A MOMENT IN

Kensington
Factreton
Maitland

KEY FINDINGS FROM A TWO WEEK WORKSHOP IN COLLABORATION WITH ASF-UK, 1:1 & DAG
The 2017 Change by Design workshop in Cape Town is a partnership project between Architecture Sans Frontieres - UK (ASF-UK) and the Development Action Group (DAG) with support from 101-Agency of Engagement. Change by Design explores participatory design and planning as a tool for advocacy and socio-spatial transformation in informal urban contexts. Change by Design unites a series of workshops and seminars developing and disseminating a participatory design methodology with the objective to contribute to the empowerment of urban marginalised groups and communities.

The 2017 Change by Design Cape Town workshop set out to support the DAG’s community based organisation partners in order to develop citizen led strategies and plans that foster the production of more equitable, inclusive and sustainable neighbourhoods in Cape Town. This report outlines the short summary of the findings from the 2 week action research workshop.
The communities of Kensington, Factreton and Maitland are situated near the area of Century City, along the N1 Highway. Known as Windermere and Kensington until the mid-1960s, the neighbourhood was formed at the beginning of the 20th century when the first houses were erected. By the early 1920s, the majority of residents were living in informal structures, and by the 1940s, Windermere-Kensington had grown into the city’s largest informal settlement. At the time, this was a mixed area where people classified as African, coloured, and white lived, played, and worked together. Under the policy of separate development, Windermere was erased by the state between the late 1950s. Factreton was built to replace it as a new ‘coloured’ area in compliance with the Group Areas Act, and other groups were forcibly removed from the site.
“KFM is a microcosm of the entire City of Cape Town! You find all the issues and all the potential the City has, in this area - with the challenge of developing unique solutions to every issue.”

Researcher at African Centre for Cities
Kensington-FACTRETON-Maitland Coalition for Spatial Justice (KFM-CSJ) is a newly registering community-based organisation (CBO).

The founding members Adiel Baseer, Fairouz Nagia and others were originally part of the Kensington-FACTRETON Housing Committee established in the early 2000’s who then transformed into the Kensington-FACTRETON-Maitland Backyarders Association - belonging to the Cape Metro Backyarders at the time. The organisation originally evolved from Pan African Congress community efforts, a political party who opened up a constituency office in Kensington to address the issues and needs of the community. Some of the issues included the lack of social development and community management. The need for low-cost and affordable housing in KFM was quickly realised, triggered by the destruction of one of the area’s biggest informal settlements at the time, Acacia Park lost to a fire. A coalition of informal settlement residents including backyarders joined efforts to address the housing backlog issue. Their organising and lobbying efforts laid the foundation to establishing SHAWCO’s social development offices that successfully operate in Kensington to meet the social needs of the community. Parallel to this process the organisation played a pivotal role in engaging with City and Provincial Human Settlement departments in selecting 22 land parcels which if developed could meet the housing demand crisis.

The organisation at present is undergoing restructuring to align their vision and mission to address the spatial injustice which unfolds within their communities. The community’s grievance is in Council’s failure to develop any low-cost housing projects over the past 60+ years which has resulted in increasing numbers of informal settlements and its accompanied effects of overcrowding, poor health and sanitation issues, and other social development issues. The vision of the coalition is therefore to establish an integrated, safe, spatially just urban space within which all residents can prosper and access opportunities, equally.
THE STORIES OF 3 DIFFERENT WORLDS

“I am from Tanzania but I live in Maitland for 10 years. I have friends at 10th Avenue, but when I visit them I feel safe only inside their houses. Too much muggings there.”

“The rent for my room is too high. My kids are bullied at school. We need respect and unity among foreigners and locals and equal opportunities to use our skills and have a normal life.”

“The informal settlements need to come together and discuss the issues. I wish to have my own house for me and my 3 boys but I want to stay in this area. We understand and protect each other.”

“This is a quiet place. I love this area. It’s not like Factreton. I won’t move. I want to die here!”

