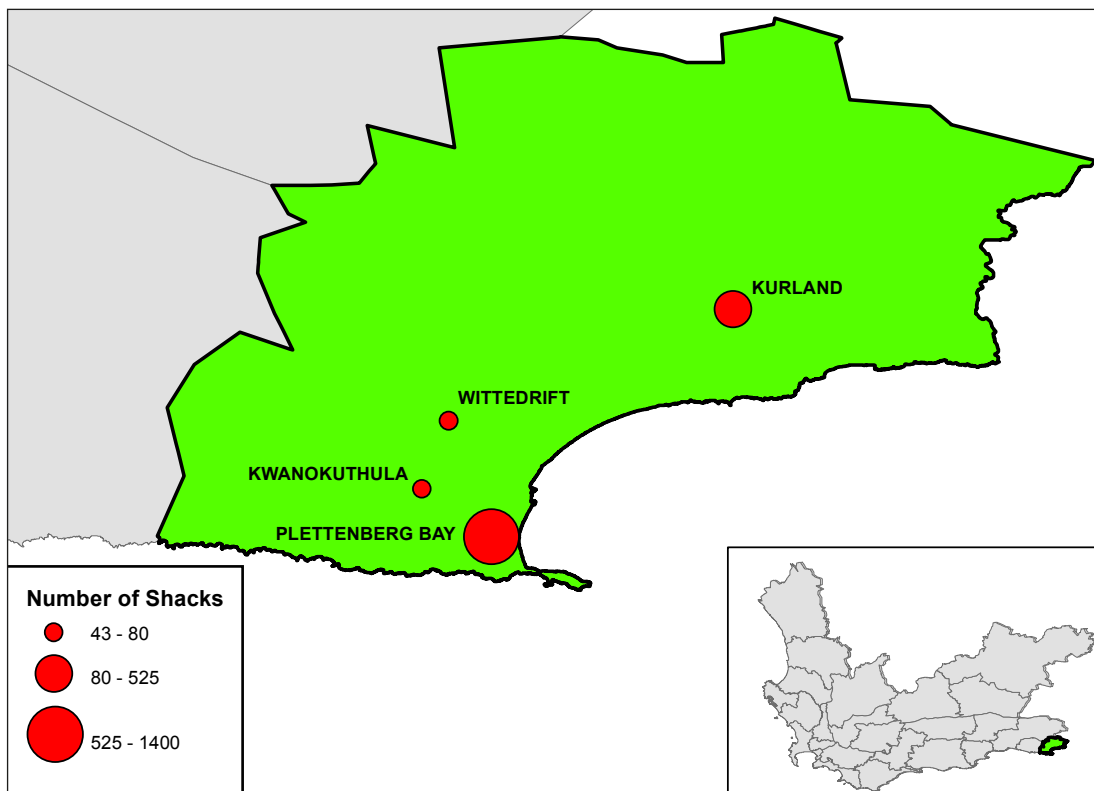


MUNICIPAL PROFILE

Bitou Municipality

Bitou municipality forms part of the Eden district municipality located in the Western Cape province. The municipality is geographically located between the Indian Ocean and the Tsitsikamma Mountains, near the town of Plettenberg Bay. The RAP project identified a number of informal settlements: Tambo Transit Camp, Pinetree, Industria Settlement, Kuruland, Witterdrift, Wittedrift (GreenValley, 66) and Forest View. The municipality's vision for the area is "be the best together" and conforms to the national vision of a better life for all. Its vision is based on South Africa being known as one of the most unequal societies in the world and thus there is a pressing need to create balanced growth. There are nuances and peculiarities prevalent in the South African municipal environment that inform both policy and action (Bitou Municipality, 2015).

CONTEXTUAL MAP OF MUNICIPALITY



SETTLEMENT CATEGORISATIONS AND SHORT TERM INTERVENTIONS

| SETTLEMENT | CATEGORY | SHORT TERM INTERVENTIONS |
|-----------------------|-------------|--|
| Tambo Transit Camp | B1 | <ul style="list-style-type: none"> • Provide black bags and individual bins. • Provide 1 legal prepaid electrical connection. • Fix 3 street lights so that at night residents can safely access water and sanitation services. • Develop a joint reporting protocol and maintenance plan for existing infrastructure with the community. • Apply concrete to community dug out channels. |
| Pinetree | B1/C | <ul style="list-style-type: none"> • Apply concrete to community dug out channels to improve storm water drainage. • Provide a communal skip and black bags for individual household waste management. • Provide 1 additional communal water standpipe to meet national standards. • Provide 3 additional flush toilets to meet national standards. • Provide 15 households with prepaid electrical connections and additional street lights. |

