average access to educational facilities with preschools and primary schools located a 5 minute walk away, but secondary school learners need to travel more than 5km. The municipality needs to ensure that secondary school learners have regular transport to school. The community is located 5 minutes away from a clinic, but residents do not have access to a hospital. The settlement is well-located in terms of other socio-economic amenities with access to sports facilities, churches, 5 spaza shops, 2 general shops and shebeens.

### ECONOMIC SERVICES

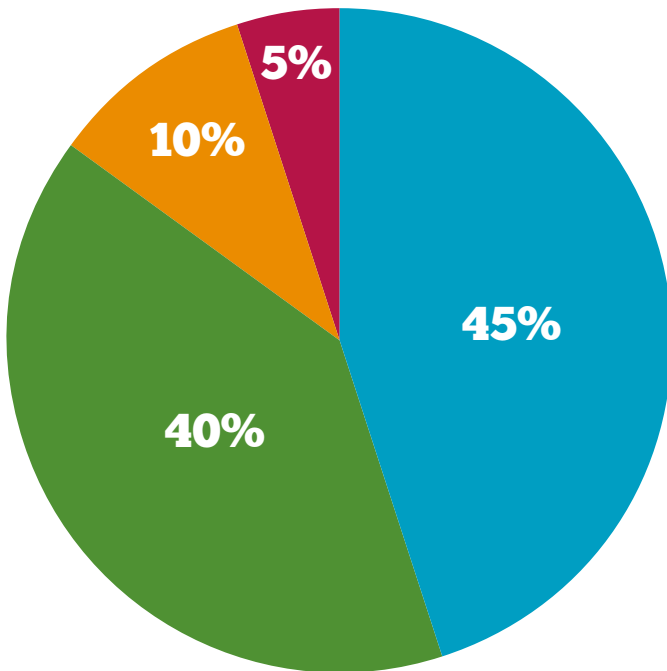
- General shops
- Spaza shops
- Shebeen

### SOCIAL SERVICES

- Church
- Community hall
- Sports facility

## EMPLOYMENT PROFILE

% of employed men and women



**45%**  
Sawmill

**40%**  
Working for Water

**10%**  
Self-Employed

**5%**  
Security

The community is mostly (45%) employed at the local sawmill and 80% of women are involved in the Working for Water programme. Some people are self employed and a few work in the security industry. This municipality should help to assist those who are self-employed and try to grow this means of employment through skills training and by facilitating opportunities for entrepreneurship.

## SETTLEMENT PROFILE

CATEGORISATION CODE/S

# Witterdrift

# B2

B2 - NO URGENT RELOCATION  
REQUIRED

Growth potential: **HIGH\***

Municipality: **BITOU MUNICIPALITY**

Closest town: **WITTEDRIFT**

Established: **2000**

Structures: **30**

## TOWN LEVEL MAP



## HISTORY AS TOLD BY THE COMMUNITY

We came from Knysna when my husband was transferred to Green Valley. We were renting a house when my husband stopped working and we never had the money to pay rent. Then we were kicked out. We decided to build our own home in this settlement. Then later, more people built shacks.

## SUMMARY

Witterdrift is a **very low-density settlement** situated on **municipally-owned land** that is **zoned as public open space**. It is a **peri-urban settlement** located in a **hamlet**, distanced from any larger town in a critical biodiversity area. The settlement faces the **hazards of flooding, strong winds, water logging**, and being **located on a slope**. The community requires additional sanitation and electrical service provision to ensure that their basic service delivery needs are met. The **community does not want to be relocated** because residents enjoy the safety of the settlement. However, there are a number of housing projects in the pipeline,

which the community would be eligible for. These are in a location outside of a critical biodiversity area which would provide **better access to educational, health and socio-economic amenities and importantly, access to employment**. It is particularly important to increase access to employment opportunities because the settlement reports a **100% unemployment rate**. Therefore, until the settlement can be relocated, this analysis suggests in situ upgrading so that the community can receive necessary basic services and live unrestricted by natural and man made risks.

## SHORT TERM INTERVENTIONS

- Stabilise the road with gravel to facilitate vehicle access.
- Increase the number of street lights.
- Install concrete storm water channels.
- Repair 1 toilet.
- Social facilitation is needed to establish a community leadership structure.
- The municipality should work on its relationship with the community.

\*Western Cape Government (2014) Growth Potential Study. [Online] Available at: [www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014](http://www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014).