“We want to see proper houses for these people, not cheap solutions. We want more activities for the youth to keep them off the streets. It’s not safe outside.”

“There is big unemployment, especially among mothers. We have no visits from the city council. We stay right here, waiting 20 years for a house.”

“The informal settlements need to come together and discuss the issues. I wish to have my own house for me and my 3 boys but I want to stay in this area. We understand and protect each other.”

“People with Indian and Pakistani origin. Strong sense of community and more integrated thanks to religion. Healthier area among the three. Mainly private, 3 bedroom flats/houses.”

“There is connection with Kensington community. Also, there is higher number of back gardeners and rented council houses.”

“International area. Mainly people from Congo. They are hard workers but not very well integrated. The main issues are the subletting and the overcrowded houses.”

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HOUSEHOLD DENSITY IN KFM

**Kensington:** average 18hh/ha
**Factreton:** average 27hh/ha
**Maitland:** average 31hh/ha

BACKYARDING IN KFM

**Kensington:** approx. 240 backyards
**Factreton:** approx. 840 backyards
**Maitland:** approx. 149 backyards

IN-MIGRATION IN KFM

“60% of the people living in informal settlements, are either non-locals or refugees. They are not entitled to a piece of land and/or other formal housing options, and therefore resort to informal living in squatter camps; if lucky, the least form of services they receive are through informal in-situ upgrading in the form of ‘site and service’, architect in the city of Cape Town.”

Source: Voortrekker Road Corridor Integration Zone Strategy and Investment Plan, KFM Residents Association, TDA Cape Town, 2017
According to the people of KFM, the most important need for the community is mobilization and empowerment. They focused on the need to shift in the neighborhood life; the way that neighbors engage and are involved in each other’s life, specifically the upbringing of kids and youth. Many individuals indicated the need to activate residents so that they are involved in addressing key issues. A key element that unfolded was the need for more respectful relationships among residents; due to its absence, this leads to negative politics unfolding between neighbors and residents.

Community representatives and members highlighted the need to activate residents through mobilising efforts. Only then, will trust relationships be developed among and between civil society and local government. As residents and communities begin to organise, this then provides the foundation to address and eventually mitigate the following issues as prioritised below:

1. Housing: Individuals indicated the need for government to provide houses for those living informally and basic services (water, electricity, improved sanitation). They also spoke about the need for medium density housing.
2. Education: Residents indicated the need to improve aspects of education among youth through study support programs and centralised child support grants.
3. Crime-prevention support: There was a strong acknowledgement among residents of the role of crime and how to fix the social wellbeing of the neighborhood. Most residents indicated the need to end violence through drug prevention and anti-gangsterism support programs.
4. Community facilities: They spoke about the need for a more appropriate function of open spaces (parks, recreation areas and sports facilities).
5. Support the poor: Residents indicated the need for more equitable distribution of resources among them. This alludes to residents’ awareness around the huge disparities between neighbors and the larger community.
6. Improve business opportunities: The sense of belonging and ownership of residents by fostering trust and respectful relationships between them.
Voortreker Road Corridor (VRC) Integrated Zone

CLASS DIFFERENCES

“DIE GAT”

The residents of M understand the disparities that exists between their neighborhoods. “DIE GAT”, meaning ‘the hole’ in Afrikaans is what the most notorious part of Factreton is commonly known as. Most households in this part of Factreton have more than twenty members living in them. The formal structures are two-bed room council homes that are on average 45m², with several informally erected structures surrounding the property. Informal additions to these homes have been made mainly due to growing families. Their needs are very poorly met under poor living conditions.

BACKYARDERS

A range of backyarding conditions exist in Kensington Factreton and Maitland. From those backyarders that are in formal servants courts, semi-formal wendy homes, to informal shacks under varying living conditions. Factreton has the highest rate of backyarders with approximately every other home having a backyard structure. Marginalised backyarders are the most vulnerable in that their tenure are the least secure, living under very poor conditions and have poor relations with their landlords who are seen as exploitative. Community efforts to negotiate with the City who has installed free standing electric points to accommodate backyarders needs. This has been partially accommodated through Municipals Second Dwelling by-law allowing certain zoning rights on these properties.

