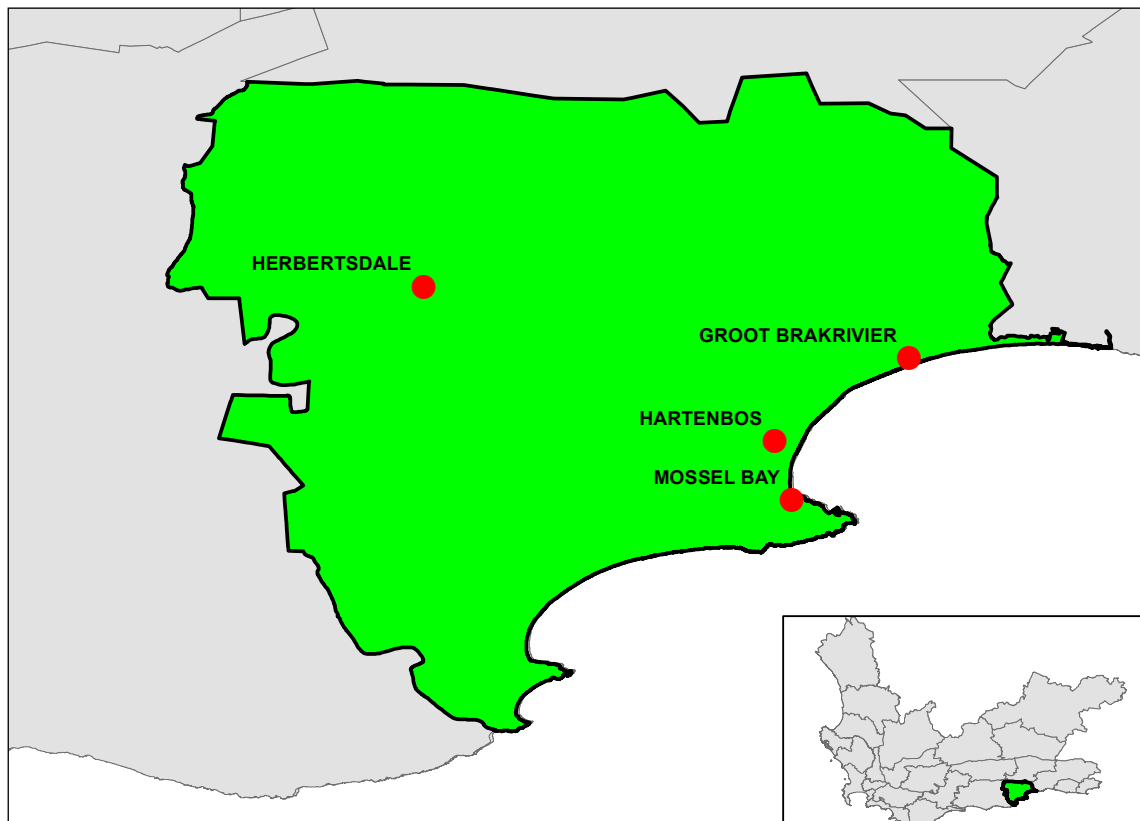


## MUNICIPAL PROFILE

# Mossel Bay Municipality

The municipal area is 2007 km<sup>2</sup> in size and includes the towns of Jonkersberg, Great Brak River, Klein Brak River, Hartenbos, Mossel Bay, Dana Bay, Boggoms Bay, Viees Bay, Bluisplaas, Herbertsdale, Kleinberg, Bartesfontein, Brandwag, Friemersheim and Ruitersbos. Mossel Bay is situated on the N2 approximately half way between Cape Town and Port Elizabeth. It is bordered by the municipalities of George to the east, Langeberg to the west and Oudtshoorn to the north. Its western boundary is the Gouritz river and its northern boundary the Outeniqua mountains. To the east it stretches to the Maalgate river. Mossel Bay's main economic activities are agriculture (aloes, cattle, citrus, dairy, ostriches, sheep, timber, vegetables and wine), fishing, light industry, petrochemicals and tourism. The IDP envisions Mossel Bay "to strive towards an economic prosperous, safe and clean area that offers social development opportunities and basic services in a sustainable manner to all its residents."

