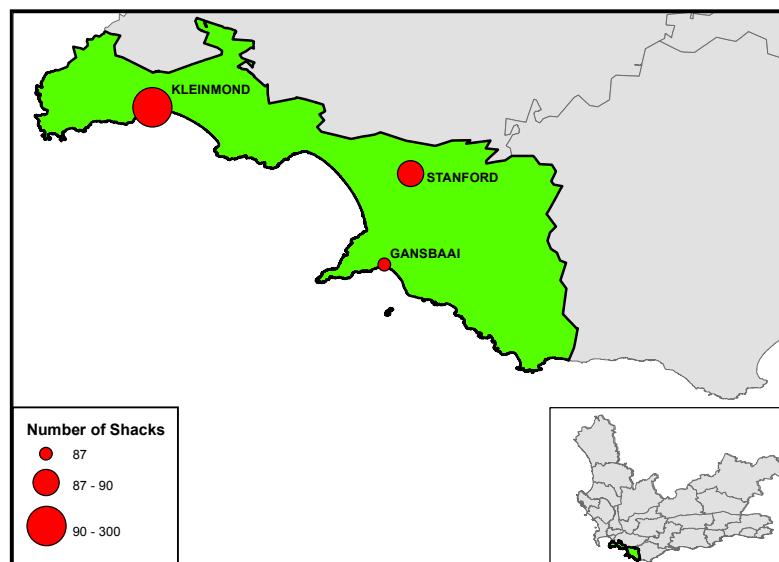


MUNICIPAL PROFILE

Overstrand Municipality

Overstrand municipality is located in the Overberg district municipal area, with Hermanus as the most well known town. Geographically it is located along the Atlantic coast between Cape Town and Cape Agulhas. The municipal area is known for its unique offering in land-based whale watching and shark cage diving, pristine blue flag beaches, excellent wine industry, restaurants and accommodation, which make it an attractive tourist destination with a variety of activities. The area's main economic drivers are finance and business services (30.5%), wholesale (17.1%), manufacturing (16.4%), transport, commercial services, storage and communication (9.3%) (Local Government Handbook, 2016). The municipal area comprises of the following towns: Betty's Bay, Birkenhead, De Kelders, Fishershaven, Franskraal, Gansbaai, Hawston, Hermanus, Kleinmond, Onrus, Pearly Beach, Pringle Bay, Rooi-Els, Sand Bay, Stanford, Van Dyks Bay and Vermont. The RAP project identified three informal settlements in the area: Die Kop, Beverly Hills and Overhills. The municipality's vision for the area is "to be the centre of excellence for the community".

CONTEXTUAL MAP OF MUNICIPALITY



SETTLEMENT CATEGORISATIONS AND SHORT TERM INTERVENTIONS

SETTLEMENT	CATEGORY	SHORT TERM INTERVENTIONS
Die Kop	B2	<ul style="list-style-type: none"> • Provide 6 flush toilets. • Repair one communal standpipe. • Introduce regular waste collection and black bag distribution. • Provide the settlement with access to electricity. • Install concrete storm water channels. • Facilitate a working relationship with the community.
Overhills	A	<ul style="list-style-type: none"> • Facilitate regular engagements with the community to improve the existing relationship between the community and the municipality. • Adopt a community-driven process regarding the development of the settlement. • Install concrete community dug out channels to improve the management of storm water. • Fix 20 flush toilets. • Improve operational and maintenance capacity of sanitation infrastructure. • Fix 1 tap - taps should be located inside the settlement. • Provide regular maintenance for water services to alleviate water pressure problems. • Check water quality regularly. • Engage with the community regarding the billing structure for electrical connections. • Distribute black bags regularly. • Provide individual bins.
Beverly Hills	A	<ul style="list-style-type: none"> • Apply concrete to community dug out channels for improved storm water management. • Repair 2 toilets. • Provide 4 electrical connections. • Provide black bags to the community and 98 individual household bins. • Facilitate regular engagements with the community to implement community priorities and improve the quality of life in the settlement.

