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# **Violence Prevention through Urban Upgrading VPUU**

## **NYANGA-GUGULETHU Baseline Survey**

**[Cape Town, South Africa – November 2012]**

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## LIST OF ABBREVIATIONS

CAP	Community Action Plan
CBO	Community Based Organisation
CoCT	City of Cape Town
CPF	Community Police Forum
CSIR	Council for Scientific and Industrial Research
ECD	Early Childhood Development
GIS	Geographic Information System
WCG	Western Cape Government
MOD	Mass Participation, Opportunity and Access, Development and Growth
NGO	Non-Governmental Organisation
NMT	Non-motorised Transport
NHW	Neighbourhood Watch
O&M	Operation and Maintenance
SDF	Social Development Fund
SNA	Safe Nodes Areas
SNAC	Safe Node Area Committee
VPUU	Violence Prevention through Urban Upgrading in Khayelitsha, Programme name

## ACKNOWLEDGEMENTS

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Project Management and data analysis by Iris Taani

The report was prepared by Iris Taani and Grant Muller.

## **EXECUTIVE SUMMARY**

### ***Background to Survey***

Nyanga and Gugulethu are two adjacent former black townships located about 20km away from Cape Town city centre along the N2 close to the Cape Town International Airport.

A comprehensive area-based approach, Violence Prevention through Urban Upgrading (VPUU) was embarked on in these areas, aiming to improve social, cultural, economic, spatial, institutional and safety factors which will result in improving the Quality of Life of the residents.

As from September 2012 a process of identifying existing initiatives and programmes by government, private sector as well as civil society was undertaken. In parallel, the VPUU community participation work stream worked on identifying, analysing and assessing existing local stakeholders and civil society initiatives in the area. Stakeholders were identified and a representative steering committee was formed in community profiling workshops.

In addition to profiling the community in these workshops, the baseline survey aimed to provide a quick overview of the status quo of the living conditions within the given community. Together this will ultimately help inform the Community Action Plan.

A representative random sample of households was drawn based on census figures. Fieldworkers were invited to apply through an advertisement, selected and trained. An outline of the fieldworker training process can be found in annex 5.

### ***Characteristics of Respondents***

2065 interviews were administered in selected dwellings, which house 10 133 people in total. 64% of these dwelling were single formal dwellings, 19% were informal and backyard dwellings and hostels each made up 7% of the sample.

Only adults were interviewed, and young adults (18-25 years) were underrepresented. A total of 3890 children live in the selected dwellings. Of all adults in selected dwellings, only 35% had completed matric and only 11% had any post-matric training. 54% of households did not report where their income came from. 20% of households claim that they derive all their income from one adult and 15% are supported by two adults, which suggests that most income earners are supporting at least three or four other people

9% of respondents were already engaged in some sort of crime prevention activity and 60% expressed interest in becoming involved in such structures. 189 community based projects were identified through the survey. Most projects relate to sports (17%), youth development (16%), Early Childhood Development (11%) and food garden (11%). Only a fifth of children in households visited partake in afterschool activities.

### ***Infrastructure***

There was considerable unhappiness about the state of roads and the storm water drainage system.



Sustainable  
Urban  
Neighbourhood  
Development



NYANGA-GUGULETHU BASELINE SURVEY

Very few people felt that open/public spaces or vegetation were acceptably managed arguing in most instances that there were none. 23% of the respondents did not feel that there were any open spaces worthy of the name within their area. About 33% of the respondents felt that playgrounds (16%), parks (14%) or sport and recreation facilities (3%) should be established for children and youngsters. A minority of interviewees (2%) suggested that more community facilities, such as community halls, should be built.

When asked about roads, 39% of respondents suggested speed humps to reduce the speed of traffic. 18% of the respondents suggested that roads should be upgraded and about 15% recommended that more focus should be put on traffic signage and control (robots, traffic signs). There was also a call for increasing the presence of traffic police and law enforcement (14%).

Toilets and taps cut across infrastructure, safety and housing. The issue of improving, maintaining or building toilets and taps was highlighted by interviewees. Indoor taps and toilets were unsurprisingly identified as desirable, as was the need for flush toilets and better tap and toilet maintenance in some cases.

The need for an improved operation and maintenance of water taps and toilets and more sport and recreation facilities were also raised independently of prompting by some respondents in their final comments.

## **Safety**

The survey shows that more than eight people out of 10 (82%) feel unsafe where they live: two out of three people (66%) feel that crime and violence are at an 'intolerable' level where they live and 16% of the respondents feel significantly unsafe.

By far the most pressing concerns for adults where children are concerned is that they will be raped or be affected by youth and gang violence and crime (64%). Fear of children being robbed (13%), murdered (4%), stabbed (4%) or kidnapped (4%) are the other major concerns.

14% of the respondents believe that crime and alcohol consumption are related. 15% to 23% of the interviewees believe that top priority crimes robbery, stabbings, housebreaking, murder and youth or gang crime are related to alcohol consumption. Domestic violence and pedestrian accidents, which are not considered to be priority crimes, are perceived to be linked to alcohol consumption by 17% of the respondents. A minority of interviewees (12%) believe that rape and alcohol consumption are correlated. These figures were considerably higher among people who had been affected by the respective crimes over the preceding year.

More than half of the respondents (51%) believe that enforced closing times would significantly improve safety around shebeens and reduce crime and violence possibly linked to alcohol consumption. More than 1 out of 4 respondents (28%) would like to see shebeens permanently closed down. Other residents suggested an increase security and formal policing.

Of those who made final comments, 15% would like to see more police and community patrols in their area.

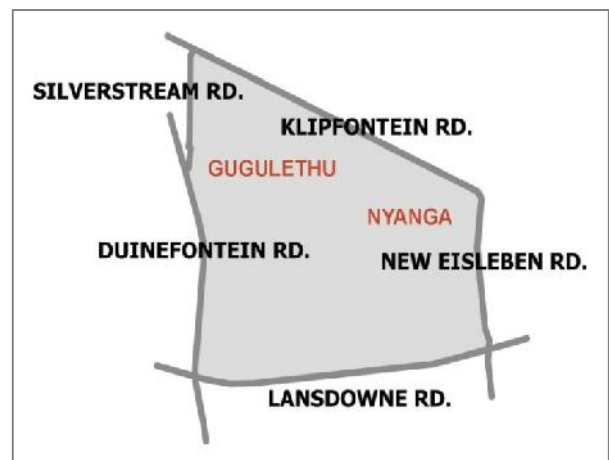
Other concerns were around high unemployment levels and the growing issue of drug trafficking. A number of residents showed a certain scepticism to the projects and potential empty promises.

## INTRODUCTION

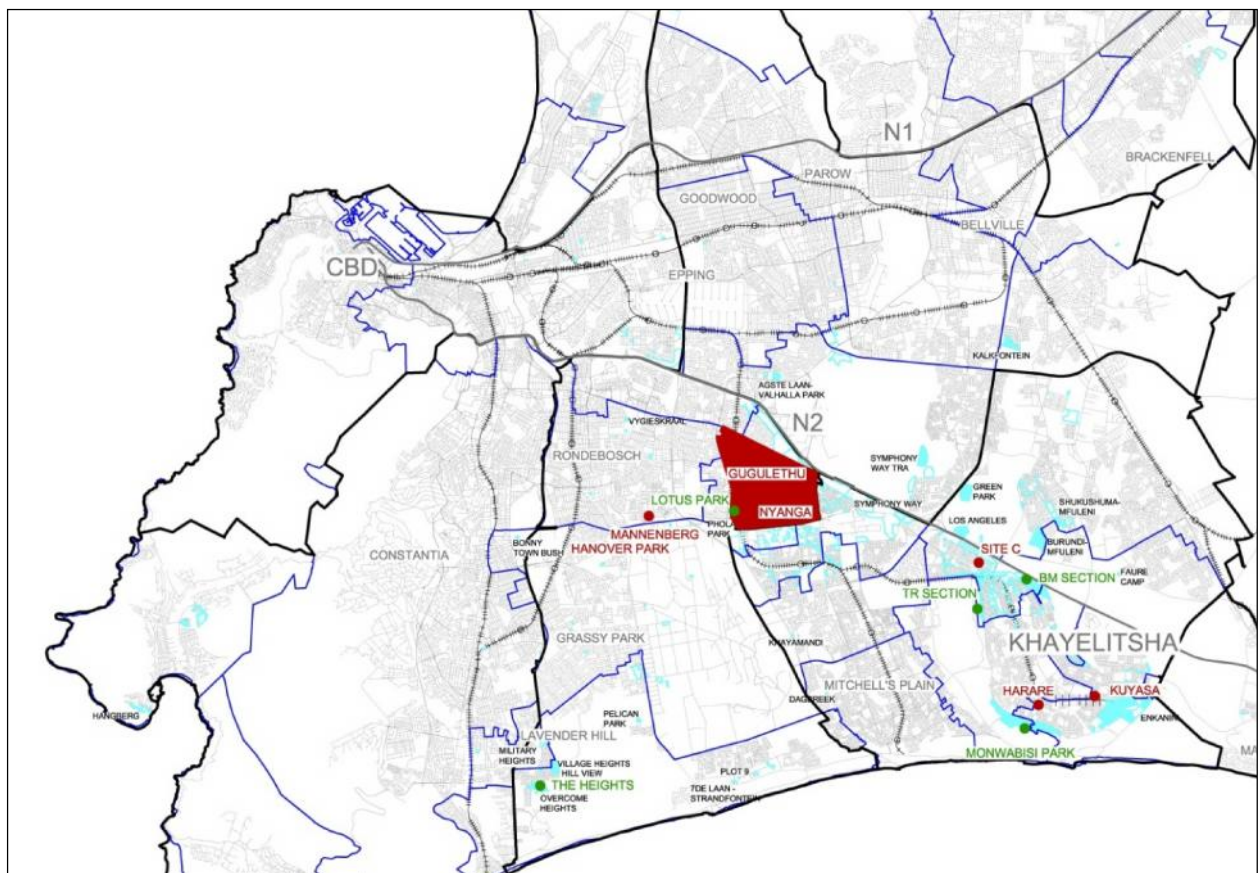
### *Physical Location of Nyanga and Gugulethu*

Nyanga and Gugulethu are two adjacent former black townships located about 20 kilometers away from Cape Town city centre along the N2 close to the Cape Town International Airport.

The Nyanga-Gugulethu Safe Node Area (SNA) is defined by New Eisleben Road in the east, Klipfontein Road to the north, Lansdowne Road to the south and Silverstream Road to the west. The selected area falls within Sub-councils 11 and 14, and covers wards 37, 38, 41, and parts of wards 36, 39, 42 and 45. The area boundaries were defined in cooperation with CoCT and WCG during workshops on 3 October and 16 November 2012 and then in discussion with communities.



**Map 1 Outline of Nyanga-Gugulethu VPUU Safe Node Area**



**Map 2 Nyanga and Gugulethu in the Cape Town area**

## Project Background

In March 2012 a decision was taken in a joint meeting between the City of Cape Town (CoCT) and the Western Cape Government (WCG) on Economic Growth in geographic target areas to use Violence Prevention through Urban Upgrading (VPUU) as the vehicle to implement a comprehensive area based approach intervention in the Nyanga-Gugulethu area. Such an intervention would aim to improve social, cultural, economic, spatial, institutional and safety factors which will result in improving the Quality of Life of the residents. The decision was based on the high levels of crime that have been prevalent in the area in past years and the high levels of alcohol consumption. The link between alcohol and violence is strongly demonstrated by research showing high rates of intoxication among trauma unit patients, homicide victims and perpetrators.<sup>1</sup> Further justification came from the backlog of public infrastructure investment, described in the CSIR report<sup>2</sup>, 'Summary Guidelines and Standards for the Planning of City of Cape Town Social Facilities and Recreational Spaces' (May 2010).

As from September 2012 and as part of the social compact and profiling component of the VPUU methodology, a process of identifying existing initiatives and programmes by government, private sector as well as civil society was undertaken. This would serve as a basis for an area based diagnostic of the status quo and to identify potential synergies.

For this purpose, two parallel processes started: the engagement with government line departments, both at a municipal and provincial level, and the identification and assessment of local stakeholders.

## Co-ordinating public sector interventions

In October 2012 the first of a series of workshops bringing together CoCT officials, WCG officials and the VPUU team was held. This aimed at better understanding current and planned public sector driven initiatives as well as identifying existing resources, constraints and potential synergies.

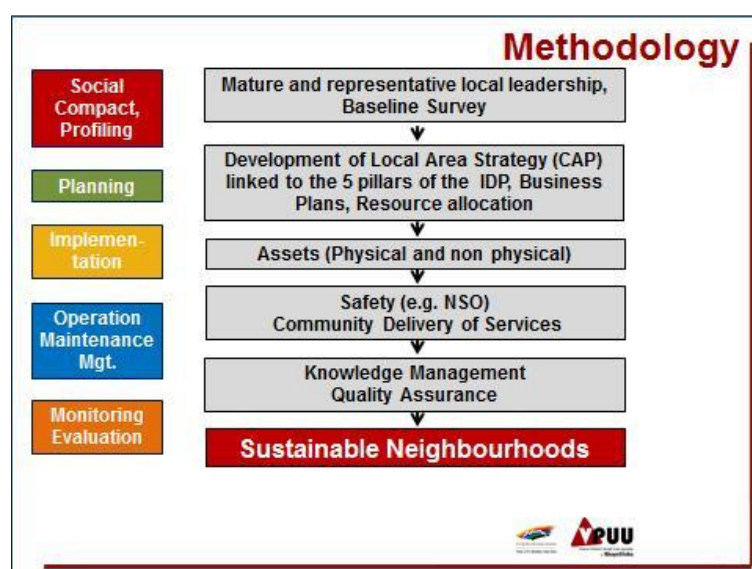


Figure 1 Diagram illustration the VPUU methodology

<sup>1</sup> For more on this association and rates of violence and alcoholism in South Africa see Seedat et al, 2009. "Violence and injuries in South Africa: prioritising an agenda for prevention" The Lancet 374(9694):1011-1022

<sup>2</sup> Available from [www.capetown.gov.za/en/sdf/Documents/CoCT%20Standards%20Rev%20Dec%202011.pdf](http://www.capetown.gov.za/en/sdf/Documents/CoCT%20Standards%20Rev%20Dec%202011.pdf)

## ***Identification and assessment of local stakeholders***

In parallel, the VPUU community participation work stream worked on identifying, analysing and assessing existing local stakeholders and civil society initiatives in the area. In the South African context it is not uncommon for lower income areas to have rich existing networks of civic structures and entities representative of various sectors of the community. In addition to structures mandated via legislation such as Ward Committees or Community Policing Forums, existing stakeholders may be task-oriented, such as early childhood development organisations and youth groups, or issues-oriented such as political branches and civic associations. Within this phase of engagement, the level of inclusion of diverse groups determines the capacity for trust and accountability. The intention is to consult with as many existing groups as possible.

## ***Diagnostic community profiling workshops***

Once the VPUU team had identified a substantial number of existing local structures, two successive community profiling workshops were held for Sub-councils 11 and 14 stakeholders respectively with the following desired outcomes:

- Define and/or confirm the geographic boundaries of the development area (social and administrative);
- Describe the history of the settlement;
- Identify community resources and assets;
- Identify shortcomings, constraints or issues in the community –incl. crime hotspots in the area;
- Reconfirm principles of the development;
- Reconfirm the work-streams of the programme and align identified issues and resources to these work-streams;
- Agree on the baseline survey process which will provide the community perspective on the status quo of development in the geographical area.

The community profiling workshops report is to be found in annexure 1.

## ***Nomination for a community representative project steering committee***

As the community profiling workshops were conducted identified existing leadership structures were clustered according to the six VPUU workstreams: socio-cultural, safety & security, economic, institutional, infrastructure and knowledge management. These clusters were then required to nominate a certain number of representatives with the intention to form a representative community project steering committee of a manageable size.

The selection of nominees, negotiated by the Community Participation work stream, requires substantial experience, needs to be conducted with a maximum of care, diplomacy and effort to ensure that everyone is happy with the nominations and there is a maximum buy-in from all stakeholders.

Nominees are currently undergoing leadership training which is around roles and responsibilities as leaders and leadership in a developmental context. This process, from first engagement to the election of a representative steering committee, lays the groundwork for a trustful relationship of the overall initiative.

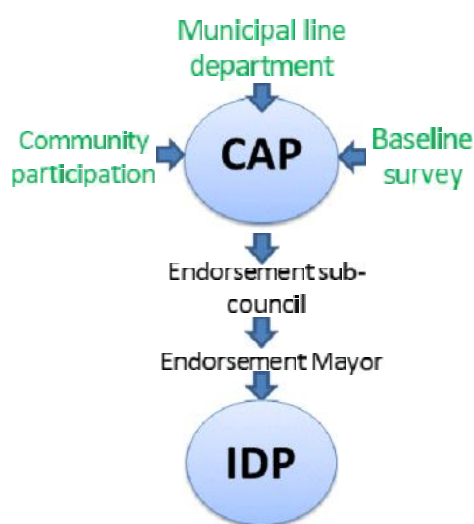
## **Baseline Survey**

The baseline survey aims to provide a quick overview of the status quo of the living conditions within the given community. Adding to the community profile workshop done by local leadership, it provides a second perspective to the description of a community, namely, an overview based on interviews with local residents. It is conducted by local field workers as a sample survey, usually of about 5 to 10% of households, according to the agreed questionnaire. It includes household and dwelling information, economic and social data on household level, demographics, the provision of services, the perception of crime and suggestions to improve the Quality of Life within a geographic area. It addresses five main themes identified by the community: youth development, education, job opportunities and local development, access to public services & amenities, operation and maintenance of public infrastructure, and safety and security.

As the name suggests, it provides, in the form of a report, the starting point of the programme prior to the interventions to improve Quality of Life.

## **Development of Community Action Plan (CAP)**

The present baseline survey report, combined to the community profile information, arising out of the community profiling workshops held in October 2012, will inform the development of the Community Action Plan (CAP).



**Figure 2 Diagram illustrating community action plan**

The CAP is a plan of strategies and actions to be undertaken in the geographical focus area (Safe Node Area) which will guide and continually be a reference for the process. It is founded on evidence and data that is locally generated and owned by the community, overlaid with resources and constraints within the public sector. Hence both stakeholders are now able to own a joint development plan. Once consensus is found, the plan is elevated via sub-councils into the mainstream Integrated Development Plan (IDP) system. However, being owned by the local community representative committee, it is a much broader development approach than the IDP, which is to guide public sector investment only.

It is a multi-phased approach in which the local leadership as well as the local government has been consulted and consensus has been achieved.

## **HISTORICAL BACKGROUND OF NYANGA & GUGULETHU 1948-2012**

### ***South African context***

The first Township in South Africa was established as a result of bubonic plague which hit Cape Town in 1901. The plague was used by the government as reason to remove Africans from the centre of Cape Town: Africans were identified as a health hazard and about 5000 people were forcibly relocated to Uitvlugt, a state farm, now known as Ndabeni. Forced relocations affected people residing in the notorious District Six but also dockworkers living in hostels on the foreshore (where current V & A Waterfront is located). People were moved into structures made out of corrugated iron, each accommodating about eight people.

In 1918 another disease, Spanish influenza, was used as a reason to move people further away from Ndabeni to Langa, named by the residents of Ndabeni after Chief Langalibalele. Langa became home to thousands of people forcibly relocated from Ndabeni and other areas in Central Cape Town.

Nyanga (East) was established in 1948 with 210 houses, as the National Party came to power and few years before the Group Areas Act, No. 41 of 1950 was promulgated: this law would aim to assign racial groups to different residential and business sections in urban areas in a system of urban apartheid. An effect of the law was to exclude non-whites from living in the most developed areas, which were restricted to whites.

As the Nationalist Party came to power and the apartheid government was established, the control of non-white populations became even stronger and more brutal. Africans were not allowed in parks or at the beaches, buses and trains were segregated. In 1955, Nyanga was enlarged to include the settlement of Mau-Mau and by 1958, Nyanga West, now called Gugulethu, was established. During the uprisings of 1976 which started in Soweto, the student resistance quickly spread in other areas, and, by August, youth from Nyanga and Gugulethu were also engaged.

The Nyanga-Gugulethu SNA is made up of 26 locally recognised sub-areas namely: New Crossroads, Green Village, Mau-Mau, Mkhonto, Freedom Square, Mpetha Square, Mpinga, Super Nkathazo, Hlazo Village, Zwelitsha, Black City, White City, Lusaka and KTC in Nyanga; Lotus Park, Phola Park, Kwakhi-khi, Section 1, Section 2, Section 3, Section 4, Thambo Village, Station Park, Malunga Park, Sakhumzi and Thambo Square in Gugulethu.

According to the City of Cape Town Strategic Development Information Department and based on the 2001 population census, it was estimated that in 2008 there were about 151 248 residents and 36 135 households residing within the boundaries of the Nyanga-Gugulethu SNA.

### ***Nyanga Specifics***

Nyanga, one of the oldest and largest black townships in South Africa, is located at about 26 kilometers from the Cape Town city center, along the N2 close to the Cape Town International Airport and, like most townships in the country, originated as a result of the migrant labour system - a spillover once Langa was filled to capacity.

Its name in Xhosa means 'moon'. The residents of Nyanga were active in joining a national call to protest against the apartheid laws passed in 1960. Later they were active in the 1976 student uprisings against the use of Afrikaans as first language in schools.

According to local stakeholders, Nyanga became notorious for its black on black faction fighting that was allegedly perpetrated by police in the early eighties. The local authorities (izibonda) grouped themselves according to their background in land allocation processes. These cultural differences were allegedly used by the police to stir up violence, and elements of the community were infiltrated by the apartheid regime. This led to the emergence of a notoriously violent group called "the witdoeke" (the white scarfs). As a result of these fights Thambo Square was formed.

In the early eighties the youth targeted heavy drinking and "shebeens" (illegal liquor outlets) as obstacles to political change. Shebeens were destroyed with petrol bombs and stones forcing many operators to close down.

The police took a demolished building that had been a shebeen and developed it into the police station, which is still used today.

### ***Gugulethu Specifics***

Gugulethu, originally "Nyanga West", is located about 20km away from the city center. On 3 March 1986, seven young activists (later to be known as the Gugulethu Seven) were killed by security police who labelled them "terrorists". They were killed by South Africa's apartheid security forces led by a Vlakplaas-based unit at about 07:30 am that day at the corner of NY1 and NY 111 and in a field nearby. All seven were shot in the head and suffered numerous other gunshot wounds. The seven young men were anti-apartheid activists and members of the Umkhonto we Sizwe. The families of the Gugulethu Seven appeared in the Truth and Reconciliation Commission in 1996. The police officers involved were later exonerated by the Truth and Reconciliation Commission on the basis of the finding that the group was planning attacks. On March 21<sup>st</sup>, 2005, WCG and CoCT unveiled a memorial in honour of the seven young men.

### ***Recent Developments (1990-present)***

More recent social upheaval has centred around gangs and crime as well as social issues. In 1995 there were taxi fights in KTC (Nyanga), and striking taxis have been an issue more recently with the development of the Bus Rapid Transport (BRT). Petty crime and high school drop-out rates were also concerns raised by community members. The arrival of new gangs, factional gang fights and a perceived increase substance abuse were also raised. A new issue in the past decade is xenophobia. From 2005 to 2010 Nyanga backyarders were engaged in a strike for houses

Despite this, many positive developments have also been identified. In 1991 Gugulethu Comprehensive School was built and four years later KTC received water, electricity and new plots. Gugulethu Sports Complex was built in late 1990s and in 2005 the Gugulethu Development Forum was formed

The apartheid government did not give names to the roads but numbered them to Native Yards (NY's). In 2000 a process of changing this derogatory numbering system and renaming streets was started: for instance, NY1 was changed to "Steve Biko Drive" honouring the anti-apartheid fighter.

The newest development in Gugulethu is the Gugulethu Square Mall which was developed by Old Mutual, Tokyo Sexwale's Group 5 and local businessman Mzoli Ngcawuzele. The development has been controversial with claims of corruption, nepotism and significant protests against the mall's employment practices. On 29 October 2009, police shot rubber bullets into a crowd of people protesting about the mall.

*For a more detailed history of the area see annex 1.*

## **BASELINE SURVEY DESIGN AND LIMITATIONS**

As mentioned above, the baseline survey aims to provide a quick overview of the status quo of the living conditions within the given community and, together with the information collected during the community profiling workshops, it intends to inform the preparation of a consultative Community Action Plan (CAP) to guide the urban upgrading of the area.

The survey was a well-designed population-based random sample survey and as such means that the upgrading can start from a position of knowing local conditions, concerns and priorities. It can also proceed from a base that will reduce the risk of sectors within the community feeling they have not been consulted.

Finally, a baseline like this enables any changes that may follow from interventions to be measured.

Local community structures confirmed the population estimates provided by CoCT Strategic Development Information Department. Based on the 2001 population census it was estimated that in 2008 there were about 36 135 households and 151 248 residents within the boundaries of the Nyanga-Gugulethu SNA.

Looking at the above figures, it was agreed that the usual 10% coverage of previous VPUU baseline surveys should be lowered to 5%. The baseline survey would thereby consist of 2000 interviews (5%) evenly and randomly selected across the SNA and its sub-areas.

The SNA was divided into 26 sub-areas: 14 are in Nyanga and 12 are in Gugulethu and each one of these sub-areas was attributed with a specific number of interviews. The number of interviews attributed to each area reflected the distribution of the population across the SNA and the percentage of the population residing in each sub-area. The sub-areas were defined as locally-known social areas<sup>3</sup>.

In line with the City of Cape Town Strategic Development Information and GIS Department classification and Statistic South Africa's definitions, three main types of dwelling were identified in the Nyanga-Gugulethu area:

### **1) Formal Dwelling**

- House or brick structure on a separate stand or yard
- Flat in block of flats
- Town/cluster/semi-detached house (simplex; duplex; triplex)
- Unit in a retirement village
- House/flat/room in backyard
- Room/flatlet not in backyard but on shared property

*\* 'Formal' also includes type of dwelling that is not a housing unit, but there is residential living, i.e. institutions for the disabled, boarding houses, old people's homes, hostels, etc.*

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<sup>3</sup> These areas are identical to those used by the community health centres of provincial government and are envisaged to be the same areas for ongoing monitoring and evaluation purposes

- House or brick structure on a separate stand or yard

**2) Informal Backyard Dwelling:** “Any shack/ informal dwelling (a makeshift structure not erected according to approved, architectural plans) on a formal site”.

**3) Informal Settlement Dwelling:** “Any shack/ informal dwelling (a makeshift structure not erected according to approved, architectural plans) not in a backyard”.

Looking at the nature of the urban fabric in the Nyanga-Gugulethu area it was decided to differentiate “Single Formal” dwelling units to “Hostels”, as living conditions might be different in these two types of dwelling.

In areas where there was a combination of formal houses and backyarders, fieldworkers were asked to alternate between interviewing a formal house and interviewing a backyarder to ensure that all dwelling types were given a chance to be represented in the survey sample.

