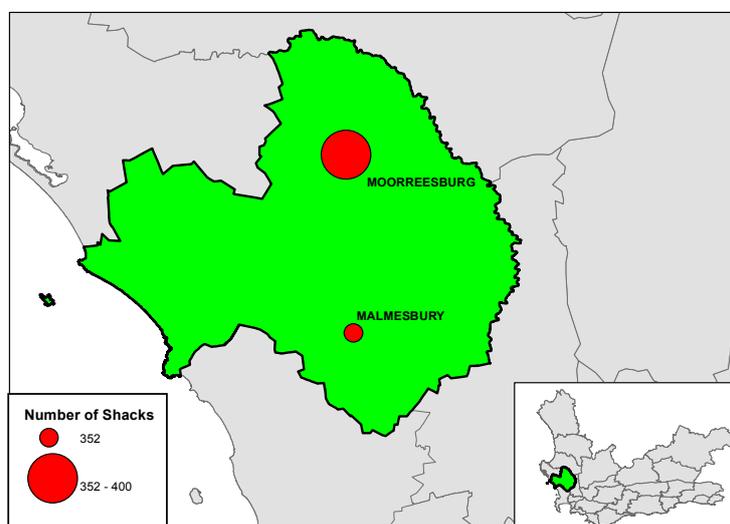


## MUNICIPAL PROFILE

# Swartland Municipality

Swartland municipality is situated in the West Coast district of the Western Cape. The majority of the municipal area consists of farm-, agricultural- and arable land. The municipality is surrounded by vegetated and coastal land and comprises the following towns and settlements: Malmesbury, Moorreesburg, Darling, Yzerfontein, Riebeeck West, Riebeeck Kasteel, Koringberg, Ruststasie, Ongegund, Riverlands, Chatsworth, Kalbaskraal and Abbotsdale. The RAP project identified four informal settlements: Pholla Park Section B, Sibanye Informal Settlement, Pollar Park and Goedgegun. The municipality's vision for the area is: "Balance development and conservation in an economically prosperous Swartland for all." The municipality's vision includes the built environment as well as the population living there. Notably, the analysis of informal settlements in the area shows that although they have existed for quite some time they have very poor access to basic services. As part of its objectives, the municipality should include informal settlement upgrading and create a dignified life for those living there.

## CONTEXTUAL MAP OF MUNICIPALITY



## SETTLEMENT CATEGORISATIONS AND SHORT TERM INTERVENTIONS

SETTLEMENT	CATEGORY	SHORT TERM INTERVENTIONS
Pholla Park Section B	A	<ul style="list-style-type: none"> <li>The municipality should proactively engage with the community so that they can establish a working relationship.</li> <li>Apply concrete to community dug-out channels.</li> <li>Provide 29 toilets, 3 taps and 150 electrical connections.</li> <li>Provide communal skips, regular black bag distribution and waste collection.</li> <li>The municipality should also facilitate workshops on the importance of waste management.</li> </ul>
Sibanye Informal Settlement	B1	<ul style="list-style-type: none"> <li>Install a storm water drainage system by installing culverts or formal pipes.</li> <li>Meet the shortfall of 32 taps, 160 toilets and 718 legal electrical connections.</li> <li>Provide communal skips inside the settlement, regular distribution of black bags and 800 individual household bins.</li> <li>The municipality needs to engage with the community so that quality of life can improve in the settlement.</li> <li>Strong social facilitation is needed to build leadership structures in the settlement.</li> <li>Communicate regularly with the community to understand residents priorities and address settlement needs.</li> </ul>
Pollar Park	A	<ul style="list-style-type: none"> <li>Provide 10 flush toilets and repair 16.</li> <li>Provide 2 and repair 16 communal standpipes.</li> <li>Provide 1 municipal skip and collect waste weekly.</li> <li>Facilitate a working relationship with the community.</li> <li>Co-operate to implement a maintenance plan and electricity provision.</li> </ul>
Goedgegun	B1	<ul style="list-style-type: none"> <li>Install 12 flush toilets and 2 communal standpipes inside the settlement.</li> <li>Provide a municipal skip and implement a waste management plan which ensures regular waste collection and distribution of black bags.</li> <li>Provide prepaid electrical connections for the community and install street lights, especially near toilets and taps.</li> <li>Establish a working relationship with the community.</li> </ul>

## 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 **Pholla Park Section B, Sibanye Informal settlement, Pollar Park** and **Goedgegun**.

