

SETTLEMENT PROFILE

Langville Plakkerskamp

Municipality: **SALDANHA MUNICIPALITY**

Closest town: **ST HELENA BAY**

Established: **1990**

Structures: **1100**

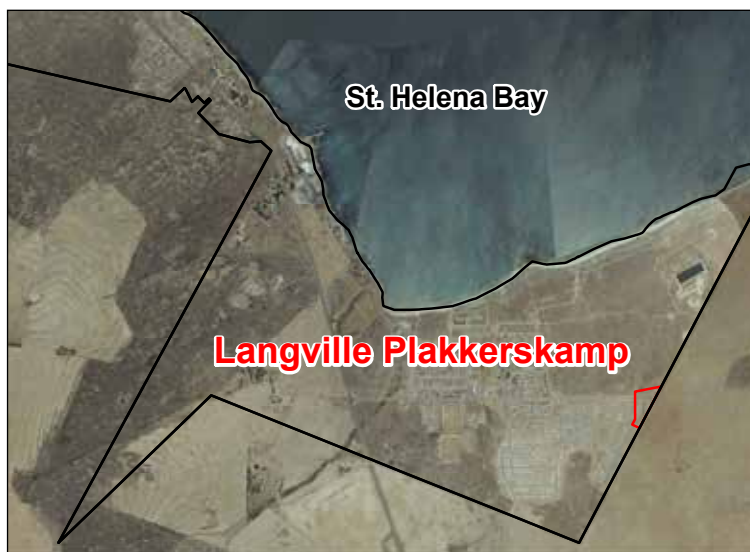
CATEGORISATION CODE/S

B1

B1 - IN SITU UPGRADING

Growth potential: **MEDIUM***

TOWN LEVEL MAP



HISTORY

AS TOLD BY THE COMMUNITY

Residents of Langville Plakkerskamp reported that initially they used bribes to gain access to a piece of land in the area. Some people residing in the settlement came from the Eastern Cape while others were backyarders. Notably, only backyarders were registered to receive plots.

SUMMARY

Langville Plakkerskamp is a **residentially zoned, very high density** settlement located **inside the urban edge**. The settlement experiences no locational risks and is not significantly affected by natural or man-made hazards. This settlement is **ideally located for in situ upgrading** as there are no housing projects or relocation plans for the settlement. In addition, **the community requires adequate access to basic services** such as sanitation, waste collection and electricity. The municipality should engage with the community to **implement a reblocking process** in

order to formalise the street network, provide prepaid electrical connections, formulate a waste and sanitation maintenance plan, ensure adequate access to high school education as well as access to health care facilities for the community. The community has also asked for **assistance in dealing with the social issues** of drug and alcohol related crime and burglary. It is advisable that the municipality adds additional street lights to **increase passive surveillance** and assist in reducing crime.

SHORT TERM INTERVENTIONS

- Provide 44 flush toilets and repair 46
- Repair 26 communal standpipes
- Install concrete storm water channels
- Provide black bags regularly and install a municipal skip inside the settlement that is serviced regularly
- The municipality should meet with the community more regularly so that priorities can be communicated effectively and clear frameworks can be established for meeting these
- The municipality would do well to remain transparent and honest about any implemented UISP process

*Western Cape Government (2014) Growth Potential Study. [Online] Available at: www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014.

COMMUNITY PRIORITIES

Short term:

- **Shelter**
We want houses, we don't have adequate structures.
- **Access to employment opportunities**
We have a high unemployment rate in the community.
- **Access to electricity**
Currently we use illegal electricity connections.
- **Access to educational facilities**
We want a high school closer because our children have to go to Vredenburg to attend school which costs more money.

Long term:

- **Community facilities**
Children currently have to play far from home and the parents are not happy about that.

COMMUNITY READINESS



Leadership: **Leadership committee**



Leader relations: **Generally cooperative**



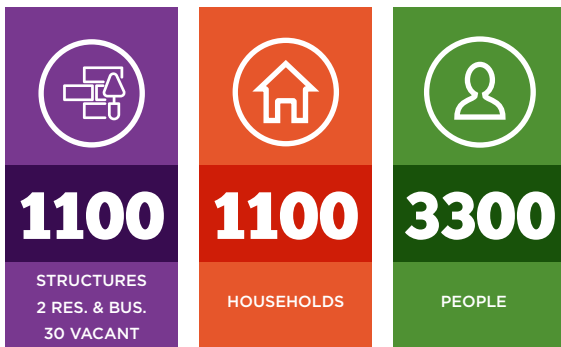
Relationship with municipality: **Very bad**



ASSESSMENT

The settlement has an established leadership committee that is generally cooperative but at times struggles to come to agreements. The community does not hold general meetings and meets with the municipality roughly once a year, usually to discuss housing. The community reports that it has a very bad relationship with the municipality. The municipality should therefore facilitate a working relationship and meet more regularly so that priorities can be communicated effectively to the municipality and clear frameworks are established for meeting these. The municipality would do well to remain transparent and honest about any implemented UISP process.

