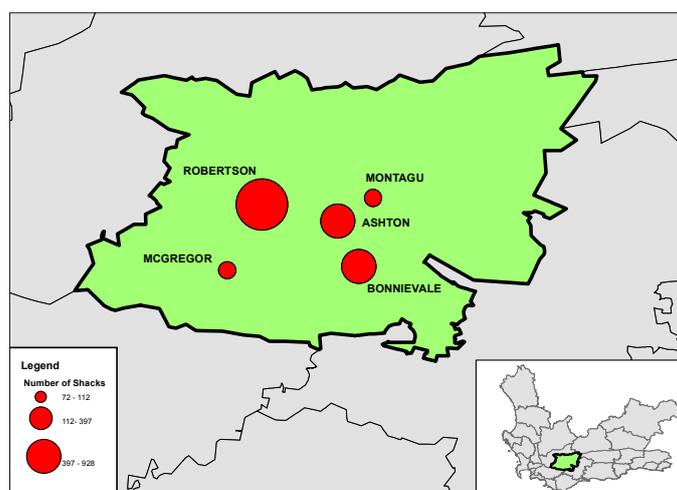


MUNICIPAL PROFILE

Langeberg Municipality

The Langeberg municipal area forms part of the Cape Winelands district municipality and is made up of the following towns: **Montagu, Ashton, Bonnievale, Robertson and McGregor**. The RAP project identified six informal settlements: **Mandela Square in Montagu; Riemvaasmaak in Ashton; Plakkerskamp in Bonnievale; Nkqubela, Enkanini, Kanana and Lawaaikamp in Robertson; and McGregor Squatter Camp in McGregor**. The municipality is nestled in the **Langeberg mountains** and falls into the Breede River catchment area. It is described as majestically beautiful and is well known for its natural arable land. The municipality's vision for the area is "to create a stable living environment and sustainable living conditions for all citizens."

CONTEXTUAL MAP OF MUNICIPALITY



SETTLEMENT CATEGORISATIONS AND SHORT TERM INTERVENTIONS

SETTLEMENT	CATEGORY	SHORT TERM INTERVENTIONS
Mandela Square	B1	<ul style="list-style-type: none"> Ensure social facilitation to ensure the formation of a leadership committee. Fix 5 broken standpipes and 9 flush toilets. Install pre-paid electrical connections. Install concrete storm water channels
Riemvaasmaak	B2	<ul style="list-style-type: none"> Establish a working relationship with the community. Install 4 communal stand pipes and 16 flush toilets. Install concrete storm water channels.
Plakkerskamp	A	<ul style="list-style-type: none"> Provide 25 flush toilets and repair 7. Repair 13 communal standpipes. Provide 1 municipal skip inside the settlement. Distribute black bags regularly. Install concrete storm water channels. The municipality needs to repair its relationship with the community.
Enkanini	B2	<ul style="list-style-type: none"> The municipality should engage with the community regularly so that community priorities can be implemented. Provide communal skips inside the settlement, 928 bins and regular distribution of black bags. Repair 6 communal standpipes and provide an additional 24 taps in order to satisfy the national average. Repair 1 flush toilet and provide an additional 172 flush toilets in order to satisfy the national average. Provide 928 legal electrical connections and find innovative solutions to the constraint of the settlement's location on a slope. Apply concrete to community dug out channels.
McGregor Squatter Camp	B1	<ul style="list-style-type: none"> Provide 112 household bins and regularly distribute black bags. Repair 9 standpipes and 19 flush toilets. Provide 2 structures with their own prepaid electrical connections. Develop a joint infrastructure maintenance and repair plan with the community that includes time frames.
Nkandla	B1	<ul style="list-style-type: none"> Provide 2 communal skips, household bins and black bags regularly. Provide 320 electrical connections and street lights. Provide 13 taps to satisfy the national average. Provide 64 toilets to alleviate the shortfall. Provide concrete channels for storm water drainage.

INTRODUCTION

The information in this municipal profile provides an overview of the informal settlements that form part of the municipal area. The settlements profiled were **Mandela Square in Montagu; Riemvaasmaak in Ashton; Plakkerskamp in Bonnievale; Nkqubela, Enkanini, Kanana, Lawaakamp in Robertson and McGregor Squatter Camp in McGregor.**

These settlements were established for a variety of reasons including farm worker evictions, people looking for land to settle on, the municipality identifying land for victims of disaster risk situations, as a result of in-migration and growth of backyard dwellers.

These settlements have poor access to basic services and do not meet national water and sanitation standards. With the lack of basic services and poor access to well suited land for habitation, communities are placed in a difficult position.