These settlements were established for various reasons including: relocation until site and service plots are ready to be occupied, in-migration from surrounding areas in the district and farm worker evictions. Settlements in the municipal area have poor access to basic services with large infrastructural shortfalls. The majority of the working population in the settlements is employed as farm labourers. A portion is employed in the security and construction sector. These forms of low income employment are not adequate in providing a

good quality of life as these jobs are subject to seasonality and contractual work. The municipality should encourage low income earners to become self sufficient through using the environment to grow their own crops and through encouraging entrepreneurial activities. Additionally, most communities do not have a good or existing relationship with the municipality. A community led approach to development in this region will help the municipality achieve its vision and improve the quality of life for marginalised people in these informal settlements.

## SUMMARY OF COMMUNITY PRIORITIES

The communities reported similar priorities such as access to employment, shelter, access to sanitation, access to water, access to electricity and tenure security. These are directly linked to lacking basic service delivery, inadequate housing provision and an ineffective land reform process. The municipality can meet priorities such as access to sanitation and water by alleviating shortfalls and implementing maintenance plans that empower communities to take ownership of infrastructure. Regarding shelter, the municipality is implementing numerous UISP projects such as those identified in the housing pipeline -

Malmesbury, Phola Park, and Chatsworth UISPs. This enables community access to serviced sites but not necessarily to shelter. Where possible, the municipality must assist with providing top structures, building materials and advice so that communities can either receive top structures or construct better homes. The communities could also be introduced to intermediary organisations that specialise in housing saving schemes and self build. Other priorities include access to education.

- Access to **employment**
- **Shelter** and **tenure security**
- Access to **water and sanitation**
- Access to **electricity**
- Access to **education**

### EXTRACT FROM COMMUNITY

The municipality must build proper housing and bring in more services to the community. We also request more EPWP/CWP jobs. - **Community of Sibanye informal settlement.**

## DEMOGRAPHIC SUMMARY

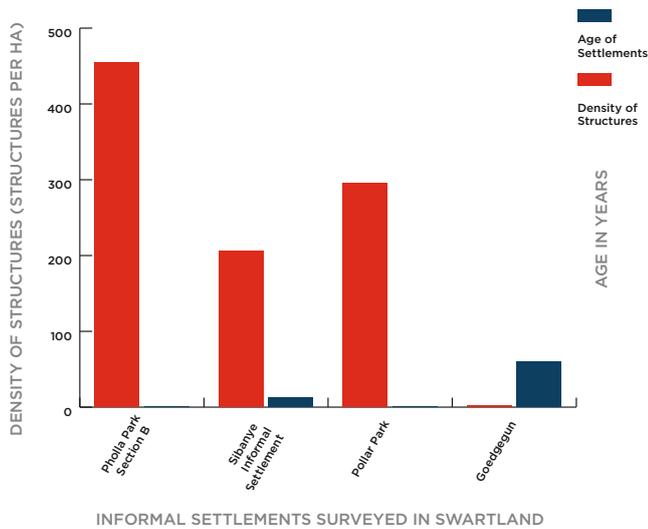


### 28HH/Ha

#### Density (HH/Ha)

The average structural density across the settlements is 28, which can be described as low density. These are not representative densities of the settlements surveyed as they are skewed by the very low density of Goedgegun (2HH/ha). Pholla Park, Pollar Park and Sibanye informal settlement are all very high density settlements with densities of 455, 206 and 295 respectively. The municipality must track the reasons for settlement growth and be alert to various health and social risks associated with them such as tuberculosis and crime.

## 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 rate of growth in the settlements that could warrant future investigation

- i) The data indicates that there is a strong negative correlation (coefficient = -0.91) between the variables of age and density. Therefore, the age of the settlement does have a determining factor on its density - albeit a small size so its relevance may not be significant
- ii) Pholla Park Section B and Pollar Park have very high structural densities for their young ages because these communities have been relocated while there original site is upgraded
- iii) Goedgegun has seen almost no growth. As it is a very old settlement the municipality should assist residents with claiming tenure security.
- iv) The municipality should monitor the growth of informal settlements to determine reasons for in-migration, adequate service delivery levels and to assist in mitigating illegal farm evictions. The seasonality of farm labour means that densities of households can increase and the demand for services fluctuates.