DEMOGRAPHICS



COMMUNITY VOICES

We want multilingual schools, a clinic to serve the community at large and a crèche that is closer to Plakkerskamp.

PLANNING RELATED ISSUES

100% Land ownership: **Municipality 100%**



Servitude: **None**



Zoning: **Residential**



Household density: **574HH/Ha**

Evaluation of categorisation

Langville Plakkerskamp is a very high density settlement. It is zoned as residential, located inside the urban edge and without significant risks or hazards. The settlement is ideally suited for in situ upgrading as no relocation or housing projects are planned. The municipality should address shortfalls in sanitation, address maintenance issues and provide prepaid electrical connections. Upgrading will enable the community's improved access to basic services and improved wellbeing.

Comment on past relocation attempts

The community won a court order against the municipality after they were told to find alternative land. Once the community won the case the municipality had to provide the settlement with services such as toilets and taps. There are plans to relocate the settlement to a housing project and to provide top structure provision. The community reports that the settlement has been selected as part of a housing project that involves top structure provision to the settlement.



HAZARDS AND RISKS

Natural

- None

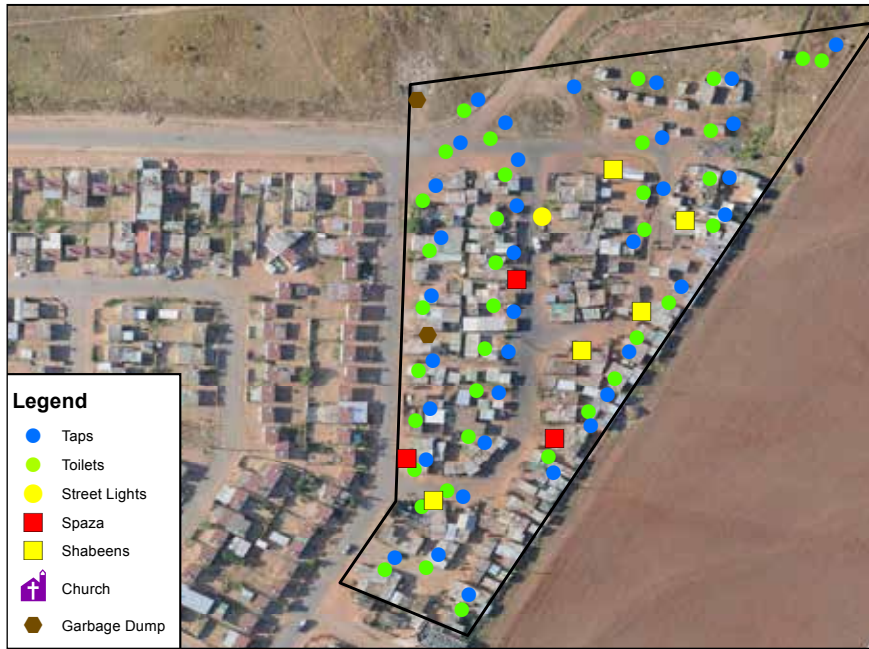
Man-made

- Poor Street Network

Assessment

The settlement does not experience any significant natural or manmade hazards. Only a poor street network is listed as a risk. This can be improved by settlement reblocking and formalising the street network.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

Other than good access to water, the settlement experiences low levels of service delivery. There is a shortfall of 90 toilets, which can be reduced by half if 46 are repaired. The municipality should ensure that this shortfall is met and empower the community to help maintain this infrastructure. There is a lack of legal electricity provision which must be urgently addressed - the reported 1000 illegal connections present a serious health hazard. The municipality can also use the provision of prepaid electrical connections as a step towards formalising the settlement, especially with top structure provision planned. Waste collection and management is poor with residents dumping waste in a communal area outside the settlement.



SANITATION

Working ratio **1:9** Shortfall **90**

130 working flush toilets are located in the settlement and maintained by the community. 46 toilets need to be repaired and there is a shortfall of 90 toilets. The community also reported that current toilets are located too far away.



WATER

Working ratio **1:8** Shortfall **0**

150 communal standpipes are located inside the settlement and maintained by the municipality. 26 standpipes need to be repaired and there is no shortfall.



ELECTRICITY

1000 Illegal

Langville Plakkerskamp has no legal access to electricity. There are a reported 1000 illegal connections. The municipality should explore providing this large settlement with prepaid electrical connections. Illegal connections are a serious health hazard and can result in the destruction of property.

