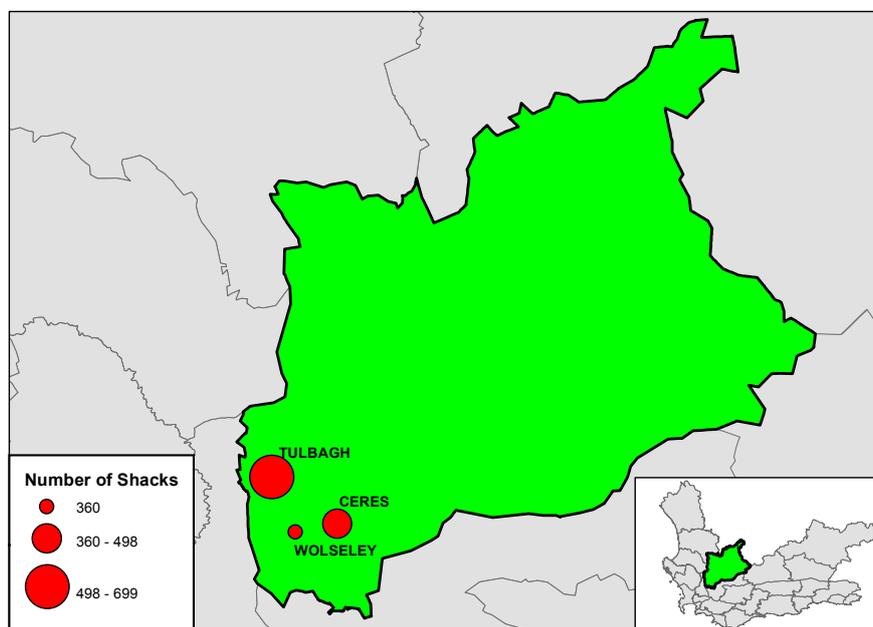


MUNICIPAL PROFILE

Witzenberg Municipality

Witzenberg is located on Route 62, nestled in the Cape Winelands district. The municipality consists of five towns: Ceres, Tulbagh, Wolseley, Op-die-Berg and Prince Alfred's Hamlet. The picturesque valley is world renowned for producing export-quality deciduous fruit, vegetables and wine products. The area also produces olives, grain, beef and pork. The municipality is well-known in the Cape Winelands district as a family tourist destination and has a well established adventure tourism hub offering historical and heritage tours, hiking, 4x4, abseiling, fauna and flora, freshwater fishing, mountain bike trails, San Rock paintings, game and nature reserves, stargazing, birding, cherry and fig picking and winter snowfall (Witzenberg, 2016). The RAP project identified seven informal settlements: Pine Valley, Chris Hani, Mooiblom, Zibonele, Polocross, Die Gaatjie and Kleinbegin. The municipality's vision for the area is to be "a municipality that cares for its community, creating growth and opportunities".

CONTEXTUAL MAP OF MUNICIPALITY



SETTLEMENT CATEGORISATIONS AND SHORT TERM INTERVENTIONS

SETTLEMENT	CATEGORY	SHORT TERM INTERVENTIONS
Pine Valley	B1	<ul style="list-style-type: none"> • Provide a waste management system in the form of communal skips. • Provide individual bins and black bags for households. • Remove waste on a regular basis. • Provide 202 electrical connections to meet the shortfall. • Repair 10 flush toilets and provide 76 toilets.
Chris Hani	B1/B2	<ul style="list-style-type: none"> • Provide communal skips, black bags and 514 household bins. • Facilitate regular community meetings. • Social facilitation is needed to capacitate the community to set up ward committees so that community priorities can be implemented. • Provide 16 taps and 81 toilets in order to meet national standards. • Provide 520 households with prepaid electrical connections. • Apply concrete to channels dug out by the community for storm water drainage.
Mooiblom	B1	<ul style="list-style-type: none"> • Provide 81 households with individual bins for waste removal. • Fix 3 taps and provide 1 tap to meet national standards. • Fix 2 flush toilets and provide 3 additional toilets to meet national standards. • Apply concrete to channels dug out by the community.
Zibonele	B1	<ul style="list-style-type: none"> • Apply concrete to channels dug out by the community. • Provide 63 household bins to improve waste management. • Improve water pressure coming from the taps. • Fix 2 flush toilets and provide an additional 6 toilets in order to meet national standards. • Maintain existing sanitation services and ensure that toilets are operational and without blockage. • Provide new electrical boxes to the settlement's 63 households.