*Refer to Annex 2 for further details on survey design and sample selection.*



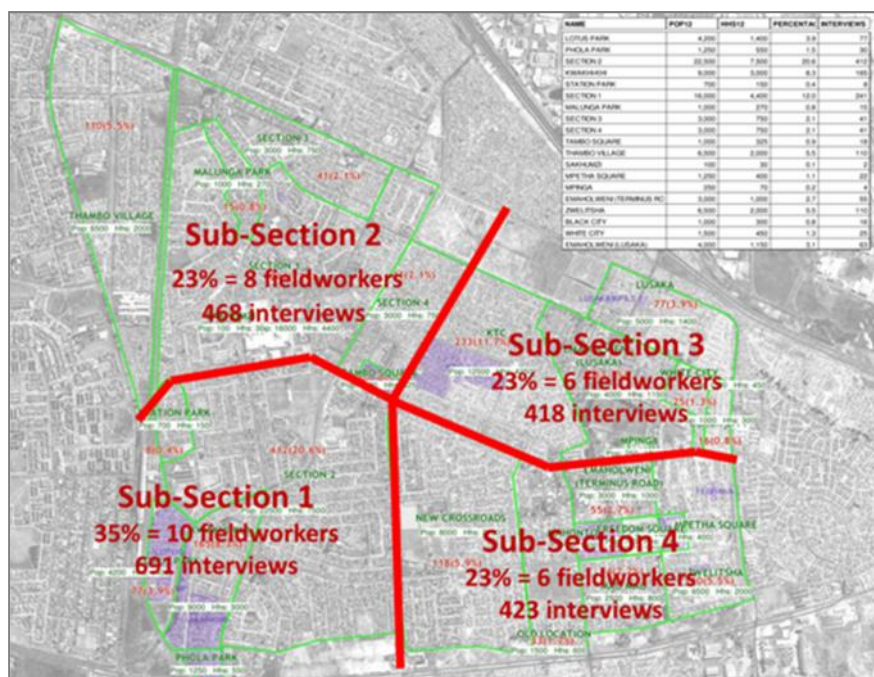
**Map 3 Nyanga-Gugulethu Survey Area and 26 sub-areas**

## BASELINE SURVEY PROCESS

### Stakeholders engagement

In the absence of a Safe Node Area Committee (SNAC), a number of meetings were held on October 18th, 22nd and 24th in order to present the baseline survey process and consult the community structures on several items, e.g. population estimates, fieldworkers selection process and questionnaire's content. These meetings were well attended (approx. 100 attendees in average) and local structures agreed to assist in popularising the baseline process and the need for local fieldworkers. A number of meetings were held with local sub-

councillors and ward councillors to present the baseline process and in particular to clarify concerns around the issue of local labour. The baseline process, methodology and content were also presented to City line departments, provincial departments and strategic partners for the VPUU intervention on 3 October 2012.



**Map 4 Map illustrating number of fieldworkers per area in line with population distribution patterns**

### Fieldworkers Selection Process

The selection of fieldworkers was done through an open advertisement process (See Advertisement Poster - Annex 3). Local community structures assisted in popularising the process and 346 residents applied for the 40 fieldworker positions available.

The selection of fieldworkers was done looking at a set of criteria – e.g. fieldwork experience, education levels, voluntarism history – but also considering the overall population distribution. Similarly to the distribution of interviews to be conducted, it was very important that fieldworkers selected reflect the geography of the area (See Map above).

Out of the 346 applicants, 42 residents were selected and offered a five-day training session to get skilled as fieldworkers. Out of the 42, a total of 37 residents were short-listed.

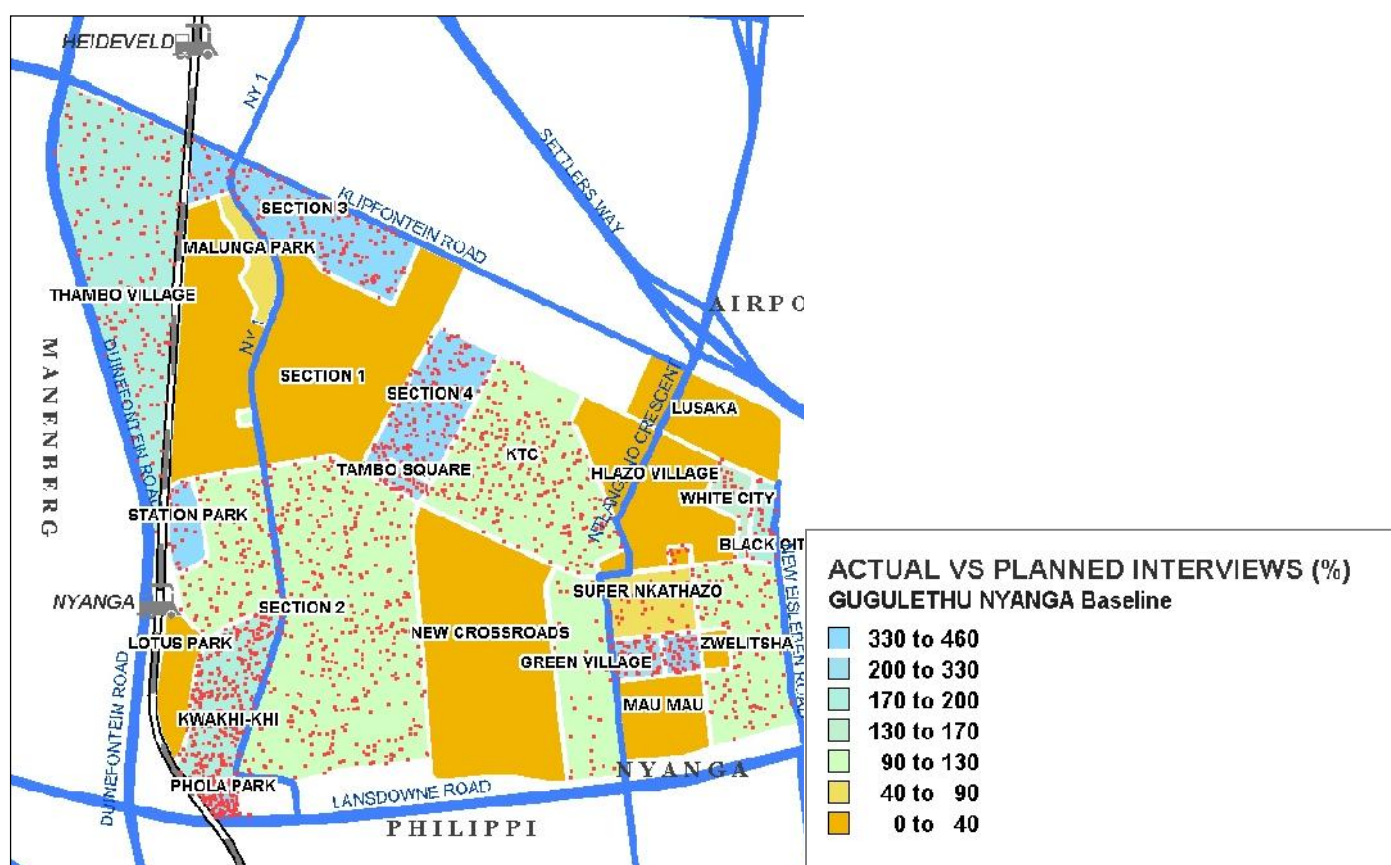
In parallel, eight field supervisors were nominated and trained. The field supervisors came from the Khayelitsha area and had good fieldwork experience with VPUU processes. Three

came from local researchers group Sikho and five were former long-term community volunteers for the Monwabisi Park enumeration process.

## Survey

The Baseline survey started on Monday 19<sup>th</sup> November and was concluded on Friday 30 November 2012. A total of 2065 interviews were conducted.

During the survey, fieldworkers in a number of areas encountered serious safety issues (i.e. gangs), which made access difficult. In consultation with local councillors, it was agreed that the safety of fieldworkers came first and that these areas should be avoided. Out of the 26 sub-areas identified, six could not be surveyed – namely Hlazo Village, Lusaka, Mpetha Square, New Crossroads, Mau-Mau in Nyanga, and Section 1 in Gugulethu. It was decided that interviews which could not be conducted in high-risk areas should be redistributed to other areas. Lotus Park was intentionally left out of the survey as a Baseline Survey was already conducted in the area in July 2011 and a full enumeration survey is planned to be conducted in 2013. The baseline survey questionnaire is appended in Annex 4.



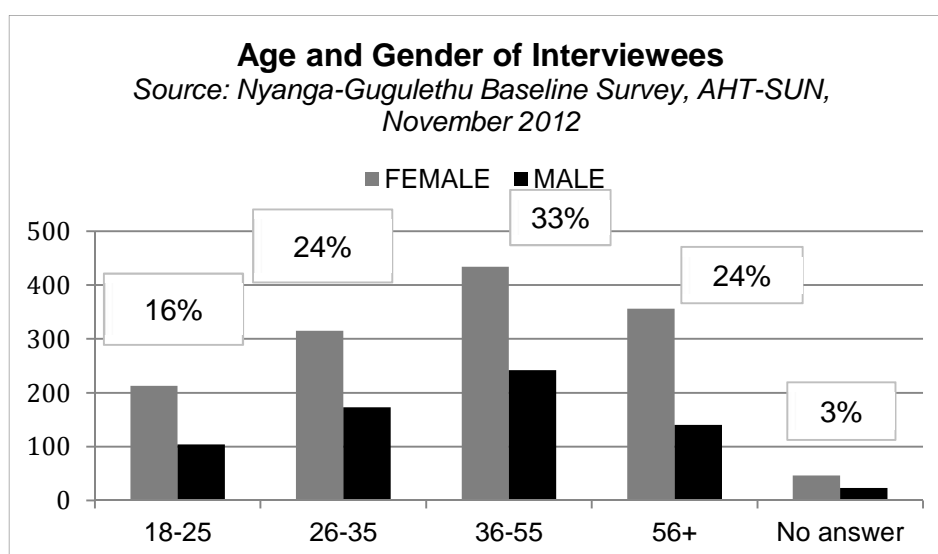
**Map 5 Map illustrating actual vs. planned coverage of the survey**

## BASELINE SURVEY FINDINGS

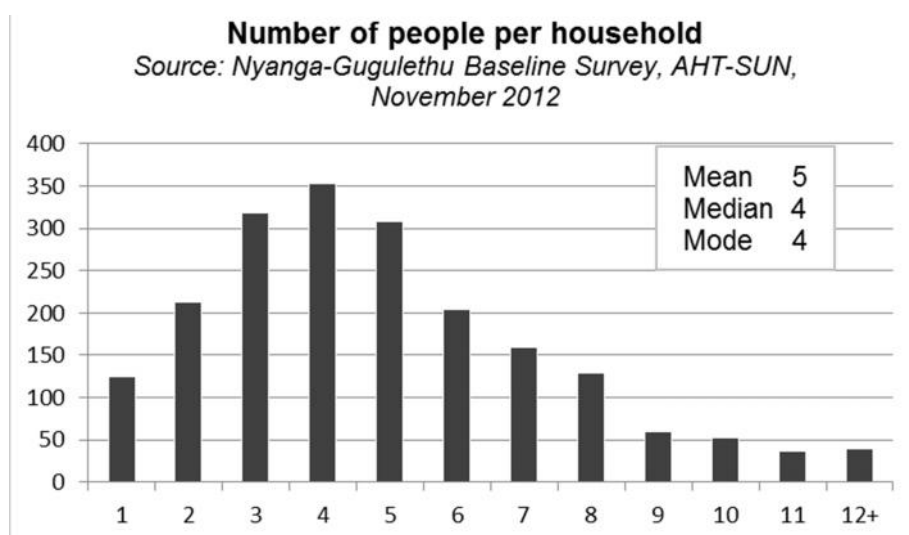
### *Social and Cultural*

The graphs below show that more women (1364 or 67%) than men (683 or 33%) took part in the survey. 81% of the community members interviewed were over 26: 33% between 36 and 55, 24% between 26 and 35 and 24 % over 56, so that the views of these age groups will be most reflected. Those aged 18-25 made up only 15% of the sample, so the views of this age group will be under-represented. Nobody under 18 was interviewed, so the views and priorities of children themselves are not represented.

The data will however allow for analysis that looks to identify issues of particular relevance to each gender, and to older or younger community members.

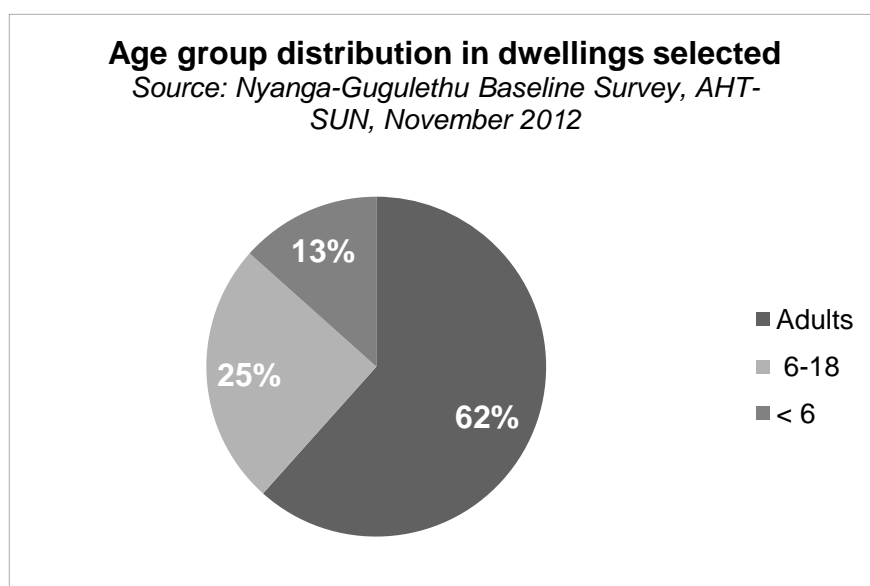


**Graph 1 Gender and age of interview sample**



**Graph 2 Number of persons per household**

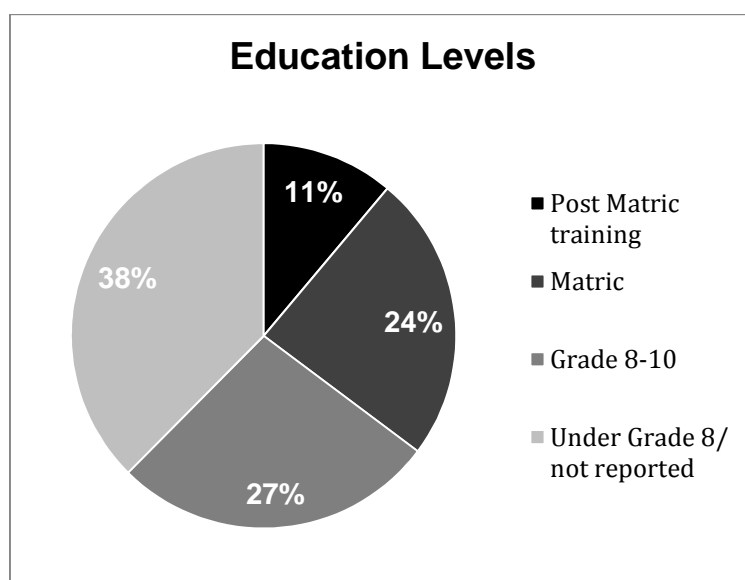
There were a total of 10 133 people living in the dwellings selected. The average number of people per home is 4,9, whereas the median and mode are four people per household. Of these 10 133 people, 6243 or 62% were adults (above 18 years old), 2533 or 25% were children older than six, and 1357 or 13% were younger than six.



**Graph 3 Age group distribution in dwellings interviewed**

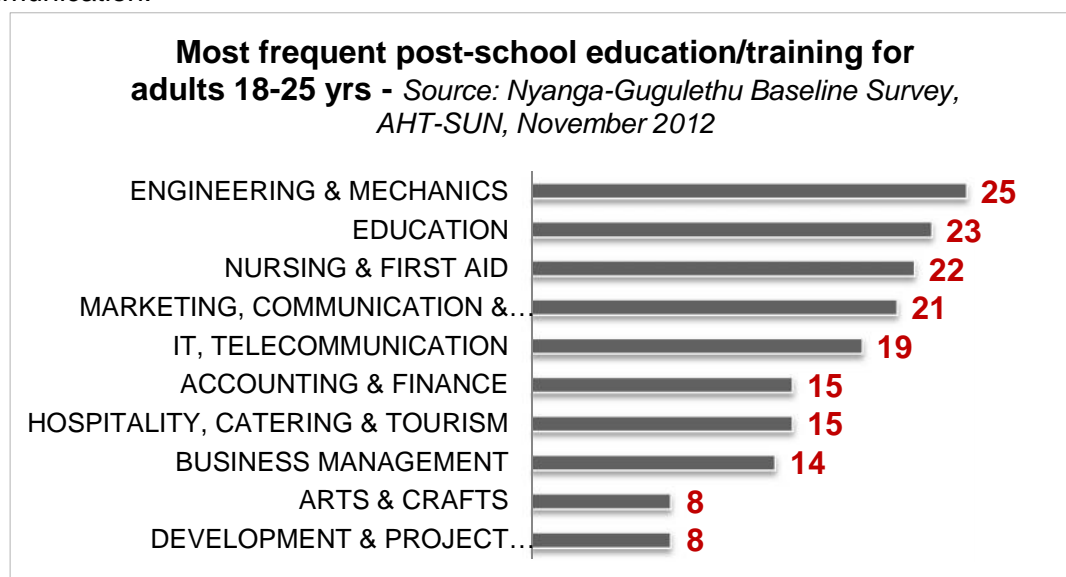
### *Education and Activities*

At least 27% of adults in selected dwellings had not attained a matric education level. However this proportion is probably far higher when including those that did not respond, as no category for below grade 8 level was provided. 24% of adults had completed matric and 11% had some post-matric training.



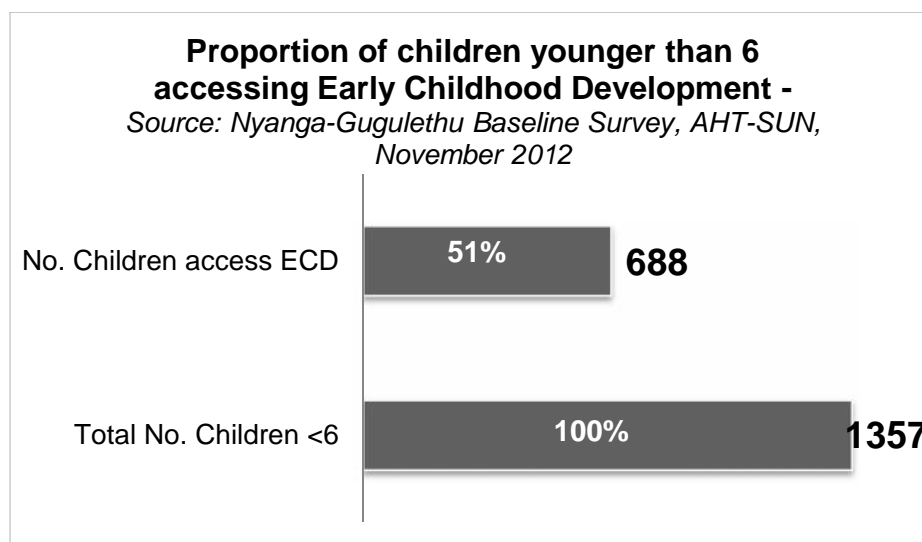
**Graph 4 Education Levels**

Of the young adults from 18 to 25 years in 2065 selected dwellings, 267 have had access to post school education or training programmes. Among the 219 who specified the type of post matric training the responses varied widely (e.g. sports, administration, dental assistant training). The most frequent types of post school education/training programmes are listed in graph 5, including engineering and mechanics, education (including Early Childhood Development), nursing and first aid, marketing, communication and public relations, IT and telecommunication.



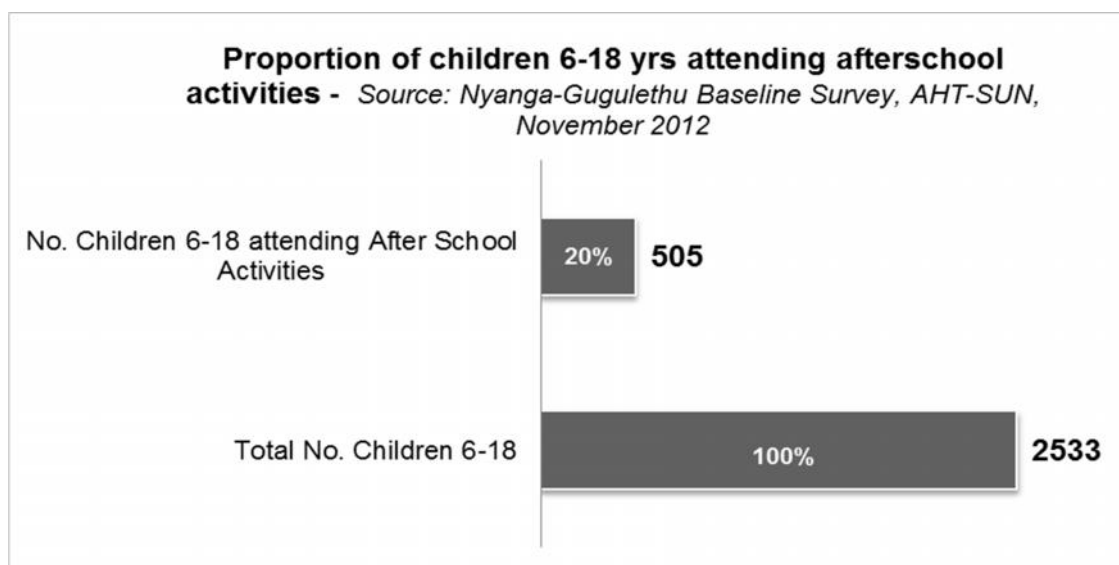
**Graph 5 Type of post-school training for adults 18-25 years**

Out of the children under six in selected dwellings, 51% or 688 only were accessing Early Childhood Development services.



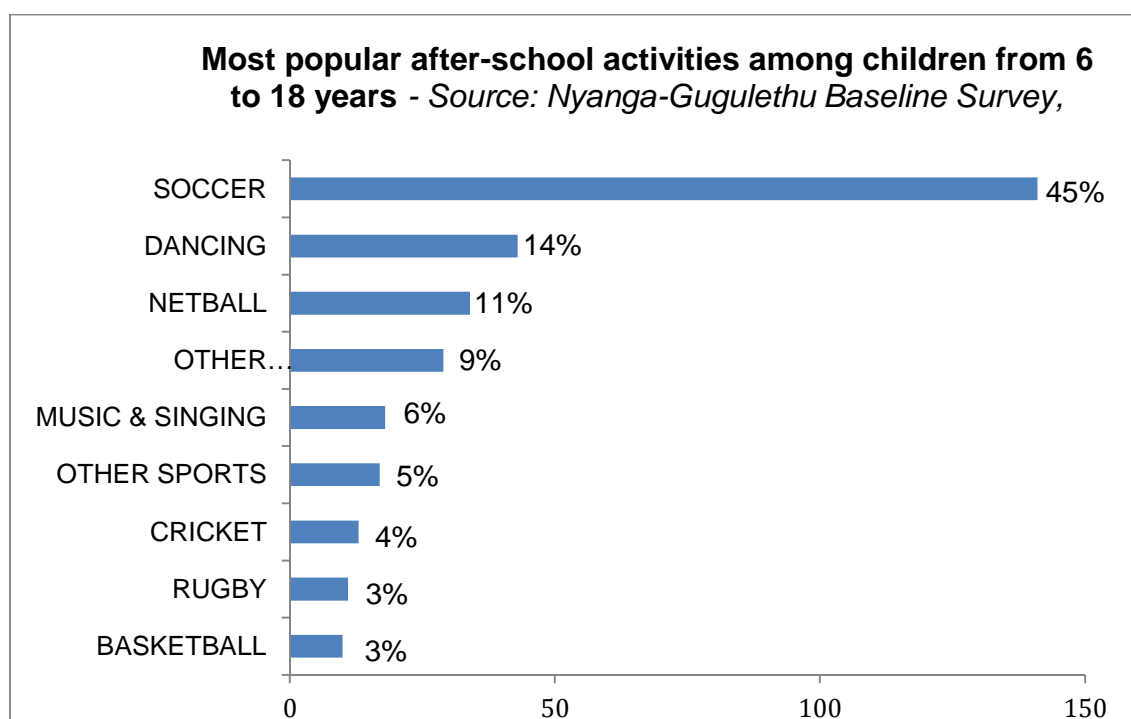
**Graph 6 Proportion of children under 6 accessing Early Childhood Development**

Out of the children from 6 to 18 in selected dwellings, only 20% or 505 participated in supervised after school activities. 80% of children from 6 to 18 years are not participating in structured and supervised activities after school hours.



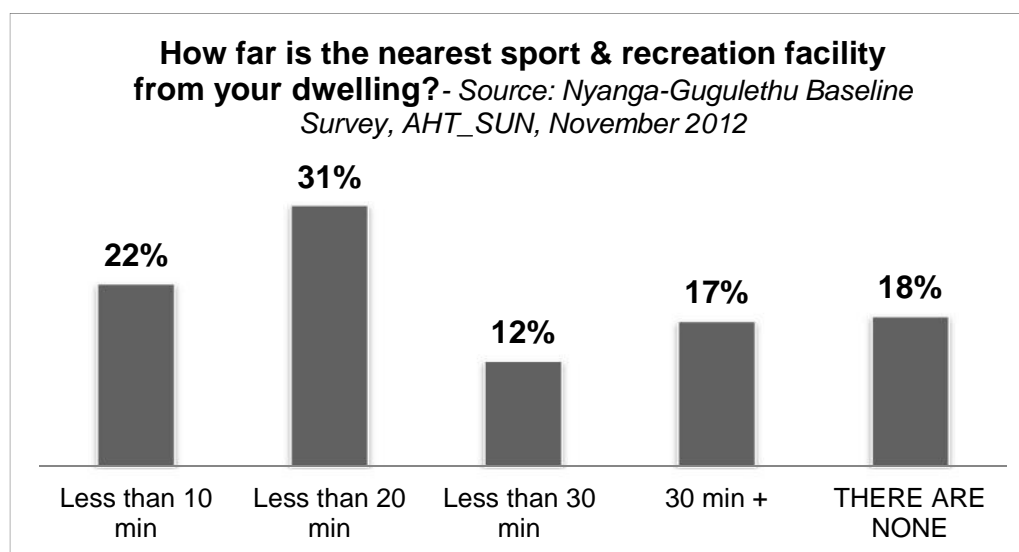
**Graph 7 Proportion of children 6-18 years participating in afterschool activities**

The graph below (Graph 8) illustrates the most popular activities among the 505 children from 6 to 18 years participating in supervised after-school activities. Of the 316 afterschool activities identified by adult respondents, soccer, dancing and netball were the most popular.