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 **Die Kop, Beverly Hills and Overhills**.

The settlements were established through farm worker evictions, people looking for accommodation and people migrating to the area to look for jobs. A commonality in these settlements is that communities need access to employment opportunities. Those employed work as farm-, construction- and domestic workers. The municipality is known for its tourist seasons, where people from across the country visit during the whale watching season. The municipality should encourage

entrepreneurial activities that make use of the municipality's attractions so that locals can become self sustainable. Crime related to gangsterism, house break-ins, drug and alcohol related abuse is common in these settlements. The municipality should encourage social programs to raise awareness about the dangers of substance abuse and establish support groups to assist in the rehabilitation process.

SUMMARY OF COMMUNITY PRIORITIES

The settlements reported various community priorities, the most common being access to employment opportunities. Access to health facilities and adequate shelter are further commonly shared priorities. The municipality can tackle unemployment proactively by introducing skills upgrading and vocational training programs as well as trying to stimulate entrepreneurial activity amongst the profiled communities. With regards to healthcare, the municipality must ensure that people are able to access clinics and hospitals when necessary. The municipality should therefore provide adequate transport to these amenities. With regards to shelter, the municipality must refrain from

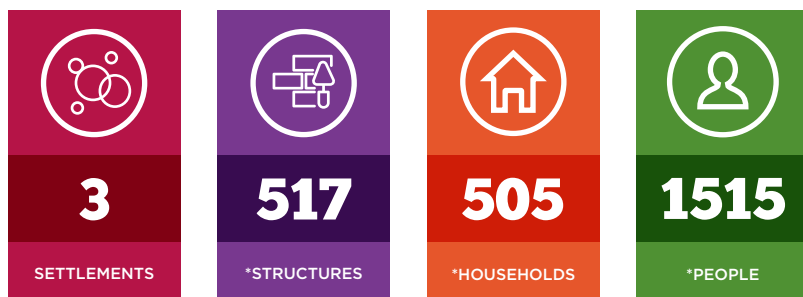
destroying shacks if there is no adequate accommodation for people to be relocated to. The municipality should also assist with providing building material so that communities can construct sturdier and more resilient structures. Communities were largely concerned with securing adequate access to basic services as well as effective maintenance thereof. The community of Beverly Hills wants the municipality to allow them to renovate and upgrade their shacks as well as introduce a storm water management plan as there are water logging issues when it rains.

- Access to **employment opportunities**
- Access to **health facilities**
- **Adequate shelter**
- Access to and **maintenance of basic services**

EXTRACT FROM COMMUNITY

"The municipality must plan with us because right now we do not know what is happening. We have asked that they give us land but there has been no response since then. We have been told that if we want to extend we need municipal approval. It takes very long and sometimes they do not give permission".
Community of Overhills

DEMOGRAPHIC SUMMARY



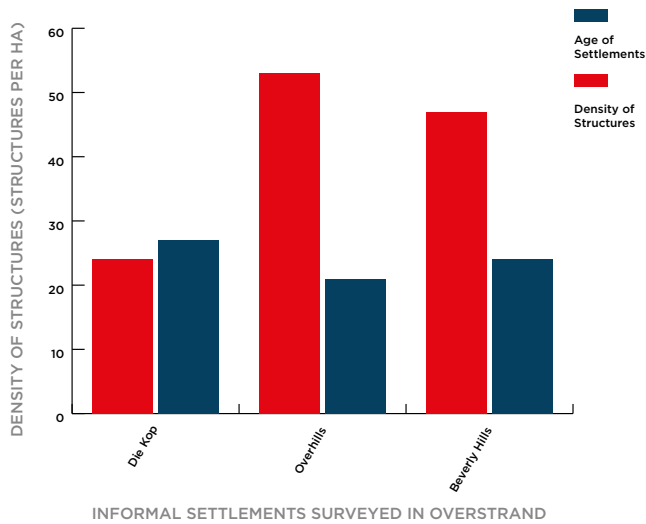
*ESTIMATED NUMBERS

41HH/Ha

Density (HH/Ha)