Polocross	A	<ul style="list-style-type: none"> • Provide 1 and repair 1 communal standpipe inside the settlement. • Install 54 flush toilets and repair 7. • Reconnect the community to the electricity grid. • Install concrete storm water channels.
Die Gaatjie	A/B2	<ul style="list-style-type: none"> • Repair 4 flush toilets and provide an additional 4 toilets. • Provide 1 communal standpipe. • Provide households with prepaid electrical connections. • Provide households with individual bins. • Install concrete storm water channels. • Establish a working relationship with the community. • Ensure social facilitation to help establish a leadership structure.
Kleinbegin	B2	<ul style="list-style-type: none"> • Provide 4 communal standpipes and 21 flush toilets. • Install concrete storm water channels. • Explore alternative energy options and look into supplying electricity to eligible parts of the settlement.

INTRODUCTION

The information in this municipal profile provides an overview of the informal settlements located in the municipal area. The profiled settlements are: Pine Valley, Chris Hani, Mooibloom, Zibonele, Polocross, Die Gaatjie and Kleinbegin.

The settlements in Witzenberg municipality were established for a variety of reasons including migration from the Eastern Cape, temporary relocation pending the completion of housing, backyarders seeking alternative accommodation, eviction of farm workers and migration within the municipality. The settlements are poorly serviced in terms of basic service delivery. The

municipality does not maintain existing infrastructure and it is common to find broken taps and blocked toilets. The majority of men and women in these settlements work as farm labourers. With poor access to basic services and low-income forms of employment, communities are placed in difficult situations that often leave them vulnerable.

SUMMARY OF COMMUNITY PRIORITIES

The communities surveyed all shared similar priorities linked to basic service delivery, maintenance and improving the management of storm water and flooding. The communities often selected long-term (over short-term) priorities, assumably because they expect to be living in their informal environments for a long time. The communities request improved access to water and sanitation and the provision of electricity. This is linked with water and sanitation shortfalls and poor access to legal electricity. The municipality must alleviate shortfalls and repair broken infrastructure so that people are able to access

a basic level of services. This will require a municipality-wide operations and maintenance plan that empowers and actively involves communities in maintaining their infrastructure. As these settlements are situated in flood-prone areas, and flooding presents a significant natural risk to residents' wellbeing, the municipality needs to install concrete storm water channels and introduce flood management plans. Other community priorities include access to health facilities, employment opportunities and community facilities.

- Access to **water and sanitation**
- Access to **electricity**
- **Improved maintenance**
- **Improved storm water and flooding management**
- Access to **health and community facilities**
- **Employment opportunities**

EXTRACT FROM COMMUNITY

We are waiting for the municipality to take us to the houses because this place is flooding and has no electricity.
- **Community of Polocross**

DEMOGRAPHIC SUMMARY

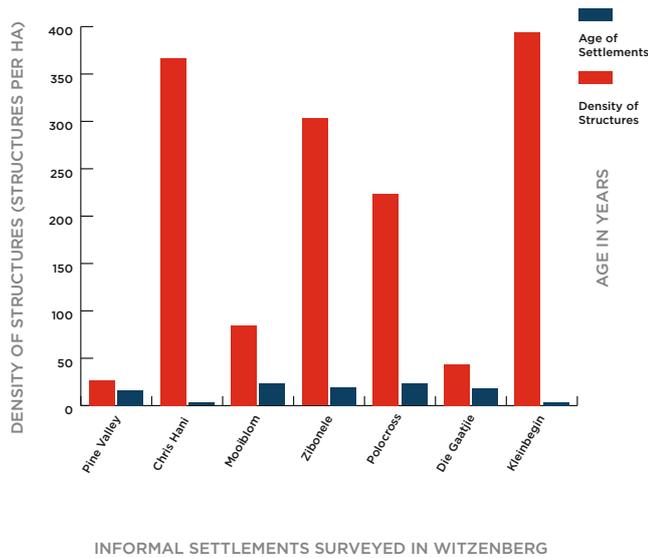


82HH/Ha

Density (HH/Ha)

The average household density across the settlements is 82 (high-density). With 4626 people spread out over 7 settlements, the municipality must systematically tackle the challenges of crippling poverty associated with informal settlements. These peri-urban settlements will continue to expand and the municipality must ensure that the settlements are upgraded with long term sustainability in mind. High-density settlements often act as incubators of crime and disease. Therefore it is important to provide a level of basic services that satisfies these communities' needs. Local government must constantly look to improve the well-being and livelihoods of these people.