**Graph 8 Most popular after-school activities among children from 6 to 18 years**

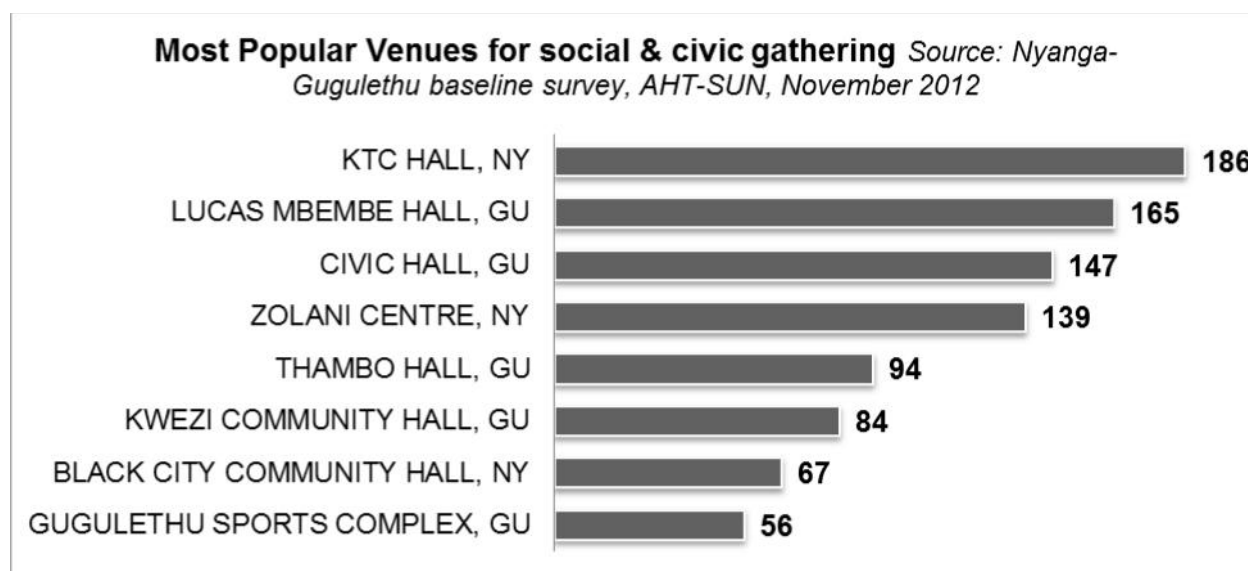
Of those who responded, 53% reported that it took less than 20 minutes to get to the nearest sports and recreation facility and back home, 12% stated that it took 20-30 minutes, 17% claimed it took more than half an hour and 18% claimed there were none.



**Graph 9 Return trip to nearest sport & recreation facility**

### *Social gathering and civic places*

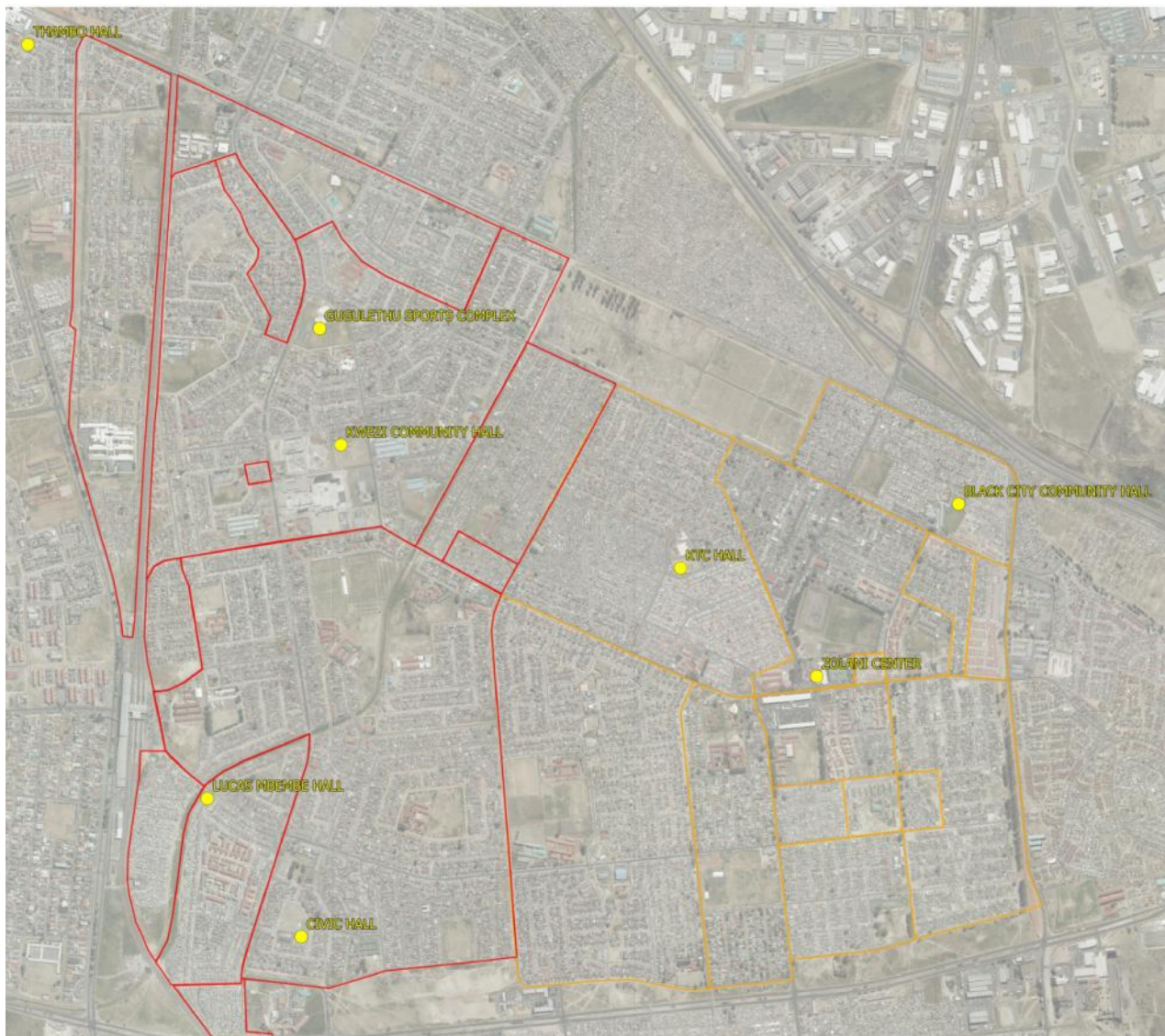
A total of 150 venues were identified by the respondents for social and civic gathering. Graph 11 lists the most popular venues among interviewees namely: KTC Hall, Zolani Centre and Black City Community Hall in Nyanga; Lucas Mbembe Hall, Civic Hall, Thambo Hall, Kwezi Hall and Sports Complex in Gugulethu.



**Graph 10 Most popular venues for social and civic gathering**

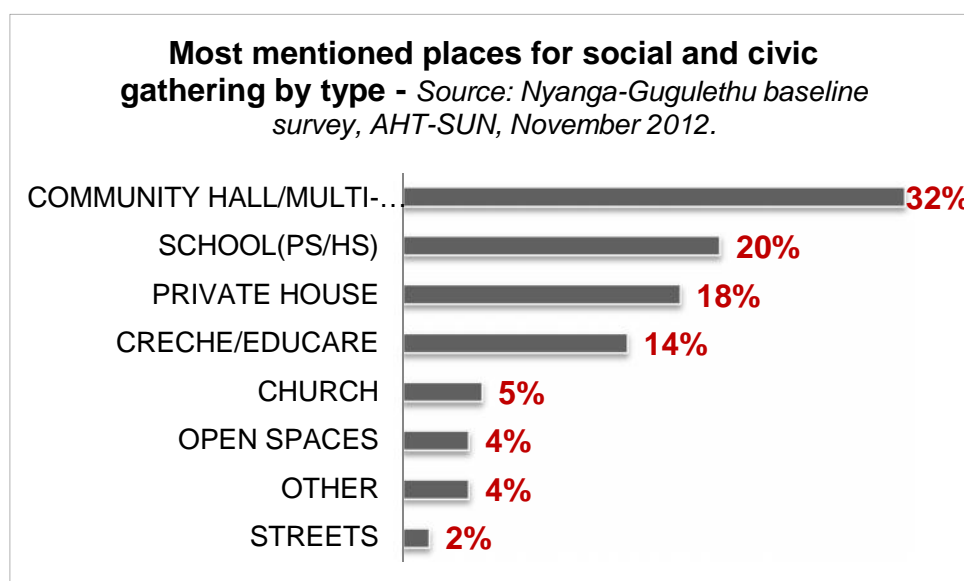
Social and civic places identified often host a diversity of usages such as community meetings, sports, cultural and recreational activities, weddings and funerals, community events and gatherings, church services, soup kitchens and crèches.

The map below illustrates the spread of the main venues identified for civic gatherings (as depicted in graph 11). These are the large, central and well-known centres and do not include smaller venues such as private homes. The red border delineate the Gugulethu neighbourhoods of the target area while the yellow outlines Nyanga.



**Map 6 Civic gathering places**

Often, facilities such as crèches, schools, and churches are used for community meetings after hours (39% of places identified). In other instances, meetings are held outside, in the street or open spaces, or at neighbours' places (18% of places identified). 32% of venues identified for social and civic gathering are community halls or multi-purpose centres.

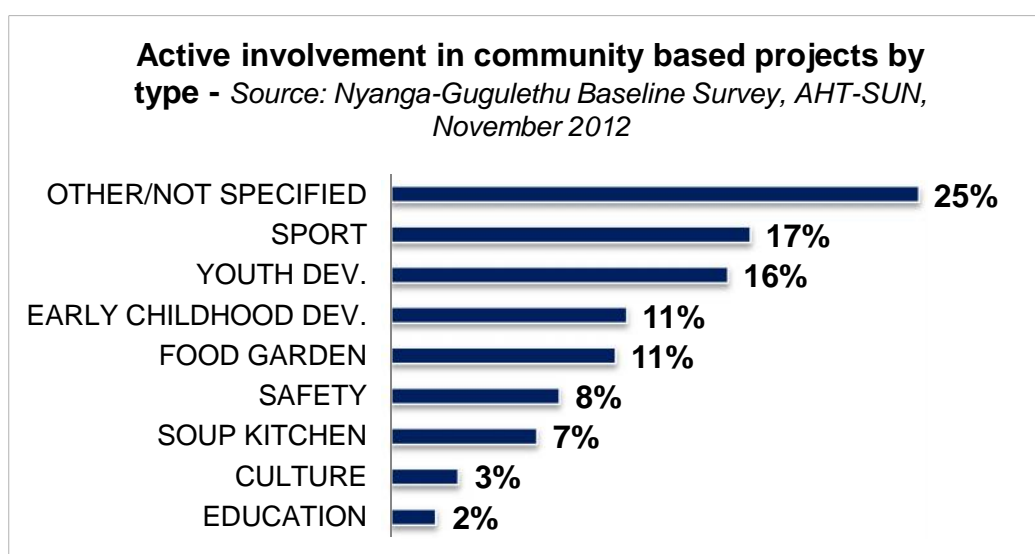


**Graph 11 Types of venues used for social and civic gathering**

The full list of social and civic places identified is to be found in Annex 6.

### *Community based projects*

189 community based projects were identified through the survey. Most projects relate to sports (17%), youth development (16%), Early Childhood Development (11%) and food gardens (11%).



**Graph 12 Identified community-based projects by type**

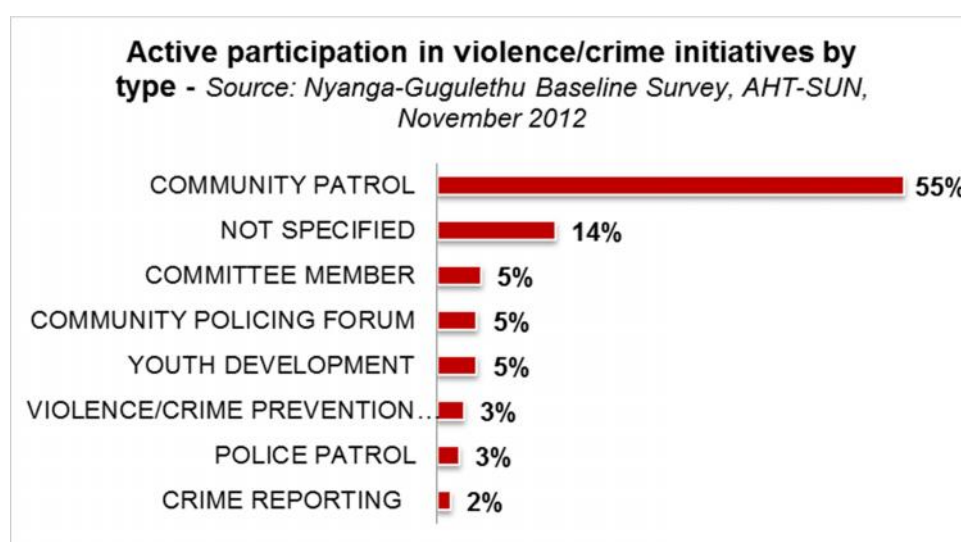
Of the 9% of respondents active in an existing project, 79% showed interest in being informed when there are calls for Social Development Fund (SDF) projects whereas, overall, 40% of the interviewees are interested in knowing more about SDF.

The full list of identified community-based projects is to be found in annex 7.

### *Number of active or potential volunteers*

194 or 9% of respondents replied that they felt they were making a contribution to preventing crime. Out of these 9%, 55% were engaged with community patrols, 5% reported to be part of a local committee, a community policing forum or of a youth development initiative and 2% had called the police to report an incident. A further 8% not listed in Graph 10 below reported a variety of prevention activities such as victim support and child care. These can all be seen as forms of adding to or strengthening community cohesion.

In addition, 1235 or 60% of respondents showed interest in being part of a structure or project which helps to reduce violence and crime.



**Graph 13 Types of existing violence and crime prevention initiatives**

The table below lists identified existing violence and crime prevention initiatives.

Violence and Crime Prevention
BAMBANANA AGAINST CRIME
COMMUNITY POLICING FORUM
ISIBANE NEIGHBOURHOOD WATCH
SINGABALAPHA AGAINST CRIME
SAFETY ON TRAIN PROJECT

**Table 1 Existing violence and crime initiatives identified in the Nyanga-Gugulethu area**

## *Social and Cultural: Conclusion*

The City of Cape Town estimates for 2010 reflect a total of 158 846 residents in the area of Gugulethu and Nyanga. This is slightly larger than our study area but reflect the general trends of population size. Based on calculated population change between the 2001 census and 2010, there is an estimated annual growth rate of 2,37% in Gugulethu and 1,29% in Nyanga<sup>4</sup>. The household average of 4,9 residents is substantially larger than Khayelitsha VPUU areas (3,8 - 4) and Lotus Park (3,9). About one in four residents are people aged 6-18 years. 11% of residents have some post matric education while over 24% did not complete school. This could be partially explained as a legacy of apartheid, where circumstances may have forced people to leave school early.

Only 50% of children in the relevant age group attend ECD facilities. The CoCT IDP intends to provide all children access to ECD. Additional facilities for institutional care and alternative models need to be explored. Of concern is the low number of children of school going age attending structured afterschool initiatives. MOD centres, NGOs, CoCT departments and faith-based organisations are required to provide meaningful activities to youngsters. This age group is often seen as the age group at highest risk for violence and crime but also as most likely perpetrators. (see safety section) Sport seems to be the most common after-school activity. A diversity of activities is suggested.

It is encouraging that almost 10% of people are active volunteers in crime prevention. There is a potential to increase this number to 60%. There are 150 gatherings and social spaces in the area. A total of 189 community projects were identified. Out of the respondents 9% are actively involved in a community project.

## **SAFETY AND SECURITY: ADULTS**

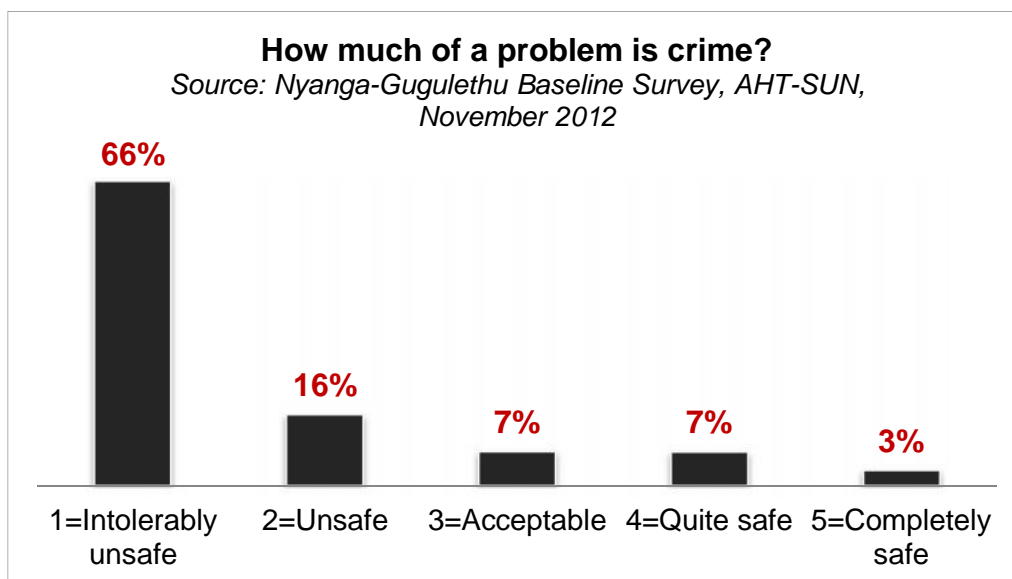
Respondents were asked to rate perceptions of violence and safety on a 5 points scale where 1 is "intolerably unsafe", 3 means that crime is a problem but is acceptable, and 5 that crime and violence are not a problem at all and that it is completely safe.

The survey shows that more than eight people out of ten (82%) feel unsafe where they live: two out of three people (66%) feel that crime and violence are at an 'intolerable' level where they live and 16% of the respondents feel significantly unsafe. 7% feel that crime and violence, while an issue, is not an overriding concern. Only 10% of the survey sample feel reasonably safe or that crime and violence are not a problem at all.

A significant part of the residents of Nyanga and Gugulethu live in perpetual fear of crime and violence.

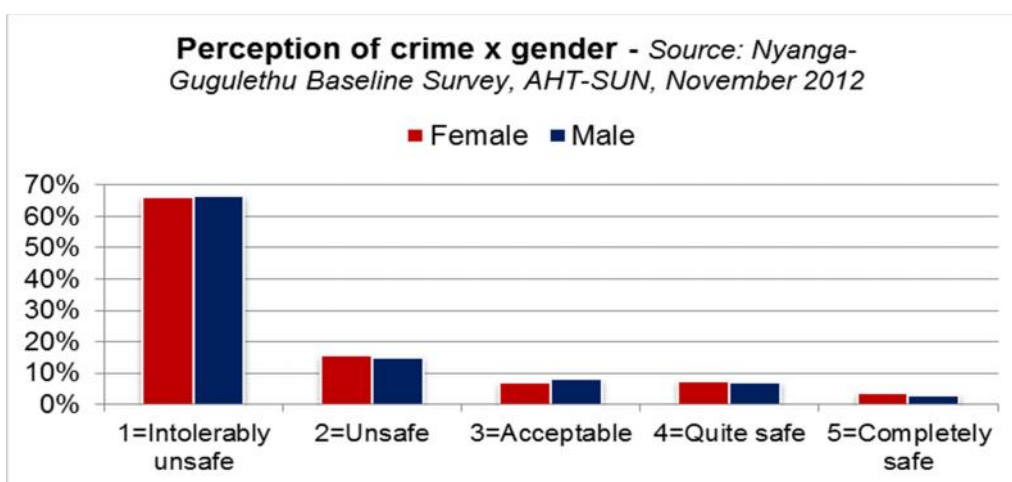
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<sup>4</sup> Estimates supplied by the Strategic Development Information and GIS Department of the City of Cape Town



**Graph 14 How much of a problem is crime and violence in your area?**

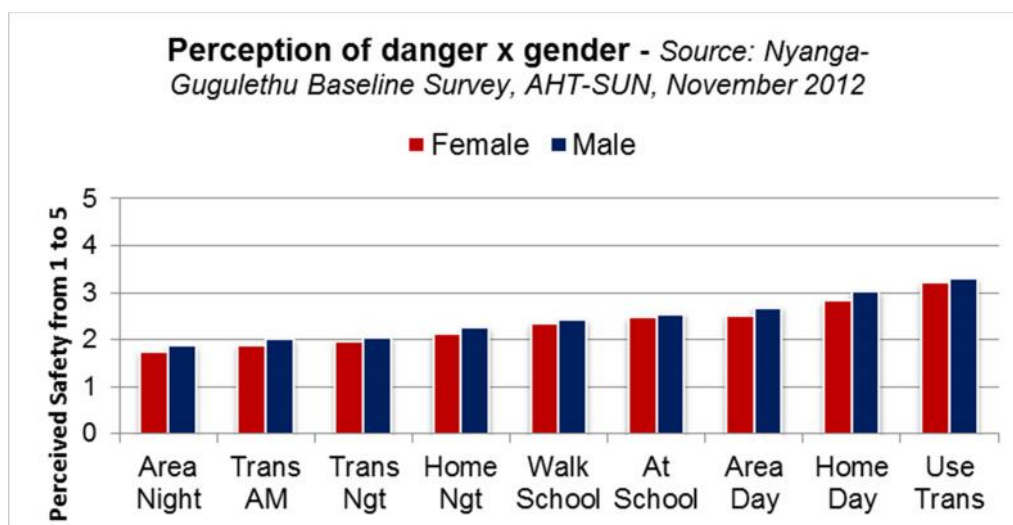
The graph below shows that male and female rating of the extent to which crime and violence are a problem in the community is very similar. This graph also shows that all people feel very unsafe: women score an average of 1.66, and men score an average of 1.65 out of 5.



**Graph 15 Gender effect on crime perception**

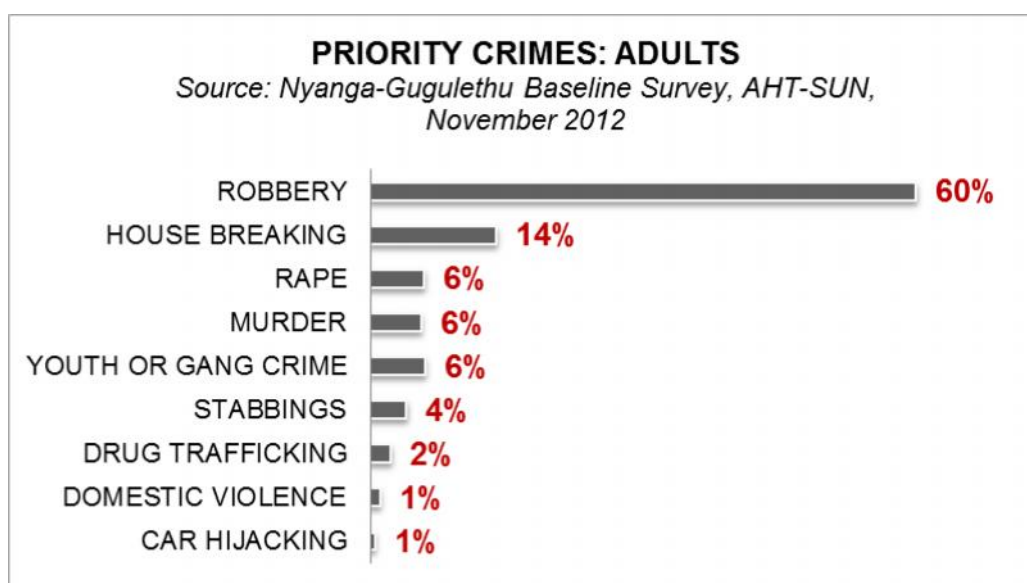
While crime and violence clearly concern both men and women, the graph below shows that women tend to feel slightly more vulnerable on most indices measured. This very high level of fear of crime or violence is most pronounced while making their way to public transport early in the morning, and at night, outside, but even while within their homes. People feel relatively safe during the day and once on public transport. Parents are slightly more concerned for children when they are moving to or from school, than when they are at school.

When reading these graphs, it should be remembered that a score of 3 indicates that crime and violence are still a concern, but not a foremost concern. This level is only reached by male adults while at home during day time and by both genders while using public transport.



**Graph 16 Gender effect on danger perception**

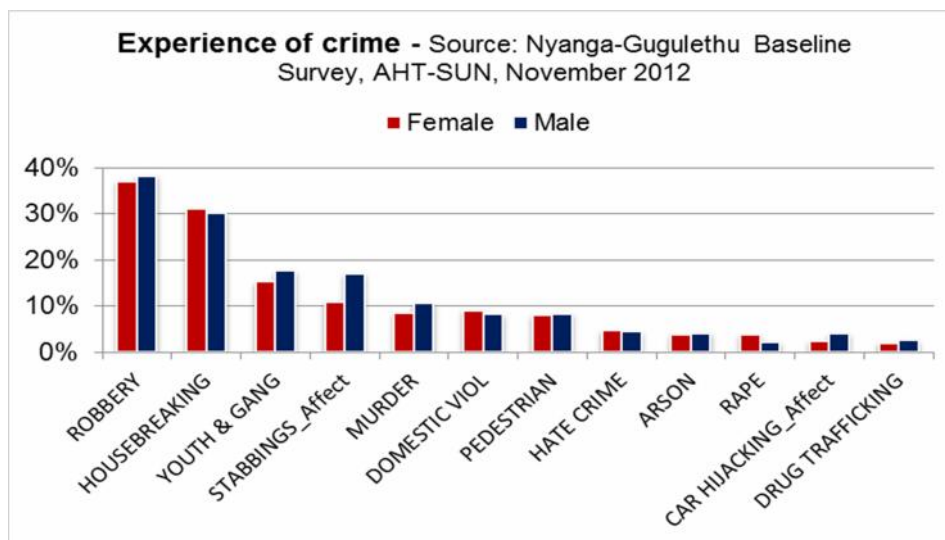
Respondents were asked to identify their most important concern. Top priority is given to robbery and housebreaking, which together are the priority of almost three people in four (74%). Rape, murder and youth and gang crime are the other concerns that are prioritised by 18% of respondents.



