



# Enumeration Report Gxagxa Informal Settlement Pocket & New Rest Infill

DECEMBER 2016

A member of the SA SDI Alliance



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# LIST OF ACRONYMS AND ABBREVIATIONS

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

## GLOSSARY

### **Enumeration:**

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

### **Household:**

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

### **Household head:**

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

### **Informal settlement pocket:**

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

## PREFACE

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



A Gxagxa enumerator checks a Trimble query with CORC supervisor

# EXECUTIVE SUMMARY

Gxagxa informal settlement is located on 0,67 hectares of Provincial or National Government land with a population density of 340 dwelling units per hectare. A total of 483 people make up 236 households, which results in an average of 2,8 people per household. Gxagxa is centrally located in Gugulethu, 20km from the city centre. Around 1992, backyarders from Nyanga, Crossroads, Gugulethu and Langa settled on the land. Over the past 25 years the settlement has become densely populated.

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

The data collection took place over a single phase in April 2016 and lasted 15 days. This was followed by verification and analysis of the data collected. The methodology included the use of locally trained fieldworkers and the utilisation of Trimble devices to ensure a level of geographic accuracy. Through CORC employment and the Expanded Public Works Programme of the City of Cape Town, 50 short-term employment opportunities were created in Gxagxa during this study.

A total of 233 dwellings were numbered of which 228 were enumerated. This resulted in a response rate of 97%. During the enumeration, nine out of ten times the household head was the primary respondent to questions, followed by those closely associated to the affairs of the household such as boarders (3,9%). This means that the most reliable sources of information related to households were obtained.

Single person households account for 43% of all households, followed closely by two-person households (22%) and three-person households (21%). Therefore, a good balance exists between families and single person households. Given the density of the settlement, it is no surprise that 71% of dwellings are smaller than 15 square meters. However, a staggering 32,5% of dwellings are between 5 – 10 square meters while 74% of dwellings only have a single room. When considering all dwellings, only 8% of households enjoy shelters of 35 to 60 square meters.

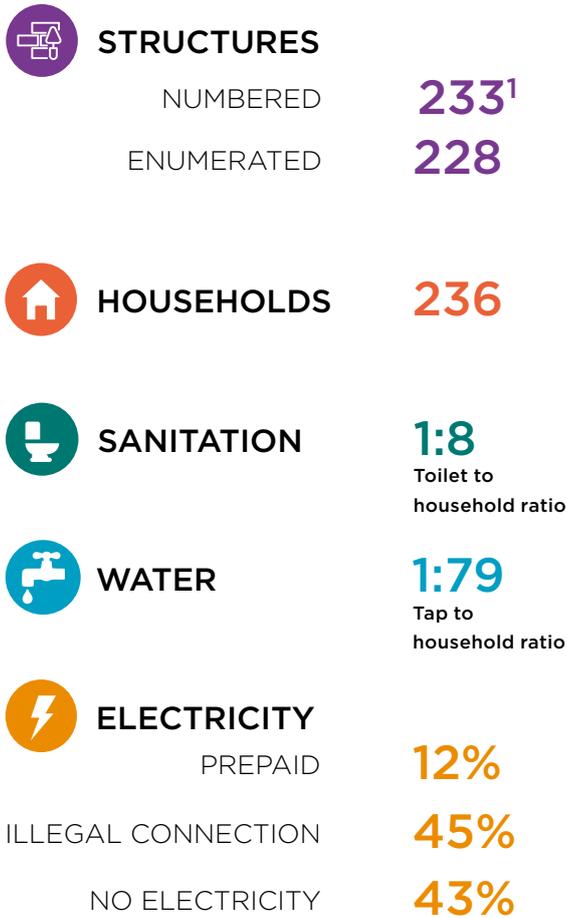
Nine out of ten people asserted to own the dwelling they live in. This is significant, because in other settlements (e.g. Kanana, Europe and Barcelona in the Airport Precinct) 10 – 20% of households were subordinate to an informal rent/lease agreement. An understanding of the informal property market is therefore less important in Gxagxa than in other settlements in the Airport Precinct.

The majority of Gxagxa's residents face economic hardship. According to community responses, the unemployment rate is 68%. The majority of households (96%) earn less than R3500 per month while 45% of households report to have no income at all. The most economically active group consists of 31 to 35 year olds, followed by 36 to 40 year olds. Youth aged 19 to 30 years, who make up 29% of the total population, are particularly affected as 72 in every 100 youth are unemployed. Only 3,8% of youth are reportedly self-employed and 54% of youth earn no income. According to the enumeration data, 138 people receive the Child Support Grant.

Gxagxa has a total of 156 children who are younger than 18 years old, who account for 32% of the population. In Gxagxa, 45% of children are enrolled in primary school, 15% in pre-school, and 15% are enrolled in secondary school. A total of 12 children (7% of all children) of school going age (6 to 18 years) do not attend any schooling.

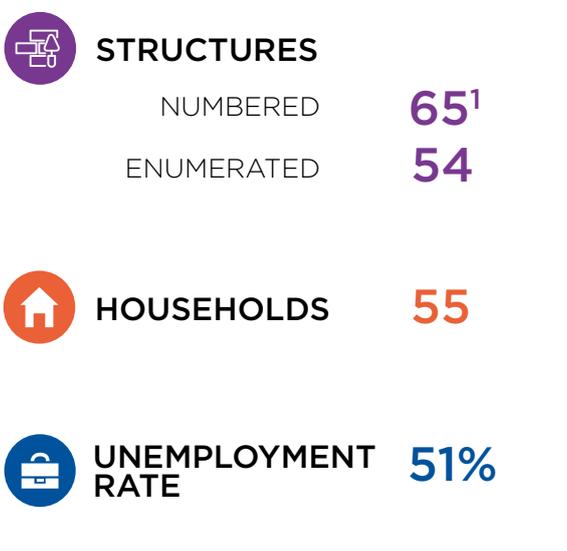
Gxagxa is poorly serviced by City of Cape Town and Western Cape Government standards. Households reported their access to electricity as 12% prepaid, 45% illegal connection and 43% without access to electricity. Water and sanitation services are also lacking as the community grew over the years. At current levels, there are 3 taps, which results in a ratio of 79 households per water tap. There are 29 temporary toilets, which results in a ratio of 8 households per toilet.

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



**New Rest infill**

The study area included an infill pocket called New Rest that is located on 0,2 hectares of land approximately 220 metres to the north east of the main settlement of Gxagxa. This particular infill pocket has been included in the study as it had historical links to the main Gxagxa settlement. However, at present the residents of New Rest identify themselves as separate to Gxagxa community. Residents were moved to this area due to flooding in Gxagxa.



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

# 1. INTRODUCTION

## 01 Introduction

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

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

### **Trends in population increase and growth in informal settlements**

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

Informal settlements are home to millions of people in developing countries. Between 1994 and 2011, the number of informal settlements in South Africa increased from approximately 300 to about 2700 and it is estimated that 1.25 million households live in these settlements (NDHS, 2014). According to Statistics South Africa (Stats SA), 142 706 households lived in shacks (not in backyards) and informal residential areas in the Western Cape at the time of the 2001 Census. This figure is compared to 191 668 at the time of the 2011 Census (HDA, 2013:11). In 2013, approximately 193 000 households lived in 204 informal settlement areas in the City of Cape Town and this number increases each year. These statistics clearly illustrate that government needs to address informality as a matter of priority. As a starting point, policy and implementation need to align to the Western Cape Department of Human Settlements' strategic direction of allocating more resources to the Upgrading of Informal Settlements Programme (UISP) in order to improve the living conditions of informal settlement dwellers and those living in backyards who continue to wait for a housing opportunity.

2 Informal Settlements in South Africa (2013). Research Report published by Housing Development Agency. [http://www.thehda.co.za/uploads/images/HDA\\_South\\_Africa\\_Report\\_Ir.pdf](http://www.thehda.co.za/uploads/images/HDA_South_Africa_Report_Ir.pdf)

3 Cross, C., Todes, A., van Zyl, J., & Wentzel, M., (2010), Contemporary South African Urbanisation Dynamics. <http://wiredspace.wits.ac.za/bitstream/handle/10539/11643/Todes%2051989542.pdf?sequence=1>

## 01 Introduction

### Catalytic projects – creating opportunities at scale

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

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

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

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



Heavy flooding in Gxagxa when it rains

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## 01 Introduction

### **Overall purpose of the study**

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

### **The project deliverables of the study were to:**

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

### **Process undertaken in the enumeration of Gxagxa and New Rest**

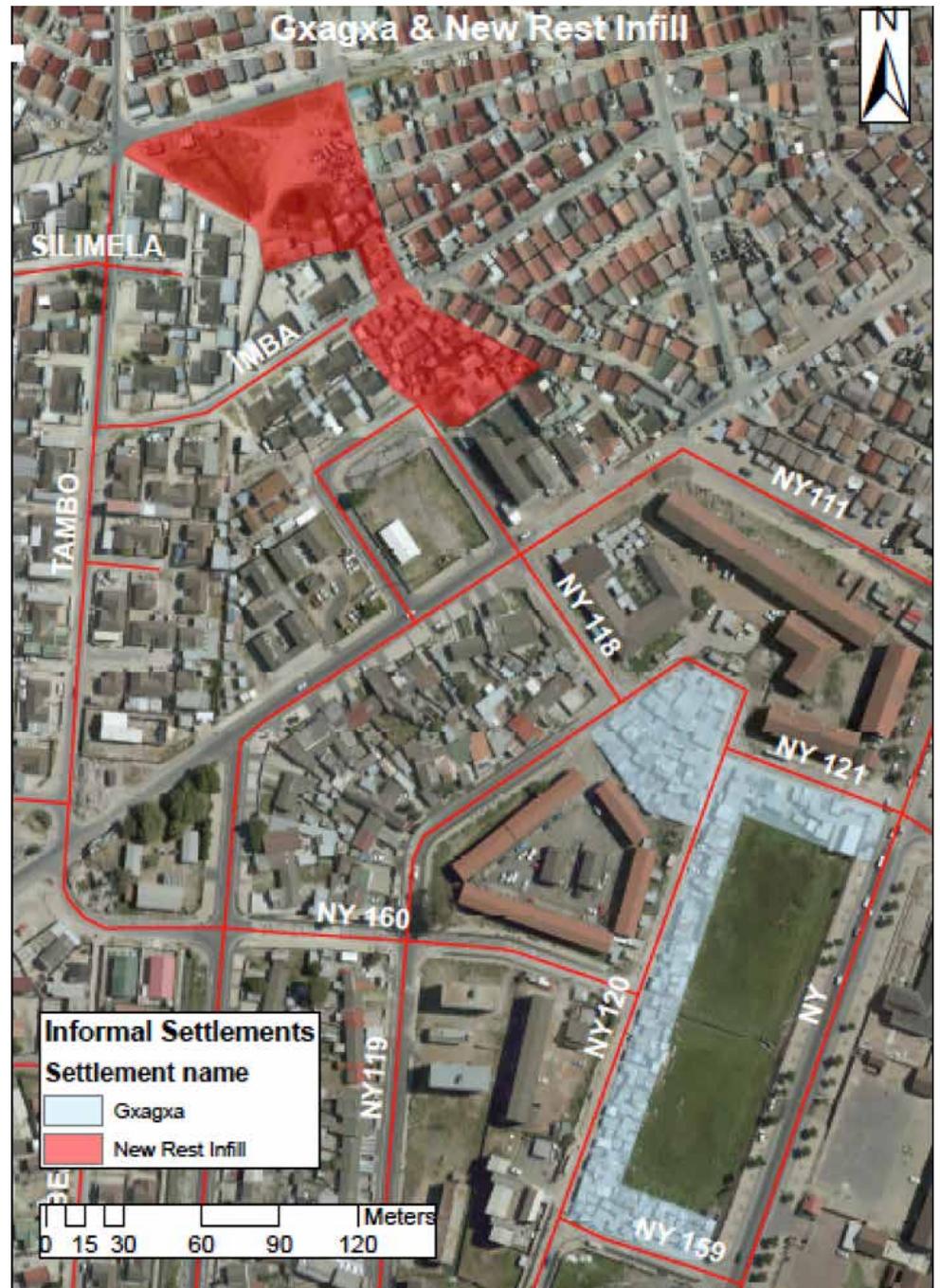
The study was conducted by CORC. The Gxagxa enumeration process unfolded over a period of three months and started with shack numbering and mapping, which was conducted in March 2016. The enumeration training occurred on 21 April 2016. Data collection began on the 22 April and lasted for 15 days. The infill pocket of New Rest was enumerated from the 18 to 28 September 2016. Each of the eleven settlements was exposed to the same methodology. The only difference related to the length of time required for gathering data, which was based on the settlements' varying sizes. The use of a common methodology ensured that information and data across the settlements studied could be compared. This particular report is the outcome of a community-led data collection process that will better equip the CoCT and the Province through updated information about Gxagxa informal settlement pocket. Information related to the New Rest infill will be reported on in an annex that follows at the end of this report.

## 2. LOCATION AND CONTEXT OF THE SETTLEMENT

### 02 Location and context of the settlement

Gxagxa informal settlement pocket is located at the intersection of NY120 and NY121 streets in Gugulethu, approximately 3km west from the Cape Town International Airport and about 14 km south east of the Cape Town Central Business District. Its entire eastern border faces a detention pond, which is bordered by Steve Biko Street to the east (as seen in the image below) with NY120 running the length of its western border.

The infill pocket of New Rest is located approximately 220m to the north west of Gxagxa following NY118 with Imba Street lining its north west border.



## 02 Location and context of the settlement

According to residents, the settlement was first formed in 1992 when people from the Eastern Cape and parts of the Western Cape such as Nyanga, Crossroads, Gugulethu and Langa began settling on this land. These people were looking for available land. When a container that occupied the space was removed, more people began settling here. The settlement was named after an old man called Gxagxa, who first moved to the area in the late 1980s. Even though Gxagxa no longer lives in the area, the name has persisted. Mama Thembisa, the current chairperson of the Gxagxa leadership committee remembers taking over the space from Gxagxa in the late 1980s and early 1990s.

At present the community has a leadership structure of 7 members:

- Chairperson - T. Magqaza
- Deputy chairperson- Z. Magida
- Treasurer- N. Bulana
- Secretary- S. Mbasani
- Deputy Secretary - S. Mapeni
- Additional member- S. Mgamama
- Additional member - P. Konile

The New Rest infill pocket developed as residents from Gxagxa were relocated to escape flooding. This occurred from 1996 to 2005. During this time periods of structure building and demolition occurred as residents tried to get a foothold on this piece of land. This infill has its own leadership structure, which consists of 9 members:

- Chairperson - Z. Mjo
- Deputy chairperson- X. Tau
- Treasurer- S. Mgijima
- Secretary- L. Mbedla
- Organiser - E. Manxeba
- Additional member - P. Mbenya
- Additional member - S. Sihoyiya
- Additional member - V. Prusente
- Additional member - S. Noroundana



Qualitative workshop on Gxagxa's history and priorities

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## 02 Location and context of the settlement

Anthony Moses is the Ward Councillor for the area that Gxagxa falls into. As part of accessing the area, CORC engaged Councillor Moses who is also part of the Project Steering Committee for this particular project. He served as the critical entry point into the area and was instrumental in introducing the CORC engagement team to the leadership committee mentioned above. The leadership committee members meet twice a month and discuss various issues related to the settlement. This includes problems around electricity, flooding, mosquitoes from the pond, fires and moving to other areas to access better services. According to the leadership and residents of Gxagxa, there is no significant partnership or relationship with the municipality, which means that there is little or no response around matters concerning their settlement.

Gxagxa has experienced some major changes over time. This is depicted in the images below, which show how the settlement grew, residents moved and lived in the detention pond, moved out of this flood zone and were settled in nearby pockets in New Rest until the shape of the settlement stabilised, we know today. From 2003 to 2004 the growth of structures in the pond is observed, peaking in May of 2004. By 2005 the detention pond is totally clear of all structures. The next significant change occurred between 2007 and 2008 where all structures along the eastern side of the settlement were removed within one year. From 2008 until present day the settlement has largely kept its form and size.