The average household density across the settlements is 41 households per hectare. This can be described as low density. This is a fair description of the settlement densities with Die Kop being in the upper bracket as a very low density settlement. Overhills is in the lower bracket as a medium density settlement and Beverly Hills is in the upper bracket as a low density settlement. The municipality must constantly monitor the household density in these settlements so that it can be aware of rapid increases and act accordingly.

DENSITY VS AGE OF SETTLEMENT GRAPH

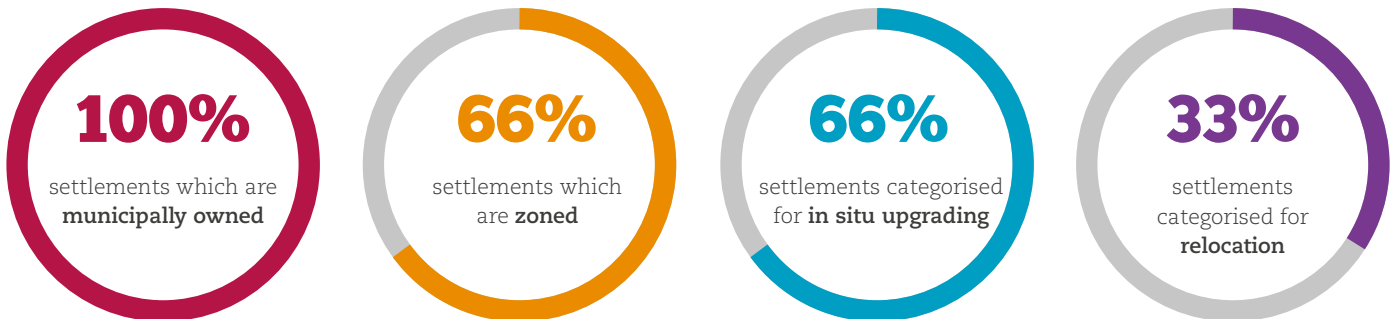


The graph showing structure density vs the age of the settlement allows us to make certain observations and draw tentative conclusions about the rate of growth in the settlements that could warrant future investigation:

- i) The data indicates that there is a strong negative correlation (coefficient = -0.95) between the variables of age and density. Therefore, the age of the settlement does have a determining factor on its density - although this is a small sample set making statistical analysis less effective.
- ii) Die Kop is an isolated settlement outside the urban edge which could be why its density has not followed the trajectory of the other settlements.
- iii) Overhills has experienced rapid growth in its recent years. 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

The settlements are all located on municipally owned land. Only Overhills is located on an electrical servitude while Die Kop is the only settlement that has been selected for relocation to a municipal IRDP project. Both Overhills and Beverly Hills have been selected for in situ upgrading and there are municipal plans in place to provide these communities with service sites and some top structures. The municipality must ensure that it communicates transparently with communities regarding the development of these settlements or in the case of Die Kop, when the community can expect to be relocated.



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

None of the settlements are situated in 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)

Overhills is the only settlement located on a servitude, namely an electrical servitude. The municipality has already relocated a portion of the settlement, which was situated under power lines. As the safety hazard of the servitude has been mitigated, this analysis has assumed that the settlement is suitable for long term development.

Relocation

Only Die Kop has been selected for relocation. The settlement is located outside the urban edge and is isolated from educational, health and other amenities. The settlement reports poor service delivery. The community is scheduled to be relocated to an IRDP project for which planning has already begun. The municipality must deliver adequate basic services to the settlement until the community is relocated.