**Graph 17 Priority crimes affecting adults**

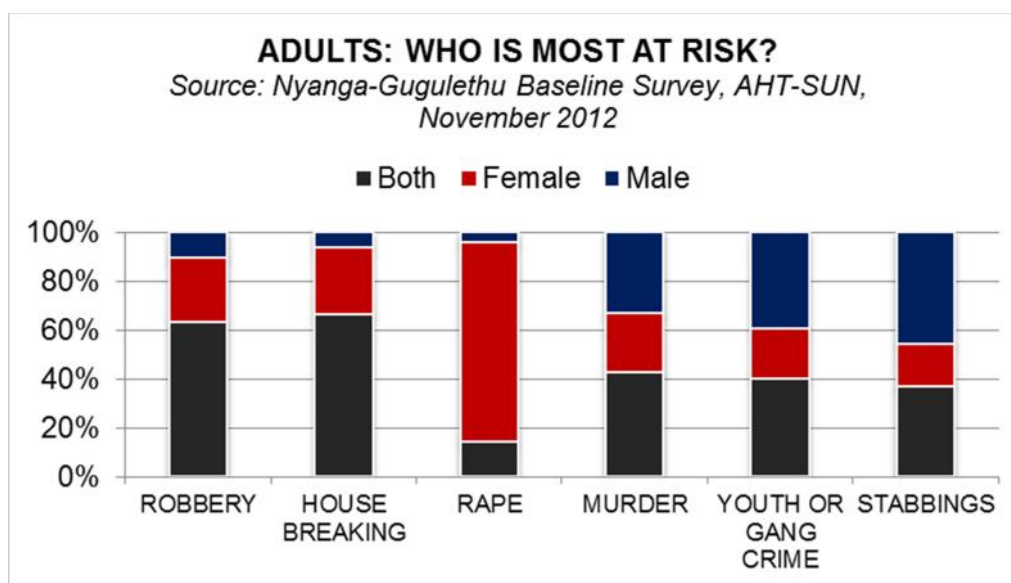
38% of men and 37% of women report personal experience of robbery, and about 30% overall report experience of housebreaking over the past year (November 2011 - November 2012). Youth and gang crime are the third most commonly experienced, at 15% by women and 18% by men. Housebreaking, domestic violence, hate crime and rape are slightly more

commonly experienced by women, with all other types of crime having men as the most common victim. Overall 12% of the male respondents and 11% of the female respondents had personally been affected by crime over the past 12 months.



**Graph 18 Personal experience of crime over the past 12 months**

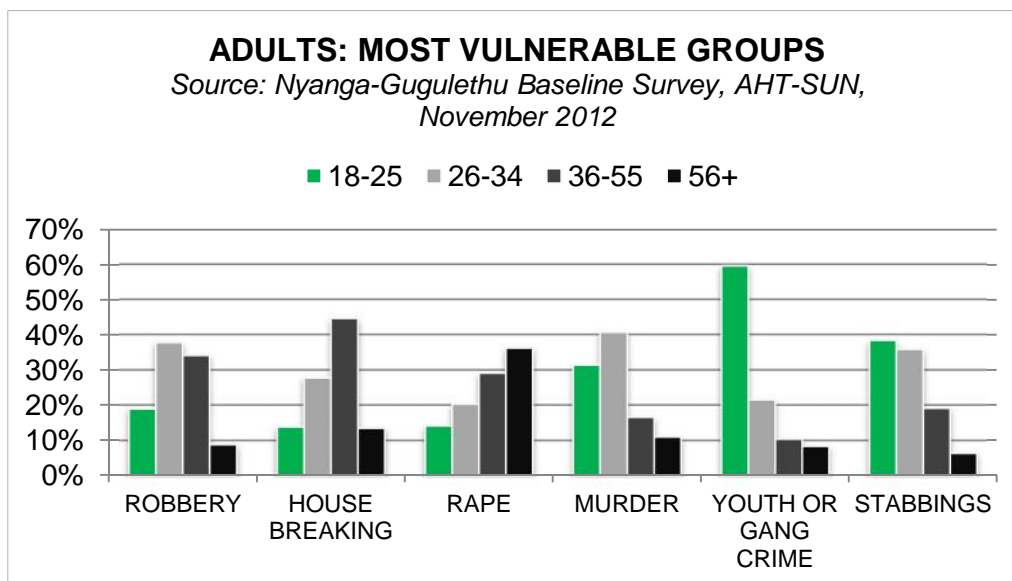
Generally, it is believed that most crime is directed at any suitable target irrespective of gender. The priority crimes of robbery and housebreaking follow this pattern. Women are reported to be significantly more at risk of rape (82%) whereas men are reported to be most at risk of stabbings.



**Graph 19 Gender-based patterns of victimisation: adults**

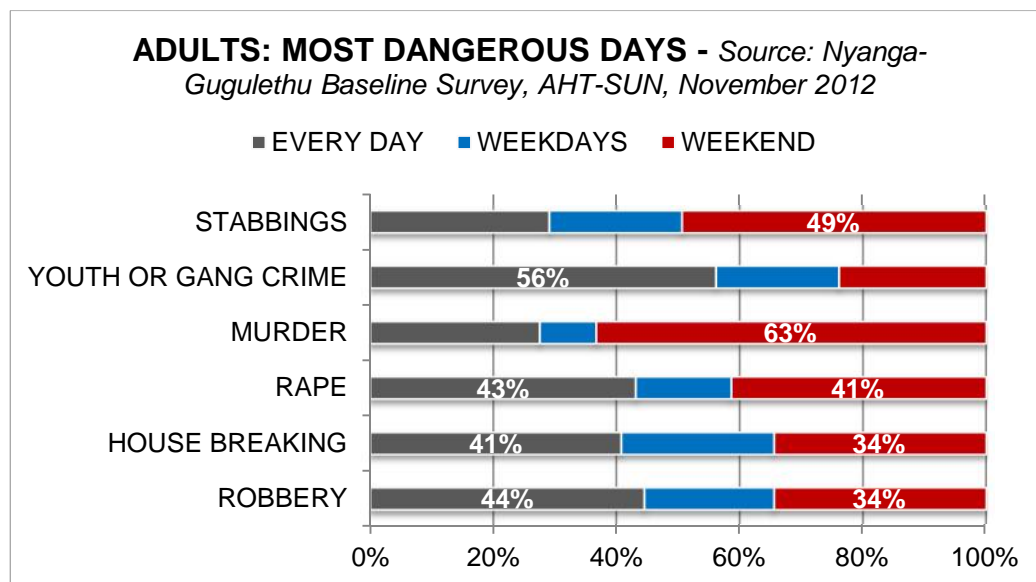
People aged 26 to 35 are believed to be the most frequent victims of crime and violence. 34% of respondents think that those in this age group are the most at risk of overall crime, closely followed by 32% who identify the 36-55 age group as the most vulnerable. The 18-25

age group is perceived to be the most at risk of youth and gang violence and crime (60%) and stabbings (38%). Nearly half of the interviewees (45%) believed house breaking affected mostly residents in the 36-55 age group (45%).



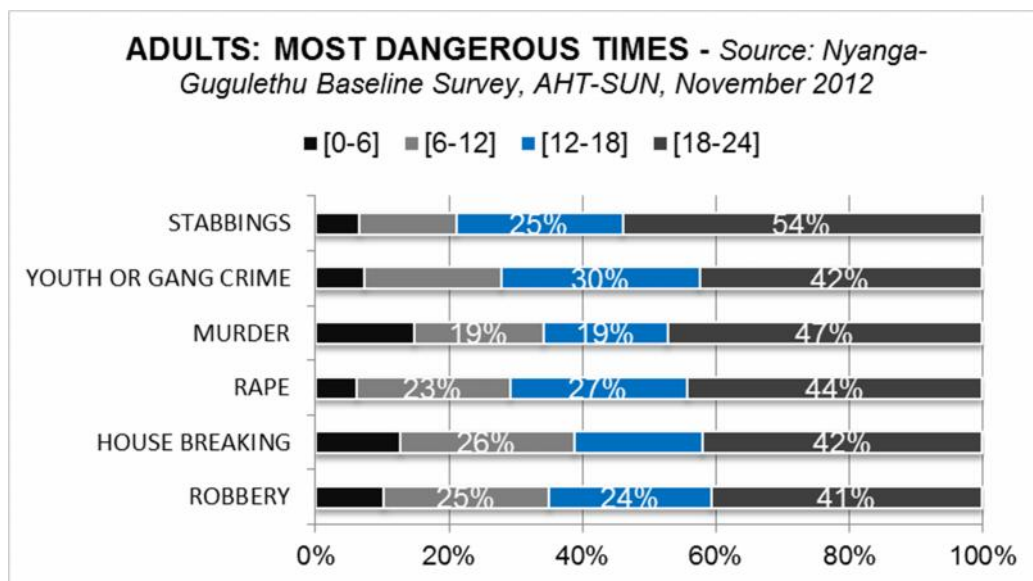
**Graph 20 Age-based patterns of victimisation: adults**

Overall 44% of interviewees believe that crime happens every day. Top priority crimes robbery and housebreaking as well as youth or gang crime are perceived to take place on any day of the week. Murder and stabbings are seen to be more likely to occur over weekends.



**Graph 21 Time-based patterns of victimisation: adults**

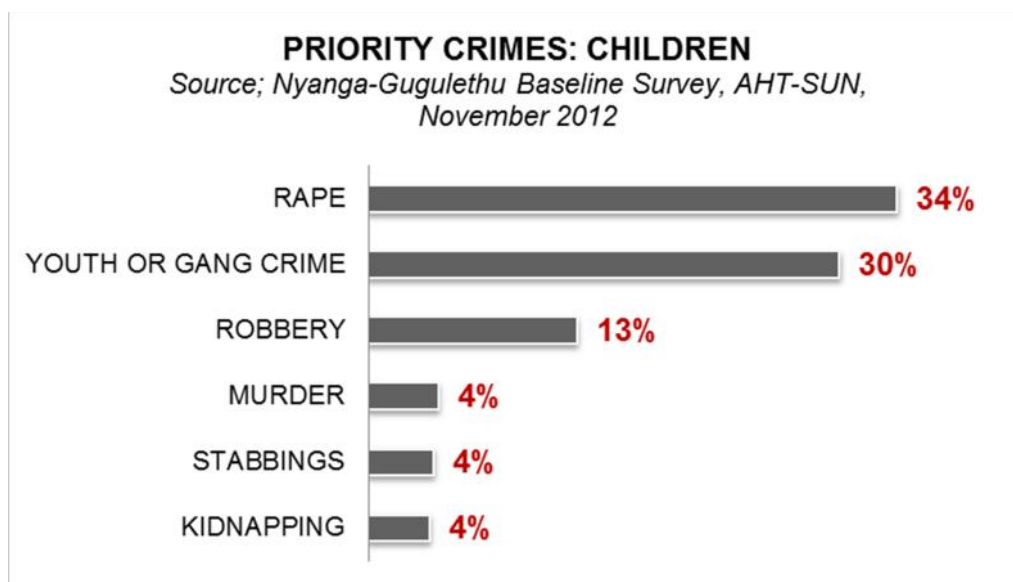
The graph below shows what time of the day particular crimes are considered most likely to occur. It is believed that top six priority crimes are most likely to occur between 6pm and midnight.



**Graph 22 Most dangerous times: adults**

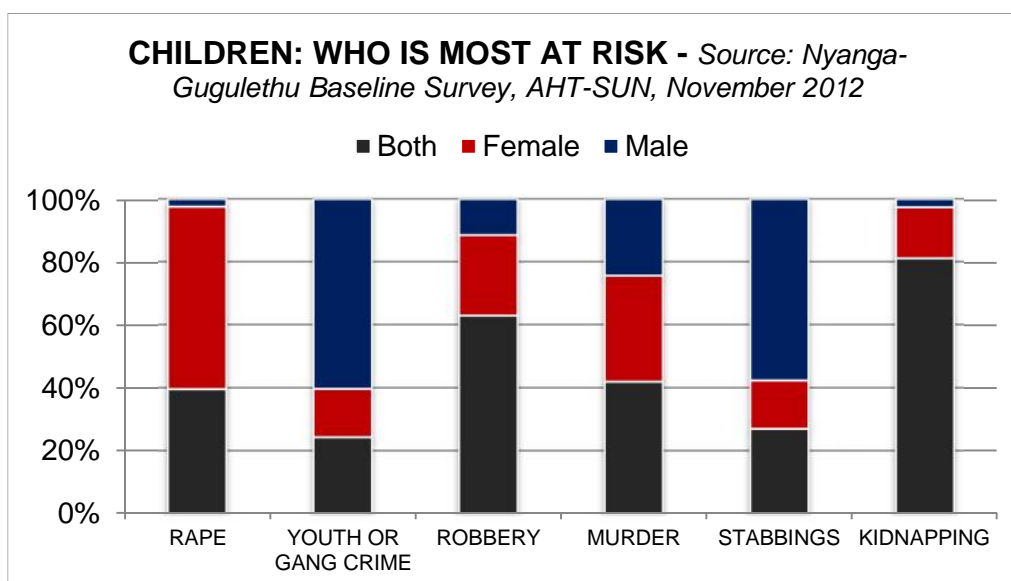
### *Safety and Security: children*

By far the most pressing concerns for adults where children are concerned is that they will be raped or be affected by youth and gang violence and crime (64%). Fear of children being robbed (13%), murdered (4%), stabbed (4%) or kidnapped (4%) are the other major concerns.



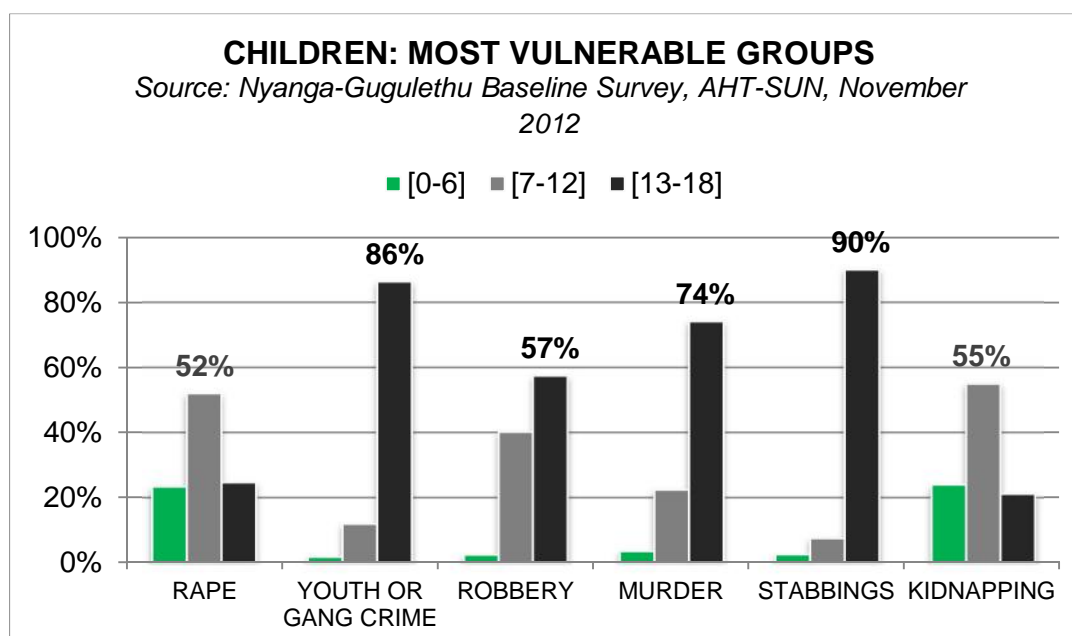
**Graph 23 Adult perception of crimes and violence most affecting children**

40% of the respondents believe that the most common risks for children affect both boys and girls equally. Girls are seen to be more at risk of rape (58%), with youth or gang crime (60%) and stabbings (58%) being a bigger threat to boys.



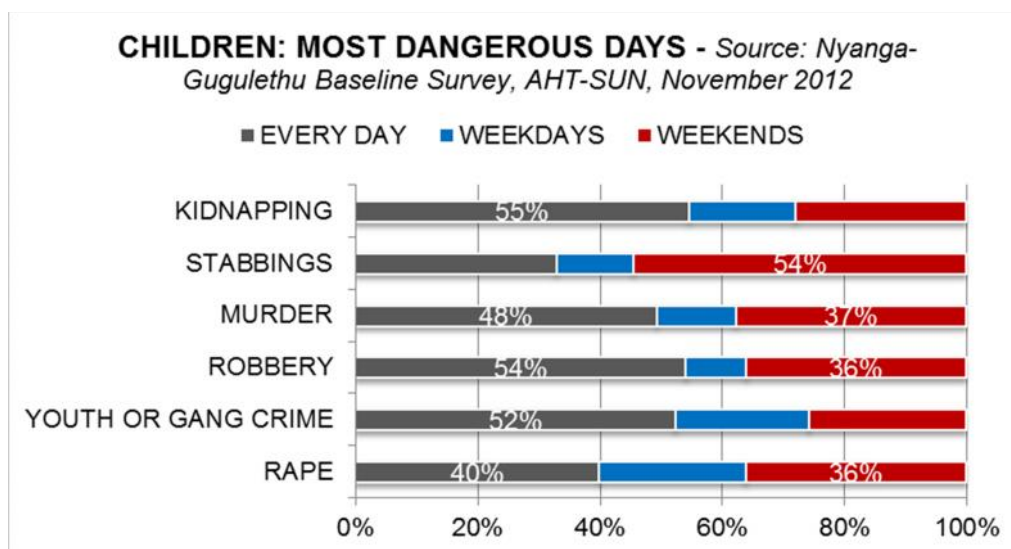
**Graph 24 Gender-based patterns of victimisation: children**

Children from 13 to 18 are perceived to be most at risk by 57% of the respondents: they are believed to be most at risk of youth gang violence (86%), robbery (57%), murder (74%) and stabbings (90%). Children between 7 and 12 are seen to be more vulnerable to rape (52%) and kidnapping (55%). Only 10% of the interviewees believe that children younger than 6 are most at risk.



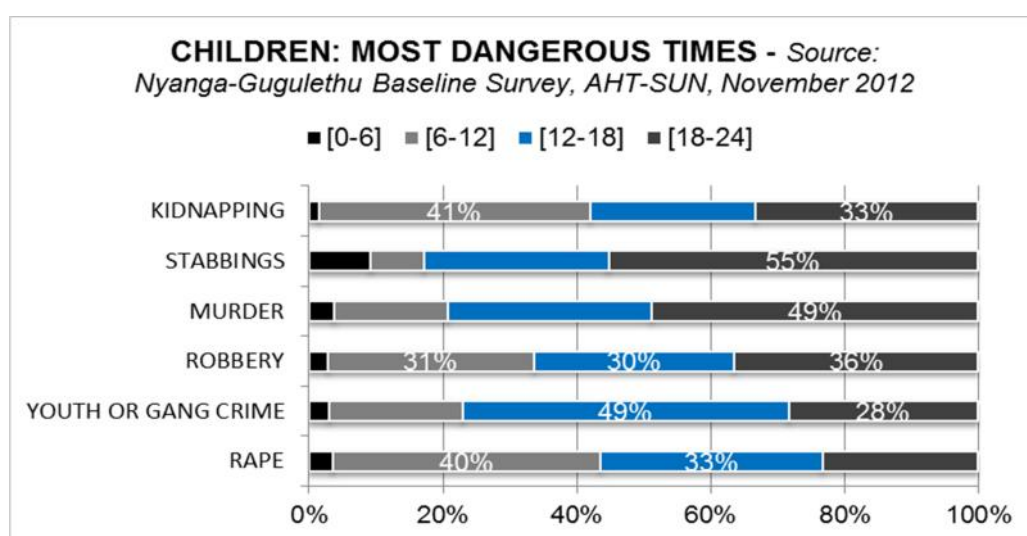
**Graph 25 Age-based patterns of victimisation: children**

49% of the respondents believe that children are at risk of crime and violence any day of the week and 32% that children are more vulnerable on weekends. Stabbings is the only priority crime which is believed to be most common over weekends (54%).



**Graph 26 Time-based patterns of victimisation: children**

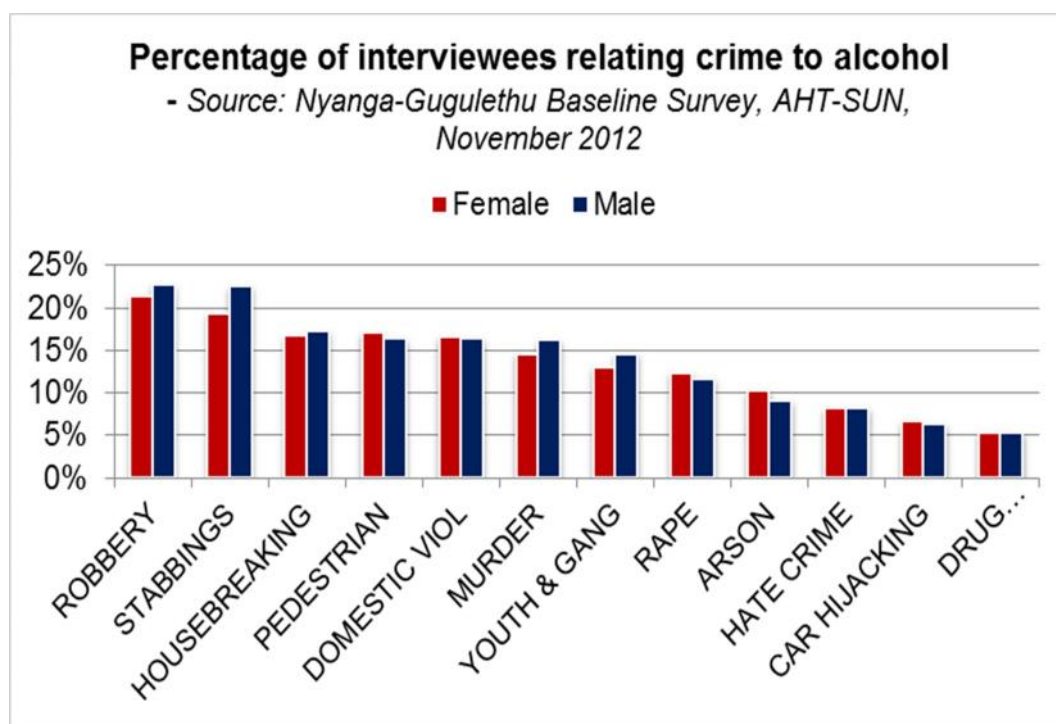
On average, the most dangerous time for children is seen to be from midday to 6pm which is not the most dangerous time for adults. Rape and kidnapping, which are perceived to affect children (7-12 years) mostly, are reported to be more likely to happen between 6am and midday, which suggests that the way to school is perceived to be unsafe. Youth or gang crime and violence, which affect children from 13 to 18 mostly, are believed to occur between midday and 6pm, which suggests that children are at risk at school or on their way home. Robbery, murder and stabbings, which affect youngsters from 13 to 18 mostly, are perceived to happen primarily between 6pm to midnight. The above findings suggest that there might be a need for school patrols to walk children to school, a safer environment at school, and supervised after-school activities.



**Graph 27 Most risky time of day for children**

### *Safety and Security: alcohol consumption & crime*

14% of the respondents believe that crime and alcohol consumption are related. 15% to 23% of the interviewees believe that top priority crimes robbery, stabbings, housebreaking, murder and youth or gang crime are related to alcohol consumption. Domestic violence and pedestrian accidents, which are not considered to be priority crimes, are perceived to be linked to alcohol consumption by 17% of the respondents. 12% of interviewees believe that rape and alcohol consumption are correlated.

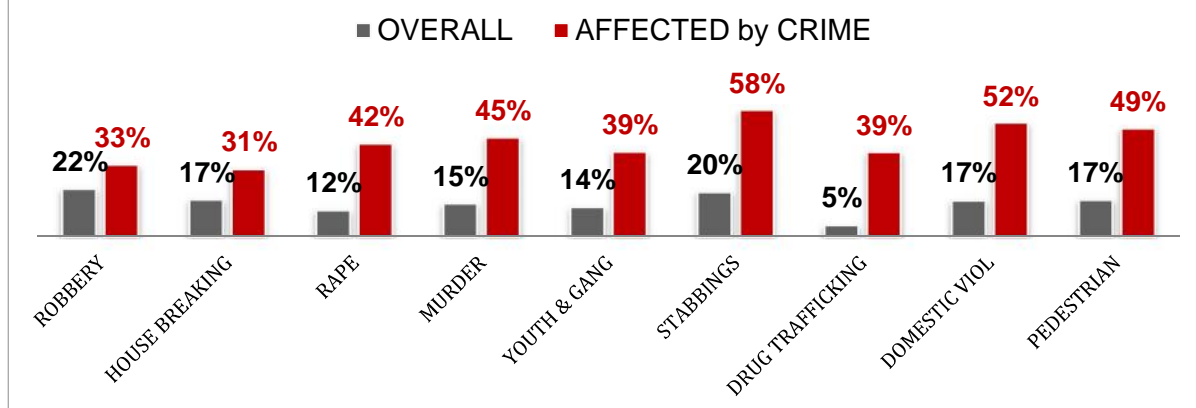


**Graph 28 Perceived correlation between crime and alcohol consumption**

However, when these responses are disaggregated by whether the respondent had been a victim of crime in the past twelve months the results are different. Those who had been personally affected by crime were far more likely to associate alcohol with crime than those who had not. This was especially the case for violent crime, drug trafficking and pedestrian accidents.

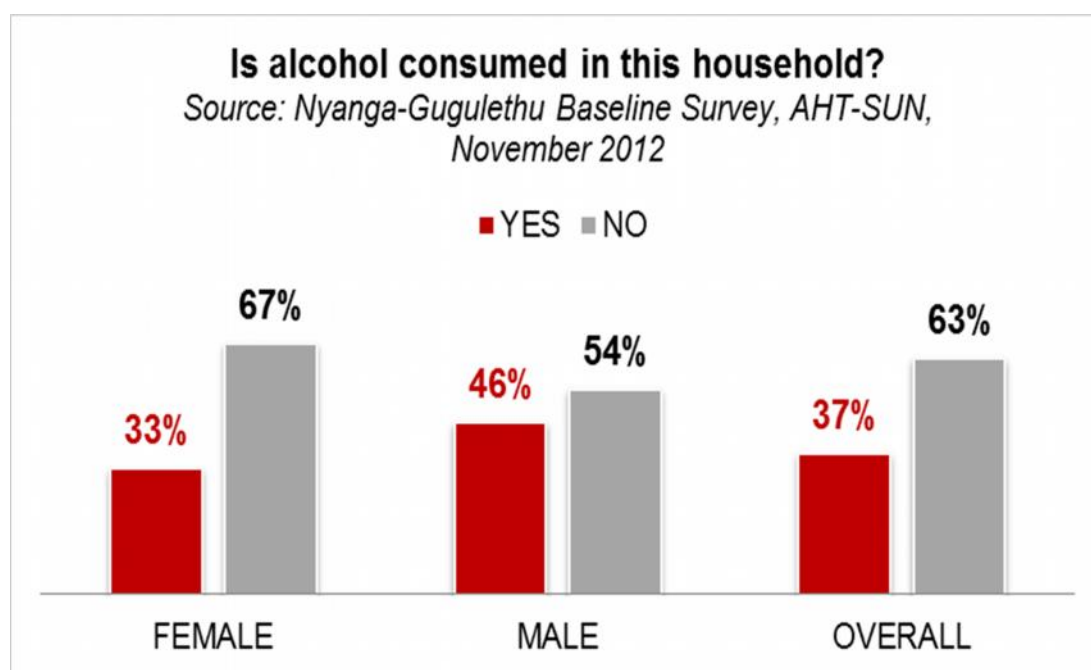
## COMMUNITY PERCEPTIONS ON RELATION BETWEEN CRIME AND ALCOHOL

Source: Nyanga-Gugulethu Baseline Survey, AHT-SUN, November 2012



**Graph 29 Perceived correlation between crime and alcohol consumption, by respondent crime experience over past year**

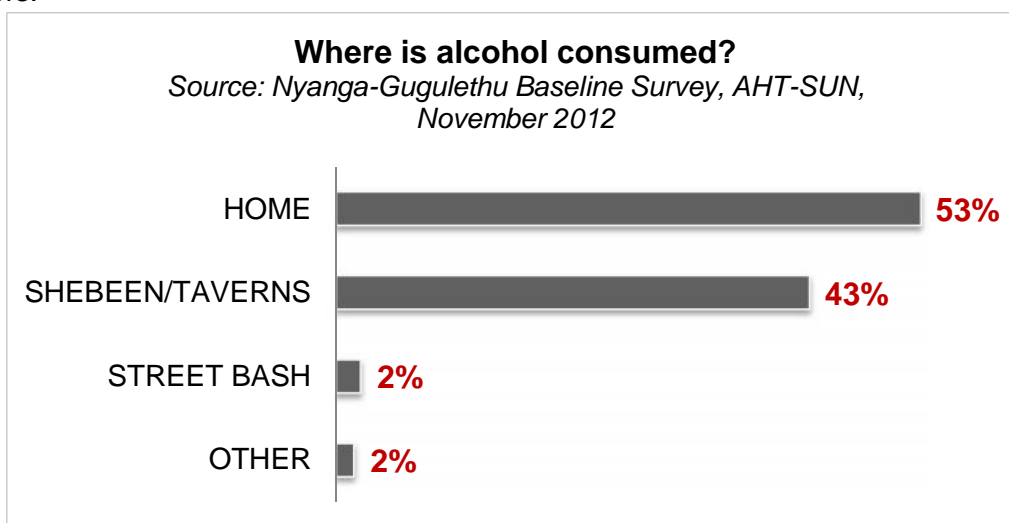
37% of the respondents reported that alcohol was consumed in their dwellings, with a higher level of consumption reported by men (46%) than by women (33%).