## COMMUNITY PRIORITIES

**Short term:**

- **Access to electricity**  
It is needed to change our lives.
- **Access to educational services**  
There are education facilities close by.
- **Storm water and flooding management**  
Every winter our houses are flooded.
- **Access to employment opportunities**  
No one is employed in the settlement.
- **Security of tenure**  
We want to secure our homes and families for further relocation.

## COMMUNITY READINESS



Leadership: **No leaders**



Leader relations: **Political tension**



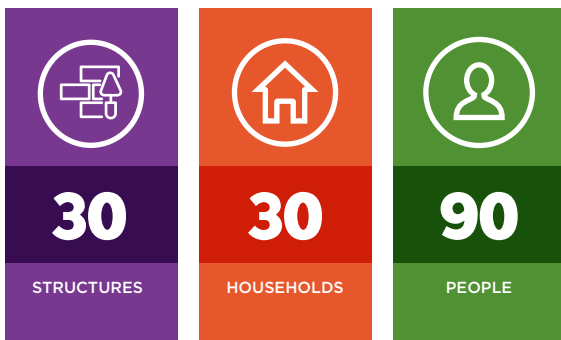
Relationship with municipality: **None**

## ASSESSMENT



There is no leadership structure in the community. There is no relationship with the municipality and no meetings are held between the community and the municipality. The community accuses the municipality of making empty promises and has staged peaceful protests.

## DEMOGRAPHICS



### COMMUNITY VOICES

Our priorities are water, sanitation, electricity and job creation.

## PLANNING RELATED ISSUES

**100%** Land ownership: **Municipality 100%**



Servitude: **None**



Zoning: **Public open space**



Household density: **17 HH/Ha**  
(HH/Ha - households per hectare)

### Evaluation of categorisation

The settlement experiences flooding and drainage issues and is located away from socio-economic amenities and work opportunities. Nonetheless, the community feels safe in the environment. The hazards and risks faced by the community can be mitigated by in situ upgrading. This will allow them to enjoy a more liveable settlement until a time when they will be relocated to one of the housing projects in the municipal pipeline. This settlement is also fully located in a critical biodiversity area which means that the area is likely unsuitable for long-term development.

### Comment on past relocation attempts

The community reports that the settlement has been selected for relocation, but residents do not want to move as the community is safe for their children. There are 2 municipal housing projects in the municipal IDP which could relate to the settlement, however, neither would provide housing within the next 3 years.





## HAZARDS AND RISKS

### Natural

- Floods
- Strong winds
- Flood prone area
- Sinking soil
- Slope greater than 18

### Man-made

- Inadequate sanitation
- Inadequate waste management
- Poor street network
- Water logging drainage
- Waterborne diseases

### Assessment

The settlement experiences flooding and strong winds and is affected by risks including inadequate sanitation, inadequate waste management, drainage and water logging problems, and sinking soil. These hazards can be mitigated by formalising the settlement, which includes installing concrete storm water channels, providing 1 toilet, efficiently managing waste and treating areas which contain unstable or sinking soil. The presence of a slope will make the provision of bulk infrastructure more expensive, but it should not be a determining factor for in situ upgrading in this settlement.

## SETTLEMENT MAP



## BASIC SERVICES

### Service assessment

The municipality must repair 1 flush toilet to meet the sanitation shortfall. Maintenance issues usually take more than 2 months to be addressed. The municipality should make use of the EPWP programme to employ community members in maintaining infrastructure. 19 pre-paid electrical connections should be installed to ensure access to electricity for all households in the community.



### SANITATION

Working ratio **1:5**

Shortfall **1**

There are 5 working flush toilets. 1 needs to be fixed. The toilets are maintained by the community, but the municipality should assist them.



### WATER

Working ratio **1:6**

Shortfall **0**

There are 5 working communal standpipes maintained by the municipality that are located on the edge of the settlement and are a 10-minute walk away.



### ELECTRICITY

**11** Pre-paid

There are 11 prepaid connections in the settlement. There is also 1 street light in the settlement. 19 more connections can be added.