HAZARDS AND RISKS

The communities reported a variety of locational risks such as snakes, fires, flooding and strong wind in Die Kop; being located under power lines and near a garbage dump in Overhills and flooding in Beverly Hills. Die Kop reported no man-made risks but Overhills and Beverly Hills both suffer from inadequate sanitation, inadequate waste management and waterborne disease.

The municipality can mitigate these by alleviating sanitation and water shortfalls and implementing a more effective waste management plan, which sees the regular collection of waste and regular distribution of black bags. Storm water channels should be concreted to reduce the risk of flooding in settlements. Through the process of in situ upgrading, the municipality can minimise the effects of locational hazards such as power lines, garbage dumps and fires.

BASIC SERVICE PROVISIONS

Service assessment

The settlements surveyed have varied levels of basic service provision. These settlements experience poor provision of sanitation services: shortfalls and maintenance issues exist as well as toilets that need to be repaired. Provision of water is adequate with no recorded shortfall in any of the settlements. The settlements have varied levels of access to electricity. Die Kop is the only settlement without any electrical connections. Beverly Hills has an electrical shortfall of 4. Overhills is

completely electrified but is the only settlement without street lights. The lack of electricity poses a health and safety risk as fire disasters become more common. The municipality needs to assist with improving access to basic services across the settlements. This should occur through alleviating the sanitation and electricity shortfalls, providing improved waste management and by implementing individual maintenance plans that are tailored to each settlement so that services are kept in a working condition.

SANITATION



Sanitation shortfall

These communities experience poor delivery of sanitation services with Overhills as the only settlement that did not report a shortfall. It did, however, report the need to fix 20 toilets. Die Kop and Overhills both reported shortfalls of 6 and 2 respectively as well as 2 toilets requiring repair in Overhills. Inadequate sanitation and waterborne disease were a common risk faced by these communities. The communities reported that toilets get locked to protect against vandalism. In Beverly Hills the community reported that toilets are often blocked and that this affects water supply. The municipality must alleviate shortfalls and implement maintenance plans that empower communities to care for their infrastructure.

WATER



Water shortfall

The communities of Overstrand have an adequate level of water service provision. No individual standpipes are located in any of the settlements. Each settlement only has access to communal standpipes. There are no reported shortfalls for water services, however the communities report maintenance issues. Die Kop and Overhills both report that 1 tap needs to be repaired, that water is dirty and that the water pressure is inadequate. The municipality needs to develop a maintenance plan for existing water services infrastructure that has a functioning reporting protocol so that communities do not wait for long periods of time before taps are repaired.

ELECTRICITY



Electricity

The settlements surveyed have varied access to electrical connections. Die Kop has 13 street lights but no access to electricity. Overhills has 300 prepaid electrical connections but no street lights. Beverly Hills has 94 prepaid electrical connections, 12 street lights and a shortfall of 4 electrical connections. A lack of access to electrical connections poses a health and safety risk and is a direct cause of fires which are a significant occurrence in Die Kop and occasionally in Beverly Hills. The municipality, through the process of in-situ upgrading, can install prepaid connections in Die Kop and alleviate the shortfall in Beverly Hills. Overhills requires the installation of street lights, which will assist as a form of passive surveillance as the community has reported common occurrences of crimes such as house break-ins.

WASTE

Access to waste management

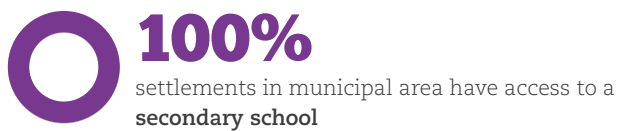
Each settlement has access to skips where residents dispose of waste. There are no individual bins nor regular distribution of black bags. With in situ upgrading and the formalisation of the three settlements, the municipality should look into providing individual bins, improve the distribution of black bags and implement a waste management plan that actions regular collections so that waste disposal is effectively carried out.