Gxagxa is situated around an open, water logged field



Gxagxa 2001



Gxagxa 2003



Gxagxa 2004 Jan



Gxagxa 2004 May



Gxagxa 2005



Gxagxa 2007



Gxagxa 2008



Gxagxa 2013



Gxagxa 2016

# 3. METHODOLOGY

## 03 Methodology

### 3.1. STAKEHOLDER PARTICIPATION AND ENGAGEMENT

The first phase of the study involved the stakeholder engagement and developing deep participation with regards to community structures<sup>4</sup>. This is summarised in Figure 1:

<sup>4</sup> A detailed stakeholder participation and engagement plan has been prepared by CORC containing the finer details of this phase of the project.

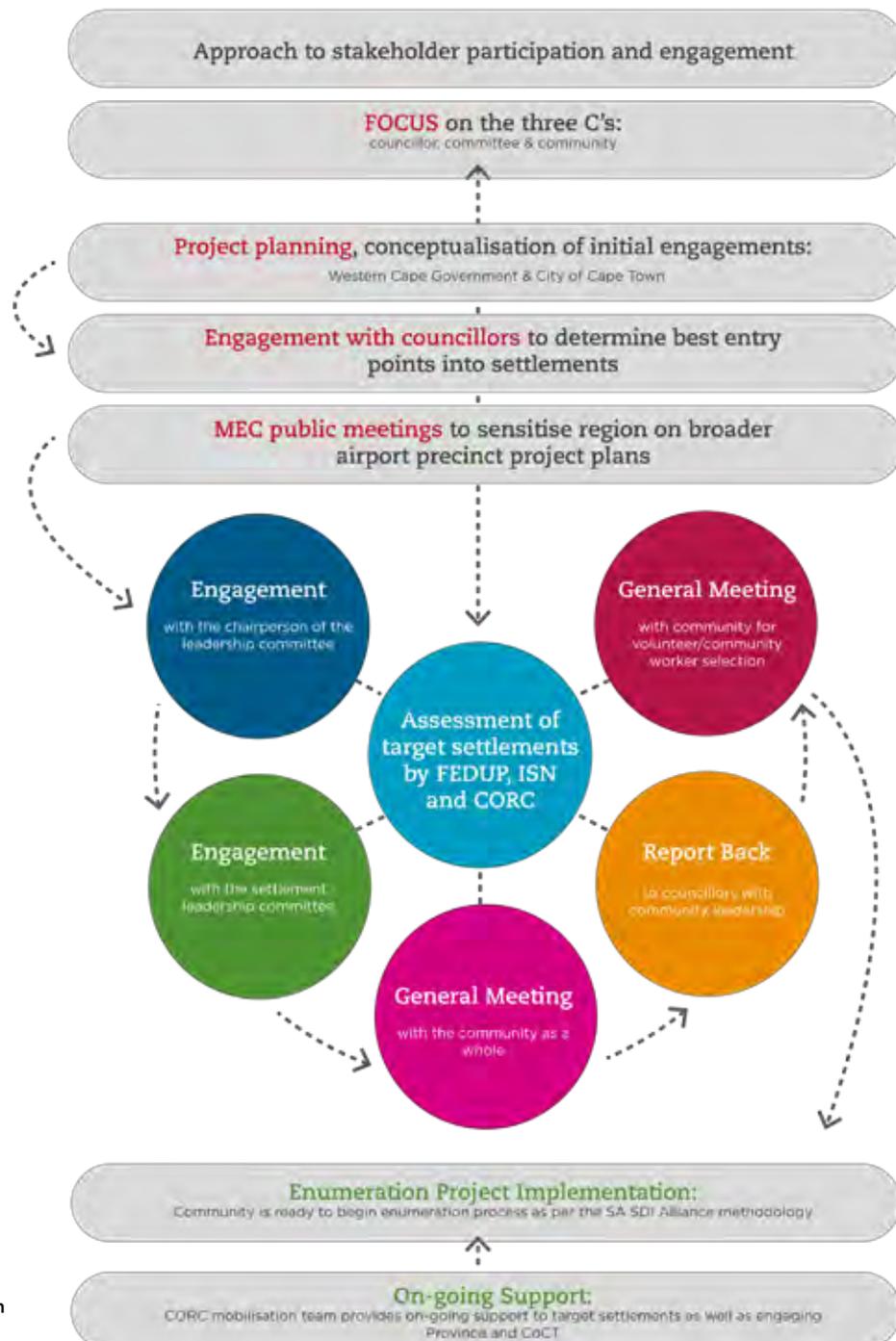


Figure 1: SA SDI Alliance stakeholder participation & engagement strategy

**03 Methodology**

**3.2. PRE-IMPLEMENTATION AND FIELD WORK**

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

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

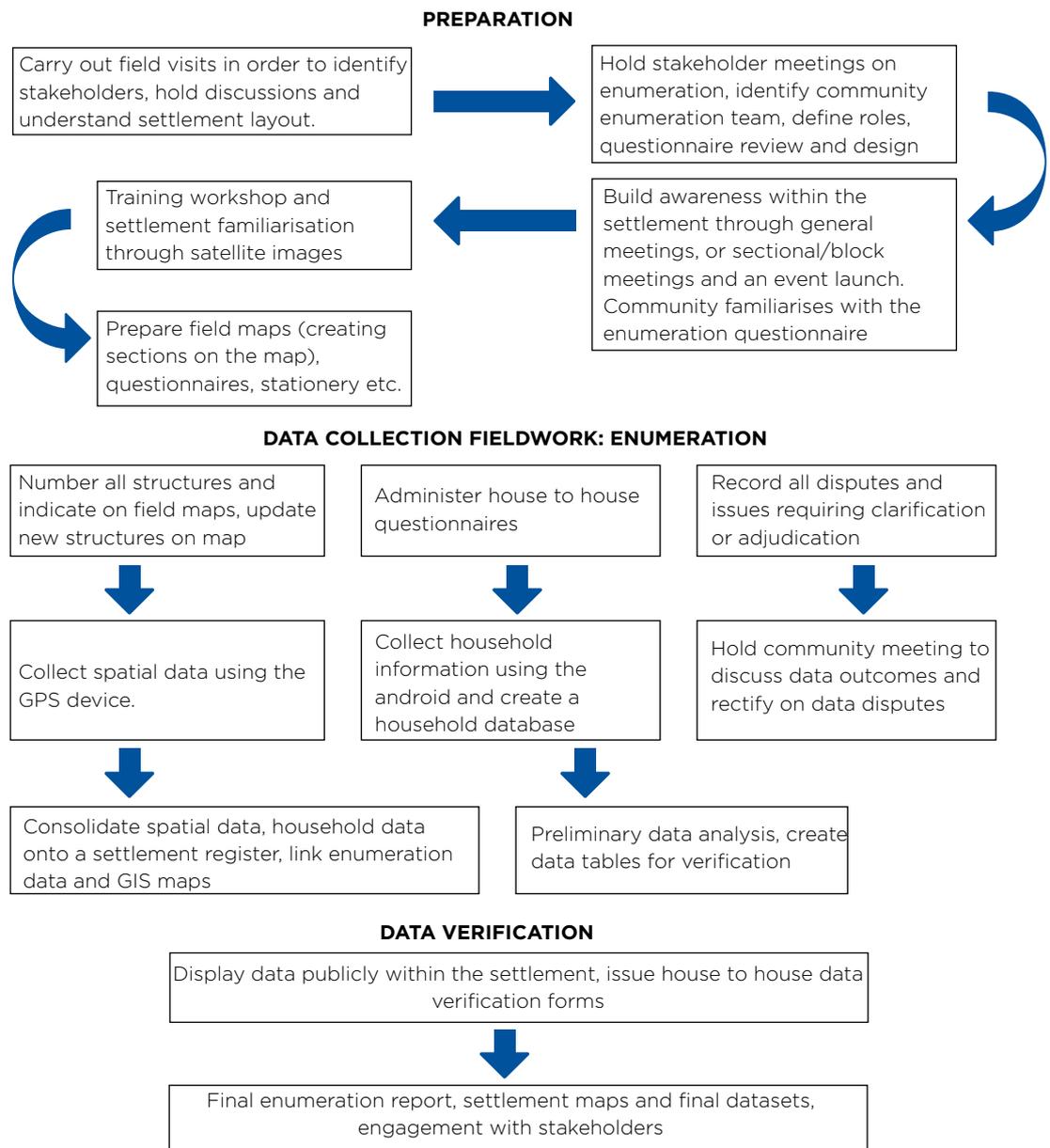


Figure 2: Pre-implementation and field work process flow chart

**03** Methodology

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

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

In Gxagxa, a team of 10 residents carried out the structure numbering process over a course of three days. Each numbered structure was linked to digitised GIS data, which meant that all information collected per structure could be mapped spatially. The data collection exercise was implemented over a period of 15 days by a team of 18 residents who were employed by CORC and a further 15 residents employed by the CoCT through the Expanded Public Works Programme to handle the Trimble devices under the supervision of four CORC employed supervisors. The mapping team comprised seven residents who mapped the settlement for one day. At the end of the exercise, a total of 50 employment opportunities of varying lengths (one day up to 15 days) were created in Gxagxa. In the New Rest infill pocket, 4 residents assisted with numbering and mapping while 6 additional residents assisted with data collection.



**Gxagxa enumerators inspect their trimble devices before enumerating households.**

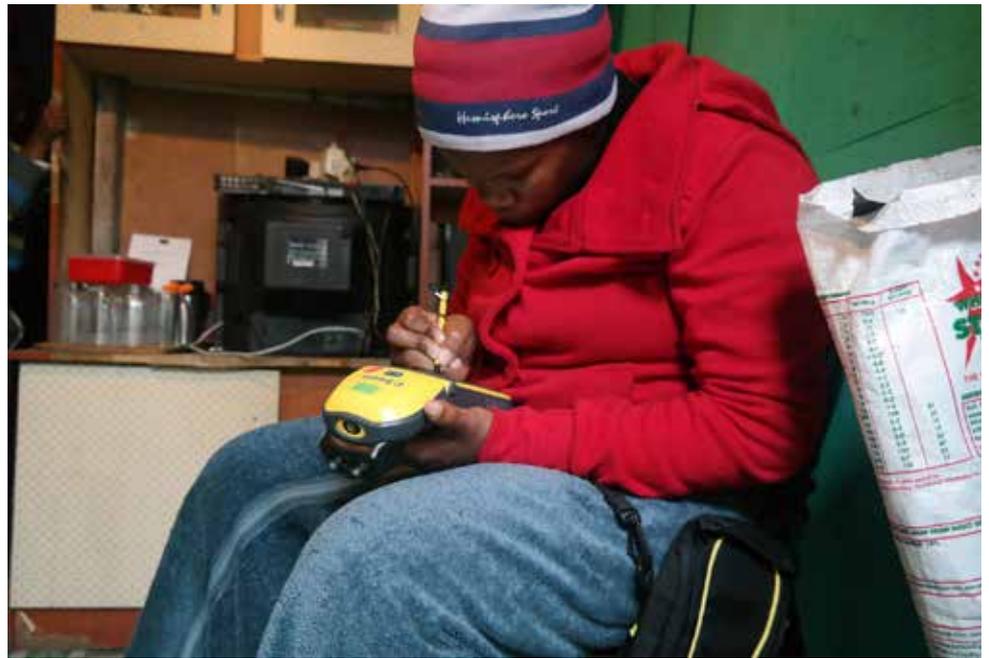


**Residents share personal experiences in a qualitative discussion with CORC.**

# 4. COVERAGE OF THE ENUMERATION AND RESPONSE RATES

## 04 Coverage of the enumeration and response rates

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



Capturing verbal responses during a household enumeration



Capturing the structure number

**04 Coverage of the enumeration and response rates**

**4.1. COVERAGE OF THE ENUMERATION**

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

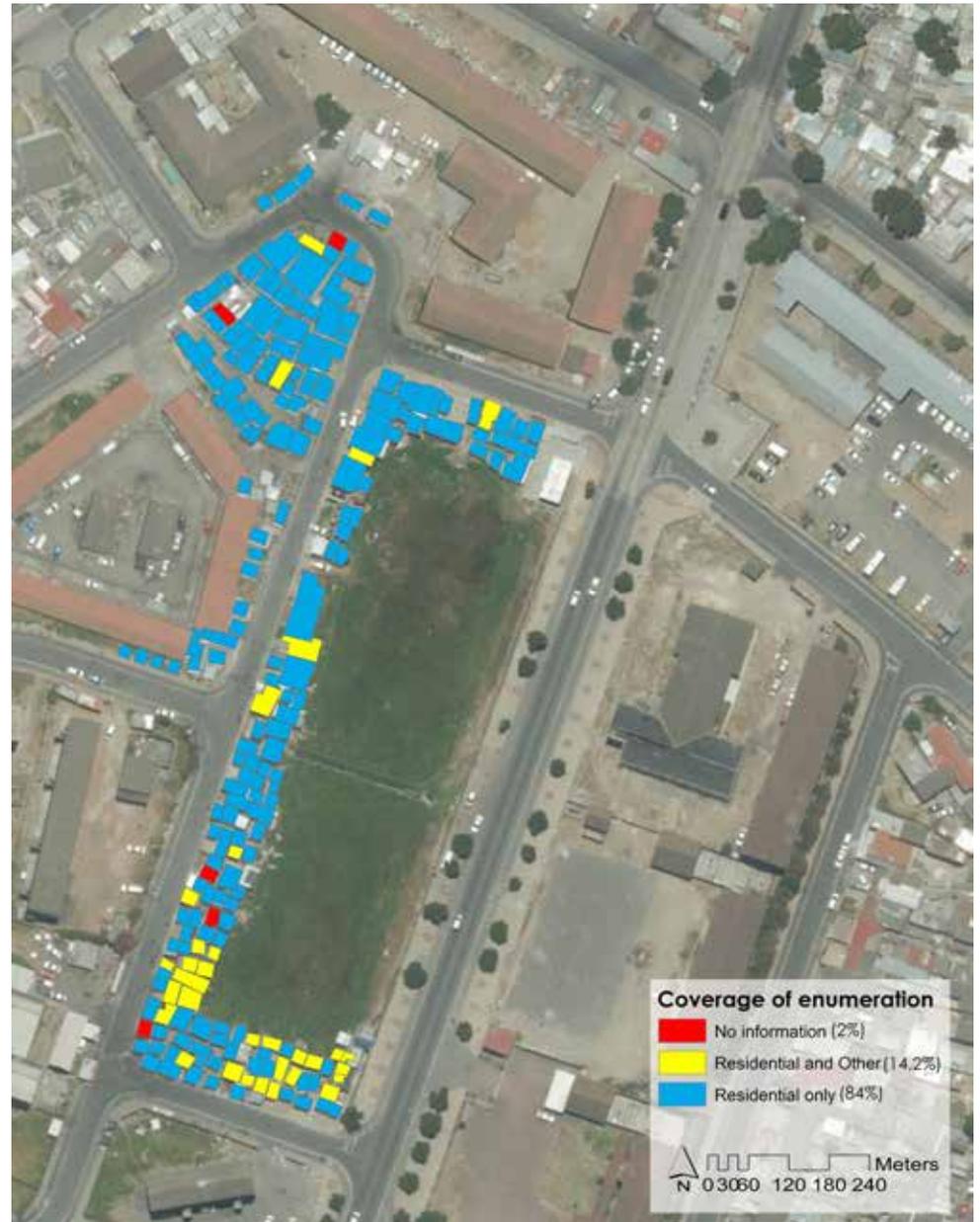


Figure 3: Map of all structures in Gxagxa, indicating the coverage of the enumeration

Figure 3 indicates which structures were enumerated. Only 5 structures were not enumerated due to the unavailability of their occupants. However, one of the five structures was identified as a community hall. In total 228 structures were enumerated. This shows that the enumeration covered 98,7% of all structures in Gxagxa. For the rest of this report, wherever structure level data is presented, it will reference the 228 structures identified above. Where missing information is encountered, this will be reported.