Most of the settlements' working population works as farm labourers. This can often be seasonal and can create vulnerable livelihoods.

SUMMARY OF COMMUNITY PRIORITIES

The settlements surveyed had very similar priorities with access to water, access to electricity, access to shelter, access to sanitation and employment opportunities appearing frequently. This relates directly to the municipality's inadequate level of service provision evident in settlements such as Riemvaasmaak and Nkandla that have no service delivery at all.

Only McGregor Squatter Camp has adequate access to services that satisfy the national minimum ratio. The municipality is mandated to deliver a certain level of basic services so the communities' needs are met.

The provision of housing is of critical importance, but requires

considerable time to implement. Therefore, alternatives such as service sites in upgraded and formalised settlements should be utilised.

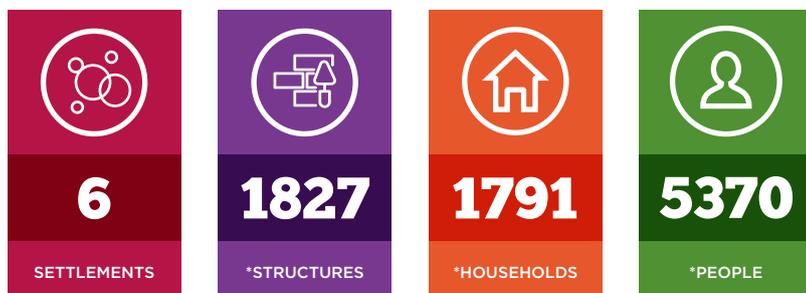
Access to employment opportunities must be improved by using a combination of strategies ranging from the EPWP program to educating and upskilling people in these communities, inspiring entrepreneurship and innovation and increasing the economic vitality of the municipality. Some communities require interventions, with Plakkerskamp and Mandela Square needing an improved access road and Riemvaasmaak needing access to a crèche or preschool .

- Access to **water and sanitation**
- **Shelter**
- Access to **electricity**
- Access to **employment opportunities**

EXTRACT FROM COMMUNITY

Those that are not going to be relocated to the housing project, where are they going to? What will happen to them?
 - **McGregor Squatter Camp**

DEMOGRAPHIC SUMMARY



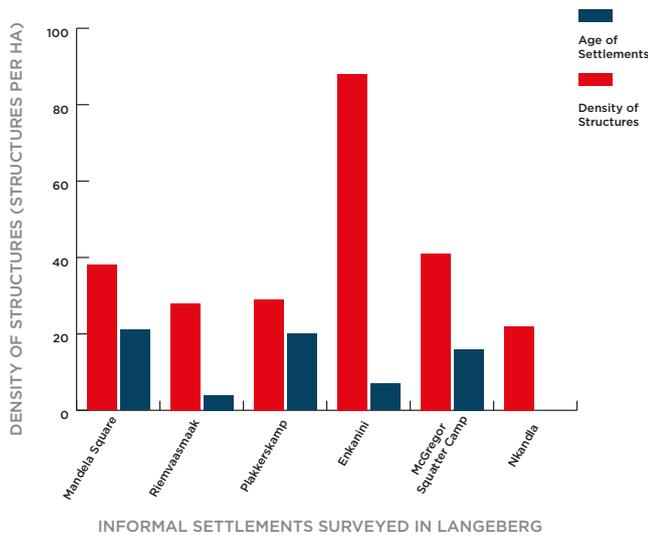
*ESTIMATED NUMBERS

41HH/Ha

Density (HH/Ha)

The average household density across the 6 settlements is 41 which represents a low density. All settlements are low density except Nkandla which is very low density and Enkanini which is high density. The increasing densities of these peri-urban settlements can be linked to farm worker evictions, seasonal labour, in-migration and population growth.

DENSITY VS AGE OF SETTLEMENT GRAPH



The graph showing structure density vs the age of the settlement allows us to make certain observations and draw tentative conclusions about the settlements' rate of growth that could warrant future investigation

- i) The data indicates that there is a very weak negative correlation (coefficient = -0.04) between the variables of age and density. Therefore, the age of the settlement does not have a determining factor on its density.
- ii) Enkanini, Nkandla and Riemvaasmaak all experienced relatively high rates of growth. The municipality must constantly monitor the reasons for growth in these settlements and be especially sensitive to the in-migration of displaced farm dwellers as these people could be linked to illegal evictions.
- iii) Mandela Square, Plakkerskamp and McGregor Squatter Camp all experienced stable levels of growth.

