



Enumeration Report

KTC Informal Settlement Pocket

MARCH 2017

A member of the SA SDI Alliance



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LIST OF ACRONYMS AND ABBREVIATIONS

CoCT - City of Cape Town (refers to the municipality)
CORC - Community Organisation Resource Centre
The Department - Department of Human Settlements
EPWP - Expanded Public Works Programme
FEDUP - Federation of the Urban and Rural Poor
GIS - Geographical Information Systems
GPS - Global Positioning System
ISN - Informal Settlement Network
MEC - Member of the Executive Council
NGO - Non-Governmental Organisation
Province - The Western Cape Government
PSC - Project Steering Committee
SC - Sub-Council
SA SDI Alliance - South African Slum Dwellers International Alliance
SDI - Slum Dwellers International
StatsSA - Statistics South Africa

GLOSSARY

Enumeration:

An enumeration entails the gathering of socio-economic data and shack numbering for all households in informal settlement pockets.

Household:

A group of people under one structure sharing one common area. If the structure is divided and a different door is used to enter the next area and the common area is not shared, then that can be considered as a different household.

Household head:

The household head is a person who is recognized as such by the household. She or he is generally the person who bears the chief responsibility for managing the affairs of the household and takes decisions on behalf of the household. This person does not necessarily have to be the breadwinner.

Informal settlement pocket:

According to the City of Cape Town, an informal settlement pocket consists of one or more informal structures, which are known to the community as a unit with a unique name. It could be a stand-alone portion or form part of a larger grouping. An informal settlement area consists of one or more informal settlement pockets due to the geographical position and/or contiguous nature of these pockets.

PREFACE

The Community Organisation Resource Centre (CORC) is a support NGO linked to the global network of the urban poor known as Slum Dwellers International (SDI). In its role as a support NGO, CORC supports the social processes of two poor-people's movements, the Federation of the Urban and Rural Poor (FEDUP) and the Informal Settlement Network (ISN). CORC assists FEDUP & ISN to develop strategies for inclusive cities. This includes facilitating engagements with formal roleplayers like the state and supporting the development of savings, information-gathering and community-led development strategies. A second NGO, the uTshani Fund, provides finance for the urban poor. Together, these two social movements, along with the two support NGOs, form the South African SDI Alliance. One of the alliance's most important tools over the last two decades has been information collection through the profiling and enumeration of informal settlements. This report is a reflection of community-driven data collection processes implemented by the alliance that have proven to be far more effective in gathering accurate data about informal settlements.



View of shack structures and houses in KTC

EXECUTIVE SUMMARY

KTC is a dense informal settlement in Gugulethu located on 6,8 hectares of provincial or national land that is currently planned and zoned as Open Space 3 and plots for Single Residential 2. Community members indicated that the settlement was founded in 1983. Other facilities in the near vicinity in Gugulethu include the SANCO Hall, Mascinedane Clinic, Nobantu, Mseki, Siviwe and Vukukhanye Primary Schools, Fezeka Secondary School, Shoprite Gugulethu, and the Gugulethu Community Health Clinic.



Overview impression of KTC

The Western Cape Government Department of Human Settlements appointed the Community Organisation Resource Centre (CORC), through a competitive tender process, to conduct an in-depth enumeration of KTC, which forms part of the Airport Informal Settlement Precinct consisting of ten (10) informal settlements, namely; Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele, Europe, Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village. CORC works in partnership with the Federation of the Urban and Rural Poor and the Informal Settlement Network, who mobilised, trained and provided on-going support to KTC community members to act as enumerators in this study.

The KTC enumeration process unfolded over a period of three weeks and started with shack numbering and mapping, which was conducted over 8 days in October 2016. The enumeration training occurred on 1 November 2016 and enumeration was carried out between 2 and 23 November 2016. Through CORC employment and the Expanded Public Works Programme of the City of Cape Town, 56 short-term employment opportunities were created in KTC during this study.

A total of 1162 dwellings were numbered of which 983 dwellings were enumerated, resulting in a response rate of 85%. During the enumeration, eight out of ten times household heads were the primary respondent to questions, followed by those closely associated to the affairs of the household such as the spouse or partner (7%). This means that the most reliable sources of information related to households were obtained.

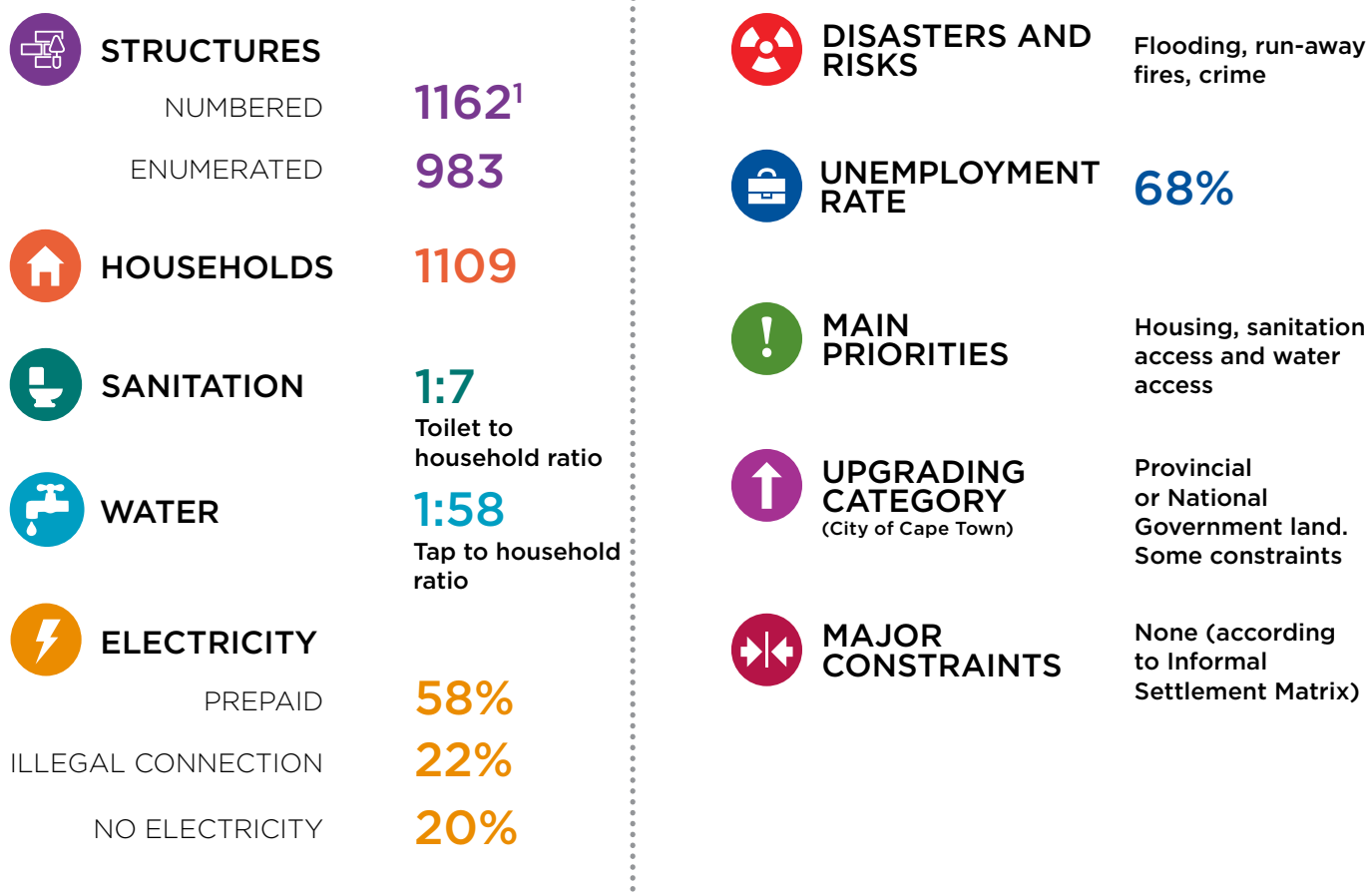
Single people account for 43% of all households, of which 68% are male, of which 68% are younger than 40 years old, and of which 90% have never been married. Six out of ten single person households reported to have financial dependents although these people do not live in their dwelling. The dwellings of single person households in KTC can be characterised as small (57% of all dwellings are less than 30 square metres), and recently occupied (24% of residents reported living in their dwelling for less than five years). Another 31% of households enjoy shelters of 35 to 60sqm. When the number of total floor space is divided by occupants to indicate a measure of overcrowding, 64% of residents have access to less than 15sqm floor space, and 15% of residents have access to 5 to 10sqm. In KTC settlement there is therefore a mix of dwellings ranging from 10 to 15 sqm, 15 - 20sqm and 25 to 30sqm. Residents on average have about 10 to 15 sqm to themselves. The majority (86%) of respondents asserted to own the dwelling they live in and 119 households (or 12%) reported to live rent-free.

The majority of KTC residents face economic hardship. According to community responses, the unemployment rate is 68%. The majority of households (98%) earn less than R3500 per month, while 37% of households report to have no income at all. The most economically active are 36 to 40 year olds,, followed by 31 to 35 year olds. Youth aged 19 to 30 years, who make up a quarter of the total population, are particularly affected. Overall, 77 in every 100 youth are unemployed. Women are particularly affected by the shocks related to unemployment since 62% of the unemployed youth are female. Only six youth (or 1%) are reportedly self-employed and 22% of youth earn no income. According to the enumeration data, 676 people receive the child support grant, 88 pensioners receive the old age grant, and 39 people receive the disability grant.

One third of the population are children younger than 18 years old and 47% of children are in primary school while 18% are enrolled in secondary school. Children attend school in close proximity to KTC settlement since one quarter reported attending school in Nyanga and another quarter in Gugulethu.

Households reported their access to electricity as 58% prepaid meters, 22% illegal connection, and 20% without access to electricity. Water and sanitation services are also lacking as the community grew over the years. At current levels, there are 19 taps, which results in a ratio of 58 households per water tap. There are 162 temporary toilets, which results in a ratio of 7 households per toilet.

This enumeration outlines and details evidence to inform the planning and development strategies for the Airport Precinct initiative. The use of data collected through this study not only improves the evidence base from which settlement planning occurs, but also builds the capacity of communities as central partners in upgrading initiatives.



¹ All information reflected in this report is based on the analysis of data collected during the enumeration exercise, unless otherwise stated

1. INTRODUCTION

01 Introduction

South Africa, like other developing countries, has seen a rapid rise of informal settlements in major cities.² This increase is attributed to a number of factors which can be grouped under two broad categories i.e. urbanisation and population growth. In terms of urbanisation, people migrate into cities in search of greener pastures. Upon arrival, they find it near impossible to secure affordable housing and are often forced to find accommodation in informal settlements. With respect to population growth, Census figures have shown a consistent increase in the population size and growth rates of the country. In addition, there is a growing phenomenon of young adults who split from families in order to set up home elsewhere in pursuit of independence. This further compounds the problems associated with housing demand.³

It is expected that housing would be affected by increases in population size and the decline of household size, which puts an additional strain on the state's available resources to provide adequate housing for the population.

Trends in population increase and growth in informal settlements

The Western Cape Province accounts for 11.2 % of South Africa's total population with 5 823 000 residents; of this the City of Cape Town metropolitan area is home to 64% of the Province's residents (StatsSA: 2011). The population size in the Province increased by 2.6% per year between 2001 and 2011 while the average household size declined from 4 in 1990 to 3.4 in 2011, placing increased pressure on the demand for services and housing.

Informal settlements are home to millions of people in developing countries. Between 1994 and 2011, the number of informal settlements in South Africa increased from approximately 300 to about 2 700 and it is estimated that 1.25 million households live in these settlements (NDHS, 2014). According to Statistics South Africa (Stats SA), 142 706 households lived in shacks (not in backyards) and informal residential areas in the Western Cape at the time of the 2001 Census. This figure is compared to 191 668 at the time of the 2011 Census (HDA, 2013:11). In 2013, approximately 193 000 households lived in 204 informal settlement areas in the City of Cape Town and this number increases each year. These statistics clearly illustrate that government needs to address informality as a matter of priority. As a starting point, policy and implementation need to align to the Western Cape Department of Human Settlements' strategic direction of allocating more resources to the Upgrading of Informal Settlements Programme (UISP) in order to improve the living conditions of informal settlement dwellers and those living in backyards who continue to wait for a housing opportunity.