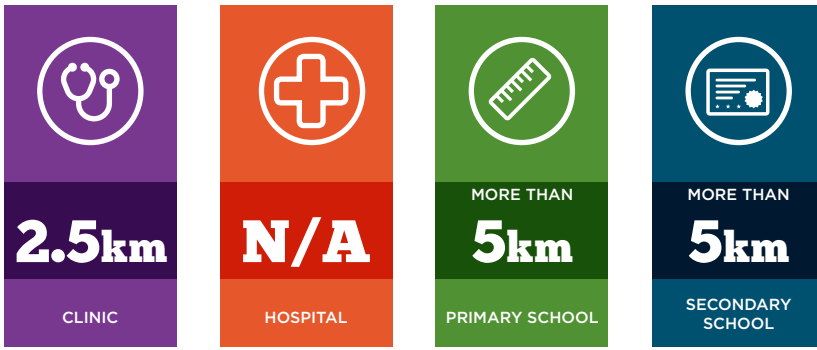


### WASTE

Waste management: Individual bins

The municipality collects waste from individual bins on a weekly basis but does not distribute black bags.

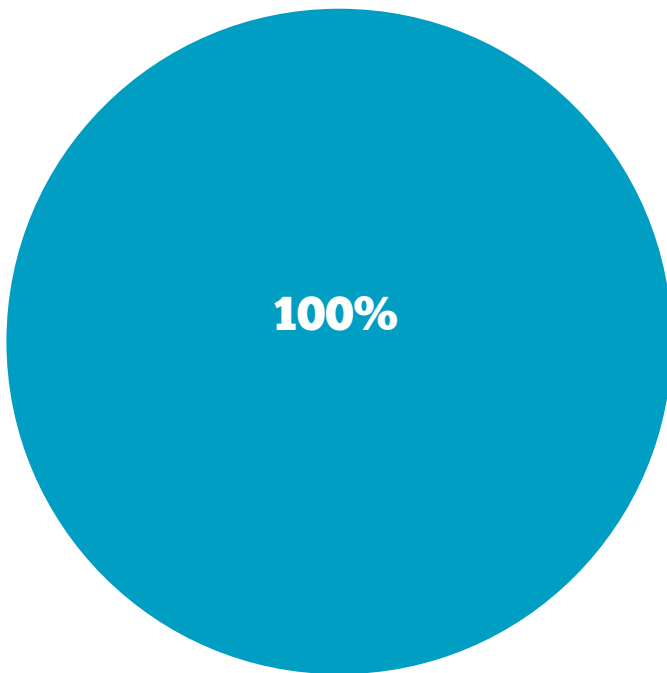
## SOCIO-ECONOMIC AMENITIES



The community has good access to education facilities, however, secondary school learners have to travel more than 1 hour to school. A transport arrangement for these learners is essential and must be facilitated by the municipality. Residents have access to a health clinic 30 minutes walk away but not to a hospital. The municipality must ensure that the community has access to a hospital in emergency and urgent cases. The community reported no access to any of the socio-economic amenities listed.

## EMPLOYMENT PROFILE

% of employed men and women



**100%**  
Unemployed

The community reported that everyone is unemployed. The municipality should extend the EPWP programme to this community to generate some income among community members. Skills upgrading, small-scale farming and entrepreneurship can be encouraged with investment by the municipality.

## SETTLEMENT PROFILE

CATEGORISATION CODE/S

# Wittedrift Green Valley 66

# B2

B2 - NO URGENT RELOCATION REQUIRED

Growth potential: **HIGH\***

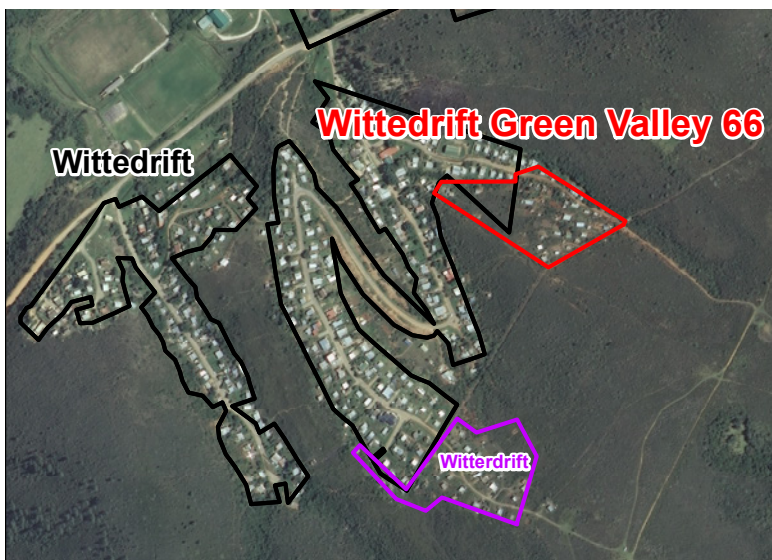
Municipality: **BITOU MUNICIPALITY**

Closest town: **PLETTENBERG BAY**

Established: **2001**

Structures: **40**

## TOWN LEVEL MAP



## HISTORY AS TOLD BY THE COMMUNITY

The first people to arrive here were a couple from Knysna. The husband was transferred to work in Plettenberg Bay but when he got here, he did not have a place to stay. At first he stayed with a relative in the formal houses but later decided to build a shack for his family. Over the years more people built their shacks here too.