## CONTEXTUAL MAP OF MUNICIPALITY



## SETTLEMENT CATEGORISATIONS

SETTLEMENT	CATEGORY
Asla Park A	<b>B1 &amp; C</b>
Asla Park B	<b>B1</b>
Asla Park C	<b>B1 &amp; C</b>
Asla Park D	<b>C</b>
Asla Park E	<b>B1 &amp; C</b>
Brandwacht	<b>B1</b>
Emfuleni	<b>B1</b>
Gentswana A	<b>C</b>
Gentswana B	<b>B1 &amp; C</b>

SETTLEMENT	CATEGORY
Gentswana C	<b>B1</b>
PA Camp	<b>C</b>
Sewendelaan	<b>C</b>
Sinethemba	<b>C</b>
Themhani Street	<b>B1</b>
Toseplaas	<b>B1</b>
Transand Camp	<b>B1</b>
Wolwedans A	<b>C</b>
Wolwedans B	<b>C</b>

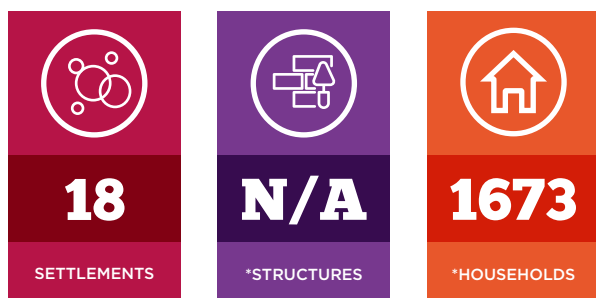
## INTRODUCTION

The information in this municipal profile provides an overview of the informal settlements that form part of the municipal area.

The settlements profiled were Asla Park A, Asla Park B, Asla Park C, Asla Park D, **Asla Park E, Brandwacht, Emfuleni, Gentswana A, Gentswana B, Gentswana C, PA Camp, Sewendelaan, Sinethemba, Thembani Street, Toselplaas, Transand Camp, Wolwedans A and Wolwedans B.**

**Asla Park A** is the largest informal settlement with 435 structures while **Toselplaas** is the smallest with only 4 structures. The average settlement size is 93 structures. **Sewendelaan**, established in the year 2000, is the oldest settlement. The average settlement age is 10 years.

## DEMOGRAPHIC SUMMARY



\*ESTIMATED NUMBERS

THE NUSP REPORTS DID NOT INCLUDE DATA ON STRUCTURE NUMBERS.

## 67 HH/Ha

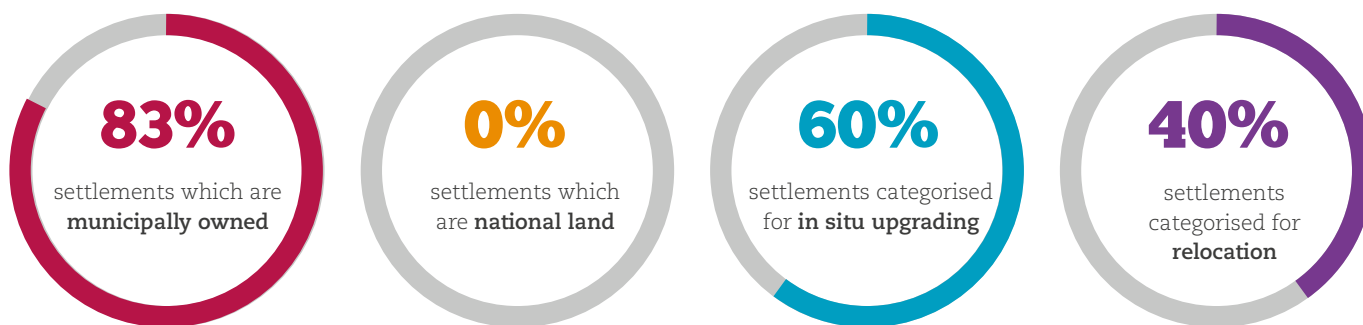
### Density (HH/Ha)

The average density of the 18 informal settlements is 67 HH/Ha. Based on the density range used, the aggregated settlement density can be described as medium density. However, there are outlier settlements such as Gentswana C (120 HH/Ha) and PA Kamp (114 HH/Ha) that have very high densities.

## PLANNING OVERVIEW

15 settlements are located on land that is entirely owned by the municipality. Sinethemba settlement is situated on land which is partly municipally owned and partly privately owned. Asla Park B is located on public and unregistered land. 11 settlements are

on land which is zoned for a specific use, 6 settlements are on land zoned as undetermined and one settlement (Sinethemba) is affected by two zoning uses, one of which is undetermined. All the settlements are located within the current urban edge.



### Private Land (ESTA - Extension of Security of Tenure Act - issues - possible expropriation/land reform or eviction)

The location on private land seems not to be an issue for developing the targeted settlements since there is only one settlement based on private land (Sinethemba), which should be relocated immediately. However, should it not be possible to implement immediate relocation, minimal basic services should be installed. In this case municipalities need to clarify under what conditions they are able to invest, by way of emergency services, onto private land. Subsequently, they should immediately pursue

basic infrastructure grants and subsidies to improve access to basic services such as sanitation and water, as is constitutionally mandated.

### Public land

83% (15 settlements) are located on municipal land. In addition, two settlements (7%) are partially owned by the municipality, namely Sinethemba, which is located on municipal and private land, and Asla Park B, which is located on municipal and unregistered land. Brandwacht is owned by the Community

Property Association.

