

SETTLEMENT PROFILE

Ghiff

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **PNIEL**

Established: **1986**

Structures: **14**

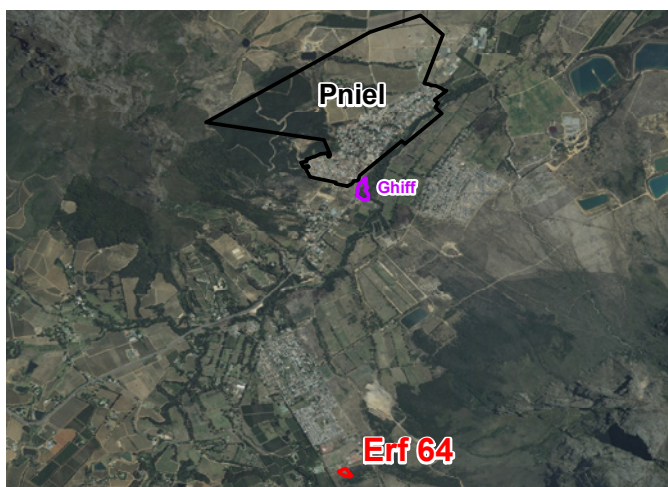
CATEGORISATION CODE/S

C

C - URGENT RELOCATION REQUIRED

Growth potential: **HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

There is uncertainty about previous ownership. Many people have died due to shack fires. People were also murdered. Children born here find themselves trapped in the poverty cycle.

SUMMARY

Ghiff is a **low density isolated settlement** located on **privately owned land**, zoned for **agricultural use** and situated on a **sewer servitude**. Although the settlement was established 30 years ago, it has no **basic service delivery**. The land ownership, **zoning scheme**, **servitude**, **isolated nature** and small population of the settlement (approximately 35 people) mean that the settlement is not **suitable for long term development**. The community reports that the municipality plans to relocate the settlement to a **temporary relocation area**. The municipality confirmed this. This

analysis recommends the **urgent relocation** of this community to a housing project or nearby settlement where residents can receive **adequate access to basic services** that includes **electricity, waste management** and access to **educational, health** and other **amenities**. The municipality must **establish a working relationship with the community** and be **transparent and honest about the relocation process**. Social facilitation is needed to **integrate this community** into the new location.

SHORT TERM INTERVENTIONS

- Relocate this community to a housing project or nearby settlement.
- Establish a working relationship with the community.
- Provide 1 communal tap and 3 toilets until the community is relocated.

COMMUNITY PRIORITIES

Short term:

- **Access to water**
There is no access to drinking water in the settlement.
- **The community requests a water tank or a communal water tap**
This will assist in improving health, safety and convenience. Currently residents have to walk a far distance to reach the tap in the cemetery.
- **Access to sanitation**
There is a need for toilets so that women do not have to use the bush. The suggestion is for a communal toilet that could be a flush, chemical or dry sanitation option. The presence of toilets impacts health, safety and improved quality of life.
- **Shelter**
This contributes to protection from rain and cold. The community requests plastic sheets. This will impact health and establishing a sense of pride (trots) in where residents live and in their quality of life.
- **Access to employment opportunities**
Any kind of work is needed as long as residents have income, especially during winter.
- **Safety**
Safety is a concern due to crime reportedly caused by people coming into the settlement. An increase in police presence and improved lighting will make a difference.

COMMUNITY READINESS



Leadership: **Other**



Leader relations: **Healthy**



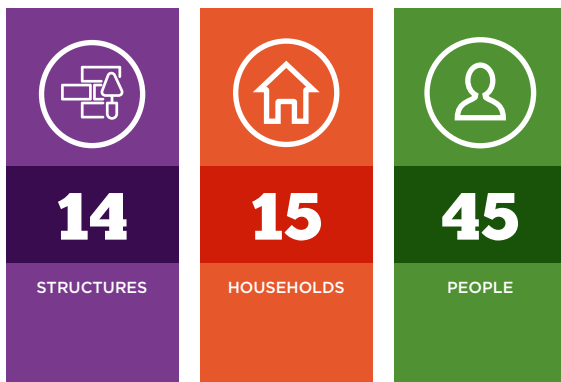
Relationship with municipality: **Average**

ASSESSMENT



The community reports the presence of individual leaders in the settlement who address issues around conflict resolution, safety, service delivery, children and the future of the settlement. Residents report having a healthy internal relationship and that they meet when necessary. The community never meets with the municipality other than reporting occasional contact with the department of informal settlements. Residents report having an average relationship with the department. The community says that it experiences no change.

DEMOGRAPHICS



COMMUNITY VOICES

The municipality should help us because we feel forgotten. Academics and philanthropists visit the settlement and give some support.

PLANNING RELATED ISSUES

100% Land ownership: **Private 100%**



Servitude: **Sewer**



Zoning: **Agriculture**



Household density: **10 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

The low density settlement is located on private land and is isolated from healthcare and other facilities. The settlement was established 30 years ago but still has no basic service delivery. The municipality plans on relocating this community to a housing project in Meerlust. This analysis supports this plan and recommends that this community be urgently relocated to a housing project or nearby settlement so that residents can receive adequate access to basic services, educational, health and other amenities. In the interim, the municipality should alleviate shortfalls to ensure that the community has access to sanitation and water until residents are relocated.

Comment on past relocation attempts

The community reports that the municipality will relocate the settlement to a temporary relocation area. The municipality reports that the settlement will be relocated to a housing project in Meerlust. This analysis assumes that the municipality will relocate this community as soon as possible.



HAZARDS AND RISKS

Natural

- Food prone area
- Garbage dump
- Rock falls
- Slope greater than 18
- Water body

Man-made

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

Assessment

The settlement experiences numerous locational hazards that include its location in a flood prone area, near a garbage dump, on a slope and near a water body. The area contains falling trees, dangerous snakes and other animals. Man-made risks are associated with a lack of service delivery. These include inadequate sanitation, inadequate waste management and waterborne diseases. The community experiences a low incidence of fires and a high incidence of floods and strong winds. The municipality needs to relocate this small community to a housing project or nearby settlement where residents can receive adequate basic services and not be subject to undue locational hazards. The community reports that residents are victims of crime from outsiders. The police must actively protect this community.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The small community receives no access to basic services, presumably because it is located on private land. The municipality should relocate this community to an area in which residents can receive adequate basic services and not face undue locational hazards. As there are no services in the settlement, maintenance is not carried out. Prior to relocation, the municipality needs to ensure that the community has adequate basic services. The municipality should provide 3 temporary toilets and 1 communal standpipe as well as include the settlement into a nearby settlement’s waste management plan so that refuse is collected regularly from a designated point.



SANITATION

Working ratio **0** Shortfall **3**

There is no access to sanitation in this settlement, which is presumably the result of the settlement’s location on private land. There is a shortfall of 3 toilets.



WATER

Working ratio **0** Shortfall **1**

There is no access to water in this settlement, which is presumably the result of the settlement’s location on private land. There is a shortfall of 1 tap.



WASTE

Waste management: Common area inside settlement

The community has no access to a formal waste management system and dumps waste in a common area inside the settlement. Waste is not collected and black bags are not distributed.

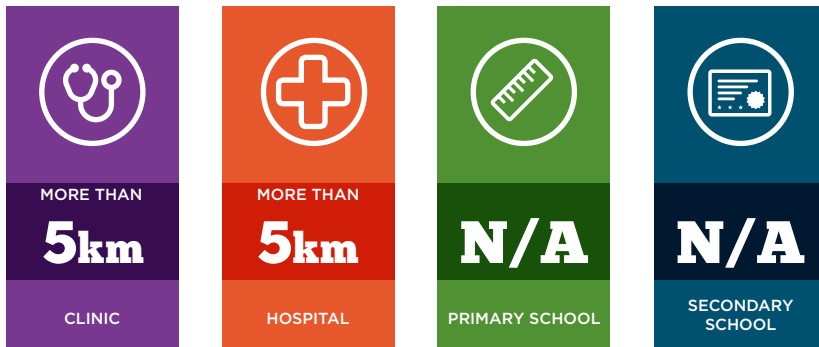


ELECTRICITY

0 Pre-paid

This settlement has no access to electricity or streetlights, which is presumably because it is located on private land. The community desperately wants access to electricity.

SOCIO-ECONOMIC AMENITIES



The community reports that most children have access to education but residents did not stipulate what type of schools their children access. The nearest available health care amenities - both clinic and hospital - are more than an hour's walk away. The municipality must ensure that this community has access to pre-, primary and secondary schools as well as ensure access to health care, especially in emergencies. This could mean providing transport for this community. Other socio-economic amenities available to the community include general shops and a police station.

ECONOMIC SERVICES

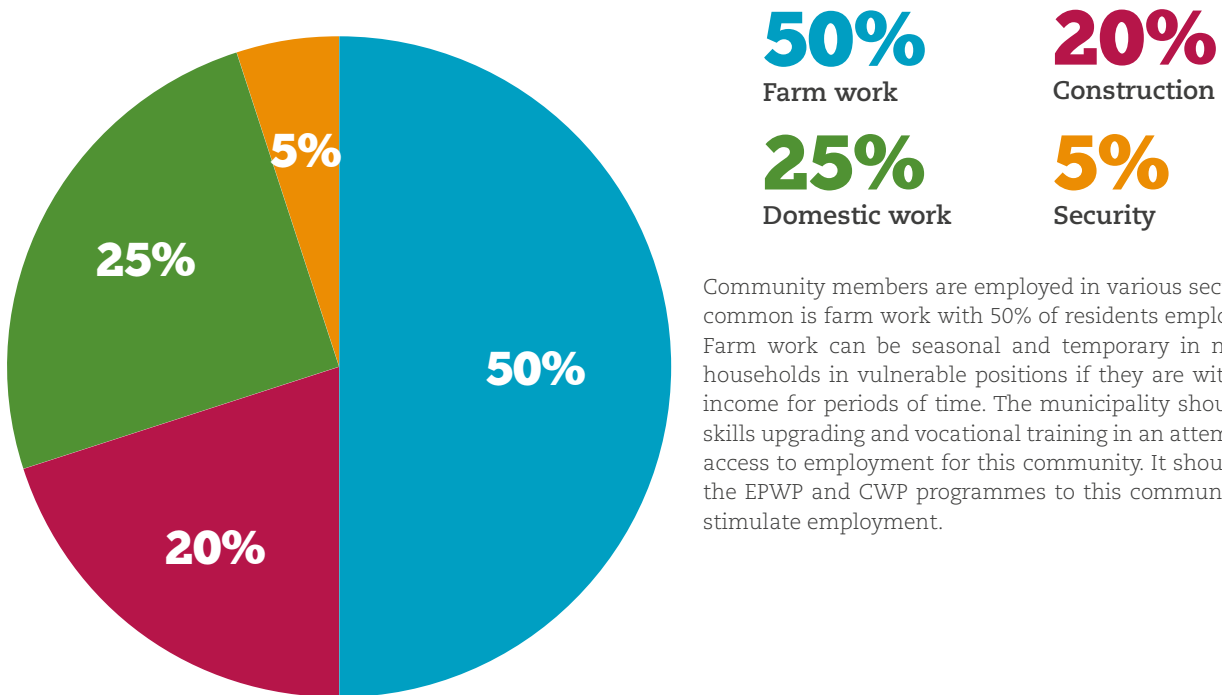
- General shops

SOCIAL SERVICES

- Police station

EMPLOYMENT PROFILE

% of employed men and women



Community members are employed in various sectors. The most common is farm work with 50% of residents employed on farms. Farm work can be seasonal and temporary in nature, leaving households in vulnerable positions if they are without a steady income for periods of time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment for this community. It should also extend the EPWP and CWP programmes to this community in order to stimulate employment.

SETTLEMENT PROFILE

Erf 64

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **PNIEL**

Established: **1996**

Structures: **7**

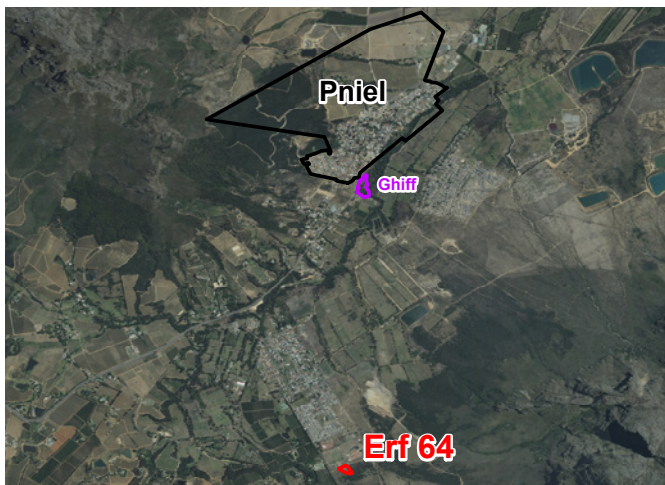
CATEGORISATION CODE/S

A

A - IN SITU UPGRADING WITH PLANNING UNDERWAY

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

Klera Somson, who was the caretaker of the church, got a house. Other people who did not get houses went to stay at church members' houses. Some members of the church were provided with houses from the municipality.

SUMMARY

Erf 64 is a **very low density settlement** located on land that is owned by the **Department of Public Works** and zoned for **residential use**. Although the community **receives adequate levels of basic services**, residents request that **chemical toilets be replaced with flush toilets** and that **individual access to electricity and water be extended to all households**. The municipality suggests that this settlement is part of a **UISP project**, which will provide **service sites** and **top structures**. This analysis supports this **plan** and **recommends** the settlement's suitability

for **long term development** and that it should undergo **in situ upgrading to further benefit the well-being of the community**. The municipality should install concrete storm water channels, provide prepaid electricity connections and individual standpipes for all households, distribute black bags regularly and establish a working relationship with the community. Through the **upgrading process** and **top structure provision**, the municipality must assist community members with **pursuing tenure security**.

SHORT TERM INTERVENTIONS

- Install prepaid connections to households who presently have no access to electricity.
- Install 6 flush toilets.
- Distribute black bags regularly.
- Fix issues regarding water pressure and water availability during the irrigation of nearby rugby fields.
- Provide individual standpipes for households who do not have access to water.

COMMUNITY PRIORITIES

Short term:

- **Access to water**
There is an illegal water connection and low pressure.
- **Access to sanitation**
We want flush toilets.
- **Shelter**
Our current shacks are not strong enough.
- **Storm water and flooding management**
The water runs into the settlement when it is raining and there is no storm water management.
- **Tenure security**
We have been living in this settlement for more than 40 years. The land needs to be transferred to the community.

COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Healthy**



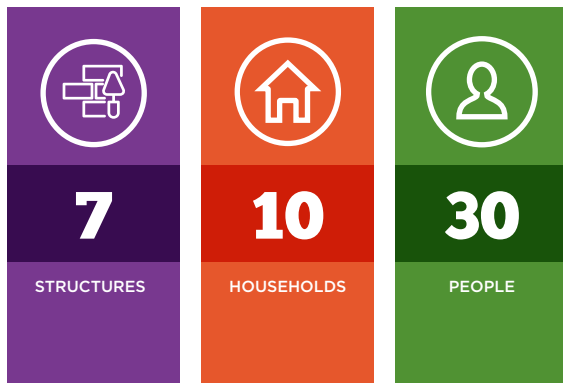
Relationship with municipality: **None**

ASSESSMENT



The community reports having a formal leadership committee that enjoys a healthy internal relationship and convenes general meetings once a week. Residents report that they meet with the municipality when necessary, usually to discuss housing with the Department of Human Settlements. The community reports that it has no relationship with the Department.

DEMOGRAPHICS



COMMUNITY VOICES

We want a sign that shows the name of the settlement so that ambulances are able to see where is the settlement. We want to fence the settlement for safety and start our own food security in the settlement. Snakes are the biggest issue, especially in winter, when they just enter the house. This is very urgent. The post office does not deliver letters to the settlement.

PLANNING RELATED ISSUES

100% Land ownership: **Department of Public Works 100%**



Servitude: **None**



Zoning: **Residential**



Household density: **20 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

This very low density settlement is situated on land owned by the Department of Public Works and faces a low level of locational hazards and risks. The settlement receives adequate access to basic services and has been selected for a UISP project that will see service sites and top structures provided. This analysis finds the site suitable for long term development and recommends that the settlement be upgraded in situ. This will improve the well-being of the community and give residents an opportunity to experience a more dignified life.

Comment on past relocation attempts

The community reports that there are no plans for this settlement. The municipality provided conflicting statements indicating that the community was to be relocated and that the settlement was part of a stage 4 UISP project that would deliver full service and top structures to the site. This analysis has understood this indication as planned in situ upgrading with planning underway.



HAZARDS AND RISKS

Man-made

- Water logging and drainage

Natural

- Strong winds
- Snakes

Assessment

The settlement experiences few locational hazards with residents indicating that water logging and drainage, strong winds and the presence of many snakes (especially in winter) are the only risks they face. The community also indicated that it is very dark at night. The municipality needs to provide street lights and install concrete storm water channels to improve the drainage system. As this settlement is due for upgrading, the municipality should take care to safely remove and relocate snakes so that they no longer pose a threat to the community. It should also ensure that structures are sturdy enough to withstand strong winds.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement receives an average level of basic service delivery. There are no water or sanitation shortfalls. There is some connection to electricity and waste collection is carried out regularly. Maintenance usually takes 2 weeks to be carried out. The municipality can significantly improve the wellbeing of this community by installing flush toilets, extending electrical and individual water provisions to the entire community, distributing black bags regularly and installing street lights. The upgrading of this settlement will add to creating a dignified living environment for its community.



SANITATION

Working ratio **1:2** Shortfall **0**

6 working chemical toilets are maintained by a service provider. There is no shortfall. The community reports that the toilets are not cleaned regularly, sometimes taking **3 weeks** before they are cleaned.



WATER

Working ratio **1:2** Shortfall **0**

5 working individual standpipes are maintained by the community. The community commented saying: "We are willing to pay for water. The pressure is very low and if there are fires this water will not be able to assist to fight fires. We get water from the rugby field and it is illegal. When they are irrigating the field we don't have water in the settlement and whenever they want to, they just cut it off."



ELECTRICITY

6 Pre-paid **1** Illegal

There are **6** prepaid connections in the settlement and **1** illegal connection. There are no street lights and the community reports that when the wind blows strongly the electricity cuts out.

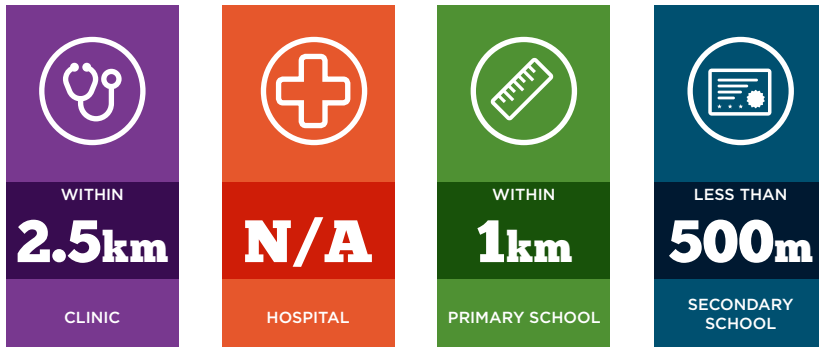


WASTE

Waste management: **Individual skips**

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

SOCIO-ECONOMIC AMENITIES



The community has good access to educational facilities as the settlement is located behind a school complex. Pre-, primary and secondary schools are no more than a 15 minute walk away. With regard to health care, the community has access to a clinic, which is a 30 minute walk away. The municipality must ensure that residents can access hospitals, especially in times of emergency. This could mean occasionally providing transport for this community. Other socio-economic amenities available to the community include a playground, a church and a police station.