DENSITY VS AGE OF SETTLEMENT GRAPH

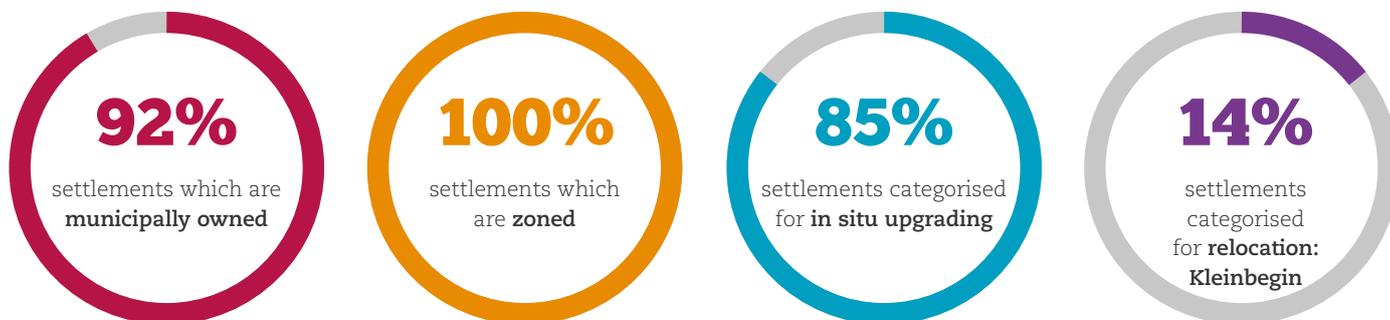


The graph showing structure density versus the age of the settlements allows us to make certain observations and draw tentative conclusions about the rate of growth in the settlements that could warrant future investigation:

- i) The data indicates that there is a moderate negative correlation (coefficient = -0.66) between the variables of age and density. Therefore, the age of the settlement does not have a determining factor on its density.
- ii) Kleinbegin and Chris Hani have experienced rapid rates of growth.
- iii) Pine Valley, Mooibloom and Die Gaatjie have experienced low levels of growth.
- iv) The municipality should monitor the growth of informal settlements to determine reasons for in-migration, adequate service delivery levels and to assist with mitigating illegal farm evictions. The seasonality of farm labour means that densities of households can increase and that the demand for services fluctuates.

PLANNING OVERVIEW

All of the settlements, with the exception of Kleinbegin, have been selected for in situ upgrading. These settlements, which are mainly high-density settlements, are suitable for long-term development that would enable the communities to access basic services. Upgrading will address issues around sanitation and water, flooding and storm water management, waste collection and electrical connections. Mooibloom, Die Gaatjie and Chris Hani settlements need to undergo spatial reorganisation. In Mooibloom and Die Gaatjie, spatial reorganisation will mitigate the effects of servitudes. In the case of Chris Hani, expropriation should be pursued so that the municipality can carry out in situ upgrading for the entire settlement. However if this fails, a portion of the settlement will have to be relocated.



Act 9 area (tenure security issues - land reform projects)

None of the settlements are located in Act 9 areas.

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

50% of Chris Hani settlement is located on private land. This could limit the scope of upgrading in this portion of the settlement as private ownership limits potential investment by the municipality. The municipality should attempt to expropriate the land so that this portion of the settlement can also be eligible for upgrading. Should expropriation fail, the municipality may have to relocate this portion of the community.

Servitudes (Important for partial or total relocation)

Mooibloom and Die Gaatjie are the only settlements located on servitudes. While Mooibloom is located on an electrical servitude,

the settlement has still been categorised as eligible for in situ upgrading. The municipality must attempt to spatially organise the settlement in order to minimise any effect of the servitude. Die Gaatjie already has a UISP plan in place and the municipality must assess whether or not the portion of the settlement affected by the sewerage servitude needs to be relocated.