**04 Coverage of the enumeration and response rates**

Data for each structure was collected through an interview process where enumerators spoke to the household head in order to ensure that the best quality of information about the household could be collected. Figure 4 illustrates the percentage breakdown of respondents.

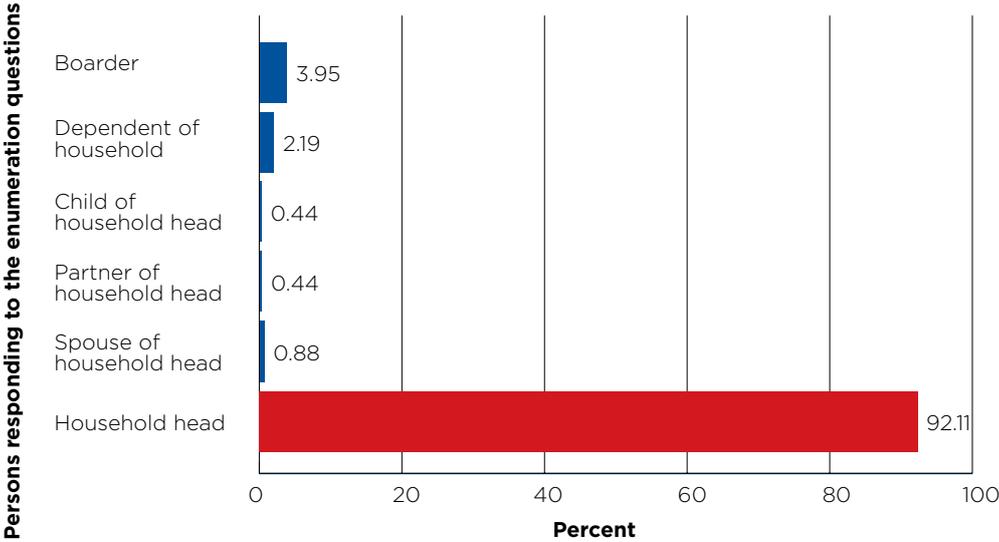


Figure 4: Percentage breakdown per respondent type for Gxagxa informal settlement

As seen in figure 4 above, 92% of all respondents considered themselves as the household head of their particular structure. Overall, this bodes well for the information collected as in the majority of cases the person supplying information about a structure was the head of that particular household and was the most knowledgeable about the structure’s occupants.

## 04 Coverage of the enumeration and response rates

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

People living in structure stated	Frequency count	Percent	Cumulative percent	People count
1	99	43,42	43,42	99
2	50	21,93	65,35	100
3	48	21,05	86,40	144
4	24	10,53	96,93	96
5	4	1,75	98,68	20
6	1	0,44	99,12	6
7	2	0,88	100	14
<b>Total</b>	<b>228</b>	<b>100</b>		<b>479</b>

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

Table 1 above reflects the tabulation of a variable, which indicates how many people live inside the structure. The occupant count inside each structure varied from one person up to a maximum of seven people. When using this stated number, the total population of Gxagxa can be calculated by multiplying the number of people stated in the structure by the frequency, which results in the column called “People count”. This results in a derived population count of 479 individuals for Gxagxa.



Preparing the trimble ahead of use

## 04 Coverage of the enumeration and response rates

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

People enumerated	Frequency count	Percent	Cumulative percent	People count
1	97	42,54	42,54	97
2	48	21,05	63,60	96
3	53	23,25	86,84	159
4	23	10,09	96,93	92
5	4	1,75	98,68	20
6	2	0,88	99,56	12
7	1	0,44	100	7
<b>Total</b>	<b>228</b>	<b>100</b>		<b>483</b>

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

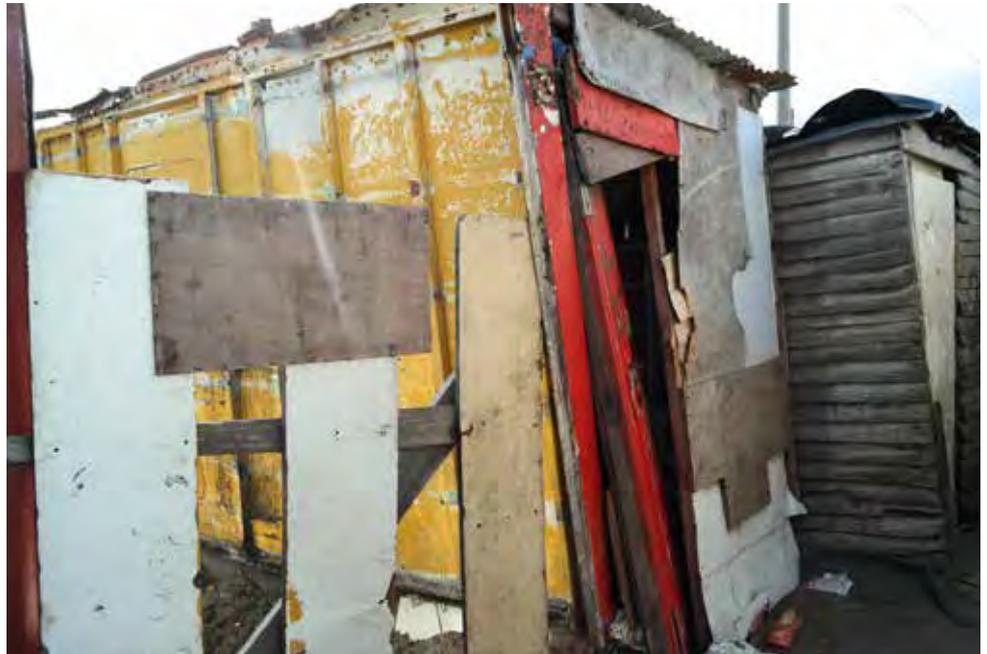
Table 2 reflects the actual number of people enumerated per structure and therefore indicates that 483 individuals were enumerated in Gxagxa. This shows that more people were enumerated than the stated population of Gxagxa, shown in table 1 and based on residents' estimates. This is indicative of slight errors in responses from people when asked how many people live inside the structure. For the purpose of this analysis the figures and population count reflected in Table 2 will be used, which provide an actual count of people enumerated per structure.

Each respondent was asked to indicate how many households live inside each structure. This was based on the definition of a household as a group of people living in a structure, sharing one common area or eating from the same pot. This method allows for the recording of more than one household per structure. Household count is presented in table 3.



An impression of structure density and flood

**04 Coverage of the enumeration and response rates**



Material used for structures in Gxagxa

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

Households stated	Frequency count	Percent	Cumulative percent	Household count
1	221	96,93	96,93	221
2	6	2,63	99,56	12
3	1	0,44	100	3
<b>Total</b>	<b>228</b>	<b>100</b>		<b>236</b>

Table 3 provides insight into the number of households stated. In total, 236 households live in 228 enumerated structures. In Gxagxa, the majority of structures contain one household while respondents identified that only about 3% of structures contain more than one household.

**4.2. RESPONSE RATES**

At the structure level, over 90% of respondents<sup>6</sup> defined themselves as household heads. This resulted in very good response rates for key questions at the structure level. Questions about structure ownership, main reasons for moving to the settlement, main use of the structure, electricity supply, sanitation usage, water access, health access as well as the number of people and households recorded a 100% response rate. Respondents were also asked to rank reasons for why they would be willing to move out of the settlement as well as rank current priorities inside the settlement. These questions garnered close to 99% response rates.

<sup>6</sup> It must be noted that for certain variables the term respondent is used. This refers specifically to a person responding to questions. These questions could be individual in nature but where they refer to household level information, this data shall be references as such.

## 5. SUMMARY FINDINGS

### 05 Summary findings

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

Ratios in this table can be read in terms of the national standard for households per toilet (5:1) and households per tap (25:1). National norms for adequate service levels must ensure the health and safety of household users and include: access to a standpipe that supplies 25 liters of potable water per person per day within 200m of a dwelling; VIP or equivalent toilets in rural or low density urban areas; waterborne or equivalent sanitation in dense urban areas; and either pre-paid or metered systems in terms of electricity.<sup>7</sup>

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

Gxagxa SUMMARY FINDINGS	
Age of settlement	29 years old (based on earliest recorded resident and community input on the actual formation of the settlement)
Types of structures	Shacks built predominantly from zinc, wood and plastic
Total land occupied	1.05 hectares
Population density	221 dwelling units per hectare
Population	483
Average household size	2.1 persons
Total structures numbered	233
Total structures enumerated	228
Total males	239
Total females	242 (2 instances of gender not recorded)
Female household heads	46%
Total children under 18 years of age	145
Number of toilets (all bucket)	29
Toilet to people ratio	1:17
Toilet to household ratio	1:8
Number of taps	3
Tap to people ratio	1:161
Tap to household ratio	1:79
Electricity coverage	12% prepaid meters, 45% connection to neighbours meters, and the balance with no electricity.
Unemployment rate	68% (expanded definition)
Main priorities	Housing, sanitation access, water access and electricity
Disasters experienced by residents	Flooding every winter, shack fires
South African Residents	98,3%
Non- South African Residents	1,7%

<sup>7</sup> COGTA 2005

# 6. ANALYSIS

## 06 Analysis

This section comprises a detailed analysis of Gxagxa’s enumeration data. The analysis begins with structure level data, followed by individual level data and concludes with data on priorities and migration.

The structure level analysis focuses on questions asked primarily of the main respondent (in the case of Gxagxa, predominantly the household head). These questions ranged from structure and household level access to various basic services and ranking of priorities. This section also examines population demographics, access to services and concludes with potential housing subsidy qualifiers in the settlement.

### 6.1. STRUCTURE ANALYSIS

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

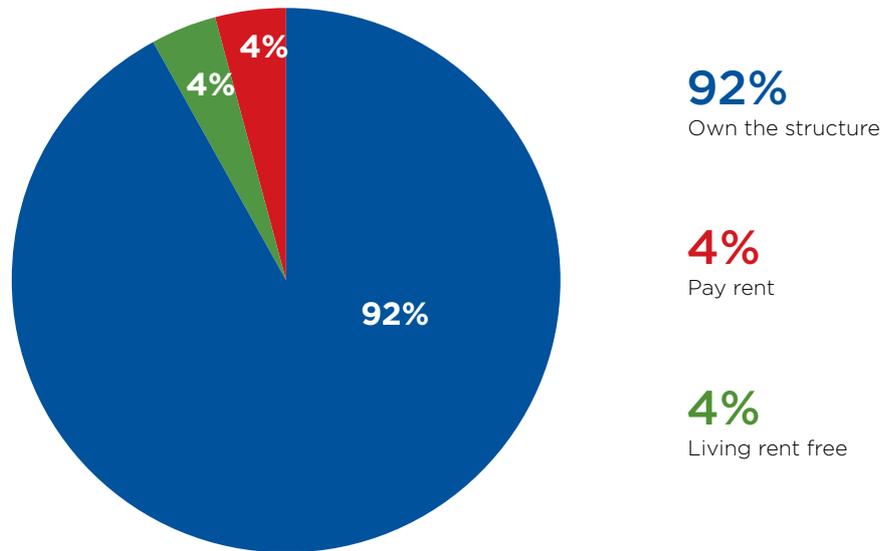


Figure 5: Percentage breakdown of structure ownership

Figure 4 illustrates that 92% of structures were reported as owned by the occupants themselves. Only 4% of structures enumerated indicate rent being paid while another 4% indicate living rent-free. Of nine structures, in which a respondent indicated that they lived there rent free, only one respondent identified themselves as a boarder. The rest were members of the household head’s family or a dependent of the household hence the reason for living there rent-free.

## 06 Analysis

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

Number of rooms	Frequency count	Percent	Cumulative percent
1	168	73,68	73,68
2	46	20,18	93,86
3	11	4,82	98,68
4	3	1,32	100
<b>Total</b>	<b>228</b>	<b>100</b>	

Table 4: Number of rooms per structure

Table 4 reveals that close to 74% of structures in Gxagxa consist of only one room. The social movements of FEDUP and ISN indicated that this situation results in certain dynamics in the living spaces of informal settlements, where, for example, adults and children share sleeping areas. Often, parents have insufficient space available for their children to be disciplined or to play. As a result, children predominantly play in spaces outside of their home structures. In Gxagxa this means that children inevitably play in busy streets, as the settlement is located on a roadside. Similarly, school going children have inadequate space to study or complete their homework as living structures tend to fulfil multiple roles for families and double up as a sleeping, living, cooking, washing and bathroom spaces. The one-roomed nature of structures also results in a lack of privacy because often, children and adults are required to share common areas.

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

People enumerated	Frequency count	Percent	Cumulative percent
1	97	42,54	42,54
2	48	21,05	63,60
3	53	23,25	86,84
4	23	10,09	96,93
5	4	1,75	98,68
6	2	0,88	99,56
7	1	0,44	100
<b>Total</b>	<b>228</b>	<b>100</b>	

Table 5: Number of people per structure

## 06 Analysis

In terms of the number of people living inside each structure in Gxagxa, table 5 reveals that over 40% of structures are home to single person households. This is of particular significance as it reveals that Gxagxa has 97 structures, in which a person lives on their own. This has implications for future housing provision and will be further discussed in the section on planning considerations.

All structures in Gxagxa were digitised with the help of Trimble devices, satellite imagery and mapping teams conducting verification of location and configuration of structures on the ground. This means that the floor space per structure could be calculated by using GIS. When combining this with data on how many people live inside a structure, it was possible to calculate the average floor area available per person. Figure 5 presents this information.

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

Square metres of floor space per person categorised	Frequency count	Percent	Cumulative percent
2.01 - 5sqm	1	0,45	0,45
5.01 - 10sqm	19	8,56	9,01
10.01 - 15sqm	82	36,94	45,95
15.01 - 20sqm	52	23,42	69,37
20.01 - 25sqm	27	12,16	81,53
25.01 - 30sqm	11	4,95	86,49
30.01 - 35sqm	9	4,05	90,54
35.01 - 40sqm	7	3,15	93,69
40.01 - 50sqm	5	2,25	95,95
50.01 - 60sqm	5	2,25	98,20
greater than 60sqm	4	1,80	100
<b>Total</b>	<b>222</b>	<b>100</b>	

Table 6a: Square metres of floor space categorised - Gxagxa

**06 Analysis**

Square metres of floor space per person categorised	Frequency count	Percent	Cumulative percent
5.01 - 10sqm	8	14,81	14,81
10.01 - 15sqm	21	38,89	53,70
15.01 - 20sqm	11	20,37	74,07
20.01 - 25sqm	9	16,67	90,74
25.01 - 30sqm	4	7,41	98,15
35.01 - 40sqm	1	1,85	100
<b>Total</b>	<b>54</b>	<b>100</b>	

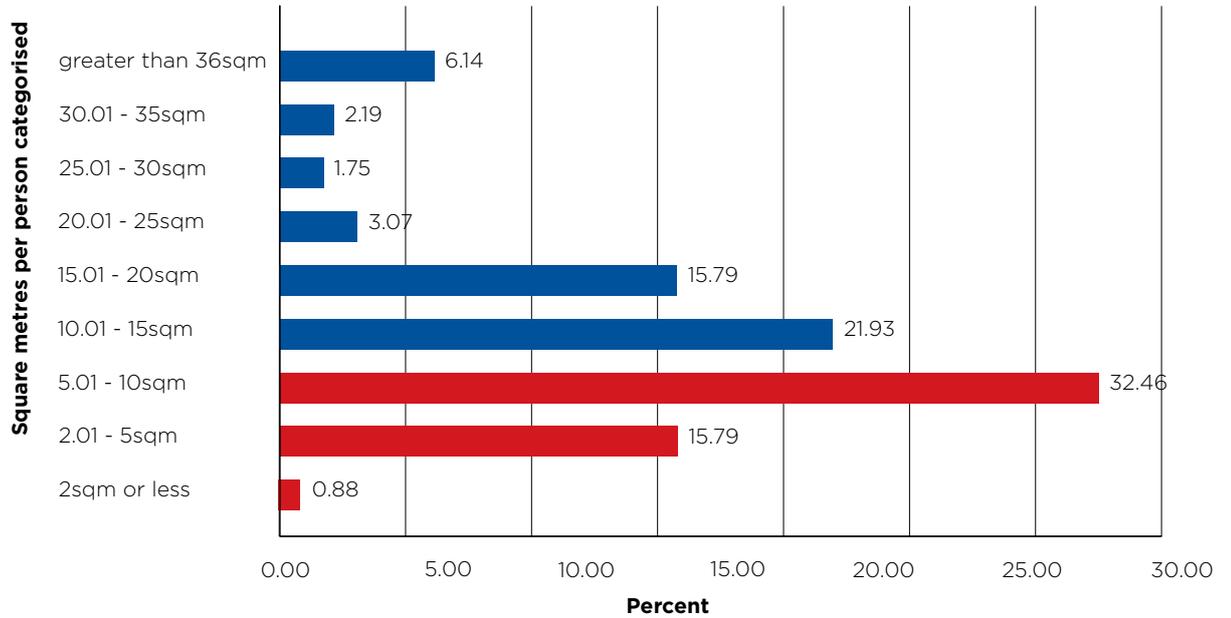
**Table 6b: Square metres of floor space categorised - New Rest**

In Gxagxa, 87% of all residents live in structures smaller than 30sqm and in New Rest 98% of structures are smaller than 30sqm. This data however does not take into account the number of occupants per structure, which can be a measure of overcrowding. In Figure 6, total floorspace per dwelling was divided by the number of occupants to arrive at a floorspace per person ratio.