## PLANNING OVERVIEW

The analysis recommends that all 4 settlements surveyed are suited for long term development and should be upgraded in situ. The communities of Pholla Park Section B and Pollar Park are waiting to be relocated from their current location in a TRA to service sites provided by the municipality. These communities will be relocated back to their initial location, but needed to be temporarily relocated so that service sites could be added as part of a UISP project. Sibanye informal settlement is well suited for long term development and therefore should be upgraded. Goedgegun settlement has also been selected for in situ upgrading but this is subject to permission granted by the Housing Development Agency (HDA), the change of zoning scheme and an amendment to the urban edge. The municipality should also make planning provisions for high density settlements through creating mixed-use spaces.



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

**Private land (ESTA issues - possible expropriation/land reform or eviction)**  
None of the settlements are located on private land.

**Servitudes (Important for partial or total relocation)**  
Only Pollar Park, in its current location, is located on a sewerage servitude. This will not affect the in situ upgrading of the settlement as the community has only been relocated there temporarily and should be moved to serviced sites soon.

**Relocation**  
None of the settlements have been categorised for relocation.



## HAZARDS AND RISKS

The settlements face a low level of locational hazards but suffer from man-made risks related to a lack of basic service delivery. These include inadequate sanitation, inadequate waste management, high density and a poor street network. Pholla Park Section B and Sibanye informal settlement report that they experience rock falls as a locational risk.

The municipality can address these risks by improving basic service delivery such as alleviating shortfalls, implementing a waste management plan and an operation and maintenance

plan that empowers communities to maintain infrastructure and keep their settlement clean. Risks associated with high densities and poor street networks can be mitigated by spatially organising settlements to accommodate large densities and to formalise a planned street network. Social problems include crime relating to alcohol, drug use and petty crime. Social problems can be addressed by running social awareness campaigns about substance abuse, facilitating support groups and installing street lights as a form of passive surveillance so that communities feel safer at night.

## BASIC SERVICE PROVISIONS

### Service Assessment

The settlements suffer from very poor access to basic services. Sanitation and water shortfalls were recorded in every settlement such as a lack of access to electricity and almost no waste management. Maintenance was also poor with infrastructure needing to be repaired and communities reporting

very long waiting periods. As outlined, the municipality should alleviate shortfalls, implement a waste management plan and ensure access to electricity by providing prepaid collections. A lack of basic service delivery is detrimental to the wellbeing and livelihoods of these communities.



### SANITATION



4%

Current working sanitation

1:231

Sanitation working ratio

### Sanitation shortfall

Access to sanitation is very poor across the settlements with Pholla Park Section B and Pollar Park being the only settlements with any sanitation infrastructure. Both Sibanye informal settlement and Goedgedun have reported that they have no sanitation infrastructure. The average shortfall is 57 toilets. This figure is also representative of the poor service delivery afforded to the temporarily relocated Pholla Park Section B and Pollar Park. These high density settlements are due to be relocated back to their original sites where they will hopefully have access to adequate sanitation. The municipality must ensure that all communities have access to a level of sanitation that ensures dignified living, irrespective of whether they are in a temporary settlement.



### WATER



87%

Current working water

1:13

Water working ratio

### Water shortfall

Access to water is poor across the settlements with Sibanye informal settlement having no access to water. The average shortfall is 10 which is very high because it is skewed by a shortfall of 32 in Sibanye informal settlement. The municipality must ensure that communities are able to access adequate levels of water provision and needs to alleviate shortfalls.



### ELECTRICITY



7%

Households with access to electricity

### Electricity

Access to electricity is very poor across the settlements with only Sibanye informal settlement having access to illegal electricity. The provision of street lights is also low which makes settlements more susceptible to crime. The municipality must provide prepaid electrical connections to Sibanye informal settlement and Goedgedun. Pholla Park Section B and Pollar Park should receive electricity in their planned service sites.