PLANNING OVERVIEW

The settlements are located on municipally owned land and only Enkanini is located on a servitude. All the settlements have been categorised for in situ upgrading, except for Riemvaasmaak and Enkanini which will be relocated to housing projects in the housing pipeline. Planners in the municipality must pay close attention to the growth of these peri-urban settlements and the origins of the people who settle in them. Evictions are high in this municipality. Often illegally evicted farm dwellers are only able to access accommodation in these settlements. Planning strategies in the municipality must attempt to integrate these settlements into nearby towns so that these communities can benefit from a broader range of socio-economic amenities available.



Act 9 area (tenure security issues - land reform projects)
None of the settlements are situated in Act 9 areas.

Private land (ESTA issues - possible expropriation/land reform or eviction)

None of the settlements are located on private land. However, many farm workers who now reside in these settlements relocated from a dwelling on a farm. The municipality should investigate the relocation reasons to determine whether or not people had been evicted as well as the legality of the eviction. ESTA, the Extension of Security of Tenure Act, stipulates that legal evictees are eligible to receive suitable accommodation to a level that satisfies their basic needs. The municipality could attempt to invoke ESTA to force land owners to contribute to service delivery or settlement upgrading.

Servitudes (important for partial or total relocation)

None of the settlements are located on servitudes except for Enkanini which is located on an electrical servitude. This settlement is categorised B2 - no urgent relocation required - as the site is not suited for long term development.

Relocation

The municipality has various housing projects in different stages in their housing pipeline. Enkanini, Riemvaasmaak and Plakkerskamp are settlements where relocation has been planned. Plakkerskamp has also been earmarked for in situ upgrading. The community is likely to be relocated from informal sites to service sites in the settlement.



HAZARDS AND RISKS

The settlements experience similar locational hazards such as being situated in areas prone to flooding, being located on a slope and an average (but not significant) incidence of fires and strong winds. They also face many of the same man made risks linked to the general lack of service delivery such as inadequate sanitation, inadequate waste management and waterborne diseases. The municipality must intervene to mitigate these hazards and risks by installing concrete storm water channels, implement an operations and maintenance plan that alleviates shortfalls and ensuring regular waste collection and black bag distribution. The municipality should provide electrical connections to households with illegal connections to help

reduce the incidence of fires. Most of the settlements also suffer from poor street networks. This increases the amount of time that emergency vehicles need to access these settlements. In situ upgrading will allow for settlement reblocking and the spatial re-organisation of the settlement. This will improve the street network, decrease the risk of fires and increase the effectiveness of the drainage system. Social issues include drug-related crime, alcohol and gangsterism which pose a serious risk for these communities. Appropriate police interventions and social development programs can be implemented.

BASIC SERVICE PROVISIONS

Service assessment

Basic service delivery such as water, sanitation, electricity and waste management is poor across the settlements. The municipality must alleviate the sanitation and water shortfalls, especially in Riemvaasmaak and Nkandla where there is no access to water or sanitation services. In all settlements the lack of regular infrastructure maintenance is apparent. This requires the municipality to formulate a joint infrastructure

maintenance plan with respective communities. This can enable employment for community members, perhaps through the EPWP programme and can assist communities to take ownership of infrastructure which in turn could reduce vandalism. Service delivery should be improved by implementing short term interventions in each settlement. This will require regular and well facilitated engagements between the municipality and the community.

SANITATION



Sanitation shortfall

Access to sanitation services is poor across all of the settlements with an average shortfall of 48. All of the settlements' existing sanitation infrastructure is poorly maintained by the municipality. Nkandla has the highest shortfall of 64 toilets. Riemvaasmaak has no access to sanitation services even though the settlement has existed for four years. Only 67% of the settlements in the municipal area have access to sanitation services and there is an average shortfall of 69 toilets in the settlements of Riemvaasmaak, Nkandla and Plakkerskamp. Mandela Square and McGregor Squatter Camp recorded shortfalls of 0 but require repairs to 9 and 19 toilets respectively.

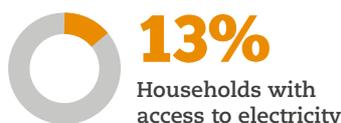
WATER



Water shortfall

Access to water is poor across all settlements with an average shortfall of 7 communal standpipes. Existing infrastructure requires maintenance with Plakkerskamp, Enkanini and McGregor Squatter Camp requiring repairs to 13, 6, and 9 taps respectively. In some instances, taps are located along the edge of the settlement. This reduces ease of access and should be avoided in future developments. The settlements of Riemvaasmaak and Nkandla have no access to water services.