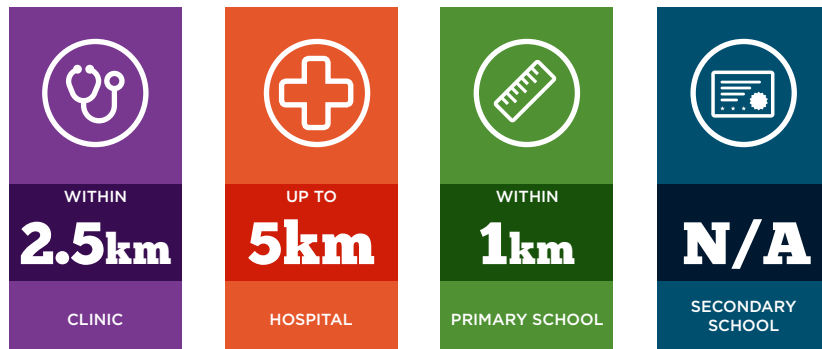


WASTE

Deposited in common area outside settlement

The community dumps waste in a communal area outside the settlement. The municipality collects the waste irregularly and does not hand out black bags.

SOCIO-ECONOMIC AMENITIES



Assessment

The community has an average level of access to educational amenities with pre- and primary school education available but no access to a secondary school. Access to educational facilities also featured as a short term priority because currently secondary school learners attend school in Vredenburg which is costly. The community has an average level of access to health facilities with a clinic within a 30 minute walk and a hospital within a 1 hour walk. Where needed, the municipality should provide transport for secondary school learners as there is no school for them in the area. The municipality should also provide a transport service in case of emergencies or in cases where people in need are unable to reach these facilities. Regarding socio-economic amenities, the community has access to a sports facility, community hall, church, spaza shop, general shop, police station and shebeens.

ECONOMIC SERVICES

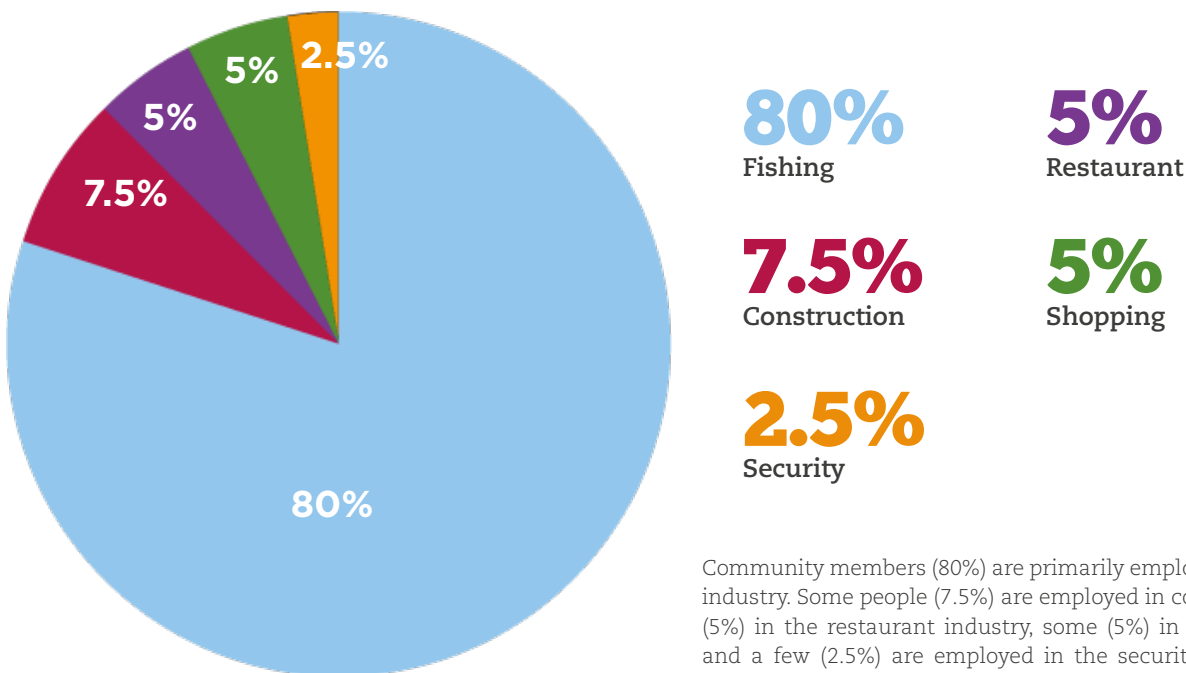
- General
- Spaza shops

SOCIAL SERVICES

- Church
- Community hall
- Police station
- Sports facility

EMPLOYMENT PROFILE

% of employed men and women



Community members (80%) are primarily employed in the fishing industry. Some people (7.5%) are employed in construction, some (5%) in the restaurant industry, some (5%) in shopping centres and a few (2.5%) are employed in the security industry. There is a high unemployment rate in the community which has listed access to employment as one of its short term priorities. The municipality should investigate using the EPWP program to employ unemployed residents during the upgrade of the settlement.