**Graph 30 Alcohol consumption in selected dwellings**

Out of the 37% of the survey sample consuming alcohol, 53% of the interviewees reported that alcohol was consumed at home, while 43% stated that it was consumed in shebeens or taverns. 2% of the respondents reported that alcohol was consumed in “street bashes”, park-

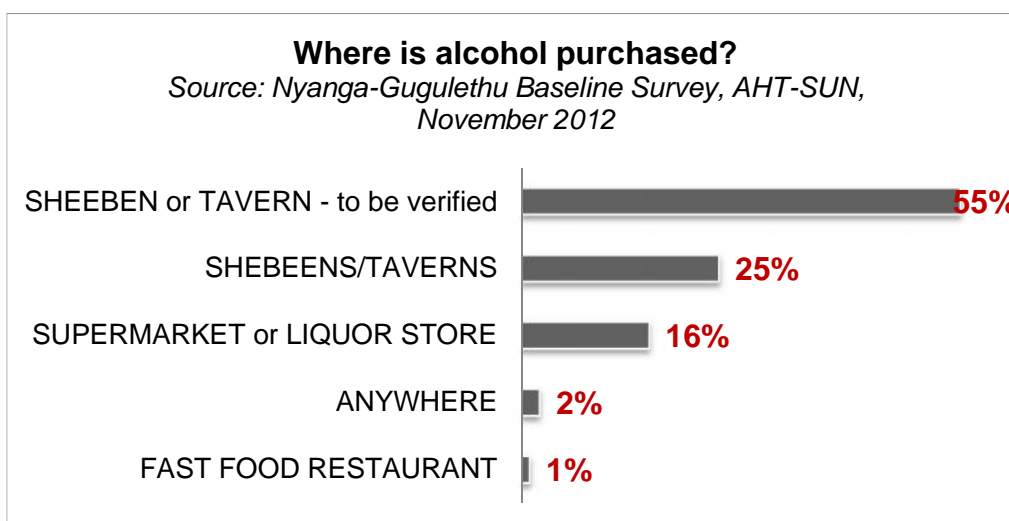
ing cars in specific socially designated spots along roads or in parking areas and drinking outdoors.



**Graph 31 Most common places for alcohol consumption**

Out of the 37% of the survey sample consuming alcohol, 17% of the respondents reported that members of their households purchased alcohol in shops, supermarkets, bottle stores or even fast food restaurants. 12% bought alcohol in shebeens and another 12% in taverns. 54% of the interviewees gave names of places where alcohol was purchased but they did not specify the location's type: it is thereby assumed that these 54% are either shebeens or taverns which need to be mapped and verified. This suggests that 78% of dwellings where alcohol is consumed purchase it in local taverns or shebeens.

The full list of these non-categorised outlets is to be found in annex 8.



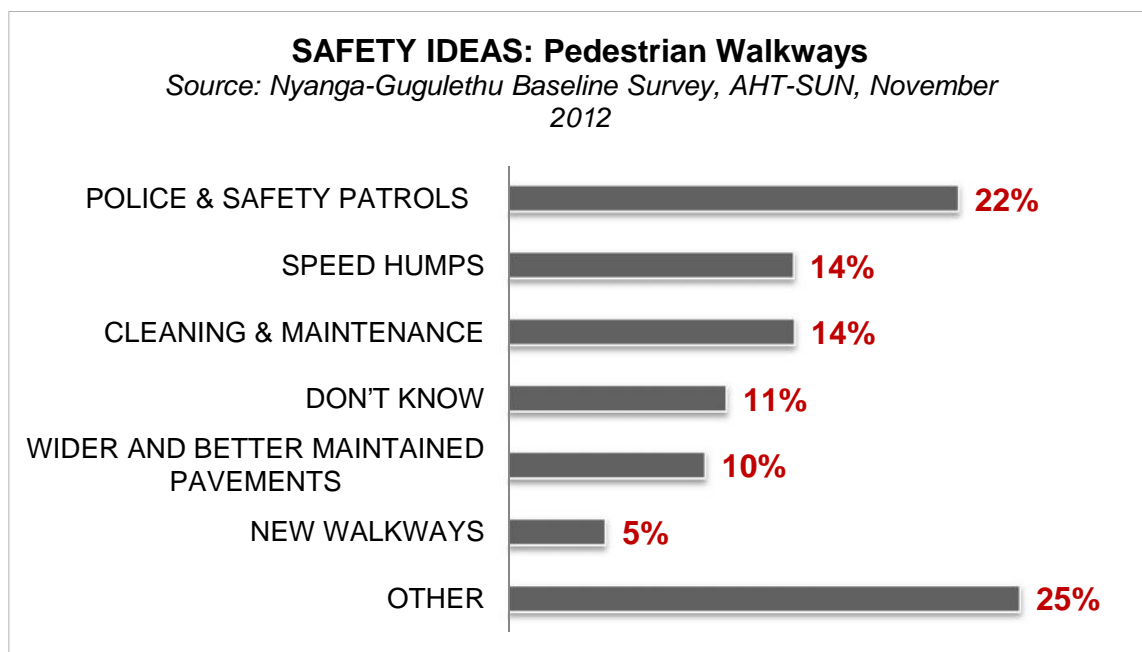
**Graph 32 Most common places to purchase alcohol**

## *Suggestions for improving safety*

The graphs below show the main findings in relation to suggested improvements, in order to increase safety and quality of life.

The wide range of suggestions was grouped according to main themes. This involves some interpretation of what people may have meant, and so these findings need to be confirmed with the community.

One out of five respondents (22%) suggested that there should be more formal or community policing along pedestrian routes. It seems that some of the respondents might have confused “pedestrian walkways” to “pedestrian safety” as the next most common suggestion was to put speed humps on the roads (14%). 14% of interviewed residents suggested that there should be regular cleaning and maintenance of pedestrian walkways.

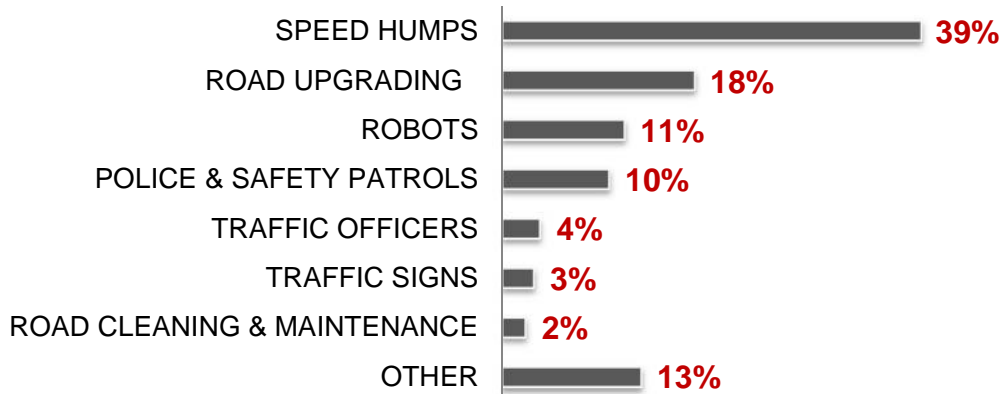


**Graph 33 Suggestions to improve safety: walkways**

The graph below shows that the most common suggestion was to put speed humps to reduce the speed of traffic (39%). 18% of the respondents suggested that roads should be upgraded and about 15% recommended that more focus should be put on traffic signage and control (robots, traffic signs). There was also a call for increasing the presence of traffic police and law enforcement (14%).

### SAFETY IDEAS: Roads

Source: Nyanga-Gugulethu Baseline Survey, AHT-SUN,  
November 2012

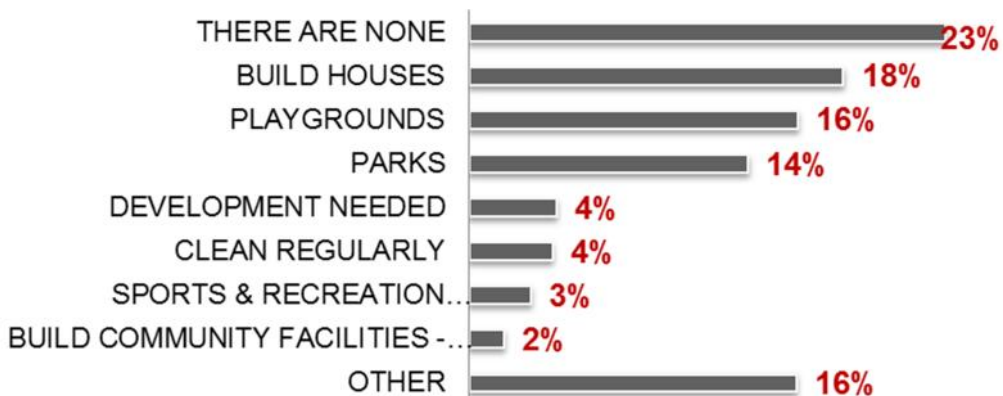


**Graph 34 Suggestions to improve safety: roads**

23% of the respondents did not feel that there were any open spaces worthy of the name within their area. About 33% of the respondents felt that playgrounds (16%), parks (14%) or sport and recreation facilities (3%) should be established for children and youngsters. The next most common response was that there should be new housing development where land is available (18%). A minority of interviewees (2%) suggested that more community facilities, such as community halls, should be built.

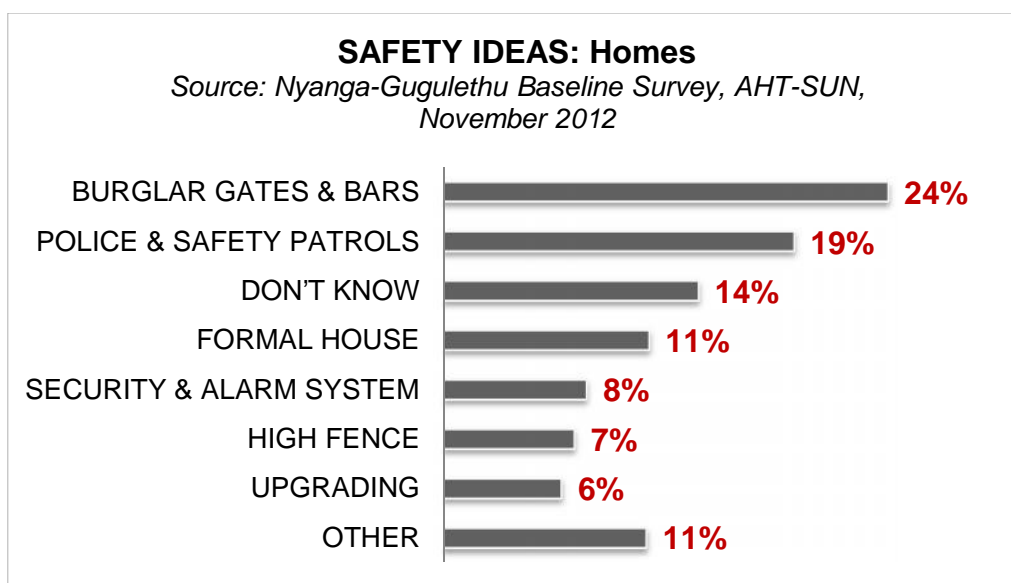
### SAFETY IDEAS: Open Spaces

Source: Nyanga-Gugulethu Baseline Survey, AHT-SUN,  
November 2012



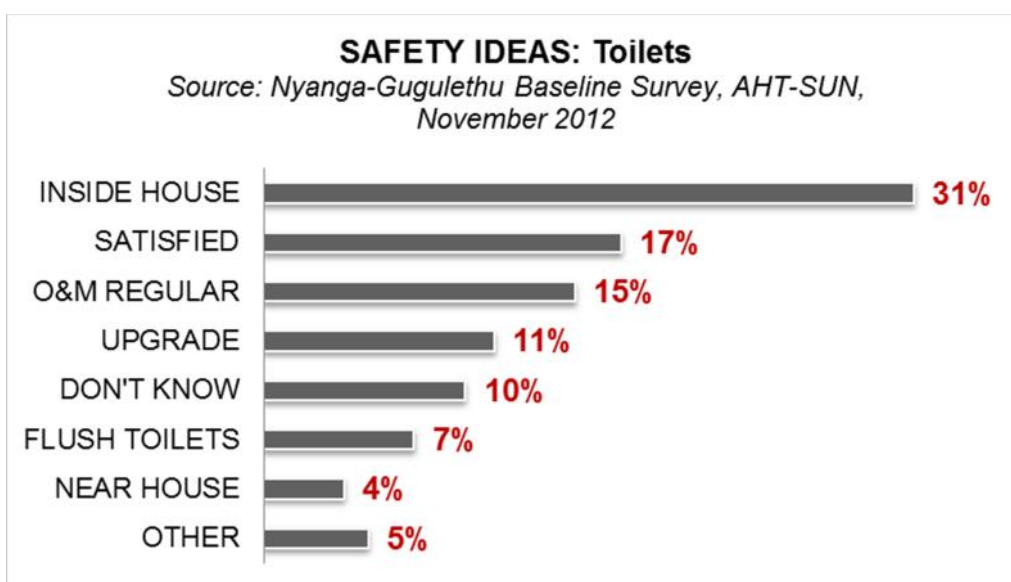
**Graph 35 Suggestions to improve safety: open spaces**

The most popular suggestion was to make homes harder to break into. There were calls for police to be more present, and for the neighbourhood watch to be more active (19%).



**Graph 36 Suggestions to improve safety: homes**

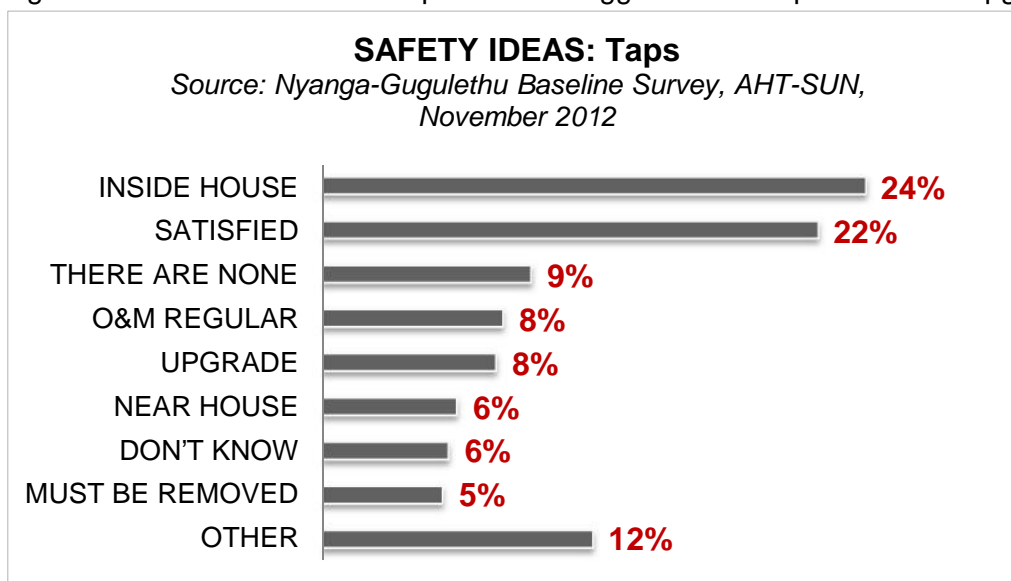
By far the most common suggestion was that toilets should be inside the house, implying that each dwelling should have its own toilet. 15% of the respondents recommended that there should be regular cleaning and maintenance of toilets and 11% suggested that toilets should be upgraded to flush toilets.



**Graph 37 Suggestions to improve safety and public facilities: toilets**

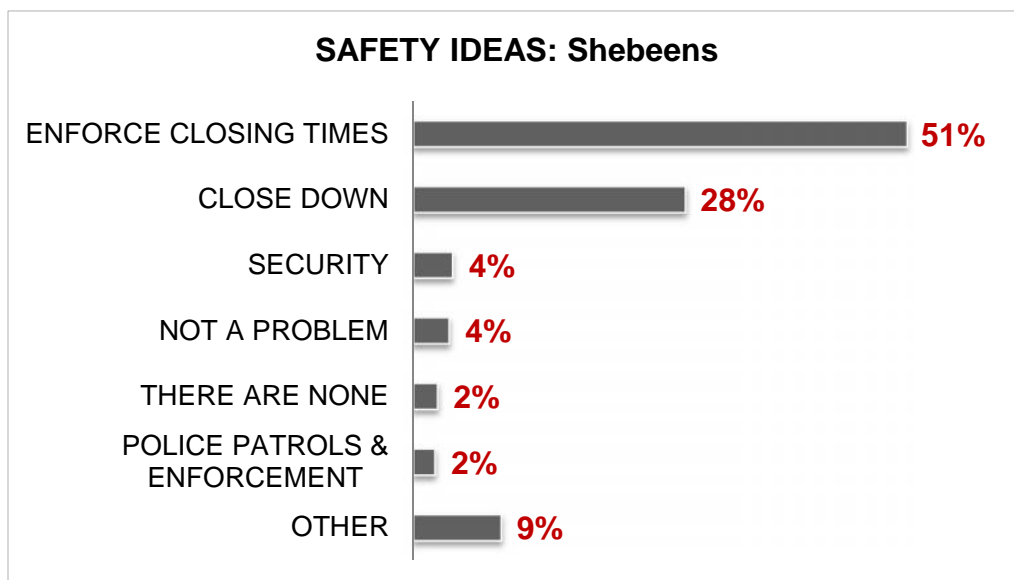
Similarly to recommendations made for toilets, the most common suggestion was that taps should be inside and near the house, implying that each dwelling should have an individual

water connection (30%). 8% of the respondents recommended that there should be regular cleaning and maintenance of water taps and 8% suggested that taps should be upgraded.



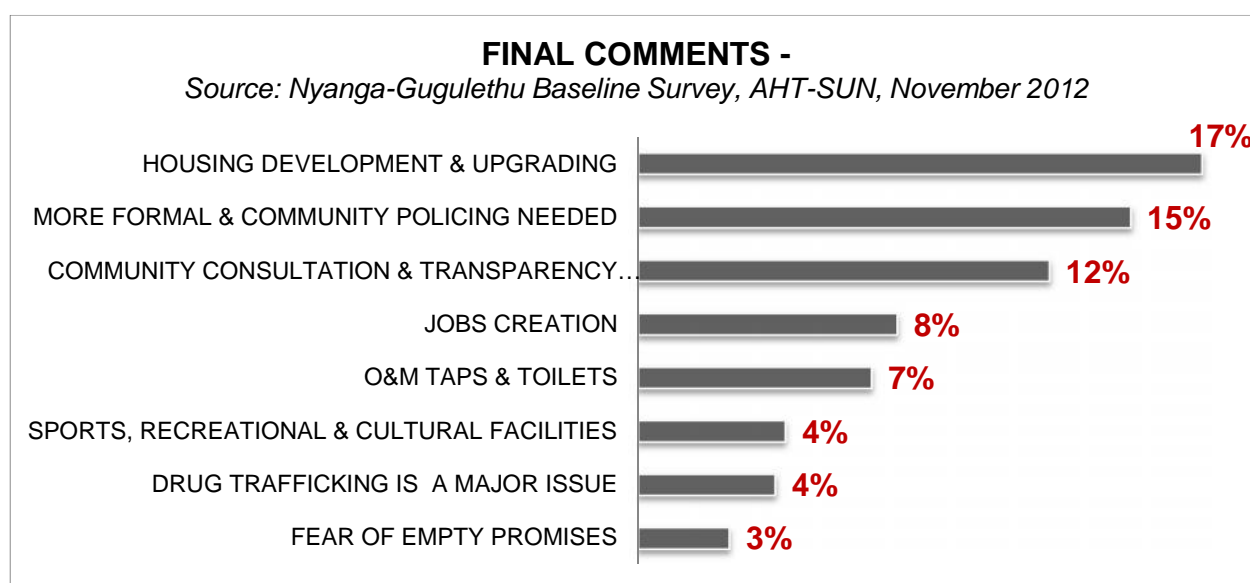
**Graph 38 Suggestions to improve safety and public facilities: water taps**

More than half of the respondents (51%) believe that enforced closing times would significantly improve safety around shebeens and reduce crime and violence possibly linked to alcohol consumption. More than 1 out of 4 respondents (28%) would like to see shebeens permanently closed down. Other residents suggested an increase security and formal policing.



**Graph 39 Suggestions to improve safety: shebeens**

## Final comments



**Graph 40 Concerns expressed**

Two thirds of the respondents made no final comment. Out of these who made final comments, 17% argue that there should be more housing development and upgrading initiatives. 15% of the respondents would like to see more police and community patrols in their area. 12% would like to know more about the projects and to be regularly consulted and updated on progress.

Other concerns were around high unemployment levels, the need for an improved operation and maintenance of water taps and toilets and the need for more sport and recreation facilities.

A number of residents showed a certain scepticism to the projects and potential empty promises whereas other respondents highlighted the growing issue of drug trafficking.

## Safety and Security: Conclusions

The fear of crime is intolerably high in four out of five people in the area. People feel safer on public transport than in their own homes. Parents are very concerned about the safety of children on their way to school and back. On average respondents are the victims of robberies or break-ins every 2,5 years. Those aged 26 to 35 years are perceived to be the most likely victims of robberies and those in the age group above this, 36 to 55 years, are seen as more vulnerable to break-ins. Young adults (18 – 15 years) are the prime targets of gang related crimes.

Respondents reported that youth and gang related violence, rape, robbery and house breaking take place any day with peaks over the weekend while stabbings and murder are perceived to take place primarily over the weekends. The most dangerous times are 6pm to midnight.

Children are most likely victims of rape and youth and gang crime. Girls are more likely victims of rape while stabbings and youth and gang related crime are viewed as more commonly affecting boys. The age group 13 and 18 is the most vulnerable group and the most dangerous time for children is between midday and midnight.

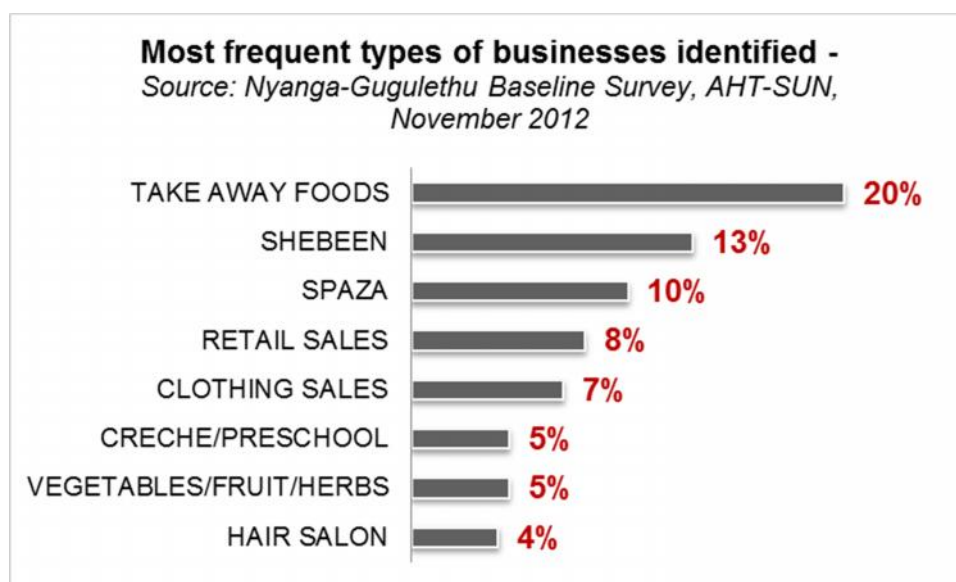
People see a link between alcohol and crime. Although the link is not as clear as anticipated it is acknowledged. About half of victims of crime in the past 12 months believe that alcohol played a part in the crime that they experienced. About a third stated that alcohol was consumed in their household and about 80% of these households purchase the alcohol from shebeens or taverns.

Safety ideas are centred around improved pedestrian safety through speed humps or police patrols. Public open spaces should be improved by formal parks and playgrounds or be used for housing development. Target hardening suggestions are the main ideas around improving safety of private homes. 51% feel that the enforcement of closing hours is not suited to improve safety around shebeens while 28% feel that they should be closed down.

Final comments left by some reflected their desire for development along with transparent community consultation.