ACCESS TO AMENITIES

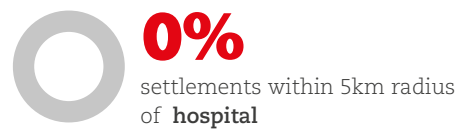
The profiled communities suffer from poor access to healthcare. They have average access to education and access to other socio-economic amenities such as churches, spaza shops, community facilities, police stations and playgrounds. Other than providing transport for learners to and from schools, to healthcare facilities and introducing mobile clinics to

communities, municipalities can encourage the growth of socio-economic amenities by developing mixed use corridors where entrepreneurial opportunities can manifest and small business can develop. The relocation of Die Kop will ideally increase the level of access to amenities.

Access to educational amenities



Access to health facilities



QUALITY OF LIFE

Social problems

The communities reported various social issues such as drug and alcohol related crime, gangsterism, domestic violence, rape and house break-ins. According to community reports, unemployment is a strong causal factor in many of these crimes. The municipality must ensure that communities are adequately policed, that police and communities work closely together to mitigate crime and that the police always responds to calls for help and carries out its investigation procedures fully. Basic service delivery and improved employment opportunities will increase the wellbeing of communities and can help to reduce crime. Community leaders must arrange neighbourhood watches as well as oust criminals instead of shielding them.

Employment

The communities have a variety of dominant occupations like farm work, domestic labour and construction. Unemployment is a major restricting factor. The municipality must consistently attempt to increase access to employment opportunities by implementing skills upgrading and vocational training projects. The potential exists for occupations (such as farm labour) to be seasonal. This can leave households in a vulnerable position. The municipality must take note of these dynamics and lend assistance where it can. Extending the EPWP and CWP programs into these communities is a good way to stimulate employment.

COMMUNITY READINESS / POLITICAL ENVIRONMENT

Ward committee

All settlements have leadership committees that convene meetings with their communities. None of the settlements are connected to ward committee leadership structures.

Relationship with the municipality

Residents of both Die Kop and Beverly Hills report that they have no relationship with the municipality. The municipality must facilitate working relationships with these communities in order to effectively communicate future development plans for relocation and in situ upgrading. Residents of Overhills report having an average relationship with the municipality.

Assessment

The settlements have organised leadership structures but the municipality is not engaging with these. The municipality should adopt a community-led approach to the development process. This builds a sense of ownership in communities regarding the infrastructure and amenities installed into their settlements and makes it more likely that they will look to maintain these. The municipality must continue to work at its relationship with all of these communities and ensure transparency and open communication..

SUMMARY

The settlements surveyed are all **located on municipally owned land** of various zoning and face a low level of locational risks. The communities report similar **priorities relating to a lack of service delivery and ineffective waste management** which constitutes a risk to their well being.

All of the settlements have a municipal **developmental strategy**. Die Kop is the only settlement which will be relocated to an RDP housing project. Due to the settlement's isolated nature, this analysis found that this was a prudent decision. Nevertheless, the municipality must ensure that the community has **adequate access to basic services**, educational facilities and healthcare while it waits to be relocated. Overhills and Beverly Hills are both **located on sites suitable for long term development** (Overhills is situated on an electrical servitude but the municipality has already relocated the portion of the community affected).

These settlements are due to be upgraded in situ, which will

allow for their communities to gain improved access to basic service delivery, waste management and electricity. In all cases **the municipality must ensure that it communicates transparently** with the communities and engages with their leadership structures in order to implement a community-led development process.

This should include **employing community members in the construction of their settlement** and should extend to empowering the communities to maintain their infrastructure.

Crime is at a high level across the settlements. The communities reported issues related to drug and alcohol abuse, gangsterism, house break-ins and domestic violence. **The municipality and local police need to strategically address the prevalence of crime** in the settlements through raising awareness about drug and alcohol related violence and abuse, adopting an accountability strategy for perpetrators, developing local neighbourhood watches and introducing forms of surveillance such as street lighting.