Catalytic projects – creating opportunities at scale

In 2014, the national Minister of Human Settlements announced that the Department would embark on the delivery of catalytic human settlements projects to capitalise on the economies of scale of such projects. Subsequently, the Minister of the Western Cape Department of Human Settlements (WCDHS), Bonginkosi Madikizela announced in his 2015 Budget Speech that the Department had identified 5 catalytic and 9 priority projects in the province, which would be funded and jointly implemented with the National Department of Human Settlements (NDHS).

² HDA. 2013b. South Africa: Informal Settlements Status.

³ Todes, A. et al. 2010. Contemporary South African Urbanisation Dynamics. Urban Forum, 21:331-348

01 Introduction

The Southern Corridor Integrated Human Settlements Project is one of the catalytic projects and is comprised of several projects within the City of Cape Town's area of jurisdiction. The Airport Informal Settlement Precinct and Kosovo are two projects that will be implemented through the Southern Corridor Integrated Human Settlements Project.

The Airport Informal Settlement Precinct consists of ten (10) informal settlements, namely; Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele, Europe, Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village. These settlements form a strip of between 200 and 500 metres wide along the southern border of the N2. The majority of settlements border Steve Biko Street to the northwest and Borchers Quarry Road to the southeast, stretching 2.5km in a northwest-southeast direction. Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele, and Europe were enumerated in the first phase of the government contract. Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village were enumerated in the second phase and also form part of the Airport Precinct. Kosovo was also enumerated in this government contract as a priority project in the Southern Corridor.

It is in this context that the Department commissioned an enumeration study across each of these informal settlement pockets, appointing the Community Organisation Resource Centre (CORC) through a competitive bidding process, to undertake this task.

Overall purpose of the study

The overall purpose of the enumeration study was to gather data and information at household level in order to understand the profile of the households, social networks and the level of services in the informal settlement pockets that form part of the Southern Corridor. The data and information gathered will assist the Department in understanding the status quo of each informal settlement pocket in order to develop credible settlement profiles which will assist with determining human settlement needs per household, informing decision making, and future planning for the informal settlement pockets.



Numbered structure in KTC

01 Introduction

The project deliverables of the study were to:

- Negotiate, design, implement and manage a stakeholder participatory process
- Conduct a household level enumeration exercise
- Conduct GIS mapping of all households
- Analyse the data collected for each settlement
- Record existing social infrastructure and socio-economic opportunities
- Develop a database which will provide a profile of each household and each informal settlement

Process undertaken in the enumeration of KTC

The study was conducted by CORC. The KTC enumeration process unfolded over a period of three weeks and started with shack numbering and mapping, which was conducted in November 2016. The enumeration training occurred on 1 November. Enumeration study was conducted in after the local government elections held in August 2016 and the enumeration took place between 2 and 23 November 2016. Settlements enumerated in this government contract were exposed to the same methodology. The only difference related to the length of time required for gathering data, which was based on the settlements' varying sizes. The use of a common methodology ensured that information and data across the settlements studied could be compared. This particular report is the outcome of a community-led data collection process that will better equip the CoCT and the Province through updated information about KTC informal settlement pocket.



Impression of a side road in KTC

2. LOCATION AND CONTEXT OF THE SETTLEMENT

02 Location and context of the settlement

KTC is a dense informal settlement in Gugulethu. The boundaries of the settlement are formed by Jackhalsvlei Road to the south, Elijah Loza Street to the west, M Mbewana Street to the north, and RDP housing to the east. The 6,8 hectares of land that KTC is located on were planned and zoned as Open Space 3 and plots for Single Residential 2. Indeed, the surrounding land uses are mostly Single Residential 2 with quite a number of backyard shacks located on properties. Other facilities in the near vicinity include the SANCO Hall, Mascinedane Clinic, Nobantu, Mseki, Siviwe and Vukukhanye Primary Schools, Fezeka Secondary School, Shoprite Gugulethu, and the Gugulethu Community Health Clinic. According to residents, the settlement was founded around 1983.



02 Location and context of the settlement

COMMUNITY VOICES

“When I arrived here in 1985 this place was a bush with a church called Donkey Church. The reason we call it KTC is because of that shop in our settlement called Kataza Trading Company. Everybody knows it. When we grew up this place was called Beirut because at that time there were killings. Someone would just come and shoot. It was a revolutionary time, we had to fight.”



The settlement is named after this supermarket

The community does not have a conventional leadership structure in comparison to the other settlements in this enumeration study. Instead, residents have chosen members of SANCO to represent them. Some of these SANCO members reside in KTC itself whilst others stay in the surrounding areas. The members of SANCO report to the councillor.

KTC informal settlement falls under the jurisdiction of Ward 39 where Khaya Yozi is the ward councillor. Subcouncil (SC) 14 consists of six wards including Ward 39. It is situated along the N2 highway, close to the Cape Town International Airport, and encompasses Nyanga, Gugulethu and Crossroads. Anthony Mathe is the SC manager and Noluthando Makasi is the SC chairperson.

Councillors and SC managers mentioned in this report are those elected to their positions after the local government elections in August 2016. CORC engaged councillors and SC managers to make initial contact with community structures. The KTC leadership committee reports to SANCO and works with the office of the ward councillor to liaise with city government departments.



Some of KTC's leaders and volunteers of the security initiative

02 Location and context of the settlement

The growth of the KTC informal settlement pocket is illustrated in the Google Earth satellite images below. The earliest satellite imagery available on Google Earth are images dating from 2001. At this time, the informal settlement extended onto the site of adjacent housing development. The settlement was therefore twice the size in 2001 than it is in 2017. A process of dedensification in preparation for the housing development is evident by 2004. By 2006, the road structure of the new housing development was implemented, and residents moved their dwellings from these spaces onto the allotted plots. At this time, the western section of settlement, which is KTC settlement in 2017, remained in tact and few changes are noticeable. Between 2007 and 2009, quite a few changes are noticeable and dwellings moved onto the housing plots more intensively. By 2010, the housing project was in full motion as informal dwellings were replaced with BNG housing units. A continual dedensification of the northern section of KTC can be observed during the period 2010 to 2014, and the road structure for the new housing development to the north was completed by 2015/16.



3. METHODOLOGY

03 Methodology

3.1. STAKEHOLDER PARTICIPATION AND ENGAGEMENT

The first phase of the study involved stakeholder engagement and developing deep participation with regard to community structures.⁴ This is summarised in figure 1:

⁴ A detailed stakeholder participation and engagement plan has been prepared by CORC and contains the finer details of this phase of the project.



Figure 1: SA SDI Alliance stakeholder participation & engagement strategy

03 Methodology

3.2. PRE-IMPLEMENTATION AND FIELD WORK

This section describes the methodology utilised in the enumeration study.⁵ The following diagram connects with the previous process at engagement level. The diagram outlines the process followed once implementation and field work begun. It must be noted that the collection of data in the field was conducted utilising the CoCT Trimble devices. Along with these devices, GPS devices were utilised for mapping purposes. The data from the Trimble devices was uploaded in the field directly to the CoCT’s database. This meant that no post-enumeration data capturing was required and that the CoCT effectively received updated enumeration data after each upload.

⁵ A detailed pre-implementation and field work plan has been prepared by CORC containing the details of this phase of the project.

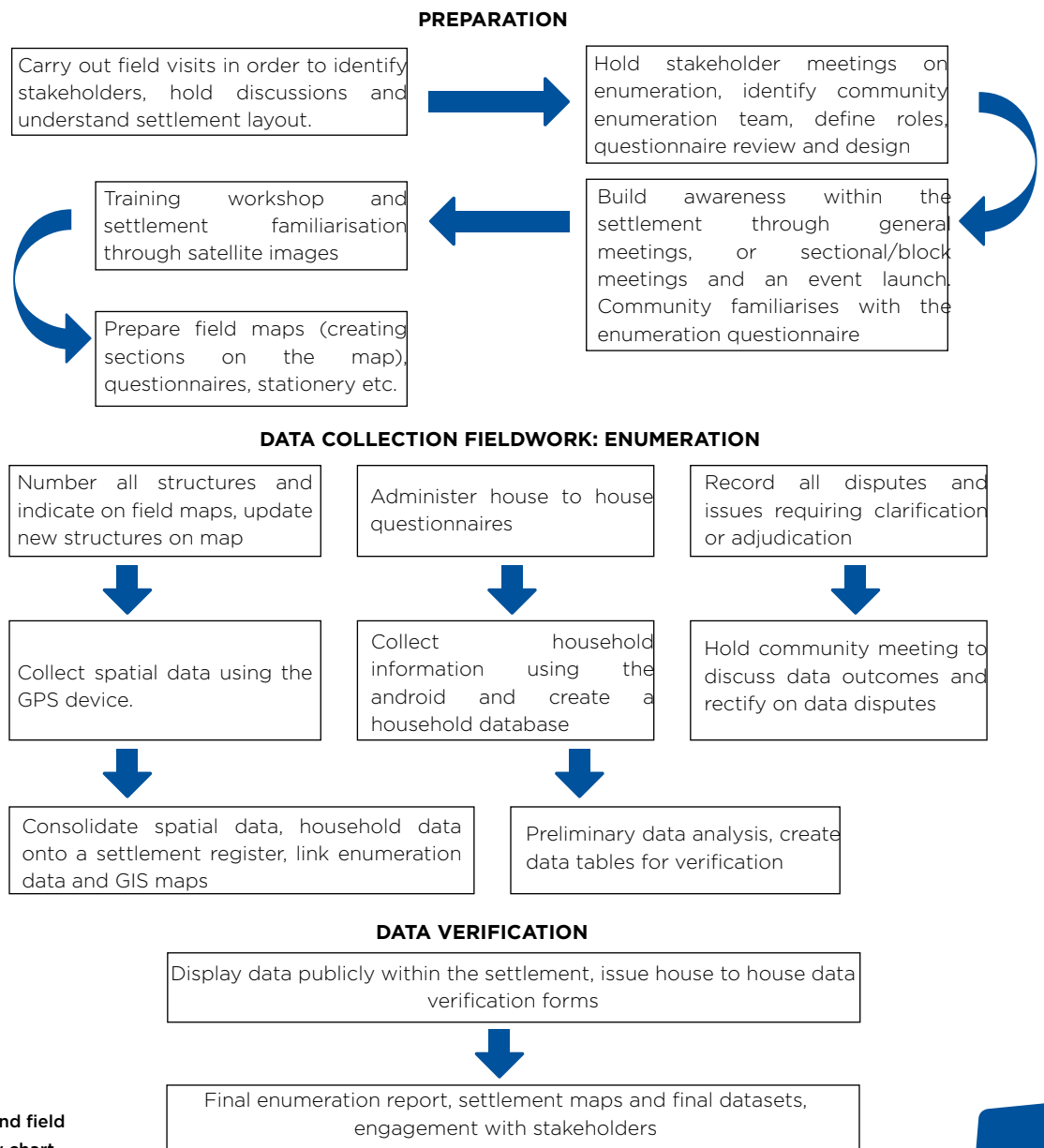


Figure 2: Pre-implementation and field work process flow chart

03 Methodology**3.3. VALUE ADD TO THE PROJECT - EMPLOYMENT OPPORTUNITIES**

A key approach used by CORC and the SA SDI Alliance is that community members form the main teams for mapping, data collection, shack numbering and verification in their settlement. This approach improves data accuracy and allows for wider coverage as residents are more open to members of their own settlement. In the case of KTC, the enumeration study created short-term employment opportunities for community members.