ECONOMIC SERVICES

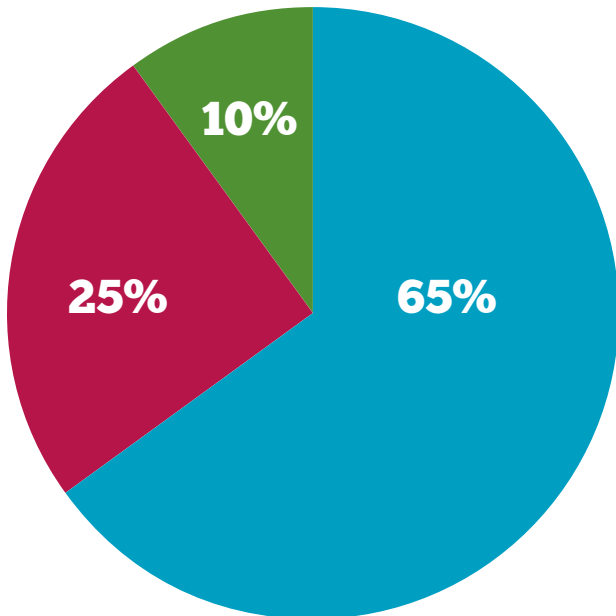
- None

SOCIAL SERVICES

- Church
- Playground
- Police station

EMPLOYMENT PROFILE

% of employed men and women



65% Farm work **25%** Social grants **10%** Construction work

Community members are predominantly (65%) employed as farm labourers. A significant portion (25%) relies on social grants. Farm work can be seasonal or temporary in nature, leaving households in vulnerable positions if they are without a steady income for periods of time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment in this community. The municipality should also extend the EPWP and CWP programmes to this community in order to stimulate employment.

SETTLEMENT PROFILE

Lower Graveyard

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **JAMESTOWN**

Established: **2013**

Structures: **38**

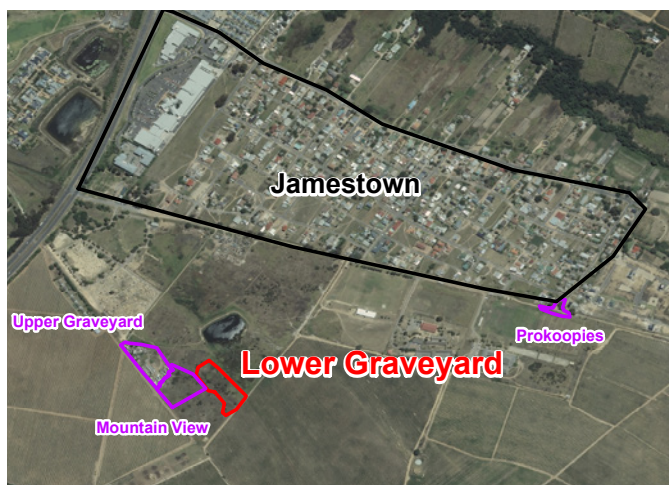
CATEGORISATION CODE/S

B1

B1 - NO URGENT RELOCATION REQUIRED

Growth Potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

This community consists of homeless people who resided in open areas with bushes. The settlement started when they were looking for a place to stay. The municipality wanted to evict the community and even took it to court.

SUMMARY

Lower Graveyard is a **low density settlement** that is located on **municipally owned land** and **zoned for residential use**. The community is placed at risk by various natural hazards that include its location under a **power line**, in an area prone to **flooding**, on a **slope**, near a **water body** and on **sinking soil**. The settlement experiences a **low incidence of fires, floods and strong winds**. The community did not report suffering from any other **man-made risks**. The community has **poor water infrastructure**, indicated by a **water shortfall** and the **presence of chemical toilets** as the only **available sanitation option**. In order to improve the well-being of this community, this analysis recommends that the **settlement be upgraded in situ** as it is suitable for **long term development**. The municipality should

implement a **maintenance and operations plan** that should first be tasked with repairing the **faulty water infrastructure** as well as **fixing electrical connections of households**. The municipality should look to **install flush toilets**, provide a **municipal skip** and **distribute black bags regularly**. The effectiveness of the **upgrading project is subject to the community's involvement**, which in turn is dependent on the **community's relationship with the municipality**. Therefore, the municipality must establish a working relationship with this community, be transparent about the provision of services and **top structures** and engage in a **community-led development process**. The municipality should also attempt to improve the **community's access to amenities**.

SHORT TERM INTERVENTIONS

- Implement an operations and maintenance plan.
- Fix the connection issue of electricity boxes.
- Repair 1 broken tap.
- Install 7 flush toilets.
- Provide street lights.
- Provide 1 municipal skip.
- Distribute black bags regularly.
- Establish a working 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.

COMMUNITY PRIORITIES

Short term:

- **Access to water**
2 taps in the settlement are not enough.
- **Access to sanitation**
We want flush toilets.
- **Storm water and flooding management**
The settlement floods every winter.
- **Access to employment opportunities**
There is high unemployment in the settlement.
- **Access to community facilities**
There are no facilities in the settlement.

COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Unspecified**



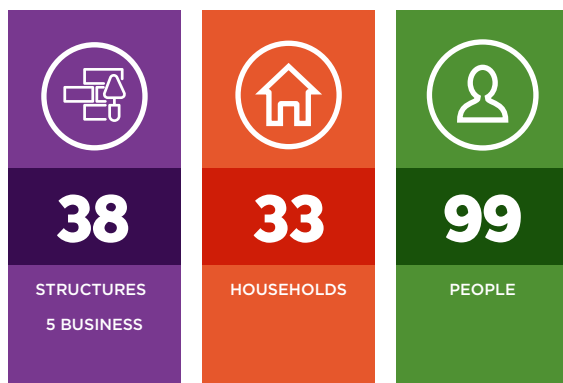
Relationship with municipality: **None**

ASSESSMENT



The community reports that it has a formal leadership committee that convenes general community meetings when necessary. The leadership committee has only met with the municipality once in four years and reports that it has no relationship with the municipality. The municipality must facilitate a working relationship with this community.

DEMOGRAPHICS



COMMUNITY VOICES

The structures, which were provided by the municipality are falling apart. When the wind blows it takes everything away. The municipality is not even coming to see what happens. We need a sports ground - there is a piece of land in the settlement, for which we just need approval and assistance. Water taps are leaking and there are only 2 taps.

PLANNING RELATED ISSUES

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



Servitude: **None**



Zoning: **Residential**



Household density: **39HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

This low density settlement is situated on municipally owned land that is zoned for residential use. The settlement faces various locational hazards, none of which would warrant relocation. The community reports that the municipality is planning to provide top structures, however this has not been confirmed by the municipality, nor does the settlement feature in the housing pipeline. The community receives a poor level of service delivery and suffers from poor maintenance of existing services. This analysis finds the settlement suitable for long term development and recommends that the settlement be upgraded in situ. This will allow for improved provision of basic services, mitigation of locational hazards and general improvements in the community's well-being.

Comment on past relocation attempts

The community reports that the settlement's current site is part of a housing project and that people have been relocated from this site to Mountain View settlement. Community members suggest that the settlement is not under threat of relocation and that the municipality has planned to provide top structures. The municipality did not comment.



HAZARDS AND RISKS

Natural

- Flood prone area
- Rock falls
- Sinking soil
- Slope greater than 18
- Under power lines
- Water body

Man-made

- None

Assessment

This settlement faces many natural locational hazards including being located on a slope, in an area prone to flooding, under power lines, near to a water body and on sinking soil. The community reported no man-made risks but indicated that residents experience a low incidence of fires, floods and strong winds. The community indicated that when strong winds occur, they have to tie down their shacks with wires to secure them. The municipality must mitigate these hazards by installing concrete storm water channels to alleviate drainage issues, fill in or cover sinking soil and provide sturdier building materials that are more resistant to the elements, especially strong winds. The municipality must spatially organise the settlement so that any effect of the power lines is minimised. The community reports that peaceful protests have occurred in the settlement. The municipality would do well to engage openly and transparently with this community so that the community's demands and priorities can be discussed and that proactive plans can be formulated to meet these.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement has an average level of service delivery but suffers from poor maintenance as infrastructure is neglected. The community reports that maintenance is not carried out. There is a broken communal standpipe that results in a water shortfall and the prepaid electrical boxes are reported as not working. The municipality also needs to improve waste management by providing a skip for waste disposal and distributing black bags regularly. The installation of street lights would improve the community's well-being. The municipality should also install at least 7 flush toilets to replace the current chemical toilets.



SANITATION

Working ratio **1:3**

Shortfall **0**

15 working chemical toilets are located in the settlement and maintained by a service provider. The community requests flush toilets.



WATER

Working ratio **1:17**

Shortfall **1**

1 working communal standpipe is located inside the settlement and maintained by the municipality. There is a shortfall of 1 tap and 1 tap needs to be repaired. The community commented that the water pressure is very low and that when one tap is open, the water does not run through the other taps.



ELECTRICITY

33 Pre-paid

0 Illegal

The settlement has 33 prepaid connections and no street lights. Electric boxes are present but these do not work. The community reports this every week but no one responds to the problem.

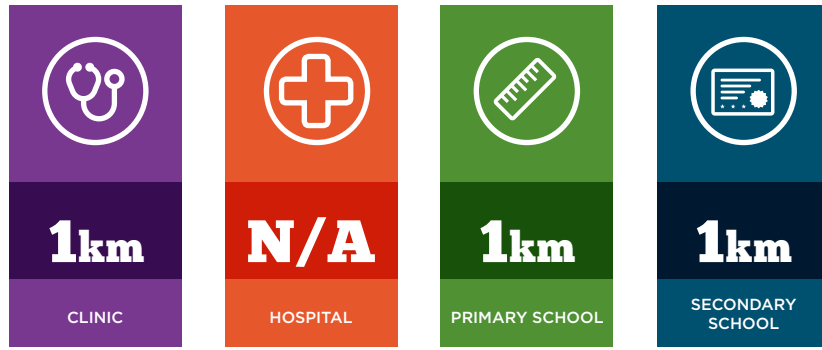


WASTE

Waste management: Common area outside settlement

The community dumps waste in a common area outside the settlement. Waste is collected by the municipality bi-weekly and black bags are distributed irregularly. The community requests a skip for disposing waste.

SOCIO-ECONOMIC AMENITIES



The community has good access to educational facilities with pre-, primary and secondary schools all within a 15 minute walking distance. The community has access to a health clinic that is a 15 minute walk away. Residents do not have access to a hospital. The municipality must ensure that the community has access to health care, especially in emergency situations. If required, the municipality should provide transport to the hospital. Available socio-economic amenities include general shops and shebeens.

ECONOMIC SERVICES

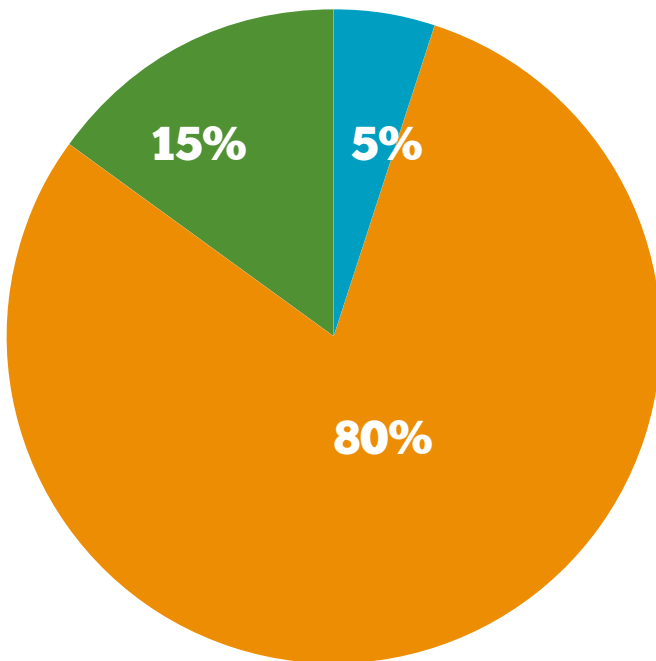
- General shops
- Shebeens

SOCIAL SERVICES

- None

EMPLOYMENT PROFILE

% of employed men and women



80% Farm work **15%** Gardening **5%** Self employed

Community members are predominantly (80%) employed as farm labourers. A small portion (5%) is self employed. Farm work can be seasonal or temporary in nature, leaving households in vulnerable positions if they are without a steady income for periods of time. The municipality should implement skills upgrading and vocational training in an attempt to increase the community's access to employment. It should also extend the EPWP and CWP programmes to this community to stimulate employment. The municipality should nurture entrepreneurship and small business development by rewarding innovation and assisting small business owners.

SETTLEMENT PROFILE

Mountain View

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **JAMESTOWN**

Established: **2000**

Structures: **21**

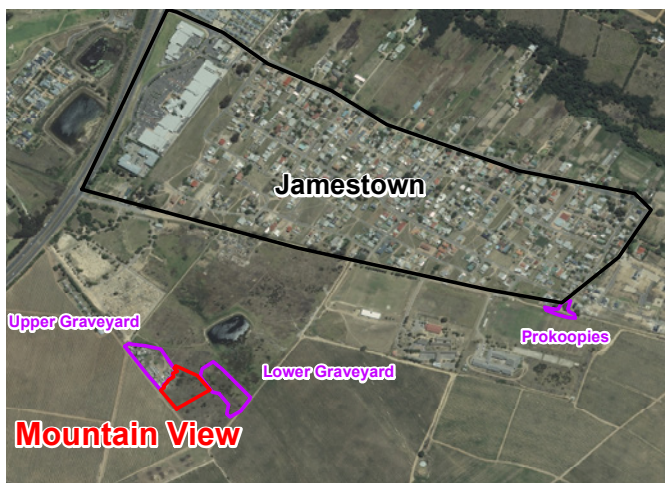
CATEGORISATION CODE/S

B1

B1 - IN SITU UPGRADING

Growth Potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

The space used to be a farm. When the farmer left, workers were left behind.

SUMMARY

Mountain View is a **low density settlement**, located on **municipally owned land**, on a **sewer servitude**, **inside the urban edge** and **zoned as public open space**. The community experiences **locational risks** such as being situated on a slope, in a flood prone area, on sinking soil and close to a water body. Man-made hazards include water logging and a poor street network. The community also experiences **significant floods** and **strong winds** that **damage structures**. The settlement has **poor access to basic services**. The community reported that the settlement has no storm water drainage system, no streetlights or electrical connections and poor sanitation services. The settlement also needs improvements in waste management. General maintenance takes a week. **The settlement is well suited for in situ upgrading**. Risks can all be mitigated through **implementing short term**

interventions that will address basic service shortfalls and improve existing infrastructure. The settlement's upgrading will allow for a spatially organised environment. Those who cannot be accommodated once spatial reconfiguration is complete should be **relocated to Farm 527 in Jamestown**. However, this low density settlement should ideally **be organised in a way that accommodates 28 households**. The municipality should encourage **various typologies to accommodate the density**. The community is well located to a clinic and educational amenities. Transport should be provided to and from hospital, especially in the case of emergencies. The **municipality and community should develop a working relationship** so that community needs and priorities can be understood and met.

SHORT TERM INTERVENTIONS

- Apply concrete to community dug out channels.
- Electrify the settlement with street lights and 28 prepaid household connections.
- Collect waste on a weekly basis. Distribute black bags regularly and provide individual households bins.
- Assess the feasibility of providing better sanitation services such as flush toilets.
- Social facilitation is needed to support the community with developing a leadership structure.
- The municipality should build a relationship with the community so that community needs and priorities can be implemented.
- The municipality with the support of the community should establish a play area for the children.

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

COMMUNITY PRIORITIES

Short term:

- **Access to electricity**
The community needs electricity to improve health conditions, for cooking purposes, for warming the house, for use of electrical appliances and entertainment so that children can be kept away from drugs.
- **Access to community facilities**
The community needs a safe place for children to play.
- **Access to employment opportunities**
There is high unemployment in the settlement.
- **Storm water and flooding management**
When it rains, water runs into shacks.
- **Improvement of environment outside and inside, landscaping and street lighting.**

COMMUNITY READINESS



Leadership: **Other**



Leader relations: **Healthy**



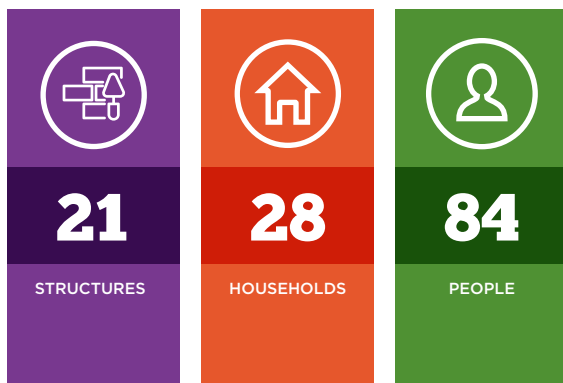
Relationship with municipality: **None**

ASSESSMENT



There is no leadership committee in the settlement. The community never convenes a general meeting and has no relationship with the municipality. Social facilitation is needed to develop a leadership structure in the settlement. The municipality should build a relationship with the community so that community needs and priorities can be implemented.

DEMOGRAPHICS



COMMUNITY VOICES

We would like the municipality to hear our need for electricity.

PLANNING RELATED ISSUES

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



Servitude: **Sewer**



Zoning: **Public open space**



Household density: **35 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

Mountain View is located in Jamestown and was established 16 years ago. It is located on municipally owned land, zoned as public open space and located inside the urban edge. Based on the settlement's analysis, it is well suited for in situ upgrading. The settlement's locational risks can all be mitigated and improved through implementing short term interventions and upgrading the settlement in situ. The community consists of 28 households. Through in situ upgrading and spatially organising the settlement, those located on the sewer servitude should be moved and accommodated on land that is not part of the servitude. If complete spatial reconfiguration cannot accommodate the entire community, residents should be relocated to one of the turn key projects on Farm 527 in Jamestown. Man-made risks and significant natural disasters are all attributed to the lack of basic services in the settlement. Interventions will improve the community's quality of life and give the municipality an opportunity to develop a working relationship with the community.

Comment on past relocation attempts

The community reported that there are no relocation plans for the settlement.



HAZARDS AND RISKS

Man-made

- Poor street network
- Water logging and drainage

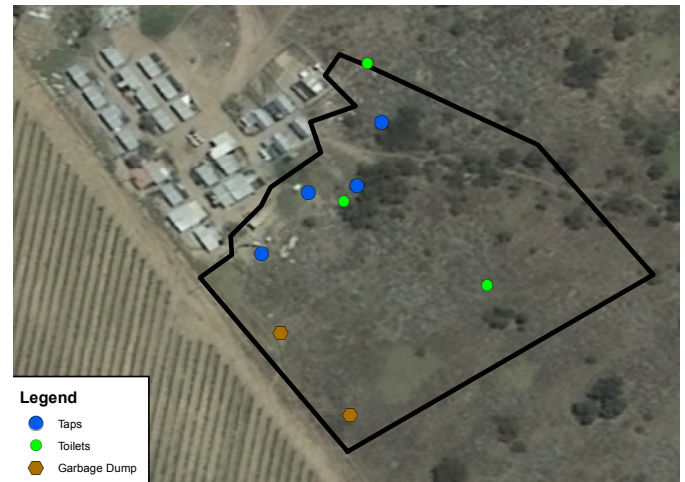
Natural

- Flood prone area
- Sinking soil
- Slope greater than 18
- Water body
- Floods
- Strong winds
- Rock falls

Assessment

The community experiences locational risks such as being situated in a flood prone area, on sinking soil, on a slope greater than 18 and close to a water body. The settlement experiences man-made risks attributed to poor basic service provision such as a poor street network and water logging drainage. The community experiences floods and strong winds as natural disasters that cause structural damage. Through implementing short term interventions, which include improving storm water drainage, flood mitigation will occur and flood conditions will improve. The municipality should support the community in spatially reconfiguring the settlement to improve access/egress for pedestrian and vehicular movement. The community reported social issues related to crime, drug and alcohol abuse in the settlement. The municipality should arrange a mobile police unit to service the settlement, provide street lights as a form of passive surveillance as well as windows that overlook movement routes, support the development of a community neighbourhood watch and facilitate drug awareness, rehabilitation and social support programmes.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement has poor access to basic services: only water and sanitation are available. The water services are adequate and located inside the settlement. However, sanitation services comprise chemical toilets. The municipality should assess the feasibility of providing the community with flush toilets. The only storm water drainage in the settlement is in the form of community dug out channels. The municipality must apply concrete to the channels and provide additional drainage to mitigate flooding. General maintenance in the settlement is average. The community reported that it takes a week for broken infrastructure to be fixed and maintenance to be undertaken. Electricity and street lights are not available in the settlement. The community reports that residents need to apply each time as the municipality loses the community's papers. This breakdown in communication can be due to the absence of a relationship between the community and the municipality. The municipality needs to establish a working relationship with the community so that the community's needs and priorities can be addressed.