**Wood is one of the materials used to build structures**

## 06 Analysis



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

This analysis indicates that 71% of residents have access to less than 15sqm floor space, and 32% of residents have access to 5 to 10 sqm floor space. Table 6b excludes structures with only one occupant to better reflect square metres per person in structures with multiple occupants.

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

Square metres of floor space per person categorized	Frequency count	Percent	Cumulative percent
2sqm or less	2	1,53	1,53
2,01 to 5sqm	36	27,48	29,01
5,01 to 10sqm	66	50,38	79,39
10,01 to 15sqm	14	10,69	90,08
15,01 to 20sqm	6	4,58	94,66
Greater than 36sqm	7	5,34	100
<b>Total</b>	<b>131</b>	<b>100</b>	

## 06 Analysis

Table 6c reveals that almost 80% of residents (when ignoring single person households) have access to less than 10 square meters of floor space. A significant percentage of structures allow for even less floor space per person (five square metres or less) in structures with more than one occupant. Almost 30% of structures fall into this category. This compares even less favourably to the South African national standard for housing where a subsidy house is required to be 40 squares metres or larger.

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

Structure main use	Frequency count	Percent
Residential only	195	85,53
Residential and other	33	14,47
<b>Total</b>	<b>228</b>	<b>100</b>

Table 7: Main use of structures

The majority of respondents indicated that their structure was used for residential purposes only. Of the structures that indicated secondary uses, these ranged from spaza shops, places of worship or crèches to shebeens and hair salons.

The enumeration also sought to answer questions about the age of structures in the settlement. Figure 7 shows several structures between 21 to 30 years old. This reveals that residents were making homes for themselves in Gxagxa as early as 1986. As discussed in the settlement history and context section, residents themselves identified the formation of the settlement in the year 1992 but individuals like Mama Thembisa, the current chairperson of Gxagxa, reflected on how she entered Gxagxa around 1987.

Structures in Gxagxa consist of a collection of various materials, which include a predominance of zinc as well as wood and plastic. The structures are in a poor condition and the effects of many years of exposure to the weather and flooding. Community members consistently commented on how during winter it gets very cold with many people falling ill. Water seeps into houses as the settlement is located on the edges of a detention pond which floods in the winter. As seen in the image above, structures consist of materials that are rusted and whose foundations are not very solid.

06 Analysis

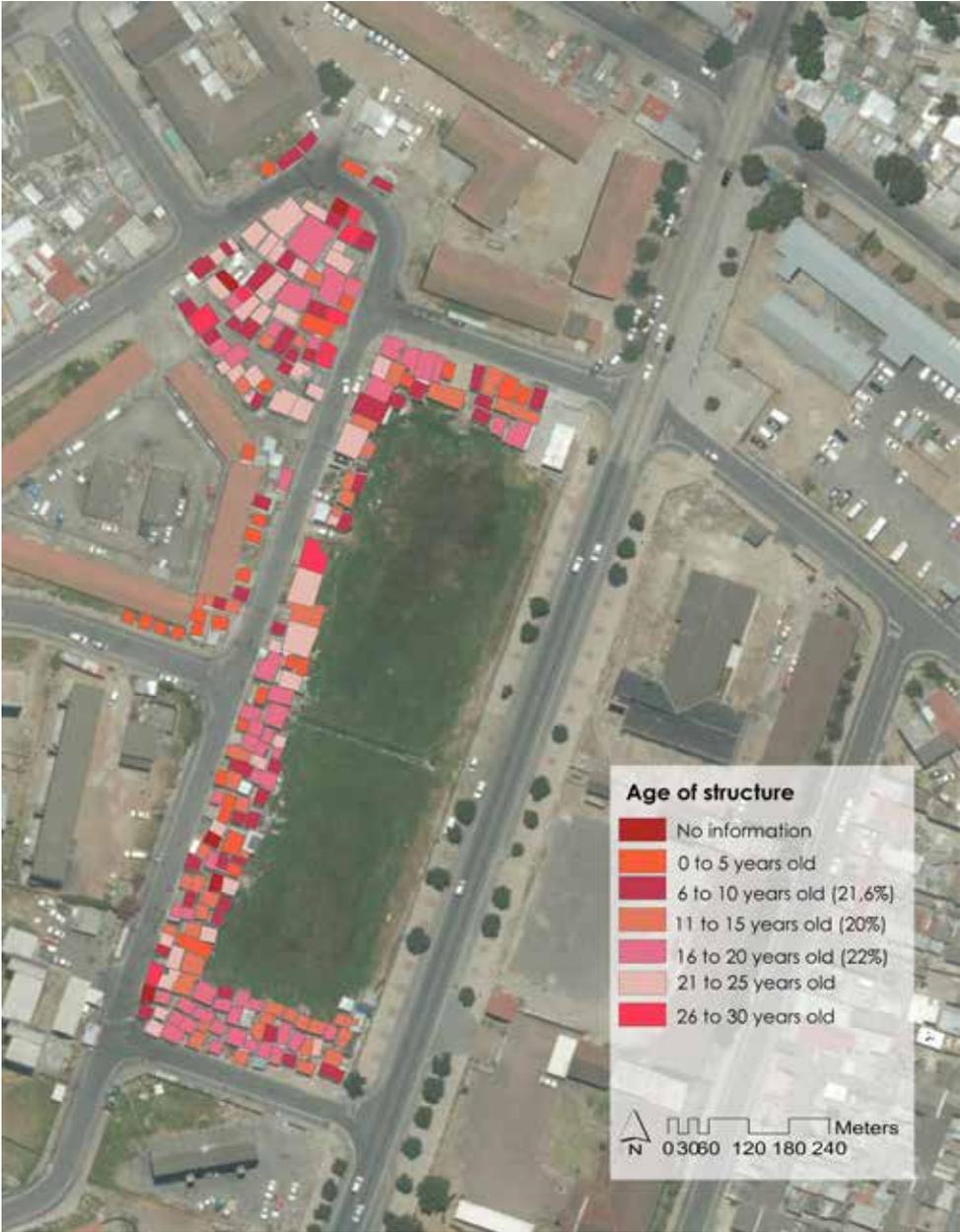


Figure 7: Map indicating age of structures categorised

## 6.2. DEMOGRAPHICS OF GXAGXA POPULATION

### COMMUNITY VOICES

*“The best part about living in Gxagxa is that we are a family. A lot of young people live in this place and do things in unity. Everyone knows each other, if you arrive here people know you before they see you. We live in spirit. Young people respect old people. Old people respect young people.”*



The Gxagxa's younger residents show the team around the settlement

### COMMUNITY VOICES

*“I don't have a choice to be here. My goals and hopes are to work so I can have a good living for myself. Eventually I want to be moved out”*

**06 Analysis**

**6.2.1. Age distribution**

The perception that Gxagxa is a place where young people live rings true when one examines the age distribution of the population. In figure 7 below, the split of age groups in Gxagxa is presented.

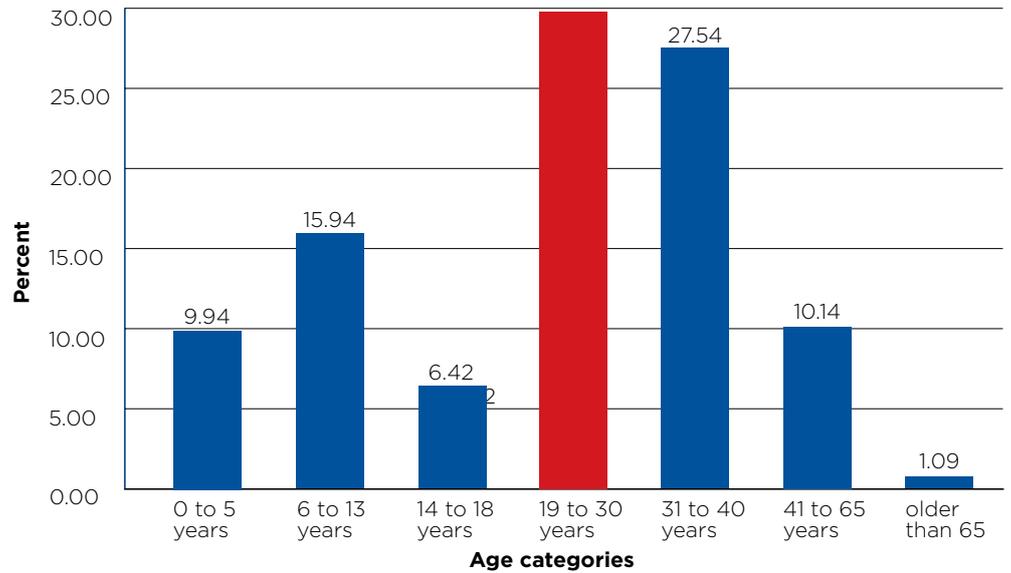


Figure 8: Age distribution of Gxagxa population

Figure 7 indicates that the majority of Gxagxa’s residents are aged 35 years and younger, thereby falling into the South African definition of youth. A total of 78% of the population falls into this category with people in their twenties forming the largest age cohort. Table 8 provides further insight into the age distribution of single person households.

Age Categories	Frequency count	Percent	Cumulative percent
14 to 18 years	1	1,03	1,03
19 to 25 years	30	30,93	31,96
26 to 30 years	23	23,71	55,67
31 to 35 years	25	25,77	81,44
36 to 40 years	11	11,34	92,78
41 to 50 years	4	4,12	96,91
51 to 60 years	2	2,06	98,97
61 to 65 years	1	1,03	100
<b>Total</b>	<b>97</b>	<b>100</b>	

Table 8: Age distribution of single person households

As identified in section 3.1, 42% of structures have only one person occupants. Out of these 97 structures, almost 93% of individuals are aged 40 and younger.

**06 Analysis**

**6.2.1.1 A profile of youth**

This section provides a profile of youth in Gxagxa (aged 19 to 30) and unpacks characteristics related to employment status, gender breakdown and income. Table 9 summarises the gender break down and employment status for this youth cohort.

As noted earlier, 78% of Gxagxa’s population is aged 35 years and younger. Further refinement shows that almost 30% of Gxagxa’s residents are 19 to 30 years old. This section will seek to unpack the characteristics of youth in the settlement in terms of employment status, gender breakdown and income.

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

Employment status	Gender		Total
	Male (%)	Female (%)	
Employed	20	11	31
Self-employed	2	3	5
Unemployed	48	47	95
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>

Table 9 provides a summary of the gender break down for this youth cohort along with employment status. Approximately 53,4% of the cohort is male while 46,6% is female. The unemployed population is split fairly evenly between males and females. With employed 19 to 30 year olds there is a marked difference as almost 65% of employed people in this cohort are male and only 35% are female. When looking at females specifically, 77% of this age cohort are unemployed compared to 67% of males. This indicates a higher rate of unemployment among young females aged 19 to 30 years than among males. This is higher than the settlement average, of 68%. Table 10 analyses the income distribution of youth aged 19 to 30 years old. Table 10: Income distribution for age cohort 19 to 30 years old.



**Children play in the street**

**06 Analysis**

Household income	Frequency count	Percent	Cumulative percent
No Income	36	52,94	52,94
R1 - R400	3	4,41	57,35
R401 - R800	4	5,88	63,24
R801 - R1500	10	14,71	77,94
R1501 - R3500	14	20,59	98,53
R3501 - R7500	1	1,47	100
<b>Total</b>	<b>68</b>	<b>100</b>	

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

Table 10 shows that 68 individuals who were 19 to 30 years old answered questions on household income. Of this group, almost 53% indicated not having any income while 35% indicated an income ranging from R801 to R3500.

**6.2.2. Gender breakdown**

Gxagxa shows an almost even split in the gender composition of the settlement. This is reflected in the breakdown regarding the gender of the household head for those individuals who indicated that they were the household head and responded to the enumeration questions. Of all household heads responding, 53% were male and 46,67% were female.

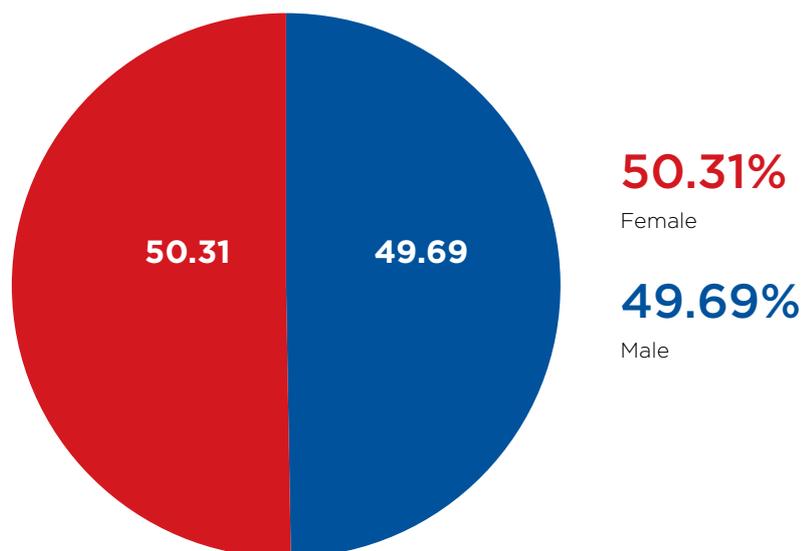


Figure 9: Gender breakdown

## 06 Analysis

Table 11 provides important insight into the demographics associated with the settlement trend of small one-room shacks, which was established in the preceding section. In this table, gender split of the household size for all enumerated structures is presented.

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

Number of people enumerated per structure	Gender		Total
	Male (%)	Female (%)	
1	58,93	24,49	42,86
2	16,96	25,51	20,95
3	16,07	29,59	22,38
4	6,25	15,31	10,48
5	0	4,08	1,9
6	1,79	0	0,95
7	0	1,02	0,48
	100	100	100
	n = 210		

Table 11 reveals that 58% of all male household heads live on their own compared to only 24% of all female-headed households. It also highlights that female-headed households tend to have larger numbers of occupants residing in their structures with 50% of all female-headed household structures containing three or more occupants. Over 70% of single person households are male (i.e. have male household heads).

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

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

Employment status 16 years and older	Gender		Total
	Male	Female	
Employed	62.14	37.86	100.00
Self-employed	30.00	70.00	100.00
Unemployed	46.52	53.48	100.00
<b>Total</b>	<b>50.73</b>	<b>49.27</b>	<b>100.00</b>
	n=343		

## 06 Analysis

The gender breakdown in terms of employment status portrays a very specific picture. Of all occupants who were identified as employed, 62% were male while only 37% were female. When examining occupants who were classified as unemployed, the reverse is noticeable as more females classified as unemployed in comparison to males. There is a small number of individuals who were recorded as self-employed (10 persons in total). Of these, 70% was female.