### WASTE

### Access to waste management

Access to waste management is poor across the settlements with waste collection only occurring in Sibanye informal settlement but no specific frequency was recorded. Communities are forced to dump their waste in common areas - or in the case of Pholla Park Section B, anywhere in the settlement. Waste is sometimes burnt. The municipality must implement a waste management plan in each of these settlements which includes the provision of municipal skips, regular waste collection and the regular distribution of black bags. The municipality needs to engage with communities so that waste management is conducted effectively by the group. This should also include awareness and recycling programs.

## ACCESS TO AMENITIES

The settlements have varied access to educational and health amenities. Most secondary schools are located far from the settlements. 100% of the settlements have access to clinics which is good. However, these settlements are fairly dense except for Goedgegun. The municipality should investigate if the provision of 1 clinic is adequate or whether it should provide

additional support in terms of mobile clinics. A good transport system to transport learners to and from school and people to and from hospitals is required. All communities except for Goedgegun, which is isolated, have access to various other socio-economic amenities such as spaza shops, community facilities, churches, police stations, shebeens and sports fields.

### Access to educational amenities



### Access to health facilities



## QUALITY OF LIFE

### Social problems

These communities reported social issues of alcohol and drug related crimes. The municipality should facilitate drug and alcohol awareness campaigns and support groups. The police also needs to target drug hotspots and stem the flow of drugs into these communities. The municipality can also install street lights into these settlements to improve passive surveillance and increase safety for residents at night. Street lights also help deter vandalism.

### Employment

Farm work is the predominant type of employment across all settlements. The municipality must note the increasing

trend of seasonal farm labourer employment. This type of employment creates vulnerable communities because there are periods where people have no access to income. Temporary employment makes it more difficult to improve the livelihoods of communities. The municipality should make EPWP programs available, facilitate skills development workshops and encourage entrepreneurial behaviour, especially amongst women. The security industry is another employer in these communities. The municipality should invest in skills upgrading and training programmes to increase access to employment.

## COMMUNITY READINESS / POLITICAL ENVIRONMENT

### Ward committee

None of the settlements have ward leadership representation but they all have other leadership structures. Phola Park Section B and Pollar Park both have street committees that have good internal relationships and meet once a month. Goedgegun has a more formal leadership committee which enjoys a good internal relationship between leaders. Sibanye informal settlement has a leadership committee, but the community reports that their leaders compete against each other.

### Relationship with the municipality

Pollar Park is the only settlement which has a relationship with the municipality, albeit a very bad one. The municipality must

engage with the leadership structures and members of all these communities to facilitate a working relationship. This is crucial for the effective in situ upgrading planned for these settlements.

### Assessment

These communities have a low level of participation in the development planning of their settlements. They mostly have no relationship with the municipality because they have never met with the municipality. Pollar Park reports having a very bad relationship with the municipality. This must be rectified and the municipality needs to facilitate a working relationship with these communities so that they can be centrally involved in the upgrading of their settlements.

## SUMMARY

The settlements surveyed were **all categorised for in situ upgrading**. In the case of Pholla Park Section B, Pollar Park and potentially Goedgegun, **UISP projects were underway** to provide these communities with service sites. The only settlement not located on municipally owned land and located outside of the urban edge was Goedgegun. This land is owned by the Housing Development Agency who the municipality needs permission from to upgrade this settlement. The communities face **living environments which are detrimental to their well-being** as well as a **lack of service delivery**. This is evident as these settlements suffer from **water and sanitation shortfalls, a lack of electricity, and inadequate waste management**. These communities have no relationship with the municipality. The municipality needs to facilitate a working relationship with the community. Employment data indicates that farm labour is

the predominant occupation of inhabitants. This can often be seasonal employment and can leave households vulnerable for months with no work. This has been highlighted in the common community priority of access to employment opportunities. Access to amenities is varied across the settlements. Secondary schools are located far from the settlements. Goedgegun is isolated from access to socio-economic amenities whereas the other settlements enjoy access to spaza shops, churches, community halls and police stations. All settlements are well located to clinics, only Pholla Park Section B has access to a hospital. The Department of Health should provide transport to and from hospitals. The municipality should attempt to upskill people by implementing training programs aimed at these communities, especially young adults and women.