A team of 8 residents carried out the critical numbering process between 17 and 22 October 2016. Each numbered structure was linked to digitised GIS data, which meant that all information collected per structure could be mapped spatially. The data collection exercise was implemented over a period of three weeks by a team of 20 residents who were employed by CORC and a further 20 residents employed by the CoCT through the Expanded Public Works Programme to handle the Trimble devices under the supervision of four CORC employed supervisors. Four community leaders and four supervisors were also instrumental in guiding the numbering, enumeration, and mapping teams. The mapping team comprised of eight residents who mapped the settlement for 10 days. At the end of the exercise, a total of 56 employment opportunities of varying lengths (three days up to 21 days) were created in KTC.



Numbered structure in KTC

4. COVERAGE OF THE ENUMERATION AND RESPONSE RATES

04 Coverage of the enumeration and response rates

The following section details the coverage of the enumeration with respect to the estimated structure counts and estimated population from the CoCT, compared to information that was collected in the settlement. The aim of this section is to provide the reader with a picture of the extent of the enumeration as well as deliver response rates on a few key variables. Together, this provides a view of the enumeration as a fair and accurate representation of the settlement at this particular point in time. Response rates will also be reflected again to provide the reader with a sense of how well or poorly people responded to questions during the enumeration.

4.1. COVERAGE OF THE ENUMERATION

The enumeration exercise entailed the linking of data collected inside each structure to the structure’s specific GPS coordinates on the ground. This means that different sets of information about the residents of each structure could be spatially mapped. Figure 3 highlights all structures that were enumerated in KTC.

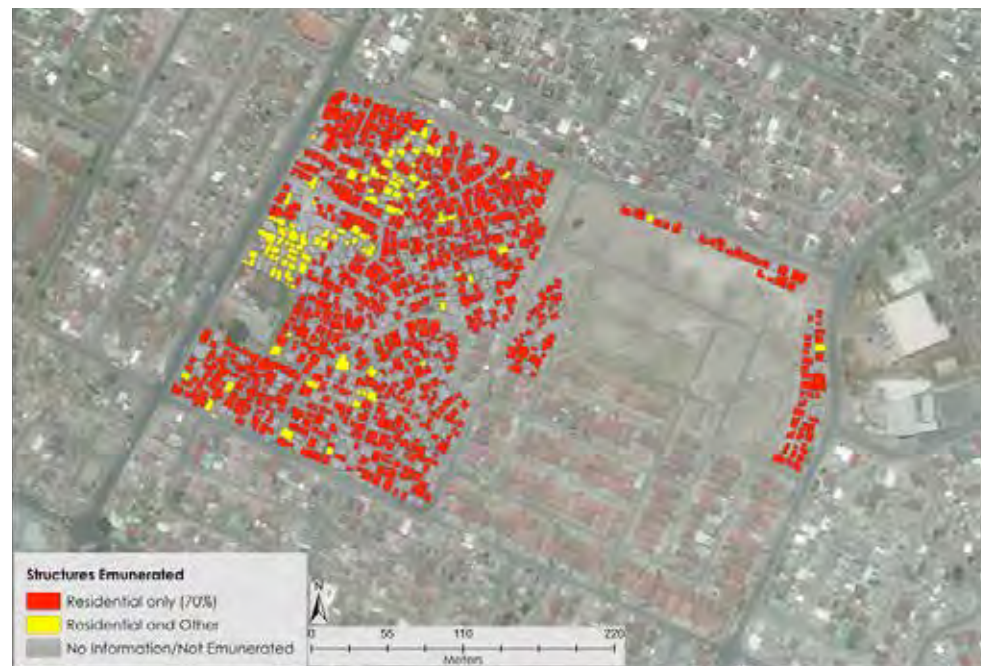


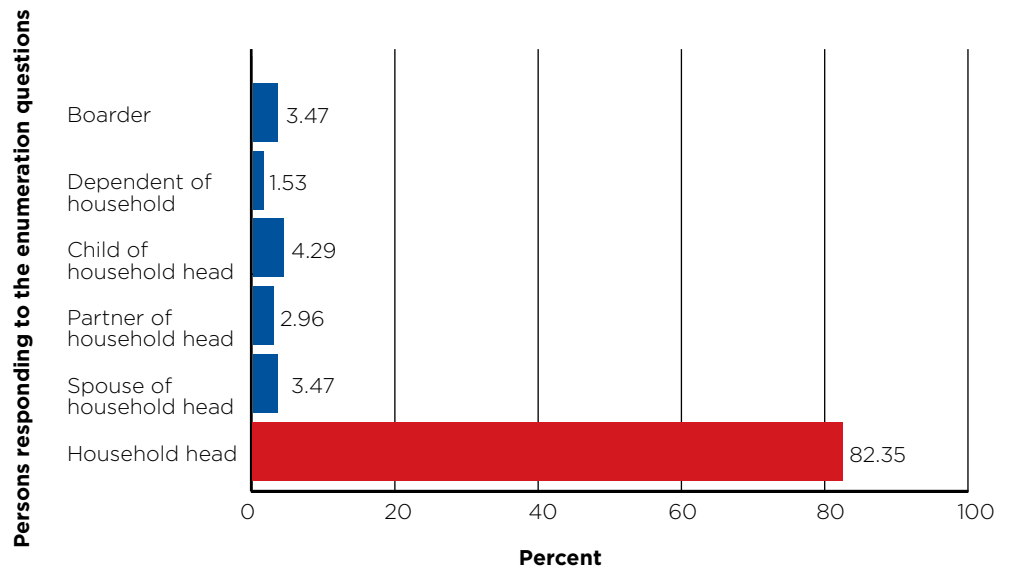
Figure 3: Map of all structures in KTC, indicating the coverage of the enumeration

Figure 3 illustrates the spread of dwellings enumerated in KTC informal settlement pocket. In total, 1162 dwellings were numbered of which 983 were enumerated. The rate of coverage was therefore 85%. The reason why 179 dwellings were not enumerated can be attributed to the unavailability of occupants and/or unwillingness of occupants to participate in the enumeration. For the rest of this report, wherever structure-level data is presented, it will reference the 983 structures stated above.

04 Coverage of the enumeration and response rates

Data was collected dwelling-to-dwelling, and through an interviewing process, enumerators spoke to the household head. CORC is of the view that the household head or a person closely associated with the affairs of the household (e.g. spouse or partner) have the best understanding and therefore this was a measure to ensure the best quality of information about the household could be collected. Figure 4 illustrates the percentage breakdown of respondents.

Figure 4: Percentage breakdown per respondent type for KTC informal settlement



The majority (82%) of respondents considered themselves the head of the household, as figure 4 above shows. Those closely associated with the household head were the second largest group of respondents and accounted for 10,8%, including children of the household head (4,3%), spouse (3,5%) and partner (3%). The high frequency of household heads or those closely associated to the household head as primary respondents to the enumeration means that the information supplied is likely to be the most accurate information of conditions related to people living in a particular dwelling.



KTC community leaders and ISN supervisor walk through the settlement

04 Coverage of the enumeration and response rates

Table 1 presents the settlement population based on respondents' accounts of how many people live inside each structure. This can be used to help estimate the population size of KTC based on per structure resident estimates.

People living in structure stated	Frequency count	Percent	Cumulative percent	People count
1	360	37,46	37,46	360
2	195	20,29	57,75	390
3	165	17,17	74,92	495
4	126	13,11	88,03	504
5	68	7,08	95,11	340
6	19	1,98	97,09	114
7	15	1,56	98,65	105
8	10	1,04	99,69	80
9	3	0,31	100,00	27
Total	961	100		2415

Table 1: Total population of KTC derived from stated number of people living inside each structure

From the tabulation, the occupant count per structure varied from one person to a maximum of nine people. By multiplying the number of occupants per structure by the frequency count, the resultant "people count", or derived population count, is 2415 people living in KTC settlement.

Table 2 is derived by counting the actual number of people enumerated per structure. This differs from table 1 and results in an actual population count for the settlement based on the enumeration results.

People enumerated	Frequency count	Percent	Cumulative percent	People count
1	419	42,62	42,62	419
2	185	18,82	61,44	370
3	156	15,87	77,31	468
4	122	12,41	89,73	488
5	61	6,21	95,93	305
6	18	1,83	97,76	108
7	9	0,92	98,68	63
8	11	1,12	99,80	88
9	2	0,20	100,00	18
Total	983	100		2327

Table 2: Total population of KTC based on actual number of persons enumerated per structure

04 Coverage of the enumeration and response rates

Table 2 above illustrates the actual number of people recorded in the enumeration as 2327. A small variance of 88 people or 3,6% is observed between the number of occupants per structure (2415) and the number of people recorded (2327). This small variance can be attributed to respondents incorrectly indicating the number of occupants per structure. For the purposes of this analysis, the figures and population count reflected in table 2 will be used, which confirms the population of KTC to be 2327 people.

Each respondent was asked to indicate how many households live inside each structure. This was based on the definition of a household being a group of people living in a structure sharing one common area or eating from the same pot. This method allows for the recording of more than one household per structure.

Table 3: Total households for KTC derived from stated number of households

Households stated	Frequency count	Percent	Cumulative percent	Household count
1	904	92,06	92,06	904
2	41	4,18	96,23	82
3	25	2,55	98,78	75
4	12	1,22	100,00	48
Total	982	100		1109

According to residents, 1109 households reside in 982 structures. One household per dwelling is the most prevalent case and constitutes 92% of all dwellings. There are 78 dwellings (or 8%) with more than one household. This is a significantly larger component of multiple households living in a single dwelling than other dwellings in the Airport Informal Settlement Precinct.

4.2. RESPONSE RATES

It was established that household heads were the majority respondents (82%) to enumeration questions. Those closely associated with the household head including children, spouses and partners accounted for a further 10,8% of respondents. This means that the best possible data was collected at the household level. Questions around structure ownership, main reasons for moving to the settlement, main use of the structure, electricity supply, sanitation usage, water access, health access and number of people and households had 98% response rates. Other questions were not fully responded to:

- 64% responded to questions related to reasons why people have moved out of the settlement;
- 92% responded to the question on household income;
- 96% responded to grants question;
- 96% responded to current educational enrolment; and
- 96% responded to marital status.

5. SUMMARY FINDINGS

05 Summary findings

Residents refer to toilets in KTC as bucket system toilets. These are equivalent to what the City of Cape Town calls container toilets, which are installed by contractors and serviced three times a week. They are used in areas where there is no vehicle access and no scope to install waterborne infrastructure.

Ratios in this table can be read in terms of the national standard for households per toilet (5:1) and households per tap (25:1). National norms for adequate service levels must ensure the health and safety of household users and include: access to a standpipe that supplies 25 liters of potable water per person per day within 200m of a dwelling; VIP or equivalent toilets in rural or low density urban areas; waterborne or equivalent sanitation in dense urban areas; and either pre-paid or metered systems in terms of electricity.⁶

This section presents a high-level summary of the findings and the analysis of the data gathered in the enumeration study.

KTC SUMMARY FINDINGS	
Age of settlement	1983
Types of structures	Shacks built predominantly from zinc wood and plastic
Total land occupied	6,82 hectares
Population density	170,4 dwelling units per hectare
Population	2327
Average household size	2,1
Total structures numbered	1162
Total structures enumerated	983
Total Males	920 (58 instances of gender not recorded)
Total Females	1349
Female household heads	49,78%
Total Children under 18 years of age	733
Number of toilets	162
Toilet to people ratio	1:14
Toilet to household ratio	1:7
Number of taps	19
Tap to people ratio	1:123
Tap to household ratio	1:58
Electricity coverage	58% prepaid meters, 22% connection to neighbours' meters, and 20% with no electricity
Unemployment rate	68% (expanded definition)
Main priorities	Housing, sanitation access, and water access
Disasters experienced by residents	Flooding, run-away fires, crime
South African Residents	99%
Non-South African Residents	1%

6 COGTA 2005.

6. ANALYSIS

06 Analysis

In this section, a more detailed analysis of the enumeration data for KTC is presented. The focus of this section is on data collected at the individual level, priorities and migration. Data on access to various basic services and ranking of priorities is also presented. Finally, the last part of this section presents data on demographics of the population and potential implications for human settlements.

