A MOMENT IN
MAITLAND GARDEN VILLAGE

KEY FINDINGS FROM A TWO WEEK WORKSHOP
IN COLLABORATION WITH ASF-UK, 1:1 AND DAG
PROFILE

- Founded in 1922
- Home approx. 1600 people (according to green light project research)
- Majority of houses have Backyarder tenants
- Low crime rate – majority of people are related to each other Long established community that have resided there for generations
- Coloured workers of the Pinelands
- First Garden city in cape town
- 19 CBO’s
- The Government attempted to relocate villagers under the Group Areas Act
- Pinelands fought for them to stay as the majority of village were their domestic workers
Within this framework, the workshop will explore three sites in Cape Town dealing with inadequate housing conditions, homelessness, and the risk of displacement. The aim is to co-design tools and tactics for community-led development that can be adopted by DAG and local residents to challenge uneven access to housing and rights in the city.

Over two weeks, we will work closely with local stakeholders and civil society organisations, adapting the Change by Design methodology to test how participatory design can support community capacity building, and contribute to realising DAG’s wider vision of vibrant, equitable, inclusive and spatially integrated human settlements in Cape Town.

The Change by Design workshop is strategically integrated into DAG’s Active Citizens programme and will support local Civil Society Organisation representatives to participate in the training. The workshop also contributes to DAG’s primary goal of expanding the provision of social housing and to raise awareness about the different types and benefits of “affordable housing” that can be implemented locally. This is understood against the increase in land and property prices in the area taking place since the 1980s. In this context, DAG aims to expand the existing opportunities for affordable housing across Cape Town by capitalising on existing norms and planning measures. Their additional goals in the three areas include linking the different organisations that are currently active in the area; promoting participatory, community-driven processes across the city; expanding the concept of affordable housing; promoting alternative forms of housing finance.

CHANGE BY DESIGN

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 programme is concerned with advancing the thinking and practice of participatory design in ways that contribute to the democratisation of city-making and to addressing urban socio-spatial inequalities. Activities focus on contested urban sites such as informal settlements and inner-city areas that have been earmarked for regeneration, both in the Global South and the UK. Through its commitment to action learning and knowledge co-production, Change by Design uses urban design and planning skills to support community groups in developing plans and strategies that foster the production of more equitable and democratic cities.

In 2015/2016, the Change by Design programme focused on the development of long-term collaborations with civil society partners, with the objective to enhance the impact and sustainability of its activities. Two strategic partnership documents were produced, one focusing on activities in London with Citizens-UK, and one building on the relationship with Development Action Group in Cape Town, South Africa.

ASF-UK - DAG PARTNERSHIP

In 2015, ASF-UK in partnership with DAG hosted a Change by Design workshop entitled: Re-imagining regeneration through participatory design in Cape Town. The workshop focused on how inner-city regeneration could be re-imagined as a process that would bring about a more equitable and democratic city.

Since the Change by Design: South Africa 2015 workshop, ASF-UK has formed a strategic partnership with Development Action Group (DAG) a leading NGO in the South African urban sector. ASF-UK are working in partnership with DAG to support their actions in creating, implementing and supporting opportunities for community-centred settlement development.

ASF-UK are committed to supporting DAG to advocate for and foster a pro-poor policy environment which addresses economic, social and spatial imbalances across Cape Town, South Africa. ASF-UK’s strategic partnership proposes a series of workshops developed and delivered until 2020 to strengthen DAG’s work in the urban sector across Cape Town, producing a portfolio of options for community-based organisations and developing an action plan for future housing developments and upgrading.

ASF-UK - DAG PARTNERSHIP

In April 2015, ASF-UK in partnership with DAG hosted a Change by Design workshop entitled: Re-imagining regeneration through participatory design in Cape Town. The workshop focused on how inner-city regeneration could be re-imagined as a process that would bring about a more equitable and democratic city.

Since the Change by Design: South Africa 2015 workshop, ASF-UK has formed a strategic partnership with Development Action Group (DAG) a leading NGO in the South African urban sector. ASF-UK are working in partnership with DAG to support their actions in creating, implementing and supporting opportunities for community-centred settlement development.

