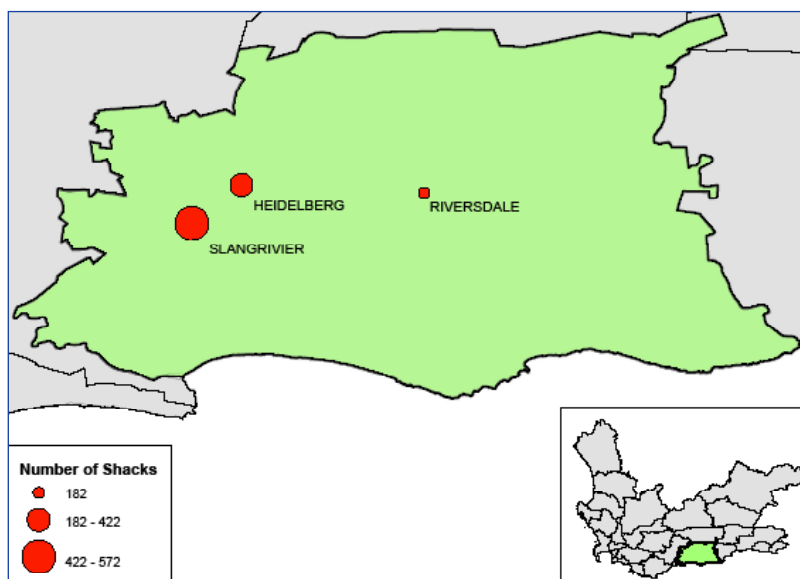


## MUNICIPAL PROFILE

# Hessequa Municipality

The information in this municipal profile provides an overview of the informal settlements profiled in the municipality: **Melrose Place, Plankiesdorp, Thembani, Hoogstraat 11, Arend Geldenhuys, Dollar Square, Nood Erven, Bokraal, De Kloof, Mission 3 and Klipkrans.**

### CONTEXTUAL MAP OF MUNICIPALITY



### SETTLEMENT CATEGORISATIONS AND SHORT TERM INTERVENTIONS

| SETTLEMENT       | CATEGORY     | SHORT TERM INTERVENTIONS   |
|------------------|--------------|--|
| Melrose Place    | <b>B1/B2</b> | <ul style="list-style-type: none"> <li>Repair 1 communal standpipe.</li> <li>Repair 4 flush toilets.</li> <li>Install 14 electrical connections.</li> <li>Provide refuse bags weekly.</li> </ul>   |
| Plankiesdorp     | <b>B1</b>    | <ul style="list-style-type: none"> <li>Repair 5 toilets</li> <li>Add 2 additional toilets.</li> </ul>  |
| Thembani         | <b>B1</b>    | <ul style="list-style-type: none"> <li>Provide 13 toilets and 2 additional communal standpipes.</li> <li>25 prepaid electrical connections should be added.</li> </ul>   |
| Hoogstraat 11    | <b>B1</b>    | <ul style="list-style-type: none"> <li>Provide 4 additional prepaid electrical connections.</li> <li>Provide plastic sheeting to water proof shelters.</li> <li>Ascertain clarity on the level of municipal investment allowed, assist the community with the eviction process and with understanding the ESTA legislation (Extension of Security of Tenure Act).</li> </ul> |
| Arend Geldenhuys | <b>B1</b>    | <ul style="list-style-type: none"> <li>Provide 7 prepaid electrical connections.</li> </ul>  |
| Dollar Square    | <b>B1</b>    | <ul style="list-style-type: none"> <li>Repair 2 toilets and provide 52 toilets.</li> </ul>   |
| Nood Erven       | <b>C</b>     | <ul style="list-style-type: none"> <li>Improve the maintenance plan with a quick response time when services are broken.</li> <li>Include a cleaning schedule in the maintenance plan so that toilets can be kept hygienic.</li> <li>Provide electricity to 1 household.</li> <li>Provide each of the 20 households with an individual bin for waste.</li> </ul>             |
| Bokraal          | <b>B1</b>    | <ul style="list-style-type: none"> <li>Provide a communal skip for waste.</li> <li>Provide 43 taps and 87 toilets.</li> </ul>  |
| De Kloof         | <b>B1</b>    | <ul style="list-style-type: none"> <li>Provide adequate waste collection and management services such as communal skips or individual bins.</li> <li>Provide electricity to 43 households.</li> <li>Provide 1 tap and 12 toilets</li> </ul>  |
| Mission 3        | <b>B1</b>    | <ul style="list-style-type: none"> <li>Assist the community with managing 5 flush toilets.</li> <li>Provide 7 households with prepaid electricity.</li> <li>Provide adequate waste collection services such as individual bins or communal skips.</li> </ul>   |
| Klipkrans        | <b>C</b>     | <ul style="list-style-type: none"> <li>Provide an operational maintenance plan for household standpipes.</li> <li>Provide adequate waste collection services such as a communal skip or individual bins.</li> </ul>  |

## INTRODUCTION

The Hessequa municipal area is located below the Langeberg mountains and is bounded by the Breede river to the west and the Gouritzmond river to the east.