6.1. STRUCTURE ANALYSIS

The study sought to determine structure ownership levels within the settlement. Each respondent was asked to indicate whether they owned the structure, paid rent or lived in it rent-free.

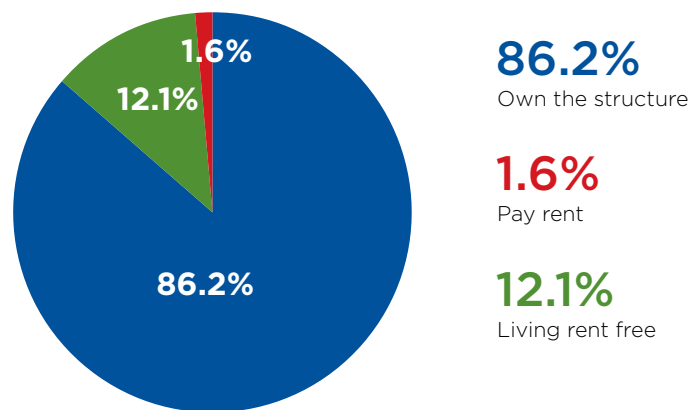


Figure 5: Percentage breakdown of structure ownership

The majority of current occupants (86%) declared to own their structures, as figure 5 illustrates. Overall, 119 residents or 12% of total residents mentioned they were not the direct owners of their dwellings but lived rent-free while 16 residents (1,6%) pay rent to a lessor.

To better understand the living arrangements of residents, a question was asked about number of rooms in the structure. Table 4 provides an overview of rooms per structure.

Number of rooms	Frequency count	Percent	Cumulative percent
1	329	36,15	36,15
2	350	38,46	74,62
3	173	19,01	93,63
4	50	5,49	99,12
5	7	0,77	99,89
6	1	0,11	100,00
Total	910	100	

Table 4: Number of rooms per structure

06 Analysis

A high variability in the composition of living spaces in shacks was reported. It was reported that dwellings in KTC have one to six rooms. Table 4 above reveals that 38% of all dwellings have two rooms. Just over a third of all dwellings had one room while one in five dwellings had three rooms. Cumulatively, 94% of all dwellings have one to three rooms.

Table 5 provides a deeper insight into the total number of people living inside each structure in the settlement based on the enumeration results. It also provides the frequency count per incidence of structure population size.

People enumerated	Frequency count	Percent	Cumulative percent
1	419	42,62	42,62
2	185	18,82	61,44
3	156	15,87	77,31
4	122	12,41	89,73
5	61	6,21	95,93
6	18	1,83	97,76
7	9	0,92	98,68
8	11	1,12	99,80
9	2	0,20	100,00
Total	983	100	

Table 5: Number of people per structure

Single person households account for 43% of all households in KTC. This data was reported in Table 2 and repeated here to contextualise the 'structure-level' data. Families of two, three and four person households make up another 46% of all households.



Impression of structures in KTC

06 Analysis

The floor areas of the dwellings were calculated from GIS data following the mapping of dwellings from an aerial photograph. This is the most accurate data available in the study, but could be an overestimation of actual floor size because the overhangs of the roofs could be larger than the floor area. In order to better understand the average available floor space per household, the net floor areas were added together and divided by the population. Table 6a below presents this data.

Square metres of floor space per person categorised	Frequency count	Percent	Cumulative percent
2.01 - 5sqm	4	0,42	0,42
5.01 - 10sqm	39	4,10	4,52
10.01 - 15sqm	125	13,14	17,67
15.01 - 20sqm	141	14,83	32,49
20.01 - 25sqm	109	11,46	43,95
25.01 - 30sqm	128	13,46	57,41
30.01 - 35sqm	93	9,78	67,19
35.01 - 40sqm	82	8,62	75,81
40.01 - 50sqm	101	10,62	86,44
50.01 - 60sqm	55	5,78	92,22
greater than 60sqm	74	7,78	100
Total	951	100	

Table 6a: Square metres of floor space categorised

In KTC, 57% of all residents live in structures smaller than 30sqm. Another 31% of households enjoy shelters of 35 to 60sqm. This data, however, does not take into account the number of occupants per structure, which can be a measure of overcrowding. In Figure 6, total floor space per dwelling was divided by the number of occupants to arrive at a floor space per person ratio.

06 Analysis

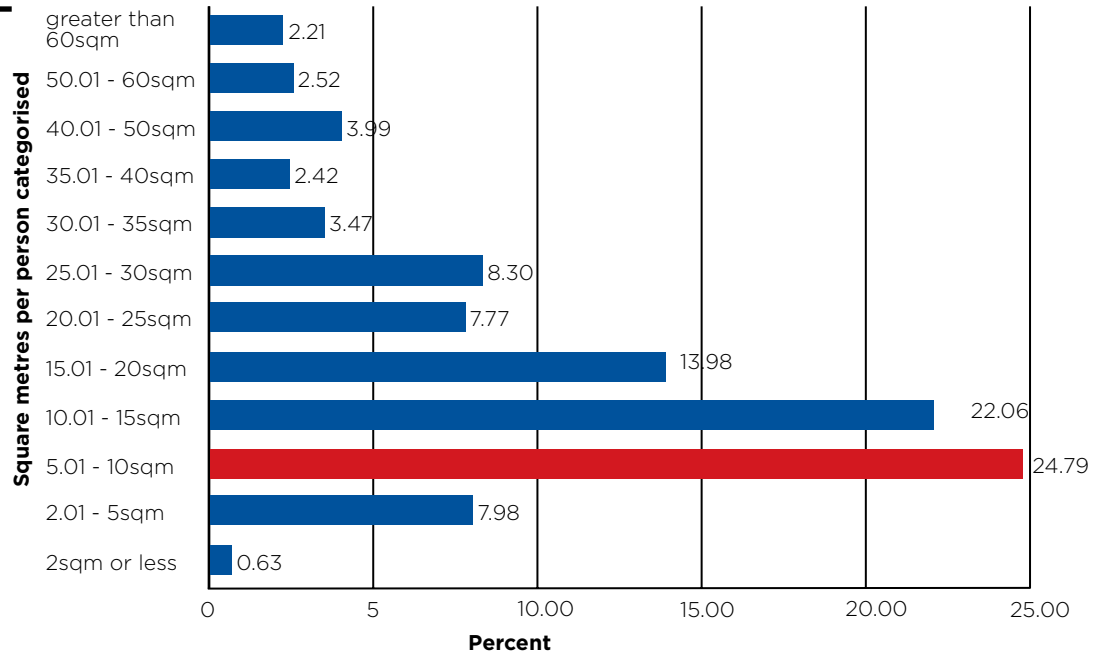


Figure 6: Percentage breakdown for square metres per person of floor area provided by a structure, categorised

This analysis indicates that 64% of residents have access to less than 15sqm floor space while 15% of residents have access to 5 to 10sqm. KTC settlement therefore has a mix of dwellings ranging from 10 to 15 sqm, 15 - 20sqm, 25 to 30sqm. On average, residents have about 10 to 15 sqm to themselves. Table 6b excludes structures with only one occupant to better reflect square metres per person in structures with multiple occupants.



Impression of densities in KTC

06 Analysis

Table 6b: Square metres of floor space categorised available per person excluding structures with one occupant

Square metres of floor space per person categorized	Frequency count	Percentage	Cumulative percentage
2sqm or less	6	1,00	1,00
2.01 - 5sqm	72	12,00	13,00
5.01 - 10sqm	212	35,33	48,33
10.01 - 15sqm	144	24,00	72,33
15.01 - 20sqm	68	11,33	83,67
20.01 - 25sqm	36	6,00	89,67
25.01 - 30sqm	25	4,17	93,83
30.01 - 35sqm	13	2,17	96,00
35.01 - 40sqm	2	0,33	96,33
40.01 - 50sqm	10	1,67	98,00
50.01 - 60sqm	7	1,17	99,17
greater than 60sqm	5	0,83	100
Total	600	100	

When the total floor space of a dwelling is divided by the number of occupants, almost half of all households excluding single person households have about 5 to 15 sqm to themselves.

Respondents were asked about the main use of their structure. Where they indicated uses other than residential, this was recorded in the database but is not reflected in this analysis. Table 7 provides the breakdown of structure use.

Table 7: Main use of structures

Structure main use	Frequency count	Percent
Residential only	854	88,50
Residential and other	111	11,50
Total	965	100

The majority of respondents (89%) indicated that their dwellings were used for residential purposes only. Secondary use of dwellings ranged from spaza shops, places of worship, crèches, shebeens and hairdressers. Residents were asked to indicate the age of dwellings, and this was transposed in GIS maps. This is reflected in figure 7 below.

06 Analysis



Figure 7: Map indicating age of structures categorised

Figure 7 above indicates that a quarter of dwellings were erected in the past five years and that more than half of the dwellings are between 6 and 20 years old. This reveals that residents were making homes for themselves in KTC as early as 1983. Structures in KTC are made up of a collection of various materials, such as wood, plastic and zinc sheets. The structures are not in a good condition and reveal the effects of many years of exposure to adverse weather, flooding and fire (in some cases).

COMMUNITY VOICES

“People were desperate. There was no other place to go. Some decided to move here, but others, like me, grew up here in KTC.”

06 Analysis

6.2. DEMOGRAPHICS OF KTC POPULATION

6.2.1. Age distribution

Data presented in Figure 8 indicates that residents of KTC can be classified as a youthful population since 55% of residents are younger than 30 years old, A quarter of residents can be classified as youth aged 19 to 30 years old. Children under the age of 18 years old also account for a significant portion of the population since a third of residents are children.

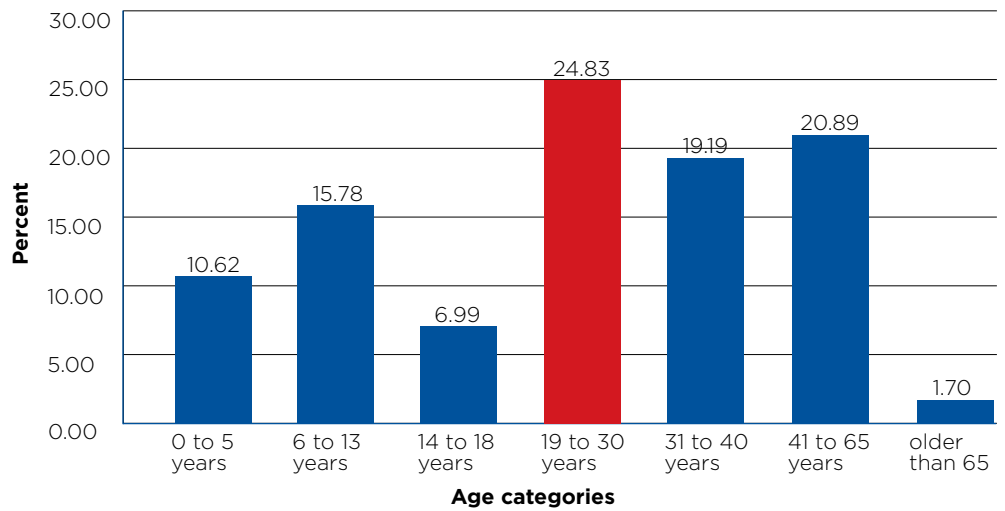


Figure 8: Age distribution of KTC population

Due to the significant number of single person households, it was necessary to examine the age distribution of this population. Table 8 below provides the age distribution of single person households categorised.

Age Categories	Frequency count	Percent	Cumulative percent
14 to 18 years	5	1,34	1,34
19 to 25 years	52	13,90	15,24
26 to 30 years	72	19,25	34,49
31 to 35 years	82	21,93	56,42
36 to 40 years	44	11,76	68,18
41 to 50 years	47	12,57	80,75
51 to 60 years	47	12,57	93,32
61 to 65 years	13	3,48	96,79
older than 65 years	12	3,21	100
Total	374	100	

Table 8: Age distribution of single person households

In table 8, the age split of single person households is presented, which confirms that 56% of single person households are younger than 35 years old, and most significantly, 22% are aged between 31 and 35 years old.