ASF-UK are committed to supporting DAG to advocate for and foster a pro-poor policy environment which addresses economic, social and spatial imbalances across Cape Town, South Africa. ASF-UK’s strategic partnership proposes a series of workshops developed and delivered until 2020 to strengthen DAG’s work in the urban sector across Cape Town, producing a portfolio of options for community-based organisations and developing an action plan for future housing developments and upgrading.

ASF-UK - DAG PARTNERSHIP

In April 2015, ASF-UK in partnership with DAG hosted a Change by Design workshop entitled: Re-imagining regeneration through participatory design in Cape Town. The workshop focused on how inner-city regeneration could be re-imagined as a process that would bring about a more equitable and democratic city.

Since the Change by Design: South Africa 2015 workshop, ASF-UK has formed a strategic partnership with Development Action Group (DAG) a leading NGO in the South African urban sector. ASF-UK are working in partnership with DAG to support their actions in creating, implementing and supporting opportunities for community-centred settlement development.

ASF-UK are committed to supporting DAG to advocate for and foster a pro-poor policy environment which addresses economic, social and spatial imbalances across Cape Town, South Africa. ASF-UK’s strategic partnership proposes a series of workshops developed and delivered until 2020 to strengthen DAG’s work in the urban sector across Cape Town, producing a portfolio of options for community-based organisations and developing an action plan for future housing developments and upgrading.
Most of the houses in Maïland Garden Village have at least one backyard. In this individual case, backyarding has occurred as a response to growing families and changing needs of privacy. In one house visit, the resident described how her two sisters and mother lived in the small dwelling. They added makeshift walls and partitions to create rooms and had their washing and toilet facilities outside. As they got older, one of the sisters left home and the other created a back yard house in the garden so that her elderly mother could have some privacy and space. She has aspirations to add more rooms to her backyard ‘Wendy house’ and to eventually formalise it. She explained how all the backyarders she knows in the area are family to the dwelling owners and therefore there is little conflict with regards to rent and forced eviction from the landlords. The phenomenon simply occurred due to the growing and changing needs of the families over the 90 year period that the garden village has become established.

COMMUNITY
On the day of fieldwork a community meeting was organised by some of the residents in one of the local churches in Maïland Garden Village. For the ASF team, the day was very much about listening. The meeting was facilitated by a resident and started with an introduction of who ASF and Dag are. The resident then proceeded to explain that the village may be under threat by future development plans which could displace many of the residents and see corporate investors coming in. Many of the residents were angry and shaken, however it was explained that the official community leaders were aware of these plans for a while and have been in touch with the ward councillor. They were told not to communicate these plans as it may ‘open a can of worms’. The residents then started discussing transparency of information, explaining that meeting minutes must always be taken and that information needs to be communicated to all the residents better so that turn outs to meetings are stronger.

CITY
The city scale was an opportunity for us to understand MGV and Oude Molens in the larger scale of the City. It was an opportunity to understand what makes the city for residents, whether it is a place or a feeling. It also exposed feelings of not being a part of the city, of being disengaged from civil processes which in turn raised questions on issues relating to equity.

POLICY AND PLANNING
With the TRUP development being a central focus, the policy and planning group were able to meet with planners and city officials involved in the development of SPLUMA, GIAMA, TRUP and other key policy frameworks. The Policy and Planning group worked alongside the scales and informed participants through the process.
Maitland Garden Village was established in 1926. It was housing built for coloured municipal workers. This made it the first social housing project in South Africa. There are many churches and religious organisations in the village, which is known for its low crime rate and locals attribute this to the presence of religious activities.

The village is in need of infrastructural densification. Speed bumps were installed, however people taking short cuts from Alexandra road still speed through the village. This affects children's safety, the mobility of the disabled and general road safety.

With high youth unemployment, lack of public amenities has adverse effect on young people and make them more likely to get involved in drugs or crime. The fence is also affecting social surveillance and crime. You can now no longer see across from the houses and main road. Three people have been mugged in recent months. The village is known for its low crime rate and locals attribute this to the obstruction of site lines across the village because of the fencing.

Soccer is an important part of Maitland Garden Village's heritage. The soccer club was established in 1936, and generations of families have played for the team. The community must now ask for a key if they want to use it. However, the fence became fenced off with no notice in 2016. The pavement was started in the 90's and the majority of it finished in 2012.