## SUMMARY

Wittedrift is a **very low density** settlement situated on an **electrical servitude** and in a **critical biodiversity area**. The land is owned by the **municipality** and is zoned as **public open space**. The area is prone to **flooding**. The **community** has been selected for relocation to a **housing project**, where residents will be provided with **top structures**. However, project construction is only scheduled to begin after June 2019. Therefore, the municipality should embark on an **in situ upgrading project** so that the settlement can access a basic level of **service delivery**, ensuring the **community's wellbeing and dignity**. The municipality needs

to **alleviate the sanitation shortfalls**, **move water infrastructure closer to the settlement**, **provide access to educational and health facilities**, **install concrete storm water channels**, **provide 35 prepaid electrical connections**, and **establish a working relationship with the community**. The municipality must ensure that the community understands when they should expect to receive housing and what level of in situ upgrading they can expect. The municipality also needs to facilitate **skills training**, **EPWP programmes** and **entrepreneurship** as the community reports a **100% unemployment rate**.

## SHORT TERM INTERVENTIONS

- Repair the access road to the settlement.
- Provide 3 flush toilets and repair 2 flush toilets.
- Repair 2 communal standpipes.
- Install concrete storm water channels.
- Regularly distribute black bags.
- Establish a working relationship with the community.
- Social facilitation is needed to set up a ward committee.

\*Western Cape Government (2014) Growth Potential Study. [Online] Available at: [www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014](http://www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014).

## COMMUNITY PRIORITIES

**Short term:**

- **Access to sanitation**  
There aren't enough toilets and some residents use the bushes.
- **Access to educational facilities**  
The schools are very far from the settlement.
- **Access to electricity**  
Some shacks do not have electricity and they use candles that cause fires.
- **Access to a road**  
Access to the road is a major concern for the community.
- **Access to employment opportunities**  
Residents are concerned with the high unemployment rate in the settlement and that the same people seem to be benefiting from jobs facilitated by the municipality.

## COMMUNITY READINESS



Leadership: **No leaders**



Leader relations: **Political tension**



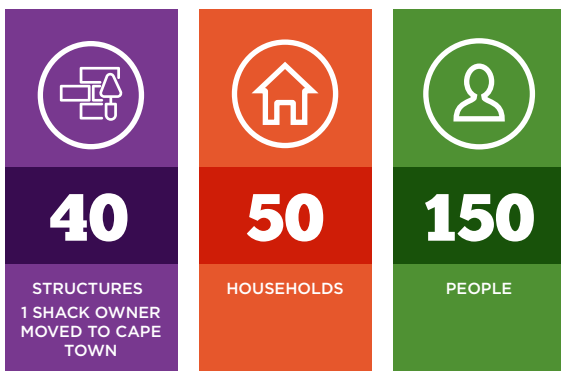
Relationship with municipality: **Bad**

## ASSESSMENT



The community has no leadership structures in place and no community meetings are held. There are political tensions among apparent leaders in the community. The community rarely meets with the municipality and when they do, meetings are only concerned with housing. The community has a bad relationship with the municipality.

## DEMOGRAPHICS



## COMMUNITY VOICES

We are requesting access to housing, streets, a church, jobs and security of tenure.

## PLANNING RELATED ISSUES

**100%** Land ownership: **Municipality 100%; Private 100%**



Servitude: **Electricity**



Zoning: **Public open space**



Household density: **29 HH/Ha**  
(HH/Ha - households per hectare)

### Evaluation of categorisation

The settlement suffers from various hazards and risks including flooding and being located on an electrical servitude. The settlement is poorly located in terms of access to socio-economic amenities. 100% of the community is unemployed. The municipality has planned to relocate residents to a housing project and to assist with top structure provision, but the municipal pipeline suggests that this will not happen until after 2019. This settlement is also located in a critical biodiversity area, which means that the settlement is likely to be unsuitable for long term development. Therefore, the municipality must ensure that the community's basic service requirements are met and that in situ upgrading is carried out.

### Comment on past relocation attempts

The community reports that there are municipal plans to relocate residents to a housing project nearby. Top structure provision is planned.