06 Analysis

6.2.1.1 A profile of youth

Since 55% of residents are younger than 30 years old and 25% fall in the age category 19 to 30 years old, it becomes necessary to examine youth in the settlement in more detail. Table 9 explores self-assessed employment status of respondents aged 19 to 30 years old.

Table 9: Employment status by gender for KTC residents aged 19 to 30 years

Employment status	Gender		Total
	Male	Female	
Employed	61	60	121
Self-employed	3	3	6
Unemployed	165	264	429
Total	229	327	556

Table 9 shows that 77% of youth, who make up 55% of the settlement population, are unemployed. Women are particularly vulnerable since 62% of the unemployed youth are females.

A young population characterised by high unemployment and precarious livelihoods creates conditions of vulnerability, especially for women. In other circumstances, this could be an opportunity for increased entrepreneurial activity, but only six individuals reported to be self-employed. In table 10 the income distribution of youth aged 19 to 30 years old is analysed.

Table 10: Income distribution for age cohort 19 to 30-years-old

Income categories	Frequency count	Percent	Cumulative percent
No Income	160	54,05	54,05
R1 - R400	11	3,72	57,77
R401 - R800	17	5,74	63,51
R801 - R1500	49	16,55	80,07
R1501 - R3500	49	16,55	96,62
R3501 - R7500	10	3,38	100,00
Total	296	100	

Table 10 shows that 80% of the working youth aged between 19 and 30 years old earn less than R1500 per month while 17% earn between R1501 – and R3500. Cumulatively, 97% of youth earn less than R3500 per month. Perhaps most alarmingly the enumeration uncovered that 160 youth or 54% of the youth population earn no income.

06 Analysis

6.2.2. Gender breakdown

The enumeration covered a broad spectrum of demographic data. Figure 9 presents the gender breakdown of the settlement population.

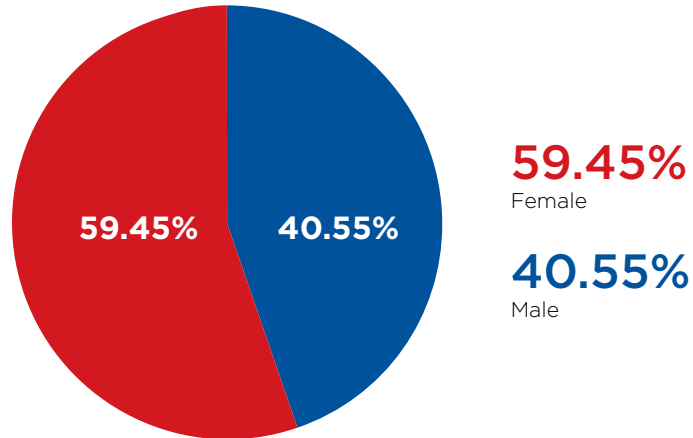


Figure 9: Gender breakdown

Overall, 59 out of every 100 people are women, which is higher than the national average of 52 women per every 100 people (StatsSA, Census 2011).

Table 12 provides important insight into the demographics associated with the settlement trend of small one-room shacks, which was established in the preceding section. In this table, gender split of the household size for all structures enumerated is presented.

Number of people enumerated per structure	Gender		Total
	Male (%)	Female (%)	
1	51,62	23,97	38,12
2	13,82	25,93	19,91
3	13,17	20,48	16,81
4	11,88	15,47	13,49
5	5,62	8,71	7,07
6	1,51	2,61	2,03
7	0,86	1,09	0,96
8	1,08	1,31	1,18
9	0,42	0,44	0,43
Total	100	100	100
n=934, 12 missing			

Table 11: Number of people enumerated per structure by gender of household heads (column percentages)

Single person households are predominantly male, while females make up the majority of two-, three-, and four-person households. Females account for 50% of all household heads.

06 Analysis

In table 9, the employment status of people between 19 and 30 was presented. Table 12 takes a wider look at settlement dynamics related to employment.

Table 12: Employment status by gender for respondents 16 years & older (row percentages)

Employment status 16 years and older	Gender		Total
	Male	Female	
Employed	51,29	48,71	100
Self-employed	42,42	57,58	100
Unemployed	40	60	100
Total	43,38	56,62	100
n=1579			

Women are the least economically active, with a high prevalence of unemployment at 60%. The gender split of respondents in employment is 51% males and 49% females. Self-employed residents are a fraction (33 out of 1551 or 2%) of the total working population.

6.2.3. Education enrolment and school attendance

Earlier it was established that a third of residents are younger than 18 years old, and therefore it is not surprising that the majority of children are currently enrolled in primary school. Table 13 provides a cross tabulation of school going age by enrolment.

Age categorised	Pre-school	Primary school	Secondary school	College	University	Not in any school	Don't know	Total
0 to 5 years	70	12	0	0	0	159	1	242
6 to 13 years	8	321	18	0	0	11	0	358
14 to 18 years	0	26	120	1	0	13	0	160
Total	78	359	138	1	0	183	1	760

Table 13: Age categorised by school enrolment for individuals aged 0 to 18 years old

Almost half of all children are enrolled in primary school, and 18% of children attend secondary school. Of children of potential school-going age (6 to 18 years old), 5% do not attend any school. A priority programme could be to focus on understanding and solving the situations that result in 24 children not attending school.

Children attend school in the nearby vicinity. Respondents were asked where children attend school, and a quarter reported attending school in Gugulethu. Another quarter attend school in Nyanga. Yet another quarter of children attend school outside Cape Town. In the locational analysis presented in Chapter 2, it was noticed that there are a number of schools and other facilities in close proximity to KTC.

06 Analysis

6.2.4. Employment

There are 1551 residents in KTC who could be classified as working age (19 years old to 64 years old). The majority of residents (68%) are unemployed. Unemployment in KTC is more than double the national figure of 26.7% .

In table 9, it was established that youth unemployment is extremely worrying as more than 77% of people aged 19 to 30 years old are unemployed. Table 14 provides a cross tabulation of age by self-assessed employment status to better understand unemployment trends within different age cohorts.

Age categories	Employed	Self-employed	Un-employed	Total
14 to 18 years	0	0	86	86
Row %	0,00	0	100,00	100
19 to 25 years	43	4	258	305
Row %	14,10	1,31	84,59	100
26 to 30 years	78	3	172	253
Row %	30,83	1,19	67,98	100
31 to 35 years	103	6	134	243
Row %	42,39	2,47	55,14	100
36 to 40 years	82	7	102	191
Row %	42,93	3,66	53,40	100
41 to 50 years	93	9	136	238
Row %	39,08	3,78	57,14	100
51 to 60 years	62	3	133	198
Row %	31,31	1,52	67,17	100
61 to 65 years	4	1	32	37
Row %	10,81	3	86,49	100
Total	465	33	1053	1551
Row %	29,98	2,13	67,89	100

Table 14: Age by employment status (row frequencies & percentages)

Table 14 indicates that the youth (19 to 25 years old) make up the age group with the highest number of unemployed people (258 of 305, or 84%). The most economically active are 36 to 40 year olds, followed by 31 to 35 year olds.

Table 12 above provided a cross tabulation of employment status by gender but looking at row percentages allowing for comparison between different employment statuses. Table 15 provides the same cross tabulation but with column percentages allowing for a deeper comparison between genders with regards to employment status.

06 Analysis



Earning an income through washing cars



Earning an income through selling fruit and veg



Fruit and veg stall in KTC

06 Analysis

Table 15: Employment status by gender for respondents 16 years & older (column percentages)

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	35,68	26,03	30,21
Self-employed	1,8	2,18	2,01
Unemployed	62,52	71,79	67,77
Total	100	100	100
n = 1539			

Table 15 shows that the majority of KTC residents are unemployed (68%). Women are worse affected by low incomes (71% of women are unemployed compared to 63% of males). It was established that youth (younger than 30 to 35 years old) unemployment stands at 77%.

All residents who indicated that they worked were asked to provide their area of work as well as the main transport type used to get to work. Figure 10 provides the percentage split for different modes of transport used to travel to work.

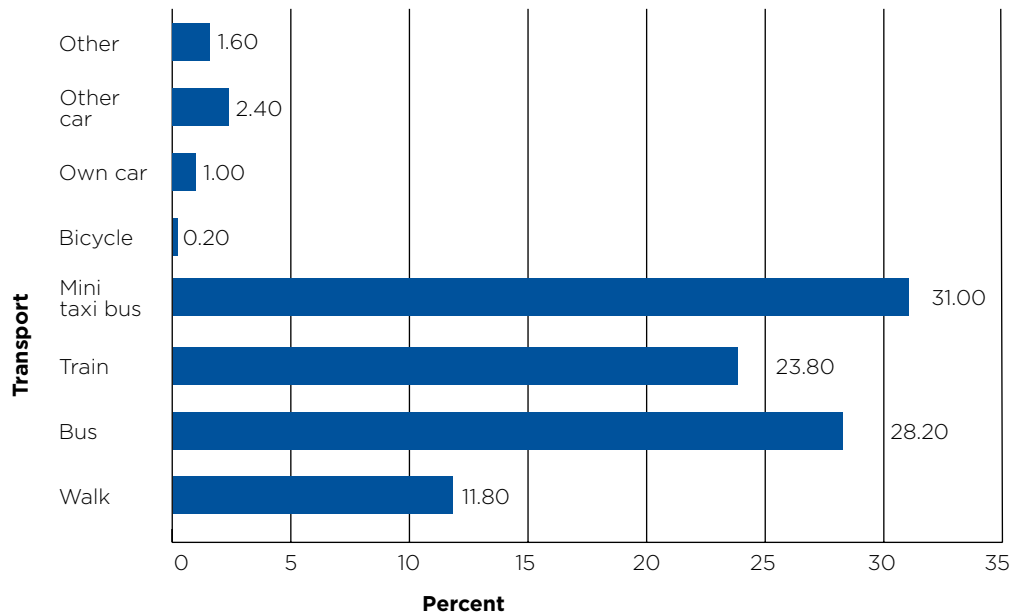


Figure 10: Percentage breakdown of main transport type to work

Earlier it was observed that KTC is located in close proximity to a number of facilities such as schools, clinics, supermarkets, and community halls and meeting places. Respondents were asked to indicate their places of work, and enumeration data indicates that Cape Town central (18%), Bellville (13%), and Nyanga (12%) are the most common places of work. The majority of commuters travel by minibus taxi, followed by bus and train.

06 Analysis



The city-owned KTC community hall



Shop and other facilities near the community hall

06 Analysis

Residents in employment were also asked to estimate the travel time to their work place. Table 16 provides a breakdown of this estimation.

Travel time to work	Frequency count	Percent	Cumulative percent
Work form home	10	2,00	2,00
Less than 15 minutes	38	7,58	9,58
15 to 29 minutes (just under half an hour)	215	42,91	52,50
30 to 59 minutes (just under an hour)	180	35,93	88,42
60 to 89 minutes (just under an hour and a half)	44	8,78	97,21
90 minutes and more	13	2,59	99,80
Don't know	1	0,20	100
Total	501	100	

Table 16: Travel time to work

Table 16 illustrates that the largest number of commuters travel between 15 minutes and 30 minutes, while a large proportion travel less than an hour. KTC residents are therefore in relatively close proximity to their places of work.

COMMUNITY VOICES

“People mainly depend on the government social welfare grants and some are employed in part time and low paying jobs. There are some spaza shops that supply the community with daily groceries. Most people do their shopping at Gugulethu mall and Philippi Shoprite and partly Bellville.”



Spaza shop in KTC

06 Analysis

6.2.5. Household income and expenditure

Questions about household income were aimed primarily at the household head. It was established that 82% of respondents were the household head. In the cases where the household head was not the primary respondent, people close to the day-to-day activities, such as the spouse or partner, accounted for the questions related to income and expenditure. Questions related to social grants were directed at all household members.

