

Summary Report Southern Corridor Enumeration, Cape Town

31 MARCH 2017



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LIST OF ACRONYMS AND ABBREVIATIONS

- BEPP** - Built Environment Performance Plan
- CoCT** - City of Cape Town
- CORC** - Community Organisation Resource Centre
- DMS** - Development Management Scheme
- EPWP** - Expanded Public Works Programme
- FEDUP** - Federation of the Urban and Rural Poor
- GIS** - Geographical Information Systems
- GPS** - Global Positioning System
- HDA** - Housing Development Agency
- ICDG** - Integrated Cities Development Grant
- IDA/TRA** - Incremental Development Area/ Temporary Relocation Area
- ISN** - Informal Settlement Network
- MEC** - Member of the Executive Council
- MSEIZ** - Metro South East Integration Zone
- NGO** - Non-Governmental Organisation
- PMM** - Professional Mobile Mapping
- PSC** - Project Steering Committee
- SASSA** - South African Social Security Agency
- SC** - Sub-Council
- SA SDI Alliance** - South African Slum Dwellers International Alliance
- SDI** - Slum Dwellers International
- StatsSA** - Statistics South Africa
- UISP** - Upgrading of Informal Settlement Programme
- WCG** - Western Cape Government



Europe informal settlement with foot bridge leading over the N2 highway

1. INTRODUCTION

01 Introduction

1.1. BACKGROUND

The Western Cape Government, in partnership with the City of Cape Town, identified the need to conduct in-depth, household level enumeration studies of the following eleven (11) informal settlements: Barcelona, Gxagxa, Kanana, Lusaka, Europe, Vukuzenzele, Thabo Mbeki, KTC, Hlazo Village, Tsunami IDA/TRA and Kosovo. Enumeration studies are a necessary step in the pre-planning phases of informal settlement upgrading. These settlements are located in the Airport Precinct which forms part of the Southern Corridor Integrated Human Settlements Programme. TRA 5 and 5.1 located on Symphony Way are also part of the Airport Precinct and were enumerated by Housing Development Agency (HDA) service provider Professional Mobile Mapping (PMM). Where possible, data of these reports is incorporated into this summary report.

Informal settlements have an evolutionary nature, and enumeration studies generate much needed data on settlement characteristics. The need for such detailed data for planning purposes is compounded by the inadequacy of census data collected every 10 years.

The Western Cape Government appointed the Community Organisation Resource Centre (CORC) through a competitive bidding process to undertake the task of conducting detailed enumeration studies in the above-mentioned 11 informal settlements.

This report is a high level aggregation of findings from the eleven enumeration studies. The purpose of the report is to provide the reader/ user with a summary of the major trends emerging from the analysis of the enumeration data collected. A shorter 5 page Executive Summary report of this report is available for those seeking a high level summary overview.

By understanding the trends in the enumeration data, more informed decisions can be made in the planning stages for informal settlement upgrading. By using the enumeration data, the proportion of potential qualifiers for a housing subsidy was calculated, but is subject to a final check against the Housing Subsidy Scheme database. The report also presents overarching recommendations to be considered in the planning of informal settlement upgrading initiatives.

The combined enumeration studies of settlements in the Southern Corridor yielded the following results:

- 13 enumerated settlements (all by CORC and community partners, FEDUP and ISN except TRA 5 and 5.1)
- 21 313 dwellings counted (of which 19 459 or 90% were enumerated)
- 20 715 households recorded in 19 459 dwellings
- A total population count of 48 794 people
- An average household size of 2.3 people

01 Introduction



Proximity of Kanana informal settlement to N2 highway

COMMUNITY VOICES

"The advantages to be in Kanana are for work. There is this airport industria where most of the people of Kanana are working. We also have malls where some people are working. The train is not far from Kanana so some people take the train to go to Epping."
- Kanana resident



Vukuzenzele proximity to airport and N2 highway

COMMUNITY VOICES

"Most people are sick because of the dirtiness of the toilets and the waste. When the taxis pass, we inhale all those dirty things and then we get sick. Then our children will also get sick. The children are also not safe because they play there alongside the steps near the N2 road." - Vukuzenzele resident

01 Introduction

1.2. URBANISATION

South Africa, like other developing countries, has seen a rapid rise of informal settlements in major cities.¹ Chapter 8 of the National Development Plan provides insight into the formation of informal settlements. The growth of informal settlements is attributed to a number of factors that can be grouped under two broad categories i.e. urbanisation and population growth. In terms of urbanisation, people migrate into cities in search of economic opportunities, access to better amenities and services, and city-life. Informal settlements are often the first point of arrival for rural migrants, since affordable housing in well located areas is not always possible. 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.²

The Western Cape Province accounts for 11.2 % of South Africa's total population with 5 823 000 residents. Of the total Provincial population, 64% lives in the City of Cape Town metropolitan area (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. 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.

1.3. POPULATION AND DEMOGRAPHIC TRENDS AND INFORMAL SETTLEMENTS GROWTH

Between 1994 and 2011, the number of informal settlements in South Africa increased from approximately 300 to about 2700 and it is estimated that 1.25 million households live in these settlements (NDHS, 2014). According to Statistics South Africa (Stats SA) 52000 more households in the Western Cape were living in informal settlement shacks (not in backyards) in 2013 than in 2001. At the time of the 2001 census, 142 706 households lived in informal settlement shacks (not in backyards) in the Western Cape, while at the time of the 2011 Census, 191 668 lived in informal settlement shacks (HDA, 2013:11). In 2013, approximately 193 000 households lived in 204 informal settlement areas in the City of Cape Town. 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.

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

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

1.4. WESTERN CAPE GOVERNMENT STRATEGIC OBJECTIVES

1.4.1. Strategic directive

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).

1.4.2. Catalytic projects: The Southern Corridor

The Southern Corridor Integrated Human Settlements Project (hereafter 'the Southern Corridor') is one of the catalytic projects and is comprised of several projects within the City of Cape Town's area of jurisdiction. The Southern Corridor is a major component of the City of Cape Town's Metro South East Integration Zone (MSEIZ) designated according to the guidelines set by National Treasury to access the performance-based Integrated Cities Development Grant (ICDG). These plans are more fully presented in the City of Cape Town Built Environment Performance Plans. The significance of the Southern Corridor is discussed more fully in section 3.

1.4.3. The Airport Precinct and Kosovo informal settlements

The Airport Precinct and Kosovo are two projects that will be implemented through the Southern Corridor Project. The Airport 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. The settlements of 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 of the contract and form part of the Airport Precinct.

Kosovo informal settlement is one of the densest settlements in Cape Town. The settlement is located on 28.64 hectares of partly City-owned, partly privately-owned land with a population density of 212 dwelling units per hectare. A total of 14 830 people make up 5824 households in Kosovo, with an average of 2.5 people per household. Kosovo is centrally located in the Philippi CBD node, and is bounded by the central railway line and Philippi Station to the north, Parkway Drive to the west, the R300 to the south and the Philippi Police Academy to the east. Kosovo is 23 km southeast of Cape Town's CBD and only 1.7km (or a 20-minute walk) from the Philippi business centre.

COMMUNITY VOICES

We moved to Barcelona because we were renting in the location [township] and people were treated badly by the owners of the land. They [the owners] wanted us to share everything with them. Some were running away from the war that was happening in Crossroads back then and the halls were full. We were about six in the same room, so we decided to come here to Barcelona.

- Barcelona resident

01 Introduction

1.4.4. TRA 5 and 5.1

The Housing Development Agency (HDA) appointed Professional Mobile Mapping (PMM) to enumerate residents of TRA 5 and TRA 5.1 which are two Temporary Relocation Areas located on Symphony Way. These enumerations were conducted between 7 October and 13 November 2016.

Due to the differences in the data collected, it is not possible to insert TRA 5 and TRA 5.1 data into the data tables generated by CORC's analysis. Only when explicit mention is made to TRA 5 and TRA 5.1, data for these settlements are incorporated. Therefore whenever a table refers to 'all settlements', data refers to all settlements enumerated by CORC and by implication excludes TRA 5 and TRA 5.1 data.

Data on TRA 5 and TRA 5.1 was incorporated into the following data tables:

- Table 4: Enumeration key dates
- Table 5: Summaries of settlement profiles
- Table 8A: TRA 5 and 5.1 – Means of obtaining dwelling unit
- Table 9: Main uses
- Table 18: Gender split of all residents
- Table 20A: Employment status- TRA 5 and 5.1
- Table 21A: Income distribution – TRA 5 and 5.1
- Table 25A: Beneficiary profile – TRA 5 and 5.1

1.5. AIM AND STRUCTURE OF THE REPORT

This first section presented a background to the need for enumeration studies in the identified catalytic projects, namely the Southern Corridor which incorporates the Airport Precinct and Kosovo. The Southern Corridor is also a major component of the City of Cape Town's Metro South-East Integration Zone, and hence, a top investment priority according to National Treasury guidelines. In section 2, the purpose and objectives, deliverables, and service provider methodology is presented.

The remainder of the report is an overarching representation of the significant trends which emerged from the analysis of enumeration and spatial data. In section 3, the locational characteristics of the Airport Precinct and the strategic location of Kosovo are discussed. In line with the 'urban network' identification of the City of Cape Town, it is argued that the settlements represent a significant opportunity to demonstrate participatory upgrading. The constraints and risks are also alluded to. These need to be addressed with urgency. In section 4, key data trends for the 7 informal settlements in the study are presented. The presentation of key data trends focuses on the implications for generating a socio-economic and demographic profile and understanding community dynamics. In section 5, the discussion turns to data trends related to options for settlement planning and determining housing beneficiaries. Based on the empirical evidence of enumeration and spatial data, recommendations for settlement planning are presented in section 6, and the report is concluded in section 7.



Overview of Kanana



Overview of Tsunami



Streetview of Vukuzenzele



Overview of KTC

2. ENUMERATION METHODOLOGY

02 Enumeration methodology

2.1. OVERALL PURPOSE OF THE ENUMERATION STUDIES

The overall purpose of the enumeration study was to gather data and information at household level in order to understand the profile of households, social networks and the level of services in the informal settlement pockets that form part of the Southern Corridor and more specifically the Airport Precinct and Kosovo. The data and information gathered will assist the Department of Human Settlements to understand 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. Detailed analysis of the enumeration is presented in the individual enumeration reports, while this Summary Report presents an overarching review of the trends as observed in individual reports.

2.2. PROJECT OBJECTIVES

The Department of Human Settlements communicated the following anticipated outcomes of the enumeration studies in the supporting documents of the Terms of Reference.

Objective	Description	Outcome
1	Negotiate, design, implement and manage a stakeholder participation process	Stakeholder mobilisation and sensitisation, and preparation for enumeration data collection
2	Conduct a household level enumeration exercise	Appointment and training of teams, and data collection.
3	Conduct GIS mapping of all households	Appointment and training of teams, and shack numbering and mapping.
4	Analyse the data collected for each settlement	Data collection and analysis through STATA and ArchGIS 10.
5	Record existing social infrastructure and socio-economic opportunities	Spatial distribution of services in settlements
6	Develop a database which will provide a profile of each household and each informal settlement	Database development, data analysis and reporting

Table 1: Objectives of the enumeration studies as per Terms of Reference



Lusaka resident numbers a structure / spaza shop

02 Enumeration methodology

2.3. PROJECT DELIVERABLES

In line with the project outcomes, the following deliverables were communicated in the Terms of Reference.

ToR Schedule	Deliverable	Description
3.2.1	An inception report	Detailing the project plan, data collection methodology, analysis process, and outputs and milestones.
3.2.2	Pre-implementation report & fieldwork plan	Outlining the different elements involved in the implementation of the fieldwork process.
3.2.3	Stakeholder participation and engagement plan	Presenting a strategy for stakeholder engagement during the enumeration.
3.2.4	Collection of data in a database of households/ settlement conditions	Populated, standardised and structured database in a format that will support the development of settlement profiles.
3.2.5	Draft enumeration reports	Draft reports for input, comment and feedback from the Project Steering Committee.
3.2.6	Final enumeration reports	Final reports for input, comment and feedback from the Project Steering Committee.
3.2.7	Presentations to key stakeholders	Presentation on the findings and lessons learned from the study with recommendations.
3.2.8	Final and close out project management report	Documenting the outputs and outcomes of the deliverables.

Table 2: Deliverables as per terms of reference



Overview of Europe

02 Enumeration methodology

2.4. ENUMERATION METHODOLOGY: PARTICIPATORY DATA COLLECTION

2.4.1. Implementation plan

In response to the Terms of Reference and deliverables communicated by the Department of Human Settlements, the service provider (CORC) developed an implementation plan which would see the scope of work carried out over six phases.