Relocation

Kleinbegin is the only settlement that has been selected for relocation, given that the community's current location is not suited for long term development. However, the settlement has been categorised as B2 (no urgent relocation required). Beyond Kleinbegin, partial relocations may be required in Mooibloom because of the electrical servitude, in Die Gaatjie because of the sewerage servitude and in Chris Hani because 50% of the land is privately-owned.



HAZARDS AND RISKS

These settlements experience similar locational hazards due to their locations on slopes, in flood-prone areas, on sinking soil and within 100m of garbage dumps. Due to their geographical locations and lack of spatial configuration, the settlements experience significant flooding and strong winds. The poor provision of basic services contributes to man-made risks such as inadequate sanitation, poor street networks, inadequate waste management and water logging. Short-term interventions can help prevent disasters and improve the quality of life in these communities. These short-term interventions include developing an infrastructure maintenance and management plan, installing concrete drainage channels, improving waste management by providing individual bins and regularly distributing black bags. Additionally these include hardening surfaces to increase surface runoff, reduce flooding and water logging and alleviating basic

service shortfalls by giving communities access to adequate services. 57% of the settlements have been categorised as eligible for in situ upgrading, including Chris Hani which has been partially categorised for in situ upgrading. Strong winds frequently damage structures in these settlements. To address this issue, the initial phase of in situ upgrading includes reblocking the settlement, which entails the spatial reconfiguration of structures such that channels are created for wind to pass through (thus mitigating disasters). The communities experience social issues related to petty crimes, alcohol and drug abuse and protests. The municipality, with the help of the police and social programmes, should facilitate appropriate interventions to improve social conditions in these settlements.

BASIC SERVICE PROVISIONS

Service assessment

The delivery of basic services - such as sanitation, water, electricity and waste management - is poor across the settlements. The municipality must prioritise alleviating shortfalls and implement a regular infrastructure maintenance programme. The municipality must facilitate a community-driven development process whereby the municipality supports the community and

formulates and implements maintenance and management plans together with the community. The implementation process will allow for community employment, perhaps through the EPWP programme. Furthermore, the collaborative development process will help the community take ownership of the infrastructure, which in turn could help reduce vandalism. Service delivery should be improved by implementing short-term interventions in each settlement.



SANITATION



86%

Current working sanitation

1:8

Sanitation working ratio

Sanitation shortfall

Sanitation services are poorly provided in these settlements and inadequate sanitation is a common risk that these communities face. There are only 207 working toilets across all 7 settlements, serving an estimated 4626 people. There is an average shortfall of 37 toilets. Existing sanitation infrastructure is poorly maintained by the municipality, with an average of 5 toilets requiring repair. These figures include Kleinbegin, a four year old settlement that only has access to chemical toilets. The municipality provides and maintains flush toilets in Kleinbegin. The municipality must develop a regular management plan for sanitation services in these informal settlements in order to alleviate shortfalls. Furthermore, the municipality should plan maintenance schedules in order to mitigate the risks associated with inadequate sanitation.



WATER



99%

Current working water

1:3

Water working ratio

Water shortfall

Pine Valley is the only settlement that has access to individual water pipes that are connected to households. Zibonele and Pine Valley do not have any water shortfalls. There is an average shortfall of 4 taps. The management of existing water services varies across the settlements: Mooiblom needs 3 taps fixed while Polocross needs 1 tap fixed. Community members in Zibonele have reported that water pressure is a problem. The municipality needs to fix existing infrastructure and alleviate shortfalls across all settlements. The community and the municipality should develop a maintenance plan that includes regular infrastructure maintenance.



ELECTRICITY



15%

Households with access to electricity

Electricity

On average there is a shortfall of 171 electrical connections. The only settlement that is completely electrified and has street lights is Mooiblom. Electrical connections in Zibonele and Polocross were destroyed in a fire. However, the infrastructure already exists and the communities reported that they only need electrical boxes. Therefore, the municipality should ensure that these are reconnected. The lack of street lights in the settlements creates an unsafe environment for people needing to use toilets and taps located outside of their structures. The municipality should ensure that street lights are installed in order to improve safety and provide a form of passive surveillance.