SANITATION

Working ratio **1:4** Shortfall **0**

7 chemical toilets are maintained by the municipality. The community has requested more toilets.



WASTE

Waste management: **1** Municipal skip

There is 1 municipal skip. Waste is collected by the municipality bi-weekly and black bags are distributed irregularly. The community reported that children play inside the skip, which must be cleaned more often. The municipality with the support of the community should establish a play area for the children. The municipality should collect waste weekly, distribute black bags regularly and provide individual households bins.



WATER

Working ratio **1:5** Shortfall **0**

6 communal standpipes are located inside the settlement and maintained by the community.

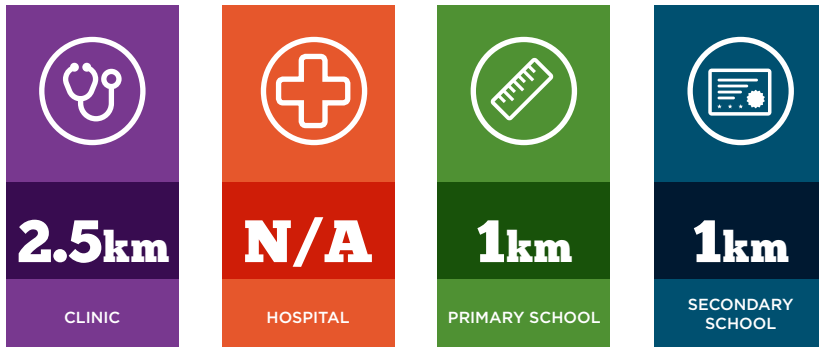


ELECTRICITY

0 Pre-paid **21** Illegal

The settlement has no electricity or street lights. The community reported that residents do not know why the settlement has no electricity. Community members applied for electricity but the municipality keeps telling them that the papers are lost and that they need to fill these in and reapply. The settlement used to have electricity but when the farmer left the municipality cut off the electricity.

SOCIO-ECONOMIC AMENITIES



The settlement is well located to educational amenities. Most children (75 - 100%) attend school. The preschool is located less than 500m away from the settlement which is a 5 minute walk. The primary and secondary schools are located 1km away from the settlement which is a 15 minute walk. The community only has access to a clinic which is located 2,5km from the settlement and is a 30 minute walk away. There is no hospital within a 5km radius. Transport should be provided to and from hospital, especially in emergency situations. The community has no access to socio-economic or community facilities.

ECONOMIC SERVICES

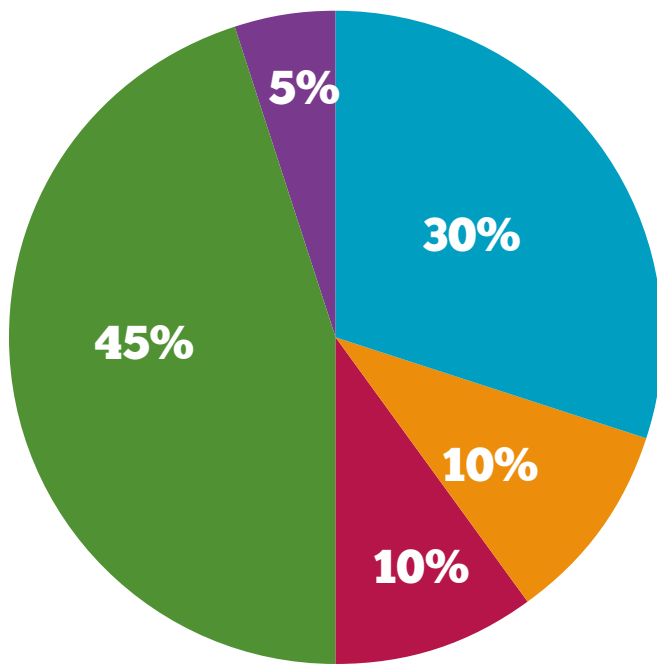
- None

SOCIAL SERVICES

- None

EMPLOYMENT PROFILE

% of employed men and women



30%
Gardening

10%
Construction

10%
Cleaning farm aeroplanes

45%
Restaurant

5%
Domestic work

The settlement's working population consists of gardeners, people who clean farm aeroplanes, work in restaurants, are employed in domestic or construction work. These are low-income and low skill level types of employment. The municipality needs to ensure that it facilitates skills capacity workshops and vocational training to allow people to attain more skills. Additionally, the municipality should encourage entrepreneurial behaviour, especially amongst women.

SETTLEMENT PROFILE

Longlands Temporary Relocation

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **STELLENBOSCH**

Established: **1986**

Structures: **38**

CATEGORISATION CODE/S

C

C - URGENT RELOCATION REQUIRED

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

The community was relocated from Devon Valley Slabtown. Most people came from a dump site. They were moved from the dump site to Jamestown because of the gas produced by the waste. People from Jamestown complained about the community. The community stayed in Jamestown stadium because the stadium was cooler than the structures they stayed in. 10 families moved and others remained on the dump site. They were treated badly by law enforcement and some members lost their furniture or all belongings when the municipality broke down structures. The municipality took members of the community to court and proposed a piece of land opposite Slabtown. The people residing in Jamestown, Longlands and Klappmuts formed one community, but they were divided. Land in Klappmuts and Jamestown was promised to the people. Longlands was never an option for relocation. The community said, "If we are rejected tomorrow we don't know where to go." The court case confirmed that the community could still have access to the dump site as part of their livelihood.

SUMMARY

Longlands Temporary Relocation is a **medium density settlement**, located on **privately owned land**, zoned as **undetermined** and **inside the urban edge**. The settlement should be relocated as there is **no long term development potential for the land**. It will cost the municipality too much money and time to deal with **expropriation**. The community experiences **locational risks** such as being situated **next to a roadside (next to a regional highway) and a water body**. Man-made risks include **high density, inadequate waste management and waterborne diseases**. The settlement only has access to a **mobile clinic**. It is not located within a 5km radius to a hospital. Based on the range of locational risks, the municipality should provide transport to

and from the hospital. The community has **no access to socio-economic amenities or community facilities**. The settlement has poor access to basic services as initially, the settlement was meant to be established temporarily. The settlement is **ideally suited for relocation**. The municipality is currently procuring turn-key professional teams to assist with the delivery of a number of projects. As part of the Service Delivery Business Plan (SDBP) for Stellenbosch Vlotenburg, Longlands (106 units) is one of the priority projects. **The settlement is made up of 40 households and should be relocated to the housing project in the suburb so that the community can access basic services and a better quality of life.**

SHORT TERM INTERVENTIONS

- Provide a storm water drainage system in the form of culverts or concrete channels.
- Provide 1 tap to alleviate the water service shortfall.
- Assess the possibility of providing improved sanitation services other than chemical toilets.
- Provide a form of electrification to the settlement, especially street lights.
- Assess the option of providing off the grid electrical services.
- Provide black bags more regularly to improve waste management methods in the settlement.
- The municipality should regularly engage 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.

COMMUNITY PRIORITIES

Short term:

- **Access to water**
The water is not sufficient for us.
- **Access to electricity**
We have electric appliances that we cannot use, we would like to see our shacks with electricity for lighting and cooking.
- **Access to sanitation**
We need flush toilets.
- **Security of tenure**
We want access to the piece of land close to work, which is the dump site because that is where we make our living. They only allow 40 people in so we want to be the first to enter.
- **Access to employment opportunities**
We want access to employment opportunities as we are currently dependent on the dump site for work.

COMMUNITY READINESS



Leadership:
Leadership committee



Leader relations:
Generally cooperative



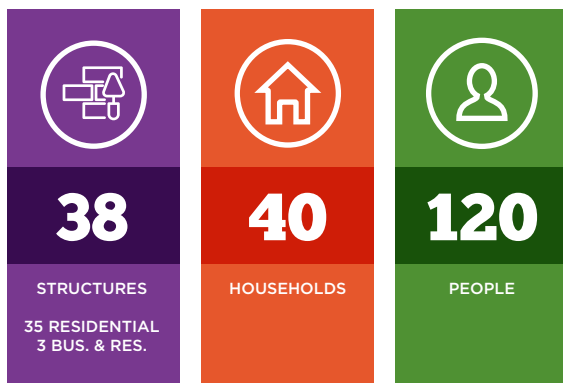
Relationship with municipality: **Bad**

ASSESSMENT



The settlement has a leadership committee whose members generally cooperate with each other. The community only convenes a general meeting when necessary and meets with the municipality when necessary. The community has a bad relationship with the municipality. The municipality should regularly engage with the community.

DEMOGRAPHICS



COMMUNITY VOICES

The structures are in bad condition and we need access to basic services.

PLANNING RELATED ISSUES

100% Land ownership: **Private 100%**



Servitude: **Road**



Zoning: **Other**



Household density: **56 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

The settlement of Longlands Temporary Relocation is located on privately owned land. It was established 30 years ago as a temporary relocation area. The area of Vlotenburg, in which this settlement is located, is in need of housing. The municipality is currently procuring turn-key professional teams to assist with the delivery of a number of projects. As part of the Service Delivery Business Plan (SDBP) for Stellenbosch Vlotenburg, Longlands (106 units) is one of the priority projects. The settlement is made up of 40 households and should be relocated to the housing project in the suburb so that the community can access basic services and a better quality of life.

Comment on past relocation attempts

The community reported that they are under threat of relocation. However, there are no municipal plans for the settlement.



HAZARDS AND RISKS

Natural

- Roadside (located next to a regional highway)
- Water body

Man-made

- High density
- Inadequate waste management
- Waterborne diseases

Assessment

The community experiences locational risks such as being situated on a road servitude and next to a road and water body. Man-made risks include high density, inadequate waste management and waterborne diseases. The community reported that they are concerned about the risk of cars crashing into their houses. There are many accidents on the road and one of the community members was in a car accident. Crime is also prevalent and residents reported that people come from neighbouring areas and cause unrest as they do not want the settlement to be located where it currently is.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement has poor access to basic services. There is no electricity in the settlement and the community has to rely on fires as a source of heat, energy and lighting. This places the community at risk of spreading fires. The settlement has no storm water drainage and the municipality should provide concrete channels or culverts. The municipality needs to assess whether it can provide a better form of sanitation services other than chemical toilets. General maintenance in the settlement is average. The community reported that it takes a week for broken infrastructure to be fixed and maintenance to be carried out. The municipality should facilitate engagements with the community and adopt a community led approach to development.

SANITATION

Working ratio **1:5** Shortfall **0**

8 chemical toilets are provided by a service provider. The service provider only cleans the toilet once a week.

WATER

Working ratio **1:40** Shortfall **1**

1 communal standpipe is located on the edge of the settlement. Water is provided by the municipality. The community reports using a mobile water tank, which members regard as too small. There is a shortfall of 1 tap.

ELECTRICITY

0 Pre-paid **0** Illegal

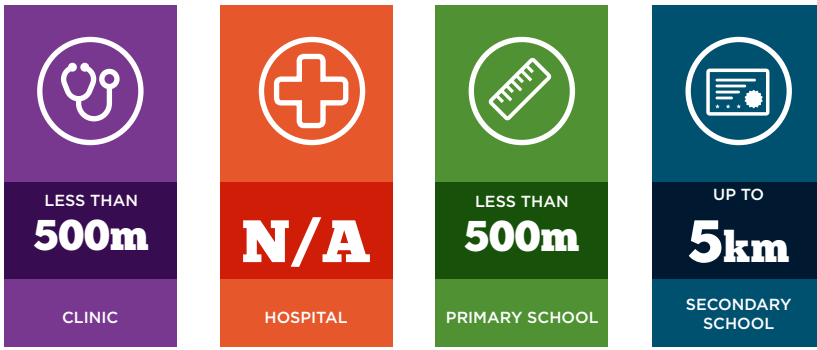
The settlement has no electricity.

WASTE

Waste management: Common area inside settlement

Waste is deposited in a common area inside the settlement. The municipality collects waste on a weekly basis. Black bags are distributed irregularly. The municipality should provide black bags more regularly to improve waste management methods in the settlement.

SOCIO-ECONOMIC AMENITIES



The settlement has adequate access to educational amenities. Most children (75-100%) in the settlement attend school. The preschool and primary school are located less than 500m away, which is a 5 minute walk from the settlement. The secondary school is located a 30 minute walk away from the settlement. The community has varied access to health facilities, including good access to a mobile clinic, which is located less than 500m and a 5 minute walking distance from the settlement. There is no hospital within a 5km radius from the settlement. The community has no access to socio-economic or community facilities.

ECONOMIC SERVICES

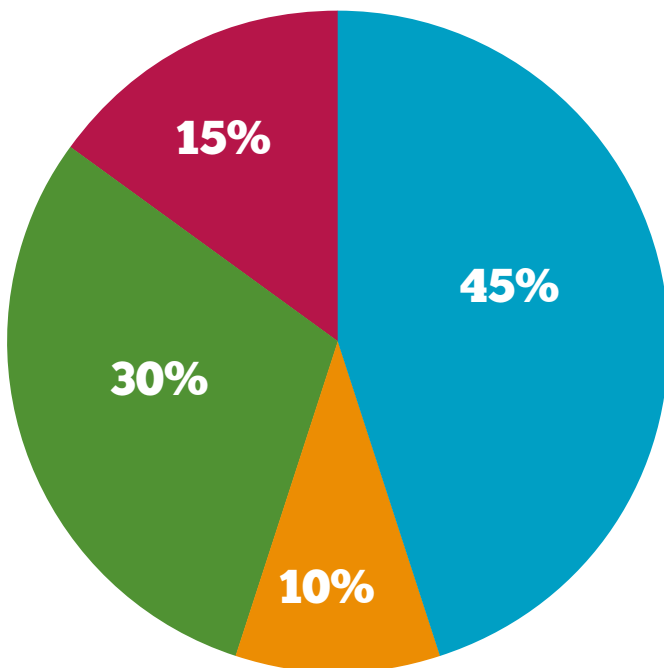
- None

SOCIAL SERVICES

- None

EMPLOYMENT PROFILE

% of employed men and women



45%

Recycling from dump site

10%

Restaurant

15%

Farm work

30%

Social grants /child support

45% of the community's working population works in the recycling sector. Since waste management is important for creating a good, clean living environment, the municipality is also realigning its waste management strategies. There is an opportunity to support waste pickers in developing additional skills in waste minimisation strategies. Other types of income are gained through farm labour, restaurant work and social grants. The municipality should encourage those who are reliant on social grants to attend skills workshops and vocational training facilitated by the municipality.

SETTLEMENT PROFILE

Devon Valley

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **STELLENBOSCH**

Established: **2003**

Structures: **16**

CATEGORISATION CODE/S

B1

B1 - IN SITU UPGRADING

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

This section comes from Rave bee in the bush. Residents were evicted 13 years ago and were then moved to Devon Valley. They were promised houses in Jamestown. Although they are all in the housing database, no one got a house. There is land which has been sold to farmers and restaurants.

SUMMARY

Devon Valley is a **medium density settlement**, located on **municipally owned land, zoned as public open space** and located **inside the urban edge**. The settlement is ideally suited for **in situ upgrading** as the land is owned by the municipality, located inside the urban edge and **has no servitude or encumbrances that could prohibit the future development potential of the site**. The community faces no locational or man-made risks or hazards. The settlement is well located to **educational amenities** but **has poor access to health facilities**. The municipality should provide an additional mobile clinic and transport residents in need of health care to and from the closest hospital. This is critical, especially given that the **community suffers from TB and related diseases**. A large portion of the those **employed** in the community work in the **waste sector**. The community has designated access to employment opportunities as a community priority. Devon Valley is presently moving towards waste minimisation strategies and developing financial incentives for waste generators (e.g. pay as you throw policy measures). The **inclusion of public**

private partnerships, community involvement and alternative technologies is crucial. An appropriate mix must be found to address the needs of the community accurately. There is a fundamental need to **capacitate the community, private sector and municipal officials regarding best practice in waste management**. While various alternatives have been proposed, it is important to apply an integrated approach. The community of Devon Valley should **be central in developing waste management strategies, seeing that a large portion of community members work in the sector**. As an **initial phase of in situ upgrading**, the municipality should **ensure that short term interventions are implemented**. This must be done **strategically**: the municipality should build a working relationship with the community of Devon Valley and adopt an approach that prioritises meaningful community-led development.

SHORT TERM INTERVENTIONS

- Apply concrete to community dug out channels.
- Fix 3 toilets.
- Distribute black bags to improve waste management methods in the settlement.
- The community leadership should convene general meetings more regularly so that they can communicate collective community needs and concerns to the municipality.
- The municipality should develop a relationship with the community and communicate about plans for the settlement.

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

COMMUNITY PRIORITIES

Short term:

- **Access to shelter**
- **Access to houses**
- **Access to employment opportunities**
There is a high unemployment rate in the settlement.
- **Access to education facilities**
Schools cost R30 per child per week. Residents also need school support programmes for youth and children during term and school holidays.
- **Access to community facilities**
- **Access to library**

COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Generally cooperative**



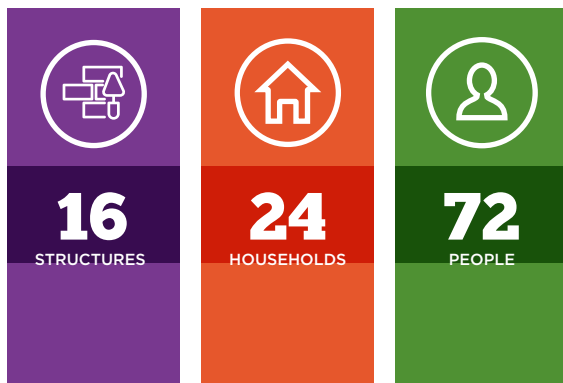
Relationship with municipality: **Bad**

ASSESSMENT



The settlement has a leadership committee that is generally cooperative but, at times, does not reach agreements. The community convenes a general meeting only when necessary, never meets with the municipality and reports having a bad relationship with the municipality. As the community reported that the municipality promised them houses, many meetings are about houses. The community leadership should convene general meetings more regularly in order to communicate collective community needs and concerns to the municipality. The municipality should develop a relationship with the community and communicate about plans for the settlement.

DEMOGRAPHICS



COMMUNITY VOICES

We want houses. Our health concerns are bad smells and germs that are caused by overcrowding. The municipality does not allow us to extend our shacks. There are big rats attacking children.

PLANNING RELATED ISSUES

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



Servitude: **None**



Zoning: **Public open space**



Household density: **103 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

Devon Valley settlement was established 13 years ago and is made up of 24 households. It is considered a medium density settlement with a high growth potential. The community is located on municipally owned land that is zoned public open space and inside the urban edge. According to the reports of neighbouring residents close to the settlement, the land was earmarked for the development of a park. However, the settlement is ideally suited for in situ upgrading. The community has adequate access to basic services and is well located to educational amenities. The community faces no locational or man-made risks or hazards. There are no servitudes or encumbrances that prohibit the future development potential of the site.

Comment on past relocation attempts

The municipality has selected the settlement for relocation to a housing project because the settlement is currently located on a playground and residents living in formal houses want the settlement to move from the playground.