Phase	Description	Deliverable
1	Project preparation and planning	<ul style="list-style-type: none"> • Inception report • Finalisation of the questionnaire • Pre-implementation report and fieldwork plan • Stakeholder participation and engagement plan
2	Stakeholder engagement and informal settlement mobilisation	<ul style="list-style-type: none"> • Enumerators identified in each of 7 settlements • GIS mapping teams identified in each of 7 settlements
3	Enumeration and mapping training and data collection implementation	<ul style="list-style-type: none"> • Enumeration training workshops • Mapping team workshops • Numbering of structures • Data collection (verified database) • GIS mapping (verified geo-spatial databases) • Verification of data and mapping • Database management and quality control • Combined spatial and enumeration database
4	Analysis and report writing	<ul style="list-style-type: none"> • Draft enumeration reports for each settlement • Draft higher level report with aggregated data of enumeration data trends • Draft executive report outlining main findings
5	Final enumeration report production and presentation to key stakeholders	<ul style="list-style-type: none"> • Final household report for 7 settlements • Final higher level report with aggregated data of enumeration data trends • Final executive report outlining main findings • Presentation of final reports to stakeholders
6	Final close out and management report	<ul style="list-style-type: none"> • General project information - processes followed, outputs and outcomes • Management effectiveness - team leader report • Lessons learned and recommendations • Administrative closure • Contract closure • Project close out approval • References

Table 3: Implementation plan and deliverables

02 Enumeration methodology

2.4.2. Methodology and approach

CORC and its community partners FEDUP and ISN have more than ten years experience in conducting household level enumerations, and since 2009 have carried out 134 informal settlement enumerations across South African cities documenting household level data and spatial mapping of 65 400 informal settlement households. The collective experiences of empowering informal settlement residents to carry out primary data collection and mapping alongside established community committees has illustrated the power of working closely with communities to conduct such studies. This approach leads to deeper and more meaningful community participation, stronger community leadership, and opens possibilities for updating enumeration data on an ongoing basis.

More recently, the National Upgrading Support Programme (NUSP) acknowledged the methodologies of CORC and its community partners in Part 3 of its Informal Settlement Upgrading Resource Manual titled *Building Partnerships*.³ CORC applied this deep participatory data collection methodology throughout the implementation of the enumeration studies project, which included data collection with an approved questionnaire and a community-based mapping methodology.

The following flow diagram outlines the process designed in the implementation of the project.

³ NUSP, 2014. Resource Kit. <http://upgradingsupport.org/resources>



Kosovo residents note down structure numbers while enumerating

02 Enumeration methodology

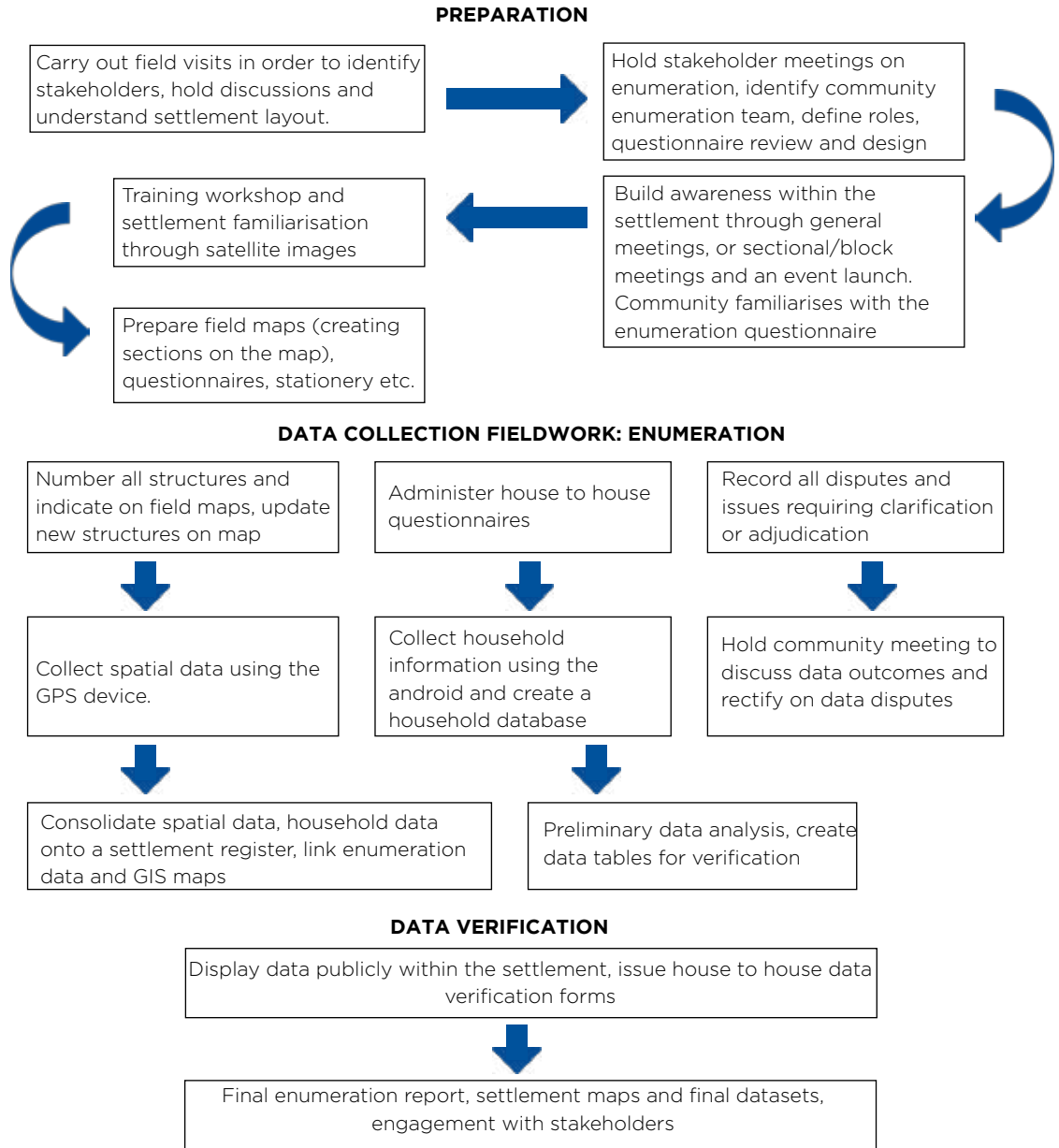


Figure 1: Pre-implementation and field work process flow chart

02 Enumeration methodology

2.4.3. Data collection questionnaire

The Department shared a two-page draft questionnaire used by the City of Cape Town when previously conducting household surveys. After the two-page questionnaire was reviewed by the Department and CORC, it was decided that the questionnaire should be amended and expanded in order to maximise the opportunity the study offered to gather appropriate data and information on the households and settlements. CORC developed a new questionnaire, based on its experience, which extended over 100 questions. These were pre-coded to the electronic Trimble devices used to conduct the enumeration. Enumeration teams were trained in all settlements.

2.4.4. Community-based mapping

The City of Cape Town provided the latest aerial photos for the Airport Precinct and Kosovo, and the service provider digitised the structures in ArcGIS 10. Common errors in GIS mapping for the purposes of informal settlement upgrading include not verifying aerial photographs with detailed mapping in the informal settlements. For example, from aerial photos a vehicle or an overhang might be misjudged as a structure. To avoid this error, the service provider maintained a strict policy of verifying first draft GIS maps with the community mapping team. The mapping team verified each structure identified from aerial photographs, and added new structures that might have been constructed since the aerial photography was taken.

The mapping exercises in the settlement enumeration involved the capturing of coordinates for each structure using the GPS component of the Trimble devices. New shack numbers were applied to shacks which is the common denominator/link between the enumeration database and the GIS data. This link between the enumeration and spatial database means that a detailed spatial analysis was carried out and that maps were generated to support planning considerations.



Barcelona residents study a map of their settlement ahead of enumerating structures

02 Enumeration methodology

2.4.5. Project steering committee meetings

The Terms of Reference specified that a Project Steering Committee (PSC) would oversee the management of the enumeration studies project. Ten members of the Western Cape Government and two members of the service provider served on the PSC.

Monthly progress reports were compiled. Following the submission of draft reports, the Department’s comments and feedback were incorporated into the report. In some cases, requests for further information were incorporated in the reports. Finalised reports were submitted to the Department for sign off.

2.4.6. Creating value through short term employment

Each of the eleven settlements was exposed to the same methodology. The only difference related to the length of time required for data gathering, 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.

While the enumeration studies were executed, 633 short term employment opportunities were created which ranged from one to 50 days.

Short term employment through data collection - Vukuzenzele residents note down structure numbers



CORC enumeration coordinator (centre right) explains functionality of the Trimble device



02 Enumeration methodology

	Barcelona	Gxagxa /New Rest	Kanana	Lusaka	Europe	Vuku-zenzele	Thabo Mbeki	KTC	Tsunami IDA/TRA	Hlazo Village	Kosovo	TRA 5	TRA 5.1
Shack numbering	May 2016	May 2016	May 2016	27 April - 4 May 2016	May 2016	27 April - 4 May 2016	Jan. 2017	Oct./Nov. 2016	17-23 Oct. 2016	27 April- 4 May 2016	27 April - 4 May 2016	7 Oct. 2016	18 Oct. 2016
Training	10 June 2016	21 April 2016	3 June 2016	1 June 2016	22 June 2016	6 May 2016	25 Jan. 2017	1 November 2016	25 Oct. 2016	1 June 2016	1 June 2016	6 Oct. 2016	17 October 2016
Phase 1 collection	11 - 30 June 2016	22 April - 6 May 2016	4 - 28 June 2016	2 - 18 June 2016	23 - 30 June 2016	7 - 24 May 2016	26 Jan. - 21 Feb. 2016	2 - 23 November 2016	26 Oct. - 26 Nov. 2016	N/A	2 - 18 June 2016	7 Oct. - 13 Nov. 2016	18 Oct. - 13 Nov. 2016
Phase 2 collection	11 Sept. - 4 Oct. 2016	N/A	6 - 29 Sept. 2016	5 - 21 Sept. 2016	8 - 30 Sept. 2016	N/A	N/A	N/A	N/A	N/A	5 - 21 Sept. 2016	N/A	N/A
Duration	3 months	3 months	3 months	3 months	3 months	3 months	26 days	21 days	1 month	5 days	3 months	5 weeks	1 month
Jobs created	109	50	64	50	58	43	82	56	60	12	109	9	3
Employment duration	3 - 50 days	1 - 15 days	3 - 45 days	3 - 30 days	3 - 30 days	N/A	3 - 30 days	3 - 21 days	5 - 30 days	1 - 6 days	3 - 50 days	5 weeks	1 month

Table 4: Summary of enumeration services delivered

4 Jobs were created through a combination of a special Expanded Public Works Programme (EPWP) of the City of Cape Town, and employment created through the work of the service provider in the implementation of the contracted works.

3. LOCATIONAL ANALYSIS

03 Locational analysis

3.1. SOUTHERN CORRIDOR

National Treasury has developed guidelines for the eight metropolitan municipalities who qualify to access the performance-based, Integrated Cities Development Grant (ICDG). These guidelines stipulate that cities are required to promulgate so-called 'urban network strategies': a transport-oriented development framework which seeks to maximise the impact of public investments in the built environment. This includes the prioritisation of 'corridors', also called 'Integration Zones', which should be included in the city's annual Built Environment Performance Plan (BEPP).

The City of Cape Town adopted two 'Integration Zones' in line with National Treasury guidelines to access the ICDG grant, of which the Metro South-East Integration Zone (MSEIZ) is one. In the City of Cape Town's latest Built Environment Performance Plan (BEPP) 2016/17, which includes a supporting document Metro South-East Integration Zone: Area-wide Strategic Framework, the following statistics are presented about the MSEIZ:

- Approximately 31% of Cape Town's formal dwellings, 51% of its backyard units, and 70% of the city's informal dwellings (not in back yards) are located in the MSEIZ.
- MSEIZ suburbs with a lower proportion of formal dwellings to total dwellings than the city as a whole (78.4%) are Langa, Gugulethu, Nyanga, Crossroads, Philippi, and Khayelitsha.
- High unit densities (above 100 units/ha) occur in Langa, Philippi/Crossroads, Site B, C, and TR Section, and the rest of Khayelitsha.
- Parts of Philippi/Crossroads, Site B, C, and TR Section, and the rest of Khayelitsha are the worst off in terms of the Household Services Index.

According to the latest BEPP, the Southern Corridor Integrated Human Settlements Project (hereafter 'the Southern Corridor') is an "agglomeration of a large number of projects; grouped together to enable more flexible resource allocation and beneficiation of those in need in the event of local individual project circumstances changing" (page 11). Furthermore, settlements in the Airport Precinct have potential for in-situ upgrading and improvement.

The location of the site along the N2 national road and in close proximity to the airport and Phillipi industrial area provides an excellent opportunity for improving this precinct through formal development and providing additional commercial sites. The development will also improve the aesthetics of the area as the sites serve as a gateway to Cape Town for visitors landing at the airport.