SETTLEMENT PROFILE

Tsitsiratsitsi

Municipality: **SALDANHA MUNICIPALITY**

Closest town: **VREDENBURG**

Established: **2011**

Structures: **115**

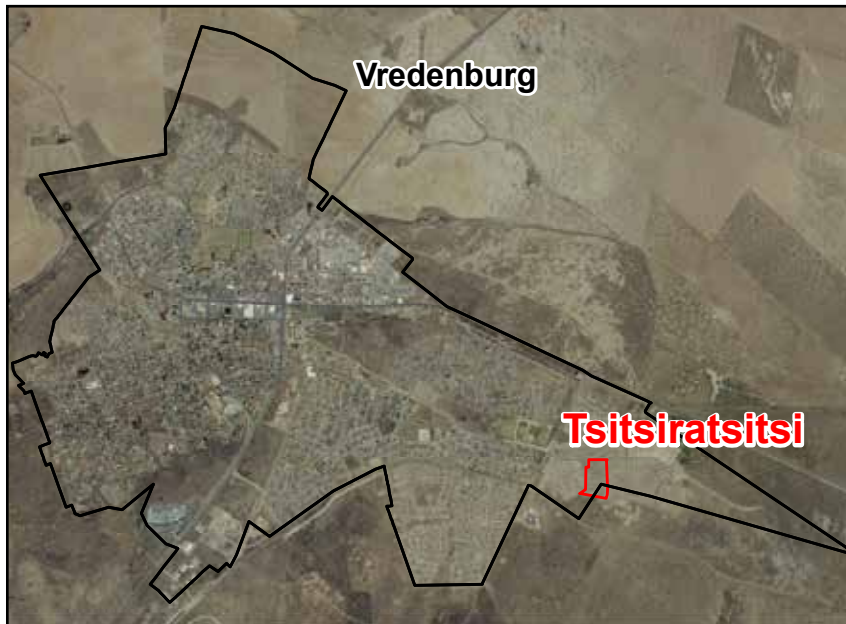
CATEGORISATION CODE/S

B1

B1 - IN SITU UPGRADING

Growth potential: **VERY HIGH***

TOWN LEVEL MAP



HISTORY

AS TOLD BY THE COMMUNITY

The settlement was formed due to the relocation and the formalisation of the George Kerridge settlement. Most current community members were backyarders in George Kerridge.

SUMMARY

Tsitsiratsitsi is a very **low density** settlement located **inside the urban edge** on land which has an **undetermined zoning**. The settlement experiences the locational risks and hazards of **sinking soil** and **100m proximity to a garbage dump**. These hazards can be improved through providing incremental formalisation of the settlement. The settlement is therefore considered **ideal for in situ upgrading**. The settlement is **poorly serviced** in terms of basic service provision and **lack of a maintenance plan** for existing infrastructure. The community has identified priorities consistent with municipal plans for the settlement. The provision of adequate basic services such as water and sanitation and electrification of the settlement will improve the community's standard of living. **The leadership structure and municipality should meet** so that priorities can be implemented. **The**

settlement is well located and enjoys access to a clinic, socio-economic amenities and educational facilities such as a primary and high school. The **community experiences a range of social problems** such as crime relating to a clash of cultures, drug and alcohol related violence, petty crime and gangsterism. As no police station is located inside the settlement, the municipality should provide a mobile station and more street lights as a form of **passive surveillance** to improve the community's safety. The municipality should also facilitate social programmes through various state departments and social organisations to raise awareness around the use of drugs and alcohol. As access to employment is a problem in the settlement, the municipality should facilitate skills capacity workshops and more EPWP job opportunities.

SHORT TERM INTERVENTIONS

- Improve waste management by providing individual bins to each household and black bags on a regular basis
- Improve general maintenance of water services in the settlement and alleviate the shortfall of 3 taps to meet national standards
- Alleviate the sanitation shortfall of 13 toilets
- Electrify the settlement (all 110 households) and provide more street lights
- Install concrete storm water channels

*Western Cape Government (2014) Growth Potential Study. [Online] Available at: www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014.

COMMUNITY PRIORITIES

Short term:

- **Access to electricity**
Will help to curb the crime rate; illegal connections cause fires.
- **Access to water**
Access to sanitation - The community uses the chemical toilets which are not hygienic.
- **Security of tenure**
If the municipality is having a hard time delivering the houses then security of tenure would work for us. We do not mind building our own homes.
- **Access to police station**
The existing police station is too far from the community.

Medium term:

- **Access to health facilities**
The existing clinic does not have the capacity to accommodate everyone in the community.