WINGFIELD

The narrative of ‘3-worlds-in-one’ is prevalent on the eastern border of Factreton, where Wingfield begins. A vacant piece of state owned land that has been a thorn in the community’s side who have been engaging government for years around its use for affordable housing. Kensington Factreton and Maitland residents’ argue that government has not provided additional affordable rental stock in the last sixty years. Their concern is that government has forgotten about them; and many feel neglected in that their tenure are the least secured, with no housing projects planned for the near future. A growing local population as well as an influx of foreign nationals over the last fifteen years has significantly contributed to the areas housing crisis. Some residents feel threatened by foreign nationals and have the impression that housing opportunities provided by the private sector has been catered to locals expense. This is a common misconception that exists between their neighborhoods. ‘Die Gat’, meaning ‘the hole’ in Afrikaans is what the most notorious part of Factreton is commonly known as. Informal settlements have been upgraded in varying degrees, with several informal additions to these homes have been made mainly due to growing families. Marginalised backyarders with the least secure tenure are seen as exploitative. Community efforts to negotiate with the City who has installed free standing electric points to accommodate backyarders needs. This has been partially accommodated through Municipals Second Dwelling by-law allowing certain zoning rights on these properties.

AFFORDABLE RENTALS

Kensington Factreton and Maitland residents argue that government has not provided additional affordable rental stock in the last sixty years. Their concern is that government has forgotten about them; and many feel neglected in that their tenure are the least secured, with no housing projects planned for the near future. A growing local population as well as an influx of foreign nationals over the last fifteen years has significantly contributed to the areas housing crisis. Some residents feel threatened by foreign nationals and have the impression that housing opportunities provided by the private sector has been catered to locals expense. This is a common misconception that exists between their neighborhoods. ‘Die Gat’, meaning ‘the hole’ in Afrikaans is what the most notorious part of Factreton is commonly known as. Informal settlements have been upgraded in varying degrees, with several informal additions to these homes have been made mainly due to growing families. Marginalised backyarders with the least secure tenure are seen as exploitative. Community efforts to negotiate with the City who has installed free standing electric points to accommodate backyarders needs. This has been partially accommodated through Municipals Second Dwelling by-law allowing certain zoning rights on these properties.

INFORMAL SETTLEMENTS

Five major informal sites exist across Kensington Factreton and Maitland in varying conditions. These include, Maitland Intersite, more commonly known as Ghost Town, Royal Road Informal Settlement, Sixth Avenue Informal Settlement, Koko Town and Wingfield. The oldest being Sixth Avenue and Royal Road, both of which are close to thirty years. These settlements have been upgraded in varying degrees, with several informal additions to these homes have been made mainly due to growing families. Marginalised backyarders with the least secure tenure are seen as exploitative. Community efforts to negotiate with the City who has installed free standing electric points to accommodate backyarders needs. This has been partially accommodated through Municipals Second Dwelling by-law allowing certain zoning rights on these properties.

The growth and regeneration of the corridor will be focused on its key locational advantages:

- Number of job opportunities
- High accessibility
- Existing local facilities
- Potential for residential intensification

Inclusive urban regeneration and growth will take place according to the principles of TOD. Displacement as a result of regeneration will be mitigated through the development of inclusive residential opportunities and a range of commercial premises.

VRC Vision

Source: Voortrekker Road Corridor Integration Zone Strategy and Investment Plan, KFM Residents Association, TDA Cape Town, 2017

SA: Cities Inefficient + Scarcely sustainable
Segregation
Inequality
Public sector spending
Impermanence
Spatially based interventions in areas of priority
Efficient and Fiscally sustainable City
- Compact
- Inclusive
- Productive
- Targeted
- Investment in leveraging returns
CRIME

GANG TURFS

There are three gangs that operate across Kensington Factreton and Maitland. These include the Nice Time Kids, whose stronghold is in Factreton, specifically, ‘Die Gat’. Wonder Kids, also in Factreton, and the Americans who predominantly operate in Kensington and Maitland. There are constant turf war, especially in Factreton stronghold to two rival gangs.