Today gentrification and adverse development can lead to displacement. Often it is the black and coloured communities that face displacement. The face of those who drive displacement may have changed, but the fractures of racial inequality continue to deepen.

In the 1970’s the coloured municipal workers of Maitland Garden Village were under threat of eviction due to the group area’s act. The elders fought to bring the village under coloured law. Eventually the people of the Pinelands fought for the MGV residents to stay. If they were evicted, Pinelands would lose most of their workers.

Social gentrification and adverse development can lead to displacement. Often it is the black and coloured communities that face displacement. The face of those who drive displacement may have changed, but the fractures of racial inequality continue to deepen.

A HISTORY OF POOR INFRASTRUCTURE

- The village is rife with infrastructural issues.
- The pavement as started in the 90’s and the majority of it is on one side. This affects children’s safety, the mobility of the disabled and general road safety.
- Speed bumps were installed, however people taking short cuts from Alexandra road still speed through the village. This highlights a larger problem in the city with regards to poor public transportation and road infrastructure.
- The access fr the need of infrastructural densification. With 20 people per plot, taps are breaking and a single outdoor toilet is not adequate to fulfil sanitation and dignity needs.

THE ESTABLISHMENT OF MAITLAND GARDEN VILLAGE

- Maitland Garden Village was established in 1926.
- It was housing built for coloured municipal workers.
- This made it the first social housing project in South Africa.
- There are many churches and religious organisations in the village.

SOCCEHER CULTURE IN MAITLAND GARDEN VILLAGE

- Soccer is an important part of Maitland Garden Village’s heritage.
- The soccer club was established in 1936, and generations of families have played for the team.
- However, the fence became fenced off with no notice in 2016. This was to protect the re-grassing process.
- The community must now ask for a key if they want to use it. Communication is so problematic that people have to travel far to play matches.
- With high youth unemployment, lack of public amenities has adverse effect on young people and make them more likely to get involved in drugs or crime.
- The fence is also affecting social surveillance and crime. You can now no longer see across from the houses and main road. Three people have been mugged in recent months. The village is known for its low crime rate and locals attribute this to the obstruction of site lines across the village because of the fencing.

HIDDEN HERITAGE

Through conversations and discussions, we plotted the heritage of Maitland Garden Village on a timeline.

SURVIVING FORCED EVICTION

- In the 1970’s the coloured municipal workers of Maitland Garden Village were under threat of eviction due to the group area’s act.
- The elders fought to bring the village under coloured law.
- Eventually the people of the Pinelands fought for the MGV residents to stay. If they were evicted, Pinelands would lose most of their workers.
- Social gentrification and adverse development can lead to displacement. Often it is the black and coloured communities that face displacement. The face of those who drive displacement may have changed, but the fractures of racial inequality continue to deepen.
The current heritage legislation deals with tangible heritage and not with intangible heritage. Intangible heritage is more about culture than material heritage.

Community empowerment and influence can happen when groups are equipped with a spectrum of tools and tactics for influencing the future of their neighbourhoods.

If you are able to intervene with social housing before threats of gentrification, you can minimise the risk of displacement of low to middle income people.

If you are able to intervene with social housing before threats of gentrification, you can minimise the risk of displacement of low to middle income people.
THE BLACK RIVER CORRIDOR

The Black River Corridor is a term formulated by DAG. It helps to see the three sites – Athlone Power Station, TRUP and Mowbray Golf Course – as part of a broader significant urban system.

It is significant in terms of the potential it offers to redress the apartheid spatial planning legacies and bring divided Cape Town together.

The corridor derives its name from the Black River which passes the three sites. It is linked by various road networks, most notably the N2 highway (Settlers Way).

The communities surrounding the corridor were previously segregated along the lines of race and income, and these three sites offer the potential to bring these communities together.

Maitland Garden Village sits in the Two Rivers Urban Park which is a part of the Black River Corridor.

WHAT IS TRUP?

TRUP stands for two rivers urban park and it is an ongoing development plan provided by the city of Cape Town and Western Province government, along the banks of Liesbeek and Black Rivers. The development plan is also called the local spatial development framework.

THREATS

- GENTRIFICATION - It could result in the increase of real estate value and potentially push residents out. It is already evident with community members selling through the real estate agent, Pam Golding which suggests that the value of the land is increasing.
- HIGH INTEREST FOR DEVELOPMENT - Transnational and broader investors coming to the site.