## HAZARDS AND RISKS

### Natural

- Floods
- Flood prone area
- Sinking soil
- Slope greater than 18

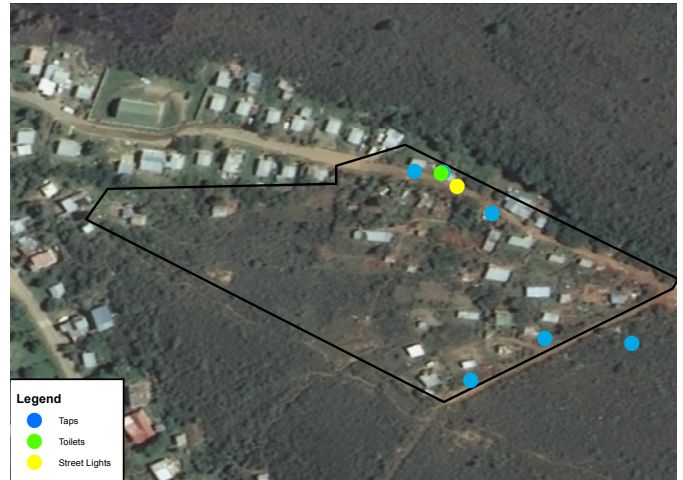
### Man-made

- Inadequate sanitation
- Poor street network
- Water logging drainage

### Assessment

The settlement suffers from various locational hazards as well as natural and man-made risks such as flooding, sinking soil, inadequate sanitation, a poor street network, water logging and drainage issues. The access road is in bad condition and currently there are pipes and community dug channels to assist with drainage. While the community waits to be relocated to a housing project, the municipality can alleviate these hazards and risks through the process of in situ upgrading. The municipality should install concrete storm water drainage channels, which would help alleviate the drainage issues of water logging and flooding. The access road must be repaired. The provision of additional toilets should alleviate the sanitation shortfall that is currently experienced.

## SETTLEMENT MAP



## BASIC SERVICES

### Service assessment

Basic service delivery to the community is average. Water provision exists, but is located far away and 2 standpipes need to be repaired. There is a shortfall of 5 toilets with 2 requiring repair. Only 15 of 50 households have access to electricity. Waste is collected regularly from municipal skips, but black bags are handed out irregularly to the community. Maintenance issues are reported to the community liaison officer and it takes about 1 month to repair infrastructure. The municipality must address the shortfall of sanitation services and needs to ensure that maintenance work is carried out effectively. The municipality should also consider the possibility of moving water infrastructure closer to the community and should provide electrical connections to 35 households.



### SANITATION

Working ratio **1:8**

Shortfall **5**

There are 5 working flush toilets and 2 toilets that need to be repaired. There is a shortfall of 5 toilets.



### WATER

Working ratio **1:13**

Shortfall **0**

2 communal standpipes are located on the edge of the settlement and maintained by the community. There is no shortfall but 2 standpipes need to be repaired. It takes the community more than 1 hour to access this infrastructure. The municipality must explore moving the taps closer to the settlement.



### ELECTRICITY

**15** Pre-paid

15 households have access to electricity in the settlement through prepaid connections. Therefore there is capacity to add 35 more prepaid connections so that all households can gain access. The settlement only has 1 street light.



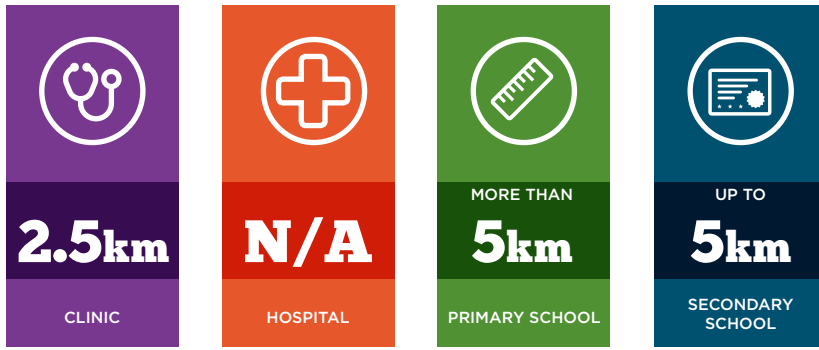
### WASTE

**Waste Management: municipal skips**

The community deposits waste into municipal skips which are emptied on a weekly basis. The community receives black bags irregularly.