Household income	Frequency count	Percent	Cumulative percent
No Income	360	38,67	38,67
R1 - R400	42	4,51	43,18
R401 - R800	66	7,09	50,27
R801 - R1500	229	24,60	74,87
R1501 - R3500	214	22,99	97,85
R3501 - R7500	19	2,04	99,89
R7501 - R15 000	1	0,11	100,00
Total	931	100	

Table 17: Income distribution

Table 17 above provides important information about the income levels of the settlement. There were 931 responses tabulated to produce this data table, and it was found that 75% of respondents earn less than R1500 per month and 98% earn less than R3500 per month, while a very large proportion (39%) earn no income.

Table 18 was produced using data on various expense categories for each household. This was then tallied up to produce a total household expenditure amount that was then categorised to match income categories in table 17.

Expenses categorised	Frequency count	Percent	Cumulative percent
No Expenses	133	14,24	14,24
R1 - R400	61	6,53	20,77
R401 - R800	246	26,34	47,11
R801 - R1500	353	37,79	84,90
R1501 - R3500	139	14,88	99,79
R3501 - R7500	2	0,21	100,00
Total	934	100	

Table 18: Expenses distribution

06 Analysis

The majority of respondents (85%) reported spending up to R1500 per month except two, who spend less than R3500 per month. There is a close connection with the previous data set in table 18, and therefore it is likely that KTC residents break even every month, with no money left over for savings. It should be noted that 133 households reported to have no expenses. This could be seen as an indicator that such households could be dependent on other households for basic goods.

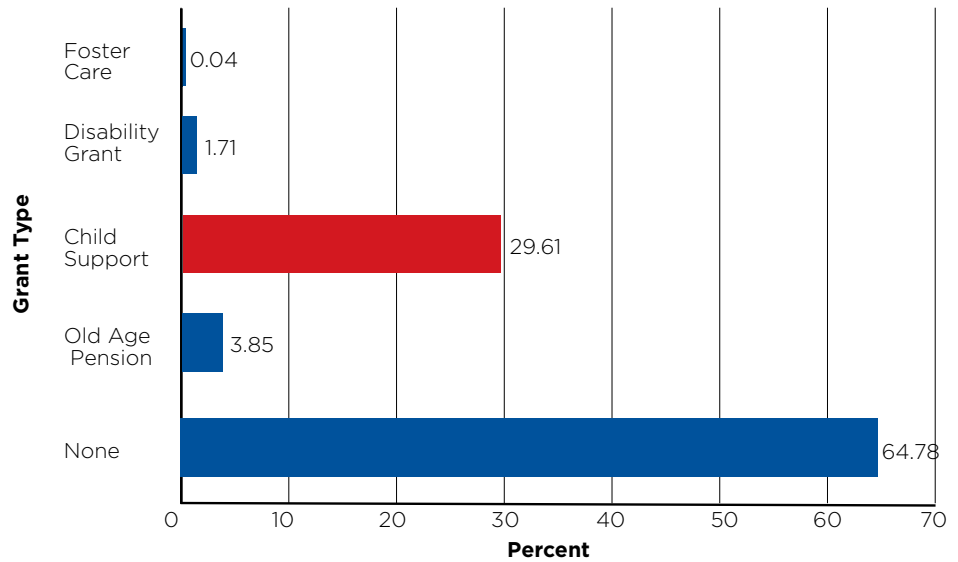


Figure 11: Percentage distribution of grant type

Figure 11 shows that a high proportion of residents receive a child support grant from government. 676 people reported receiving the monthly grant. Earlier it was established that there 760 children younger than 18 years old, and 600 younger than 13 years old. The child support grant is R350 per month, the foster child grant is R890, the disability grant is R1500 and the old age pension grant is R1500. Moreover, 88 pensioners receive the old age grant, and 39 receive the disability grant.



06 Analysis



COMMUNITY VOICES

“As a group of elderly people we decided to form a club because we have nothing and some of us experience intimidation. So we can sit together, share information and inform our leaders so they can go and check. We are also cooking together, sewing and making some beads.”



KTC senior citizens initiated regular meetings to support each other

06 Analysis 6.3. ACCESS TO SERVICES

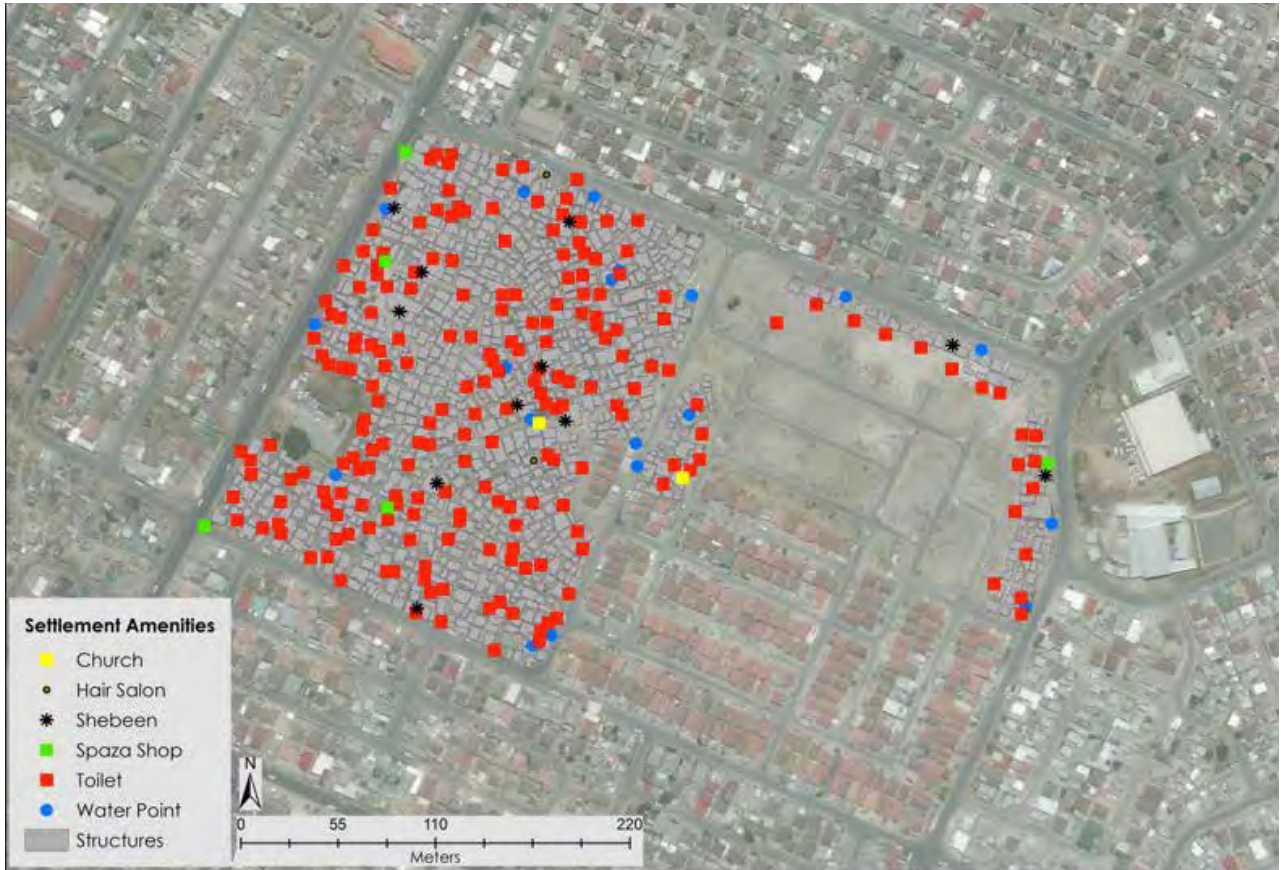
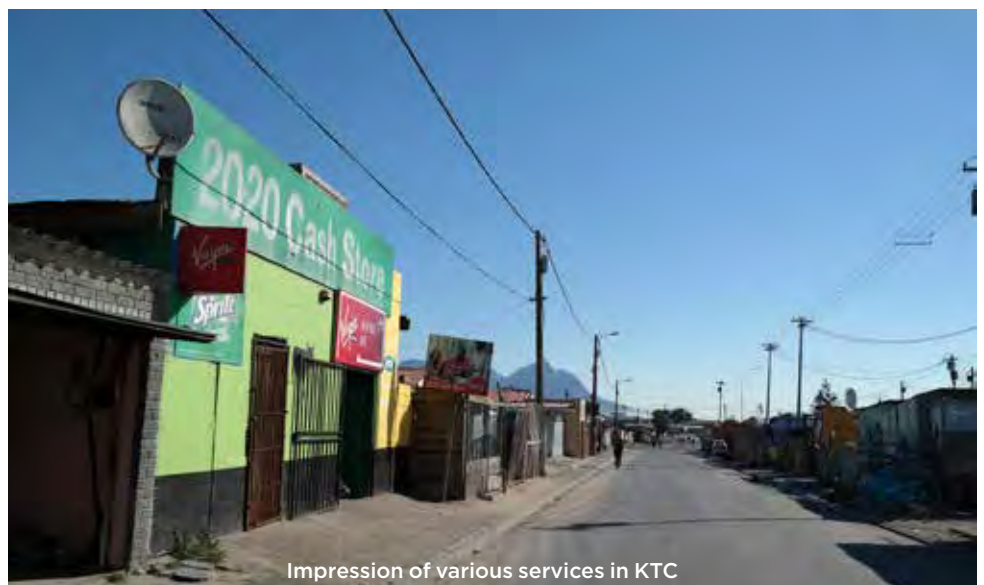


Figure 12: KTC amenities



Impression of various services in KTC

06 Analysis

6.3.1. Water access

In total, 19 taps were mapped in KTC settlement, which results in a ratio of 58 households per tap. The City of Cape Town has a standard of providing one water tap for 25 households. KTC is underserved in terms of access to clean water. Water points are marked in blue with a 25m radius circle in figure 12 above and figure 13 below. It is clear from the spatial analysis that there is a need for access to clean water in the central and south-central parts of the settlement, where very few services are located.

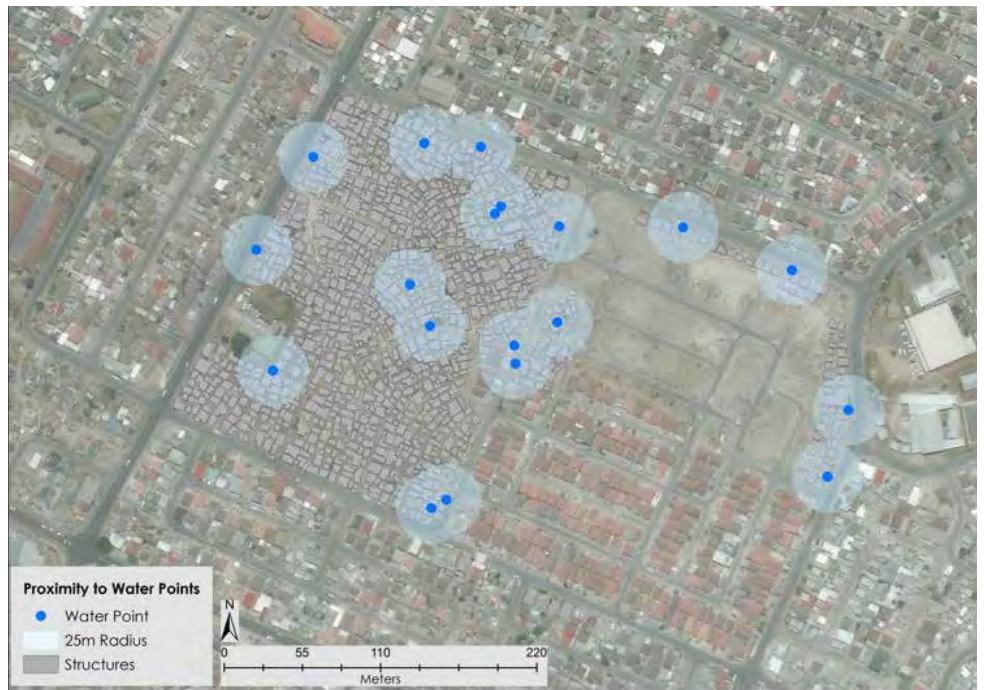


Figure 13: Map of KTC water points with 25m radius

COMMUNITY VOICES

“Our only concern is around the water saving issues which the city is talking of. The water department takes 3 to 4 days to respond to a water situation like a leaking water tap.”