*- Built Environment Performance Plan,
2016/17 review*

It is clear, from the Provincial strategic directive and City of Cape Town core municipal documentation, that the Airport Precinct and Kosovo are strategic priorities for in-situ upgrading. The remainder of this section will present contextual analyses of these two informal areas. The Airport Precinct will first be discussed, followed by Kosovo. The topics discussed in this section are settlement history/ies, contextual analyses, land use planning considerations, and settlement leadership capacities.

03 Locational analysis

3.2. AIRPORT PRECINCT INFORMAL SETTLEMENTS

3.2.1. Locational map

Informal settlements are densely located to the south of the N2 between Borchers Quarry and Airport Approach Roads, which include Kanana to the north, Barcelona, Europe and Vukuzenzele at the centre, and Lusaka to the south. Gxagxa falls beyond this immediate stretch of informal settlements south of the N2, but is included in the Airport Precinct and by implication in the Southern Corridor.

Four additional settlements were enumerated in phase 2 of the government contract. These settlements are Thabo Mbeki, KTC, Tsunami IDA/TRA and Hlazo Village. KTC settlement is located in close proximity to settlements directly adjacent to the Airport, while Thabo Mbeki is located further south. To the north of Thabo Mbeki, Tsunami IDA/TRA (a colloquial name for Delft TRA 1 and 2) is located on land previously reserved for Delft cemetery. Hlazo Village is a small settlement of 32 dwellings located on two 500 sqm plots to the south of Gugulethu cemetery.

According to enumeration data collected in the study, the settlements in the Airport Precinct extend over 95,6 hectares at an average population density of 191 dwelling units per hectare. If Gxagxa and Hlazo Village, two small settlements with densities of more than 300 dwelling units per hectare, are removed from the average population density, the population density decreases to 156 dwelling units per hectare. A total of 13 950 structures were counted in these ten settlements, home to 26 041 people. In TRA 5, 1565 households were counted and in TRA 5.1, 284 households were counted.

Figure 2: Locational context of settlements in the Airport Precinct



	Kanana	Barcelona	Europe	Vuku-zenzele	Lusaka	Gxagxa/ New Rest	Thabo Mbeki	KTC	Tsunami IDA/TRA	Hlazo Village	Kosovo	TRA 5	TRA 5.1
Year founded	1989	1990	1992	1993	1986	+/- 1990	unknown	1983	2005	unknown	1999	Unknown	Unknown
Land occupied	23,14 ha	25,6 ha	14,3 ha	4,4 ha	3,25 ha	0,67 ha	10,3 ha	6,82 ha	10 ha	0,104 ha	28,64 ha	6,5ha	1,3ha
Population density	159 du/ha	110 du/ha	126 du/ha	117 du/ha	266 du/ha	348 du/ha	131 du/ha	170,4 du/ha	172 du/ha	307 du/ha	212 du/ha	153 du/ha	218 du/ha
Structures counted	3415	2838	1813	517	867	233	1349	1162	1724	32	6110	995	258
Structures enumerated	3036	2606	1579	468	834	228	1162	983	1611	23	5752	935	242
% of total structures enumerated	91%	92%	87%	91%	96%	97%	86%	85%	93%	72%	94%	94%	94%
Households	3199	2723	1619	505	847	236	1215	1109	1685	35	5824	1450	268
Population	6697	6456	4 206	1285	2108	483	3150	2327	3500	35	14380	3646 (est)	521
Ave. hh size	2,1	2,4	2,6	2,5	2,5	2,8	2,6	2,1	2,1	1,5	2,5	2,33	1,84
Toilets	824	117	140	57	22	29	728	162	93	1	188	Unknown	Unknown
Hh/ toilet Ratio	3,9	23,3	11,6	9	38,5	8	6	7	18	32	76	Unknown	Unknown
Taps	56	56	41	13	5	3	14	19	13	2	42	Unknown	Unknown
Taps/ hh ratio	57,1	48,6	39,4	39	169,4	79	87	58	130	16	342	Unknown	Unknown
Electricity	47% prepaid meters, 43% neighbours' meters connection, 10% no electricity	62% prepaid meters, 31% neighbours' meters connection, 7% no electricity	81% prepaid meters, 15% neighbours' meters connection, 4% no electricity	73% prepaid meters	82% prepaid meters, 15% neighbours' meters connection, 3% no electricity	12% prepaid meters, 45% neighbours' meters connection, 43% no electricity	64% prepaid meters, 24% connection to neighbours' meters, and 12% have no electricity	58% prepaid meters, 22% connection to neighbours' meters, and 20% with no electricity	No electricity	77% prepaid meters, 23% connection to neighbours' meters	73% prepaid meters, 13% connection to neighbours' meters, 14% no electricity	Unknown	Unknown

Table 5: Summaries of settlement profiles

03 Locational analysis

3.2.2. Settlement histories

Nyanga (meaning 'Moon' in isiXhosa) was established in 1946 with 210 houses. By 1956 it was expanded to include the Nyanga Transit Camp and the settlement of Mau Mau. In 1958, a new township was built in Nyanga West, later re-named Gugulethu (meaning 'Our Pride' in isiXhosa). Under the oppressive apartheid regime, residents were not permitted to own their homes, as these were intended as housing for migrant labour alone. By 1963 the population of Gugulethu exceeded 27 000 residents. A lack of investment in the housing stock up to the 1990s and the rapid in-migration following the repeal of pass laws resulted in overcrowding and a massive demand for housing.

Settlements in the Airport Precinct share a very similar history. Backyarders of Gugulethu and Nyanga settlements first erected shacks on the open land between 1983 and 1993 and by the early 2000s the informal settlements were nearly fully built out. Studies of the growth patterns of these settlements are presented in each of the individual reports.

Barcelona, Europe, Kanana, Lusaka and Vukuzenzele settlements were all founded between 1986 and 1992 (see Table 5 above). Community accounts share similar experiences of clearing and occupying the land adjacent to the N2 motorway. Residents explained that within a few years the settlements grew rapidly due to the arrival of backyarders and rural migrants (mostly from the Eastern Cape). A part of the land was a discontinued landfill site, which complicates service provision and infrastructure development.

Other settlements in the Southern Corridor have different histories and origins:

The exact date of the establishment of Thabo Mbeki settlement, to the south of the Corridor, is unclear, but a close correlation between the settlement and the construction of an industrial park on Govan Mbeki road is evident from aerial photographs. The Metro Cash and Carry Khayelitsha was constructed around 2001, when the settlement grew more dense. By 2009 the construction of the industrial park at Spanner Crescent commenced, which appears to have been completed by 2013. During this time the settlement experienced growth.

The enumerated Temporary Relocation Areas include Tsunami, TRA 5 and TRA 5.1 which are all located on Symphony Way in the south of Delft. Tsunami was constructed in 2005 to accommodate relocated families from Joe Slovo informal settlement when the N2 Gateway project commenced. TRA's 5 and 5.1 were constructed a few years later in 2010/11 to accommodate more relocated families and those affected by a massive fire in Joe Slovo settlement in 2009/10. The HDA oversaw the appointment of contractors, and by 2012 it was reported that 974 of the 1849 planned houses were completed in TRA 5 and 5.1.

Gxagxa / New Rest, Hlazo Village and KTC are examples of dense informal settlements located in previously zoned open spaces. Gxagxa was established in a storm water retention area, and continues to suffer localised flooding in rainy seasons. Hlazo Village is located on two 500sqm erven (Erven 88 and 57) in Gugulethu on 60 Amplankeni Crescent. KTC, which residents claimed was founded in 1983, was established on an open space with vegetation and a religious structure owned by a church called Donkey Church. Initially the area was called Beirut but later changed to KTC. The name KTC, according to the leadership, comes from the Kataza Trading Company, a store that is still located in the area.

03 Locational analysis



Qualitative discussion with Gxagxa leaders about their settlement

COMMUNITY VOICES

"The settlement was named after one of the community leaders whose surname was Hlazo. He was tipped to be the next councillor of that area but was shot and killed before he assumed that position. Due to his popularity the area was then named as Hlazo Village. The settlement has a number of old people staying in there." - Hlazo Village resident



Hlazo Village leaders share anecdotes about their settlement

03 Locational analysis

COMMUNITY VOICES

"We used to fetch water at Gugulethu graveyard. It was far from where we stayed. Other women fetched water from the farms. They had to cross the road and some were hit by cars and died. When we reported this to the man that was in charge of us being here, he said that he didn't have another option because he was still [building] our houses and that we would have to wait until they are done." - Europe resident



Europe residents share anecdotes about their settlement's history

COMMUNITY VOICES

"It used to be a dumping site. This field was also used for men when they went for circumcision. There were many trees here so we cleaned the field and built our houses here. When we started there were not many people who lived here." - Kanana resident



Kanana residents record the history of their settlement

03 Locational analysis

3.2.3. Contextual analysis

Settlements in the Airport Precinct along the N2 are located approximately five kilometres southwest of Cape Town International Airport and about 18kms southeast of Cape Town’s Central Business District (CBD). The N2 motorway extends along the northern boundary and Klipfontein Road and NY111 form the southern boundary.

Other settlements in the Airport Precinct are located further south from settlements directly adjacent to the Airport, such as Thabo Mbeki and Tsunami IDA/TRA.

3.2.4. Land use planning considerations

Planning applications for the purposes of land transfer, township establishment, development rights and land use management will be considered against the City of Cape Town Development Management Scheme (DMS), which is a schedule to the Municipal Planning By-law 2015 (as amended 2016). The DMS also specifies the City’s zoning regulations. The informal settlements are located within the Cape Flats District (District G), adopted in 2014. Policy 36 of the District Plan supports the incremental upgrading and formalisation of existing formal settlements.

Preliminary desktop research has revealed that the six informal settlements directly adjacent to the Airport (e.g. Kanana, Barcelona, Europe, Vukuzenzele, Lusaka and Gxagxa) are located on up to four properties, presented in Table 6. These properties are surrounded with Single Residential 2: Incremental Housing (SR2) and General Residential 3 zoning alongside local community services and open space (e.g. Community 1: Local, Community 2: Regional, and Open Space 2: Public Open Space). Opposite the N2 motorway, which acts as a strong boundary and limits access, the Airport Industria is predominantly General Industry 1. Based on the surrounding land uses, the neighbourhood is therefore predominantly residential.

Erf numbers	Street address	Settlements	Current Zoning
477	11 Steve Biko Drive	Kanana, Barcelona, Europe, Vukuzenzele	Limited Use Zoning
112664-RE (potentially)	19 Pallotti Road	Kanana	Transport 2: Public Road and Public Parking
301	16 Steve Biko Drive	Gxagxa	Open Space 2: Public Open Space
113276-RE	Null	Vukuzenzele, Lusaka	Transport 2: Public Road and Public Parking

Table 6: Properties implicated in Airport Precinct informal settlements

Since 2008/09 the eastern section of KTC informal settlement has been upgraded with a housing project. Thabo Mbeki settlement has received increased sanitation services in the past few years. Tsunami IDA/TRA is located on land previously reserved for the Delft cemetery while Hlazo village is located on two 500 sqm General Business 3 properties.

03 Locational analysis

3.2.5. Settlement leadership capacity

All settlements enumerated in the Airport Precinct confirmed that active leadership committees frequently meet with their ward councilor and sub-council manager to discuss local development priorities. The leadership committees have different types of structures: some settlements have one central coordinating committee, while other settlements have block-level committees. Leaders interviewed during the enumeration also confirmed that links exist with other community-based organisations (CBOs) such as SANCO. Individual enumeration reports provide further insights into the leadership structures currently operational in informal settlements including the ward councillors and sub-council managers who were actively engaged in the enumeration studies.



Residents and some of Kanana's leadership



Some leaders of KTC and members of KTC's security committee

03 Locational analysis



Residents and some leadership members in Thabo Mbeki



Some members of Lusaka's leadership



Some residents and leaders of Hlazo Village

03 Locational analysis

3.3. KOSOVO

3.3.1. Locational map

Kosovo informal settlement is one of the densest settlements in Cape Town. The settlement is located on 28,64 hectares of partly City-owned, partly privately owned land with a population density of 212 dwelling units per hectare. Kosovo has an average of 2,5 people per household as 14 830 people make up 5 824 households. Kosovo is centrally located in the Philippi CBD node, and is bounded by the central railway line and Philippi Station to the north, Parkway Drive to the west, the R300 to the south and the Philippi Police Academy to the east. Kosovo is 23 km southeast of Cape Town's Central Business District and only 1.7km (or a 20-minute walk) from the Philippi business centre.



Figure 3: Kosovo locational context

3.3.2. Settlement history

Backyarders of the neighbouring Samora Machel settlement occupied the land after years of paying high rentals to the owners of formal houses. Community accounts on the origin of the settlement name indicate that there is a close correlation between the Kosovo War (28 February 1998-11 June 1999) and the founding of the settlement. Over the past 18 years the settlement has experienced an intensification of newly built dwelling. More detailed analysis of the growth patterns since 1999 is presented in the individual enumeration reports. In 2018, two pockets of land to the west of the settlement were occupied more intensely. These sections are included as part of the area enumerated in Kosovo.