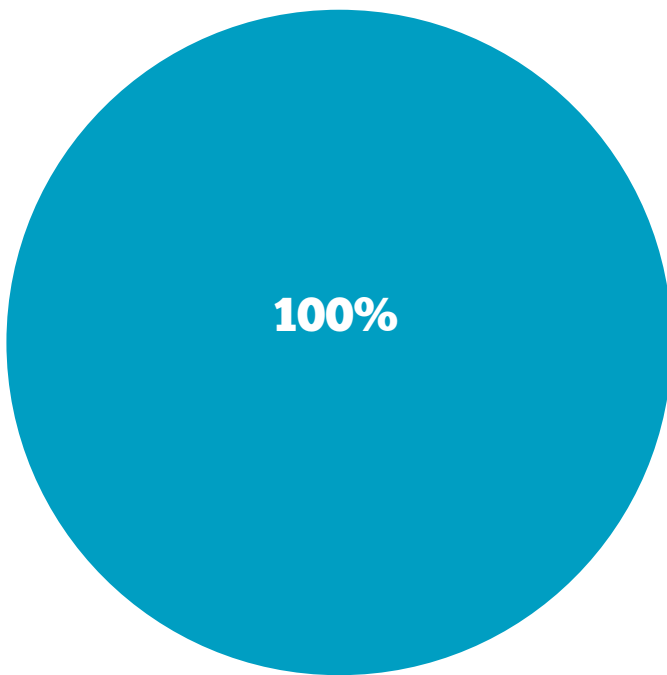
## SOCIO-ECONOMIC AMENITIES



The community has poor access to educational facilities, with only about 50% of children attending school. This is linked to the long transit times to schools, with primary school learners needing to walk for over an hour to get to school. Access to health facilities is average with a clinic 30 minutes away but no access to a hospital. Both of these issues - access to education and healthcare facilities - require municipal assistance. The municipality must provide transport for learners and community members urgently requiring medical assistance. The community report indicates that residents have no access to other socio-economic amenities.

## EMPLOYMENT PROFILE

% of employed men and women



**100%**  
Unemployed

The community reported that everyone is unemployed. The municipality should extend the EPWP programme to this community to generate some income in the community. Municipal investment can encourage skills upgrading, small-scale farming and entrepreneurship.

## SETTLEMENT PROFILE

# Forest View

Municipality: **BITOU MUNICIPALITY**

Closest town: **KWANOKUTHULA**

Established: **1995**

Structures: **60**

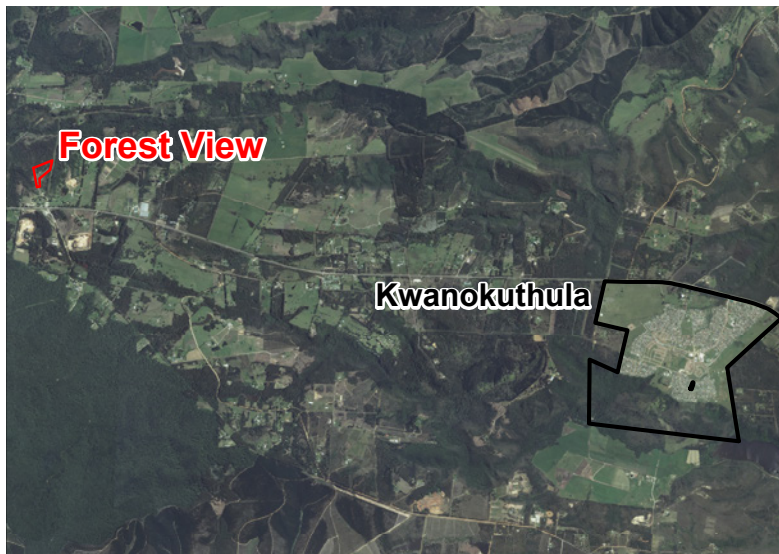
CATEGORISATION CODE/S

# B2

**B2 - NO URGENT RELOCATION  
REQUIRED**

Growth potential: **HIGH\***

## TOWN LEVEL MAP



## HISTORY AS TOLD BY THE COMMUNITY

Traditionally, the land in this area has been used for farming honey bush and grapes. Forest View was established when some residents from nearby farms were evicted by farmers who were chasing people away. Some of these people were moved to Kranshoek while the rest settled here. We didn't want to move, but we didn't have a choice.