Barber shop in Gxagxa

### 6.2.3. Education enrolment and school attendance

When reflecting on education in Gxagxa, residents indicated that all children inside the settlement attended school. For the most part, this was verified when examining the educational enrolment figures for all children aged 6 to 18 years old.

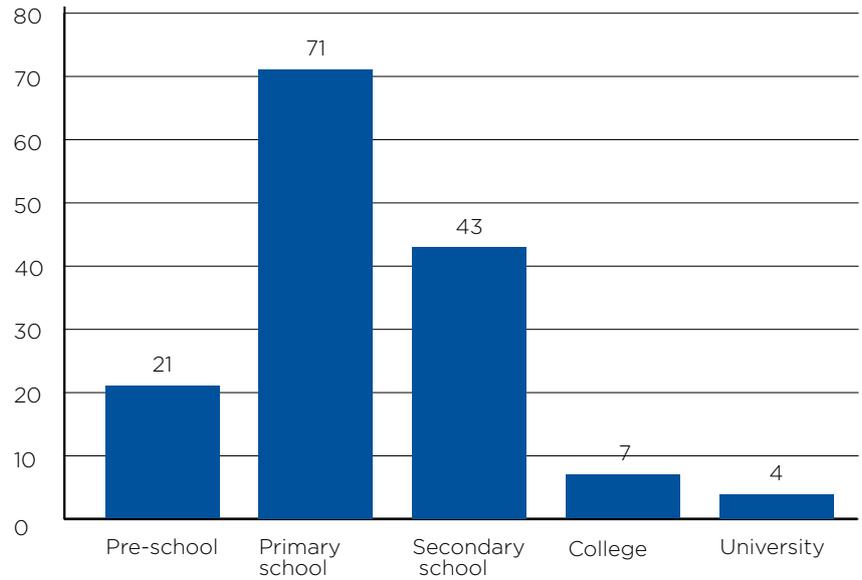
Age categorised	Pre-school	Primary school	Secondary school	Not in any school	Don't know	Total
0 to 5 years	19	1	0	26	2	48
6 to 13 years	2	67	3	5	0	77
14 to 18 years	0	3	21	7	0	31
<b>Total</b>	<b>21</b>	<b>71</b>	<b>24</b>	<b>38</b>	<b>2</b>	<b>156</b>

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

**06 Analysis**

Table 13 indicates that only 12 children aged between six and 18 years old were recorded as not attending any form of schooling. Figure 10 below displays the educational enrolment of all individuals living in Gxagxa.

**Figure 10: Frequency distribution of educational enrolment**



Eleven individuals were recorded as enrolled in a form of tertiary education. Of all occupants recorded as enrolled in some form of education, 60% were recorded as attending school in the Gugulethu area. When looking at the main mode of transport used by individuals enrolled in school, 72% of these individuals indicated that they walk to school. This walking time ranged from less than 15 minutes (for 18 individuals), up to 90 minutes (only 2 individuals) with the majority of individuals indicating a walk time of 15 to 60 minutes. Due to a coding error in the capturing devices, the highest education level passed per individual was not captured for Gxagxa.

### 6.2.4. Employment

#### COMMUNITY VOICES

*“In my mind we must organise something that must be big... we must organize a big something for people to get jobs... maybe we open big things like construction that open doors for opportunity”*

Gxagxa has 355 individuals who are of working age (15 years old to 64 years old). Of these 355 individuals only 113 indicated that they were either employed or self-employed. When using Statistics South Africa’s broad definition of the unemployment rate (the proportion of the labour force/working age population that is unemployed), Gxagxa has an unemployment rate of 68%. This is based on an expanded definition of unemployment as the enumeration was not geared to analyse the strict definition. This does, however, paint a bleak picture in terms of employment in Gxagxa, as the unemployment rate is two and a half times the national figure of 26,7% .



A successful small business in Gxa Gxa

## 06 Analysis

Table 14 below indicates where unemployment trends to be focused in terms of Gxagxa's working age population.

Age categories	Employed	Self-employed	Un-employed	Total
14 to 18 years	0	0	23	23
Row %	0	0	100	100
19 to 25 years	15	2	58	75
Row %	20	2,67	77,33	100
26 to 30 years	19	2	48	69
Row %	27,54	2,9	69,57	100
31 to 35 years	31	2	45	78
Row %	39,74	2,56	57,69	100
36 to 40 years	21	2	30	53
Row %	39,62	3,77	56,6	100
41 to 50 years	12	1	20	33
Row %	36,36	3,03	60,61	100
51 to 60 years	5	1	8	14
Row %	35,71	7,14	57,14	100
61 to 65 years	0	0	2	2
Row %	0	0	100	100
Total	103	10	234	347
Row %	29,68	2,88	67,44	100

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

For Gxagxa's residents who are aged 19 to 25 years the unemployment rate is 77%. A similarly high unemployment rate of 69% is recorded for the age group 26 to 30 years old. Over 64% of the unemployed population in Gxagxa falls between the ages of 19 to 35 years old. This shows how unemployment significantly impacts South African youth.

## 06 Analysis

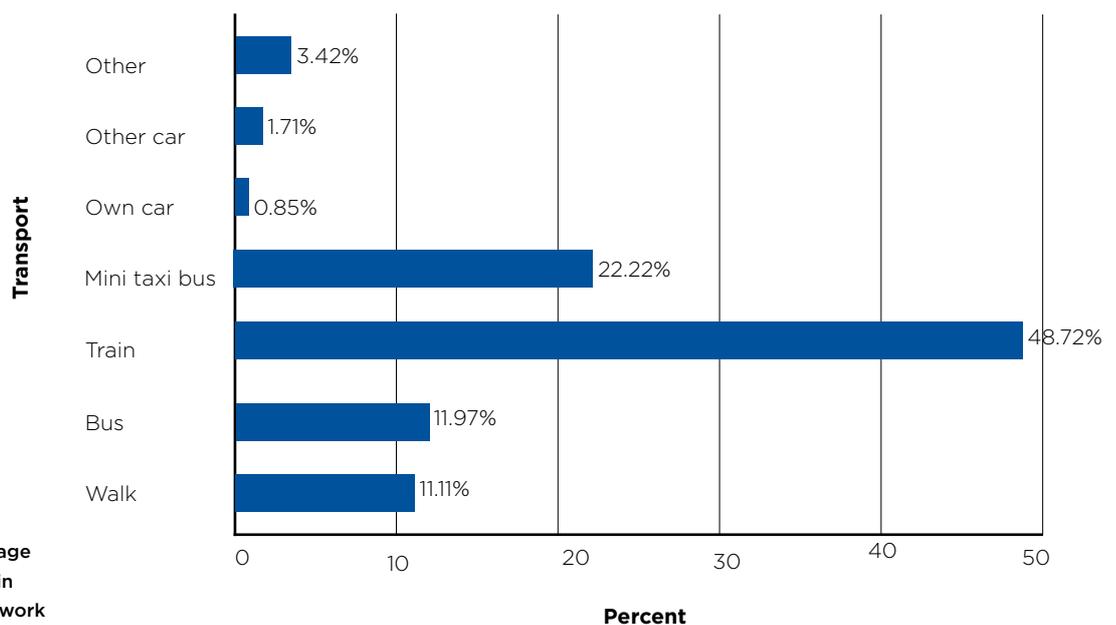
Table 12 above provided a cross tabulation of employment status by gender by looking at row percentages, which allowed for comparison between different employment statuses. Table 15 provides the same cross tabulation but with column percentages, which allows for a more detailed gender comparison with regard to employment status.

**Table 15: Employment status by gender for respondents 16 to 65 years old (column percentages)**

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	37,35	24,22	30,89
Self-employed	1,81	4,97	3,36
Unemployed	60,84	70,81	65,75
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100.00</b>
<b>n = 343</b>			

Table 15 reveals that unemployment among females is higher than among males as just over 70% of females aged 16 years and older indicated that they were unemployed. This matches the trend identified among youth where females recorded higher unemployment rates than males (for the age cohort 19 to 30 years old).

In terms of where people work, 30% of individuals in Gxagxa who indicated that they were employed, worked in the Cape Town CBD. The next most prominent location for work was Gugulethu, which accounts for 10% of individuals.



**Figure 11: Percentage breakdown of main transport type to work**

## 06 Analysis

Gxagxa’s residents use the train as their main mode of transport to get to work, which accounts for 48,7% of all responses. It is also the cheapest form of transportation. The mini bus taxi presented the second largest mode of transport while the bus comprised the third largest category.

Travel time to work	Frequency count	Percent	Cumulative percent
Less than 15 minutes	6	5,17	5,17
15 to 29 minutes (just under half an hour)	31	26,72	31,9
30 to 59 minutes (just under an hour)	43	37,07	68,97
60 to 89 minutes (just under an hour and a half)	17	14,66	83,62
90 minutes and more	15	12,93	96,55
Don't know	4	3,45	100
<b>Total</b>	<b>116</b>	<b>100</b>	

Table 16: Travel time to work

Gxagxa’s residents travel for approximately 15 minutes to one hour to get to work. This can be explained by the tendency of residents to work outside the area, which requires them to make use of the train, bus or mini bus taxi to get to their place of work. Over 50% of individuals who travel to work spend between 30 to 90 minutes commuting.

### 6.2.5. Household income and expenditure

Questions about household income were aimed primarily at the household head. Where the household head was not available to provide information, the spouse or partner of the household head was asked to estimate household income. Respondents were asked to take into account all sources of income and add these up to attain the total household income. The same principle was applied to questions on expenses. Questions related to social security grants were asked of every individual in the structure.



Making an income through running a hair salon.

## 06 Analysis

Income categories	Frequency count	Percent	Cumulative percent
No Income	104	45,41	45,41
R1 - R400	16	6,99	52,4
R401 - R800	17	7,42	59,83
R801 - R1500	29	12,66	72,49
R1501 - R3500	53	23,14	95,63
R3501 - R7500	10	4,37	100
<b>Total</b>	<b>229</b>	<b>100</b>	

**Table 17: Income distribution for age cohort 19 to 30 years old**

In table 17, 45% of respondents indicated no income for that particular household. When this trend was crosschecked with information collected on grants, about 11 of those households indicated that they receives a child support grant. This leaves a significant number of remaining households who indicated that they do not receive any form of income.

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

Expenses categorised	Frequency count	Percent	Cumulative percent
No Expenses	24	10,48	10,48
R1 - R400	8	3,49	13,97
R401 - R800	37	16,16	30,13
R801 - R1500	79	34,5	64,63
R1501 - R3500	73	31,88	96,51
R3501 - R7500	7	3,06	99,56
Greater than R7500	1	0,44	100
<b>Total</b>	<b>229</b>	<b>100</b>	

**Table 18: Monthly expenses distribution**

In table 18, 24 households indicated no expenses. This is less than households who indicated no income and can be used as an indicator that even households that report no income receive money from some unknown source, as they register expenses. Overall, 96% of households in Gxagxa indicated expenses of R 3500 or less. This compliments the given income figures, which similarly reflect that 96% of all households receive R 3500 or less.

06 Analysis

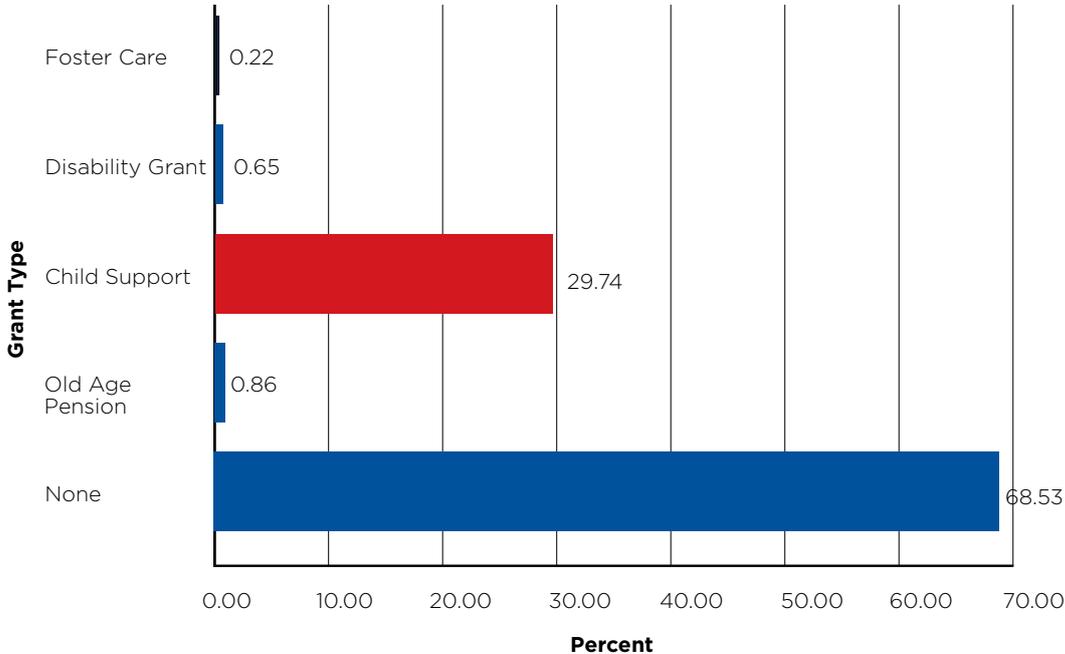


Figure 12: Percentage distribution of grant type

Figure 12 above reveals that the majority of residents in Gxagxa do not access any form of social grants. The child support grant is the most accessed grant and makes up 138 instances. In Gxagxa, 145 children were listed who fall under the age of 18. This means that of this total group a potential 95% receive child support grants. Currently the value of the child support grant is R 350 per month, the foster child grant is R 890 per month, the disability grant is R 1500 per month and the old age pension grant is R1500 per month.

06 Analysis

6.3. ACCESS TO SERVICES



Figure 13: Gxagxa amenities

**06 Analysis**

**6.3.1. Water access**

The residents of Gxagxa have access to only 3 water taps. These are marked with white dots in figure 13 above and figure 14 below.



Figure 14: Map of Gxagxa water points with 25 m radius

Figure 14 shows a 25m radius surrounding each water point. This reveals which households are located within 25m of water. The majority of structures do not fall within 25m of a water point. Gxagxa is home to 236 households who live in 228 structures. In terms of households per water point, this results in a ratio of 78,6 households to every one tap. Even if one-person households are excluded, the household to tap ratio is 43:1. This ratio is almost double the amount that the City of Cape Town aims to provide. The people to tap ratio equates to 161 residents per tap.



Collecting water

## COMMUNITY VOICES

*"Sometimes the water is completely dry in the tap and there is no water all day. These days we don't eat. So we have to travel very far for water. This can happen 2-4 times a month. It depends. It just happens."*

The water situation in the settlement inevitably means long waits for water during peak times. Residents' lack of access to clean, fresh and safe drinking water on a daily basis means that their health can be negatively affected.

06 Analysis

6.3.2. Sanitation

COMMUNITY VOICES

*“Services are poor and we are struggling because it is hard to get into toilets here. Many people who have their own toilets lock them. It is common for people to have to ask others for the key to the toilet.”*

COMMUNITY VOICES

*“One time when I went [moved] to Gxagxa I was desperate. But the house I stayed in didn’t have a toilet. So I didn’t go for 3-4 days. I met someone in church who let me use their toilet.”*

Gxagxa is serviced with 29 bucket system toilets, which need to be emptied by the City of Cape Town. As highlighted by the quote above, access to these toilets can be problematic as people have placed locks on them. This precaution, however, is necessary in a settlement like Gxagxa in which all toilets are located on the side of the road, which means that they are prone to vandalism.



Flooding around toilet block

## 06 Analysis

In some toilets there is a constant overflow of water as indicated in the picture above. Residents also reported that when the weather is hot, a bad sewerage smell emanates from these toilets.

In terms of household to toilet ratios the CoCT aims to ensure that every one toilet would service 5 households. In Gxagxa the average is 8 households per sanitation unit. This does not compare favourably with the CoCT targets. The issue of limited access, however, has an effect on this ratio. As seen in table 16 below, 46 structures indicated that they had some form of exclusive use of a toilet.