COMMUNITY READINESS



Leadership:
Ward committee



Leader relations:
Political tensions



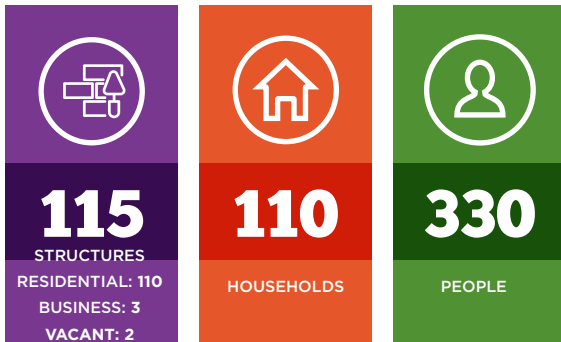
Relationship with municipality: **None**

ASSESSMENT



The community's leadership structure comprises the form of a ward committee. There is political tension between leaders. The settlement does not have general meetings and they do not meet with the municipality. The leadership structure has no relationship with the municipality. The leadership structure should meet with the community so that they can be strategic about facilitating engagements with the municipality.

DEMOGRAPHICS



COMMUNITY VOICES

We want access to employment opportunities due to high unemployment. The municipality needs to engage with people more often about plans and promises.

PLANNING RELATED ISSUES

100% Land ownership: **Municipality 100%**



Servitude: **None**



Zoning: **Other**



Household density: **21HH/Ha**

Evaluation of categorisation

The very low density settlement is 5 years old and is considered to be well suited for in situ upgrading. Locational risks present can be improved through bulk infrastructure investment in the settlement. The hardening of surfaces can mitigate against the sinking soil. Through relocating the garbage dump to an alternative location and rehabilitating the land the methane will be prevented from affecting the community. The electrification of the settlement will mitigate the incidence of fires. The implementation of short term interventions will improve poor sanitary conditions, provide better waste management and improve poor street networks through the initial phase of reblocking. The installation of concrete drainage channels will mitigate water logging and the occurrence of waterborne diseases.



HAZARDS AND RISKS

Natural

- Sinking soil
- Fires

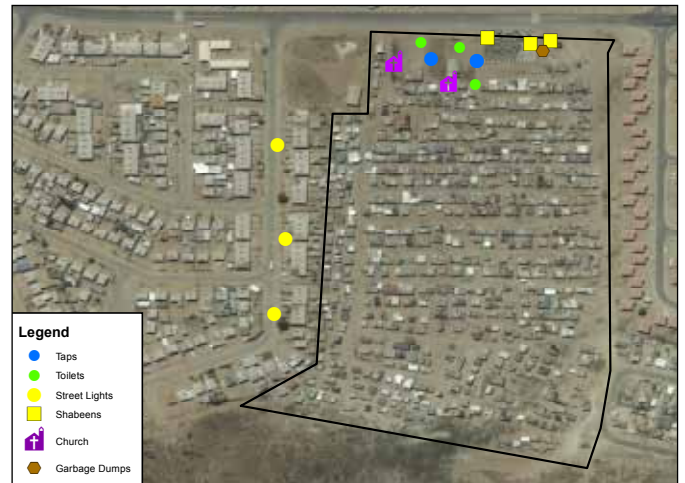
Man-made

- High density
- Inadequate sanitation
- Inadequate waste management
- Poor street network
- Water logging drainage
- Proximity to garbage dump
- Waterborne diseases

Assessment

The settlement is affected by the locational hazards of being situated on sinking soil and within 100m proximity to a garbage dump. It experiences risks which are directly linked to its informality and poorly serviced nature. The settlement suffers from inadequate sanitation, fires caused by illegal electrical connections, inadequate access to water, drainage and water logging issues. In situ upgrading along with the provision of basic services can help to mitigate these hazards and risks. Installing electrical connections will alleviate the incidence of fires while installing concrete storm water channels will improve drainage and water logging issues.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

The settlement experiences poor basic service provision. Water and sanitation services do not meet national standards and existing services are poorly managed. Waste collection is irregular - the municipality needs to provide regular black bags and individual bins to each household. The settlement needs to be electrified as all electrical connections are illegal. The municipality should provide more street lights as a form of passive surveillance in the settlement. The settlement has no storm water drainage system. Concrete should be applied to channels dug out by the community.



SANITATION

Working ratio **1:13** Shortfall **13**

9 chemical toilets are located in the settlement and maintained by the municipality. All toilets are in working order. There is a shortfall of 13 toilets.



ELECTRICITY

110 Illegal

The settlement has 0 legal electrical connections. 110 households have illegal electrical connections. There is 1 street light.



WATER

Working ratio **1:55** Shortfall **3**

2 communal standpipes are located on the edge of the settlement and are managed by the community. There is an inadequate amount of taps to meet the national standard with a shortfall of 3 taps. The taps are poorly maintained by the municipality. The community usually contributes money to fix taps and waits for two months for them to be fixed.