HAZARDS AND RISKS

SETTLEMENT MAP

Natural

- None

Man-made

- None

Assessment

The community experiences no locational or man-made risks and hazards. The settlement is located close to an established neighbourhood, whose residents have complained that the land was supposed to be developed into a playground. Those who work on the dumpsite often get ill from TB and related diseases. The settlement only has access to a mobile clinic and no access to a hospital. The municipality needs to ensure that it puts measures in place to mitigate the spread of diseases. The community has requested that structures be insulated as a means of mitigation. The community reported that young children smoke drugs in the toilets. The municipality should encourage drug awareness and rehabilitation and link mobile police to service the settlement.



BASIC SERVICES

Service assessment

The settlement has an average access to basic services. 3 toilets need to be fixed. The community also reported sanitation maintenance to be a problem. The settlement has no formal storm water drainage system. Instead the community relies on community dug out channels. The municipality should apply concrete to these channels to improve the drainage in the settlement. Waste management can be improved through providing and regularly distributing black bags to households. General maintenance in the settlement is poor. The community reported that residents wait more than two months for infrastructure to be repaired and maintained in the settlement. To build a relationship with the community, the municipality should develop a joint infrastructure maintenance and management plan that holds both stakeholders accountable for regular maintenance of existing infrastructure in the settlement.



SANITATION

Working ratio **1:2** Shortfall **0**

There are 12 flush toilets, of which 9 are working and 3 need to be fixed. The toilets are maintained by the municipality. The community reported that some toilets need maintenance.



WATER

Working ratio **1:12** Shortfall **0**

2 communal standpipes are located on the edge of the settlement and managed by the municipality.



ELECTRICITY

16 Pre-paid

There are 16 prepaid legal connections and 2 street lights.

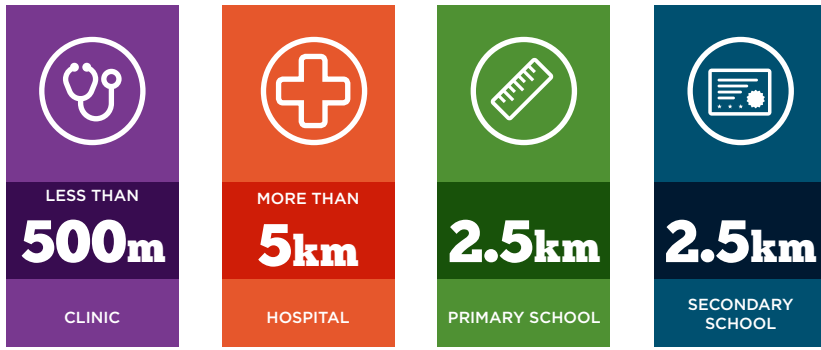


WASTE

Waste management: Individual bins

The community has individual bins that are collected weekly by the municipality. The municipality does not distribute black bags. The municipality needs to distribute black bags to improve waste management methods in the settlement.

SOCIO-ECONOMIC AMENITIES



The community has good access to educational amenities. Most children in the settlement (75-100%) attend school. The preschool is located inside the settlement. The primary and secondary schools are located 2.5km and a 30 minute walk away from the settlement. Access to health facilities is varied. The community has good access to a mobile clinic which is located less than 500m and a 5 minute walking distance from the settlement. The hospital is located more than 5km from the settlement and is more than an hour's walking distance. The community has access to socio-economic amenities such as a playground and a sports facility.

ECONOMIC SERVICES

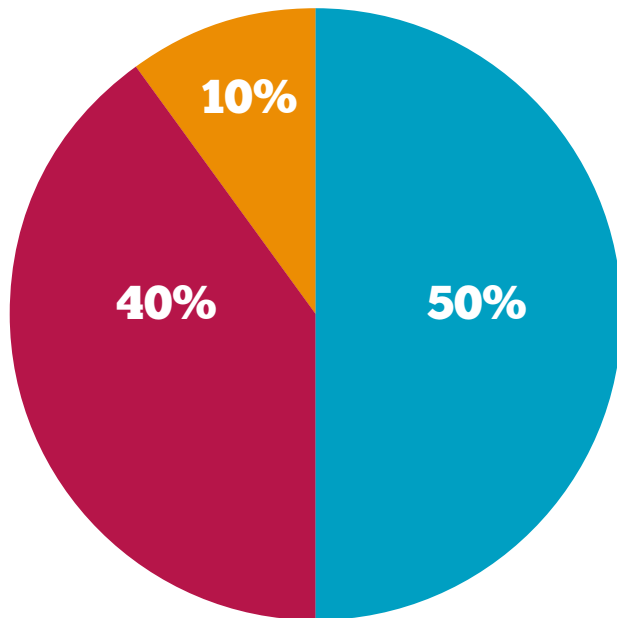
- None

SOCIAL SERVICES

- Playground
- Sports facility

EMPLOYMENT PROFILE

% of employed men and women



50% Recycling from dump site
40% Farm work
10% Self employed

50% of the community's working population works in the recycling sector. Since waste management is important in creating a clean living environment, the municipality should provide recycling depots in the settlement and create more employment opportunities for the community. Other types of employment include farm labour and self employment. The municipality should facilitate and provide vocational training and skills capacity workshops.

SETTLEMENT PROFILE

Prokoopies

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **JAMESTOWN**

Established: **1900**

Structures: **10**

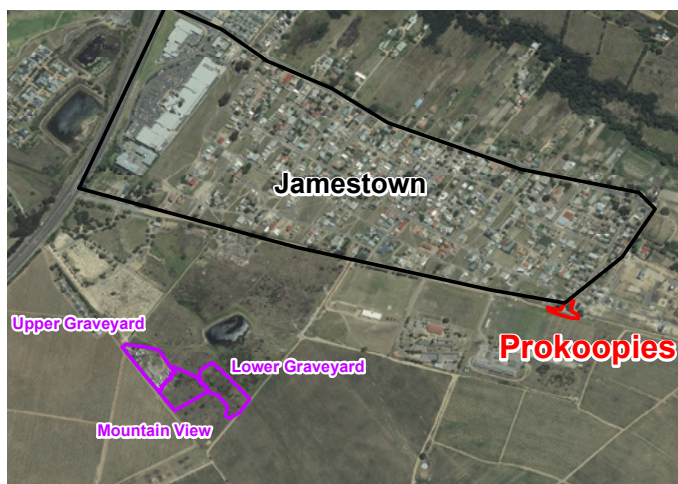
CATEGORISATION CODE/S

C

C - URGENT RELOCATION REQUIRED

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

Most residents were born in the settlement. The settlement is located on private land. Some community members pay rent to the land owner.

SUMMARY

Prokoopies is a **medium density settlement, located on 50% municipally owned and 50% privately owned land, zoned as agricultural and located outside the urban edge.** In Jamestown, it is preferred that **land zoned for agriculture should be used for agriculture and related purposes as opposed to using arable land for residential purposes.** The community experiences locational risks such as being located in a **flood prone area.** The absence of a **storm water drainage system further exacerbates the problem and water logging occurs.** The community also experiences man-made hazards such as a poor street network and inadequate sanitation and waste management. Although the settlement has

excellent access to **educational amenities** and a **clinic, there are no hospitals or socio-economic amenities within a close radius of 5km.** The settlement is ideally suited for **urgent relocation** as it consists of only 10 households and could be relocated to a housing project in Jamestown. If relocation does not occur, it will take some time for the municipality to explore expropriation options. Additionally, it will be problematic to spatially organise the community as the settlement is located on a sewer servitude. By **relocating the settlement** the community will have access to adequate basic services, good shelter, improved access to socio-economic amenities and an improved quality of life.

SHORT TERM INTERVENTIONS

- Apply concrete to community dug out channels.
- Fix 2 toilets and improve sanitation maintenance.
- Assess the feasibility of providing an additional tap and improving water pressure.
- Provide 7 electrical connections to meet the shortfall.
- Ensure that the community understands the purchasing of electronic units.
- Ensure that all households have an individual bin and black bags are distributed regularly.
- Social facilitation is needed to support the community with developing a leadership structure that will represent the community in interactions with the municipality.

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

COMMUNITY PRIORITIES

Short term:

- **Access to shelter**
Current shelters have very little space for a family and children sleep with adults.
- **Security of tenure**
Residents want access to land and services to build a house.
- **Access to electricity**
In winter there is a high risk of fires occurring, the wind blows the candles and it is not safe.
- **Access to employment opportunities**
Access to job opportunities are needed as youth cannot get jobs.
- **Access to sanitation**

COMMUNITY READINESS



Leadership: **Other**



Leader relations: **None**



Relationship with municipality: **Very bad**

ASSESSMENT



The settlement does not have a leadership structure and reports having a very bad relationship with the municipality. Social facilitation is needed to support the community in capacitating and developing a leadership structure that will represent the community in interactions with the municipality.

DEMOGRAPHICS



COMMUNITY VOICES

The municipality must keep promises and not only be interested in us during election time and then afterwards disappear. We feel that the municipality thinks nothing about us and only serves its own interests.

PLANNING RELATED ISSUES

100% Land ownership: **Municipality 50%**
Private 50%

Zoning: **Agriculture**

Servitude: **Sewer**

Household density: **63 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

As the settlement of Prokoopies was established 116 years ago, the community has strong ties to the town and area. Prokoopies is located in Jamestown, where housing is urgently required. The medium density settlement only has 10 households. It is zoned agricultural, located outside the urban edge and on 50% municipally owned and 50% privately owned land. In the town, agricultural land needs to be used for agricultural purposes only as the municipality does not want arable land to be used for residential purposes. As the land is not completely owned by the municipality and the particulars of the zoning and servitude indicate limitations, the settlement does not have long term development potential. The municipality should therefore relocate the community to a housing project in Jamestown on Farm 527. Although the community will be relocated, residents will still be located in the same town and will have access to adequate basic services and experience an improved quality of life.

Comment on past relocation attempts

No relocation or municipal plans are in place.



HAZARDS AND RISKS

Natural

- Flood prone area
- Rock falls

Man-made

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

Assessment

The community experiences locational risks such as being situated in a flood prone area and on a sewer servitude. Other man-made hazards include inadequate sanitation and waste management, a poor street network and water logging drainage. These risks are attributed to a lack of basic services (such as an absence of a storm water drainage system) and a lack of spatial configuration, which does not have clear pedestrian and vehicular routes. The community has reported that big trees surround the settlement and that residents of formal housing put pressure on community members as they are backyard dwellers. The municipality can do very little to intervene as the settlement is located on 50% municipally owned and 50% privately owned land. Through relocating the settlement to a nearby housing project the community's quality of life will significantly improve.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement has average access to basic services. The only reported shortfalls are 7 legal prepaid electrical connections and that all households need individual bins. The community relies on community dug out channels for storm water drainage. The municipality needs to ensure that community dug out channels are concreted to improve storm water drainage in the settlement. General maintenance in the settlement occurs every two months and is generally poor: sanitation services need to be repaired, water pressure is a problem and electricity units are irregular. Social facilitation is needed to develop a leadership structure in the settlement, to establish regular maintenance schedules and a reporting protocol that ensures that the municipality is aware of broken infrastructure and ensures opportunities for the community to take ownership of infrastructure in the settlement.



SANITATION

Working ratio **1:3** Shortfall **0**

Of 4 flush toilets 2 are working and 2 need to be fixed. The toilets are maintained by the municipality. Community members reported that they lock their toilets and that keys are for community members only so as to avoid blockages and overflow.



WATER

Working ratio **1:10** Shortfall **0**

1 communal standpipe is located on the edge of the settlement and maintained by the municipality. The community reported that it is inconvenient to have only 1 tap and that the water pressure is low.



ELECTRICITY

3 Pre-paid **7** Shortfall

There are 3 prepaid legal connections and a shortfall of 7 legal electrical connections. The community reported that the electric units are never regular.

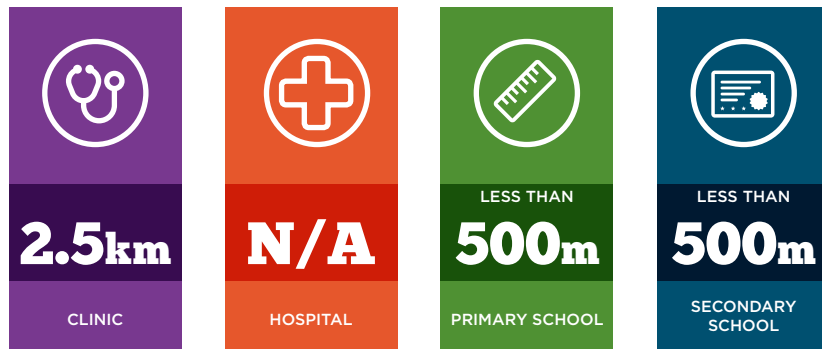


WASTE

Waste management: Individual bins

The community has individual bins, waste is collected weekly by the municipality. The community reported that not everyone in the settlement has bins and that black bags are not distributed. The municipality needs to ensure that all households have an individual bin and that black bags are distributed regularly.

SOCIO-ECONOMIC AMENITIES



The community has excellent access to educational amenities. Most children (75-100%) attend school in the settlement. The pre-school, primary and secondary school are located less than 500m away from the settlement which is a 5 minute walk. Access to health facilities is varied. The community has access to a clinic which is 2,5km from the settlement but no access to a hospital. Transport to and from the closest hospital should be provided. The community has access to community facilities such as a church, community hall and a sports facility.

ECONOMIC SERVICES

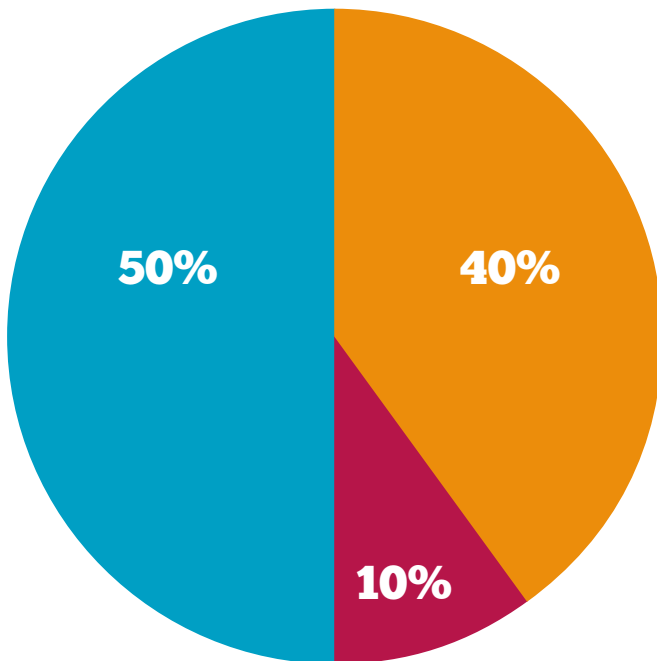
- None

SOCIAL SERVICES

- Church
- Community hall
- Sports facility

EMPLOYMENT PROFILE

% of employed men and women



40%
Farm work

10%
Gardening

50%
Domestic

A large portion of men in the settlement are employed as farm labourers. All employed women in the settlement work as domestic workers. These are low income and low skill level types of employment. The municipality needs to ensure that it facilitates skills capacity workshops and vocational training to allow people to attain more skills. Additionally, the municipality should encourage entrepreneurial behaviour, especially amongst women.

SETTLEMENT PROFILE

Langrug

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **FRANSCHHOEK**

Established: **1992**

Structures: **2277**

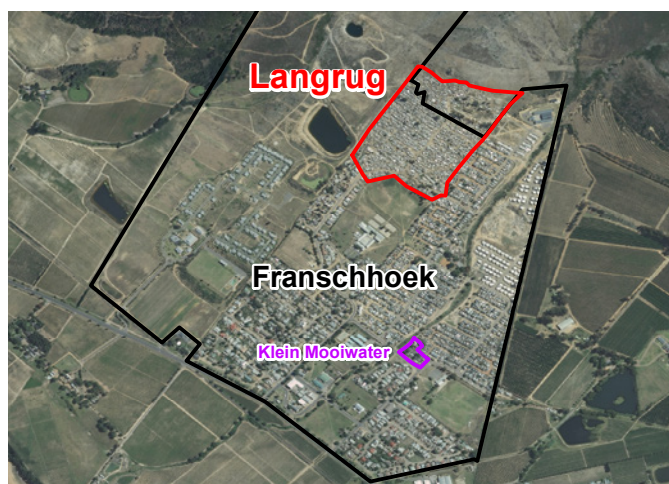
CATEGORISATION CODE/S

A

A - IN SITU UPGRADING WITH PLANNING UNDERWAY

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

The settlement was established when people were evicted from the farms around Franschhoek.

SUMMARY

Langrug is a very **high density settlement**, located on **municipally owned land, inside the urban edge and zoned residential**. The community experiences locational risks such as being situated on a **slope**, in a **flood prone area** and being at **risk of rock falls**. The settlement is ideally suited for **in situ upgrading**. The IDP records the intention to upgrade services in the settlement - these plans have also been communicated to the community. Based on this analysis, the settlement is **well suited for this categorisation**. **The settlement has varied access to basic services**. Through implementing **short term interventions, basic service provision will be improved and shortfalls alleviated**. The municipality should assess the **feasibility of using service**

providers to provide sanitation and water services as well as developing a monitoring and evaluation system that keeps service providers accountable. The community is well-located to a **clinic, educational and socio-economic amenities**. Transport should be provided to and from the hospital, especially in the case of emergencies. The **municipality should prioritise engaging with the community and foster a relationship that harnesses growth and improvements in the settlement**. Social movements in the settlement should **encourage community saving schemes** to create sustainable livelihoods that will provide a good quality of life to those who have been living in the settlement for 24 years.

SHORT TERM INTERVENTIONS

- Apply concrete to areas that have community dug out channels.
- Fix 83 flush toilets.
- Provide 480 flush toilets and 93 taps to meet respective shortfalls.
- Improve how the settlement's service provider, who oversees flush toilets and taps, is managed.
- Provide more street lights as well as 1500 prepaid electrical connections to meet the shortfall.
- The municipality should provide additional skips and regularly distribute black bags.
- The social movement in the settlement along with the leadership should work together and facilitate ongoing engagements with the municipality.

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

COMMUNITY PRIORITIES

Long term:

- **Security of tenure**
This is important to ensure that the land belongs to the community.
- **Access to shelter**
The community needs houses for access to services and because houses are safer than shacks.
- **Access to employment opportunities**
We need these to support our families and for our individual benefit.
- **Access to health facilities**
The clinic and hospital are too far away so we need a mobile clinic.
- **Storm water and flooding management**
We need storm water management to stop flooding and soil erosion.

COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Generally cooperative**



Relationship with municipality: **Average**

ASSESSMENT



There is general co-operation between leaders who coordinate but they do not always reach agreements. The community meets at least once a month and is a member of a social movement. The community convenes a general meeting when necessary and has an average relationship with the municipality. The social movement along with the leadership should work together and facilitate ongoing engagements with the municipality.

DEMOGRAPHICS



COMMUNITY VOICES

We have a good relationship with the municipality. There is a lot of discussion with the municipality around allocation of budgets and communication between the municipality and the leaders. We need to review the Memorandum of Understanding between the municipality and the community.

PLANNING RELATED ISSUES

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



Servitude: **None**



Zoning: **Residential**



Household density: **297 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

The high density settlement, located on municipally owned land and inside the urban edge, is suitable for in situ upgrading. The municipality has plans to upgrade water, sanitation, electricity and storm water management services. This analysis supports these plans as the community is well located to health, educational and socio-economic amenities. There is also an existing leadership structure and a strong social movement that provides a link between the broader community and the municipality.

Comment on past relocation attempts

The community reported that there are no relocation plans for the settlement. Municipal plans exist and water, sanitation, electricity, roads and storm water will be provided.



