



Executive Summary Report Southern Corridor Enumeration, Cape Town

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Overview of Tsunami TRA/IDA



Streetview of Vukuzenzele



Overview of Europe

EXECUTIVE SUMMARY

Executive summary

BACKGROUND TO THE ENUMERATION STUDIES

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. The Housing Development Agency (HDA) procured the services of Professional Mobile Mapping (PMM) to enumerate TRA 5 and 5.1 on Symphony Way. These two Temporary Relocation Areas also form part of the Airport Precinct.

The Western Cape Government decided that conducting enumeration studies in the Airport Precinct and Kosovo informal settlements is an essential step in the pre-planning phase of upgrading informal settlements. The information gathered would be utilised to inform the design, planning and development phases of the Southern Corridor Integrated Human Settlements project, which is designated as a 'catalytic' human settlements project, demonstrating impact at scale. 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 executive summary is a high level overview of the Summary Report, which in turn provides an overarching synopsis of the 11 enumeration studies conducted by CORC in the Southern Corridor initiative (and which makes reference to TRA 5 and 5.1 enumerations conducted by the HDA). This report is intended to give the reader a quick overview of the background, methodology, major findings, and recommendations. This report should be read alongside the Summary Report, which presents overarching recommendations to be considered in the planning of informal settlement upgrading initiatives.

SOUTHERN CORRIDOR INITIATIVE

The Southern Corridor Integrated Human Settlements Project (hereafter 'the Southern Corridor') is one of the national catalytic projects and comprises 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), which was designated according to the guidelines set by National Treasury to access the performance-based Integrated Cities Development Grant (ICDG). The significance of the Southern Corridor is discussed more fully in section 3 of the Summary Report.



Numbering a dwelling in Vukuzenzele

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summary**

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 highway. The majority of settlements border Steve Biko Street to the northwest and Borchers Quarry Road to the southeast, stretching 2.5km in a northwest-southeast direction. Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele and Europe were enumerated in the first phase of the government contract. Thabo Mbeki, KTC, Tsunami IDA/TRA and Hlazo Village were enumerated in the second phase and also form part of the Airport Precinct. The HDA service provider PMM enumerated 1565 households in TRA 5 and 284 households in TRA5.1. These relocation areas are located on Symphony Way in Delft South and form part of the Southern Corridor catalytic project.

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 5 824 households in Kosovo. This is 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.

**Airport Precinct and
Kosovo informal
settlements**



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ENUMERATION METHODOLOGY AND APPROACH

CORC and its community partners, the Federation of the Urban and Rural Poor (FEDUP) and Informal Settlement Network (ISN) have more than ten years of experience in conducting household level enumerations. Since 2009, CORC and community partners ISN and FEDUP have carried out 134 informal settlement enumerations across South African cities, documenting household level data and spatially mapping 65 400 informal settlement households. The collective experience of supporting informal settlement residents to carry out primary data collection and mapping alongside established community committees has illustrated the power of working closely with informal settlement residents to conduct such studies. This approach leads to deeper and more meaningful community participation, stronger community leadership and opens up the possibility of updating enumeration data on an ongoing basis.

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

Overall, 633 short term employment opportunities were created during the execution of the enumeration studies. These short term employment opportunities ranged from one to 50 days.



Kosovo residents note down structure numbers while enumerating

COMMUNITY VOICES

"We were backyarders and renting in Samora. Our landlords treated us badly. For example, if you don't work you pay R500 (in rent). After paying your R500, the landlord will still complain about water and electricity. We decided to (stop) renting and saw a field in Kosovo that was near by and cleaned it. We didn't have a choice because we didn't have a place to stay. We (moved to) Kosovo and the people came and came to put (up) their houses in the field." - Kosovo resident

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SUMMARY OF ENUMERATION FINDINGS

According to the enumeration data collected in the study, the settlements 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. TRA 5 has a density of 153 du/ha and TRA 5.1 a density of 218 du/ha.

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

The Summary Report presents the summarised / 'rolled-up' enumeration data under four categories. Findings are presented below. These four categories are: Dwelling types, demographics, socio-economic profile and services.

Analysis of dwelling types

The enumeration data revealed the following major trends:

- Single person households account for 37% of all households, and are predominantly male (70%) and younger than 35 years old (63%)
- The majority of residents (89%) indicated that they own their structures. In a few cases, such as Barcelona and Kanana, a higher proportion of tenants was observed, which may 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 may be (e.g. administrative, communal, freehold, etc.)
- In the Airport Precinct, the highest proportion of dwellings (43%) is single rooms. Two-room structures account for 34% of dwellings and 17% of dwellings have three-rooms. Families tend to occupy two and three room dwellings, while single person households tend to have single room dwellings. In Kosovo, Vukuzenzele, KTC and Europe the majority of structures have two and three rooms.
- Overall, 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.

Demographics

The data analysis of population demographics indicates the following:

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

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COMMUNITY VOICES

"We are using 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

Socio-economic profile

The section on socio-economic data in the Summary Report confirmed that 55% of the population living in the enumerated informal settlements is unemployed. Furthermore, 96% 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. There is also a high dependency on government social grants.

Services

On average, 17 households share a toilet. This is higher than the target service delivery ratio of 5 households to one toilet. On average, 78 households share a water tap, which is also higher than the target service delivery ratio of 25 households to one tap.

Potential housing subsidy beneficiaries

Enumeration data was utilised to indicate a potential proportion of community residents per settlement who qualify for a housing subsidy according to criteria set in the National Housing Code. A final check against the Housing Subsidy Scheme database is required for a final profile of potential beneficiaries. Readers are requested to refer to the Summary Report for a detailed presentation of potential housing subsidy qualifiers.



Vukuzenzele community enumerators, CORC supervisor and HoD examine map of structures

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Recommendations

Based on the findings of the enumeration study the following recommendations are made for consideration in future settlement upgrading and housing developments.

- **Maintain strong community networks:** Build on the teams mobilised during the enumeration and spatial mapping to form effective project steering committees in future upgrading.
- **Land, planning and services:** The service provider supports the sentiment of the City of Cape Town to implement the “Urgent Housing” clauses in the Municipal Planning By-Law (MPBL 2015).
- **Options for tenure:** Although 88% of residents 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.
- **Higher density housing typologies:** The City of Cape Town deems a density of 100 dwelling units per hectare (du/ha) to be feasible for upgrading; yet settlements average densities were to be maintained. However, it was found that the average densities are 156 dwelling units per hectare (156du/ha if Gxagxa and Hlazo Village are excluded).
- **Social development:** The summary report does not adequately address social development options but individual enumeration reports show that many children do not attend school. Safety and public spaces should also be critical components of an upgrading strategy.

COMMUNITY VOICE

“When I close and open my eyes, I want to see Barcelona beautiful and shining as if it is not Barcelona. It must look like Khayelitsha: I want to see houses, toilets and streets. We get sick by the pollution, so I don’t want that in years to come. I don’t have hope in upgrading this place.”

- Barcelona resident



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

LIST OF CORE TEAM MEMBERS

List of core team members

Team Member	Institution
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Mr. Sithembiso Mzobe	City of Cape Town: Councillor Ward 33
Mr. Khaya Yozi	City of Cape Town: Councillor Ward 39
Mr. Anthony Moses	City of Cape Town: Councillor Ward 44
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Mr. Nico Mzalisi	Previous Ward Councillor Ward 88
Ms. Noxolo Kabane	WC Department of Human Settlements
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