Overview of structures in Kosovo

03 Locational analysis

3.3.3. Contextual analysis

Kosovo informal settlement is surrounded by the central railway line and Philippi Station to the north, Parkway Drive to the west, the R300 to the south and the Philippi Police Academy to the east. Kosovo is located 23km southeast of Cape Town's Central Business District and only 1.7km or a 20-minute walk from the Philippi business centre. The high density and proximity to the R300 and central railway line are listed as constraints for future development. Part of the land is privately owned.

Kosovo could benefit from plans to transform the Philippi business district into a major transport hub. In July 2016 the City of Cape Town unveiled plans for the largest MyCiti Bus Rapid Transport (BRT) station in the city on the corner of Govan Mbeki and New Eisleben roads, set to transform Philippi business district by unlocking developable land in the vicinity of Philippi Village. The close proximity to Cape Town International Airport warrants a renewed focus on the job-intensive industrial development opportunities of the airport district, also referred to as an "aerotropolis", a term describing the locational advantages of airport/long-haul logistics-oriented city planning.

The Philippi Economic Development Initiative (PEDI) has been set up to promote development opportunities with stakeholders and frequently engages with community structures such as informal traders. Any such development near Philippi train station will need to include Kosovo residents as stakeholders in the development process. In the near vicinity, the largest public service centre is the Mitchells Plain District Hospital and the Western Cape Rehabilitation Centre. Kosovo could benefit from these developments which have already commenced with housing projects on Govan Mbeki Road.



Kosovo leaders during qualitative discussion about their settlement and its history

COMMUNITY VOICES

"[We need] people to do a neighbourhood watch. If we can have all these things we can fight the crime together here in Kosovo. On weekends people are not sleeping; they work till the morning [and this] is when they get murdered. Even if you are inside your house you are not safe. You will hear the guns at night and the bullets can even go through the zincs [sheets of your structure]."
- Kosovo resident

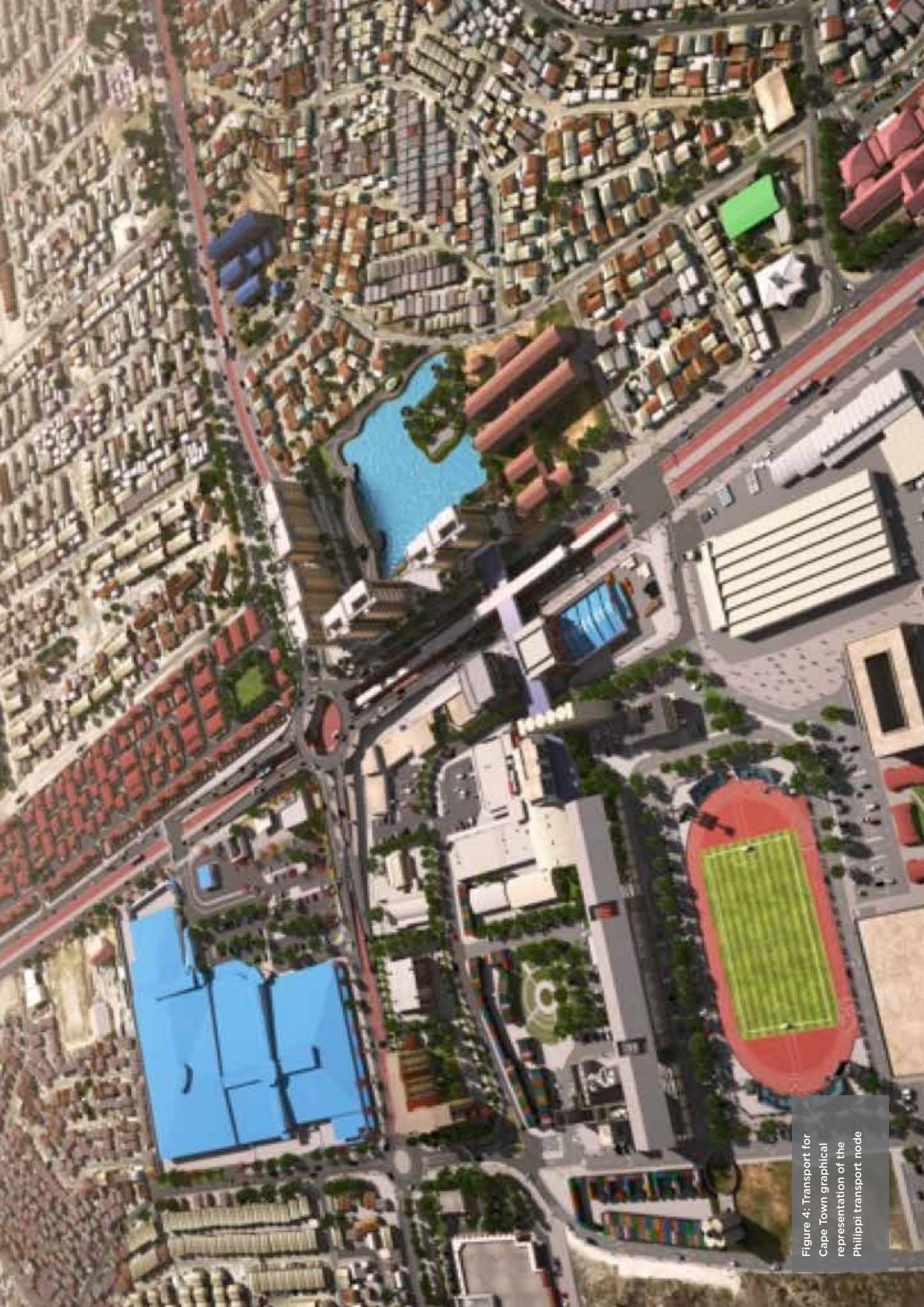


Figure 4: Transport for Cape Town graphical representation of the Philippines transport node

03 Locational analysis

3.3.4. Land use planning considerations

Planning applications in Kosovo will be assessed against the Khayelitsha/Mitchell's Plain Greater Blue Downs District Plan (adopted in 2014). The District Plan supports incremental upgrading and formalisation of existing formal settlements. Kosovo stretches over a number of affected properties. Table 7 gives a breakdown of the implicated properties and their current zoning.

Erf Numbers	Street Address	Section of Kosovo	Current Zoning
CA678-1	46 LEONARD RADU Road	North West	Transport 1: Transport Use
CA679-7-RE	Null	North East	Transport 1: Transport Use
3109	Null	Centre West	Agricultural
CA695-2-RE	Null	Centre West	Agricultural

Table 7: Properties implicated by Kosovo informal settlement

The current land use designation for the land Kosovo is founded on is therefore predominantly Agricultural, with parts of Transport 1 to the north of the settlement. The surrounding area is predominantly zoned Single Residential 2: Incremental Housing. As mentioned earlier, the plans to develop Philippi at the intersections of Govan Mbeki and New Eisleben roads is in an advanced stage. The land uses around this business node are predominantly General Industrial 1 and General Business 1. Philippi can therefore be described as a residential-lead mixed-use neighbourhood.

Specific development proposals are made for the interface between Philippi train station and Kosovo informal settlement. Plans to improve the living conditions of Kosovo informal settlement are also included in the City's 2016/17 BEPP. The District Plan argues that public spaces should be afforded in Kosovo. It deems the interface between Kosovo and the Philippi train station an important intervention.

It is proposed that the existing Ingulube Drive axis is extended south of Philippi Station by upgrading and developing hard public space as part of a new station forecourt as well as reinforcing the linear space associated with the proposed new road link west of Kosovo. This public space development should investigate the opportunity for the provision of market / informal trading infrastructure, particularly in the area around the station and be considered as part of an integrated intervention around the upgrading of Kosovo informal settlement.

- Khayelitsha / Mitchells Plain & Greater Blue Downs District Plan (2014:115)

The latest review of the BEPP argues that a strip of public facilities and commercial uses, starting with the existing Philippi SAPS Police Training on the eastern edge, should be extended into Kosovo.

03 Locational analysis

Spatially, the overall concept is to extend the central strip on the adjacent training college land across the site, within which all the public facilities and commercial uses required on the site are to be included. The remainder of the site is proposed exclusively for high density residential development. The private access road north of the existing stadium is proposed to become a high mobility public road, linking to Weltevrede Parkway at OR Tambo Drive.

- *Built Environment Performance Plan, 2016/17 review*

It is proposed that mostly double storey clustered high-density subsidy housing is utilised as the housing typology for the majority of the site with social housing as part of central spine. With a school site and public open space, a density of 140du/ha is achievable on the site.

- *Built Environment Performance Plan, 2016/17 review*

3.3.5. Settlement leadership capacity

At present the community has a leadership structure of 14 members. The settlement is divided into three sections, each with five leaders. Weekly meetings are held to discuss development, social and economic issues confronting the community, and to ensure that the community is presented as a united whole to city council structures. Sithembiso Mzobe is the Councillor for Ward 33, which incorporates the part of Philippi South West of New Eisleben road and south of Bristol road, Kabodi street and Govan Mbeki road. The area is also part of Sub Council (SC) 13, where Lunga Bobo is the Sub Council manager. Councillor Mzobe and SC Manager Bobo were great aids in working with CORC to access community structures in Kosovo.



Some members of Kosovo's leadership

03 Locational analysis

3.4. IMPLICATIONS FOR SETTLEMENT UPGRADING

The enumeration studies present more detailed locational analyses related to each individual settlement. In section 3 informal settlements were clustered as the Airport Precinct and Kosovo. The strategic objectives of the 'Southern Corridor' as a joint initiative between the City of Cape Town and the Western Cape Government were discussed with a view on informal settlement upgrading. Philippi, and Kosovo informal settlement upgrading plans should be incorporated in the area's development potential.

Other aspects to consider from a planning perspective:

- The largest settlements in the Airport Precinct are located on land zoned Limited Use. In the City of Cape Town's Zoning Scheme, no change of existing uses or alteration of the external structure of an existing building or structure is permitted in Limited Use Zones. Rezoning of the land to allow township establishment will however require a departure from these zoning regulations.
- Sections of the land in the Airport Precinct incorporate a discontinued landfill site. Geotechnical studies in support of land rehabilitation will need to be carried out.
- The upgrading of informal settlements towards township establishment will require the acquisition of land for consolidation and potential roll-over development to make room for infrastructure development.
- Parts of the land on which Lusaka is located (property 113276-RE) fall within the 60 decibels noise zone of the Cape Town International Airport.

In section 4, trends in the enumeration data are presented with a view to informing planning considerations. Topics such as movement and commuting patterns, structure sizes, structure ownership, socio-economic data and access to services will be covered. Section 5 also presents trends in enumeration data, but this time with a view to establishing an indicative profile of potential housing subsidy qualifiers.



Vukuzenzele enumerators, CORC supervisor and HoD examine map of structures

4. ENUMERATION DATA TRENDS

04 Enumeration data trends

4.1. DWELLING-TYPE ANALYSIS

4.1.1. Approach

The first set of enumeration questions were developed to establish a better understanding of the dynamics that pertain to structures. In these questions respondents were asked to indicate perceived ownership status, number of rooms per structure, number of people per structure, and floor sizes. Individual settlement enumeration data sets were merged to produce tables and figures specifically for this overarching summary report. For more detailed analyses at the settlement level, refer to individual enumeration reports.

The following section presents summary data of individual settlement reports which argue a central message: **Young, single males have lived in small (less than 15 square meters), single room dwellings for about 5 years.**



Impression of dwelling in Gxagxa



Dwelling in Vukuzenzele during numbering

04 Enumeration data trends

4.1.2. Data trends

The study sought to determine structure ownership levels within the settlement. Each respondent was asked to indicate whether she/he owned the structure, paid rent or lived in it rent-free. The high degree of ownership (89% of all dwellings) could have implications for mobilising household-level finance for eventual housing consolidation since households might be concerned with investing in their primary asset: a secure residence. However, this will require greater security of tenure and also ground works including land rehabilitation and infrastructure development.

Settlement name	Own the structure	Pay rent	Living rent free	Total
Gxagxa+New Rest	263	10	9	282
Vukuzenzele	427	8	33	468
Lusaka	733	66	35	834
Europe	1452	34	87	1573
Barcelona	2055	52	496	2603
Kanana	2370	245	421	3036
Hlazo Village	22	1	0	23
KTC	845	16	119	980
Thabo Mbeki	1053	10	99	1162
Tsunami	1544	7	59	1610
Total	16327	481	1497	18305
Row Percentages	89%	3%	8%	100%

Table 8: Percentage breakdown of structure ownership

The table 8 above indicates that on average 89% of structures have been reported as owned by the occupants. Only 3% of structures enumerated indicated rent being paid, while another 8% indicated living rent-free. However, there are important local settlement dynamics to take into account. In Barcelona, 21% of residents, or 548 households, are subordinate to a lessor, which might translate into precarious security of occupation. A similar trend was noticed in Kanana informal settlement where 8,1% of households pay rent and 13,9% households reported living rent-free. Just over a fifth (21,9%) of Kanana residents, or 666 households, are subordinate to a lessor, which might translate into a precarious security of occupation. It might also be that those living rent-free are members of the household head's family or a dependent.