**Table 19: Percentage distribution of sanitation access**

Access to toilets	Frequency count	Percent	Cumulative percent
Communal use	182	79,82	79,82
Household use only	4	1,75	81,58
Limited to a few families	42	18,42	100
<b>Total</b>	<b>228</b>	<b>100</b>	

Figure 15 below indicates that due to the location of toilets, four distinct parts of the settlement fall outside the 25m range. This means that people living in those areas are required to walk distances of greater than 25m to access a toilet. This poses a problem, especially in the evenings, due to badly lit streets and the isolated location of toilets.



**Waterlogging and litter behind the toilet block**

06 Analysis

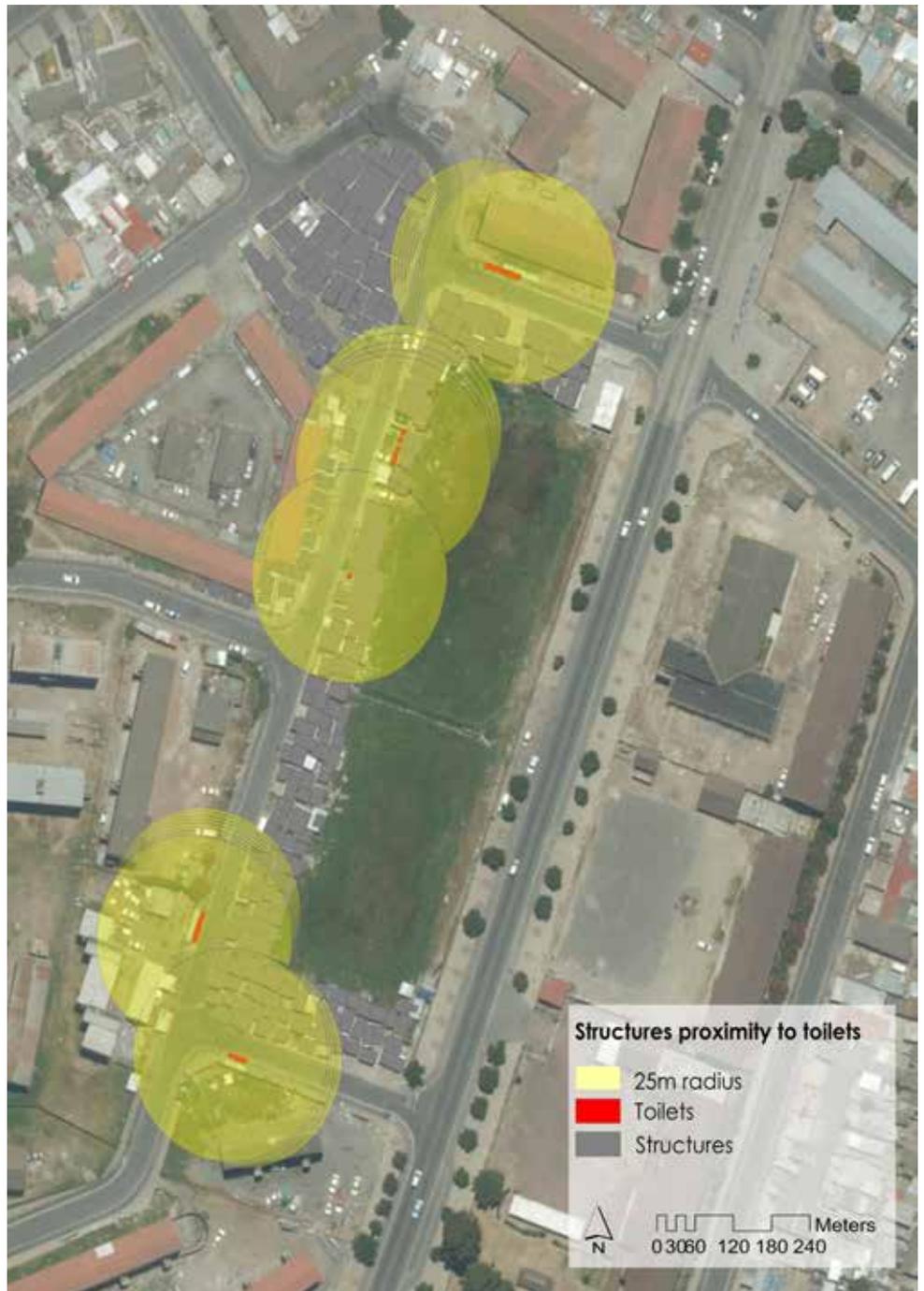


Figure 15: Map showing sanitation access with 25m radius

COMMUNITY VOICES

*“We don’t have electricity. People share electricity. It becomes a problem when people don’t have money for paraffin. The streetlights are also off, which means it’s completely dark.”*

06 Analysis

6.3.3. Electricity

Electricity in Gxagxa is a mixture of prepaid meters inside structures, neighbours connecting to structures with prepaid meters, illegal connections and many structures without any electricity. Figure 16 illustrates that the majority of structures are not directly serviced with a prepaid meter. Overall, 45% of structures access electricity by connecting to a neighbour's meter. Only 11,8% of structures are connected to the CoCT grid with prepaid meters.

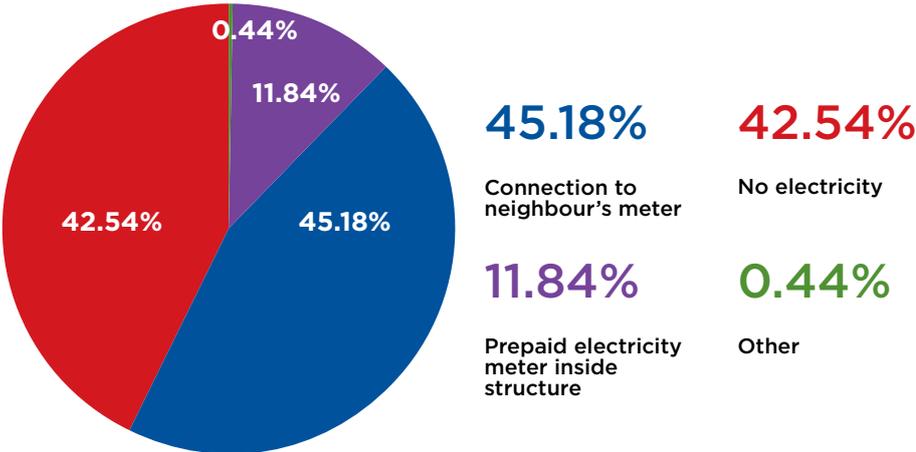


Figure 16: Percentage breakdown of electricity access

Figure 17 below reveals that the settlement has been provided with prepaid electricity meters in the north west quadrant. The south west quadrant of the settlement indicates the least amount of electricity coverage. In this section, illegal connections are the order of the day, as indicated in the image below. Based on the CoCT's definition of adequate electricity supply, almost 88% of Gxagxa's households do not receive adequate electricity as only 11,8% are connected to electricity meters.



Electrical connections in Gxagxa

06 Analysis



Figure 17: Map showing electricity access in Gxagxa

### 6.3.4. Community services and local business

#### COMMUNITY VOICES

*"We have 2 spazas, and we have a fruit stand named Emasojeni. There are also some hair salons. We need more businesses, more stands."*

#### COMMUNITY VOICES

*"There is a Shoprite, which takes 30 minutes by walking. But the lines are very long and we spend a lot of time waiting in line. People also go to the Gugulethu and Vangate malls, but the later it gets at night, the more dangerous it is to travel. Because of this, people have to shop in large groups. Women must travel with men to shopping areas. There is no money for taxis to shopping centres."*



Informal vegetable trader

## 06 Analysis



**Vuyo's hair salon**

Gxagxa's residents have found a way to ensure that local businesses can thrive in their area. Residents support the local fruit and veg stand as well as two spaza shops located in Gxagxa. Even though the creation of jobs is critical to the settlements, residents understand that controlling the number of shops in their area means that businesses can remain viable.

### COMMUNITY VOICES

*"People cannot just pop up shops; they must meet with community members in order to do so. We talk to each other in the community because there cannot be too many shops."*

As seen in figure 12 above, seven structures were identified as shebeens. While they may not be large shebeens there are a number of structures that provide this service to such a small settlement. During the enumeration, the respondents in each structure were asked which community facilities occupants of that particular structure accessed. As seen in table 20 below, almost every structure reported accessing spaza shops, followed by shebeens as the next most accessed service in Gxagxa. The community hall also featured relatively prominently as accessed by many structures.

When walking through Gxagxa on a typical weekend one would see children and adults playing soccer in the street while others spend their time at a shebeen. Church is highly valued by residents and is well attended on a Sunday. Some residents also travel outside Gxagxa to attend church.

**06 Analysis**

Hairdressers such as Vuyo’s Hair Design, Tania’s Hair Salon or the Gxagxa barber shop present successful examples of small businesses in the area. Mama Thembisa’s spaza shop serves as a hub for the community.



Inside Vuyo’s hair salon in Gxagxa

Type of service accessed	Number of structures accessing	Percentage of structures
Structures with occupants accessing community halls	216	94,7
Structures with occupants accessing creche	209	91,6
Structures with occupants accessing spaza shops	227	99,6
Structures with occupants accessing shebeens	224	98,2
Structures with occupants accessing sport grounds	177	51,3
Structures with occupants accessing playgrounds	176	77,2
Structures with occupants accessing religious structures	206	90,4
Structures with occupants accessing health facilities	179	78,5

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

Table 20 above reflects the usage of services inside or near the settlement. As seen, the community hall, crèches, spaza shops, shebeens and religious structures are accessed by over 90% of structures in Gxagxa. Playgrounds and sports grounds along with health facilities are not accessed by as many structures, which indicates that they are not very close to the settlement. It appears as though Gxagxa’s residents have opportunities to access their immediate needs inside or near the settlement while access to sporting facilities and safe play areas for children are less accessible.

## 6.4. HEALTH AND DISASTERS

### COMMUNITY VOICES

*“Health is so difficult. Mostly this is because of our diet. Because people cannot afford electricity, they eat bad food. Food goes bad because of how it has to be kept. We become sick with unnecessary diseases because of how we eat. We also have a huge problem with rats- huge rats- who eats our food and bite. It is normal to us because we are used to it now. There are also mosquitos that deliver diseases. Then you get a rash, which eventually becomes sores, all over the body.”*

A combination of Gxagxa’s location, lack of adequate services and the nearby retention pond means that residents experience poor health conditions. The settlement floods every winter with the worst impacts seen from June to August. Structures around the pond are particularly affected, evidenced by residents’ accounts of an increase in frogs and small insects floating into their premises. As a result of stagnating water, mosquitoes pose a further problem during summer months.

### COMMUNITY VOICES

*“When it’s raining my neighbours have too much water inside their house. When this happen you have to take out all the furniture. This happens every winter. The water comes into the house and get to the furniture and the food in the cupboard. We lost all the food. When it floods we have to take everything out of the house, and after that the house smell really bad- for a week. People get sick. When the water comes in it gets very high, and the flooding is worse when the drains are blocked.”*

When asked about where residents sought medical attention first, 75% of respondents indicated going to a clinic outside the settlement. When 21% of respondents indicated a clinic inside the settlement, they referred to a mobile clinic, which reportedly provides some medical services. The nearest clinic, Vuyani Clinic, is just under 1km away.

**06 Analysis**

**Table 21: First port of call for medical assistance**

Accessing medical services	Frequency count	Percent	Cumulative percent
Clinic in settlement	10	43,48	43,48
Clinic outside settlement	13	56,52	100,00
<b>Total</b>	<b>23</b>	<b>100</b>	



**Electrical connections in Gxagxa**



**Overview Gxagxa flooding and drainage**

**06 Analysis**

**6.5. SETTLEMENT DYNAMICS**

Gxagxa’s residents have made this settlement their home for varying reasons. In each structure, a respondent indicated why they had moved to the settlement. Approximately 36% of all respondents indicated that they had been living in the settlement all their life. When cross referenced with where the respondent had lived before, it became evident that respondents who indicated living in Gxagxa their whole life, had previously lived in Gugulethu (42%) or outside Cape Town (38%). About 10% indicated they had only lived in Gxagxa. The numbers point to residents who predominantly come from the area or outside of Cape Town. Only very small numbers of people come from other regions in the metro.

Figure 18 below reflects the number of years individuals have lived in Gxagxa. Approximately 47% of all residents have lived in Gxagxa for more than 10 years. In a time when informal settlements are viewed as temporary this data points to the longevity of some informal settlements and their residents. In Gxagxa, 99 residents indicated that their year of birth is also the same year they started living in Gxagxa. Of these individuals, 90% are aged 18 years or younger and 78 individuals identified themselves as children of the household head. This roughly translates to one in every five people having lived in Gxagxa since birth. Of Gxagxa’s residents 53% indicated that they lived there for 10 years or less. Earlier in Gxagxa’s history, some residents benefitted from housing opportunities in the nearby New Rest area. This meant that remaining residents were predominantly boarders who rented and who, at the time, were non-qualifiers. Figure 16 points to some inflow into the settlement in addition to the natural growth rate of the settlement due to children of longer-term residents.

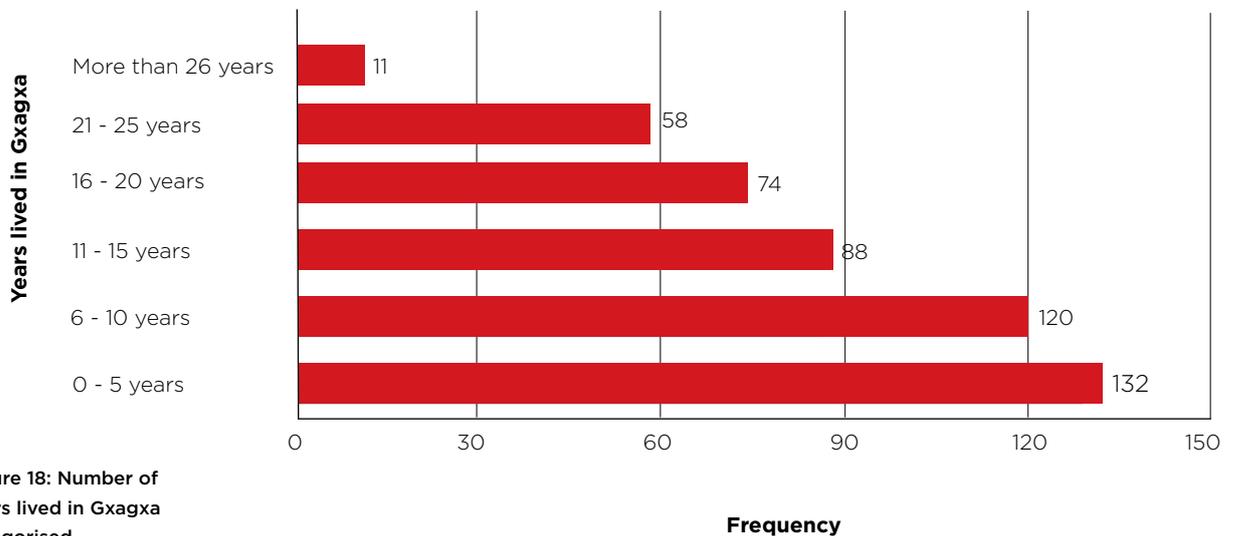


Figure 18: Number of years lived in Gxagxa categorised

06 Analysis

6.6 PRIORITIES

Household main priorities	1	2	3	4	5	Total
Waste collection	13,64	16,67	13,64	9,09	46,97	100
Access to toilets	17,72	36,71	13,29	16,46	15,82	100
Access to formal housing	52,88	14,66	8,38	9,42	14,66	100
Access to water	11,00	18,00	44,00	9,00	18,00	100
Access to health care	1,92	5,77	24,04	45,19	23,08	100
Addressing crime	2,94	4,90	9,80	45,10	37,25	100
Access to electricity	5,85	13,45	43,86	20,47	16,37	100
Addressing flooding	19,59	31,76	11,49	23,65	13,51	100
Preventing shack fires	33,65	30,77	11,54	4,81	19,23	100
Addressing evictions	0,00	0,00	0,00	0,00	0,00	0
Total	19,93	19,93	20,02	19,84	20,28	100

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

Respondents were asked to identify the current main priorities in Gxagxa and to rank these in order of importance. This question reflects current physical factors that require urgent attention and points residents' values concerning their current needs.