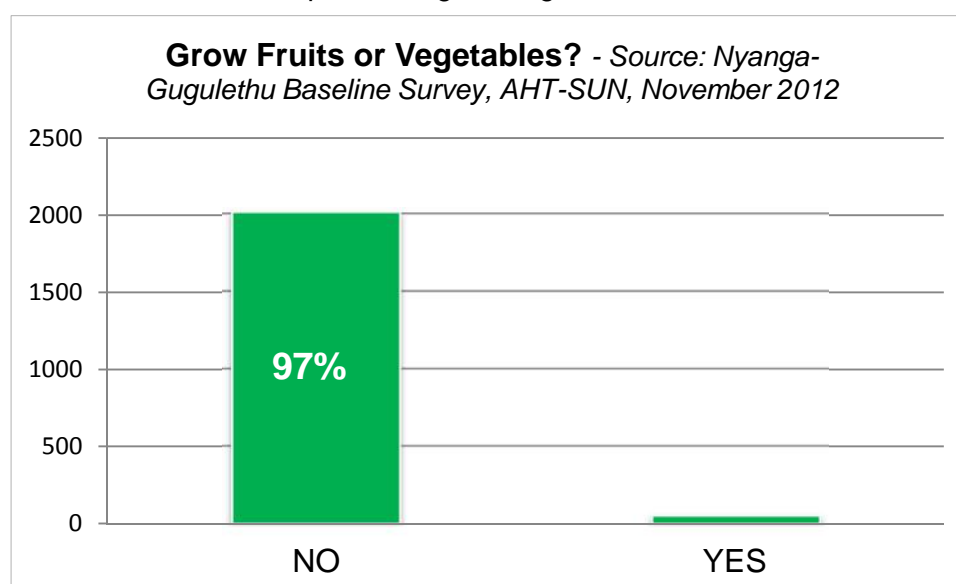
## ECONOMIC AND BUSINESS PROFILE

A total of 196 businesses were identified, which gives a projected total of about 3920 businesses in the Nyanga-Gugulethu area. Businesses were found in about 9.5% of homes. 85% of businesses identified fall under the services sector. The top three business types accounting for 43% of the total are take away food outlets (20%), shebeens (13%) and spaza shops (10%). Retail and clothing sales are next with 15%. Creches, fruit & vegetable outlets and hair salons account for 14%.

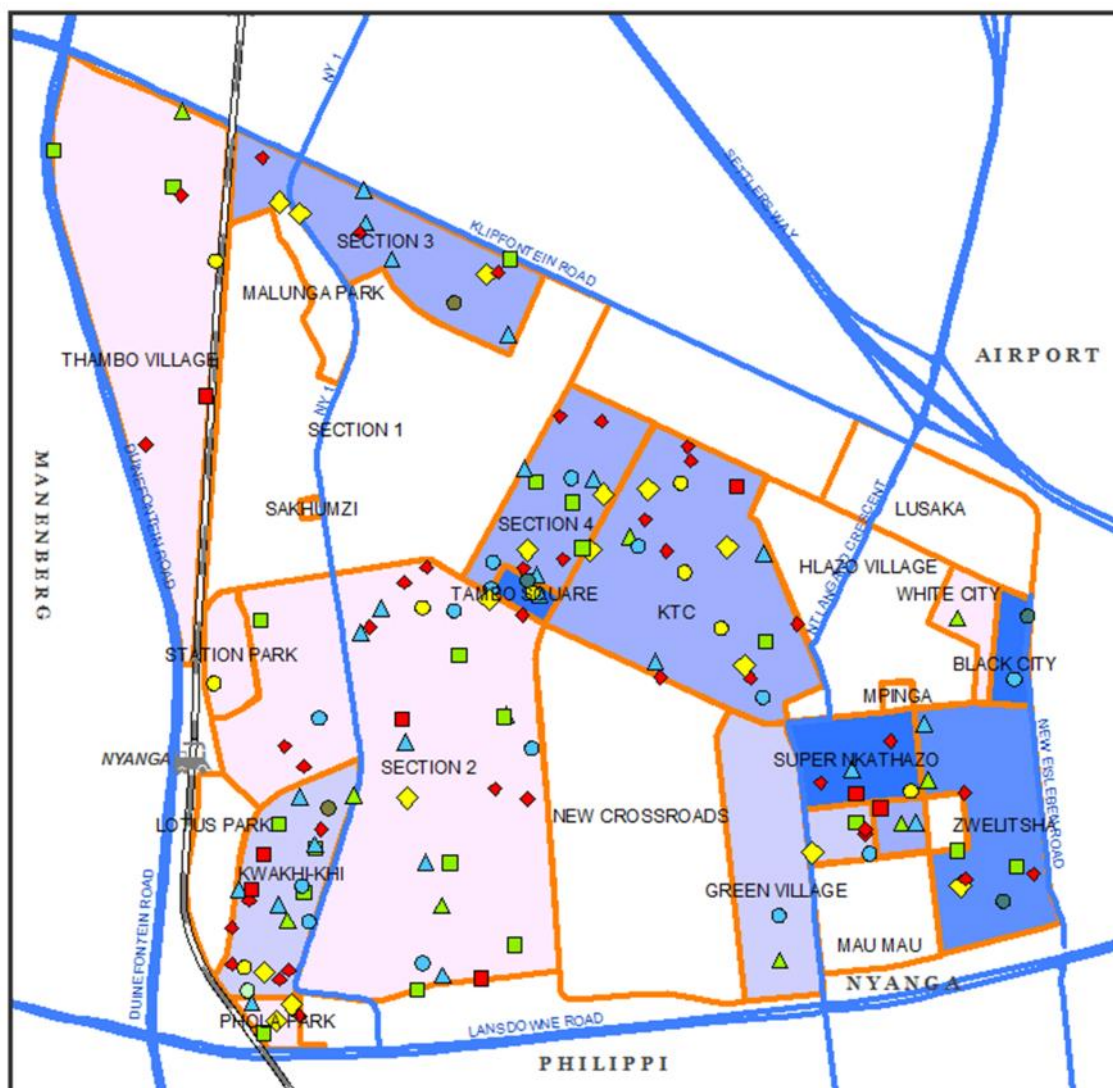


**Graph 41 Types and frequencies of businesses found**

A total of 53 homes or 3% of respondents grow vegetables or fruit.



**Graph 42 Number growing fruit or vegetables**



#### BUSINESS TYPES

Nyanga-Gugulethu Baseline Survey, AHT-SUN, Nov 2012

● CLOTHING SALES	(14)
▲ CRECHE/PRESCHOOL	(9)
■ HAIR SALON	(8)
◆ RETAIL SALES	(16)
▲ SHEBEEN	(26)
■ SPAZA	(20)
◆ TAKE AWAY FOODS	(39)
● VEGETABLES/FRUIT/HERBS	(10)

#### % HOUSEHOLDS WITH BUSINESSES

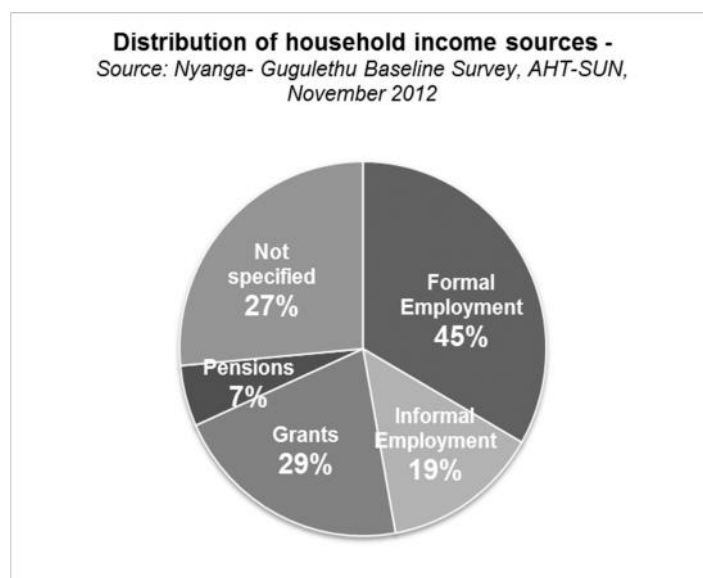
Nyanga-Gugulethu Baseline Survey, AHT-SUN, Nov 2012

■ 10.6 to 27	(3)
■ 10.2 to 10.6	(1)
■ 9.7 to 10.2	(4)
■ 7.9 to 9.7	(3)
■ 3 to 7.9	(5)

### Income and Employment

54% of households did not report where their income came from. 20% of households claim that they derive all their income from one adult and 15% are supported by two adults, which suggests that most income earners are supporting at least three or four other people.

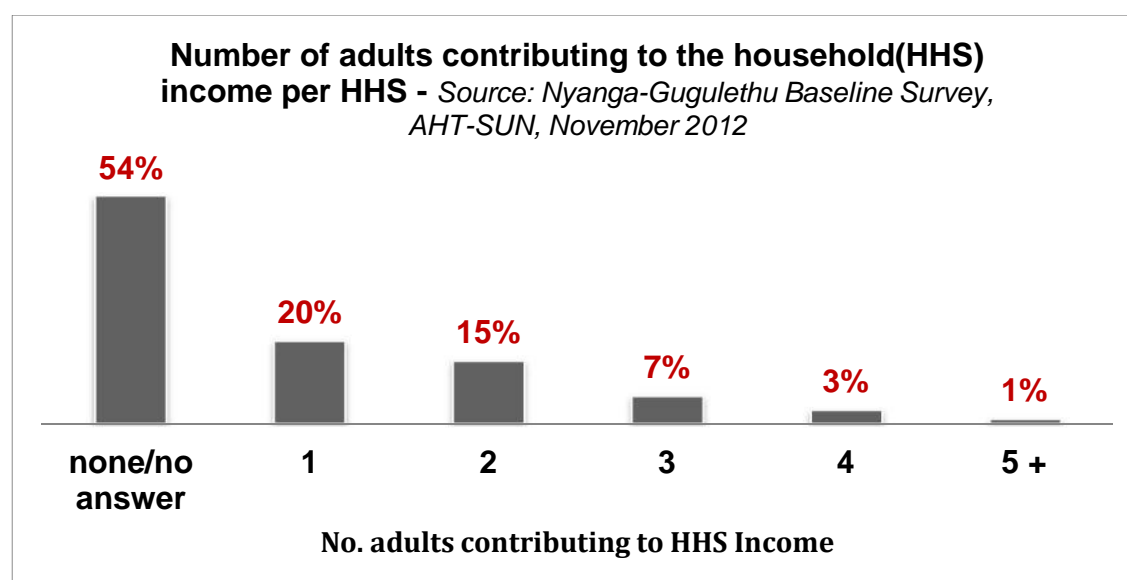
Map 7 Distribution of businesses identified by type



**Graph 43 Distribution of household income sources**

A total of 1343 people were working, formally or informally, from among the 6243 adults living in the households interviewed. This is 21.5% of all adults in the sample.

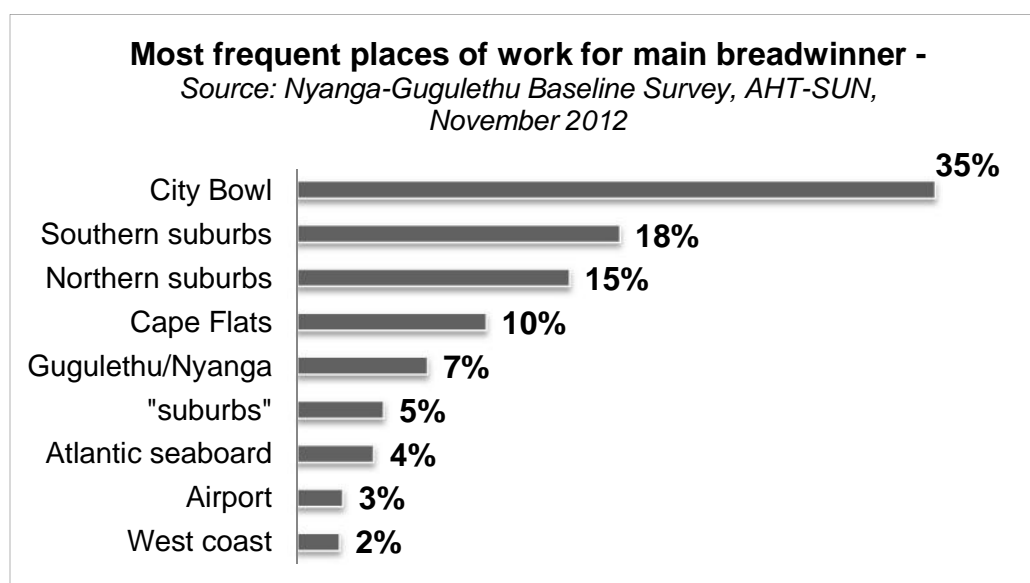
Out of the 46% of adults contributing to their household's income, 45% were formally employed, 19% were informally employed, 29% lived on social grants and 7% on pensions. 27% of respondents contributing to their household income did not specify where their contribution was coming from.



**Graph 44 Frequency of number of adults contributing to the household income**

74% of primary household breadwinners work in nine distinct areas of Cape Town. Of these, 35% are employed in the Cape Town City Bowl area, followed by the southern suburbs (18%) and the northern suburbs (15%). The findings suggest that, out of the people formally

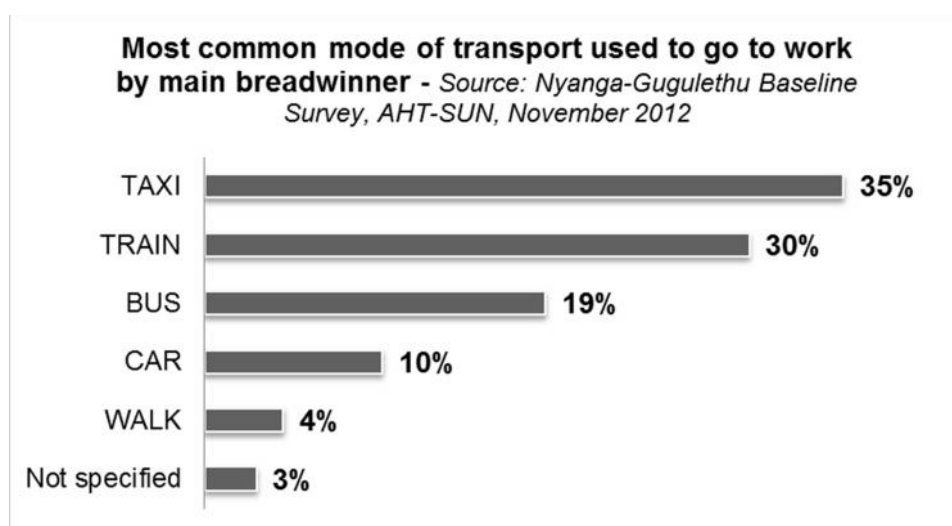
or informally employed, only a small minority work within the boundaries of the Nyanga-Gugulethu area (7%).



**Graph 45 Most frequent places of work for main breadwinner**

Informal mini-buses or “taxis” are the most common mode of transport used by the main breadwinners to go to work (35%), followed by the train (30%) and the public bus (19%). This might reflect on the greater coverage and flexibility which taxis offer. Only few respondents use a car (10%) or walk (4%) to go to work.

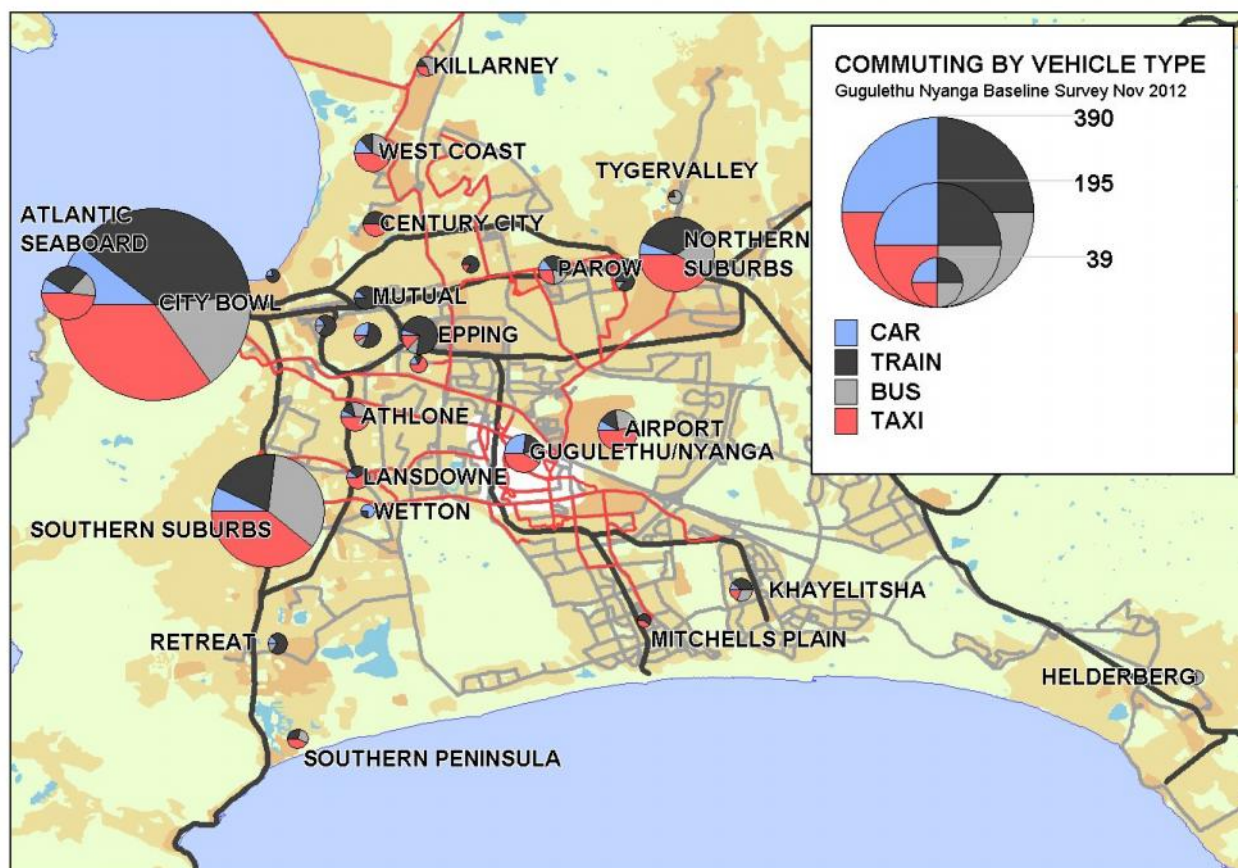
The train is however the preferred mode of transport for people working in the City Bowl (38%), followed closely by taxis (35%).



**Graph 46 Most common mode of transport used to go to work**

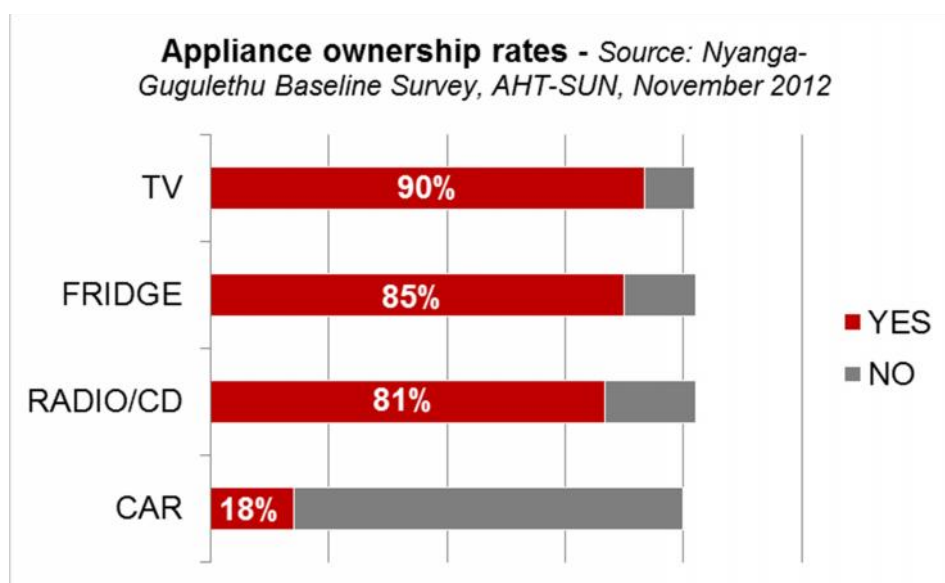
PLACE OF WORK	MODE OF TRANSPORT							TOTAL
	CAR	TRAIN	BUS	TAXI	BICYCLE	WALK	Not specified	
City Bowl	41	148	64	135			3	391
Southern suburbs	17	54	57	66	0	0	4	198
Northern suburbs	10	66	34	54	0	0	3	167
Gugulethu/ Nyanga	7	5	5	16	2	33	12	80
"suburbs"	5	7	9	29		3		53
Atlantic seaboard	4	13	7	22			1	47
Airport	2	4	6	14		1	1	28
West coast	4	3	8	11	0	0	0	26
Cape Flats	17	39	10	38	1	10	1	116
<b>GRAND TOTAL</b>	<b>107</b>	<b>339</b>	<b>200</b>	<b>385</b>	<b>3</b>	<b>47</b>	<b>25</b>	<b>1106</b>

**Table 2 Most frequent places of work x modes of transport**



**Map 8 Most common places of work and movement routes by mode of transport for Nyanga-Gugulethu residents**

90% of respondents have TV's, 85% have fridges. Radios and CD players are slightly less common, at 81%. 18% of respondents have cars.



**Graph 47 Frequency of appliance ownership**

### *Economic and Employment Profile: Conclusion*

Nyanga and Gugulethu are destitute areas. Less than 50% of responding households have any form of income. Only 25% of residents state that they earn income via work in the formal sector.

About 10% of households run a business from home. This is a very low number compared to the Khayelitsha samples where about 20% of households operate a business from home. Of these 10%, 65% operate a business in the services sector. A total of 13% of business owners run a liquor outlet, of which 90% are unregistered<sup>5</sup>.

Only 3% of households grow vegetables or fruit. There is good potential to increase this number to contribute towards livelihood strategies.

Ownership of appliances is high with TV and fridges in 90% and 85% of households respectively. Car ownership is 18%.

The main income opportunities are within the city centre and southern and northern suburbs. Where trains are available commuters prefer trains over taxis. 60% of people working within the Gugulethu/Nyanga area use non-motorised transport (NMT). This illustrates the need for well-designed and accessible NMT routes and their potential if income opportunities are provided closer to places of residence.

<sup>5</sup> A full survey on liquor outlets conducted in February 2013 confirms this number

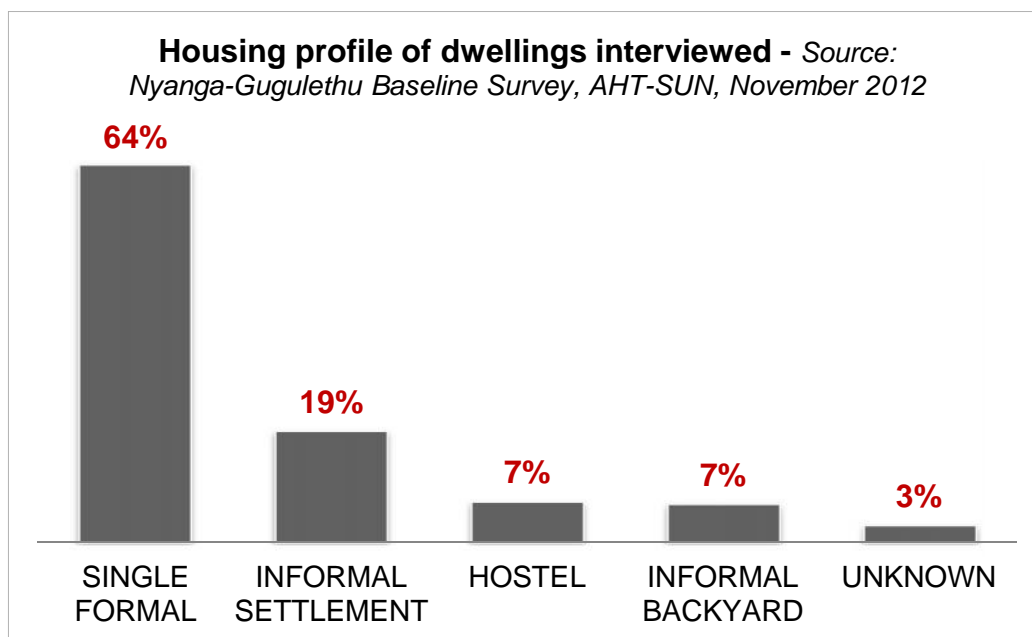
## Infrastructure: Features of informal housing

Out of the 2065 dwellings selected, 1329 or 64% were identified as single formal dwellings, 393 or 19% as informal settlement dwellings, 144 or 7% as hostels dwellings and 136 or 7% as informal backyard dwellings.

Table 3 below shows the profile of dwellings selected per sub-area. Cells highlighted in light purple indicate sub-areas where a higher number of hostels were found, namely Super Nkathazo, Freedom Square and Kwakhi-khi. Cells highlighted in light red colour indicate where the higher number of informal settlement dwellings were found, namely KTC, Mkhonto, Kwakhi-khi, Phola Park and Thambo Square.