04 Enumeration data trends

Data collected for TRA 5 and TRA 5.1 by HDA service provider asked of residents to indicate the manner in which structures were allocated to them. Table 8A indicates the breakdown for TRA 5 and 5.1 (data sets were merged). In almost nine out of ten incidents, residents were either allocated the dwelling unit by HDA (61%) or by the committee (27%).

	Frequency	% Row
Allocated by Committee	343	27%
Allocated by Councillor	1	0%
Allocated by Municipality	1	0%
Bought	15	1%
Gift	1	0%
House-sitting	36	3%
Inherited	7	1%
Invaded	7	1%
It was empty when we moved in	5	0%
Other	3	0%
Relocated by HDA	770	61%
Renting	64	5%
Total	1253	100%

Table 8A: TRA 5 and 5.1 – Means of obtaining dwelling unit



Overview impression of dwellings in Gxagxa

04 Enumeration data trends

Respondents were asked about the main use of their structure. Where they indicated uses other than residential, this was recorded in the database but not reflected in this analysis. Table 9 provides the breakdown of structure use.

Structure main use	Gxagxa / New Rest	Vuku-zenzele	Lusaka	Europe	Barcelona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsunami	Kosovo	TRA 5	TRA 5.1	Total	Row %
Residential only	248	457	798	1417	2403	2661	23	854	1024	1567	5277	1450	268	18447	92%
Residential and Other	34	11	36	140	187	375	0	111	138	43	331	85	16	1507	8%
Total	282	468	834	1557	2590	3036	23	965	1162	1610	5608	1535	284	19954	100%

Table 9: Breakdown of main structure uses

The majority (92%) of respondents indicated that their dwellings were used for residential purposes only. Secondary use of dwellings ranged from spaza shops, places of worship, crèches, shebeens, hairdressers/beauty salons, and tshisa nyamas. The individual enumeration reports also present spatial analyses of the distribution of secondary uses. Based on this analysis, an observable trend is that businesses tend to be located on business through passes such as roads, internal streets and other routes of circulation.

Data collected for TRA 5 and TRA 5.1 by HDA service provider asked of residents to indicate the manner in which structures were allocated to them. Table 8A indicates the breakdown for TRA 5 and 5.1 (data sets were merged). In almost nine out of ten incidents, residents were either allocated the dwelling unit by HDA (61%) or by the committee (27%).

Shebeens, on the other hand, tend to be clustered together in pockets on the edges of the settlement. In these areas, qualitative interviews also indicated that higher rates of crime are apparent.

COMMUNITY VOICES

“There is one thing that I want to ask from the municipality. As you know we live in shacks and there are also people selling alcohol. They [the municipality] must do licences so that the shebeens must know when to open and when to close their taverns. I think there will be less crime.” - Kosovo resident

04 Enumeration data trends

To better understand the living arrangements for residents, a question was asked around number of rooms in the structure. Table 10 provides an overview of rooms per structure.

Rooms per structure	Gxagxa + New Rest	Vuku-zenzele	Lusaka	Europe	Barcelona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsunami	Kosovo	Total	Row% (Total)
1	215	137	367	233	731	1274	19	329	380	1304	1350	6339	40%
2	51	204	356	380	667	890	4	350	286	274	1918	5380	34%
3	12	86	88	292	467	528	0	173	271	31	851	2799	17%
4	4	29	22	130	293	275	0	50	180	1	227	1211	8%
5	0	9	1	31	56	45	0	7	37	0	26	212	1%
6	0	2	0	2	19	16	0	1	6	0	4	50	0%
6 and more	0	1	0	5	4	8	0	0	2	0	5	25	0%
Total	282	468	834	1073	2237	3036	23	910	1162	1610	4381	16016	100%
No data collected	0	0	0	506	369	0	0	73	0	0	1371	2319	-

Table 10: Number of rooms per structure

The summary table indicates that, on average, most dwellings have one or two rooms. However, this data was not collected for all structures during the enumeration. This could have distorted the overall averages, and was removed from the overall table. The following settlements did not contain complete data sets on the number of rooms per structure:

- Europe: 506 structures or 32% of total structures did not indicate the number of rooms.
- Barcelona: 369 structures or 14% of total structures did not indicate the number of rooms.
- Kosovo: 1371 structures or 24% of total structures did not indicate the number of rooms.
- KTC: 73 dwellings of 7% of all dwellings did not indicate the number of rooms.

04 Enumeration data trends

Further disaggregation reveals a more nuanced reading. In Kosovo, the majority of structures have two rooms (44%) and 31% of structures are single rooms. In the summary table, Kosovo accounts for 27% of the total number of structures, and therefore this is not an accurate representation of the Airport Precinct. When Kosovo is removed from the table, single rooms account for 42% of all dwellings in the Airport Precinct, followed by two-room structures at 30% and three-room structures at 17%.

However, even in the Airport Precinct it is difficult to present a convincing average number of rooms per dwelling. Single room structures account for 44% of dwellings in Lusaka, 41% in Kanana and 33% in Barcelona. In Europe settlement, however, the most common structure type is a two-room unit (35%), followed by three-room units (27%). In Gxagxa, where dwellings are built on a small parcel of land at a density of 348 du/ha, 76% of dwellings are single rooms. Other factors also influence the configuration of living spaces. In Tsunami, it is not surprising that 81% of all dwellings are single rooms due to the pre-defined standards associated with the construction of an Incremental Development Area with the Emergency Housing Programme subsidy.

Understanding the configuration of living spaces is of utmost importance to planning considerations. Individual reports present evidence which suggests that typically the first occupants claim larger spaces and build larger rooms. Newer arrivals are often left with no choice but to build smaller sized one-room shacks. The quality of open spaces for children to play is also restricted, which means that they tend to play in the streets and on informal footpaths. Small single room dwellings therefore have to cater to all the needs of the resident and living spaces are used simultaneously for studying, playing, cooking, washing, bathing, and so forth.

Based on the enumeration results, Table 11 provides deeper insight into the total number of people living inside each structure. To ease the reading of data, the percentage split of people per dwelling is presented, rather than the people count.

Rooms per structure	Gxagxa + New Rest	Vuku-zenzele	Lusaka	Europe	Barcelona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsunami	Kosovo	Total	Row% (Total)
1	123	148	313	578	1058	1452	14	419	324	339	2077	6845	37%
2	59	97	160	297	499	579	6	185	306	850	1245	4283	23%
3	62	80	136	258	390	413	3	156	200	281	1029	3008	16%
4	28	67	119	206	315	312	0	122	166	101	707	2143	12%
5	5	42	65	127	191	165	0	61	96	27	422	1201	7%
6	4	19	27	63	93	62	0	18	37	10	168	501	3%
7 to 14	1	15	14	50	60	53	0	22	33	2	104	354	2%
Total	282	468	834	1579	2606	3036	23	983	1162	1610	5752	18335	100%

Table 11: Number of people per structure

04 Enumeration data trends

Single households represent the majority of households in settlements enumerated in the Airport Precinct and Kosovo. Table 10 reveals that on average single person households account for 39,5% of all structures. A close correlation exists between single person households (37%) and one room dwellings (40%) in the Airport Precinct and Kosovo. This has implications for future housing provision, but this will be discussed under planning considerations in section 7.

Close to 50% of households in the Airport Precinct are composed of two to four people. This shows that there is a close balance between established families and young single households. 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 a limitation of the approach in calculations could result in an overestimation of actual floor size because the overhangs of the roofs could be larger than the floor area.

Structure size categorised	Gxagxa + New Rest	Vuku-zenzele	Lusaka	Europe	Bar-celona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsunami	Kosovo	Total	Row% (Total)
2sqm or less	0	0	0	0	2	0	0	0	2	2	0	6	0%
2.01 - 5sqm	1	0	1	0	4	0	0	4	6	8	4	28	0%
5.01 - 10sqm	27	11	18	31	82	65	0	39	54	92	147	566	3%
10.01 - 15sqm	103	41	109	143	372	460	10	125	174	404	634	2575	15%
15.01 - 20sqm	63	65	155	128	298	442	6	141	103	302	736	2439	14%
20.01 - 25sqm	36	59	153	155	288	452	3	109	112	200	755	2322	13%
25.01 - 30sqm	15	64	128	156	250	382	3	128	110	199	688	2123	12%
30.01 - 35sqm	9	48	84	141	214	268	1	93	94	267	586	1805	10%
35.01 - 40sqm	8	43	60	122	205	222	0	82	72	45	440	1299	8%
40.01 - 50sqm	5	51	62	183	283	313	0	101	153	61	573	1785	10%
50.01 - 60sqm	5	22	24	98	220	170	0	55	98	16	265	973	6%
greater than 60sqm	4	20	40	129	340	262	0	74	182	14	249	1314	8%
Total	276	424	834	1286	2558	3036	23	951	1160	1610	5077	17235	100%

Table 12: Structure sizes categorised

04 Enumeration data trends

Dwellings in the Airport Precinct and Kosovo are predominantly (57%) smaller than 30 square meters, as Table 12 indicated. Another 18% of dwellings are between 30 and 40 square meters. The concentration of small shacks separated by informal roads and footpaths should be considered for any future settlement upgrade and eventual housing consolidation. The individual reports further analyse the structure sizes of single households, which also indicate that single households live in small structures. The high density of the settlement will require innovative tenure types, and consolidation housing might need to consider smaller apartments in higher-density housing typologies.

In Table 13 the total floor space of a dwelling was divided by the number of occupants to derive an estimated floor space per occupant.

The majority (71%) of occupants have less than 20 square meters available in a shack. This is a preliminary measure to indicate the issue of overcrowding in dense informal settlements.

Table 13: Structure size per person categorised

Square meters per person available categorised	Gxagxa + New Rest	Vuku-zenzele	Lu-saka	Europe	Bar-celona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsu-nami	Kosovo	Total	Row% (Total)
2sqm or less	3	2	5	9	10	12	0	6	12	8	37	104	1%
2.01 - 5sqm	51	52	114	99	199	320	2	76	119	178	544	1754	10%
5.01 - 10sqm	90	114	240	345	558	602	5	236	293	622	1360	4465	26%
10.01 - 15sqm	62	84	134	284	581	556	8	210	248	372	1049	3588	21%
15.01 - 20sqm	38	57	101	167	354	363	4	132	153	214	647	2230	13%
20.01 - 25sqm	16	33	84	106	231	327	1	74	97	79	446	1494	9%
25.01 - 30sqm	5	25	50	73	162	228	2	79	74	49	288	1035	6%
30.01 - 35sqm	4	24	31	49	118	159	1	33	41	59	201	720	4%
35.01 - 40sqm	3	16	25	35	81	124	0	23	25	6	135	473	3%
40.01 - 50sqm	1	13	25	45	104	136	0	38	30	4	175	571	3%
50.01 - 60sqm	0	2	7	28	53	81	0	24	26	3	80	304	2%
greater than 60sqm	3	2	18	29	82	128	0	21	42	3	74	402	2%
Total	276	424	834	1269	2533	3036	23	952	1160	1597	5036	17140	100%
No data collected	6	44	0	310	73	0	0	31	2	13	716	1195	-

04 Enumeration data trends

Residents were also asked to indicate the number of years they have lived in the settlement. Table 14 indicates that on average 30% of residents have lived in settlements for less than five years. From this data, Kosovo appears to be the most established settlement since 27% of residents have lived in the settlement for 16 - 20 years. However, the influx over the past five years means that 24% of residents are newcomers (and have lived in the settlement for less than five years). Other settlements like Thabo Mbeki which have existed since 1983 are also well established since 21% of residents have lived in the settlement for 16 to 20 years.