MAITLAND GARDEN VILLAGE...

- Has a central location in close proximity to the CBD and Black River Corridor
- A rich heritage as the first social housing project in South Africa
- The areas around Maitland are sites for future development, yet MGV is not spoken about. There is a threat of market forces in the developed areas pushing gentrification into MGV and leading to adverse development.
- If Maitland Garden Village focus on strengthening their leadership and community organisation they are at a key moment to start strategising against adverse development. There is a key issue with communication and lack of information in the community which needs to be addressed before they can start a process of strategising.
- They are in need of socio technical support in order to do this framework.

OPPORTUNITIES

- INTEGRATED CITY - by what means?
- TRANSPORT ORIENTATED DEVELOPMENT (TOD) could lead to improved public transport and cycling/pedestrian infrastructure
- INCREASE THE JOB MARKET - For whom?
- SOCIAL AND AFFORDABLE HOUSING - How much and where would this be for existing residents?
The Government Immovable Asset Act (GIAMA) is promulgated. Immovable assets are placed on a registry including TRUP.

2006

Attorney General loses Cape Town and Democratic Alliance comes into power.

TRUP committee achieved milestone of being inaugurated (approved by the city of Cape Town and Western Cape Government).

2003

Contextual Framework is developed for TRUP. The framework proposes the TRUP movement network is retained, and only 300 000m² is possible for development. No Berkley Road extension and no restructuring of TRUP site is prioritised.

2017

Non-legislated public participation process ends in February. The legislated public participation process for TRUP begins in August.

2016

City of Cape Transit Oriented Design strategy is released.

2013

TRUP is like a ‘hole’ in the city. It has great public transport potential but presently it creates an inefficiency in the public transport system. Liesbeek Leisure Property Trust proposes to redevelop a precinct on TRUP known as the ‘River Club.’

2012

Cape Town Spatial Development Framework is developed. The frameworks propose that TRUP is established as a major recreational and multi-purpose facility. Prioritises TRUP as an important natural asset, and earmarks it for urban development with Berkley Road as a development route.

2010

Start of non-legislated public participation process for TRUP. TRUP needs to have densities of at least 75dha to make public transport feasible.

2007

The Government Immovable Asset Act (GIAMA) is promulgated. Immovable assets are placed on a registry including TRUP.

If you are able to intervene with social housing before threats of gentrification, you can minimise the risk of displacement of low to middle income people.

The current political regime responds to economic imperatives rather than social which is on most people’s minds.

2006

African National Congress loses Cape Town and Democratic Alliance comes into power. Maitland Garden Village does not know much about the TRUP process. TRUP as it is, is not a park – the name makes no sense...

Government is complex, private sector is complex, the community is complex but we need to see stronger relationships between the three...

The current heritage legislation deals with tangible heritage and not with intangible heritage – in other words heritage is more about buildings than cultural heritage...

2015

Non-legislated public participation process ends in February. The legislated public participation process for TRUP begins in August.

2012

Cape Town Spatial Development Framework is developed. The frameworks propose that TRUP is established as a major recreational and multi-purpose facility. Prioritises TRUP as an important natural asset, and earmarks it for urban development with Berkley Road as a development route.

2003

TRUP committee achieved milestone of being inaugurated (approved by the city of Cape Town and Western Cape Government).

2003

Contextual Framework is developed for TRUP. The framework proposes the TRUP movement network is retained, and only 300 000m² is possible for development. No Berkley Road extension and no restructuring of TRUP site is prioritised.

If you are able to intervene with social housing before threats of gentrification, you can minimise the risk of displacement of low to middle income people.

2006

African National Congress loses Cape Town and Democratic Alliance comes into power. Maitland Garden Village does not know much about the TRUP process. TRUP as it is, is not a park – the name makes no sense...

Government is complex, private sector is complex, the community is complex but we need to see stronger relationships between the three...

The current heritage legislation deals with tangible heritage and not with intangible heritage – in other words heritage is more about buildings than cultural heritage...

2015

Non-legislated public participation process ends in February. The legislated public participation process for TRUP begins in August.

2012

Cape Town Spatial Development Framework is developed. The frameworks propose that TRUP is established as a major recreational and multi-purpose facility. Prioritises TRUP as an important natural asset, and earmarks it for urban development with Berkley Road as a development route.