HAZARDS AND RISKS

Natural

- Flood prone area
- Rock falls
- Slope greater than 18
- Fire
- Floods
- Strong winds

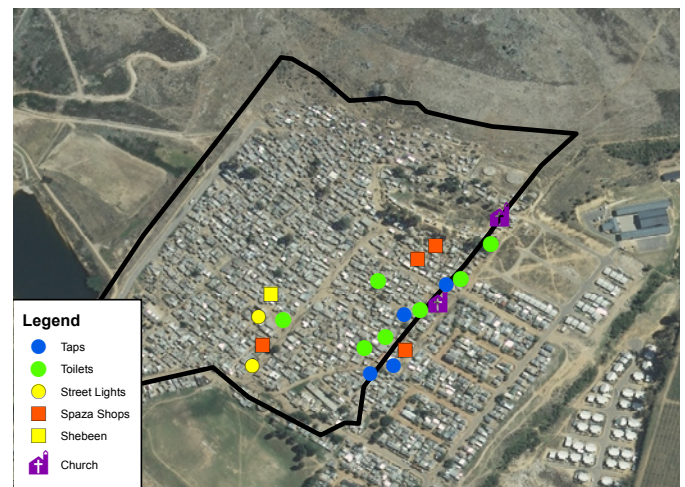
Man-made

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

Assessment

The community experiences locational risks such as rock falls, being situated in a flood prone area and on a slope greater than 18. The settlement experiences man-made risks such as high density, inadequate sanitation and waste management, a poor street network, water logging drainage and waterborne diseases. Short term interventions can improve priorities such as flood management, especially if concrete is applied to community dug out channels. The settlement is ideally suited for in situ upgrading. It is located on municipally owned land and zoned residential. Through upgrading, the settlement's basic service delivery will be improved. Through reblocking and spatially organising the settlement, access/egress to the settlement will improve as well as mitigate risks of rock falls. The community reports social issues

SETTLEMENT MAP



such as crime, community protests, petty crime, drug and alcohol related abuse. The police patrols every hour at night and there is a mobile police station. The municipality along with the social movement should set up cluster groups that are responsible for creating passive surveillance environments and that hold criminals accountable for their actions. The municipality should provide social support, rehabilitation and increased awareness of drug and alcohol related abuse.

BASIC SERVICES

Service assessment

This very high density settlement has poor access to basic services, high shortfalls and a lack of adequate infrastructure maintenance. The settlement has a variety of storm water management systems such as community dug out channels, culverts and pipes. The municipality should apply concrete to community dug out channels for improved storm water management. General maintenance in the settlement takes 2 months. The community reports maintenance issues to the community leadership. The municipality should improve how it monitors the sanitation and water services provider as well as assess the feasibility of providing the shortfall of sanitary services. Electrical shortfalls should be addressed and implemented incrementally to reduce fire risks in the settlement. The municipality should work with the community and implement short term interventions to improve the quality of life in the settlement.



SANITATION

Working ratio **1:45** Shortfall **480**

There are **143** flush toilets, **60** are working and **83** need to be fixed. **480** toilets need to be provided to meet the shortfall. Toilets are supplied by a service provider. The community reports that these are not properly maintained.



WATER

Working ratio **1:180** Shortfall **93**

57 communal standpipes are located inside the settlement and maintained by a service provider. Provide **93** taps to meet the shortfall. The toilets are far way and especially inaccessible to use at night.



WASTE

Waste management: **7** Municipal skips

There are **7** municipal skips. Waste is collected by the municipality on a weekly basis. The community reports that they need additional waste skips and black bags. The municipality should provide additional skips and regularly distribute black bags.

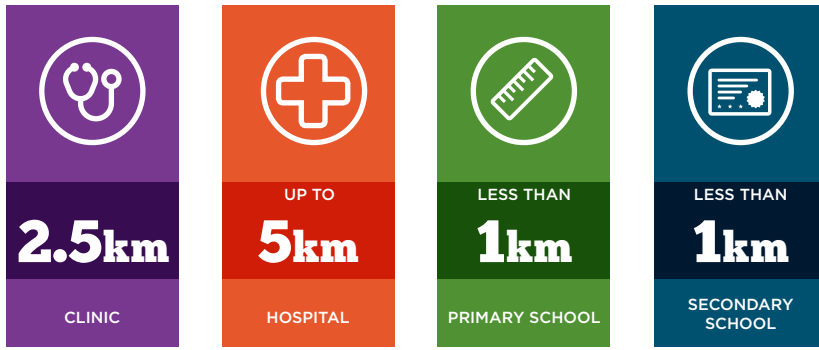


ELECTRICITY

1200 Pre-paid **1500** Shortfall

There are **1200** legal connections and **36** street lights. There is a shortfall of **1500** electrical connections.

SOCIO-ECONOMIC AMENITIES



Access to health facilities is varied. The community has access to a clinic located 2.5km away which is a 30 minute walk. The hospital is located more than 5km away and it takes 1 hour walk for the community to access it. The community has excellent access to educational amenities. The preschool is located inside the settlement. The primary and secondary school are located less than 1km away, which equates to a 10 minute walk. The community has access to spaza shops, churches and to a police station.

ECONOMIC SERVICES

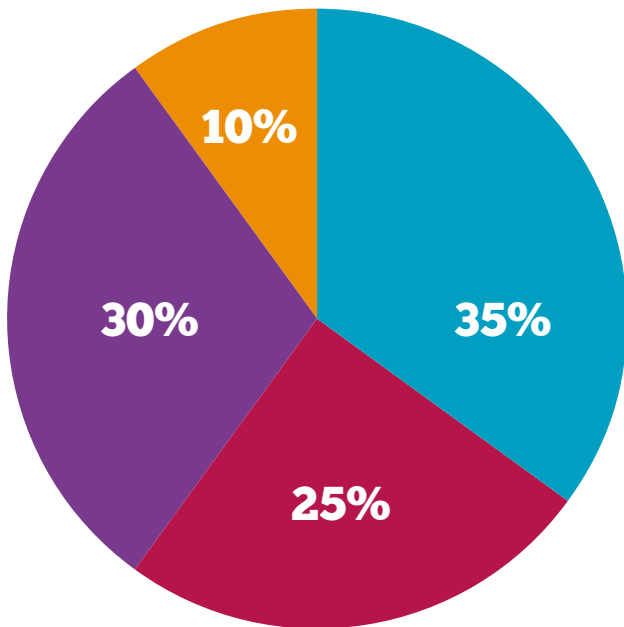
- Spaza shops

SOCIAL SERVICES

- Church
- Police station

EMPLOYMENT PROFILE

% of employed men and women



35%
Farm

25%
Restaurant

30%
Domestic work

10%
Gardening

Community members are employed in the farming sector, at restaurants and engage in gardening and domestic work. Farm work can be seasonal by nature and leave households in vulnerable positions for parts of the year when work is scarce. Other forms of employment present in the community are low-skill and low-income jobs such as gardening, restaurant and domestic work. The municipality needs to assist these households in sustaining a good quality of life through extending the EPWP and CWP programmes to this community. Local government can implement skills upgrading and vocational training projects to increase access to employment opportunities for these communities.

SETTLEMENT PROFILE

Klein Mooiwater

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **FRANSCHHOEK**

Established: **1997**

Structures: **60**

CATEGORISATION CODE/S

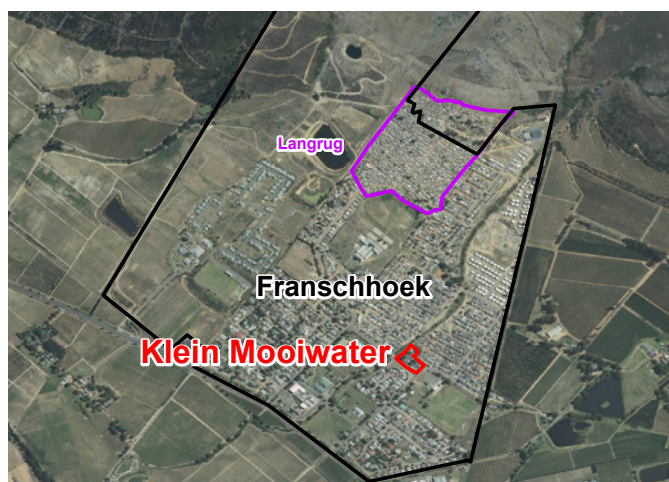
A/B2

A - IN SITU UPGRADING WITH PLANNING UNDERWAY

B2 - NO URGENT RELOCATION REQUIRED

Growth potential: **MEDIUM***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

The land used to belong to Fisher transport. The workers used to live here. Most people were evicted from farms and came to squat in the area.

SUMMARY

Klein Mooiwater is a **very high density settlement**, located on **provincially owned land, zoned residential and located inside the urban edge**. The community experiences locational risks such as being **located next to a road and on a sewer servitude**. The IDP has plans in place that involve **upgrading the gravel roads to tar roads**. Based on the analysis, the settlement is well suited for **in situ upgrading**. Residents located on the sewer servitude should be **relocated to GAP housing projects in the area**. The settlement has **varied access to basic services**. Through implementing **short**

term interventions, basic service provision can be improved and shortfalls alleviated. The community is well located to a **clinic, educational and socio-economic amenities**. Transport should be provided **to and from the hospital**, especially in the case of **emergencies**. The municipality should **prioritise engaging with the community and foster a relationship that harnesses growth and improvements in the settlement**.

SHORT TERM INTERVENTIONS

- Apply concrete to community dug out channels.
- Provide 14 toilets to meet the short fall.
- Assess whether it is feasible to provide another form of sanitation service.
- Provide 1 tap and fix 1 tap.
- Provide 30 electrical connections to meet the shortfall.
- Provide a municipal skip and individual household bins for more organised waste management. This is important as waste is thrown into 2 common areas outside the settlement and collected by the municipality on a weekly basis.
- Social facilitation is needed to develop a leadership structure in the settlement and to formulate formal working groups.
- The municipality should also build a 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.

COMMUNITY PRIORITIES

Long term:

- **Access to water**
The settlement only has 3 taps that serve more than 60 families.
- **Access to sanitation**
There are only 3 toilets that serve more than 60 families.
- **Access to electricity**
Each family has its own electric box.
- **Access to shelter**
The community wants access to a decent shelter.

COMMUNITY READINESS



Leadership: **No leaders**



Leader relations: **None**



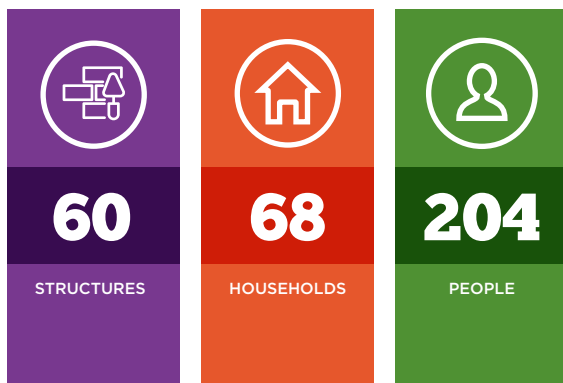
Relationship with municipality: **None**

ASSESSMENT



The settlement does not have a leadership or a relationship with the municipality. Social facilitation is needed to develop a leadership structure in the settlement and to form formal working groups. The municipality should also build a relationship with the community.

DEMOGRAPHICS



COMMUNITY VOICES

The municipality must come and visit to see the living conditions of the people.

PLANNING RELATED ISSUES

100% Land ownership: **Provincial 100%**



Servitude: **Sewer**



Zoning: **Residential**



Household density: **148 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

Klein Mooiwater settlement is located in Mooiwater and was established 19 years ago. The community experiences locational risks such as being situated next to a local road. It is also a very high density settlement. The IDP has earmarked the area's gravel roads to be upgraded to tar roads. The area is listed as a strategic focus area to assist communities with dignified living. The settlement is well suited for in situ upgrading. Residents located on the sewer servitude should be relocated to GAP housing sites in Mooiwater, which will also alleviate the high densities in the settlement. Through upgrading the settlement man-made risks will be alleviated.

Comment on past relocation attempts

No relocation or municipal plans are in place.



HAZARDS AND RISKS

Natural

- Road side (3m from local road)

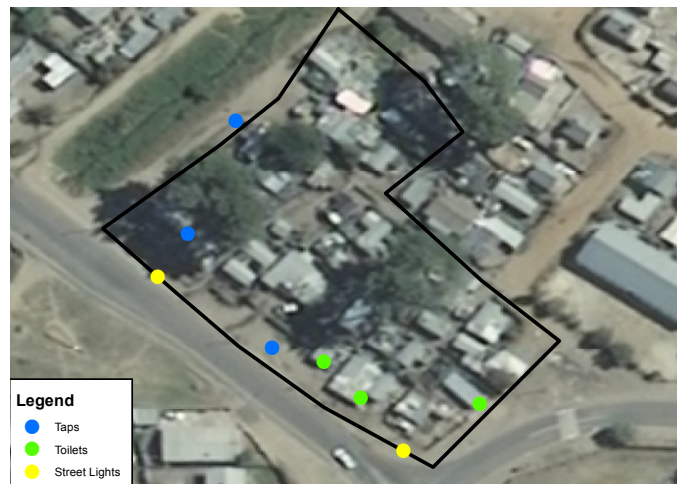
Man-made

- High density
- Inadequate sanitation
- Poor street network
- Water logging and drainage

Assessment

The settlement is located next to a road and on a sewer servitude. The community faces risks such as high densities, inadequate sanitation, a poor street network and water logging drainage. The community also experiences strong winds. However the incidence of these are not significant. Through upgrading and spatially organising the settlement, locational and man-made risks can be mitigated. The community reported that social issues such as crime, alcohol and drug related violence are present in the settlement. The municipality together with the police should support the development of neighbourhood watch groups and programmes to those battling with drug and alcohol related abuse. The community and the police should develop a reporting protocol when crime occurs in the settlement.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement has varied access to basic services. The community reports that general maintenance usually takes more than 2 months and that maintenance issues are reported to the councillor. As there is no storm water drainage system, the community relies on community dug out channels. The municipality needs to install concrete channels and provide culverts. Short term interventions have been identified and include infrastructure improvements and alleviating shortfalls. The municipality needs to assess the feasibility of providing improved sanitation services other than chemical toilets. It is imperative that the municipality facilitates regular engagements with the community so that basic service provision can be improved.



SANITATION

Working ratio **0**

Shortfall **14**

There are 3 chemical toilets, which are maintained by a service provider. Of these 0 toilets are working and there is a shortfall of 14 toilets.



WATER

Working ratio **1:23**

Shortfall **1**

Of 3 communal standpipes in the settlement, only 2 are working and 1 needs to be fixed. There is a shortfall of 1 tap. The taps are maintained by the municipality. The community reported that it would like 2 families to use 1 tap.



WASTE

Waste management: Common area outside settlement

Waste is thrown into two common areas outside the settlement where the municipality collects it on a weekly basis. Black bags are distributed irregularly. The community reported that residents would like wheelie bins. The municipality should provide a municipal skip inside the settlement and individual household bins for more organised waste management.



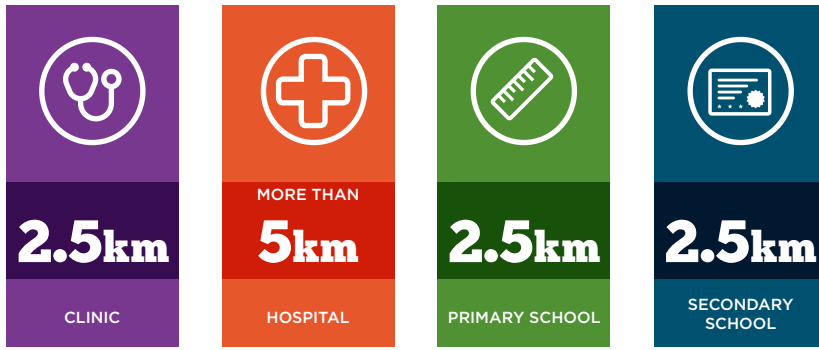
ELECTRICITY

30 Pre-paid

2 Street lights

There are 30 legal and 30 illegal connections. The settlement has 2 street lights. The community reported that they require an electrical box per family.

SOCIO-ECONOMIC AMENITIES



The community's access to health facilities is varied: a clinic is located 2.5km and a 30 minute walk away. The hospital is located more than 5km and an hour's walk away. The settlement has good access to educational amenities. The pre-school is located less than 1km away and the primary and secondary schools are both 2.5km away. The community has access to spaza shops and community facilities such as a church, sports facility and a police station.

ECONOMIC SERVICES

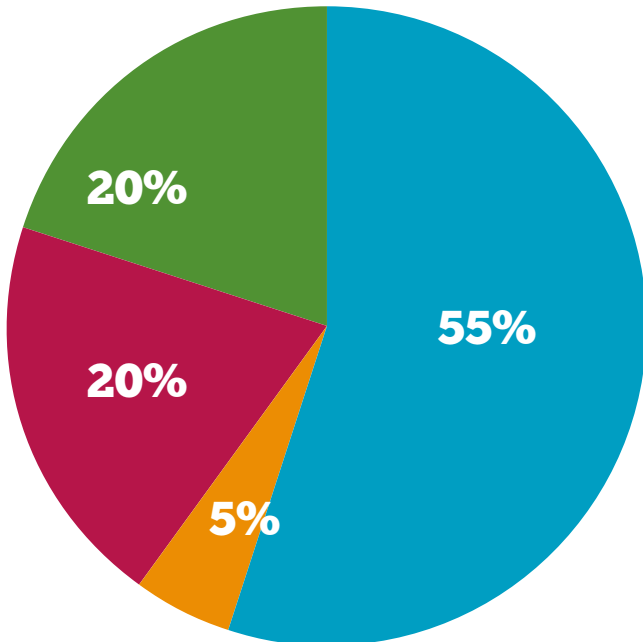
- Spaza shops

SOCIAL SERVICES

- Church
- Police station
- Sports facility

EMPLOYMENT PROFILE

% of employed men and women



55%
Farm work

5%
Security

20%
Gardening

20%
EPWP

Community members are predominantly (55%) employed in the farming sector. Farm work can be seasonal in nature and leave households in vulnerable positions for parts of the year when work is scarce. Other forms of employment in the settlement are low-skill and low income jobs such as gardening, security work and EPWP jobs. The municipality needs to assist these households in sustaining a good quality of life by extending more EPWP and CWP programmes to this community. Local government should implement skills upgrading and vocational training projects to increase access to employment opportunities for this community.

SETTLEMENT PROFILE

Upper Graveyard

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **JAMESTOWN**

Established: **1989**

Structures: **71**

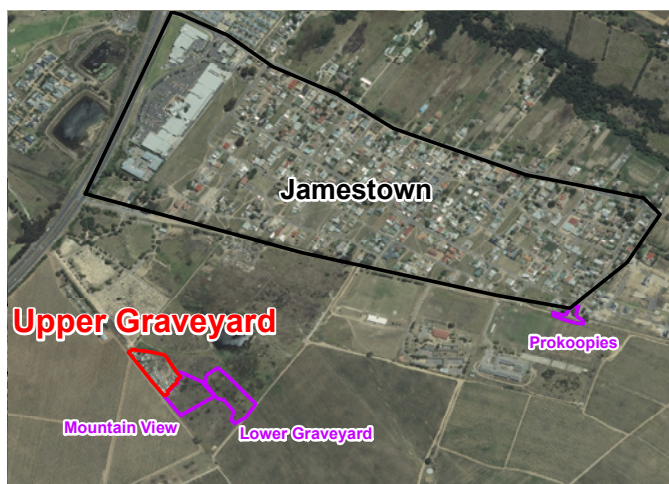
CATEGORISATION CODE/S

A

A - IN SITU UPGRADING WITH PLANNING UNDERWAY

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

Most community members were staying on the farm. After the farmer chased them away, they started building informal houses. In 2009 the municipality was forced to move the group to Upper Graveyard 2 because in their old settlement the community had experienced many fires, flooding, strong winds and trees falling on their houses.

SUMMARY

Upper Graveyard is a **high density settlement**, located on **municipally owned land, zoned residential and located inside the urban edge**. The community experiences locational risks such as being **situated on a slope, under power lines** and on sinking soil. Man-made hazards include **inadequate sanitation** and a **poor street network**. The settlement has average access to basic services. The community reports that the settlement has no storm water drainage system, no street lights, weak electrical connections and that residents need more skips. General maintenance takes **more than 2 months**. The settlement is well suited for **in situ upgrading** and is **well aligned with the IDP's plans for the settlement**. Risks can all be mitigated through **implementing short term interventions** that will address basic

service shortfalls and improve existing infrastructure. Settlement upgrading will allow for a **spatially organised settlement**. The community is **well located** to a **clinic, educational and socio-economic amenities**. Transport should be provided to and from the hospital, especially in emergency cases. The community has reported that residents need access to employment opportunities. Community members are largely employed as **farm labourers**. The municipality should **implement skills upgrading and vocational training** in an attempt to increase access to employment for this community. Formulating working groups to implement community priorities and needs.