#### **Servitudes (Important for partial or total relocation)**

No settlements are based on servitudes.

#### **Relocation**

40% (7 settlements - Asla Park D, Gentswana A, PA Kamp, Sewendelaan, Sinethemba, Wolwedans A and Wolwedans B) have been scheduled for relocation in the NUSP reports. All these settlements are located in flood prone areas and on steep slopes

(2 settlements - Sewendelaan and Sinethemba). Environmentally sensitive areas (4 settlements - PA Kamp, Sewendelaan, Sinethemba and Wolwedans B) are other common reasons for relocation. In addition, there are 4 settlements (Asla Park A, Asla Park C, Asla Park E and Gentswana B) which are partially affected by flood lines, road sides and steep slopes. These conditions will require a portion of the settlement to be relocated to accommodate all households inside the safe portion of the settlement.

## BASIC SERVICE PROVISIONS

#### **Service assessment**

Infrastructure development does not seem to pose an obstacle to the development of these informal settlements since all are located in areas with available bulk capacity, except Gentswana B which has no bulk capacity for storm water. All settlements have been provided with flush toilets, however only 50% of them meet the minimum national ratio of 1 toilet per 5 families. Gentswana C settlement faces the highest shortfall of toilets with

38 units required to meet the minimum standard. All settlements have communal taps. 22% also have individual taps. Most settlements (67%) are connected to the electric network by legal prepaid electricity or illegal connections. The other 33% have no electricity. Solid waste is collected in all settlements except Asla Park D. However, most settlements (67%) have no skips and waste is dumped in open areas in and around the settlement.

### INFRASTRUCTURE

#### **Bulk infrastructure**

All settlements are located in areas with available bulk infrastructure capacity for water, sanitation, electricity and storm water for future development. Only Gentswana B is located in an area where storm water bulk capacity is not available.

### SANITATION

#### **Sanitation shortfall**

All the settlements have been provided with flush toilets. According to the national minimum ratio of 1 toilet per every 5 households, 50% (9 settlements) meet the minimum standard while 22% (4 settlements - Asla Park D, Gentswana B, Gentswana C and Thembani Street) are under-serviced. There is no data for the outstanding 28% (5 settlements). The highest shortfall is in Gentswana C, where 38 new toilets are needed to meet the minimum ratio.

### WATER

#### **Water shortfall**

All the settlements have communal taps. 4 of these (22%) have individual taps as well. There is no data regarding the number of communal taps and individual taps.

### ELECTRICITY

#### **Access to electricity**

39% (7 settlements) have been formally connected to the network with prepaid electricity. In three of these settlements, however, some households are also illegally connected to the network. 28% (5 settlements) depend only on illegal connections to the network. The outstanding 33% (6 settlements) have no electricity.

### WASTE

#### **Access to waste management**

Solid waste is collected from all informal settlements except Asla Park D. In 89% (16 settlements) the municipality collects waste whereas in 6% (Brandwacht) waste is collected by a service provider. 33% (6 settlements) have been provided with municipal skips while the remaining 67% dump waste in an open space inside or around the settlement. 89% (16 settlements) are provided with black bags.

### ROADS

#### **Roads**

All the profiled settlements have road access for regular and emergency vehicles, however 72% (13 settlements) might have accessibility problems to reach all the units in the settlement because of the unplanned nature of the settlement. 72% (13 settlements) have gravel roads inside the settlement and 28% (5 settlements) dirt paths. There is no data for 5% (1 settlement).

## ACCESS TO AMENITIES

The majority of settlements has good access to educational and health facilities within the radius of 5km. There are, however, 2 settlements (Wolwedans A and Wolwedans B) that have no health facilities within a 5km radius.

### Access to educational amenities

83% of the settlements (15) are within a 5km radius to a primary school. 83% (15 settlements) have a secondary school within the same radius. Of those, there are 12 settlements (67%), which have both a primary and secondary school within a 5km radius.



### Access to health facilities

89% of the settlements are within a 5km radius to a clinic. 39% of the settlements are within a 5km radius to a hospital. 11% of the settlements have no clinics or hospitals within a 5km radius.



## SUMMARY

According to the consultant who wrote the NUSP reports, **11 of the informal settlements** examined in Mossel Bay are **suitable for in situ upgrading**. Four of these will need **partial relocation** to ensure that all households are located on land that is safe, with densities that are not too high and / or with room for infrastructure. **Asta Park B is partially based on unregistered land**, which will require the municipality to become active in **resolving the land**

**ownership**. Brandwacht is owned by the Community Property Association. Regarding these two settlements, the municipality will need to **review the tenure security** of the communities residing on private and communal land and should at some point **make use of the ESTA legislation**. The remaining 7 settlements have been **earmarked for relocation due to safety reasons** (risk of flooding and steep slopes) and environmental concerns.