The municipal area contains eight towns namely **Albertinia, Gouritz, Heidelberg, Jongensfontein, Riversdale, Slangrivier, Still Bay and Witsand**. The region is characterised by a diverse range of plant species and forms part of the Cape Floral Kingdom.

The main economic sectors are trade, community services, construction, financial services, agriculture, transport, and manufacturing. Hessequa's Integrated Development Plan (IDP) is based on an outcomes based planning process and envisions the municipality as

**"A caring Municipality where everyone reaps the fruit of cost effective and innovative service delivery, stimulated economic growth and sustainable use of natural resources"**.

## SUMMARY OF COMMUNITY PRIORITIES

The settlements in the area were established for various reasons including people being temporarily relocated to vacant land while waiting to be placed in formal housing projects. Some settlements are the consequence of relocated farm workers who were evicted and not provided with suitable alternative accommodation. Many people were born in their current

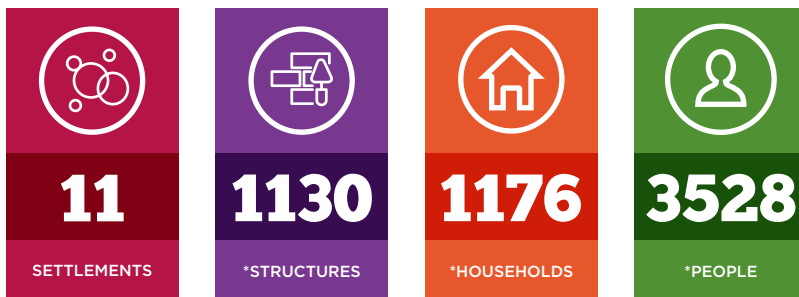
localities with some communities recording long histories of living in these settlements. Common forms of employment include construction work, domestic work, gardening and farm work. The most prevalent social issues recorded by the communities are violent protests and crime.

- Access to **basic services** such as water, sanitation, electricity, storm water, drainage and community facilities
- Adequate **shelter and tenure**
- **Employment** opportunities
- Access to **health services**

### EXTRACT FROM COMMUNITY

We are waiting to see what the municipality intends to do about providing us with housing. We were promised that we would only stay for a few months and the municipality must stick to their word. Also they must make sure they look at the emergency houses and there must be an end to corruption in the housing allocation process. - **Community of Nood Erven**

## DEMOGRAPHIC SUMMARY



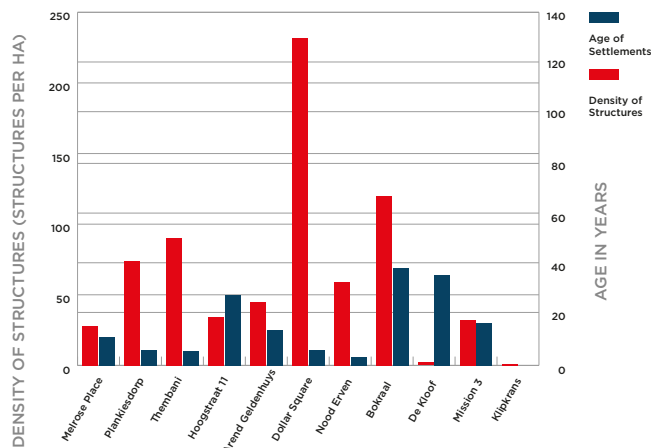
\*ESTIMATED NUMBERS

## 36HH/Ha

### Density (HH/Ha)

The household density of the 11 informal settlements is 36HH/Ha. Based on our density range, the aggregated settlement density can be described as low density; however, there are outlier settlements such as Bokraal and Dollar Square that have very high densities.