Square meters per person available categorised	Gxagxa + New Rest	Vuku-zenzele	Lusaka	Europe	Bar-celona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsu-nami	Kosovo	Total	Row% (Total)
0 - 5 years	186	430	501	1298	2348	1914	4	564	980	1881	3470	13576	30%
6 - 10 years	150	285	447	895	1473	1518	8	554	777	1365	3344	10816	24%
11 - 15 years	99	211	559	601	1056	1016	9	328	551	220	2552	7202	16%
16 - 20 years	81	221	275	706	1140	1140	9	301	653	15	3915	8456	19%
21 - 25 years	65	110	115	482	354	598	2	284	93	4	169	2276	5%
26 - 30 years	14	24	215	224	131	518	3	296	96	15	62	1598	4%
more than 30 years	0	4	0	0	0	0	0	0	0	0	935	939	2%
Total	595	1285	2112	4206	6502	6704	35	2327	3150	3500	14447	44863	100%

Table 14: Number of years residents have lived in the settlement

COMMUNITY VOICES
"I would change the nature of structures here in Kanana, the streets, the drains and the lights so that people can feel the democracy." – Kanana resident

04 Enumeration data trends

4.1.3. Summary

In conclusion, a trend in enumeration data related to dwellings types is observable. The competition for land in a dense informal settlement requires single households, which are often young men leaving their parents' home, to live in smaller one-room shacks. When taking these statistics into account, the implications for settlement upgrading and eventual housing provision are significant. The high density of the settlement will require innovative tenure types, and consolidation housing might need to consider smaller apartments in higher-density housing typologies. Analyses of this data lead to the following conclusions:

- Single person households, which are predominantly male and younger than 35 years old (as established in the next section), are the predominant (37%) occupants of dwellings in the Airport Precinct and Kosovo.
- The majority (89%) of residents indicate that they own their structures. In a few cases, such as Barcelona and Kanana, a higher proportion of rental agreements were observed, which might require close attention to informal property transactions. This informal property market needs to be adequately understood when considering transfer of title, in which ever form it might be (e.g. administrative, communal, freehold, etc.).
- The highest proportion (43%) of dwellings are single rooms in the Airport Precinct. Two-room structures account for 34% of dwellings and 17% of dwellings have three rooms. Families tend to occupy two and three bedroom dwellings, while single households have single room dwellings. In Kosovo, Vukuzenzele, KTC and Europe, on the other hand, the majority of structures have two and three rooms.
- 58% of dwellings are smaller than 30 square meters. Readers are encouraged to refer to individual reports for breakdown of structure sizes.
- The majority of residents (30%) have lived in their respective settlements for less than five years.

Analyses indicate that there is a close relationship between young, single males who live in small (less than 30 square meters), single room dwellings for about 5 years.



Gxagxa residents capture enumeration data in Trimble device

04 Enumeration data trends

4.2. DEMOGRAPHIC PROFILES

4.2.1. Approach

The next set of enumeration questions sought to understand the demographics of informal settlements. In these questions, respondents were required to indicate their age, gender, and the proportion of foreigners. In the following section, major trends in enumeration data are presented with a view to ascertaining the implications of planning settlement upgrading and housing beneficiaries.

4.2.2. Data trends

Enumeration data confirms that the majority (73%) of residents are people younger than 35 years old. In keeping with trends presented in the previous section, this data might explain how children of parents who first settled on the land during the founding years of the settlements (e.g. 1986 to 1992) are entering adulthood. Since space is limited, they are forced to erect small one-room shacks and are generally single households.

Age categories	Frequency count	Percentage	Cumulative percentage
0 to 5 years	5417	12	12
6 to 13 years	7039	16	28
14 to 18 years	2912	7	35
19 to 25 years	6217	14	49
26 to 30 years	5268	12	61
31 to 35 years	5596	13	73
36 to 40 years	4591	10	84
41 to 50 years	4894	11	95
51 to 60 years	1707	4	98
61 to 65 years	323	1	99
older than 65	350	1	100
Total	44314	100	

Table 15: Breakdown of age categories

In Table 15 above, the split of age groups is presented. A large portion (28%) of residents can be classified as children younger than 13 years old while a further 26% are older than 36 years old. The implications of a majority population younger than 35 years old need to be taken into account in all planning interventions. For example, the national and provincial ministers of Human Settlements have indicated that people older than 40 years will be prioritised for housing subsidies, although this is not official policy in the National Housing Code.

04 Enumeration data trends

Due to the significant number of single person households, it was necessary to examine the age distribution of this population. Table 16 below provides the age distribution of single person households categorised.

Age categories	Frequency count	Percentage	Cumulative percentage
14 to 18 years	80	1	1
19 to 25 years	1256	19	21
26 to 30 years	1393	21	42
31 to 35 years	1351	21	63
36 to 40 years	906	14	77
41 to 50 years	966	15	91
51 to 60 years	395	6	97
61 to 65 years	84	1	99
older than 65	84	1	100
Total	6515	100	

Table 16: Age of single person households



Children in Europe play in unhygienic conditions next to the highway

The age split of single person households confirms that 62% of single households are younger than 35 years old, and most significantly, 21% is aged between 26 and 30 years old. The enumeration covered a broad spectrum of demographic data.

04 Enumeration data trends

Table 17 presents the gender breakdown of the settlement population in percentage terms.

Settlement	Gender		
	Male	Female	Total
Gxagxa & New Rest	73,17	26,83	100
Vukuzenzele	79,73	20,27	100
Lusaka	66,44	33,56	100
Europe	73,84	26,16	100
Barcelona	68,49	31,51	100
Kanana	65,13	34,87	100
Kosovo	71,49	28,51	100
Total	70	30	100

Table 17: Gender split of single person households in percentage terms

Seven of ten single households, which cumulatively account for 37% of all households, are men. Although these young men live alone, it does not mean that they do not have financial dependents. Between 50% and 62% of respondents in different informal settlements reported that they have financial dependents living elsewhere. The reader is encouraged to refer to individual reports for more details.



Male and female enumerators in Barcelona

04 Enumeration data trends

Gender	Gxagxa/ New Rest	Vuku- zenzele	Lu- saka	Europe	Bar- celona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsu- nami	Kosovo	TRA 5	TRA 5.1	Total	Row %
Male	292	593	934	1912	2863	2930	18	920	1282	1611	6655	1555	246	21811	45%
Female	301	692	1153	2252	3577	3723	17	1349	1806	1874	7553	1819	247	26363	55%
Total	593	1285	2087	4164	6440	6653	35	2269	3088	3485	14208	3374	493	48174	100%

Table 18: Gender split of all residents

Overall, 55 out of every 100 people are women. This is slightly higher than the national average of 52 women per every 100 people (StatsSA, Census 2011).

Settlement data sets were merged to avoid any insensitivities towards foreigners living in informal settlements. Foreigners have been subject to spates of xenophobic violence since the early 2000s. Table 19 below confirms that only 2% of the total population are foreigners or permanent residents.

4.2.3. Summary

This section of the summary report presented overarching data on the demographics of the settlements. Individual reports contain more in depth analysis of single households, which were confirmed to be the highest proportion of household configurations. Data presented in this section indicates the following:

- 73% of the total population is younger than 35 years old, and 63% of single households are younger than 35 years old.
- While 55% of every 100 residents are women, men account for 70% of single households, which was established as the highest proportion of households (37%).

Nationality	Frequency count	Percent	Cumulative percent
RSA	43138	97,9	97,72
Non-RSA	692	1,6	99,38
Permanent resident	231	0,5	100
Total	44061	100	

Table 19: Nationality of residents

04 Enumeration data trends

4.3. SOCIO-ECONOMIC PROFILES

4.3.1. Approach

Another set of enumeration questions sought to understand the socio-economic profile of households. Questions on employment status, household income and expenditure, modes of transport, and social grants were asked. Individual reports deal with educational enrolment and attainment and commuting times in more detail. This content is not deemed significantly appropriate for this overarching summary report that focused on implications for planning settlement upgrading and beneficiaries for housing subsidies.

4.3.2. Data trends

Questions around household income were aimed primarily at the household head, who was the primary respondent almost 90% of the time. In fewer cases where the household head was not the primary respondent, persons close to the day-to-day activities of the household (such as the spouse or partner) accounted for questions related to income and expenditure.

Table 20: Employment status by gender for respondents aged 16 years and older - ALL settlements

Employment status	Male	Female	Total	Total %
Employed	6021	3745	9766	41%
Self-employed	519	445	964	4%
Unemployed	4877	8435	13312	55%
Total	11417	12625	24042	100%

Table 20 indicates that the average unemployment rate in settlements is 55%. The trend of a relatively young population with high unemployment and precarious livelihoods creates conditions of vulnerability, especially for women. Women account for 63% of the total unemployed population. In other circumstances, this could be an opportunity for entrepreneurial activity, but only 4% of working youth are reported to be self-employed.

Table 20A: Employment status TRA 5 and TRA 5.1

Employment status	Male	Female	Total	Total %
Employed	315	40	355	21%
Pensioner	39	1	40	2%
Self Employed	6	0	6	0%
Unemployed	1090	227	1317	77%
Total	1450	268	1718	100%

In TRA 5 and 5.1 employment status for the settlement was determined based on the status of the household head. In TRA 5, 75% of household heads are unemployed and in TRA 5.1 84% of household heads are unemployed.

04 Enumeration data trends

Income Category	Frequency count	Percent	Cumulative percent
No Income	5055	27,71	27,71
R1 - R400	1119	6,13	33,84
R401 - R800	1614	8,85	42,69
R801 - R1500	4775	26,17	68,86
R1501 - R3500	4903	26,87	95,73
R3501 - R7500	723	3,96	99,69
R7501 - R15 000	51	0,28	99,97
Above 15 000	5	0,03	100
Total	18245	100	

Table 21: Income distribution for all settlements

In table 21, data on income was merged for all settlements to create an overarching indication of household income. Individual reports further analyse the income of single households. The majority (69%) of working age people earn less than R1500 per month while 27% earn between R1501 and R3500. More than a quarter (27%) of households reported earning no income at all.

	TRA 5	TRA 5.1	Total	Total %
No Income	756	220	976	78%
Less than R 1000	9	0	9	1%
Between R1 001 & R2 000	30	5	35	3%
Between R2 001 & R3 500	116	16	132	11%
Between R3 501 & R5 000	53	15	68	5%
Between R5 001 and R7 000	11	2	13	1%
Between R7 001 and R10 000	15	0	15	1%
More than R10 000	5	0	5	0%
Total	995	258	1253	100%

Table 21A: Income distribution-TRA 5 and 5.1

In TRA 5 and 5.1, household heads were asked to indicate their monthly income. The following statistics indicated that:

- 77.89% of household heads have no monthly income
- 14.05% of household heads earn less than R3 500 per month
- 7.66% of households heads earn between R3 501 and R10 000 per month and
- 0.40% of household heads earn more than R10 000 per month.

04 Enumeration data trends

Expenses	Frequency count	Percent	Cumulative percent
No Expenses	2744	15,24	15,24
R1 - R400	1113	6,18	21,41
R401 - R800	3361	18,66	40,08
R801 - R1500	6012	33,38	73,46
R1501 - R3500	4333	24,06	97,51
R3501 - R7500	405	2,25	99,76
Greater than R7500	43	0,24	100
Total	18011	100	

Table 22: Expenses distribution for all settlements

The majority of respondents (73%) reported spending up to R1500 per month. There is a close connection with the previous data set presented in Table 21. Therefore it is most likely that residents break even every month, with no money left over for savings. It should be noted that the 2744 people reported to have no expenses could be seen as an indicator that such households could be dependent on other households for basic foods.



One of the few young, self-employed women in Lusaka

COMMUNITY VOICES

“People have businesses here. Some sell alcohol because with that money they can send their children to school and feed their families. Spaza shop owners are more rare. Some of us sell meat. There are also loan sharks here. But there are those that are not employed and have no business. When you are unemployed there are many challenges. What would you do if you had no job, no business and no income but you have children?” - Lusaka resident



Earning an income in KTC by washing cars



Hairdressing as income generation in Thabo Mbeki



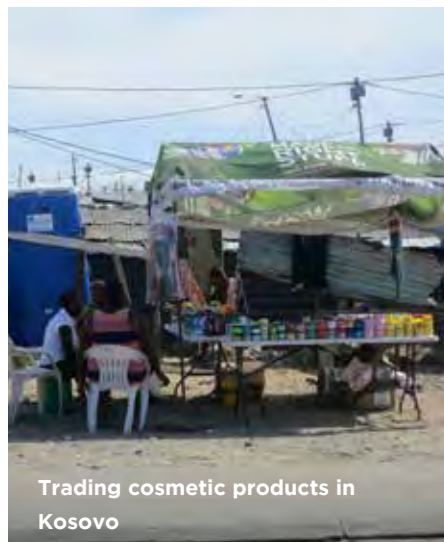
Generating an income in Vuyo's hair salon in GxaGxa



Earning an income in KTC through selling fruit and veg



Inside view of spaza shop in Kosovo



Trading cosmetic products in Kosovo



A small business in GxaGxa



Selling tripe in Europe



A tailor generates income in Kosovo

04 Enumeration data trends

4.3.3 Transport access

Figure 5 provides the percentage split for different modes of transport used to travel to work.