ELECTRICITY



Electricity

The settlements are poorly serviced in terms of access to electricity. Illegal connections make them more susceptible to fires. Plakkerskamp and McGregor Squatter Camp (33%) are the only settlements to have some access to legal electricity. One of the oldest settlements in the municipal area, Mandela Square, is reported to have no access to prepaid electrical connections.

WASTE

Access to waste management

Access to adequate waste management is varied across the settlements. Riemvaasmaak has no skip and a reportedly poor waste management system. Enkanini has access to 10 municipal skips but waste is still dumped in a nearby trench. The municipality should implement a strategy for the regular distribution of black bags. There is a need to raise awareness about the importance of proper waste management. The introduction of recycling programmes will provide employment opportunities for members of the community.

ACCESS TO AMENITIES

All settlements have access to educational facilities within a 5km radius. A common problem regarding access to education is the amount of time it takes learners to walk to school. The municipality should encourage learners to attend school by providing transport to and from school. In Plakkerskamp only 50% of school learners attend school and there is no crèche or preschool. In Enkanini, a preschool is located inside the settlement, which is convenient and cost effective for parents because they do not have to travel to an alternate location to fetch their children. Access to health facilities is important as most communities surveyed face environments that are

detrimental to the health of the people living there. Although 100% of the settlements have access to a clinic, getting there requires an average travel time of 30 minutes to an hour's walk. The only settlement located up to 5km away from a hospital is Nkandla. The municipality should provide transport to hospitals and mobile clinics that can serve the settlements on a regular basis. All settlements enjoy access to socio-economic amenities such as spaza shops, shebeens and general shops. Each community has access to a church, community hall and a police station. McGregor Squatter Camp and Nkandla have access to a playground for children as well as a sports facility.

Access to educational amenities



Access to health facilities



QUALITY OF LIFE

Social problems

Crime linked to alcohol and drug abuse is a common social problem in all settlements. The communities believe that this is due to high rates of unemployment and the accessibility of shebeens in the immediate vicinity.

Employment

Farm work is the predominant type of employment across all settlements. Farm labourers can be employed seasonally and the municipality must note that this is an increasing trend. This type of employment creates vulnerable communities because there are periods in which people have no access to income. Temporary forms of employment make improving livelihoods of communities even more difficult. The municipality should make EPWP programmes available, facilitate skills development workshops and encourage entrepreneurial behaviour, especially amongst women.

COMMUNITY READINESS / POLITICAL ENVIRONMENT

Ward committee

Mandela Square, Riemvaasmaak, Plakkerskamp and Enkanini have established ward committee leaders. In some settlements these leaders are not actively involved in the community. In Riemvaasmaak the ward committee leader's role is to engage with the municipality, but the community reported that they have no relationship with the municipality. Social facilitation is needed to capacitate ward committee leaders so that regular engagement provides opportunities to meet community needs and priorities.

Relationship with the municipality

The communities residing in these informal settlements have varied relationships with the municipality. Some communities have an average relationship with the municipality while others

have no relationship. Nkandla is the only settlement reported to have a bad relationship with the municipality.

Assessment

Social facilitation is needed to establish leadership structures such as ward committees in McGregor Squatter Camp and Nkandla that can engage effectively with elected ward councillors and the municipality. The development of smaller community working groups will allow for improved communication between the municipality and the community. In Plakkerskamp, the municipality needs to engage with the community to establish a working relationship. Social facilitation is needed to diffuse tension between community leaders.

SUMMARY

The settlements surveyed in the municipality **all suffer from poor access to basic services**. They are **all located on municipally owned land** and the only settlement located on a servitude is Enkanini - which is situated on an electrical servitude.

Mandela Square is **zoned** as an Environmentally Protected Area (EPA); Riemvaasmaak, Plakkerskamp, Enkanini and McGregor Squatter Camp have an undetermined zoning and Nkandla is zoned as public open space. 67% or 4 of the 6 settlements have been **categorised for in situ upgrading** and are **suitable for long term development**. Enkanini and Riemvaasmaak - 33% of the settlements - have been categorised as B2, not suitable for long term development, but no urgent relocation is required.

The settlements surveyed experience similar **locational hazards** such as being located in areas prone to flooding, being located on a slope and close to a water body. They also face many of the same **man-made risks** linked to a lack of service delivery such as inadequate sanitation, inadequate waste management and waterborne disease.

The municipality must **intervene through implementing short term interventions and improving access to basic services** by meeting shortfalls and adopting a maintenance management plan. The municipality must ensure that it engages with the communities living in the settlements to support the development of dignified sustainable livelihoods.