SHORT TERM INTERVENTIONS

- Fix 10 toilets.
- Assess the feasibility of providing the community with a better type of sanitation service.
- Provide street lights and improve the quality of electrical connections.
- Provide additional skips and regularly distribute black bags.
- Facilitate active engagements with the community's leadership and assist in formulating working groups to implement community priorities and needs.




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

COMMUNITY PRIORITIES


Short term:

- **Access to shelter**
We need houses and our shelters are too small.
- **Access to employment opportunities**
We need skills development and jobs to sustain our lives.
- **Access to sanitation**
We need 1 toilet per family so that we can maintain it.
- **Access to health facilities**
The hospital is far. The clinic closes at four and does not open over the weekend. The ambulance takes 4 hours to get to the settlement.
- **Storm water and flooding management**
There is nothing in place for storm water.

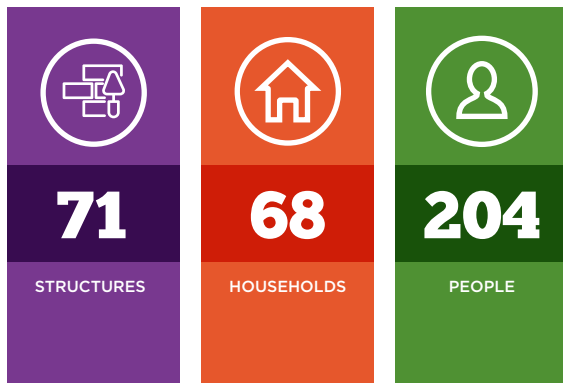
COMMUNITY READINESS

-  Leadership: **Leadership committee**
-  Leader relations: **Healthy**
-  Relationship with municipality: **Bad**

ASSESSMENT

 The community has an established leadership committee that shares a healthy internal relationship as leaders cooperate and respect each other. The community only meets when necessary and reported that the relationship with the municipality is bad. The municipality should actively engage with the community’s leadership and assist with formulating working groups to implement community priorities and needs.

DEMOGRAPHICS




COMMUNITY VOICES
The municipality must communicate with us in terms of upgrading and development in the area.

PLANNING RELATED ISSUES

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

 Servitude: **None**

 Zoning: **Residential**

 Household density: **86 HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

Upper Graveyard settlement is located in Jamestown and was established 27 years ago. The municipality is currently in the process of procuring professional turnkey teams to assist with delivering a number of projects identified in the Integrated Housing Settlement Plan. Priority projects include Jamestown and Farm 527 (570 units). In line with the SDF, housing opportunities and informal settlement upgrading in the municipality occurs in a dispersed manner. Based on the settlement’s analysis, it is well suited for in situ upgrading. Through the process of upgrading, residents who are located under power lines and on sinking soil, should be spatially organised to mitigate locational risks. Additional risks, such as inadequate sanitation and a poor street network, can be improved through upgrading the settlement.

Comment on past relocation attempts

The community reported that the municipality has identified the settlement for relocation to a housing project.



HAZARDS AND RISKS

Natural

- Sinking soil
- Slope greater than 18
- Under power lines

Man-made

- Inadequate sanitation
- Poor street network

Assessment

The settlement is located on a slope, under power lines and on sinking soil. The community faces risks such as inadequate sanitation and a poor street network. The community experiences fires and strong winds but these instances are not significant. Through upgrading and spatially organising the settlement, locational and man-made risks can be mitigated. The community reported that the police does not come to the settlement even when residents report criminal activities. With the support of law enforcement, the municipality should set up a mobile police unit to service the settlement. The community experiences social issues such as alcohol and drug abuse. The municipality should facilitate support and rehabilitation programmes and create awareness around drug and alcohol related abuse.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement has average access to basic services. The community reported that the settlement has no storm water drainage system, no street lights, weak electrical connections and that residents need more skips. General maintenance takes more than 2 months. There are 35 chemical toilets and no sanitation shortfall. The municipality needs to assess the feasibility of providing better sanitation services. The municipality should also assist the community with maintaining water services as well as improve waste management through providing additional skips and regularly distributing black bags.



SANITATION

Working ratio **1:2**

Shortfall **0**

35 chemical toilets are maintained by a service provider. 10 need to be fixed and there is no shortfall. The community reported that the toilets are located far from the residents' structures. At night this is dangerous. Some people use the toilets for drugs.



WATER

Working ratio **1:34**

Shortfall **1**

2 communal standpipes are located inside the settlement and maintained by the community.



WASTE

Waste management: **2** Municipal skips

There are 2 municipal skips and waste is collected by the municipality. Black bags are distributed irregularly and waste is collected weekly. The community has reported that the number of skips is insufficient to collect all the waste. In addition, other people, from outside the settlement, also throw waste in the existing municipal skips.

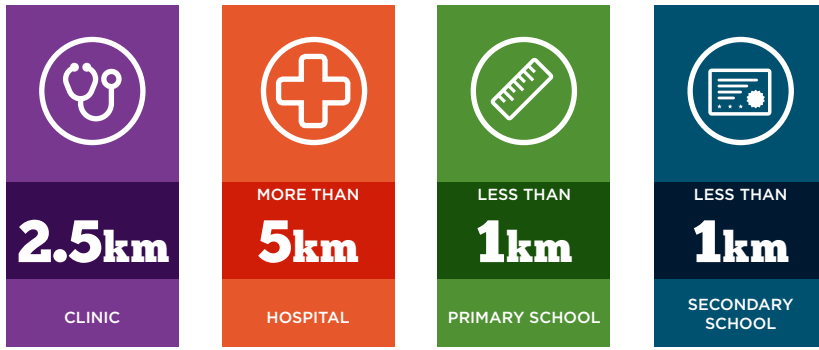


ELECTRICITY

68 Pre-paid

There are 68 prepaid electrical connections and 0 street lights. The community reported that electricity is very weak and that residents cannot use multiple appliances at once.

SOCIO-ECONOMIC AMENITIES



The community's access to health facilities is varied. The clinic is located 2.5 km away which is a 30 minute walking distance. The hospital is located more than 5km away, which is an hour's walking distance. The settlement has good access to educational amenities. The preschool is located inside the settlement and the primary and secondary schools are located less than 1km away, which is a 10 minute walking distance. The community has access to socio-economic amenities such as a spaza shop and a church.

ECONOMIC SERVICES

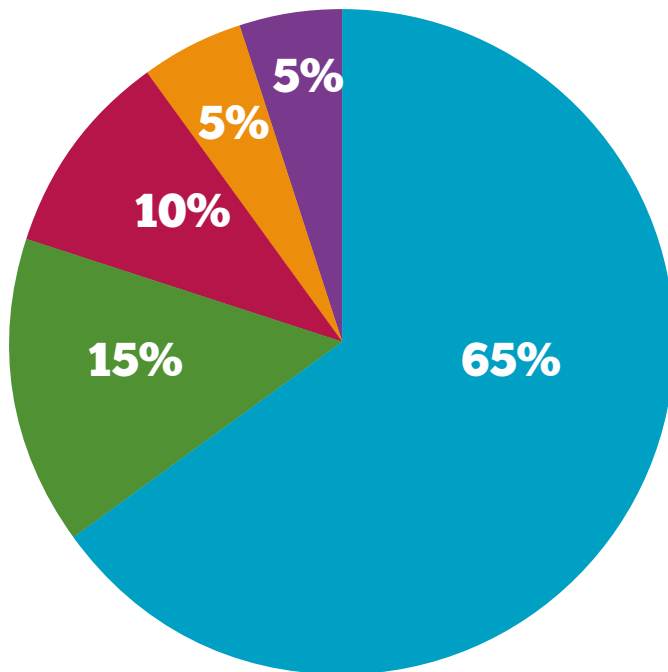
- Spaza shops

SOCIAL SERVICES

- Church

EMPLOYMENT PROFILE

% of employed men and women



65% Farm work
10% Construction work
5% Gardening
15% Domestic work
5% Restaurant

Community members are predominantly (65%) employed as farm labourers. This work can be seasonal or temporary and can leave households in vulnerable positions if they are without a steady income for periods of time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment for this community. It should also extend the EPWP and CWP programmes to stimulate employment. The municipality should consider assisting innovative people with small businesses by introducing support for entrepreneurs.

SETTLEMENT PROFILE

Slabtown

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **STELLENBOSCH**

Established: **1993**

Structures: **37**

CATEGORISATION CODE/S

B1/B2

B1 - IN SITU UPGRADING

B2 - NO URGENT RELOCATION REQUIRED

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

This place used to be Du Toit station and people used to live in the bush. This is the reason they were looking for a place to live. There was a court case between the community and the municipality in

1995. The court decided that the community must stay and that the municipality must provide services.

SUMMARY

Slabtown is a **very high density** settlement located inside the **urban edge, on an electrical servitude** and on **municipally owned land zoned for transportation use**. The settlement is adjacent to an industrial hazard, is located close to a railway line and in **an area prone to flooding**. Although, initially the settlement's locational characteristics made it unfavourable for long term development, this analysis finds that it could be **categorised for in situ upgrading**. The settlement could adequately sustain this community if **basic service delivery to the community is improved** so that residents can access electricity, if an effective waste management system is introduced, concrete drainage channels are installed, a border fence is placed around the community and if employment opportunities are generated. The settlement is well located in the town of Stellenbosch. **Upgrading**

would be subject to the condition that an independent investigation can demonstrate that the **risks** posed by the **railway servitude** and the **industrial hazard can be mitigated** so that they will not detrimentally affect the well-being of the community. The municipality must establish a working relationship with the community as this will greatly improve the **efficiency of an upgrading project** as well as allow for a **community-led approach to development**. If the investigation finds that the **proximity of the industrial hazard and railway line are not suitable for development**, then a portion or the entire settlement may have to be relocated. This would, nevertheless, require the municipality to **provide adequate basic services to the community**.

SHORT TERM INTERVENTIONS

- Provide a municipal skip and regularly distribute black bags.
- Install prepaid electrical connections to households.
- Contract community members who clean and maintain toilets.
- Establish a working relationship with the community.
- Install concrete storm water channels.




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

COMMUNITY PRIORITIES


Short term:

- **Access to electricity**
We need access to electricity because candles are a fire risk.
- **Access to employment opportunities**
Youth and men have no access to employment.
- **Shelter**
We need access to decent shelter.
- **Fencing**
We need to secure the settlement and avoid criminals from using our settlement as a hiding spot.
- **Skips or black bags for waste.**
- **Formal leadership structure**
There are currently no leaders in this community.

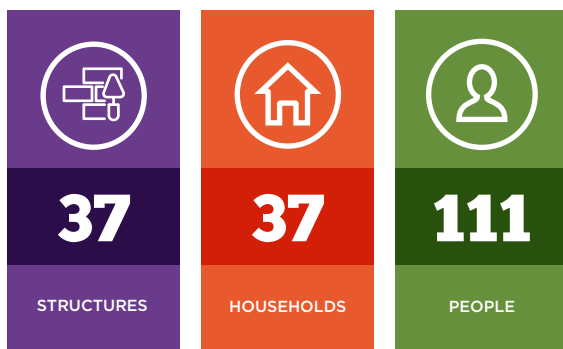
COMMUNITY READINESS

-  Leadership: **No leadership**
-  Leader relations: **None**
-  Relationship with municipality: **None**

ASSESSMENT

-  There is no leadership structure in the settlement and the community does not hold any community meetings. The community does not conduct formal meetings with the municipality but residents do report regular contact. There is no relationship between the municipality and the community. The municipality must establish a working relationship with the community.

DEMOGRAPHICS



COMMUNITY VOICES

We want electricity and we are even willing to contribute towards it if possible. We were promised houses in the Klapmuts project, but no one has been provided with a key to a house.

PLANNING RELATED ISSUES

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

 Servitude: **Railway**

 Zoning: **Other**

 Household density: **371HH/Ha**

Evaluation of categorisation

This very high density settlement is situated on municipally owned land, on a railway servitude, near an industrial hazard and in an area prone to flooding. Residents of Slabtown experience flooding and strong winds, fires from the use of candles and combustion stoves, inadequate waste management, drainage issues and waterborne diseases. The community is well located to educational facilities, a clinic and a police station but to nothing else. The community is largely unemployed. The municipality reports that it is planning to relocate the settlement to a housing project that is still in its conceptual stages and not yet on the housing pipeline. This means that, in the next 5 years at least, this community will not receive housing. Therefore, this analysis deems the settlement suitable for long term development and in situ upgrading on condition that an independent investigation can demonstrate that the risks posed by the railway servitude and industrial hazard can be mitigated so that they will not detrimentally affect the well-being of the community. Therefore, this analysis prematurely categorises this settlement for in situ upgrading. The municipality will also need to submit an application to change the zoning of the land. If the investigation finds that the proximity of the industrial hazard and railway line is not suitable for development, then a portion or the entire settlement may have to be relocated.

Comment on past relocation attempts

The community reports that there are no plans to relocate the settlement, no municipal plans for the settlement and that the settlement is not under threat of relocation. The municipality reports that it plans to continue basic service provision to the settlement and that the settlement is up for relocation to a housing project in Cloeteville. The project, however, is still in the conceptual stage and not yet placed on the housing pipeline.



HAZARDS AND RISKS

Natural

- Flood prone area
- Floods
- Strong winds
- Industrial hazards
- Railway track

Man-made

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

Assessment

The settlement is located near a railway line, close to an industrial site, in a flood prone area and experiences flooding and strong winds. Man-made risks include inadequate waste management, a poor street network, water logging and drainage issues and waterborne diseases. Through in situ upgrading and settlement reblocking the municipality should spatially reorganise the settlement to minimise the effects of the railway line, the industrial hazards, the poor street network and the potential effect of fires and strong winds. The municipality must implement a waste management system that adequately addresses the problems experienced. The plan should provide a municipal skip that is regularly serviced and the distribution of black bags. The municipality should also install concrete storm water drainage channels to mitigate water logging. The lack of electricity and the resultant reliance on candles and combustion stoves means that the community is at risk of being adversely affected by fires. The community reports that residents suffer from colds and TB. As access to the settlement is not controlled, the community indicates that many fugitives commit crimes and flee to the settlement for cover. The police must be notified and respond accordingly when the community calls for assistance. The municipality must ensure that this community has sufficient access to health care.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The community experiences average access to basic services with no water or sanitation shortfalls but also no access to electricity as well as an ineffective waste management system. General maintenance usually takes 1 week to complete. The municipality should provide prepaid electrical connections to the community. The proximity of a bridge or railway line should not be a determining factor for electricity provision. A street light should also be installed near the water taps. Social facilitation is needed to capacitate residents to look after their infrastructure. This can start by employing community members who maintain the toilets. The municipality must keep ensuring that the community's basic service requirements are adequately met.

SANITATION

Working ratio **1:4** Shortfall **0**

There are **10** working flush toilets and no shortfalls. The toilets are maintained by the community who reports that people come to smoke drugs and vandalise the toilets. The community wants the municipality to give residents a contract to clean the toilets.

ELECTRICITY

0 Prepaid

There is **no** access to electricity in the settlement. The community was told that the municipality cannot connect Slabtown due to the settlement's proximity to the bridge. There are 2 working street lights. The community reports that electricity will make a big difference.

WATER

Working ratio **1:19** Shortfall **0**

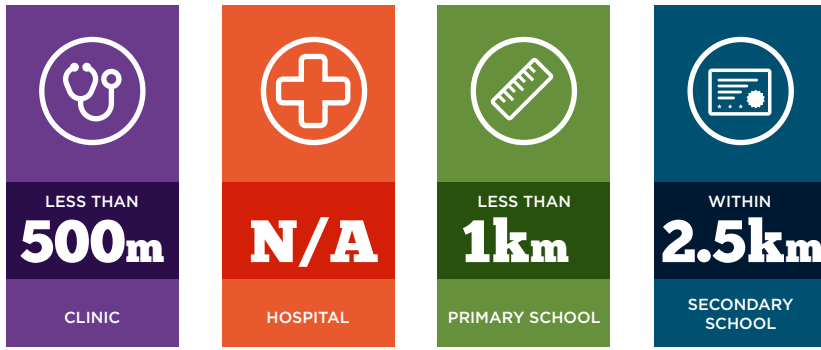
2 working communal standpipes are located inside the settlement and maintained by the municipality. There is no shortfall but the community reports that residents feel unsafe at night when using the taps.

WASTE

Common area outside settlement

Waste is deposited in a common area outside the settlement. It is collected by the municipality on a weekly basis but black bags are not distributed. The community reports that residents want a municipal skip.

SOCIO-ECONOMIC AMENITIES



The community has good access to educational facilities with a pre and primary school nearby and the secondary school within a 30 minute walk. The settlement is located near a clinic, but does not have access to a hospital. The municipality needs to ensure that community members in need of urgent medical attention have access to the hospital. The only other socio-economic amenity available to the community is a police station.

ECONOMIC SERVICES

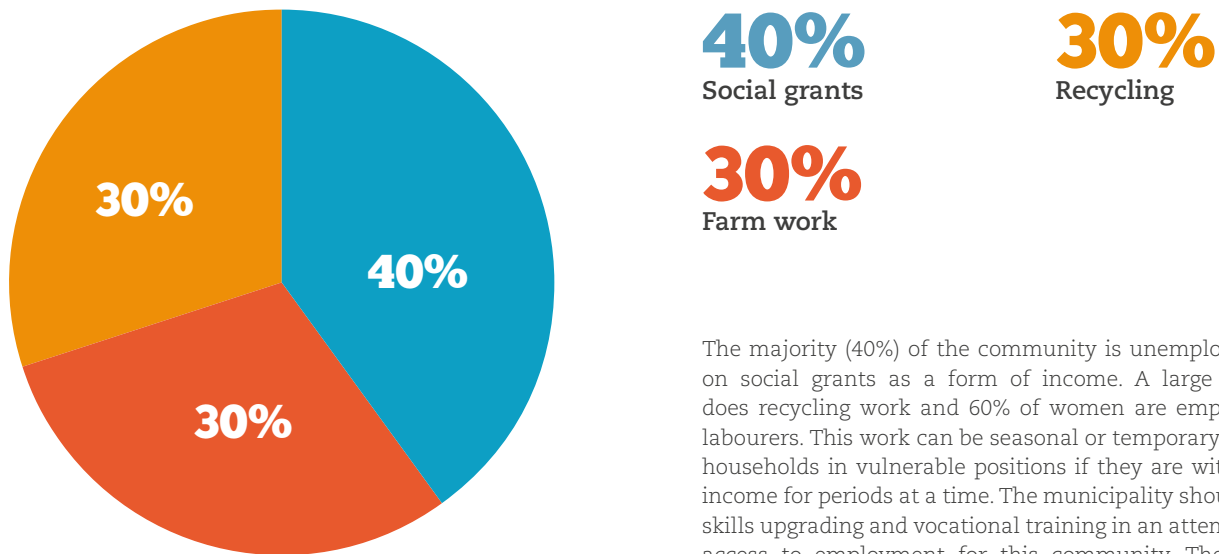
- None

SOCIAL SERVICES

- Police station

EMPLOYMENT PROFILE

% of employed men and women



The majority (40%) of the community is unemployed and relies on social grants as a form of income. A large portion (30%) does recycling work and 60% of women are employed as farm labourers. This work can be seasonal or temporary and can leave households in vulnerable positions if they are without a steady income for periods at a time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment for this community. The municipality should also extend the EPWP and CWP programmes to stimulate employment.