## SUMMARY

Forest View is a **very low-density settlement** located on **municipally-owned** land that is zoned for **agricultural use**. The municipality has plans to relocate the community to a housing project in the nearby settlement of Kranshoek, but in the meantime the municipality needs to ensure the **provision of basic services and maintain a level of wellbeing**. The municipality should **provide flush toilets** in the community and

**install concrete storm water channels** to limit erosion in this environmentally sensitive area. The municipality must engage with the community leadership committee. In doing so, the municipality must be clear and transparent about the process of relocation and the level of targeted **in situ upgrading** that the municipality is capable of providing in the meantime.

## SHORT TERM INTERVENTIONS

- Install concrete storm water channels.
- Provide 4 additional toilets.
- Investigate the provision of flush toilets by connecting the settlement to nearby bulk sanitation infrastructure.
- The municipality should attempt to repair the relationship with the community.

\*Western Cape Government (2014) Growth Potential Study. [Online] Available at: [www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014](http://www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014).

## COMMUNITY PRIORITIES

**Short term:**

- **Shelter**  
The community wants housing.
- **Access to sanitation**  
The community wants flush toilets.
- **Access to water**  
The community requests one house, one tap.
- **Tenure security**  
The municipality must transfer the land to the residents so that they can start building their own houses.
- **Access to community facilities**  
There are no community facilities in the settlement.

## COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Healthy**



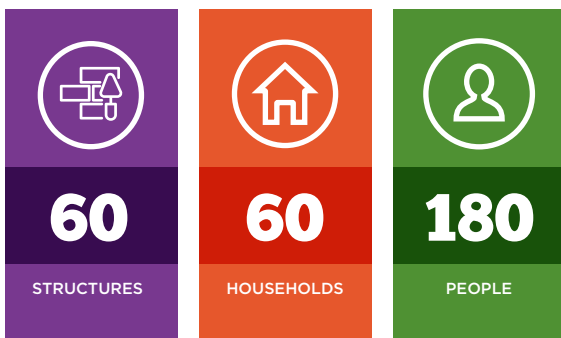
Relationship with municipality: **Bad**

### ASSESSMENT



The community has a leadership committee that enjoys a healthy internal relationship. Leaders usually meet once a month and meet with the municipality when necessary to discuss service delivery issues. The community reports a poor relationship with the municipality.

## DEMOGRAPHICS



### COMMUNITY VOICES

We are always fighting poverty and hunger; the lack of service delivery and access to roads makes life even more difficult.

## PLANNING RELATED ISSUES

**100%** Land ownership: **Municipality 100%**;



Servitude: **None**



Zoning: **Agriculture**



Household density: **16 HH/Ha**  
(HH/Ha - households per hectare)

### Evaluation of categorisation

The settlement is well suited for in situ upgrading as it does not experience any significant hazards or risks. It is located near bulk service connection lines and is municipally-owned. However, the municipality has planned to relocate the community to a nearby housing project. Therefore long-term development of the settlement would not be prudent. As such, the municipality should carry out a targeted in situ upgrading process which links closely to short-term community needs but does not over-invest in a settlement that will be relocated.

### Comment on past relocation attempts

The community reports that the settlement is going to be relocated to a housing development in Kranshoek. They claim that top structure provision has been planned by the municipality. This is verified in the municipality's response. The IDP confirms that there is a project in Kranshoek, however it is still in the planning and desktop phase so the community is not likely to receive housing in the near future.



## HAZARDS AND RISKS

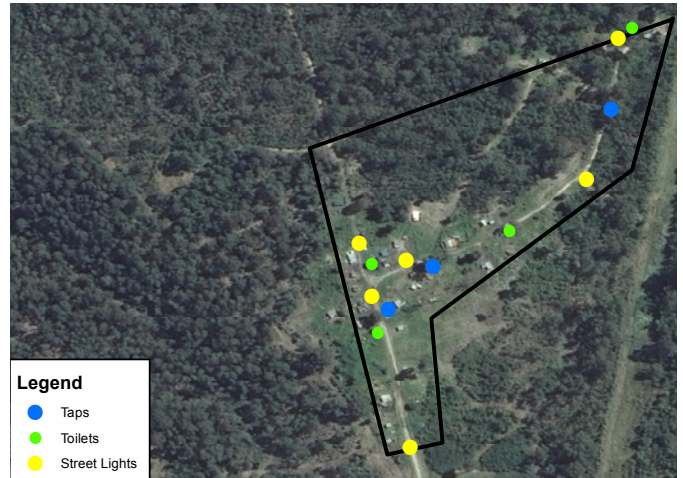
## SETTLEMENT MAP

### Natural

- Slope greater than 18

### Assessment

The settlement experiences a low level of locational risks and faces no natural or man made hazards. It is located on a slope, which makes bulk infrastructure provision more expensive, but this is not a major hindrance for targeted in situ upgrading.