Table 22 provides an overview of Gxagxa's priorities as ranked by structure level respondents. Access to formal housing appears as a major priority and was ranked at number one 52% of the time. In terms of basic services, access to toilets appears as a major priority, which is in line with the discussion in the section on sanitation. Residents indicated that as toilets tend to be locked, access is restricted. In terms of disasters, the prevention of shack fires and flooding feature as major priorities. In terms of priority, however, health concerns were prioritised less than flooding as it seems residents have made the link between flooding and poor health, i.e. that addressing flooding will alleviate health problems. Surprisingly shack fires were not discussed at length by residents although they were highlighted as a priority and ranked as number 1 or 2 over 60% of the time. There is a link to current projects by the SA SD Alliance, in which Gxagxa was one of a number of settlements that requested the installation of early warning fire detection devices.

## 06 Analysis

As part of the study design, questions were developed to determine under which conditions people would be willing to move from Gxagxa. Respondents at the structure level were asked to rank their main reasons for wanting to move out of the settlement. The ranking system employed was from 1 to 5 with 1 as the most important reason. Table 23 provides the main reasons for moving out of the settlement against the ranking scored by respondents. Access to a formal house was ranked as the number 1 reason to move out of Gxagxa 192 times out of a possible 227. The next highest count was 90 respondents ranking access to better health facilities as the second most important reason. This links to the overall health situation in the settlement, which residents described as “very bad” due to flooding, not being able to refrigerate food and many people being bitten by mosquitoes.

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

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	26	55	37	38	42	198
To access better education facilities	0	34	49	44	29	156
To access better health facilities	6	90	68	36	16	216
To access a formal house	192	21	10	4	0	227
Improved transport access	1	9	20	56	45	131
Family or relationship reasons	2	13	36	39	73	163
Total	227	222	220	217	205	1091

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

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	13,13	27,78	18,69	19,19	21,21	100
To access better education facilities	0,00	21,79	31,41	28,21	18,59	100
To access better health facilities	2,78	41,67	31,48	16,67	7,41	100
To access a formal house	84,58	9,25	4,41	1,76	0,00	100
Improved transport access	0,76	6,87	15,27	42,75	34,35	100
Family or relationship reasons	1,23	7,98	22,09	23,93	44,79	100
Total	20,81	20,35	20,16	19,89	18,79	100

## 06 Analysis

The row percentages for reasons to move indicate that access to work opportunities and to better education facilities featured higher in terms of ranking priority. Access to work opportunities was ranked at number one or two for 40,91% of the time. Access to better health facilities was ranked at number one or two for 44,45% of the time. Factors such as improved transport were not ranked very high as often, which could be indicative of residents' schooling located mostly in the area, with employment located either in the CBD (with good transport access) or in the nearby surrounds. Only 37 structure respondents indicated that they were not willing to move. This indicates that Gxagxa's residents are open to moving if their physical condition improves in the form of housing or access to better employment opportunities.



## 06 Analysis

### 6.7. IMPLICATIONS OF FINDINGS FOR HUMAN SETTLEMENTS

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

#### 6.7.1. Planning considerations

##### Single person households

Of people living on their own, 95% indicated that they had never been married. However, 36% of these single person households indicated that they have financial dependents who live outside the structure. Gxagxa has 29 single person households whose occupants are 18 years and older, South African, with a household income of R 3500 or lower and with financial dependents who live outside of the structure. Of these 29 single person households, two report being divorced and the rest as never having been married. These 29 single person households drop to 22. This is based on the criteria above as well as the 2 criteria of not having received a housing subsidy and having never owned property.

##### Household size

In Gxagxa, approximately 236 households live in 228 enumerated structures. The total population is 483, which means that the average household size is 2,05 persons. If one only considers structures, then the average person count per structure stands at 2,11. When taking into account that 99 structures contain single person households, the remaining 129 structures have an average of 2,9 people per structure.

##### Age profile

The age profile of Gxagxa points to a relatively young population. Overall, 81% of the population is 35 years and younger. In the settlement's history, there was a period, during which qualifiers were housed in a nearby housing project. Hence, remaining residents were boarders who had been left behind or residents who had been born in the settlement. Of Gxagxa's household heads, 65% are 35 years old or younger.

##### Social cohesion

Gxagxa's residents show a strong link to the local area as 54% of school or college going residents attend school or college in Gugulethu. Of these residents, 71% walk to school or college and over 60% do so within 30 minutes or less, which again highlights that school going children tend to attend school in the nearby vicinity. Over 90% of structures accessed facilities inside or near the settlement such as community halls, crèches, spaza shops, shebeens and religious structures.

##### Income and expenditure

Overall, 95% of households indicated incomes of R 3500 or less while 46% of households indicated no income and 96% of households indicated expenditures of R 3500 or less. This data points to the overall income profile of Gxagxa's residents as falling within the housing subsidy qualification range.

## 6.7.2. Pathway to qualification

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

Subsidy qualification criteria

You qualify for a housing subsidy if:

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

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

### Subsidy programmes

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

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

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

### UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)

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

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

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

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

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

## 7. CONCLUSION

### 07 Conclusion

Overall, the enumeration study of Gxagxa has revealed some surprising statistics about the settlement. In terms of the wider study, Gxagxa is the smallest settlement but as is evident from the data supplied by its residents, it has been in existence for almost 30 years. The majority of residents (53%) have lived in Gxagxa for a decade or longer. This creates a particular picture and contradicts the notion of Gxagxa as a temporary place. Although there has been movement in and out of the settlement, a core group of residents exist who have called Gxagxa their home for many years.

The household sizes in Gxagxa also reveal a specific cohort in the form of single person households. This applies to a significant number of structures (over 40%) and the analysis revealed that this cohort leaned more towards single males. Further analysis of this group revealed that potential housing subsidy qualifiers live in the settlement.

Generally, the economic situation for residents remains dire with high unemployment rates especially amongst the youth. Gxagxa's residents have taken their own steps to create employment and run small businesses in their areas but this is not enough to cater for all. The child grant is a major factor for income in the area but there is very little data on other sources of household income.

Overall the settlement has a clear leadership structure and residents are able to take charge of initiatives as shown through this data collection exercise. The community has the appetite to partner with local government on projects but also reflects on the following: "We will be open but do not want empty promises to be made."

Gxagxa has youthfulness about it tempered with experience from elders who have lived there for many years. Flooding, electricity and sanitation access along with improved water access are the major priorities in the settlement. Yet, even facing this adversity, Gxagxa's residents see themselves as united, as knowing each other and looking out for each other:

"The best part of being in Gxagxa is that we are a family."



Gxagxa residents with ISN and CORC representatives

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# LIST OF CORE TEAM MEMBERS

## 09 List of core team members

Team Member	Institution
Mr. Thando Mguli	HOD: WC Department of Human Settlements
Ms. Tracy Jooste	WC Department of Human Settlements
Ms. Pamela Masiko-Kambala	WC Department of Human Settlements
Ms. Susan Nel	City of Cape Town
Ms. Levona Powell	City of Cape Town
Mr. Greg Exford	City of Cape Town
Mr. Jeffrey Williams	City of Cape Town
Mr. Michael Webster	WC Department of Human Settlements
Mr. Mbongi Gubuza	WC Department of Human Settlements
Mr. Kenneth Kirsten	WC Department of Human Settlements
Mr. Bongani Ngcombolo	City of Cape Town: Councillor Ward 40
Mr. Siphiso Nqamnduku	City of Cape Town: Councillor Ward 88
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
Mr. Mzwakhe Nqavashe	Previous Ward Councillor Ward 40
Mr. Nico Mzalisi	Previous Ward Councillor Ward 88
Ms. Noxolo Kabane	WC Department of Human Settlements
Mr. Lindilizwi Mngxekeza	Housing Development Agency
	Federation of the Urban and Rural Poor
	Informal Settlement Network
	Community Organisation Resource Centre

# ANNEXURE 1: NEW REST INFILL

## 10 Annexure 1

### Coverage of the enumeration

Data for each structure was collected through an interview process, in which enumerators spoke to the household head in order to ensure that the best quality of information about the household could be collected. Table 1 illustrates the percentage breakdown of respondents.

Table 1: Percentage breakdown per respondent type for New Rest

Who is responding to the questions?	Frequency count	Percent	Cumulative percent
Household head	51	94,44	94,44
Partner of household head	3	5,56	100
<b>Total</b>	<b>54</b>	<b>100</b>	

As was the case with Gxagxa, table 1 verifies that the majority of respondents were in fact household heads. This means that data related to New Rest infill was provided by the household member with the most accurate information on residents living inside the structure.

Table 2 presents the settlement population based on respondents' accounts of how many people live inside each structure. This can be used to estimate the population size of New Rest based on per structure resident estimates.

Table 2: Total population of New Rest derived from stated number of people living inside each structure

People living in structure stated	Frequency count	Percent	Cumulative percent	People count
1	25	46,30	46,30	25
2	13	24,07	70,37	26
3	9	16,67	87,04	27
4	4	7,41	94,44	16
5	1	1,85	96,30	5
6	2	3,70	100,00	12
<b>Total</b>	<b>54</b>	<b>100</b>		<b>111</b>

According to residents in New Rest, table 2 indicates that the population of the infill amounts to 111 residents. As in Gxagxa, a large percentage of structures appear to have only one person residents. Table 2 reflects this figure as 46% of all structures in New Rest. This figure needs to be compared to the actual numbers enumerated per structure.

Hence, table 3 is derived by counting the actual number of people enumerated per structure. It differs from table 1 in that it results in an actual population count for the settlement based on the enumeration results.

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People enumerated	Frequency count	Percent	Cumulative percent	People count
1	26	48,15	48,15	26
2	12	22,22	70,37	24
3	9	16,67	87,04	27
4	4	7,41	94,44	16
5	1	1,85	96,30	5
6	2	3,70	100,00	12
<b>Total</b>	<b>54</b>	<b>100</b>		<b>110</b>

Table 3: Total population of New Rest based on actual number of persons enumerated per structure

As already displayed in table 1, table 3 confirms information on the large percentage of single person structures. In terms of actual numbers enumerated, table 3 indicates a total population of 110 residents with 48% of structures inhabited by people living on their own.

Each respondent was asked to indicate the number of households living inside each structure. The definition used for a household refers to a group of people living in a structure, sharing one common area or eating from the same pot. This approach made it possible to record more than one household per structure. The household count for New Rest is presented in table 4.

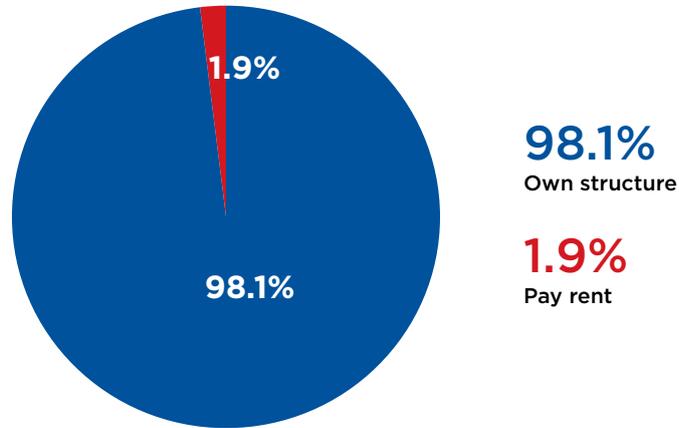
Households stated	Frequency count	Percent	Cumulative percent	Household count
1	53	98,15	98,15	53
2	1	1,85	100,00	2
<b>Total</b>	<b>54</b>	<b>100</b>		<b>55</b>

Table 4: Total households for New Rest derived from stated number of households

Table 4 reveals that 98% of structures in New Rest are home to one household. Only one structure indicated the presence of two households.

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Figure 1: Percentage breakdown of structure ownership number of households



In New Rest, 98% of structures appear to be owned by the respondent to the enumeration questionnaire. This supports the narrative told by residents, namely that over time they had built the structures themselves and resisted evictions and demolitions.

To better understand the living arrangements of residents, a question was asked about the number of rooms in a structure. Table 5 therefore provides an overview of rooms per structure.

Number of rooms	Frequency count	Percent	Cumulative percent	Household count
1	47	87,04	87,04	53
2	5	9,26	96,30	
3	1	1,85	98,15	
4	1	1,85	100,00	2
<b>Total</b>	<b>54</b>	<b>100</b>		<b>55</b>

Table 5: Number of rooms per structure

Table 5 illustrates that the vast majority of structures in New Rest are one roomed (87%). In only seven instances, structures have more than one room. This means that issues concerning privacy and shared sleeping spaces for children and adults are repeated, as highlighted in the Gxagxa report.

Respondents were also asked about the main use of their structure. Where they indicated uses other than residential, this was recorded in the database but is not reflected in this analysis. Table 6 provides the breakdown of structure use.

10 Annexure 1

Table 6: Main use of structures

Structure main use	Frequency count	Percent
Residential only	53	98,15
Residential and Other	1	1,85
<b>Total</b>	<b>54</b>	<b>100</b>

In New Rest all structures are primarily used for residential purposes. The only structure that reported a residential and other use, indicated that the secondary use was a shebeen.

Residents were asked to indicate the age of dwellings, which is displayed in table 7 where data has been categorised in age ranges.

Table 7: Age of structures categorised

Structure age categorised	Frequency count	Percent	Cumulative percent
0 - 5 years old	24	44,44	44,44
6 - 10 years old	11	20,37	64,81
11 - 15 years old	8	14,81	79,63
16 - 20 years old	8	14,81	94,44
21 - 25 years old	3	5,56	100,00
<b>Total</b>	<b>54</b>	<b>100</b>	

Table 7 reveals that 44% of structures were recorded as having been built in the last five years. A further 20% of structures appear to have been built six to 10 years ago. The balance of structures (19 in total) shows ages in excess of 10 years up to a maximum of 25 years. The age of these 19 structures confirms residents' accounts of the history of the settlement. The infill went through waves of structure building (following relocations from flood prone areas in Gxagxa) and structure demolition as authorities tried to keep the land clear of new structures.

10 Annexure 1

**DEMOGRAPHICS OF NEW REST POPULATION**

**Age distribution of New Rest population**

Demographic information was collected for each person residing in New Rest infill. The following section provides a brief analysis of the findings of the study.

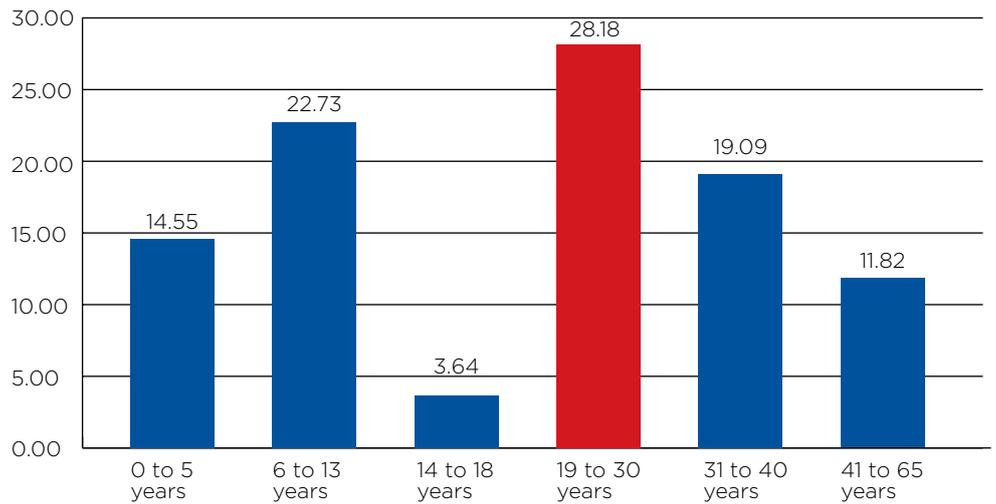


Figure 2: Age distribution of New Rest population

Figure 2 confirms the trend identified in Gxagxa’s data concerning a fairly youthful population. Of all residents in New Rest, 69% are aged 30 years or younger. The largest age cohort in the settlement is 19 to 30 years old. When residents spoke of the infill, they indicated that some people who had lived in Gxagxa received housing opportunities in the New Rest formal settlement area. It would appear that the people who remained in the informal settlement were boarders or children of those who had managed to secure housing opportunities. Hence the young age profile of New Rest infill.