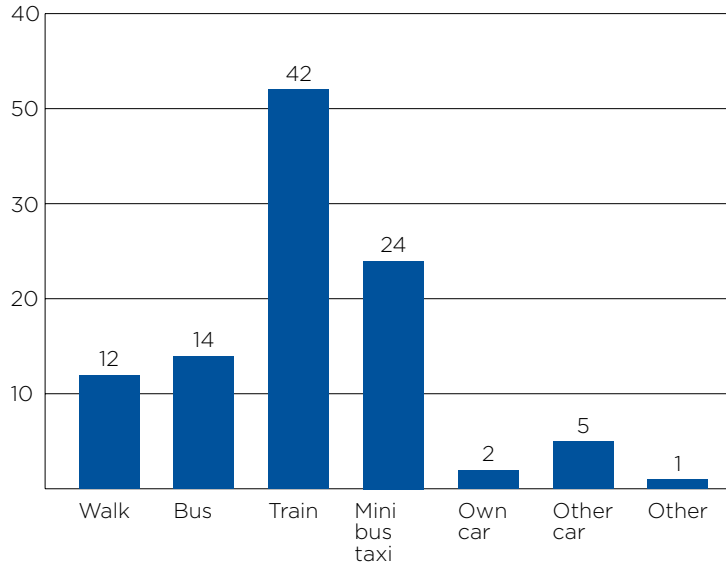


Figure 5: Mode of transport - Work

Located in the 'southern corridor', it is not surprising that the majority of working aged residents travel to work by train. Settlements in the Airport Precinct are also very close to the Airport Industria. Kosovo enjoys close proximity to the Philippi central business district, which will be the focus of a number of public and private investment schemes in the coming years. This explains the further reliance on minibus taxis, buses, and walking. Individual reports further elaborate on commuting/ journey times.

The enumeration data in Figure 6 appears to suggest that children are located within walking distances from their schools. This might also be an indication of lack of disposable income due to low wages to afford taxis or buses for children who live further away from schools.

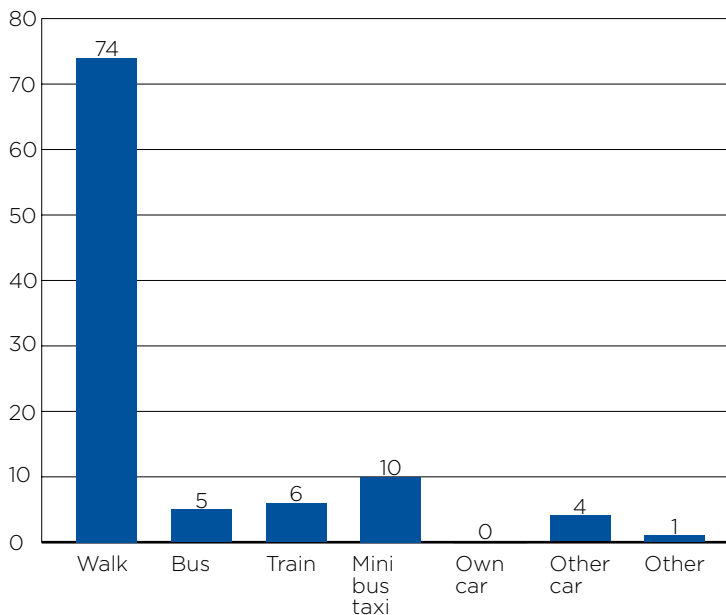


Figure 6: Mode of transport - School

04 Enumeration data trends



COMMUNITY VOICES

"The transport is near but where I work is [also] near so I just walk to my work place. We can get transport any time. We do save money but we can't say that is [really] our benefit." - Europe resident

04 Enumeration data trends

4.3.4 Medical services

The majority of residents indicated that they access medical facilities outside the settlement. This data is presented in Table 23. In fewer cases, settlements are located in close proximity to public hospitals and other medical facilities, such as the proximity of Kosovo to the Mitchells Plain District Hospital and the Western Cape Rehabilitation Centre. Despite this close proximity, some residents said that they cannot be treated at these facilities and still need to travel far distances to access clinics.



Chemist in Europe, a rare medical facility

COMMUNITY VOICES

"We get TB, infections, rashes, diarrhoea and ring worms. I make sure that I cut my children's hair weekly because of ring worms. We need to be near to a clinic because the clinic is far away. But we go there sometimes. When you go there you will wait the full day." - Europe resident

04 Enumeration data trends

4.3.5 Social grants

First place to go to for medical help	Gxagxa + New Rest	Vukuzenzele	Lusaka	Europe	Barcelona	Kanana Village	KTC	Thabo Mbeki	Tsunami	Kosovo	Total	Total %
Clinic in settlement	56	62	149	40	55	27	10	0	0	225	634	3%
Clinic outside settlement	210	238	637	1378	2010	2267	57	0	0	5182	11992	66%
Mobile clinic	6	39	25	8	6	162	1	81	8	11	347	2%
Public hospital	8	121	18	142	499	524	0	45	123	293	1848	10%
Private doctor	1	5	5	7	18	47	1	11	1	15	111	1%
Sangoma	1	3	0	2	6	6	0	4	3	7	32	0%
Other	0	0	0	0	0	0	833	1021	1475	0	3329	18%
Total	282	468	834	1577	2594	3033	977	1162	1610	5733	18293	100%
Total	282	468	834	1577	2594	3033	977	1162	1610	5733	18293	100%

Table 23: First port of call for medical assistance

Questions related to social security grants were directed at all household members. The response rate to these questions averaged around 90%, and therefore gives a good indication of benefits received from the South African Social Security Agency (SASSA). Table 24 indicates a high proportion of residents receive a Child Support subsidy from government and 10740 people reported receiving this monthly grant. More than a quarter (27%) of the total settlements population is under the age of 13 years old.

Currently the value of the child support grant is R350 per month, the foster child grant is R890 per month, the disability grant is R1500 per month and the old-age pension grant is R1500 per month.

In TRA 5 and 5.1, 33 disability cases were recorded:

- 19 Head of Households with disabilities
- 2 Spouses with disabilities
- 12 Dependents with disabilities.

The survey data collected by HIDA service provider did not specify whether people with disabilities were receiving the disability grant.

04 Enumeration data trends

Grant type	Frequency	Percent
None	23254	66,51
Old age pension	627	1,79
Child support	10740	30,72
Disability grant	276	0,79
Foster care	49	0,14
War veteran	18	0,05
Total	34964	100

Table 24: Summary of social grants received

4.3.6. Summary

This section of socio-economic data confirmed that 55% of the population living in the informal settlements enumerated is unemployed. Furthermore, 96% earns less than R3500 per month. The close proximity to industry means that those in employment can take the train, taxi, bus or walk to work. There is also a high dependency on government social grants.



Impression of Thabo Mbeki's close proximity to industrial areas and wholesalers

04 Enumeration data trends

4.4. ACCESS TO BASIC SERVICES

The South African Constitution, Act 106 of 1996, states that municipalities have the responsibility to make sure that all citizens are provided with services to satisfy their basic needs. The most important of these are:

- Water supply
- Sewage collection and disposal
- Refuse removal
- Electricity and gas supply
- Municipal health services
- Municipal roads and storm water drainage
- Street lighting
- Municipal parks and recreation

The Western Cape Government and the City of Cape Town adopted minimal standards for the provision of sanitation and water: 5:1 households to sanitation facility and 25:1 households to a water point. National legislation and policy guidelines also make recommendations for minimal standards.

The Strategic Framework for Water Services of the Department of Water Affairs and Forestry (DWA 2003) makes the following provision for access to water services:

- “The infrastructure necessary to supply 25 litres of potable water per person per day within 200 metres of a household and with a minimum flow of 10 litres per minute (in case of communal water points) or 6000 litres of potable water supplied per formal connection per month (in case of yard or house connections).”
- A basic water supply service is defined as “the provision of a basic water supply facility, the sustainable operation of the facility (available for at least 350 days per year and not interrupted for more than 48 consecutive hours per incident) and the communication of good water-use, hygiene and related practices.”

The same Strategic Framework for Water Services (DWA 2003) makes the following allocation for sanitation services:

- The infrastructure necessary to provide a sanitation service which is safe, reliable, private, protected from the weather, ventilated, keeps smells to the minimum, is easy to keep clean, minimises the risk of the spread of sanitation-related diseases by facilitating the appropriate control of disease carrying flies and pests, and enables safe and appropriate treatment and/or removal of human waste and wastewater in an environmentally sound manner.

Table 25 below is a summary of the service levels in informal settlements in the Airport Precinct and Kosovo. The individual reports contain GIS maps of the distribution of services across the settlement. On average, 17 households share a toilet. This is higher than the target service delivery ratio of 5:1. On average, 78 households share a water tap, which is also higher than the target service delivery ratio of 25 households to one tap.

Table 25: Summary of access to basic services

04 Enumeration data trends

	Kanana	Barcelona	Europe	Vuku-zenzele	Lusaka	Gxagxa	Kosovo	Thabo Mbeke	KTC	Tsunami IDA/TRA	Hlazo Village
Toilets	824	117	140	57	22	29	188	728	162	93	1
Hh/ toilet ratio	3,9	23,3	11,6	9	38,5	8	31	6	7	18	32
Taps	56	56	41	13	5	3	42	14	19	13	23
Hh/taps ratio	57,1	48,6	39,4	39	169,4	79	138	87	58	130	16
Electricity prepaid meters	47%	62%	81%	73%	82%	12%	73%	64%	58%	0%	77%
Connection to neighbours' meters	43%	31%	15%	-	15%	45%	13%	24%	22%	0%	23%
No electricity	10%	7%	4%	-	3%	43%	14%	12%	20%	100%	-

COMMUNITY VOICES

"We use water buckets and walk a distance to go to the taps. We fetch water 5 times a day, or more. When the children come back from school we need to wash their clothes and cook for our families." - Vukuzenzele resident

04 Enumeration data trends

4.5. CONCLUSION

Section 5 focused on analysing the enumeration of settlements in the Airport Precinct and Kosovo. Section 1 presented analysis of dwellings, and it was found that single households (who are predominantly single men) live in single-room structures smaller than 30 square meters. The majority of respondents also claim to have lived in the settlement for less than five years. There is a sense of ownership in residents, and 89% of all households claim to own the structures they live in.

Residential uses also outweigh other uses (including commercial, recreational and religious). Section 2 discussed the demographics of enumeration data, and it was found that the majority of residents are younger than 35 years old, and that 55 out of 100 residents are women. Men, however, make up the majority (70%) of single person households. In Section 3, socio-economic data was discussed and it was found that 96% of residents earn less than R3500 per month. The close proximity to industry means that those in employment can take the train, taxi, bus or walk to work. Finally, in section 4 services were discussed.

Data was 'rolled-up' to produce summary data tables, and readers are encouraged to consult the individual enumeration reports for more details on:

- Community services and local businesses;
- Health and disaster;
- Settlement priorities;
- Why people move to and will move from the settlement;
- Spatial distribution of services and non-residential uses; and
- Further insights on single households.



Bucket toilet in Kanana



Bucket toilet in Europe



Bucket toilet in Thabo Mbeki



Chemical toilets in Tsunami

04 Enumeration data trends



Flooding around toilet block in Gxagxa



Water tap and sanitation in Hlazo Village



Fetching water in Kanana



Impression of water and drainage facilities in Europe



Inadequate drainage in Kosovo



Flooding in Kanana



Waste and flooding in Vukuzenzele



Waste situation in Vukuzenzele



Extent of waste prevalence near Europe

04 Enumeration data trends



Children playing in the waste in Kosovo



An overflowing waste container in Europe



Community hall in Kanana



Hlazo Village community hall



Creche facility and community hall in Barcelona



Creche facility in Europe



Impression of energy and electricity in KTC



Impression of electricity in Thabo Mbeki



Electrical connections in GxaGxa

5. PROFILE OF QUALIFIERS FOR HOUSING SUBSIDY

05 Profile of qualifiers for housing subsidy

5.1. WESTERN CAPE GOVERNMENT HOUSING SUBSIDY CRITERIA

The Western Cape Government follows the National Housing Code in prescribing criteria for beneficiaries of a government housing subsidy. The following criteria applies to those seeking a housing subsidy in the Western Cape Province (WCG 2017).

- Applicants must have been on the municipal housing demand database for a minimum period of 10 years (Proof of registration required)
- Priority will be given to applicants over the age of 40 years and / or with special needs
- Applicants are married or living with a long-term partner
- Applicants are single or divorced with others who rely on their income
- Applicants are a South African citizen or have a permanent resident's permit
- Applicants are over 18 years of age or if under 18, married or divorced with others who rely on your income
- Applicants' monthly household income before deductions is less than R3 500
- Applicant or partner has never received a subsidy from the government
- Applicant or partner has never owned property
- Applicant and family will live on the property bought with the subsidy.

5.2. METHODOLOGY

One of the ultimate objectives of the enumeration study was to gather data that could inform future planning of settlement upgrading and housing development in settlements. Respondents were asked a number of questions relating to the housing subsidy and other human settlement factors. This section will unpack some of the information collected in this regard. Furthermore, data collected has been tabled to give an overarching indication of the proportion of residents who might qualify for housing subsidy.