06 Analysis



Water tap in KTC



A resident disposes of grey water in KTC



Challenges with (grey) water run-off in KTC

06 Analysis

6.3.2. Sanitation

Access to sanitation services is varied in KTC informal settlement. In total 162 toilets were mapped during the enumeration, resulting in a ratio of 7 households per toilet. CoCT aims to provide one toilet between five households. The settlement is therefore underserved in terms of the City of Cape Town’s service provision goal.

Table 19: Percentage distribution of sanitation access

Access to toilets	Frequency count	Percent	Cumulative percent
Communal use	519	53,01	53,01
Household use only	66	6,74	59,75
Limited to a few families	394	40,25	100
Total	979	100	

Table 19 offers perspective into the usage of toilet facilities. While the majority (53%) of residents share toilets, there is a high proportion of households which have secured more exclusive use of toilets (47%). There is a high proportion of households who have restricted the use of toilets to the households only (7%), and to a few families (40%). On the positive side, households who retain control over the use of the toilets (e.g. securing toilets with locks) can maintain them better, while negative conditions could arise if households are denied access to decent sanitation, which may lead to conflict.



Figure 14: Map showing sanitation access with 25m radius

The location of toilets is presented in figure 14, with the same 25m radius circles. This shows that KTC residents have better access to sanitation than water services. It could be an option to install standpipes in close proximity to clusters of toilets, and the perimeter can be secured through adequate lighting and other safety measures.

06 Analysis



Flush toilets in KTC



Bucket toilets in KTC

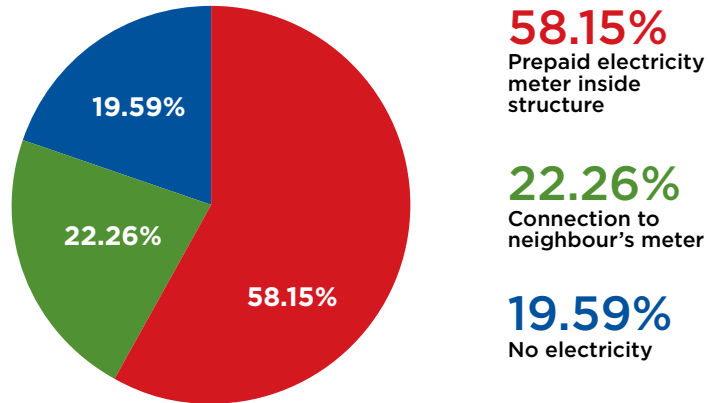


Chemical toilets in KTC

06 Analysis

6.3.3. Electricity

Figure 15: Percentage breakdown of electricity access



The data reveals that access to energy is mixed. More than half of the community (58%) has prepaid meters installed in their dwellings, while 22% of households have connections to neighbours' meters and 20% have no access to electricity. Figure 15 provides a split of access to energy and figure 16 indicates the spatial distribution of access to electricity.

COMMUNITY VOICES

“The street lights are always on during the day and the electricity department has never responded to our calls to fix this problem.”



Switched on street lights in KTC

06 Analysis

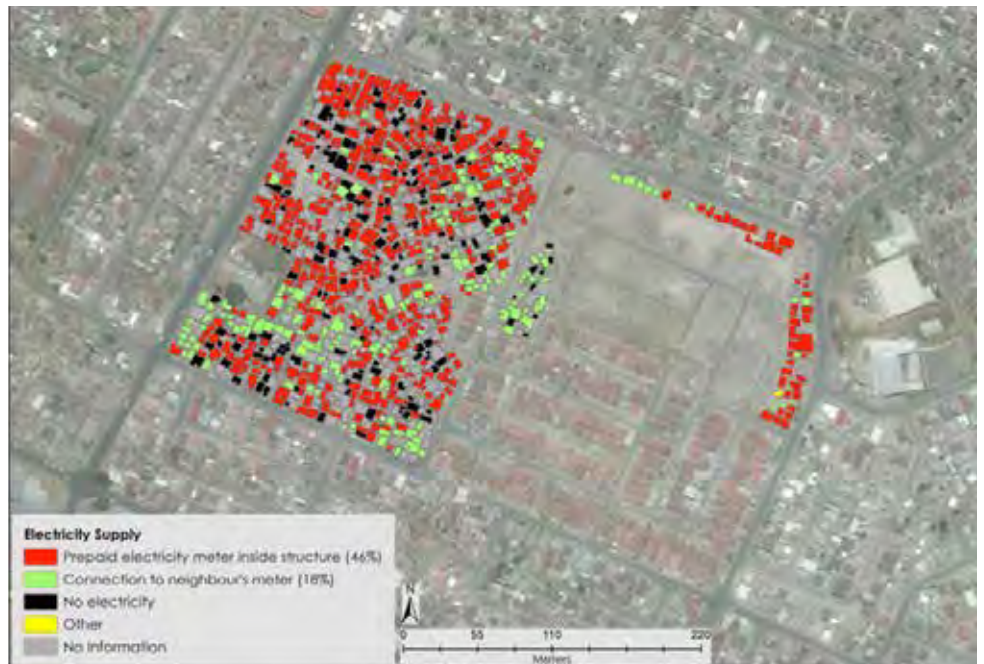


Figure 16: Map showing electricity access in KTC

The electricity grid has been extended deep into KTC, as the spatial analysis in figure 16 illustrates. Some central and southern areas reported no access to electricity, while the proportion of those with electricity boxes and those with connections are mixed throughout.



Impression of energy and electricity in KTC

06 Analysis

6.3.4. Community services and local business

Figure 13, presented earlier, indicated a high proportion of shebeens in the northern and southern parts of the settlement. Eleven shebeens were counted during the enumeration. It is also worth noting, from figure 13, that other commercial uses, such as spaza shops, are located on Elijah Loza Street/ NY78 where the greatest catchment of customers is possible. Other community uses, such as crèches and religious centres, were well distributed across the settlement.

Table 20 below shows that the majority of residents are able to access local services by foot. It is also clear that the density of the settlement does not allow for ease of access to sports/playgrounds.

Type of service accessed	Number of structures accessing	Percentage of structures
Structures with occupants accessing community halls	851	86,57
Structures with occupants accessing crèche	453	46,08
Structures with occupants accessing spaza shops	888	90,34
Structures with occupants accessing shebeens	469	47,71
Structures with occupants accessing sport grounds	76	7,73
Structures with occupants accessing playgrounds	58	5,90
Structures with occupants accessing religious structures	501	50,97
Structures with occupants accessing health facilities	621	63,17

Table 20: Accessing community facilities inside or within walking distance to settlement



Oldest religious structure in KTC

06 Analysis



Interior impression of a spaza shop in KTC



Local business offering electrical repairs



One of many hair salon businesses in KTC

06 Analysis

6.4. HEALTH AND DISASTERS

KTC is located in close proximity to various facilities. The distribution of services (see Figure 13) also shows that there are very few health facilities.

Accessing medical services	Frequency count	Percent	Cumulative percent
Clinic in settlement	10	1,02	2,12
Clinic outside settlement	57	5,83	79,61
Mobile clinic	1	0,10	79,84
Public hospital	75	7,68	99,07
Private doctor	1	0,10	99,77
Other	833	85,26	100,00
Total	977	100	

Table 21: First port of call for medical assistance

The majority (85%) of residents access health services outside the settlement, and a further 8% access a public hospital nearby. Nyanga Community Health Clinic is located 1.5km easterwards on Sithandatu Avenue.

6.5. SETTLEMENT DYNAMICS

Respondents were asked how long they have lived in KTC informal settlement. Figure 17 provides an overview of the number of years lived in the settlement. Every resident answered this question.

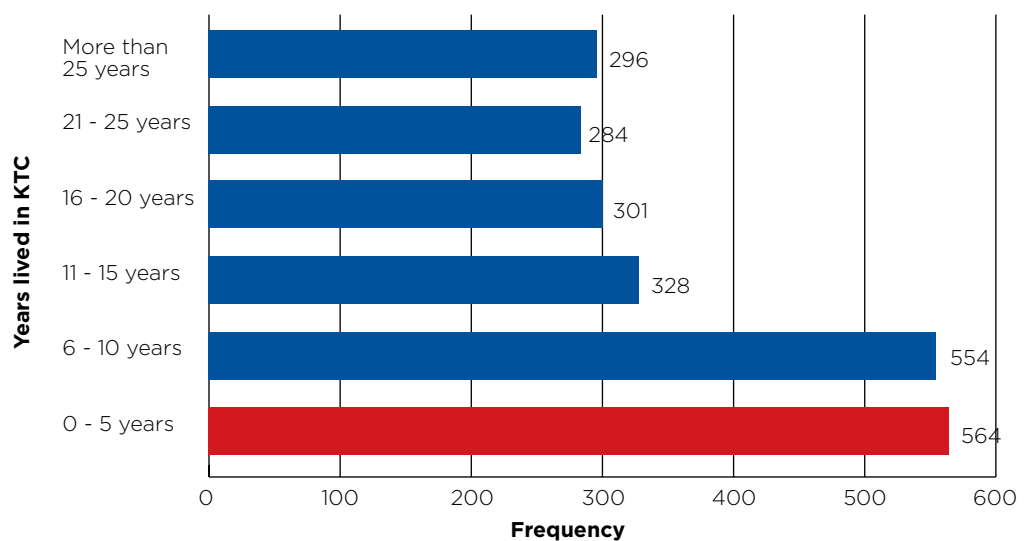


Figure 17: Number of years lived in KTC categorised

Of the categories measured, the majority of residents reported to have moved into KTC settlement in the past five years. However, it was established earlier that by 2001 the majority of dwellings were already constructed before the housing project commenced on the eastern section of the settlement. The majority (51%) of residents have reported to live in the settlement between 6 and 20 years and another quarter reported to have lived in the settlement between 21 and 30 years.

06 Analysis

6.6. SETTLEMENT PRIORITIES

Respondents in KTC were asked to identify their current main priorities in the settlement. They were asked to do this by ranking these priorities in order of importance. This was designed to determine which physical factors needed urgent addressing and could point to values that residents had around their needs. Table 22 provides an overview of the priorities of KTC residents as ranked by the structure level respondents.

Household main priorities	1	2	3	4	5	Total
Waste collection	40	11	8	6	34	100
Access to toilets	6	36	19	23	15	100
Access to formal housing	51	9	32	6	3	100
Access to water	4	32	30	30	5	100
Access to health care	10	18	17	26	30	100
Addressing crime	28	18	14	11	29	100
Access to electricity	10	26	14	25	25	100
Addressing flooding	14	14	17	48	7	100
Preventing shack fires	26	12	21	15	26	100
Addressing evictions	13	13	13	50	13	100
Total	22	21	21	19	18	100

Table 22: Main household priorities by ranking (row percentages)

Access to formal housing appears the top priority for more than half of the residents. The second highest priority for residents of KTC is access to better sanitation. On average, the ratio of sanitation services is 7 households to a toilet, which is below the service delivery target of 5 households to a toilet.

The third-highest priority is access to water. There are only 19 taps in the settlement, and hence 58 households share a tap. The City of Cape Town aims to deliver a service standard of one tap for 25 households. It is therefore understandable that access to clean water features as the third-highest priority. The fourth priority is addressing evictions, and waste collection service is the fifth priority.



Impression of waste situation in KTC

06 Analysis



A residents recycles waste in KTC

COMMUNITY VOICES

“Every day someone is a victim of crime. As a group we are volunteering to do security [patrols] in KTC because we want to fight together against crime. For example, early in the morning we take young girls to school or accompany an old mother to the bus station.”