TYPES OF CRIME

Factreton is notorious for its gang violence which include shootings and stabbings. Kensington however, is commonly known for its high rate of property and domestic violence according to the local police and community police forums. Factreton is known for its gang violence, often progresses into cases of severe assault. Kensington residents explain that the community suffers from substance abuse conditions, specifically alcohol, which in their opinion is the main cause of these violent outbreaks. Property crime, include home invasions, car theft and burglary. Residents attribute this crime to the increasing disparities between and within the three neighbourhoods through the narrative of the ‘3-worlds-in-one’.

NEIGHBORHOOD WATCHES

There are four Neighbourhood Watches active across Kensington Factreton and Maitland. With the outbreak of gang violence across Cape Town, fighting for turf youth fatalities have increased in the area. Most of which are gang related. However, many fatalities result from youth being caught in the crossfire. Either on their way to or from school, or after school while kids play on the road or in parks close by. Neighbourhood watches, community police forums, and local police are on high alert during these periods, commonly referred to as the ‘danger zone’. As a result, kids seldomly play in the streets and in parks. It is common that they visit each other’s homes or socialise at shopping centres like Century City and N1 City. Parents discourage their children from frequenting parks due to the reality of drug trade and addiction among youth. This has severely impacted the communities quality of life and well-being.

ESCAPE ROUTES

During gang battles, gangs usually escape through lanes and alleys and across open fields. The difficulty in patrolling these neighbourhoods are due to gang’s stronghold in and over the community. In most cases, residents are scared for their lives, where gang members are familiar with household members, etc.

SAPS PATROL ROUTES

Local police patrol regularly during ‘danger zone’ periods, as well as along routes that have high criminality incidences. This includes patrolling through ‘Die Gat’, along Lugmag Avenue, and down 12th Avenue, where a lot of robbery occur by knife and gunpoint.
Open spaces has become an area where criminal elements unfold. Drug trade often occurs. Open spaces such as parks and sport fields are underutilised as a result of the violence that has increased. Community police forums with support of SAPS and neighbourhood watches have introduced initiatives to deter antisocial behaviour by placing boulders on problem parks.

Community has gone to the streets, up in arms around the violent outbreaks that has been occurring. They’ve joined in peace walks, handed over memorandums to the local police demanding an increase police allocation, and hosted a community picket to demonstrate their frustration and anger around the violence. To provide solace the CPF has been hosting youth programmes which includes, dancing and singing competitions to bring back the joy and life to community. CPF forums alongside school bodies and other organisations have been collaborating with Sports for Life to provide extramural activities such as judo and physical training to schools in Kensington and Factreton as a means supporting and providing alternatives to youth impacted by community violence. Sports field in the area are lively on weekends as they host club soccer, alongside other sporting events.

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Health education is provided at the Kensington library to support lifestyle, diet and chronic illness management such as the management of diabetes, high blood pressure, safe sex practices apart from others.

VRC products developed:
- VRC baseline study (Sept, 2014)
- Functional area scoping (May, 2015)
- 2D spatial logic map (July 2015)
- Draft corridor-wide strategies document (May, 2015)
- Targeted discussions (June, 2015-Jan, 2016)
- Prioritized local areas identified (Feb, 2016)
- Corridor-wide Intervention Plan finalised (June, 2016)
- Key corridor-wide interventions prioritized and programmed (Aug, 2016)
- Bellville PLA Integrated Transport and Land Use Plan (BITLUP) finalized (Apr, 2016)
- Parow PLA Action Plan finalized (Sept, 2016)
- Several priority projects programmed for implementation

Catalytic TOD projects

Source: Voortrekker Road Corridor Integration Zone Strategy and Investment Plan, KFM Residents Association, TDA Cape Town, 2017
MOVEMENTS TO DAPPER PARK

Dapper park is considered the best maintained and managed park, and is frequented by kids from across Kensington. The park is secured by a fence, and has both jungle and gym facilities.