| | | |
|-----------------------------------|-----------|---|
| Industria Settlement | B1 | <ul style="list-style-type: none"> Facilitate a working meeting and communicate future plans to the community to address community priorities. Provide black bags more regularly and provide more skips. Repair 27 communal standpipes. Repair 36 toilets and provide 26 toilets to meet national standards. |
| Kuruland | B1 | <ul style="list-style-type: none"> Establish a working relationship with the community and help set up a leadership structure. Install concrete storm water channels. Provide 23 toilets and repair 17 existing toilets. Repair two communal standpipes. Investigate providing a municipal skip and provide legal connections for those using illegal ones. |
| Witterdrift | B2 | <ul style="list-style-type: none"> Stabilise the road with gravel to facilitate vehicle access. Increase the number of street lights. Install concrete storm water channels. Repair one toilet. Social facilitation is needed to establish a community leadership structure and improve relationships with the community. |
| Wittedrift Green Valley 66 | B2 | <ul style="list-style-type: none"> Repair the access road to the settlement. Provide 3 flush toilets and repair 2 existing toilets. Repair 2 communal standpipes. Install concrete storm water channels. Regularly distribute black bags. Establish a working relationship with the community. Social facilitation is needed to set up a ward committee. |
| Forest View | B2 | <ul style="list-style-type: none"> Install concrete storm water channels. Provide 4 additional toilets. Investigate providing flush toilets by connecting the settlement to nearby bulk sanitation infrastructure. The municipality should attempt to repair the relationship with the community. |

INTRODUCTION

The information in this municipal profile provides an overview of the informal settlements that form part of the municipal area. The settlements profiled are Tambo Transit Camp, Pinetree, Industria Settlement, Kuruland, Witterdrift, Wittedrift (GreenValley 66) and Forest View.

The settlements in the area were established for a variety of reasons including relocation due to disaster situations, migration around the municipal area, in-migration from the Eastern Cape and evictions. The settlements in the municipal area do not have adequate basic service provision and the maintenance of existing

infrastructure is a problem. Access to socio-economic amenities varies among settlements, however none of these settlements have access to a hospital within a 5km radius. Most settlements enjoy access to community facilities within the immediate vicinity.

SUMMARY OF COMMUNITY PRIORITIES

The most common community priorities include access to sanitation, access to employment opportunities and the provision of shelter or security of tenure. The municipality has a long way to go in order to meet these priorities. Firstly, the municipality can provide the required sanitation services necessary to eliminate shortfalls and maintain the current infrastructure. Next, local government can provide skills and training development and encourage entrepreneurship to combat very high unemployment levels. Lastly, the Bitou municipality has a comprehensive housing pipeline which caters to housing provision for many of these communities. Therefore, the municipality's shelter and tenure security needs should be met. However, the timeframe

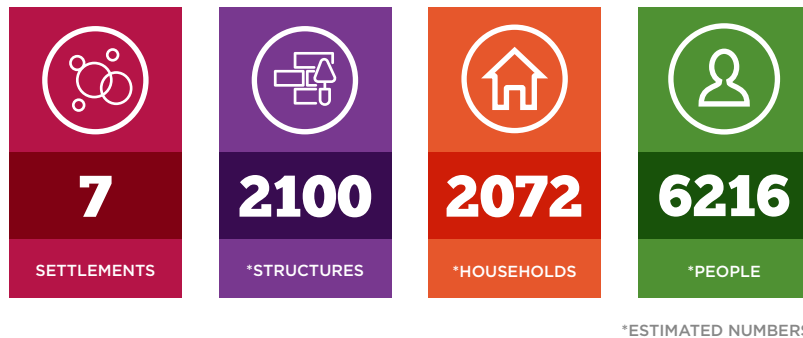
of housing provision is uncertain and it is important that the municipality does not neglect communities when planned housing exists for them. These communities are still entitled to receive their constitutionally mandated basic services and to live in a manner which is not harmful to their well-being. Therefore, in situ upgrading must assist in mitigating the risks of living in these informal settlements, while also ensuring that basic service delivery is met. Other frequently cited community priorities include access to electricity, access to community facilities and improved maintenance and operations capacity.