Residents formed a voluntary crime watch in response to KTC’s dire crime situation

06 Analysis

As part of the study design, questions were developed to determine under which conditions people would be willing to move from KTC. Respondents were asked to rank their main reasons for wanting to move out of the settlement. The ranking system employed was from one to five with one as the most important reason.

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	276	183	56	79	138	732
To access better education facilities	44	223	189	145	54	655
To access better health facilities	27	210	366	115	26	744
To access a formal house	354	167	56	165	14	756
Improved transport access	85	61	55	110	275	586
Family or relationship reasons	40	30	67	44	90	271
Total	826	874	789	658	597	3744

Table 23: Reasons to move out of settlement by ranking order

Table 23 provides the main reasons to move out of the settlement against the ranking scored by respondents. Access to a formal house was ranked as the number one reason to move out of KTC 354 times out of 826 responses received (or 43%). Access to job opportunities and better education and health facilities also ranked highly as reasons to move elsewhere.

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	42,67	17,92	14,20	12,40	12,81	100
To access better education facilities	7,79	34,51	28,16	17,64	11,91	100
To access better health facilities	7,53	29,79	38,87	18,12	5,69	100
To access a formal house	41,13	15,63	13,25	24,88	5,13	100
Improved transport access	5,74	9,04	11,68	25,48	48,06	100
Family or relationship reasons	9,32	6,53	10,37	19,23	54,55	100
Total	20,90	20,62	20,73	19,48	18,26	100

Table 24: Reasons to move out of settlement by ranking (row percentages)

Settlement upgrading and economic development are two of the most important issues that need to be addressed in the medium and longer term, with improved access to services dominating shorter-term priorities. Factors such as improved transport were not ranked very high as often but this could be indicative of the fact that employment is relatively nearby judging by commuting times being less than an hour in most cases (table 16).

06 Analysis

6.7. IMPLICATIONS OF FINDINGS FOR HUMAN SETTLEMENTS

One of the ultimate objectives of the enumeration study was to gather data that could inform future planning of human settlements in the area. Respondents were asked a number of questions related to the housing subsidy and other human settlement factors and this section will unpack some of the information collected.

6.7.1. Planning considerations

Single-person households

Age categories	Frequency count	Percent	Cumulative percent
Married	14	3,68	3,68
Cohabiting/partners	3	0,79	4,47
Divorced or separated	12	3,16	7,63
Never married	341	89,74	97,37
Traditional/Customary	4	1,05	98,42
Widow/widower	6	1,58	100
Total	380	100	

Table 25: Age distribution of single-person households

The majority (90%) of single-person households indicated that they had never been married. Even though these single people are not married, 61% indicated that financial dependents live elsewhere outside the dwelling. There are 419 single-person households in KTC settlement.

Household size

In KTC informal settlement there are approximately 1109 households living in 982 shelters. Hence, more than one household lives in 78 dwellings. During the enumeration, 1162 dwellings were numbered and 983 dwellings were enumerated, resulting in a coverage rate of 85%. By counting the number of people per household, the settlement population is 2327 people, with an average household size of 2,1 persons. If single households (419 or 43%) are excluded, the household size of the remaining 564 households have an average household size of 3,4 people.

Age profile

As discussed above, the age profile of KTC points to a relatively young population. The majority (58%) of the population is younger than 30 years and 77% are younger than 40 years old. From a planning perspective, this is quite important as the Department of Human Settlements has indicated that it would prioritise people 40 years and older in terms of allocation of housing.

06 Analysis

Social cohesion

The residents of KTC show a very strong link to the local area. The majority (50%) of school- or college-going residents attend to their schooling in Gugulethu and Nyanga. It appears that those in employment are near job opportunities since 43% of respondents reported to travel 15 to 30 minutes. Residents in KTC also indicated the use of facilities inside or near the settlement. Respondents reported to access facilities inside or near the settlement by foot. The most frequented facilities within walking distance are spaza shops (90%), community halls (87%), and health facilities (63%). Residents reported that between 5 and 7% had access to sport and play facilities. Comments in the qualitative session made it clear that children have to play sports in the roads.

Income and expenditure

The majority (98%) of households indicated incomes of R3500 or less, and 39% of households indicated no income. Unemployment is extremely high since 68% of households report to be unemployed. The majority (98%) of residents report spending R3,500 or less per month, which means that little money remains for savings. This data points to the overall income profile of KTC residents falling within the housing subsidy qualification criteria.

6.7.2. Pathway to qualification

This section provides information about the process for subsidy qualification and highlights what criteria the Department of Human Settlements considers.

Subsidy qualification criteria

You qualify for a housing subsidy if:

- You are a South African citizen or have a permanent residence permit;
- You are 18 years or older;
- You are married or living with a partner;
- You are single or divorced and have proven financial dependents permanently residing with you (military veterans without any financial dependents can apply);
- Your maximum monthly household income is R3 500 or less before deductions (military veterans earning up to R10 416 per month can apply);
- You or your partner are not current or previous property owners;
- You or your partner have never received a subsidy from the government

The following section provides information on the various subsidy programmes offered by the Department of Human Settlements.

06 Analysis Pathway to Qualification

Subsidy programmes

Housing and services are delivered under subsidy programmes. Potential beneficiaries may apply directly to the Department for an Individual Subsidy or a Finance Linked Individual Subsidy (FLISP).

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
Individual Subsidy		
The subsidy can be used to: <ul style="list-style-type: none"> Buy an existing house Buy a house on a plot-and-plan basis; or To finish an incomplete house You must have been on the municipal housing demand database for a minimum period of 10 years.	R0 - R3 500	R160 573
	Aged, disabled or medical condition:	Purchase price up to R160 573
	R0 - R3 500	plus disability variance
Finance Linked Individual Subsidy (FLISP)		
<ul style="list-style-type: none"> Assists you by providing a subsidy to reduce your home loan and therefore makes your monthly instalment lower. Please refer to the table at the end of the document for the FLISP scales. 	R3 501 - R15 000	R20 000 - R87 000 on a fixed scale, depending on your income.

Potential beneficiaries cannot apply directly to the Department for subsidies for the programmes below. These programmes are used by a developer (who may either be the Municipality or the Province) to deliver houses and services. Grant funding is made available to the developer for each project. The developer will apply for a subsidy on behalf of the beneficiaries.

UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)

This programme seeks to upgrade the living conditions of poor families living in informal settlements by providing secure tenure and access to basic services and housing.

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
Individual Subsidy		
<ul style="list-style-type: none"> • It provides funding for the construction of houses on those serviced sites that were received before 1994. • You can apply for this subsidy if you already own a serviced site and wish to construct a house, or upgrade/complete a non-subsidised house. • An application must be done on a project basis via your municipality. 	R0 - R3 500	R109 947
Enhanced Peoples Housing Process (EPHP)		
<ul style="list-style-type: none"> • Assists households who want to participate in building their own home. • The consolidation subsidy (see above) can be accessed through EPHP. • Community contribution before and during the project includes, but is not limited to sweat equity. • Technical assistance to build the house is available as facilitation and establishment grants. 	R0 - R3 500	R110 947
Integrated Residential Development Programme (IRDP)		
<ul style="list-style-type: none"> • Provides for the acquisition of land, servicing of stands and construction of houses. 	R0 - R3 500 (abled persons)	R160 573 - qualify for a serviced site and a 40 m2 house.
	R0 - R3 500 (disabled persons)	R160 573 plus disability variance- qualify for a serviced site and a 45 m2 house.
	R3 501 - R7 000	Persons who are unable to qualify for a home loan may receive a free serviced site.

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
Military Veterans Subsidy		
<ul style="list-style-type: none"> This programme is a joint venture between the Departments of Human Settlements and Military Veterans. You must be on the Department of Military Veterans' (DMV) database. 	R0 - R10 416	R188 884 (R110 947 + DMV contribution)
Enhanced Extended Discount Benefit Scheme (EEDBS)		
<p>Supports the transfer of pre-1994 housing stock to qualifying occupants that:</p> <ul style="list-style-type: none"> have a direct housing arrangement with the provincial department or municipality; have not benefited from any other housing subsidy or programme; or have an outstanding debt with the municipality or the provincial department. 	<p>R0 - R3 500</p> <p>R3 501 - R7 000</p> <p>R 7001 - R15 000</p>	<p>The entire debt is written off.</p> <p>R7 500 + 50% of the debit is written off.</p> <p>A maximum of R7 500 is written off.</p>
Social, Institutional and Community Residential Unit Programmes		
<ul style="list-style-type: none"> These programmes cater for persons opting to rent. Institutional programme makes provision for a rent-to-buy option. 	R1 501 - R7 500	Rental amount varies in terms of programme and income.

FLISP scale:			
Upper limit			R 87 000
Lower limit			R 20 000
Subsidy increment			R 1 175
Step	Increment band		
	Lower	Higher	Amount
1	3 501	3 700	87 000
2	3 701	3 900	85 825
3	3 901	4 100	84 650
4	4 101	4 300	83 475
5	4 301	4 500	82 300
6	4 501	4 700	81 125
7	4 701	4 900	79 950
8	4 901	5 100	78 775
9	5 101	5 300	77 600
10	5 301	5 500	76 425
11	5 501	5 700	75 250
12	5 701	5 900	74 075
13	5 901	6 100	72 900
14	6 101	6 300	71 725
15	6 301	6 500	70 550
16	6 501	6 700	69 375
17	6 701	6 900	68 200
18	6 901	7 100	67 025
19	7 101	7 300	65 850
20	7 301	7 500	64 675
21	7 501	7 700	63 500
22	7 701	7 900	62 325
23	7 901	8 100	61 150
24	8 101	8 300	59 975
25	8 301	8 500	58 800
26	8 501	8 700	57 625
27	8 701	8 900	56 450

Step	Increment band		
	Lower	Higher	Amount
28	8 901	9 100	55 275
29	9 101	9 300	54 100
30	9 301	9 500	52 925
31	9 501	9 700	51 750
32	9 701	9 900	50 575
33	9 901	10 00	49 400
34	10 101	10 300	48 225
35	10 301	10 500	47 050
36	10 501	10 700	45 875
37	10 701	10 900	44 700
38	10 901	11 100	43 525
39	11 101	11 300	42 350
40	11 301	11 500	41 175
41	11 501	11 700	40 000
42	11 701	11 900	38 825
43	11 901	12 100	37 650
44	12 101	12 300	36 475
45	12 301	12 500	35 300
46	12 501	12 700	34 125
47	12 701	12 900	32 950
48	12 901	13 100	31 775
49	13 101	13 300	30 600
50	13 301	13 500	29 425
51	13 501	13 700	28 250
52	13 701	13 900	27 075
53	13 901	14 100	25 900
54	14 101	14 300	24 725
55	14 301	14 500	23 550
56	14 501	14 700	22 375
57	14 701	14 900	21 200
58	14 901	15 000	20 000

7. CONCLUSION

07 Conclusion

The enumeration of KTC informal settlement pocket covered 85% of all numbered 1162 structures. There are a number of trends that should centrally inform future planning and decision-making:

- 43% of households are single person households, 68% are younger than 40 years old, and 90% have never been married. Six out of ten single households reported to have financial dependents although these people do not live in their dwelling.
- 36% of dwellings are single rooms.
- 57% of all dwellings of other households are less than 30sqm
- 24% of residents reported to have lived in their dwellings for less than five years and 51% have lived in their dwellings from 6 – 20 years.
- 86% of residents claim to own their dwellings
- 77% of youth are unemployed
- 99% of residents are South Africans

The history of the settlement relates to backyarders from Gugulethu who occupied the land in 1983, and satellite photos dating from 2001 indicates that the settlement was established. A housing development replaced the eastern section of KTC and phase 1 was completed by 2010. The site to the north east of the settlement was been dedensified and the road structure has been completed for phase two of the housing project.

A sensitive upgrading approach that causes minimal disruption is required to upgrade the settlement and attain the high densities of 170 dwelling units per hectare over 6,82 hectares. The high density of the settlement will require innovative tenure types, and consolidation housing might need to consider different higher density housing typologies. Economic growth is a top priority, as are improved services in the short and medium term.

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09 List of core team members

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