Table 8 provides a deeper analysis of single person households. This group was identified above as forming a significant cohort within the infill.

Age categories	Frequency count	Percent	Cumulative percent
19 to 25 years	8	32,00	32,00
26 to 30 years	7	28,00	60,00
31 to 35 years	2	8,00	68,00
36 to 40 years	3	12,00	80,00
41 to 50 years	4	16,00	96,00
older than 65 years	1	4,00	100
<b>Total</b>	<b>25</b>	<b>100</b>	

Table 8: Age distribution of single person households

Table 8 reveals that 68% of single person households are aged 35 years and younger. This matches the overall settlement age profile described in table 7. As was the case in Gxagxa, single person households reflect a high percentage of males (77%).

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**A profile of youth**

This section provides a profile of youth in New Rest infill (aged 19 to 30) and unpacks characteristics related to employment status, gender break down and income. Table 9 summarises the gender break down and employment status for this youth cohort.

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

Employment status	Gender		Total
	Male (%)	Female (%)	
Employed	11	5	16
Unemployed	6	8	14
<b>Total</b>	<b>17</b>	<b>13</b>	<b>30</b>

In the age cohort 19 to 30 years, 47% of residents indicated that they are unemployed. As was the case in Gxagxa, there are more unemployed females than males. In addition, fewer females identified as being employed (only five out of 16 respondents). Table 10 analyses the income distribution of youth aged 19 to 30 years old.

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

Income categories	Frequency count	Percent	Cumulative percent
No Income	7	26,92	26,92
R1 - R400	2	7,69	34,62
R401 - R800	3	11,54	46,15
R801 - R1500	4	15,38	61,54
R1501 - R3500	10	38,46	100,00
<b>Total</b>	<b>26</b>	<b>100</b>	

In terms of the age cohort under discussion, 100% of respondents indicated that they earn an income of R 3500 or less. A total of seven people indicated no income. This confirms the employment data, which highlighted an unemployment rate of 47% within this age cohort and points to why certain households indicated low to no income.

10 Annexure 1

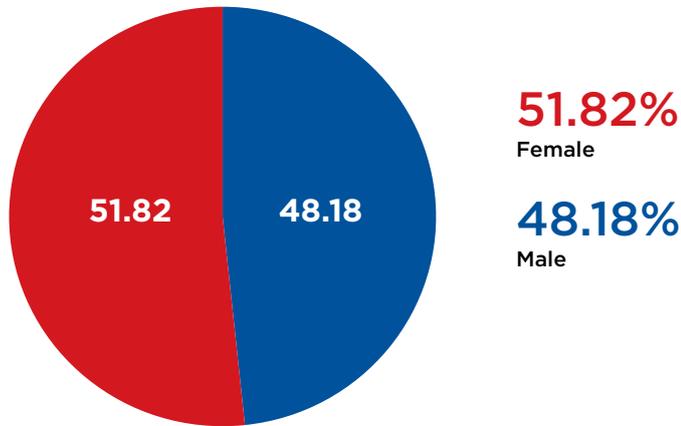


Figure 3: Gender breakdown

The gender split in New Rest infill matches that of Gxagxa and reveals a slightly larger female population at 51,8%.

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

Employment status 16 years and older	Gender		
	Male	Female	Total
1	57,14	19,35	39,39
2	17,14	29,03	22,73
3	17,14	29,03	22,73
4	5,71	16,13	10,61
5	0	3,23	1,52
6	2,86	3,23	3,03
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>
n=66			

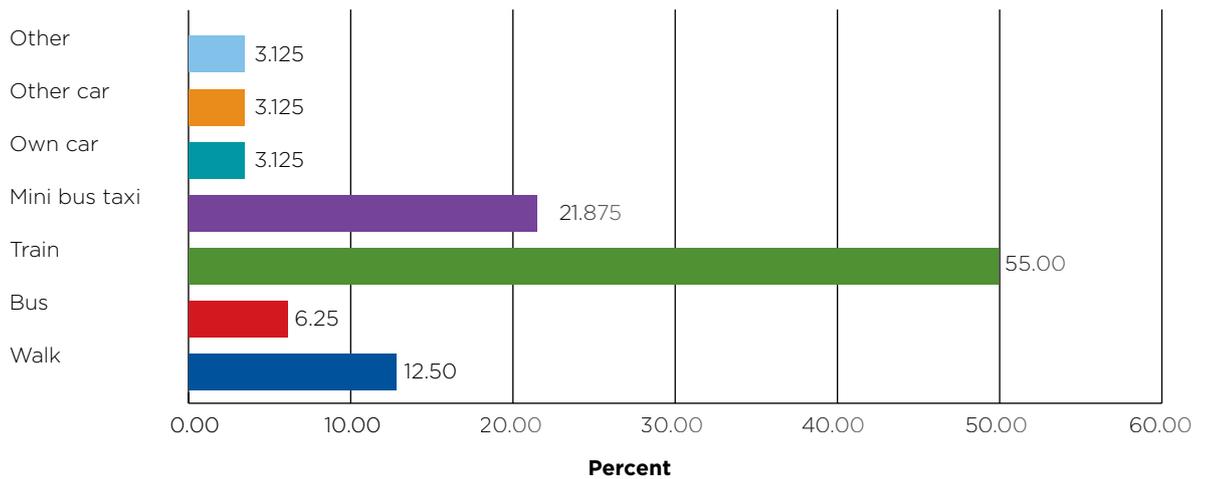
Table 11 indicates that males dominate the single person structure. while female headed households have a greater chance of housing more than 1 occupant. Table 11 shows that 80% of female headed households have 2 or more residents as compared to only 43% of male headed households.

10 Annexure 1

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

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	58,06	41,94	100
Self-employed	0	100	100
Unemployed	37,5	62,5	100
<b>Total</b>	<b>46,88</b>	<b>5146</b>	<b>100</b>
n=64			

Females show higher rates of unemployment as 63% of females indicate unemployment versus only 47% of males.



**Figure 4: Percentage breakdown of main transport type to work**

The dominant mode of transport is the train. The mini-bus taxi is the second most popular transport type. The strong reliance on trains can be linked to trains comprising the cheapest transportation mode as well as New Rest’s proximity to train stations in the area.

Respondents who indicated that they were employed, were also asked how long it takes them to travel to work. Table 13 displays travel times to work.

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Travel time to work	Frequency count	Percent	Cumulative percent
Less than 15 minutes	4	12,50	12,50
15 to 29 minutes (just under half an hour)	9	28,13	40,63
30 to 59 minutes (just under an hour)	17	53,13	93,75
60 to 89 minutes (just under an hour and a half)	2	6,25	100
<b>Total</b>	<b>32</b>	<b>100</b>	

Table 13: Travel Time to Work

A total of 17 respondents indicated that it took between 30 minutes to one hour to travel to work. Only two people said that it took them longer than one hour to travel to work. Table 14 lists the areas of work people identified. Seven individuals said they worked in Cape Town with the next largest group working in Bellville, Bonteheuwel and Parow. Remaining areas of work were evenly split. Generally people from this settlement worked in areas that were not too far away from New Rest or were located on good public transport routes.

What area does this person work in?	Frequency count	Percent
Athlone	3	9,38
Belhar	1	3,13
Bellville	3	9,38
Bonteheuwel	3	9,38
Cape Town	7	21,88
Claremont	1	3,13
Constantia	1	3
Elsies River	1	3,13
Gugulethu	2	6,25
Heideveld	1	3,13
Montague Gardens	1	3,13
Nyanga	1	3,13
Ottery	1	3,13
Outside Cape Town	1	3
Parow	3	9,38
Philippi	1	3,13
Welgemoed	1	3,13
<b>Total</b>	<b>32</b>	<b>100</b>

Table 14: Work area

10 Annexure 1

**Table 15: Income distribution (as reported by household heads)**

Travel time to work	Frequency count	Percent	Cumulative percent
No Income	17	31,48	31,48
R1 - R400	4	7,41	38,89
R401 - R800	6	11,11	50,00
R801 - R1500	11	20,37	70,37
R1501 - R3500	16	29,63	100
<b>Total</b>	<b>54</b>	<b>100</b>	

Table 15 displays income distribution in the settlement. All people with a household income reported earnings of R 3500 or less. It is significant that 70% of households earn R 1500 or less. This points to very small incomes for the settlement overall, coupled with a high unemployment rate and points to a potential reliance on grants. This is explored in figure 5. Table 16 shows corresponding expenditure data, which can be used as a proxy to determine incomes in the settlement. Table 16 was produced by using data on various expense categories for each household. This data was tallied up to produce a total household expenditure amount that was similarly categorised to income categories in table 15.

**Table 16: Expenses distribution (as reported by household heads)**

Expenses categorised	Frequency count	Percent	Cumulative percent
No Expenses	13	24,07	24,07
R1 - R400	2	3,70	27,78
R401 - R800	17	31,48	59,26
R801 - R1500	14	25,93	85,19
R1501 - R3500	7	12,96	98,15
R3501 - R7500	1	1,85	100
<b>Total</b>	<b>54</b>	<b>100</b>	

10 Annexure 1

Table 16 reveals that only one household indicated expenses of more than R 3500. The rest reveal expenditure levels that match income levels reported in table 15 (R 3500 or less with a significant majority showing expenses of R 1500 or less, 85%).

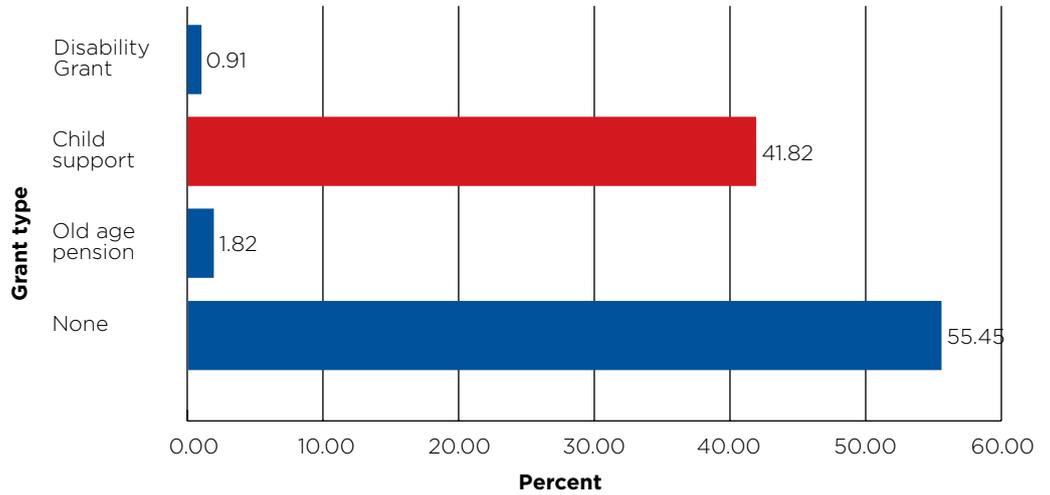


Figure 5: Percentage distribution of grant type

A question on grants was asked of every individual living in a structure. Figure 5 depicts that 55% of individuals indicated that they do not receive a grant. The child support grant served as the highest accessed grant at 42%.

**Access to services**

New Rest has very low service levels with no sanitation access inside the settlement. Similarly, no water or electricity services exist inside the settlement. Residents access water at a tap located in a park next to the settlement. Electricity is accessed through connecting to neighbours' meters.

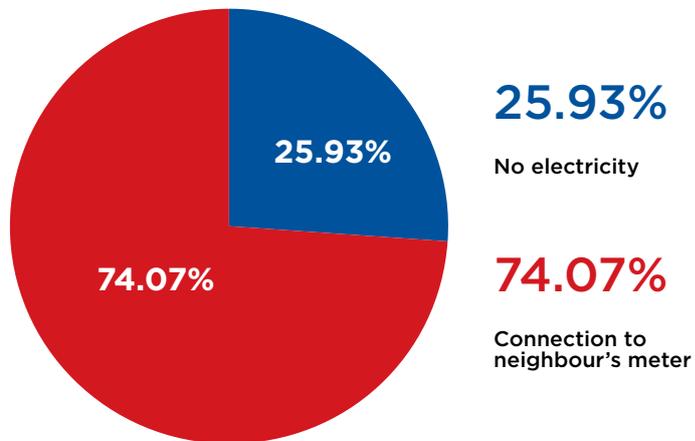


Figure 6: Percentage breakdown of electricity access

10 Annexure 1

Type of service accessed	Number of structures accessing	% of structures
Structures with occupants accessing community halls	33	61,11
Structures with occupants accessing creche	30	55,56
Structures with occupants accessing spaza shops	38	70,37
Structures with occupants accessing shebeens	43	79,63
Structures with occupants accessing sport grounds	8	14,81
Structures with occupants accessing playgrounds	23	42,59
Structures with occupants accessing religious structures	17	31,48
Structures with occupants accessing health facilities	3	5,56

**Table 17: Accessing community facilities inside or within walking distance to settlement**

Table 17 provides information on accessing services in or close to the settlement. Since most structures are used solely for residential purposes (only one is used as a shebeen) residents access services that are located outside the infill at a close distance. It is therefore not surprising that 79% of structures claim to access shebeens as the shebeen is the only service located within the boundaries of the infill.

**Health**

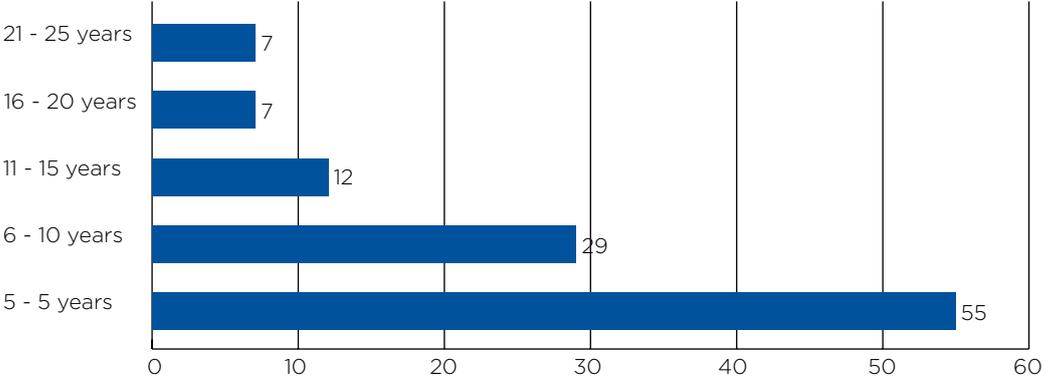
Table 18 displays where households access medical services. As seen in the previous section, New Rest infill does not have many services. This is confirmed by figures that indicate over 80% of households accessing medical care outside of the settlement. A few residents indicated accessing medical care from a clinic inside the settlement but this may be due to a visit from a mobile clinic.

Accessing medical services	Frequency count	Percent	Cumulative percent
Clinic in settlement	8	14,81	14,81
Clinic outside settlement	37	68,52	83,33
Mobile clinic	6	11,11	94,44
Public hospital	1	1,85	96,30
Private doctor	1	1,85	98,15
Sangoma	1	1,85	100,00
<b>Total</b>	<b>54</b>	<b>100</b>	

**Table 18: First port of call for medical assistance**

**10 Annexure 1**

**Settlement dynamics**



**Figure 7: Number of years lived in New Rest categorised**

A total of 50% of New Rest residents indicated that they had lived in the settlement for five years or less. As reported, these figures can be explained by residents having moved from Gxagxa in phases.

**Household basic statistics**

Households	55
Total population	110
Average household size	2,00
Single person households	26
Average household size excluding single person households	3



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