- Access to **sanitation**
- Access to **employment opportunities**
- **Shelter and security of tenure**
- Access to **electricity**
- Access to **community facilities**
- **Improved maintenance and operations capacity**

EXTRACT FROM COMMUNITY

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

DEMOGRAPHIC SUMMARY

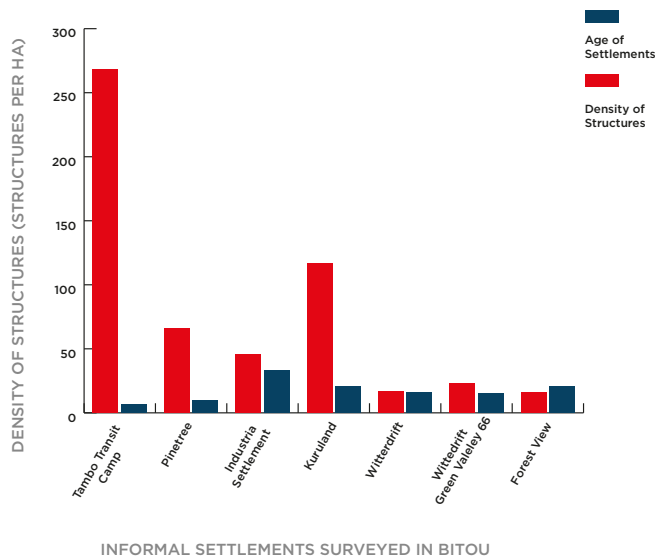


49 HH/Ha

Density (49 HH/Ha)

The settlements vary in density, ranging from very high-density settlements like Kuruland and Tambo Transit Camp to mid-low density settlements like Industria and Pinetree to low-density settlements like Witterdrift, Witterdrift Green Valley 66 and Forest View.

DENSITY VS AGE OF SETTLEMENT GRAPH

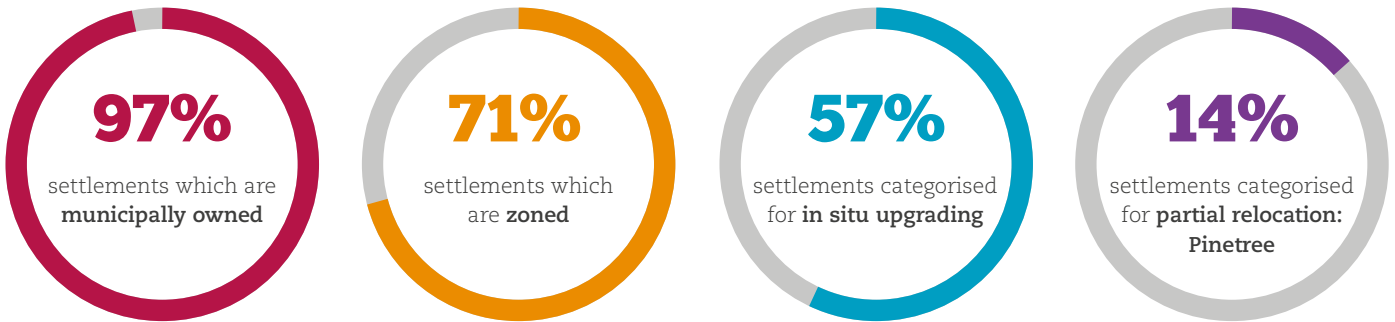


The graph showing structure density vs the age of the settlement allows us to make certain observations and draw tentative conclusions about the rate of growth in the settlements that could warrant future investigation:

- i) The two variables display a weak negative correlation (coefficient = -0.48) when the settlement of Tambo Transit Camp is included. This means that the age of the settlement does not have a determining factor on how structurally dense it is going to be. Tambo Transit Camp is a very high density settlement that was established 6 years ago as a temporary relocation area.
- ii) The correlation coefficient without Tambo Transit Camp is 0.05, indicating that there is no relationship between the variables of age and density.
- iii) Excluding Tambo Transit Camp, Kuruland and Pinetree, the settlements recorded a low level of growth over time with densities remaining relatively low.
- iv) Kuruland's relatively higher density relates to in-migration from the Eastern Cape.
- v) The municipality must closely monitor the growth of settlements in order to determine the factors responsible for growth such as in-migration by job seekers and relocation by evicted farm dwellers.

PLANNING OVERVIEW

3 Settlements (Industria, Kuruland and Wittedrift Green Valley 66) are located on electrical servitudes. This poses a safety risk for these communities and limits the scope of in situ upgrading and long term development. However, the municipality should attempt to restructure settlements so that the effect of these servitudes is minimised. This is the case in the large settlements of Industria and Kuruland, where entire communities cannot be relocated: and top structure provision for these communities in a housing project is unlikely to happen within the next few years.



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)

20% of Kuruland is located on private land. The municipality should expropriate this land in order to pursue in situ upgrading of the settlement.