WASTE

Access to waste management

Lack of adequate waste management is a common man made risk across the settlements. Die Gaatjie and Pine Valley have no waste management systems and communities dump their waste outside the settlement. All short-term interventions include improving waste management through providing more than 1 skip, regularly distributing black bags, regularly collecting waste and providing household bins. Through social facilitation, the municipality should encourage recycling and waste awareness programmes in order to educate residents about the importance of proper waste management.

ACCESS TO AMENITIES

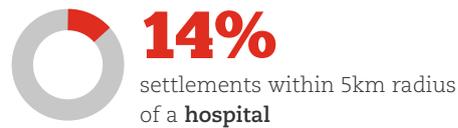
Overall the settlements have varied access to health and educational services. They generally have good access to other socio-economic amenities such as churches, police stations, spaza shops, general shops, community facilities, sports facilities and shebeens. Most of these settlements are located close to or

inside established townships and can access the surrounding amenities. This strengthens the argument for in situ upgrading as these peri-urban settlements can be upgraded and incorporated into towns.

Access to educational amenities



Access to health facilities



QUALITY OF LIFE

Social problems

The communities reported social issues around drug related crime and violent protests. The municipality should initiate drug awareness interventions as well as rehabilitation and support groups. The police also needs to target drug hotspots and attempt to stem the flow of drugs into these communities.

Employment

The communities in this municipality are predominantly employed as farm labourers or in manufacturing industries related to processing agricultural produce. Farm labour can be seasonal in nature, which can produce vulnerable livelihoods for households who rely on a steady income to survive. The municipality needs to address the lack of skills to implement training and skills upgrading programmes. It must regulate the use of labour contractors for farms so that seasonal workers are not exploited and should extend the EPWP programme to these communities.

COMMUNITY READINESS / POLITICAL ENVIRONMENT

Ward committee

All the settlements have a leadership committee, except Die Gaatjie which has no leadership structures in place. Mooiblom has a ward committee representative who communicates the settlement's needs. Polocross recorded an unidentified ward committee representative. Leaders generally have healthy internal relationships, except in Mooiblom where they compete against each other. The municipality should facilitate better ward representation for these communities.

Relationship with the municipality

Communities have a varied relationship with the municipality. The settlements mostly enjoy a good relationship with the municipality. However, Pine Valley reported having a bad relationship. Polocross and Zibonele have an average relationship

and Die Gaatjie has no relationship. The municipality must establish a working relationship with the community of Die Gaatjie and work on its relationship with members of the Pine Valley community. Social facilitation is needed to ensure the formation of a leadership structure in Die Gaatjie

Assessment

Generally, the settlements have a level of community readiness which will assist in the process of in situ upgrading and in the case of Kleinbegin, relocation. The municipality should engage with communities to facilitate and maintain healthy working relationships that are necessary for long term development. The municipality should prioritise the settlements of Pine Valley and Die Gaatjie in this regard, as respectively, the municipality has a bad relationship or no relationship with these communities.

SUMMARY

Settlements surveyed in the municipality all have **poor access to basic services. 92.86% of the land is owned by the municipality and the rest is privately owned, which amounts to 50% of Chris Hani settlement.** Mooiblom and Die Gaatjie are the only settlements located on servitudes. Mooiblom is located on an electrical servitude, but has still been categorised for in situ upgrading. Die Gaatjie requires the municipality to assess whether people located on the servitude should be relocated. 85.7% (6 out of 7) settlements have been selected for in situ upgrading. Portions of Chris Hani, Mooiblom, and Die Gaatjie may not be eligible for upgrading, but this depends on further assessment to determine the **long term development potential of the land for housing. All settlements** experience similar **locational hazards** and risks such as being located on a slope, in flood prone areas, on sinking soil

and close to a garbage dump. Man-made risks are all linked to a lack of basic services such as inadequate sanitation, **inadequate waste management** and **water logging.** The settlements' lacking **spatial configuration** linked to their **locational characteristics, result in poor street networks and high densities.** The municipality must intervene through implementing **short term interventions aligned to basic service delivery** that include installing concrete storm water channels, implementing waste management plans that include the **regular distribution of black bags** and **connecting settlements to electricity.** This will result in a more **dignified living environment.** The municipality needs to repair its relationship with Pine Valley and establish a relationship with Die Gaatjie in order to effectively carry out in situ upgrading.