## DENSITY VS AGE OF SETTLEMENT GRAPH



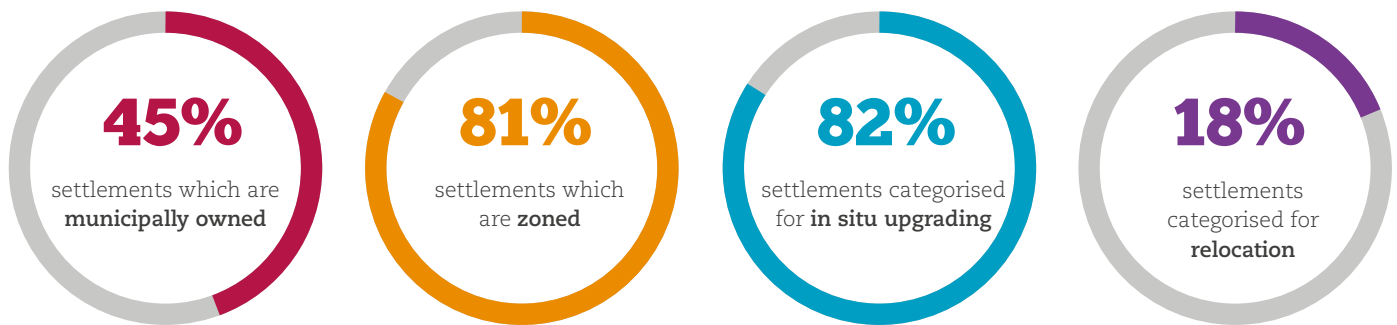
INFORMAL SETTLEMENTS SURVEYED IN HESSEQUA

The graph showing structure density vs the age of the settlement allows us to make certain observations about the rate of growth in the settlements:

- The two variables do not have a strong correlation, meaning that the age of the settlement does not have a strong determining factor on how structurally dense it is going to be.
- Diep Kloof, Nood Erven, Thembani and Plankiesdorp have all shown large growth in a relatively short period of time - these mushrooming settlements hint at a link to farm worker migration and trends affecting farm worker housing.
- Klipkrans, De Kloof, Mission 3 and Hoogstraat 11 have recorded low levels of growth over their age periods.
- Bokraal, Arend Geldenhuys and Melrose Place have all shown average levels of growth over their age periods.

## PLANNING OVERVIEW

5 settlements are located on municipally owned land, 3 settlements are located on communal (Act 9) land and 3 settlements are located on privately owned land. 9 settlements are located on land which is zoned for a specific use. Zoning includes public open space, agriculture and residential.



**Act 9 area (tenure security issues - land reform projects)**  
27% (3 settlements - Bokraal, De Kloof and Klipkrans) fall in Act 9 areas. In these areas people have poor tenure security under an uncertain communal tenure system.

**Private land (ESTA issues - possible expropriation/land reform or eviction)**  
27% (3 settlements - Hoogstraat 11, Arend Geldenhuys and Mission 3) are located on private land. In these cases municipalities need to clarify under what conditions they can invest in private land, especially in the case of in situ upgrading. Subsequently, the municipality should immediately pursue basic infrastructure grants and subsidies to improve access to basic services such as sanitation and water as is constitutionally mandated. These cases often involve farm workers/other rural people who have lived on the land for generations but have been unable to claim tenure rights. Often, these communities need to make use of the ESTA legislation to clarify their security of tenure in order to initiate land reform projects, which could potentially involve expropriation.

**Servitudes (Important for partial or total relocation)**  
18% (2 settlements - Melrose Place and Nood Erven) are located on a sewerage servitude. These planning features denote that the space is required for technical use and does not permit a residential component, often because the intended use makes it unsafe for people to live there. Consequently, settlements located on - or partially on - a servitude are at risk of relocation.

**Relocation**  
Klipkrans, a low density settlement that has existed for more than 110 years and that falls in an Act 9 area, is the only settlement which has been scheduled by the municipality for relocation. This is due to the natural and man made hazards faced by the community which are so frequent and severe that the community has asked to be moved.



## HAZARDS AND RISKS

The most prevalent hazards and risks across the informal settlements are:

**Inadequate sanitation:** 8 settlements recorded inadequate sanitation, which refers to a lack of adequate service provision to meet shortfalls and a lack of maintaining existing infrastructure.

**Inadequate waste management:** this is a common problem across all settlements in the municipality. Short term interventions include the provision of communal skips and

waste collection points inside the settlements.

**Water logging, poor drainage and poor street networks:** these create conditions for floods and fires to further exacerbate poor living conditions.