MOVEMENTS OF PUPILS

A few schools in Kensington have pupils travelling from across the Cape Flats. Pupils are dropped off along Voortrekker road by public transport and make their way on foot to school. A great concern exists around pupil safety. Paths travelled are not pedestrian friendly and are in derelict condition, needing dire upgrade.

MOVEMENTS THROUGH 12th AVENUE

Twelfth avenue contains both the civic node for Kensington and Factreton, where you find SHAWCO, the Toy Library, SAPS, Kensington Library, Kensington Civic, the ward councillors office, an old age home, apart from others; and serves as an artery connecting Mutual Station along the south eastern line, to Century City Station along the northern line. Commuters travel on foot approximately 2.3km. Many commuters find the journey challenging as they are easy targets to robberies and assaults. In this instance, perpetrators take advantage of those returning from work with their day’s wage.
**STRENGTHS - TO BUILD ON - KEEP**

- There is a plan (corridors)
- Outdoor gym is a success
- Schools and institutions
- Sense of pride
- Well located
- United against common enemy
- Tactical participation / meaningful engagement with key stakeholders
- Backyarders as a source of income

**WEAKNESSES - CHANGE**

- Division
- BEPP
- Lack of trust by foreigners
- Lack of facilities
- Market driven government
- Neoliberal land policies
- Lack of facilities
- Plan is vague / top heavy
- Limited “participation”
- Backyarders are vulnerable (owners can change keys)
- Border KFM is not connected
- Lack of protection for home owners
- Extension of City’s Extended Public Works Programme

**OPPORTUNITIES - SHOULD TURN INTO STRENGTHS**

- Partnership between SHI and shared ownership
- Opportunities for new social houses
- Power of “small change having big impact”
- Facebook as an online community
- SME’s employ locals
- Addressing crime through urban upgrade
- Strong leaders who want to work together
- Neighbours to consolidate land / plots and develop “flats” in backyards to access UDZ

**THREATS - SHOULD TURN INTO OPPORTUNITIES**

- Bureaucracy
- No proper planning processes
- Drugs
- Well located
- Crime and fear in the community
- Rate payers split
- Incentives to develop gentrification
- Prejudice against foreigners
CURRENT APPROACH

In the formal market there are 4 types of houses:
1. Transitional houses
2. Municipal houses
3. Social houses
4. Private

In the informal market there are 2 types of houses:
1. Informal settlements
2. Backyarders

Houses scheme in Cape Town:

FUTURE VISION

“In the moment Social Housing are managed by non-profit organisations. They are built on public land and the construction funds are coming from national government for 60% and banks for 40%.”

City official from the Social Housing Association

Timeline for social housing project:

Incentivize developments through partnerships between private developers and Social Housing Institute. This will generate an affordable house market that will tackle the gap in housing.

According to a city official in the end of July several sites (of 2500 units minimum) will be put out for tender for Private Developers and Social Housing Institute to bid for them.

Also, the backyarders framework plan to face backyarders issue and market. For example in a new development in Delft in one land plot they are providing 4 connections to services rather than one, considering already the possibility that on a single plot won’t be a single tenure as it used to be.
ACTIONS FORWARD

Capacitate and support KFM leadership
Increase community led participation in crime prevention & safety initiatives
Break barriers through education & interaction between residents
Catalyse on existing initiatives in public space
Create awareness platforms to ensure access to housing & services processes
Secure tenure via inclusive regeneration tools with a social development focus
Capacitate residents around benefits of local economic development
Reclaim public space to ensure meaningful engagements between residents
Create vehicles & platforms to ensure equitable resource allocation

PRIORITIZATION