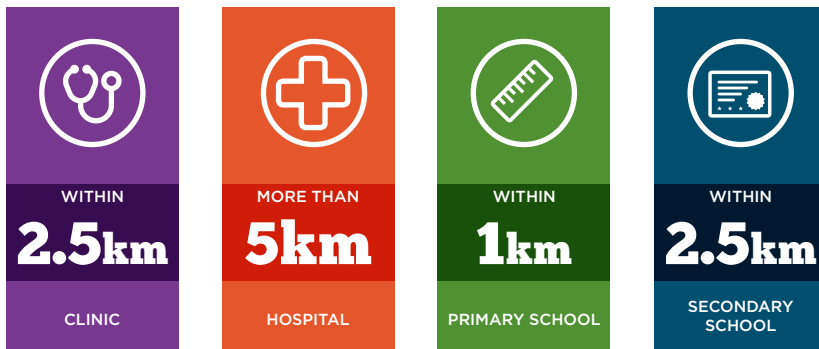


WASTE

2 Municipal skips

2 municipal skips are maintained by the municipality. The municipality provides black bags irregularly.

SOCIO-ECONOMIC AMENITIES



Assessment

The clinic is located 2,5km away from the settlement. The community has no access to a hospital within 5km or to a preschool within a 5km radius. The primary school is 1km away which amounts to a 15 minute walk. The secondary school is located within 2.5km from the settlement and is a 30 minute walk away. The settlement has general shops and spaza shops in its immediate vicinity as well as a range of community facilities such as a church, community hall, police station and a sports facility. The police station is a 30 minute walk away and is not located inside the settlement.

ECONOMIC SERVICES

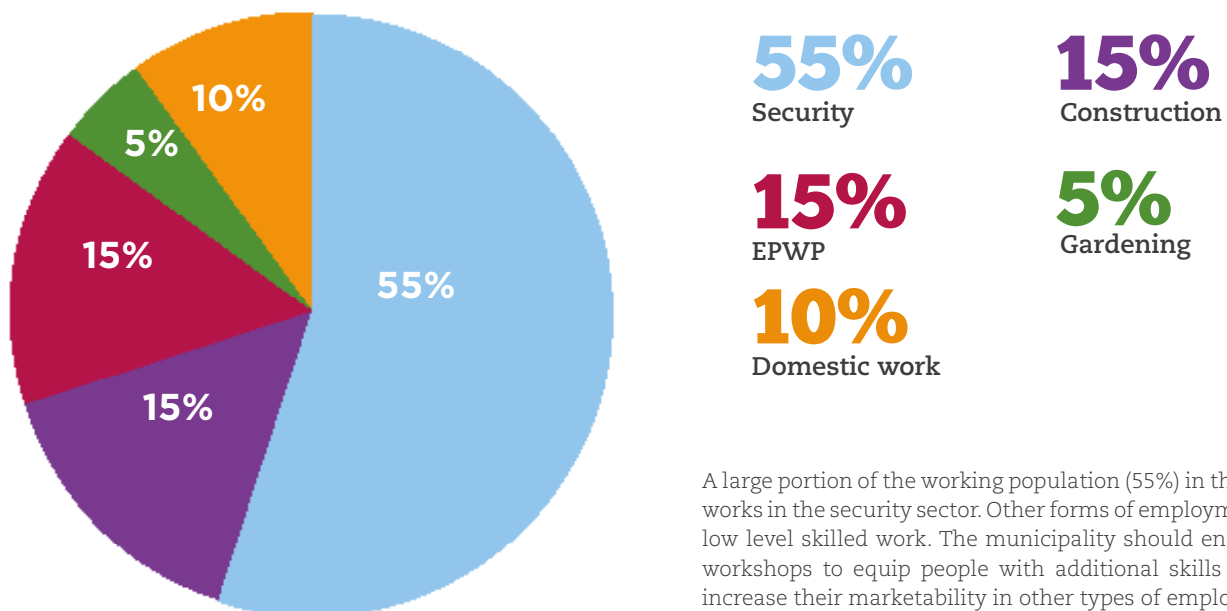
- General
- Spaza shops

SOCIAL SERVICES

- Church
- Community hall
- Police station
- Sports facility

EMPLOYMENT PROFILE

% of employed men and women



A large portion of the working population (55%) in the community works in the security sector. Other forms of employment comprise low level skilled work. The municipality should encourage skills workshops to equip people with additional skills which would increase their marketability in other types of employment.

SETTLEMENT PROFILE

Joe Slovo

Municipality: **SALDANHA MUNICIPALITY**

Closest town: **SALDANHA**

Established: **2013**

Structures: **1360**

CATEGORISATION CODE/S

B1

B1 - IN SITU UPGRADING

Growth potential: **MEDIUM***

TOWN LEVEL MAP



HISTORY AS TOLD BY THE COMMUNITY

Joe Slovo was previously used as a relocation site for those awaiting placement in a housing project. The settlement now mostly comprises of backyard dwellers from the surrounding area.