**Klipkrans and De Kloof** are the only two settlements located on a slope. This makes it difficult to provide access to basic services.

## BASIC SERVICE PROVISIONS

**Service assessment**  
Improvements in adequate basic services such as sanitation and water provision are needed across the majority of settlements in the municipal area. Most settlements have adequate access to electricity. Shortfalls can easily be met through implementing short term interventions for less dense settlements such as

Melrose Place, Hoogstraat 11, Arend Geldenhuys, De Kloof and Mission 3. Dollar Square is one of the most dense settlements and has a large electricity shortfall. All settlements require an adequate waste management system. Only Melrose Place, Dollar Square and Bokraal have individual bins.

## SANITATION



### Sanitation shortfall

Access to adequate sanitation is a common challenge that faces the informal settlements of Hessequa. When taking into account the national ratio of 1 toilet per 5 households, there is an average shortfall of 15 toilets per settlement. However, 6 of the settlements report a shortfall of 0, which means that these communities have access to basic sanitation services. Thembani, Dollar Square and Bokraal were the outlier settlements with large shortfalls reported. Predictively these are also the largest settlements with the highest densities.

## WATER



### Water shortfall

Access to water is a major issue in many of the settlements with an average water shortfall of 5. However, similar to sanitation, 8 of the settlements reported a shortfall of 0 while only Bokraal recorded a very high shortfall of 43. Mission 3 is the only settlement with household connections. The rest of the communities access water from communal standpipes.



### Electricity

The majority of communities make use of pre-paid electricity, with only a few illegal connections recorded in Thembani. There is a definite need for greater access to electricity by communities as many list it as one of their top short term priorities.

## WASTE

### Access to waste management

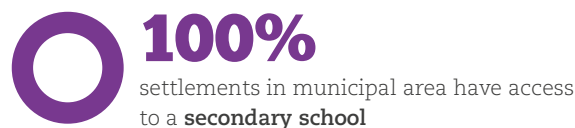
10 of the 11 communities rely on municipal skips, 9 of which are located outside the settlements. In addition to individual bins, the communities want the municipality to provide black bags for them.

## ACCESS TO AMENITIES

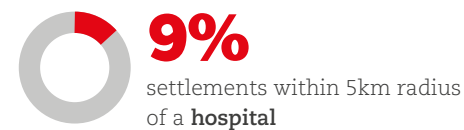
The majority of settlements have good access to educational facilities within the radius of 5km. Only Bokraal and Mission 3 have poor access to pre-school education. Access to health facilities is varied, with most settlements having access to a clinic except Melrose Place and Klipkrans that have access to

a hospital albeit more than 5km away. Most settlements have access to a church and community hall within their immediate vicinity. Settlements such as Plankiesdorp, Thembani, Arend Geldenhuys, Bokraal and De Kloof have access to sports facilities.

### Access to educational amenities



### Access to health facilities



## QUALITY OF LIFE

### Social Problems

Drug and/or alcohol related crime is an issue in these communities.

### Employment

Farm work, gardening, domestic work and construction are the predominant forms of employment in these communities.

## COMMUNITY READINESS / POLITICAL ENVIRONMENT

### Ward committee

There are no ward committees present within the 11 informal settlements surveyed.

### Relationship with the municipality

Most communities residing in the informal settlements have a poor relationship with the municipality. The only settlement with a good relationship is De Kloof.

### Assessment

The introduction of ward committees and the development of leadership structures in communities will allow for improved public participation and community-led development.

## SUMMARY

**Nine** of the informal settlements examined in Hessequa are **suitable for in situ upgrading**. This is especially because the most prevalent **hazards and risks** such as poor sanitation, water logging and flooding can be **mitigated by providing basic services** to these settlements.

However, **three** of the settlements - Bokraal, De Kloof and Kilpkran - are located **on private land, three fall in Act 9 areas, and two are situated on sewerage servitudes**. This means that there may be legislative complications when pursuing in situ upgrading as municipalities need to determine what level of investment they are eligible to make with regard to private land. This also requires **reviewing the tenure security** of communities residing on private and communal land and

should at some level involve the utilisation of **ESTA**. One of these settlements, **Klipkrans**, is **scheduled for relocation**, which this analysis confirms. Another, **Nood Erven**, has been identified as a potential **candidate for relocation** as this medium density settlement is located next to a sewerage treatment works and is prone to frequent flooding. Lastly, **Melrose Place** is partially situated on a **sewerage servitude**, subsequently making **part of the settlement ineligible for in situ upgrading**.