SETTLEMENT PROFILE

Mandela City

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **KLAPMUTS**

Established: **1997**

Structures: **503**

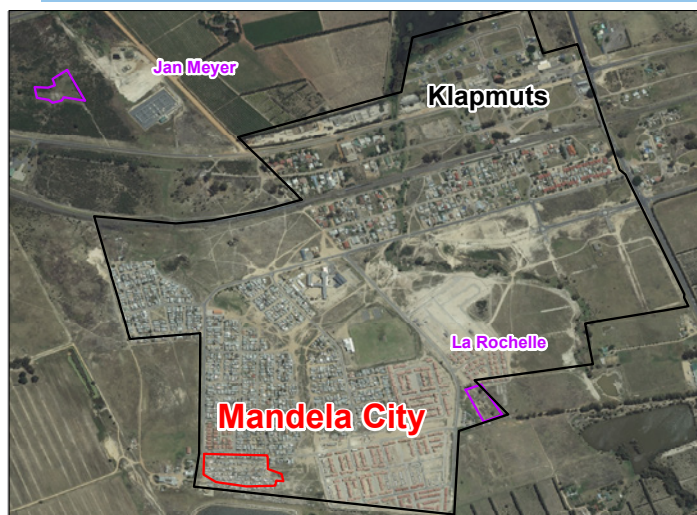
CATEGORISATION CODE/S

A

A - IN SITU UPGRADING WITH
PLANNING UNDERWAY

Growth potential: **MEDIUM***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

People were relocated from La Rochelle, Klapmuts in 1997. They were moved here for development. It was a blank site that the residents named Mandela City

SUMMARY

Mandela City is a **high density settlement** located on **municipally owned land inside the urban edge**. The community **suffers from risks associated with a lack of service delivery and natural hazards like fires, floods and strong winds**. The municipality has suggested to relocate the community to Franschoek so that the municipality can build housing on the community's current site. The municipality's IDP, however, does not suggest that this **site is proposed for a housing project**. Neither can the municipality confirm that the entire community will receive housing in a **future housing project**. The municipality did suggest that the site has been placed on the municipal pipeline for long term upgrading and that the **current site is suitable for long term development**. This is because it is part of the **Klapmuts development node which is predicted to see future growth**. This analysis recommends that the settlement **should be upgraded in situ to alleviate shortfalls, improve basic service delivery and**

to significantly increase the well-being of this community. The municipality needs to improve access to water and sanitation services, implement an effective waste management system that also addresses the effect of the nearby garbage dump and improve access to electricity by providing prepaid connections. Furthermore, the municipality should alleviate the locational hazards of flooding and drainage by installing concrete storm water channels and **spatially organise the settlement** to effectively accommodate high densities as well as mitigate the potential threat of fires and strong winds. The municipality needs to establish a working relationship with the community as this will enhance a **community-led development approach**. This will include obtaining social facilitation to assist in the formation of a strong leadership structure in the community.

SHORT TERM INTERVENTIONS

- Repair 2 toilets and provide 79 more.
- Install 17 communal standpipes.
- Provide municipal skips.
- Regularly collect waste and distribute black bags.
- Install prepaid electrical connections.
- Install concrete storm water channels.

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

COMMUNITY PRIORITIES

Long term:

- **Access to water**
The community wants more taps, more wash facilities and more flush toilets.
- **Access to sanitation**
The community wants more toilets.
- **Access to electricity**
The lack of prepaid electricity boxes poses a threat to people's lives so they need more prepaid electricity meters.
- **Storm water and flooding management**
The community needs more storm drains to push water away from their doorstep.
- **Tenure security**
If we can get land tenure some of our communities can build their own formal houses to lighten the work of government.

COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Competitive**



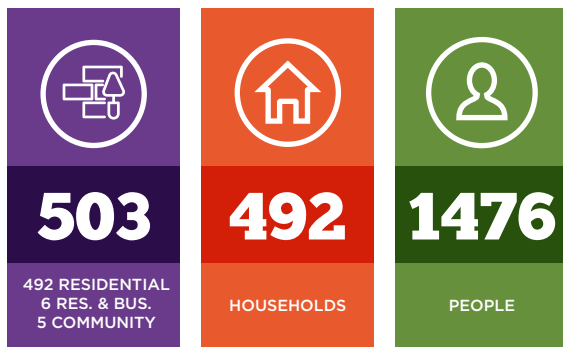
Relationship with municipality: **Very bad**

ASSESSMENT



Although a leadership committee is present in the settlement, the working relationship between leaders is not good as they compete with each other. Community meetings are held on a weekly basis. The community meets with the municipal Department of Informal Settlements once a year and reports that the relationship with the municipality is very bad. They usually meet to discuss development plans.

DEMOGRAPHICS



COMMUNITY VOICES

We want the electricity programme to be rolled out to each household. We need more toilets and refuse skips and bins if black bags are not handed out on a regular basis. The municipality must have an open door policy and ambulance. The fire brigade must respond quicker.

PLANNING RELATED ISSUES

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



Servitude: **None**



Zoning: **Other**



Household density: **252HH/Ha**

Evaluation of categorisation

This high density settlement experiences locational hazards and risks associated with a lack of basic service delivery. It is located on a site which the community claims the municipality intends to develop as a housing project. For this reason the municipality wishes to relocate the community to Franschhoek. The community is refusing to move unless members receive service sites in their new location. As broad proposals for the area, the latest IDP lists new scheduled housing projects in Klappmuts. However, this analysis does not assume that these projects have been scheduled for the current site of Mandela City because, it seems, that the latest IDP does not list this site in its development proposal. The municipality, however, indicated that the site is in the municipal pipeline for long term upgrading and that layout plans are in the conceptual phase of development. This site should be upgraded in situ as it is suitable for long term development. This will enable residents of Mandela City to receive adequate basic services as well as mitigate locational risks a line below hazards.

Comment on past relocation attempts

According to the community, the municipality wants to relocate the settlement so that it can develop housing on the site. The municipality suggested that the community be relocated to a site in Franschhoek, but the community will only move if community members receive service sites in the new location. The settlement is under threat of relocation. The municipality reports that there are no plans to relocate the settlement but that the settlement is on the housing pipeline for a long term upgrade and that layout plans are being developed.



HAZARDS AND RISKS

Natural

- Flood prone area
- Floods
- Fire
- Strong winds
- Waste dump
- Water body
- Rock falls

Man-made

- High density
- Inadequate sanitation
- Inadequate waste management
- Water logging and drainage

Assessment

The settlement is located near to a water body and waste dump in an area prone to flooding. The community suffers from fires, floods, strong winds and experiences inadequate sanitation, inadequate waste management, water logging and drainage issues, and high density. The municipality needs to mitigate these locational hazards and risks to better the community's well-being. The municipality also needs to install concrete storm water drainage channels to mitigate flooding and water logging issues, alleviate sanitation shortfalls and introduce an effective waste management system. In addition, the municipality needs to spatially reorganise the settlement to mitigate the effects of the natural hazards and to accommodate the high density. Social problems include violent crime related to alcohol and drug abuse and violent community protests. The municipality must repair broken street lights and increase visible police presence to reduce levels of crime. The municipality also needs to implement substance abuse support and awareness programmes to assist in reducing alcohol and drug related violence.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement has poor access to basic service delivery. There is a large water and sanitation shortfall, no regular waste collection system, a lack of legal electrical connections and broken street lights. Maintenance takes approximately 1 month to be carried out. The community usually reports issues to the local councillor. The municipality is obligated to alleviate sanitation and water shortfalls as well as implement a waste management strategy that includes providing municipal skips, regularly distributing black bags and regularly collecting waste. Furthermore the municipality should implement a maintenance and operations plan together with the community so that residents are capacitated to maintain their infrastructure. Additionally, the municipality must provide prepaid electrical connections to households currently relying on illegal connections.



SANITATION

Working ratio **1:28** Shortfall **81**

18 working flush toilets are maintained by a service provider. There is a large shortfall of 81 toilets. 2 toilets need to be repaired.



ELECTRICITY

30 Pre-paid **462** Illegal **28** Street lights

There are 30 legal prepaid connections and 462 illegal connections. There are 28 street lights, of which none work, which increases danger at night. Illegal connections can cause fires and electrocute residents.



WATER

Working ratio **1:164** Shortfall **17**

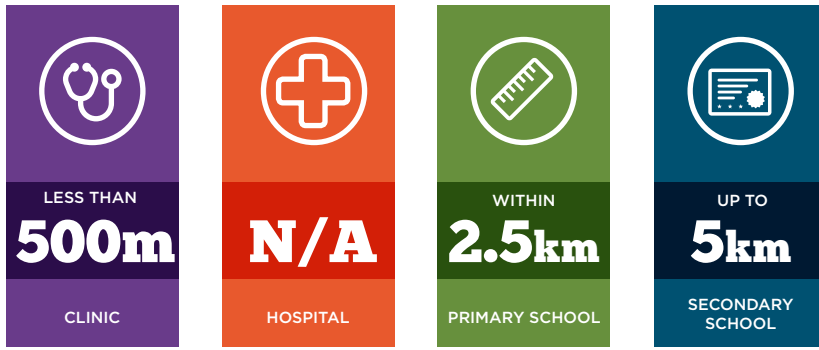
3 working communal standpipes are located on the edge of the settlement and maintained by the municipality. There is a shortfall of 17 taps. Residents require more individual water facilities as the lack thereof causes fights between residents.



WASTE Common area outside settlement

Waste is deposited in a common area outside the settlement and is collected by a private service provider irregularly. Black bags are not distributed. The community requests waste collection on a regular basis as well as individual bins.

SOCIO-ECONOMIC AMENITIES



The settlement has average access to educational facilities with a pre- and primary school situated a 30 minute walk away. The secondary school is more than a 30 minute walk away. The municipality must ensure that all learners are able to access schools, especially in winter. This may require implementing a transport service for learners. The community has good access to health care with a clinic less than 500m away but there is no access to a hospital. Given that it takes an ambulance more than 1 hour to reach the settlement, the municipality should ensure that transport is available for people needing to access the hospital, especially in emergencies. The community's other socio-economic amenities include a church and 4 spaza shops.

ECONOMIC SERVICES

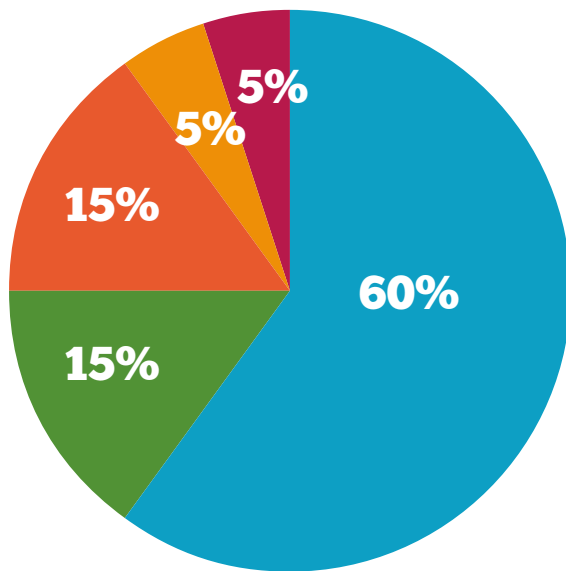
- Spaza shops

SOCIAL SERVICES

- Church

EMPLOYMENT PROFILE

% of employed men and women



60%
Farm work

15%
Shopping centre

5%
Winery

15%
Domestic work

5%
EPWP

The majority of community members (60%) are employed as farm labourers. This work can be seasonal or temporary and can leave households in vulnerable positions if they are without a steady income for periods at a time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment for this community. The municipality should also continue to extend the EPWP and CWP programmes into this community in order to stimulate employment.

SETTLEMENT PROFILE

La Rochelle

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **KLAPMUTS**

Established: **2010**

Structures: **32**

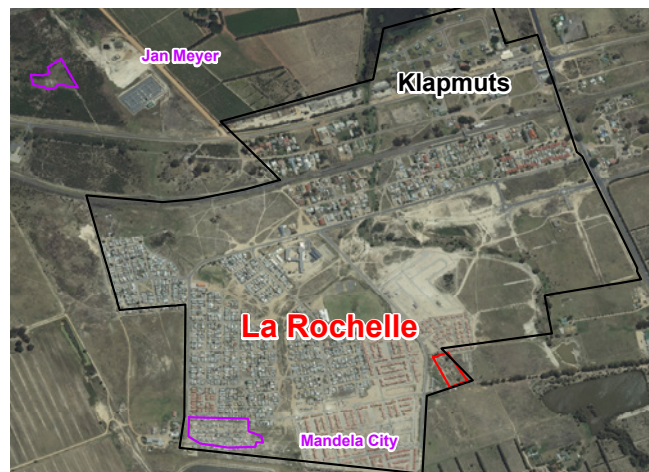
CATEGORISATION CODE/S

B1

B1 - IN SITU UPGRADING

Growth potential: **MEDIUM***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

People were relocated here from Soopies Hoogte after 32 years of living there.

SUMMARY

La Rochelle is a **medium density settlement** located on **municipally owned land, zoned residential** and **situated inside the urban edge**. The settlement has **no locational hazards**, but **suffers from a lack of basic service delivery that poses a serious risk**. The community makes use of **chemical toilets**, has **no waste management system** and **no access to electricity**. The settlement is well located in the Klapmuts development node, although the community reported that residents struggle to access secondary schools. This analysis recommends that the settlement be **upgraded in situ**. The area and its surrounds have already been earmarked as a larger developmental project, which means that this **community can benefit from long term economic activity and development in the region**. The municipality

needs to establish a working relationship with the community and should adopt a **community-led approach to development**. The **municipality must install flush toilets** and **implement an effective waste management plan**, which includes providing a municipal skip, regularly collecting waste, distributing black bags and installing prepaid electrical connections and street lights in the community. The municipality needs to assist with **increasing access to employment opportunities** for this community by extending the EPWP programme. It should also investigate why this community established the settlement because residents claim that they were moved here after occupying their **previous location for 32 years**.

SHORT TERM INTERVENTIONS

- Install concrete storm water channels.
- Provide a municipal skip.
- Introduce regular waste collection and black bag distribution.
- Install prepaid electrical connections.
- Install streetlights.
- Establish a working relationship with the community.

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

COMMUNITY PRIORITIES

Long term:

- **Access to electricity**
We are longing for electricity.
- **Access to water**
We need more taps.
- **Access to sanitation**
We want flush toilets.
- **Storm water and flooding management**
We need drainage in the settlement.
- **Tenure security**
We want formal housing with electricity.

COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Unspecified**



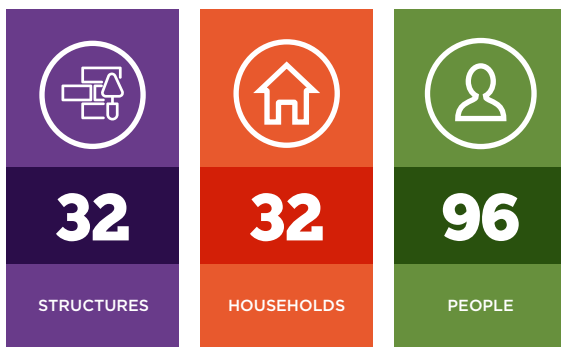
Relationship with municipality: **Bad**



ASSESSMENT

The community has a formal leadership committee that holds community meetings once a month. The leadership reports meeting with the municipality once a month and that their relationship with local government is bad. The municipality must establish a working relationship with the community.

DEMOGRAPHICS



COMMUNITY VOICES

We are in great need of electricity and a high school.

PLANNING RELATED ISSUES

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



Servitude: **None**



Zoning: **Residential**



Household density: **51HH/Ha**

Evaluation of categorisation

This medium density settlement is located near to the Klappmuts development node in an area zoned for residential use. Residents experience no locational hazards but the community needs improved access to basic services as community members are compromised by man-made risks of inadequate sanitation and inadequate waste management. The settlement is suitable for long term development and this analysis suggests that the settlement be upgraded in situ. The community reports that the municipality has planned to install flush toilets in the settlement. This could be the first part of upgrading that will bring about a more dignified living environment. The municipality reports that the settlement is in the municipal pipeline for long term upgrading, but no plans have been suggested.

Comment on past relocation attempts

The community reported that there are no municipal plans for relocation, only plans for the provision of sanitation services. The municipality reports that there are no plans for relocation and that the settlement features in the municipal pipeline for a long term upgrade.



HAZARDS AND RISKS

Natural

- None

Man-made

- Inadequate sanitation
- Inadequate waste management
- Water logging and drainage

Assessment

The settlement experiences no significant locational hazards but the community suffers from man-made risks of inadequate sanitation, inadequate waste management, water logging and drainage issues. Therefore the municipality should install concrete storm water channels to alleviate drainage issues. The municipality should replace chemical toilets with flush toilets and implement an effective waste management system that includes the provision of a municipal skip, the regular collection of waste and distribution of black bags. The community reports that there are no street lights, which means that it is very dark at night and makes the settlement more dangerous. The municipality needs to provide adequate street lighting to ensure passive surveillance.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement receives poor access to basic service delivery. There are no recorded sanitation or water shortfalls but the community still makes use of chemical toilets. The municipality should provide additional communal standpipes and introduce flush toilets into the community. The settlement has no access to electricity and no waste management system. The municipality should install prepaid electrical connections, install street lights to increase passive surveillance at night and implement an effective waste management plan which sees the provision of a municipal skip inside the settlement, the regular distribution of black bags and the regular collection of waste. The municipality should also implement a recycling scheme and make use of the EPWP programme to empower the community to maintain the settlement and keep it clean. Maintenance usually takes 1 month and is reported to a ward committee representative. The municipality should introduce a joint a maintenance plan with the community to reduce time required to carry out maintenance.



SANITATION

Working ratio **1:5** Shortfall **0**

7 working chemical toilets are maintained by a service provider. There is no shortfall. The community requests more toilets as well as flush toilets.



ELECTRICITY

0 Pre-paid **0** Street lights

There is **no** access to electricity in this settlement and there are no streetlights. The community wants prepaid electrical connections to be installed.



WATER

Working ratio **1:16** Shortfall **0**

2 working communal standpipes are located inside the settlement and are maintained by the municipality. There is no shortfall but the community wants more taps.

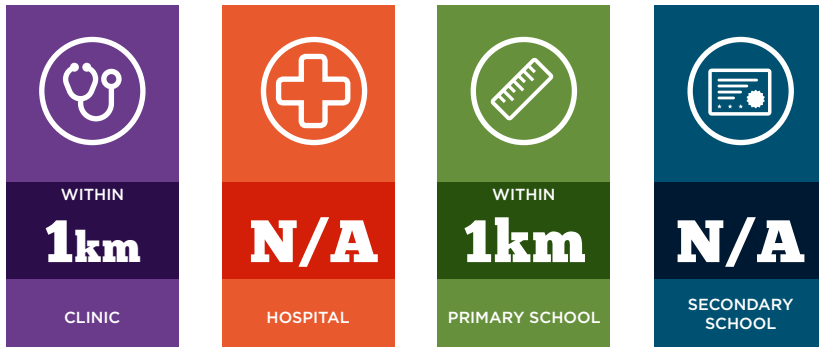


WASTE

Disorganised deposit

The settlement has **no** access to waste management. As a result waste is dumped anywhere in the settlement. The community requests regular waste collection.

SOCIO-ECONOMIC AMENITIES



Even though residents are 15 minutes away from a pre- and primary school, the community has poor access to education as residents have no access to a secondary school. The municipality must ensure that secondary school learners are able to attend school. This may require transport provision to and from school for these learners. The community reports that residents also want access to a crèche. Health care is decent with a clinic nearby but there is no access to a hospital. The municipality must ensure that community members have access to a hospital, especially in emergencies, and should therefore consider providing transport for community members in need. The community has no access to other socio-economic amenities.