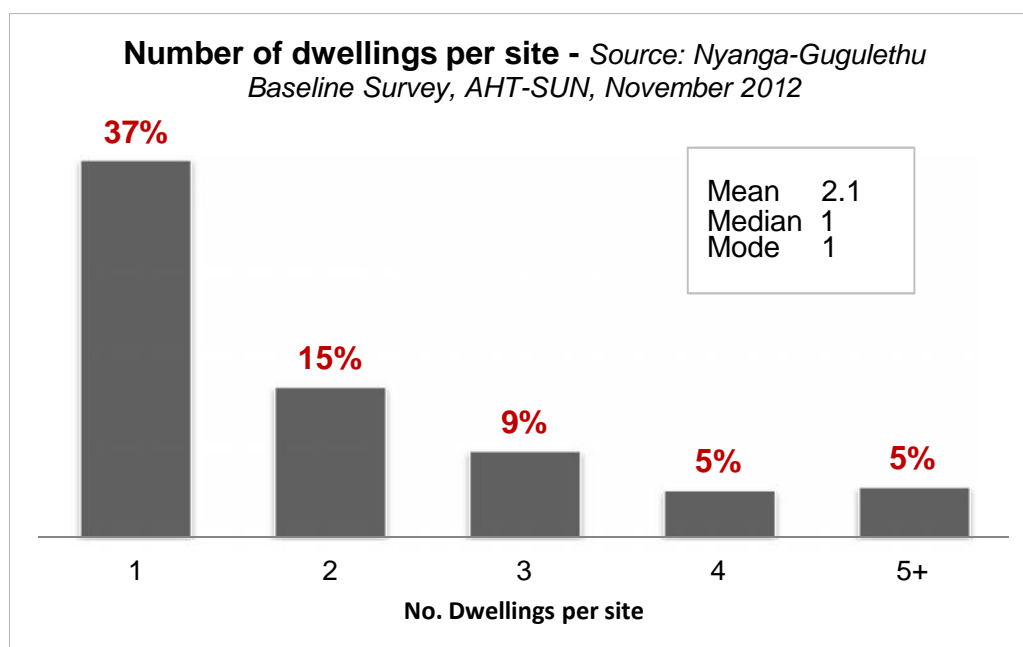
Area of Residence	DwellingType					Total No. Interviews
	SINGLE FORMAL	HOS-TEL	INFORMAL BACK-YARD	INFORMAL SETTLE-MENT	UNKNOWN	
BLACK CITY	27				1	28
FREEDOM SQUARE	31	22	3	2		58
GREEN VILLAGE	30		1			31
HLAZO VILLAGE	1					1
KTC	150		24	67	4	245
KWAKHI-KHI	59	68	27	89	15	258
LUSAKA				1		1
MALUNGA PARK	4	1		1	1	7
MKHONTO	30		7	22	3	62
MPINGA				3	1	4
NEW CROSSROADS	10					10
PHOLA PARK		2	9	106	6	123
SAKHUMZI	2			2		4
SECTION 1	4			5		9
SECTION 2	387	9	22	7	10	435
SECTION 3	143	12	11	4	7	177
SECTION 4	130	1	4	5	1	141
STATION PARK	66		2	1	3	72
SUPER NKATHAZO	3	19	4	6	2	34
THAMBO SQUARE	5	6	1	42	1	55
THAMBO VILLAGE	152		18	13	4	187
WHITE CITY	31		2	2	1	36
ZWELITSHA	61	2		15	1	79
(blank)	3	2	1			7
Grand Total	1329	144	136	393	61	2064
PERCENTAGE	64%	7%	7%	19%	3%	100%

Table 3 Housing Profile per sub-area



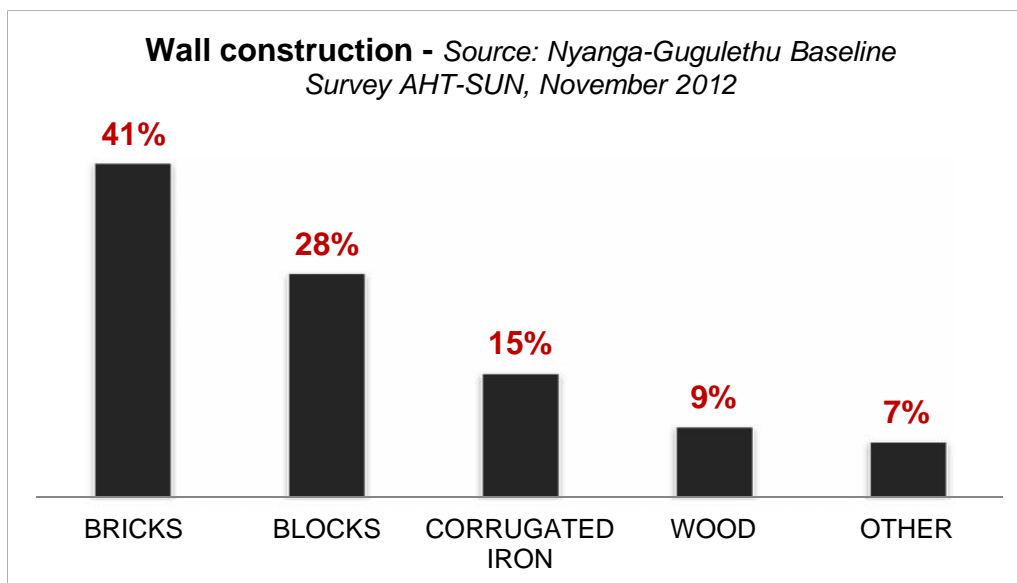
**Graph 48 Housing profile of dwellings selected**

A total of 37% of sites have single dwellings on them, 15% of sites have two dwellings, 9% of sites have three dwellings and only 10% overall have more than four dwellings. In other words, double and multiple occupation is the norm rather than the exception.



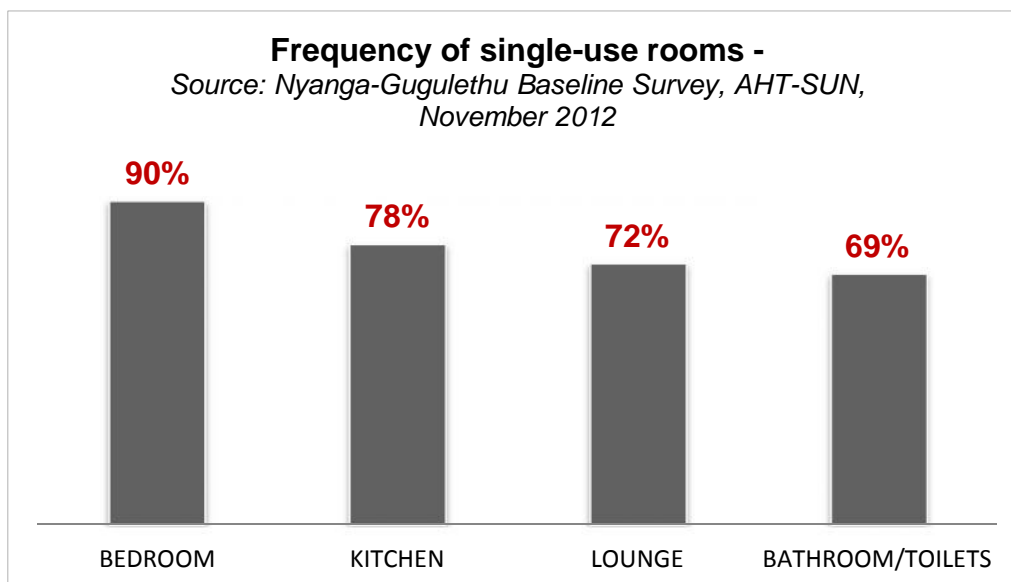
**Graph 49 Number of dwellings per site**

The most common construction materials of selected dwellings were bricks and blocks (69%) which reflect on the housing profile of dwellings interviewed (64% single formal), with the next most common materials being corrugated iron (15%) and wood (9%).



**Graph 50 Primary construction material of walls**

About 10% of households consist of only one room that is utilised for all purposes. Overall 90% of homes have a room used exclusively for sleeping. 78% of households have a dedicated kitchen. 72% have a dedicated lounge, and 69% have a room used exclusively as a toilet and/or bathroom.

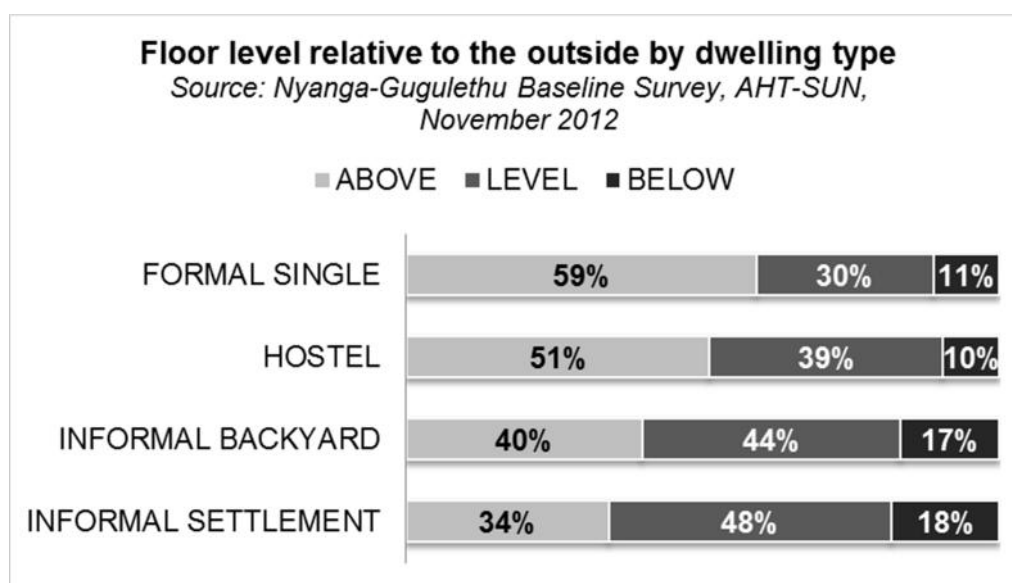


**Graph 51 Frequency of single-use rooms**

However, it is most common for formal single dwellings to have dedicated bedrooms (97%), kitchen, lounge and bathroom (85%). Informal backyard dwellings appear to be the least advantaged with only 64% having a space exclusively for sleeping or for cooking (34%), which suggests a reduced living space. Only 29% of informal settlement dwellings have a room used exclusively as a bathroom. See table below (table 4): Dark grey colour indicates dwelling type with higher number of single-use rooms. Light grey colour indicates dwelling type with lower number of single-use rooms.

	BEDROOM	KITCHEN	LOUNGE	BATHROOM/ TOILETS
SINGLE FORMAL	97%	90%	89%	85%
INFORMAL SETTLEMENT	81%	59%	44%	29%
HOSTEL	67%	46%	29%	55%
INFORMAL BACKYARD	64%	34%	27%	36%
UNKNOWN	93%	77%	68%	67%
OVERALL	90%	78%	72%	69%

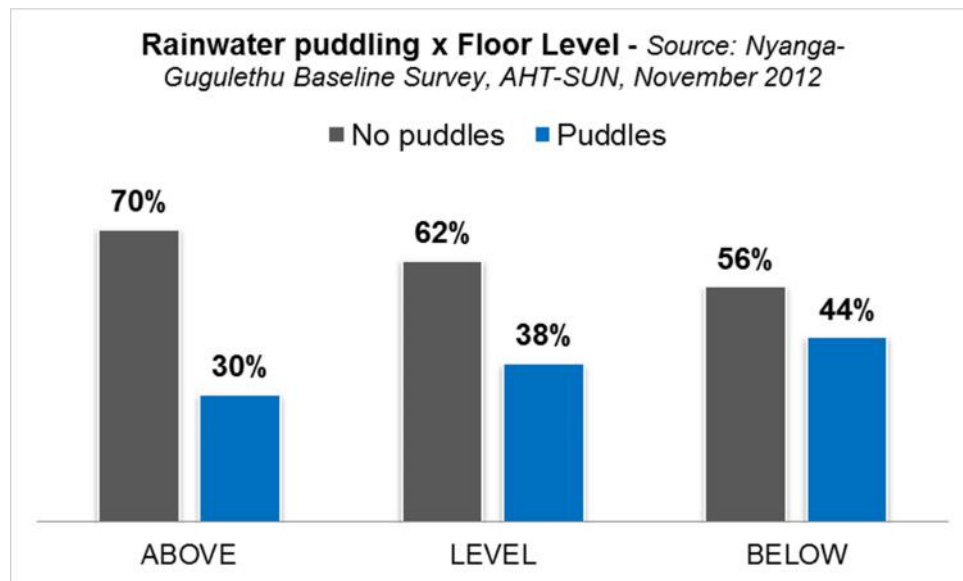
**Table 4 Frequency of single-use rooms by housing type**



**Graph 52 Floor level above or below prevailing ground level**

Overall, only 13% of homes have a floor level that is below the prevailing ground level. 11% of formal single dwellings have their floor level below to the outside, whereas 17% and 18% of informal backyard and informal settlement dwellings respectively, have their floor level below to the outside.

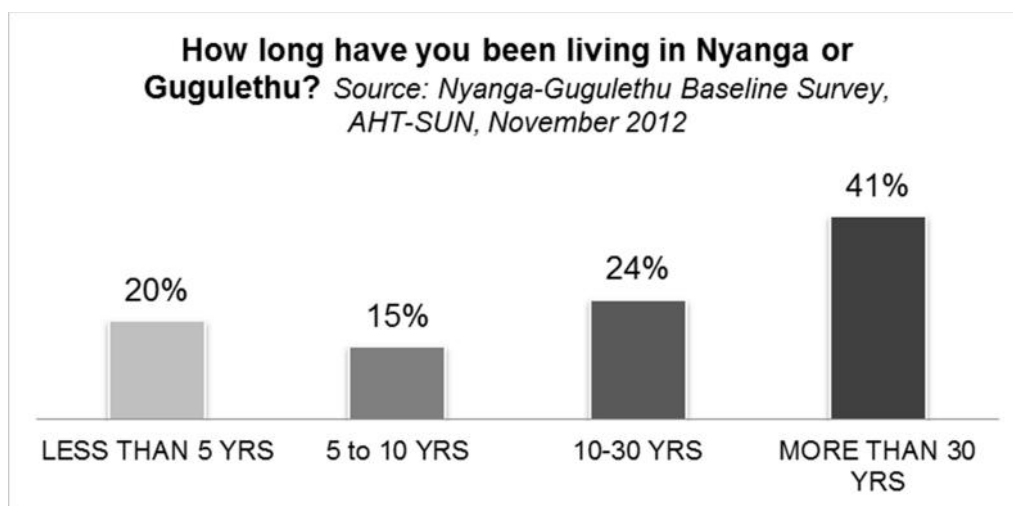
As Graph 27 shows, it is more likely for houses with lower floor levels to be prone to puddling (44%). Puddling seems to be an overall issue, not only in association with floor level but also with other factors. 32% of respondents had experienced puddling over the last winter.



**Graph 53 Floor level associated with drainage problems**

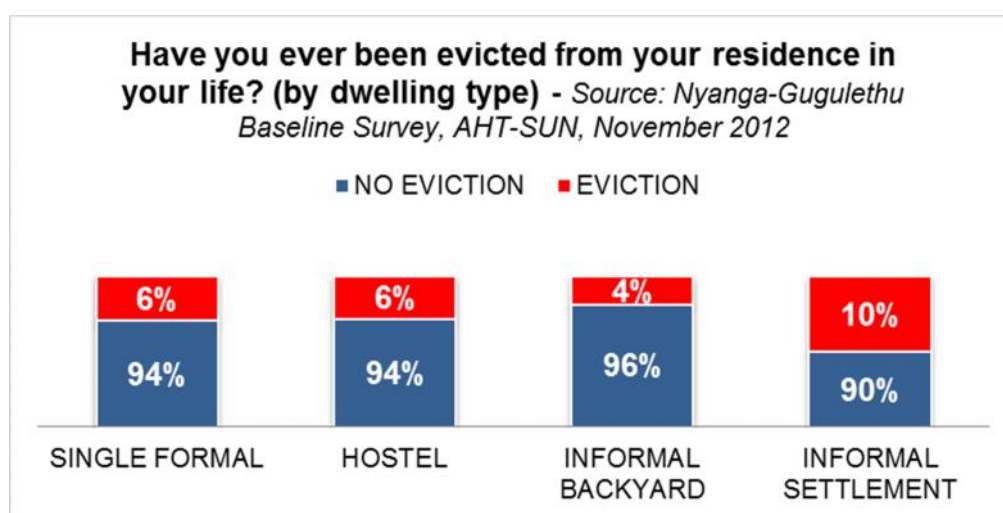
## Land tenure

65% of respondents reported that they had been living in the area for over 10 years, implying a rather stable community, which reflects the early establishment of the area (1948-1958). 35% of interviewees reported that they had been living in the area for less than 10 years (20% for less than 5 years) which suggests that there is a dynamic land and housing market in the area.



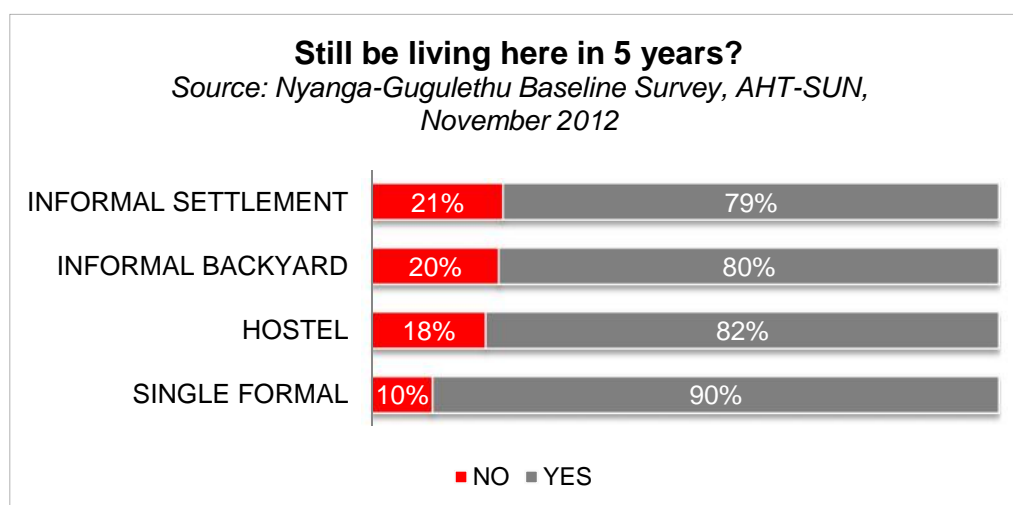
**Graph 54 Number of years of residency in Nyanga-Gugulethu**

Overall 7% of respondents had experienced eviction from their residence in their life. History of forced eviction is slightly higher for respondents living in an informal settlement dwelling (10%). Surprisingly, respondents residing in informal backyard dwellings presented the lowest rates of eviction history (4%) which might be due to their under-representation in the overall population sample. Living in formal dwellings may also correlate with age and being established in the area, which in turn is correlated with having experienced apartheid-era evictions.



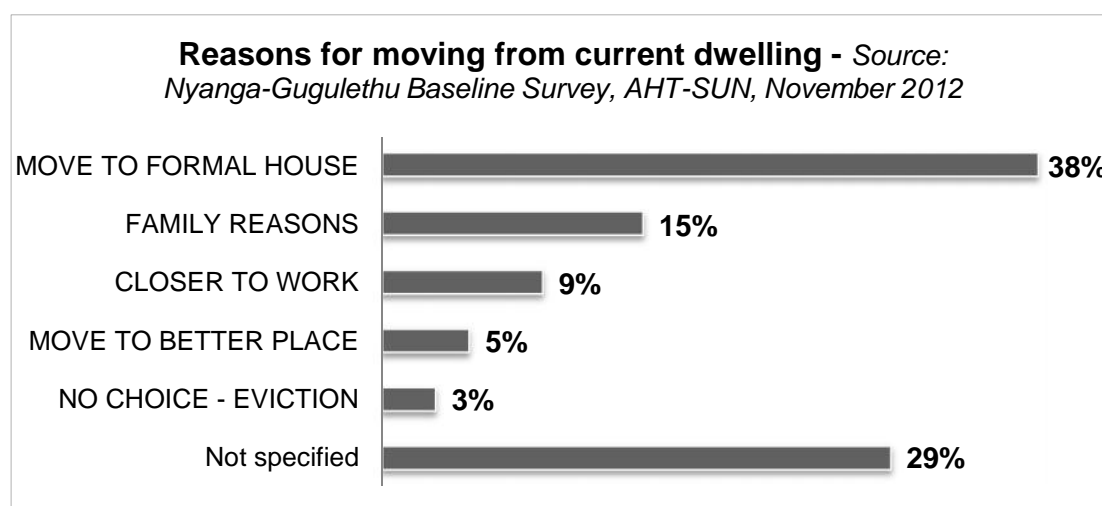
**Graph 55 Eviction history by dwelling type**

90% of respondents living in a formal single dwelling consider that they will still be living in the same dwelling in the next five years. In comparison only 79% of interviewees residing in an informal settlement dwelling think that they will be living in the same dwellings in the next five years.



**Graph 56 Future perspectives of residency in the next 5 years**

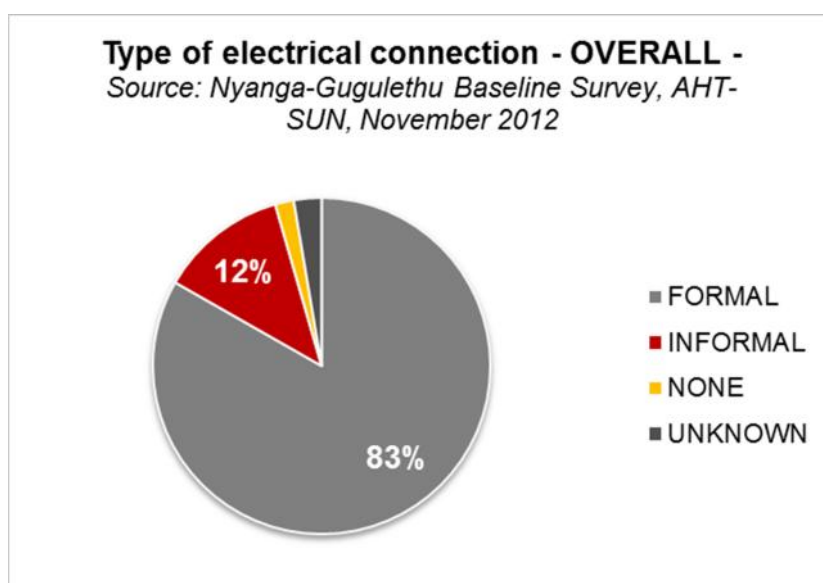
As the graph below shows, the main expected reason for moving from a current dwelling is related to the hope to move to a formal house (54%). Only a minority of respondents think that they could possibly be evicted (4% of residents who expect to move in the next five years or eight persons out of the overall population sample).



**Graph 57 Reasons for moving from current dwelling in next 5 years**

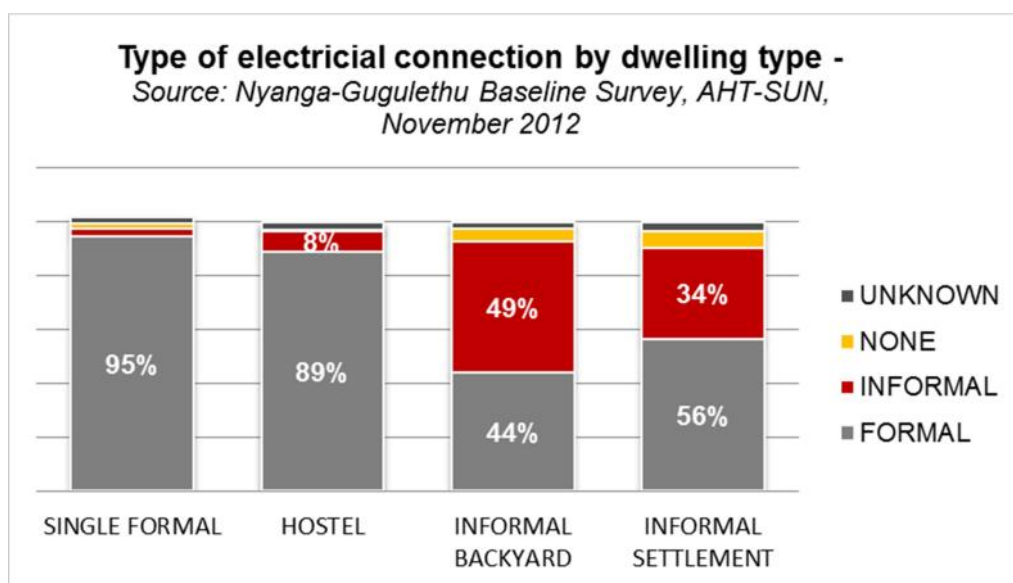
## Access to basic services: electricity and lighting

Overall 83% of homes have formal electricity connections, 12% have informal connections, and 2% have no connection.



**Graph 58 Type of electrical connection**

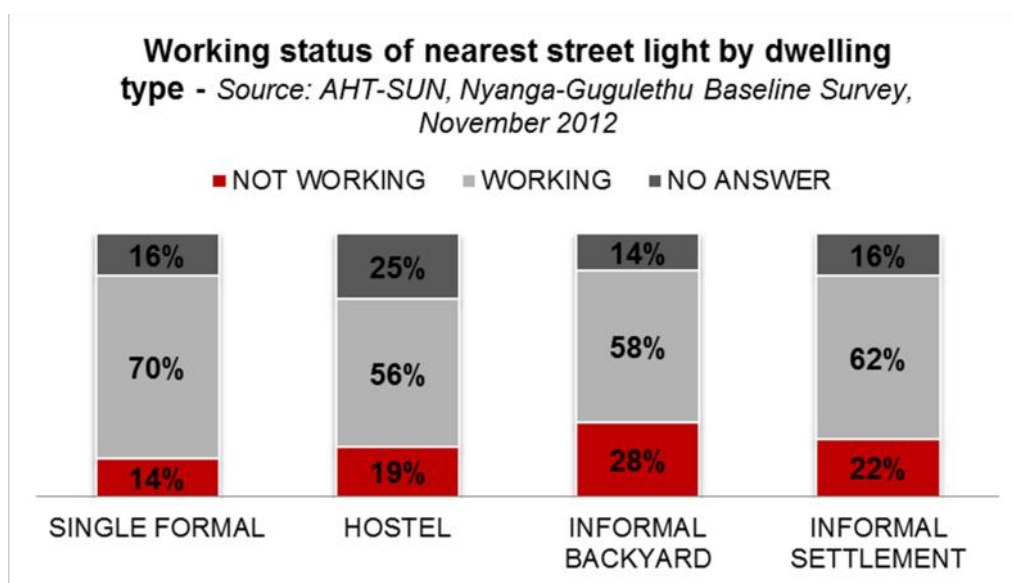
Whereas 95% of selected formal single dwellings have formal electrical connections, more than half of selected informal backyard dwellings (54%) and 40% of informal settlement dwellings have informal connections or no electricity at all.



**Graph 59 Type of electrical connection by dwelling category**

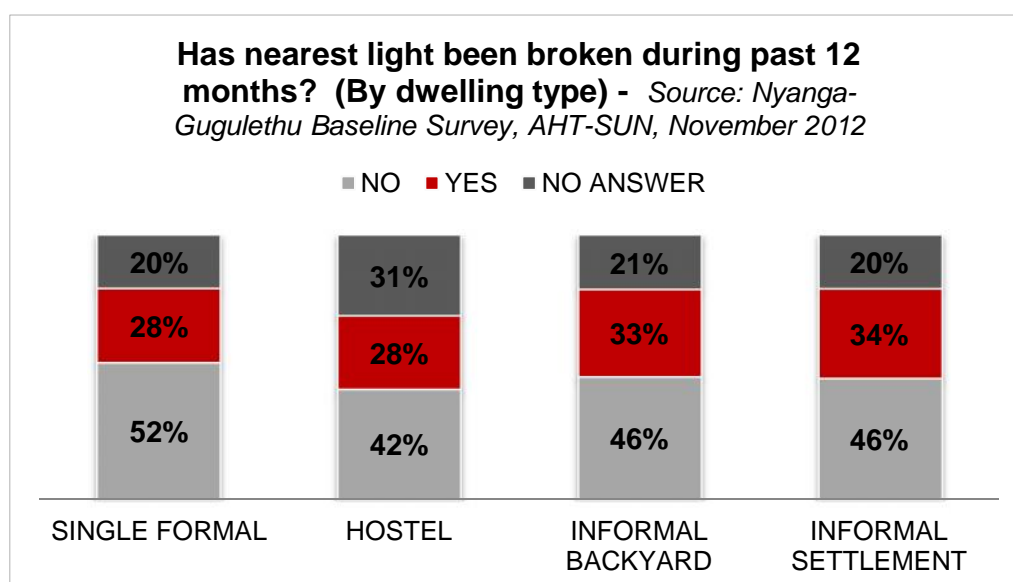
Overall 66% of residents reported that the nearest public light to them was working, 17% that it was not working and 17% did not answer this question. Rates are slightly higher among

residents living in formal areas (70%) compared to residents residing in informal areas (62%). Rates are the lowest among residents living in hostels (56%).