SUMMARY

Joe Slovo is a **medium density** settlement situated on **municipally owned and residentially zoned** land. This settlement does not experience any locational hazards or risks. **Man-made hazards and risks** include inadequate sanitation and a poor street network. If the community's priorities - such as bulk infrastructure investment and improved sanitation - are met, the effects of these hazards and risks will be mitigated. Based on the settlement analysis, **short term interventions** include maintaining existing infrastructure and investing in infrastructure to meet national standards. Such implementations would improve conditions in the settlement. An improved road network and concrete drainage channels will improve access/egress into the settlement and decrease ambulance response times to less than an hour. The **settlement is well located** near to socio-economic amenities, educational facilities and a clinic. There is no hospital within a 5km radius. The municipality should therefore facilitate a system where those who need to go to hospital are able to do so. The

settlement experiences a **range of social problems** related to drug use, gangsterism, petty crime and alcohol related violence. The community considers the shebeen located in the settlement as one of the reasons for alcohol related violence. There is a police station within the immediate vicinity of the settlement, which should play a more active role in mitigating crime in the area. It should also facilitate awareness creation workshops to keep youth away from drugs. The **municipality should meet with the leadership more regularly** so that community priorities can be met. In addition, the municipality should facilitate EPWP programmes so that the effects of seasonal employment in the fishing industry does not affect Joe Slovo's working population as severely as it currently does. The **settlement is ideal for in situ upgrading** which can be undertaken in a phased manner. This will meet community priorities and improve living conditions.

SHORT TERM INTERVENTIONS

- Provide 2 communal skips and individual bins.
- Provide 44 taps to the community.
- Repair 4 flush toilets and provide 234 toilets to meet national standards.
- Provide 1300 electrical connections.
- Apply concrete to storm water channels.
- Engage with the community more regularly so that community priorities can be understood and met.

*Western Cape Government (2014) Growth Potential Study. [Online] Available at: www.westerncape.gov.za/eadp/sites/default/files/your-resource-library/2014.

COMMUNITY PRIORITIES

Short term:

- **Bulk infrastructure** - We need bulk infrastructure for water and electricity so that we can access basic services.
- **Access to employment opportunities** - So that people are able to afford things such as food.
- **Access to health facilities** - The service at the clinic is not good enough.
- **Access to education facilities** - We need access to education within the settlement as the surrounding schools are overcrowded.

Medium term:

- **Access to community facilities** - The community needs easy access to a crèche.
- **Recreational facilities** - We need recreational facilities and to plant trees to beautify the area.

COMMUNITY READINESS



Leadership:
Other



Leader relations:
Healthy



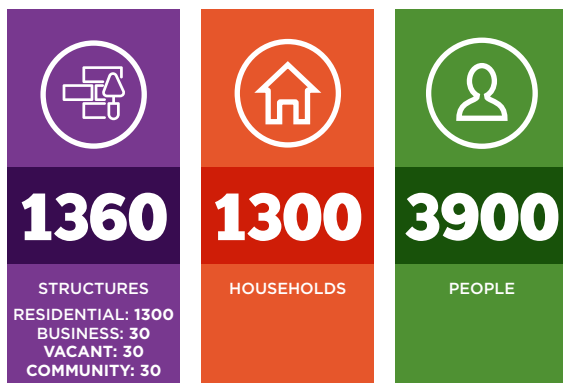
Relationship with municipality: **Good**

ASSESSMENT



The community's leadership structure takes the form of a street committee whose role is conflict resolution, settlement governance, participating in the Integrated Development Planning (IDP) process and engaging with the councillor and ward committees. Members of the leadership have a healthy relationship cooperating with each other and meeting once a month. The community leadership only meets with the municipality when necessary and discusses issues related to housing and service delivery. The community has a good relationship with the municipality. This relationship can be further improved through regular community and municipal engagements.

DEMOGRAPHICS



COMMUNITY VOICES

We are requesting a space for recreational activities such as a church. We feel that the lack of basic services leads to health problems.

PLANNING RELATED ISSUES

100% Land ownership: **Municipality 100%**



Servitude: **None**



Zoning: **Residential**



Household density: **70HH/Ha**
(HH/Ha - households per hectare)

Evaluation of categorisation

This medium density settlement is 5 years old and is considered to be well suited for in situ upgrading. Joe Slovo's community members have spatially organised themselves. This should be considered as the first phase of reblocking (through creating clear access / egress into the settlement). The land is owned by the municipality, it possesses appropriate zoning (residential) and allows for bulk infrastructure investment suited for residential living.

Comment on past relocation attempts

The municipality has identified alternative land for relocation to a housing project. The municipality is waiting on the EIA (environmental impact assessment) to deliver basic services such as water and sanitation in the settlement.



HAZARDS AND RISKS

Natural

- None

Man-made

- Inadequate sanitation
- Poor street network

Assessment

The settlement experiences no location related hazards or risks. The only man-made hazards and risks are inadequate sanitation and a poor street network. These can be addressed through the phased process of in situ upgrading.