Servitudes (important for partial or total relocation)

3 settlements (Industria, Kuruland and Wittedrift Green Valley 66) are located on electrical servitudes. This poses a safety risk for these communities and limits the scope for in-situ upgrading and long term development. However, the municipality should attempt to restructure settlements so that the effect of these servitudes is minimised. This is the case in the large settlements of Industria and Kuruland, where entire communities cannot be relocated, and top structure provision for these communities in a housing project is unlikely to happen within the next few years.

Relocation

1 settlement, Pinetree, has been partially categorised for urgent relocation. This settlement experiences locational hazards such as being located under power lines, which render it unsuitable for long-term development. Areas with high voltage power lines should not have residential developments located in the immediate vicinity. These settlements should be partially relocated or spatially reorganised to remove the hazard of being located under power lines. Tambo Transit Camp is the only settlement that is listed as a UISP project, and after analysing the settlement, this analysis confirms that it is suited for in-situ upgrading. Witterdrift, Wittedrift (Green Valley 66) and Forest View have been categorised as “no urgent relocation required” and should be upgraded in-situ until residents can be relocated to a housing project that is better suited for long-term development.



HAZARDS AND RISKS

The settlements in this municipality face various hazards and risks that adversely affect their liveability and the wellbeing of residents. Common natural hazards include flooding, fires and strong winds (the latter is less significant). Flooding, which occurs in all of the settlements except for Forest View, can be mitigated by installing concrete storm water channels to improve drainage. Fires, often caused by illegal electrical connections, can be decreased in incidence and intensity firstly by providing legal prepaid electrical connections. Secondly, fires can be prevented

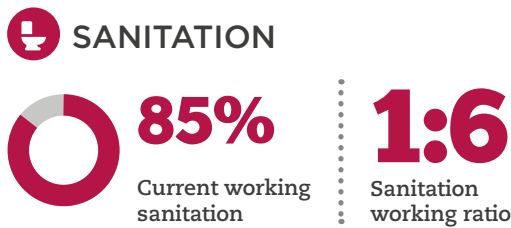
by reblocking the settlement in a manner that limits the spread of shack fires and relocates parts of settlements located near to electrical servitudes. Man-made hazards such as inadequate sanitation or inadequate waste management can be alleviated by meeting shortfalls and ensuring thorough and responsive maintenance. Forest View and Tambo Transit Camp experience very low levels of hazards and risks.

BASIC SERVICE PROVISIONS

Service assessment

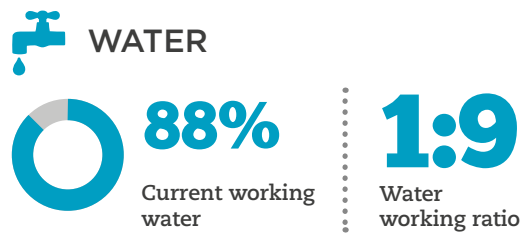
Basic service delivery varies across the 7 settlements but sanitation services are generally poor, water provision is decent, electrical provision is good and waste management is decent. The municipality must alleviate the sanitation and water shortfalls, especially in Kuruland and Industria. Residents must be given opportunities to assist in maintenance, perhaps through the EPWP

programme. This could possibly link residents to apprenticeships and other methods of skills development. Service delivery should be improved with the in-situ upgrading of these settlements. Social facilitation is needed to assist with developing leadership structures so that residents can communicate service delivery needs through the correct channels to people with the power to assist them.



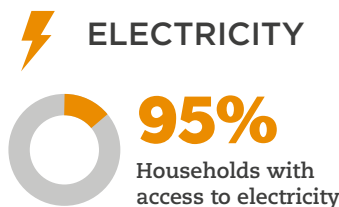
Sanitation shortfall

Access to sanitation is poor in Bitou municipality with an average shortfall of 12 toilets across the 7 settlements. This figure is skewed due to shortfalls of 26 toilets and 40 toilets in Industria and Kuruland respectively. However, all of the other settlements experience some sanitation shortfall ranging from 1 to 5 toilets. The municipality must provide adequate sanitation services to all these settlements as it is mandatory for these communities to have access to this basic service. The municipality also needs to rework its maintenance plan as four settlements require repairs to be carried out (36 in Industria and 17 in Kuruland).



Water shortfall

Access to water is generally good across the settlements, with only Pinetree recording a shortfall of 1 communal tap. The municipality must continuously improve the efficiency of maintainance, especially in large settlements like Industria where 26 taps need to be repaired.