ECONOMIC SERVICES

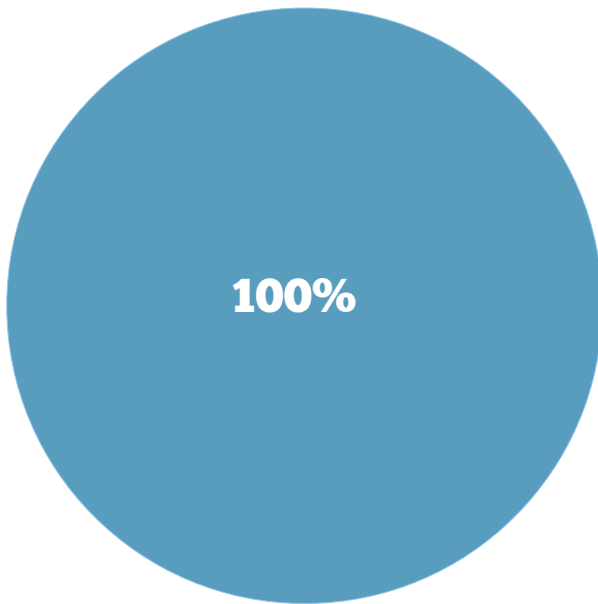
- None

SOCIAL SERVICES

- None

EMPLOYMENT PROFILE

% of employed men and women



100%
Farm work

This community is entirely dependent on farm worker employment for income. Farm work can be seasonal or temporary in nature and can leave households in vulnerable positions if they are without a steady income for periods of time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment for this community. The municipality should also extend the EPWP and CWP programmes into this community in order to stimulate employment.

SETTLEMENT PROFILE

Jan Meyer

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **KLAPMUTS**

Established: **2011**

Structures: **7**

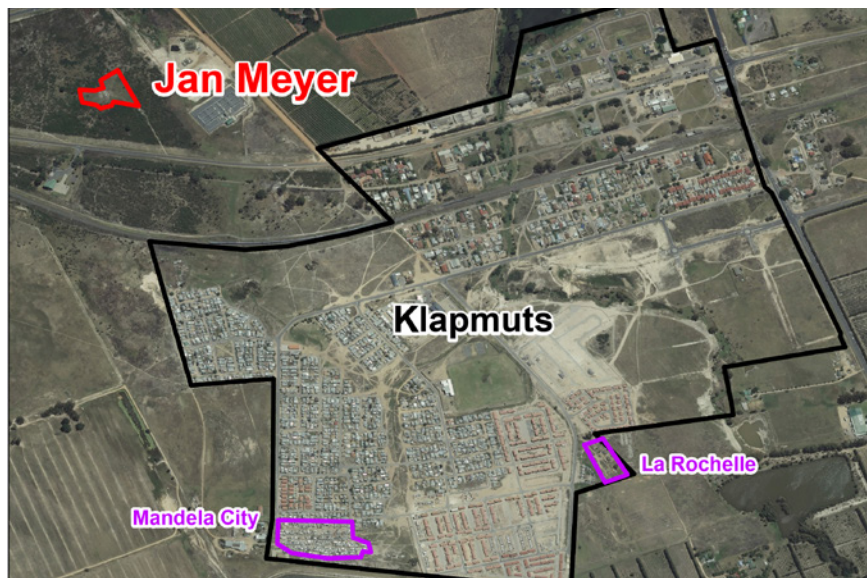
CATEGORISATION CODE/S

C

C - URGENT RELOCATION REQUIRED

Growth potential: **MEDIUM***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

The settlement was named after a cross on the side of the road. Most residents were evicted from a farm that is on the opposite side of the forest.

SUMMARY

Jan Meyer is a **very low density settlement** located on **municipally owned land zoned for agricultural use**. The isolated settlement northwest of the Klapmuts development node consists of an **estimated 14 people** and receives **no service delivery** even though the settlement was **established 5 years ago**. This analysis recommends the urgent relocation of this community to a housing project or nearby settlement in the **Klapmuts development node**, where residents will be able to receive **adequate access to basic**

service delivery including electricity and waste management as well as access to **educational, health and other amenities**. The municipality must establish a working relationship with the community and communicate transparently and honestly about the relocation process. **Social facilitation is needed** to integrate this community into the new location.

SHORT TERM INTERVENTIONS

- Relocate this community to a housing project or nearby settlement.
- Establish a working relationship with the community.
- Provide 1 communal tap and 2 toilets until the community is relocated.




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

COMMUNITY PRIORITIES


Long term:

- **Access to water**
The community would like access to water because they currently have no water taps.
- **Access to sanitation**
The community needs access to sanitation facilities.
- **Access to electricity**
The community urgently needs electricity for cooking, lighting and heating.
- **Tenure security**
Residents would like land of their own to build houses and take ownership.
- **Access to health facilities**
The community has no access to clinics and other health facilities.

COMMUNITY READINESS

-  Leadership: **No leaders**
-  Leader relations: **None**
-  Relationship with municipality: **None**

ASSESSMENT

-  There is no leadership structure in the community and no general community meetings are held. The community reports that they do not have a relationship with the municipality as members never meet with municipal representatives. The municipality should establish a working relationship with this community.

DEMOGRAPHICS



COMMUNITY VOICES

We feel abandoned by the government and municipality. We would like more interaction with the municipality so that our needs can be addressed.

PLANNING RELATED ISSUES

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

 Servitude: **None**

 Zoning: **Agriculture**

 Household density: **9HH/Ha**

Evaluation of categorisation

This very low density settlement comprises 7 households. It is situated on land zoned for agricultural use. There is currently no service delivery to the community even though the settlement was established 5 years ago. The community is also poorly located in terms of education, health and other amenities. This analysis recommends that the community of Jan Meyer be urgently relocated to a housing project or nearby settlement in the Klappmuts development node so that residents can receive adequate access to basic services and to educational, health and other amenities. In the interim the municipality must ensure that residents have access to sanitation and water by alleviating shortfalls.

Comment on past relocation attempts

The community reports that the municipality wants to relocate residents to a temporary relocation area. Residents also indicated that there were municipal plans to provide water and sanitation to the community.



HAZARDS AND RISKS

Natural Disasters

- Flood prone area
- Garbage dump

Man-made

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

Assessment

The settlement is located in a flood prone area and near a garbage dump. The community suffers from risks associated with a lack of service delivery such as inadequate sanitation and inadequate waste management. Residents also experience low incidences of fires, floods and strong winds. This analysis calls for the urgent relocation of this settlement to an area in which residents do not face undue locational risks or hazards and where the community can access adequate basic services. The municipality should ensure that when relocating the community, it assists with providing suitable building material for structures.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The small community has no access to basic services, which could be due to its small size and short existence of only a few years. The municipality should relocate this community to an area where residents are able to receive adequate basic services and not face undue locational hazards. Maintenance is not carried out in this settlement as there are no services in place. The municipality needs to ensure that, prior to relocation, the community has adequate basic services. The municipality should provide 2 temporary toilets, 1 communal standpipe and include the settlement in a nearby settlement's waste management plan so that refuse is regularly collected from a designated point.



SANITATION

Working ratio **0**

Shortfall **2**

There is no access to sanitation in this settlement. There is a shortfall of 2 toilets.



WATER

Working ratio **0**

Shortfall **1**

There is no access to water in this settlement. There is a shortfall of 1 tap.



ELECTRICITY

0 Pre-paid

0 Street lights

This settlement has **no access to electricity** or street lights.

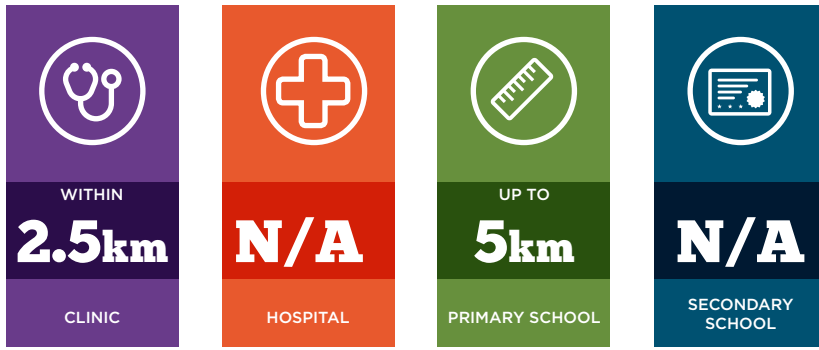


WASTE

Waste management: Common area outside settlement

The settlement has **no waste management** system and the community dumps waste outside the settlement.

SOCIO-ECONOMIC AMENITIES



The community has very poor access to educational facilities with children only able to attend a primary school that is a 30 minute walk away. There is no access to a pre- or secondary school. The municipality must ensure that all children are able to attend school. This may require implementing a transport programme for these learners. A clinic is approximately 30 minutes walk away from the settlement. The municipality must ensure that in emergencies, the community has access to a hospital as ambulances take more than 1 hour to reach the community. The community has no access to other socio-economic amenities.

ECONOMIC SERVICES

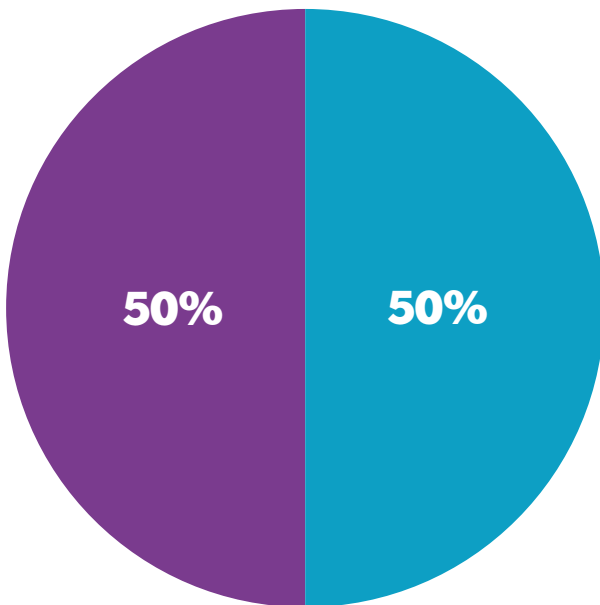
- None

SOCIAL SERVICES

- None

EMPLOYMENT PROFILE

% of employed men and women



50%
Farm work

50%
Social grants

The community is completely reliant on farm labour and social grants. Farm work can be seasonal or temporary in nature leaving households in vulnerable positions if they are without a steady income for periods of time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment for this community. It should also extend the EPWP and CWP programmes to this community in order to stimulate employment.

SETTLEMENT PROFILE

Meerlust Bosbou Plakkerskamp

Municipality: **STELLENBOSCH MUNICIPALITY**

Closest town: **STELLENBOSCH**

Established: **1990**

Structures: **15**

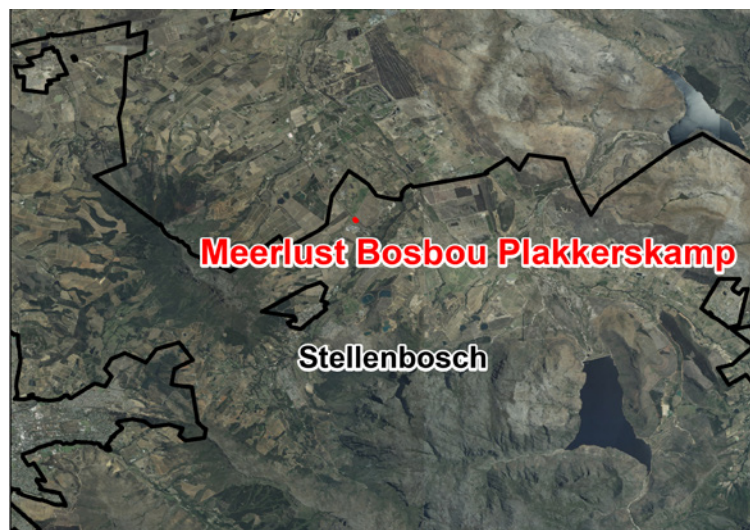
CATEGORISATION CODE/S

C

C - URGENT RELOCATION REQUIRED

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

Louis Conradie advised people to come live here. They were living under the bridge.

SUMMARY

Meerlust Bosbou Plakkerskamp is a **low density, isolated settlement located on privately owned land and zoned for industrial use**. The settlement was established **26 years ago** but still has **no basic service delivery**. The land's ownership, **zoning scheme** and **isolated nature**, as well as the settlement's **small population (approximately 100 people)**, mean that it is **not suitable for long term development**. The community reports that the **municipality has planned to relocate the settlement to the Klapmuts development node**. The municipality has confirmed this plan of relocation but suggests that the destination is a

housing project in Meerlust. This analysis recommends the **urgent relocation of this community to a housing project or nearby settlement in the Klapmuts development node**, where **residents can access adequate basic services** including electricity, waste management and access to educational, health and other amenities. The municipality must establish a **working relationship with the community and communicate transparently and honestly about the relocation process**. Social facilitation is needed to integrate this community into the new location.

SHORT TERM INTERVENTIONS

- Relocate this community to a housing project or nearby settlement.
- Establish a working relationship with this community.
- Provide 1 communal tap and 3 toilets until the community is relocated.

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

COMMUNITY PRIORITIES

Long term:

- **Access to water**
Residents need water as they get a little water from a farmer and sometimes pay for water. Otherwise they get thirsty.
- **Access to sanitation**
The community has no toilets and makes use of the bush.
- **Access to electricity**
There is no electricity at all. Residents make fires that may cause shacks to burn or in some cases, death.
- **Storm water and flooding management**
Shacks are water logged and cold, particularly if water remains in the same spot.
- **Access to employment opportunities**
Most residents, especially females, are unemployed.

COMMUNITY READINESS



Leadership: **No leaders**



Leader relations: **None**



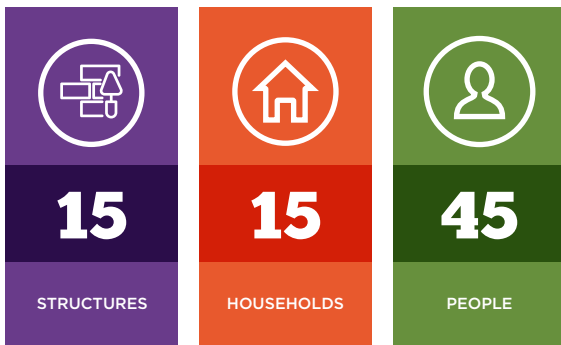
Relationship with municipality: **None**

ASSESSMENT



The community reports that there are no formal leaders in the settlement and that they never convene general meetings or meet with the municipality. Residents report having no relationship with the municipality. The municipality must establish a working relationship with this community.

DEMOGRAPHICS



COMMUNITY VOICES

We do not want to move from this area. All that we want is basic services and housing in the future so that our children can live here and have a better future.

PLANNING RELATED ISSUES

100% Land ownership: **Private 100%**



Servitude: **None**



Zoning: **Industrial**



Household density: **38HH/Ha**

Evaluation of categorisation

This low density settlement is located on private land and is isolated from educational, healthcare and other facilities. The settlement was established 26 years ago but still receives no basic service delivery. The municipality plans on relocating this community to a housing project in Meerlust. This analysis supports this plan and recommends that the community be urgently relocated to a housing project or nearby settlement so that residents can access adequate basic services, educational, health and other amenities. Until the community is relocated, the municipality must alleviate shortfalls to ensure that residents have access to sanitation and water.

Comment on past relocation attempts

The community reports that they are being relocated to vacant land in the Klapmuts area. Community members indicated that they are currently under threat of relocation. The municipality reports that the settlement will be relocated to a housing project in Meerlust but that it is not in the municipal pipeline for long term upgrading. This analysis assumes that the municipality will relocate the community as soon as possible.

HAZARDS AND RISKS

Natural

- Flood prone area
- Garbage dump
- Road side
- Floods
- Strong winds

Man-made

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

Assessment

The settlement is located in a flood prone area, near a garbage dump and near a regional highway. The community reports that they have no drainage system and experiences issues when it rains. Residents suffer from man-made risks associated with a lack of service delivery such as inadequate sanitation and inadequate waste management. Apparently, the municipality installed toilets in the settlement but these were taken down by the private land owner. The municipality has planned to relocate this community so that residents can receive adequate basic services and live in a settlement without undue locational hazards.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The small community receives no access to basic services, assumably because of its small size and short existence of only a few years. The municipality should relocate this community to an area where residents are able to receive adequate basic services and not face undue locational hazards. As there are no services in place, maintenance is not carried out in this settlement. The municipality needs to ensure that the community has adequate basic services prior to relocation. The municipality should provide 3 temporary toilets and 1 communal standpipe. It should also include the settlement into a nearby settlement's waste management plan so that refuse is collected regularly from a designated point.

SANITATION

Working ratio **0** Shortfall **3**

There is **no access** to sanitation in this settlement. There is a shortfall of **3** toilets. The community reports that the municipality installed toilets but that these were taken down by the private owner.

WATER

Working ratio **0** Shortfall **1**

There is **no access** to water in this settlement. There is a shortfall of **1** tap.

ELECTRICITY

0 Prepaid

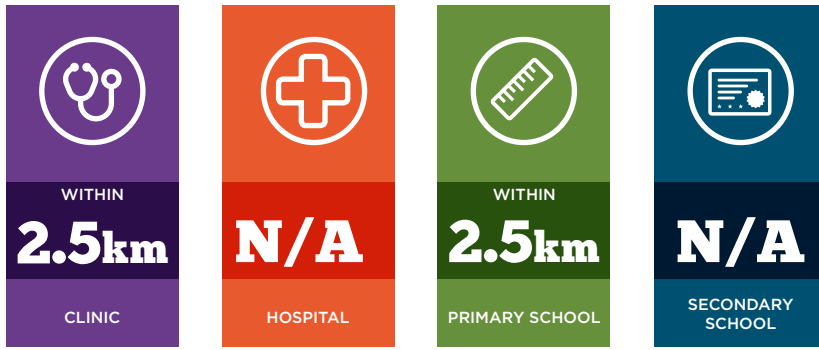
There is **no access to electricity** or street lights in this settlement. The community desperately wants access to electricity.

WASTE

Waste management: Common area inside settlement.

The community has no access to a formal waste management system and dumps waste in a common area inside the settlement. Waste is not collected and black bags are not distributed.

SOCIO-ECONOMIC AMENITIES



The community has access to pre- and primary schools (both of which are a 30 minute walk away) but not to a secondary school. The municipality must ensure that learners have access to a secondary school. This may mean providing learners with transport. The community has access to a mobile clinic, which is a 30 minute walk away but no access to a hospital. The municipality must ensure that the community has adequate access to health care, especially in emergencies and should also provide transport to access healthcare amenities. The settlement has no access to other socio-economic amenities.

ECONOMIC SERVICES

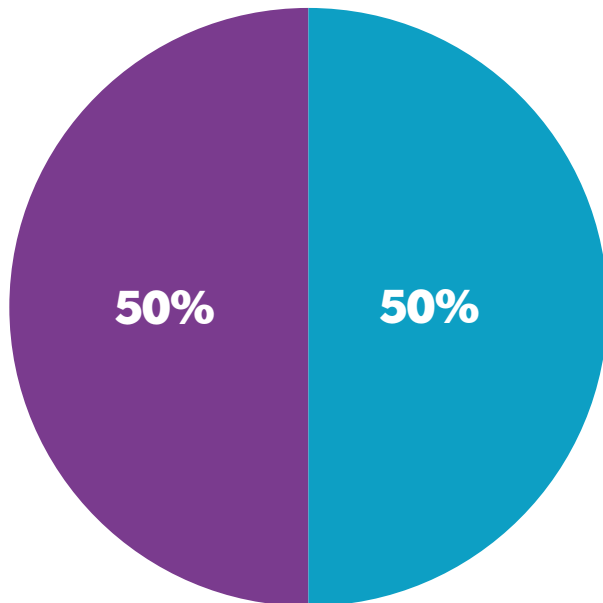
- None

SOCIAL SERVICES

- None

EMPLOYMENT PROFILE

% of employed men and women



50%
Farm work

50%
Unemployed

All working men in the settlement are employed as farm labourers. None of the women are employed. The community is completely reliant on farm labour and social grants. Farm work can be seasonal or temporary in nature and can thus leave households in vulnerable positions if they are without a steady income for periods at a time. The municipality should implement skills upgrading and vocational training in an attempt to increase access to employment for this community. It should also extend the EPWP and CWP programmes into this community in order to stimulate employment.