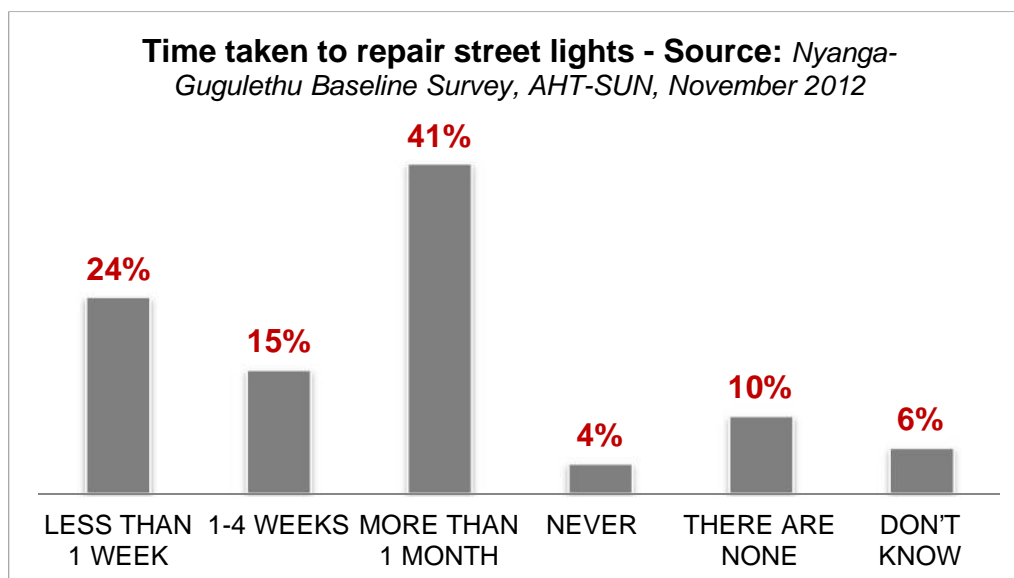
**Graph 60 Does the public light nearest your dwelling work?**

Overall 29% of respondents reported that their nearest public light had at some time been broken within the past 12 months. Rates are slightly higher among residents living in informal areas (34%) compared to residents residing in formal areas (28%).



**Graph 61 Has nearest light been broken in the past 12 months?**

41% of respondents reported that when a light is broken it usually takes over a month to be repaired. 24% of respondents reported that it took less than a week and 15% 1 to 4 weeks. There was no on-site inspection of lights undertaken.

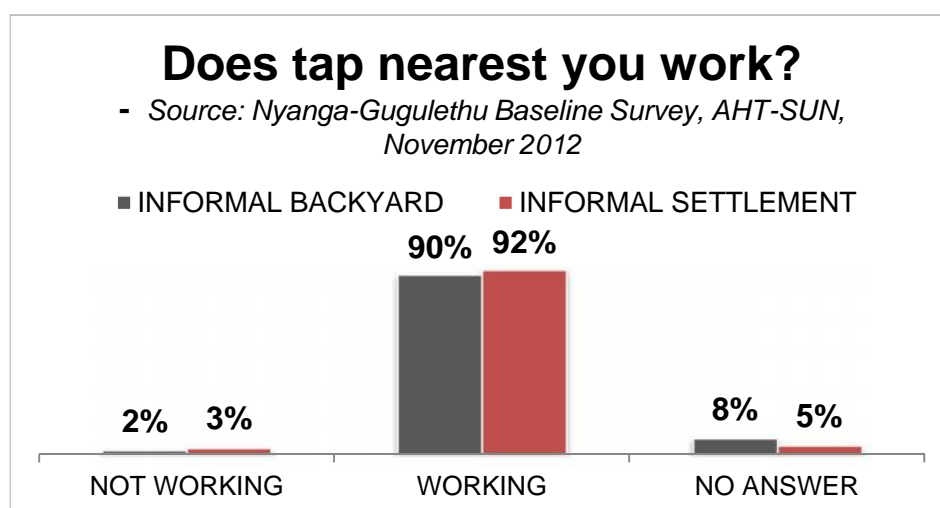


\* Note that only 25% of interviewees answered this question

**Graph 62 Time taken to repair lights**

### *Access to basic services: water in informal settlements*

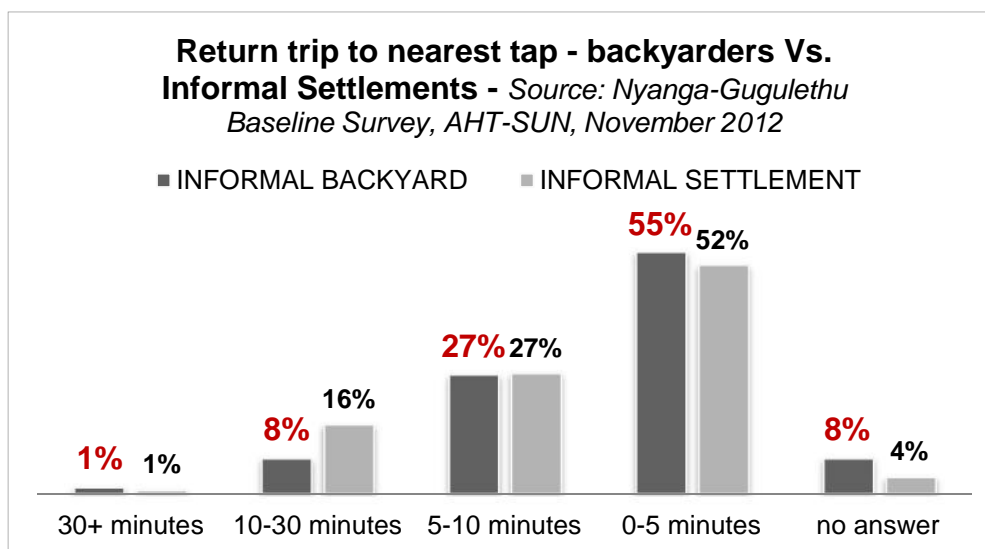
Overall 90% of the water taps nearest to selected informal dwellings and 92% of those near backyard residences were reported to be working. Only a small proportion were reported not to be in working condition in both cases. There were no particular trends between the different types of dwellings.



**Graph 63 Working status of water taps**

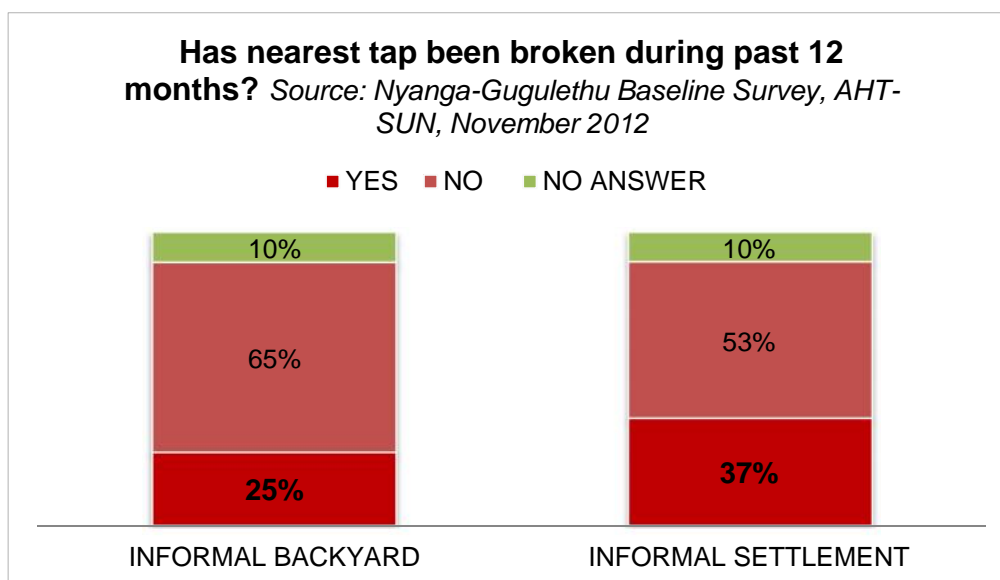
Overall, 68% of the respondents reported that they could fetch or access water in less than 5 minutes, which reflects on the greater representation of formal single dwellings in the survey

sample (64%) which have their own private water connection. In informal settlements specifically, only 52% of the interviewees could access water in less than five minutes, while 55% of backyard dwellers can access water in under five minutes. It is not known if the time taken and local variations are due to distance from the tap, a queue at the tap, slow water supply, or socialising en route.



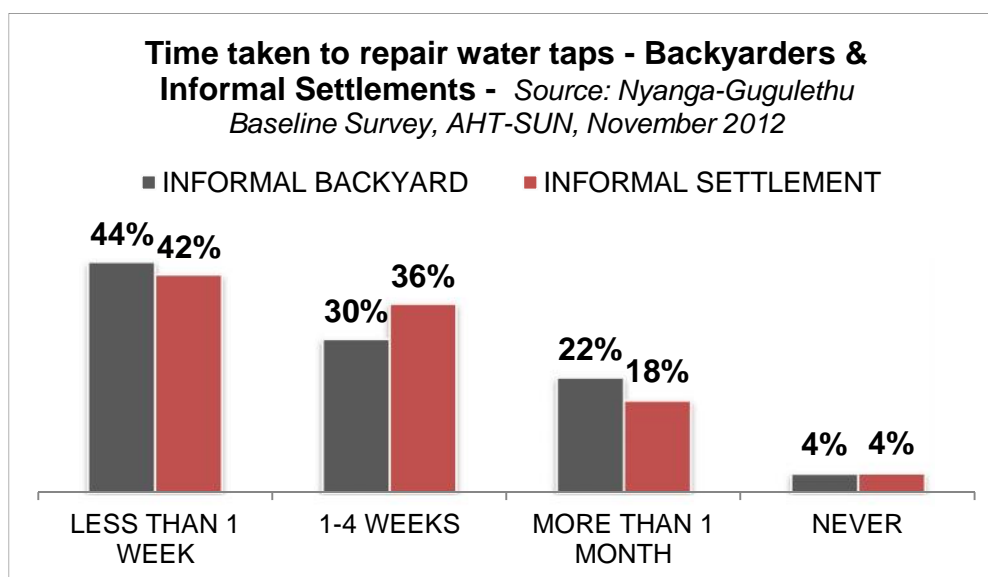
**Graph 64 Time taken to fetch water, in minutes**

Overall, 24% of the respondents reported that the water tap nearest their dwelling had been broken in the past 12 months. However in informal settlements 37% of the interviewees reported that the nearest tap to their dwelling had been broken in the past 12 months compared with 19% of the respondents in formal dwellings.



**Graph 65 Has nearest water tap been broken in the past 12 months?**

Just over 40% of the respondents in both informal and backyard dwellings reported that it took less than a week to repair broken water taps. Only 18% of the interviewees answered this question.

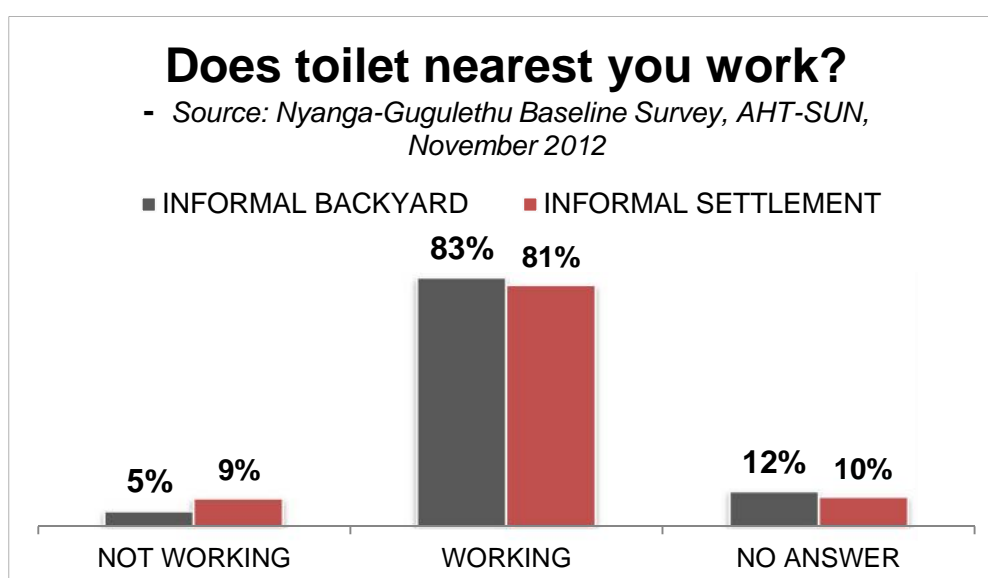


\* Note that 82% of interviewees did not answer this question.

**Graph 66 Time taken to repair water taps**

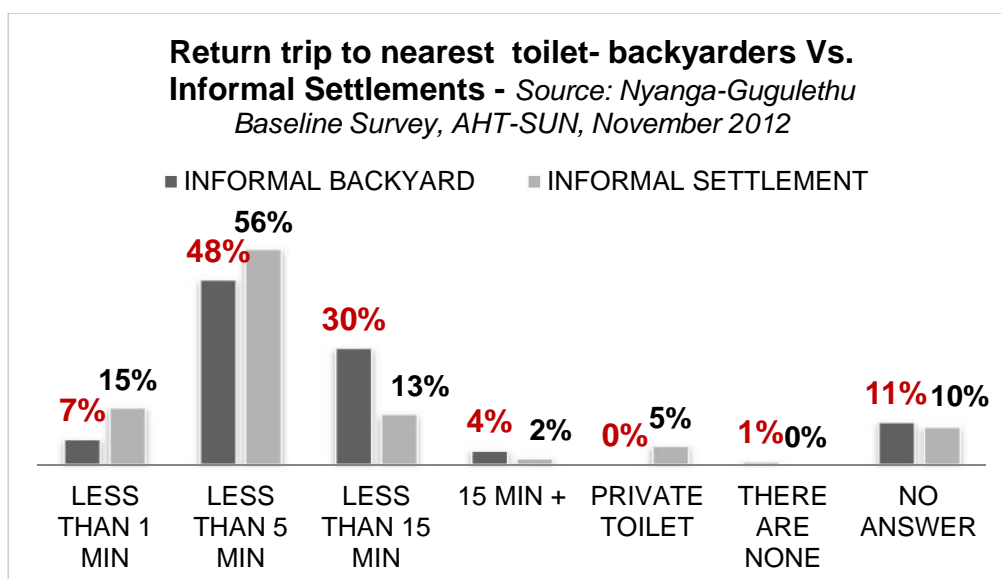
### Access to basic services: toilets

In informal settlements and backyard dwellings more than four out of five respondents said the toilets nearest them were working. More than half of the remaining respondents did not answer the question. Nonetheless, there are still a concerning 9% of informal settlement interviewees who report broken toilets



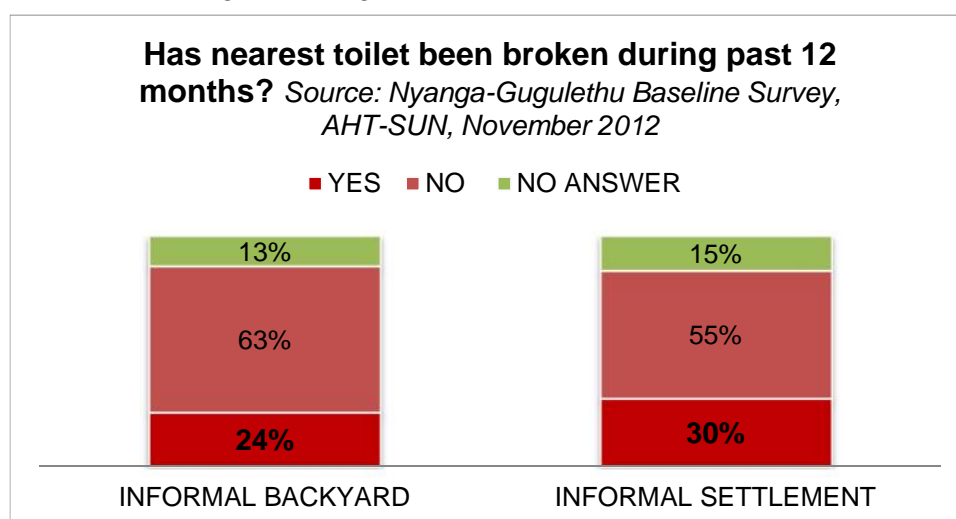
**Graph 67 Working status of toilets**

55% of the backyard dwelling respondents say that they can use a toilet and return home in less than five minutes. This figure is 71% among informal settlement residents. 30% of backyarders and 13% of informal settlement respondents report that it takes them five to 15 minutes. Only a small number of both groups report that it takes them more than 15 minutes.



**Graph 68 Time taken to use nearest toilet, in minutes**

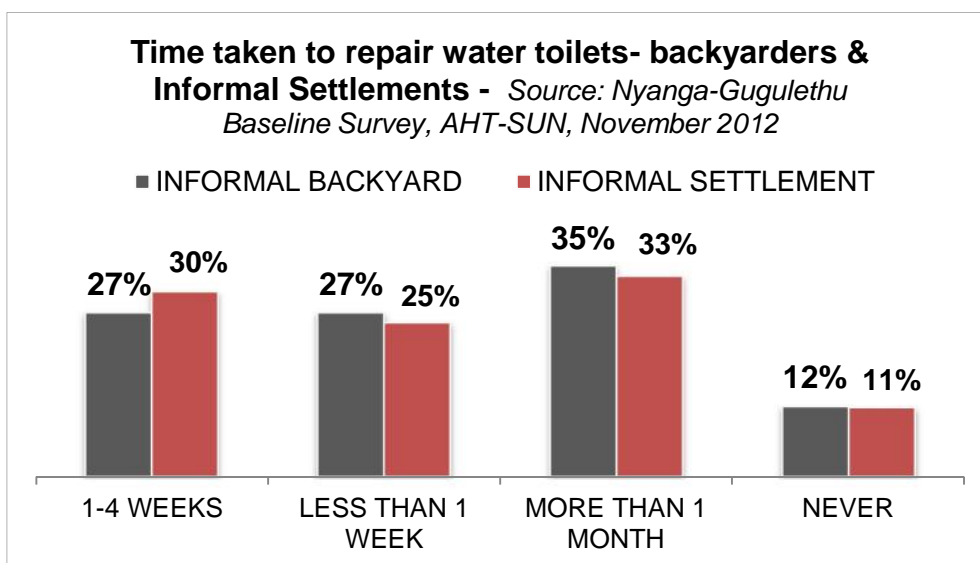
Overall, 23% of the respondents reported that the toilet nearest their dwelling had been broken in the past 12 months. Rates are slightly higher in informal settlements where 30% of the respondents reported the nearest toilet to be broken compared to 21% of the interviewees in formal single dwellings.



**Graph 69 Has the nearest toilet been broken in the past 12 months?**

The baseline data suggest that it takes longer to repair toilets than to repair water taps as over a third of the respondents who answered this question reported that it took more than a month. 27% of the backyarder respondents and 30% of informal settlement residents reported that it took less than a week to repair toilets. Just over 10% of both groups stated that toi-

lets were never repaired. As for water taps, only 19% of the interviewees answered this question.

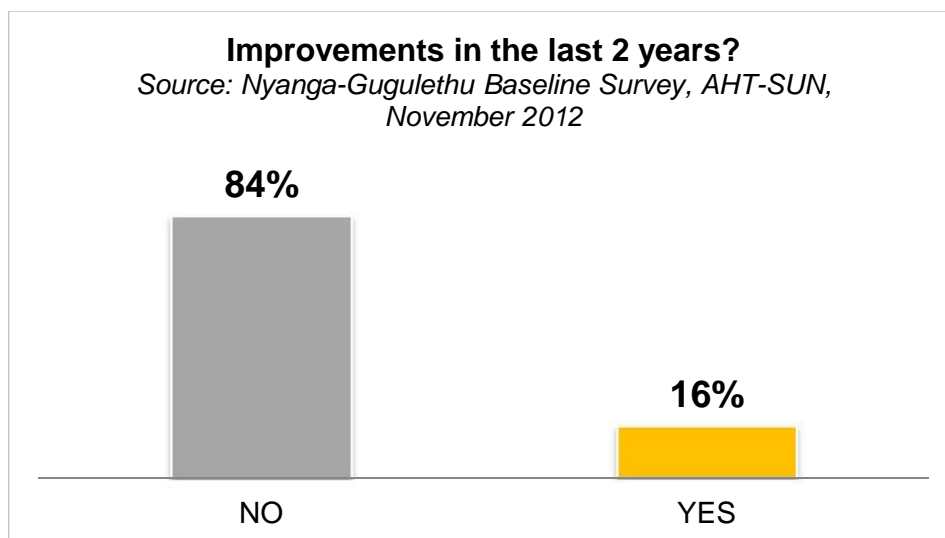


\* Note that 81% of interviewees did not answer this question.

### Graph 70 Time taken to repair toilets

#### Amenities overview

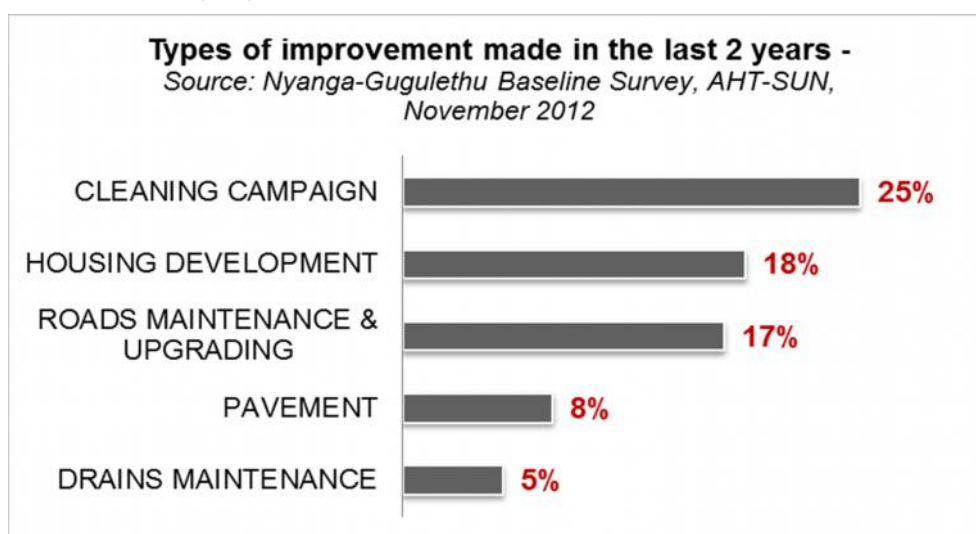
Only a small minority of respondents (16%) believe that the City has brought an improvement into their area over the last two years.



### Graph 71 Have improvements been made within the past 2 years?

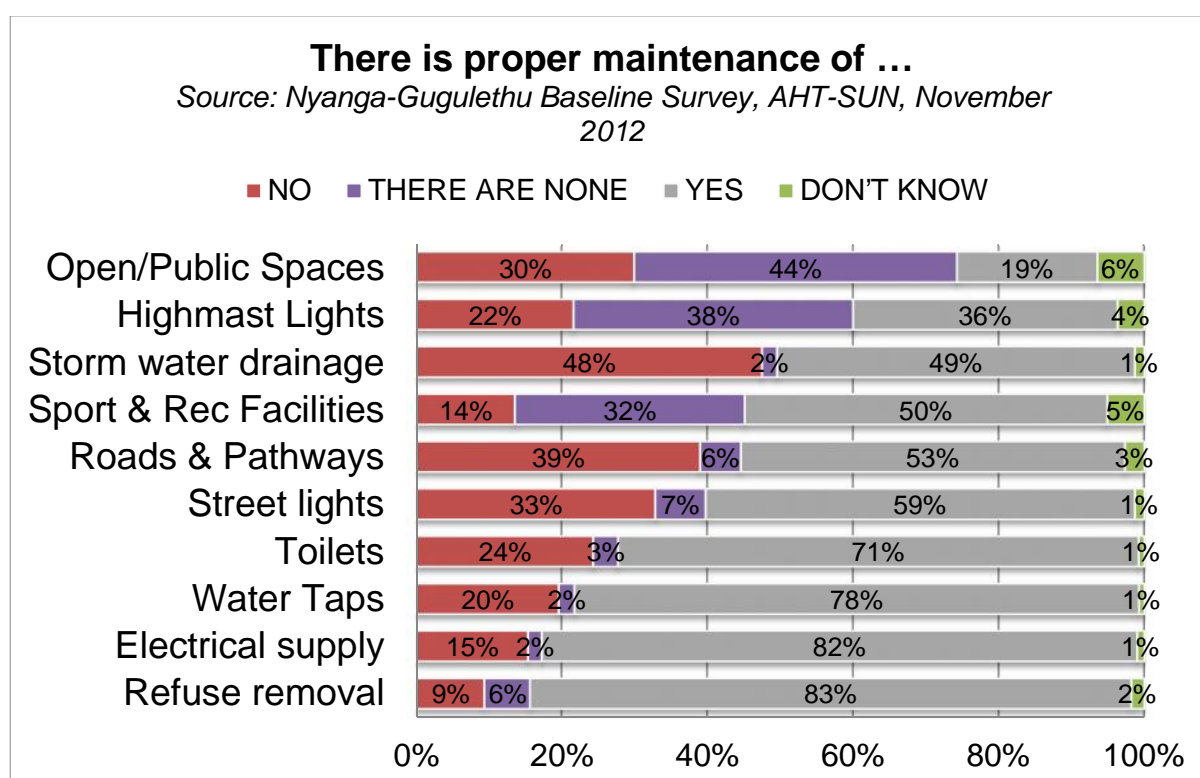
The main improvements identified were the cleaning of the streets and related job opportunities (25%), new housing and hostels' upgrading (18%), the upgrading and

maintenance of roads (17%), the upgrading or construction of new pavements (8%) and the maintenance of drains (5%).



**Graph 72 What improvements have been made?**

The public amenities and services that were rated most positively were: the removal of refuse, the provision of electricity, water, toilets and street lights. There was considerable unhappiness about the state of roads and the storm water drainage system. Very few people felt that open/public spaces were acceptably managed, stating in most instances that there were none.



**Graph 73 Rating of local municipal services**

## *Infrastructure: Conclusion*

Multiple occupation of plots is recorded at approximately 60% of all plots. This indicates that subletting is a means of income to plot owners.

About 70% of the dwellings are constructed from bricks or blocks. 90% of the houses have more than one room. While about one third of households experience puddling problems, this seems more likely to be a roof leaking problem than a flooding problem as only 13% of houses' floor levels are below the surrounding ground level. In informal settlements this number rises to 18%. While 83% of households have a formal electrical connection, only 44% of backyard dwellers have a formal connection. This is 12% less than informal settlement dwellers.

The large majority of people have been living in their dwellings for the past five years (80%), with 41% having lived there over 30 years. 90% intend to stay where they are for the next five years. Of concern is that only 16% of residents state that improvements were seen in their neighbourhoods in the past two years. When rating municipal services, refuse removal, water, sanitation and public lighting are positively acknowledged. The maintenance of stormwater management systems, public spaces, roads and high mast lights require improvement while it is felt that public spaces, high mast lights and sport and recreational spaces are insufficiently provided.