Electricity

Generally the settlements have access to electricity, however some settlements such as Kuruland have illegal connections. The municipality must attempt to limit the amount of illegal connections by replacing them with legal ones. Illegal connections pose serious health and safety risks including fires, which can be reduced by improving access to legal electricity. The municipality should also install more street lights in settlements selected for in-situ upgrading.



Access to waste management

Waste management is fair across all the settlements as the municipality regularly collects waste from skips and individual bins. The municipality can implement a strategy to ensure the regular distribution of black bags.

ACCESS TO AMENITIES

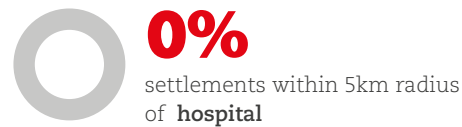
The communities reported that they have access to pre-school and primary school education, but in many settlements there is low access to secondary schools as these facilities are often located 5km away or more than a 1-hour walk. The predominant type of accessible health services come in the form of permanent clinics within the range of a 30-minute walk or less. None of the settlements have access to hospitals and Forest View only

has access to a mobile clinic. Residents enjoy a variety of other amenities including churches, community facilities, general shops, spaza shops, shebeens and police stations. The isolated communities of Pinetree, Wittedrift Green Valley 66, and Witterdrift reported no access to other socio-economic amenities.

Access to educational amenities



Access to health facilities



QUALITY OF LIFE

Social problems

The communities reported social issues of drug and alcohol-related crime. The municipality can assist by targeting known hot spot areas, increasing drug awareness campaigns and assisting communities with access to rehabilitation for people with addiction.

Employment

The types of employment are varied across the settlements but they all have high unemployment rates with Wittedrift Green Valley 66 and Witterdrift both recording 100% unemployment in the communities. The municipality should attempt to stimulate skills acquisition, training and entrepreneurship programmes in order to empower these communities, ultimately improving access to employment and income. People are predominantly employed as farm and construction labourers, gardeners and domestic workers.

COMMUNITY READINESS / POLITICAL ENVIRONMENT

Ward committee

None of the settlements surveyed have established ward committees to communicate with the municipality and help to facilitate basic service delivery, top structure provision and relocation. The settlements predominantly have very weak de facto leadership structures, which have not been formally elected by the community. Only Forest View has a leadership committee that actively engages with the municipality.

Relationship with the municipality

The communities surveyed are split between maintaining bad relationships with the municipality or lacking relationships altogether. The municipality must attempt to grow working relationships with all of these communities. Only Forest View reports regular meetings with the municipality, however these are only held when there is a necessary issue to discuss. In order to build good relationships, which facilitate service delivery and

the achievement of community priorities, the municipality must regularly meet with all of these communities.

Assessment

Community readiness is low across these settlements as communities report having a poor or non-existent relationship with the municipality. They rarely meet with officials and usually only do so when it is a matter of necessity. The internal politics of the de facto leadership structures in most of these communities can hinder efforts to facilitate a working relationship with the local government. Therefore, intermediaries must assist with facilitating the formation of formal ward committees. Ward committees are designed to represent these communities and communicate regularly with the municipality in order to streamline the processes of service delivery, reblocking, in situ upgrading, top structure provision and relocation.

SUMMARY

All settlements in the municipal area are located on municipally-owned land except for Kuruland, of which 20% is located on privately owned land. 57% of the settlements have been categorised as **B1, therefore eligible for in-situ upgrading** and suitable for **long-term development**. These settlements include Tambo Transit Camp, Pinetree (partially in-situ), Industria, and Kuruland. The **remaining settlements have been categorised as B2 - no urgent relocation required - meaning that in-situ upgrading should occur to improve the current standard of living until the community can be relocated to a housing project** that is better suited for long-term development. These settlements are Witterdrift and Wittedrift (Green Valley, 66) and Forest View. **Access to employment is a common community priority** amongst the settlements in the municipal area, whose residents are employed in **low-skill sectors such as construction, farming and gardening**. Based on community reports, the **entire**

communities of Witterdrift and Wittedrift (Green Valley 66) are unemployed. As such, the **municipality should assist with extending the EPWP programme**. The settlements require the municipality to meet shortfalls where applicable (especially in Industria and Kuruland), continue to regularly service waste management and improve maintenance to existing sanitation and water services. Each settlement has identified **ongoing maintenance as a short-term intervention** that will **improve living conditions**. The **municipality should be proactive in engaging with communities** to understand interventions that will improve conditions in these settlements. Furthermore, the **municipality should communicate plans for the settlements** so that settlement residents can plan ahead.