SETTLEMENT MAP



BASIC SERVICES

Service assessment

There are only 2 municipal skips and black bags are handed out on a bi-weekly basis. The municipality should provide more waste collection points because it is a dense settlement. Black bags should be provided on a weekly basis to improve waste removal and management. The settlement has 8 communal standpipes all located inside the settlement, in working order and maintained by the municipality. There is a shortfall of 44 taps based on the national average. Only 22 flush toilets are working. Infrastructure for 26 flush toilets is present in the settlement. The municipality should maintain existing sanitation services and provide infrastructure shortfalls. The settlement has zero legal electrical connections; each household is connected illegally.



SANITATION

Working ratio **1:60** Shortfall **238**

There are 26 flush toilets but only 22 are in working order and maintained by the municipality. There is a shortfall of 238 toilets. 4 need to be repaired.



WATER

Working ratio **1:163** Shortfall **44**

8 communal standpipes are located inside the settlement and maintained by the municipality. The residents do not pay for water. On average it takes them 5 minutes to access their taps. Theft of taps is a problem. All taps are in working order. There is a shortfall of 44 taps.



ELECTRICITY

1300 Illegal

1300 households have access to illegal electrical connections. The settlement has 4 street lights .

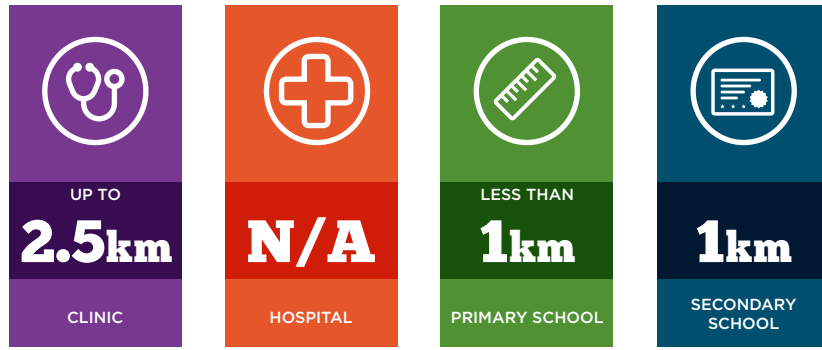


WASTE

Waste management: Municipal skips

There are 2 municipal skips which are managed by the municipality. Black bags are distributed to the community on a bi-weekly basis.

SOCIO-ECONOMIC AMENITIES



The community has access to a clinic within 2,5km which is a 30 minute walk away. There is no hospital located within a 5km radius. The community has no access to a preschool. A primary and high school are located 1 km away which is equivalent to a 10 minute walk. The settlement has general shops and spaza shops within the immediate vicinity. The community also enjoys facilities such as a church, community hall, playground, police station and sports facility.

ECONOMIC SERVICES

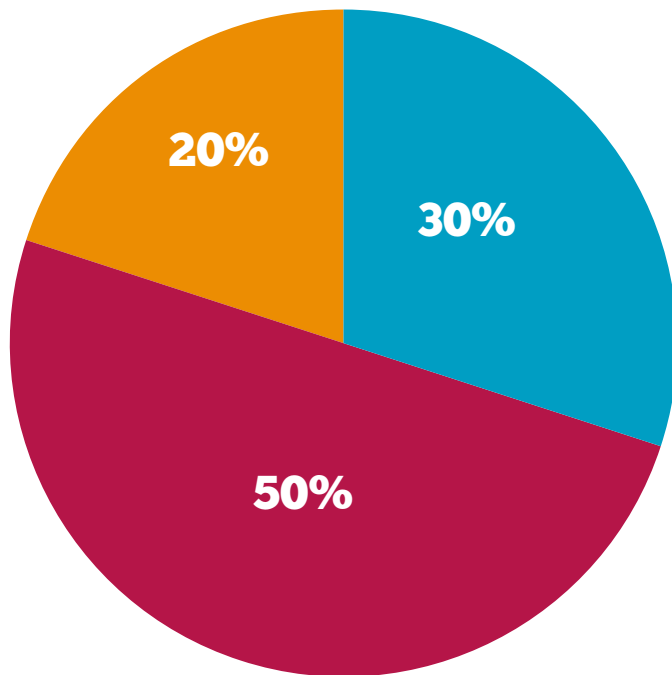
- General shops
- Spaza shops

SOCIAL SERVICES

- Church
- Community hall
- Playground
- Police station
- Sports facility

EMPLOYMENT PROFILE

% of employed men and women



30%
Construction

50%
Fishing

20%
Domestic work

The town of Saldanha is known as a fishing town and it is not unusual that half of the people located in the settlement are employed by the fishing industry. This type of employment is seasonal and does not provide a form of income that can sustain livelihoods all year round. Domestic work (20%) and construction (30%) are both laborious forms of employment. The municipality should support and facilitate skills workshops so that people are able to attain skills to access better forms of employment.