## BASIC SERVICES

### Service assessment

The settlement has a decent level of service delivery considering that there is a lack of bulk capacity infrastructure to the settlement. There is a sanitation shortfall of 4 toilets and the community has complained about the chemical toilets they are currently using. This could change if the municipality extends sanitation services into the settlement as there is a connection line 100m away. Bulk infrastructure provision could also mean increasing the number of communal taps. The community has access to electricity and waste is regularly collected from individual bins.



### SANITATION

Working ratio **1:8** Shortfall **4**

There are 8 working chemical toilets, which are maintained by a service provider. There is a shortfall of 4 toilets. The community wants flush toilets.



### WATER

Working ratio **1:20** Shortfall **0**

There are 3 working communal standpipes, which are maintained by the community and located inside the settlement.



### ELECTRICITY

**46** Pre-paid

50 households have access to electricity via prepaid connections. There are also 19 working street lights in the settlement.

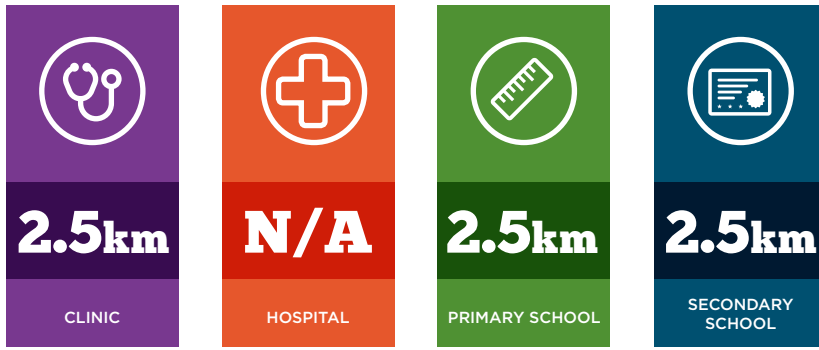


### WASTE

**Waste management: Individual bins**

The municipality collects waste on a weekly basis from individual bins. The municipality does not distribute black bags.

## SOCIO-ECONOMIC AMENITIES



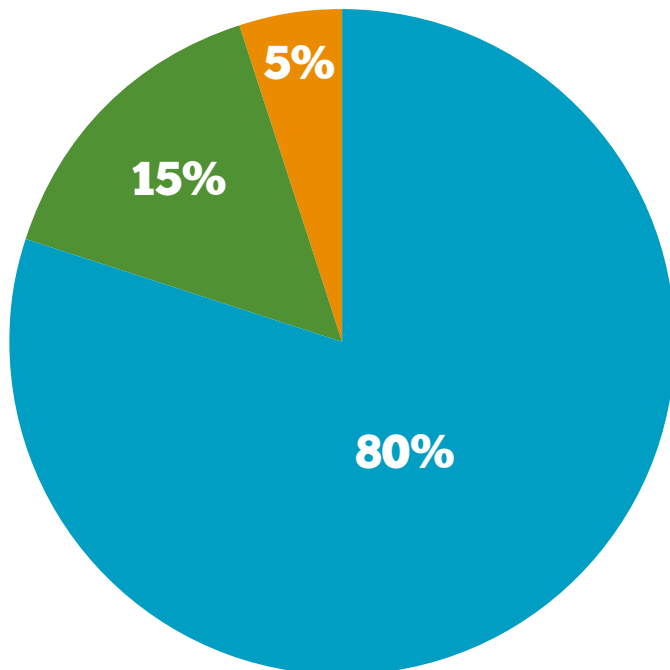
The community has good access to educational facilities with primary and secondary schools located a 30-minute walk away. Access to health facilities is poor as the settlement is only serviced by a mobile clinic. In this scenario, the municipality needs to ensure that community members that urgently need health care access are provided with transport. With regards to other socio-economic amenities, the community has access to a playground, sports field, community hall, church and the police station.

### SOCIAL SERVICES

- Church
- Community hall
- Playground
- Police station
- Sports facility

## EMPLOYMENT PROFILE

% of employed men and women



**80%**  
Farm work

**15%**  
Environmental affairs

**5%**  
Construction

The community is predominantly (80%) employed as farm labourers. This could mean that residents experience vulnerable livelihoods as farm work can often be seasonal. 30% of women in the community are employed in environmental affairs.