The following steps were followed in building the data table in line with potential beneficiary criteria outlined above:

- Step 1: Determine the total population of over 18 year olds.
- Step 2: Non-RSA residents or those without permanent residency permits were deemed as non-qualifiers.
- Step 3: Those who previously owned property were deemed as non-qualifiers. However, the service provider is concerned that the data collected might be an overstatement. This is further explained in section 5.4.
- Step 4: Those who previously received a housing subsidy were deemed as non-qualifiers.
- Step 5: Single person households without dependents were deemed as non-qualifiers.
- Step 6: All these who identified themselves as 'partners' or 'spouse' of the household head were excluded to avoid double counting when couples jointly submit a subsidy application.
- Step 7: Those who indicated their joint household income exceeded R3500 per month before deductions were deemed non-qualifiers.

05 Profile of qualifiers for housing subsidy

5.3. LIMITATIONS

The following data was not collected and might influence the indicative proportion of the population who might be eligible for a housing subsidy.

- Data on housing database registration was not collected in questionnaires;
- Over 40 year old prioritisation was not taken into account; and
- An indication whether residents will continue to live in the house was not taken into account.

The data presented in Table 25 below should only be taken as an indicative estimate and any further beneficiary identification should consider analysis against the housing demand database, to which the service provider did not have access.

5.4. RESULTS

Table 25 below presents the summary of potential housing subsidy qualifiers. When the subsidy qualification criteria is applied to the enumeration data, it is estimated that 52% of the population, or 14002 residents, are potential qualifiers.

Previously it was mentioned that the service provider is concerned that residents did not understand the question about property ownership well, or that the question was poorly formulated. The total number of residents who are potentially excluded from a housing subsidy (based on alleged prior ownership of property) is 5881 residents. Property ownership is understood as property formally registered in a deeds office, and not any customary or perceived ownership of land or even the informal dwelling/shack. Two scenarios were tested against an assumption that this question was misunderstood. Firstly, it is assumed that only 30% of the 5881 residents own property. In this scenario, an additional 4117 beneficiaries are added to the total, and potentially 66% of the population qualifies for a housing subsidy. In the second scenario, it is assumed that 50% of 5881 residents own property and 2941 beneficiaries are added which increases the total potential qualifiers to 62%.

Based on these two scenarios, the service provider is of the view that a low and conservative estimate is that 53% qualify for a housing subsidy, while a more realistic estimate is that between 62% and 65% of residents qualify for a housing subsidy.

COMMUNITY VOICES

"In 5 years to come I wish Tsunami to be where our leaders want it to be. I see a better Tsunami where we are going to live freely. I see a crime free community with electricity and good behaviour from the youth. We don't want to relocate but we want development here in Tsunami.

I'd remove chemical toilets because they cause infections in many people, demolish the shacks and build beautiful formal houses with tiles on the roof. I'd put street lights and make this settlement beautiful with flushing toilets inside the structures."

- Tsunami resident

Table 26: Summary of potential housing subsidy qualifiers BNG

05 Profile of qualifiers for housing subsidy

Criteria applied to determine potential qualifiers of a housing subsidy	500	Gxagxa / New Rest	Vuku-zenzele	Lusaka	Europe	Bar-celona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsunami	Kosovo	Total	People Excl.
Children under 18 excluded	185	417	686	1338	2120	1926	4	733	1222	1437	4706	14774		
18 years and older	410	868	1426	2868	4386	4778	31	1594	1928	2063	9741	30	093	
18 years and older AND RSA nationality/permanent residency	1	405	1389	2835	4280	4646	30	1581	1888	2041	9645	29	495	
18 years and older AND RSA nationality/permanent residency AND never owned property (formally registered by a deeds office)	2	302	645	2215	3620	3271	29	1004	1537	1300	8704	23	5881	
18 years and older AND RSA nationality/permanent residency AND never owned property (formally registered by a deeds office) AND never received a housing subsidy	3	277	601	2167	3462	2972	29	928	1503	1106	8659	22	982	
18 years and older AND RSA nationality/permanent residency AND never owned property (formally registered by a deeds office) AND never received a housing subsidy AND married or with dependents	4	222	514	1824	2822	2526	17	842	1388	1043	7054	19	3589	

Table 26: Summary of potential housing subsidy qualifiers BNG

05 Profile of qualifiers for housing subsidy

Criteria applied to determine potential qualifiers of a housing subsidy	50	Gxagxa/ New Rest	Vuku- zenzele	Lusaka	Europe	Bar- celona	Kanana	Hlazo Village	KTC	Thabo Mbeki	Tsunami	Kosovo	Total	People Excluded
18 years and older AND RSA nationality/ permanent residency AND never owned property (formally registered by a deeds office) AND never received a housing subsidy AND married or with dependents AND spouse/partner of the household head is removed	5	201	435	737	1 537	2 323	2 024	17	717	1 158	938	5 931	16 017	3 129
18 years and older AND RSA nationality/ permanent residency AND never owned property (formally registered by a deeds office) AND never received a housing subsidy AND married or with dependents AND spouse/partner of the household head is removed AND household earns less than R3,500 per month	6	201	404	692	1 484	2 288	2 024	15	697	1 108	938	5 842	15 691	326
Potential housing qualifiers as % of total over 18 year olds		49%	47%	49%	52%	52%	42%	47%	44%	57%	45%	60%	52%	14 402
**Total qualifiers added if only 30% previously owned property													66%	4 117
**Total qualifiers added if 50% previously owned property													62%	2 941

05 Profile of qualifiers for housing subsidy

NOTES

1. 495 non-RSA residents do not qualify for a subsidy
2. 5881 people indicated that they owned property. The service provider is of the view that this number is an overstatement. In terms of the housing who were 18 and older and South African citizen or permanent resident indicating that they had owned property, plus 315 indicating don't know and 1253 with missing data.
3. 982 residents indicated to have previously received a housing subsidy by the state.
4. 3,589 residents indicates they have never been married and live alone (potentially without dependents). This figure suggests that a large part of the population in informal settlements enumerated were single households, and a large proportion were single men potentially without dependents. The remainder of the residents were either married, cohabiting partners, traditional customary marriage, divorced or widowed.
5. Potential double counts are excluded based on relationship to the household head. In theory, one subsidy application per household is permissible. This results in 3129 residents not qualifying due to their relationship status to the household head being 'spouse' (1,675 residents) and 'partner' (1,454).
6. It was established that 95% of the population in all settlements earn less than R3,500 per month. 326 people are disqualified of a housing subsidy because 303 earn between R3,501 to R7,500, 22 people earns R7,501 to R15,000 and 1 person earns more than R15,000 per month.

5.5. TRA 5 AND 5.1 BENEFICIARY PROFILES

Service providers to HDA calculated the potential number of beneficiaries by excluding those earning more than R3,500 per month, foreigners, previously registered for HSS, and single people without any dependents. In some cases, no valid ID number was presented, which also potentially excludes those residents.

	TRA 5		TRA 5.1		Total	
	Count	%	Count	%	Count	%
Potential Beneficiaries	1119	77%	125	47%	1244	72%
Income Exceeds R3,500 pm	99	7%	11	4%	110	6%
Invalid ID number	22	2%	3	1%	25	1%
Non South African	2	0%	0	0%	2	0%
Previously approved at HSS	85	6%	8	3%	93	5%
Single No Dependents	123	8%	121	45%	244	14%
Total	1450	100%	268	100%	1718	100%

Table 26A: Beneficiary profile – TRA 5 and 5.1

6. RECOMMENDATIONS AND IMPLICATIONS FOR PLANNING AND DESIGN

06 Recommendations and implications for planning and design

6.1. INTRODUCTION

Data from individual enumeration and findings from enumeration reports has been summarised in this report to give the reader an overarching presentation of the major findings. In this section, the service provider provides recommendations based on the major findings.

6.2. MAINTAIN STRONG COMMUNITY NETWORKS

In the duration of the enumeration studies, community committees were established to oversee data collection, spatial mapping, and verification of enumeration and spatial data. Moreover, each individual report provides insight into the existing leadership committees at settlement level. It is the experience of the service provider that participatory data collection, a core methodology deployed in these studies, holds tremendous potential to successfully partner with communities to bring about developmental agendas.

6.3. LAND, PLANNING AND SERVICES

The City of Cape Town's Built Environment Performance Plan (BEPP) 2016/17 states in the supporting document Metro South-East Integration Zone: Area-wide Strategic Framework, that "the Urgent Housing" clauses in the Municipal Planning By Law (MPBL 2015) should be unpacked and resourced to speed up the processing of human settlement applications. This need is further illustrated given the findings in some of the settlements.

6.4. OPTIONS FOR TENURE

Enumeration data confirms that dwellings in settlements can be described as small one and two room dwellings, densely organised along informal roads and limited open spaces. Residents have a sense of ownership; indeed 88% claim to own their dwellings. Tenure options need to take into account existing informal property transactions, especially in Barcelona and Kanana where more residents are subject to informal lease agreements.

6.5. HIGHER DENSITY HOUSING TYPOLOGIES

The City of Cape Town's Built Environment Performance Plan (BEPP) 2016/17 states that at least 250 hectare of land is needed to accommodate residents if development densities of minimum of 100 dwelling units per hectare were to be maintained. However, it was found that the average densities are 191 dwelling units per hectare (156 du/ha if Gxagxa and Hlazo Village, two small settlements more dense than 300 du/ha, are excluded). Minimal disruption should be caused in settlement upgrading. Secondly, to achieve these densities, multi-storey housing is required, which comes at a cost higher than the current housing subsidy quantum allowance. Thirdly, bulk services and other associated infrastructure is required.

6.6. SOCIAL DEVELOPMENT

The summary report does not adequately address social development options, but individual enumeration reports show that many children are not attending school. Safety and public spaces should also be critical components of an upgrading strategy.

7. CONCLUSION

07 Conclusion

The Western Cape Government, in partnership with the City of Cape Town, appointed Community Organisation Resource Centre (CORC) through a competitive bidding process to enumerate 11 informal settlements in the 'Southern Corridor', which incorporates the Airport Precinct and Kosovo. These eleven (11) informal settlements are: Europe, Kanana, Barcelona, Lusaka, Gxagxa, Vukuzenzele, Thabo Mbeki, KTC, Hlazo Village, Tsunami IDA/TRA and Kosovo.

Apart from Kosovo, settlements in the Airport Precinct share a very similar history. Backyarders from Gugulethu and Nyanga occupied vacant land on the N2 servitude in the late 1980s / early 1990s. Other settlements not directly adjacent to the Airport (i.e. Thabo Mbeki, KTC, Hlazo Village and Tsunami) have unique settlement histories more thoroughly discussed in the individual reports. Portions of occupied land are a discontinued land fill site. Spatial analysis presented in the individual reports, and summarised in this report, shows that by the early 2000s the settlements were densely occupied, and that over the past decade and a half, this infill growth has intensified. If Gxagxa and Hlazo Village, two small settlements more dense than 300 du/ha, are excluded from the average population density, the population density decreases to 156 dwelling units per hectare.

The combined enumeration studies of settlements in the Southern Corridor yielded the following results:

- 13 enumerated settlements (all by CORC and community partners, FEDUP and ISN except TRA 5 and 5.1)
- 21 313 dwellings counted (of which 19 459 or 90% were enumerated)
- 20 715 households recorded in 19 459 dwellings
- A total population count of 48 794 people
- An average household size of 2.3 people

On average, the service provider was able to count all the structures and enumerate close to 89% of all structures. No data was collected for 11% of structures due to absenteeism, refusal to participate, or other related reasons. The majority of respondents were household heads of those closely associated with the affairs of the household (e.g. spouse or partner).

The data presented indicates that the majority of the population (55%) is unemployed, and that only 4% is engaged in entrepreneurial activities (i.e. self-employed). The majority (96%) of residents earn less than R3500 per month. There is also a high proportion (28%) who earn no income at all. Analysis of transport for daily work commutes confirms that residents are employed in close vicinity to where they live. The Airport Industria is within walking distance from settlements in the Airport Precinct, and Kosovo residents might benefit from plans to intensify industrial development in Philippi.

In order to determine an estimate of housing subsidy qualifiers, enumeration data was run against criteria for housing subsidies. It was found that 52% qualify for a housing subsidy. However, the service provider has concerns that the question of property ownership was misunderstood resulting in 5881 residents being removed as non-qualifiers.

07 Conclusion

Based on these two scenarios, the service provider is of the view that a low and conservative estimation is that 53% qualify for a housing subsidy, while a more realistic estimation is that between 62% and 66% of residents qualify for a housing subsidy. Property ownership is understood as property formally registered in a deeds office, and not any customary or perceived ownership of land or even the informal dwelling/shack. Two scenarios were tested against an assumption that this question was misunderstood. Firstly, it is assumed that only 30% of the 5881 residents own property. In this scenario, an additional 4117 beneficiaries are added to the total. A potential 66% of the population qualifies for a housing subsidy. In the second scenario, it is assumed that 50% of 5881 residents owns property and that 2941 beneficiaries are added which increases the total potential qualifiers to 62%.

Based on the implementation of the study, strong community networks and organisations should be supported, land, planning and services should be prioritised, options for tenure should be considered, higher density housing typologies should be investigated, and social development programmes should be initiated.

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