2003

Contextual Framework is developed for TRUP. The framework proposes the TRUP movement network is retained, and only 300 000m² is possible for development. No Berkley Road extension and no restructuring of TRUP site is prioritised.

If you are able to intervene with social housing before threats of gentrification, you can minimise the risk of displacement of low to middle income people.

2006

African National Congress loses Cape Town and Democratic Alliance comes into power. Maitland Garden Village does not know much about the TRUP process. TRUP as it is, is not a park – the name makes no sense...

Government is complex, private sector is complex, the community is complex but we need to see stronger relationships between the three...

The current heritage legislation deals with tangible heritage and not with intangible heritage – in other words heritage is more about buildings than cultural heritage...

2015

Non-legislated public participation process ends in February. The legislated public participation process for TRUP begins in August.

2012

Cape Town Spatial Development Framework is developed. The frameworks propose that TRUP is established as a major recreational and multi-purpose facility. Prioritises TRUP as an important natural asset, and earmarks it for urban development with Berkley Road as a development route.

2003

Contextual Framework is developed for TRUP. The framework proposes the TRUP movement network is retained, and only 300 000m² is possible for development. No Berkley Road extension and no restructuring of TRUP site is prioritised.

If you are able to intervene with social housing before threats of gentrification, you can minimise the risk of displacement of low to middle income people.

2006

African National Congress loses Cape Town and Democratic Alliance comes into power. Maitland Garden Village does not know much about the TRUP process. TRUP as it is, is not a park – the name makes no sense...

Government is complex, private sector is complex, the community is complex but we need to see stronger relationships between the three...

The current heritage legislation deals with tangible heritage and not with intangible heritage – in other words heritage is more about buildings than cultural heritage...
**WHAT IS AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA)?**

Environmental impact assessments (EIAs) were adopted as a public policy tool in the United States of America (USA) in the early 1970s because of public concern about the environment and its ability to receive new technologies and large-scale development schemes. There was further concern that project appraisal and review procedures such as cost-benefit analysis did not take into account the environmental and social impacts of major projects or industrial accidents of that time.

An EIA evaluates the impact of human actions on the receiving environment which, in South Africa, is characterized by very high socio-economic needs, limited resources and a degrading biophysical environment. An EIA is a systematic and consultative process that gathers comprehensive and detailed information on the social, economic and environmental consequences of proposed developments. The environmental authority uses this information to make a decision on development applications that is well-informed on how best to maximise socio-economic outcomes, while ensuring ecological integrity.

The objective for an EIA, therefore, is to promote sustainable development through effective management of social, environmental and economic impacts, so that:

1. Valuable environmental resources are safeguarded by avoiding negative irreversible changes;
2. Human health and safety is protected; and
3. The social and economic dimensions of the proposed development are enhanced.

An EIA process is systematic, holistic and multi-disciplinary. Its major benefit is advice on improved project design that lowers the costs of:

- Impaired human health;
- Loss of valuable natural resources; and
- Financial penalties for remediation and compensation as a result of damage to the environment and human health and safety.

**THE OBJECTIVES OF AN EIA ARE TO ENSURE THAT:**

1. The public is informed about the proposal
2. All feasible approaches to the project are identified
3. Ensure that environmental factors are considered in the decision making process
4. Identify potentially significant impacts and avoid or minimise possible adverse environmental impacts and enhance beneficial impacts.
THE HIERARCHY OF ENVIRONMENTAL LEGISLATION

Constitution of the Republic of South Africa
National Environmental Management Act
Framework: Defines and entrenches sustainability principles, incl. Environmental Impact Assessment (EIA) Regulations
Specific Environmental Management Acts (SEMAs) (NEM:WA, NEM:BA, NEM:AQA, NEM:ICMA)
National Water Act (NWA)
National Heritage Resources Act (NHRA)
Minerals & Petroleum Resources Development Act (MPRDA)
Other National Acts
Spatial Planning & Land Use Management Act (SPLUMA)

Provincial Legislation functions i.t.o. Constitution
Local Government By-laws

ROLE OF THE INTERESTED AND AFFECTED PARTIES (I & AP’S)

- RAISE ISSUES AND CONCERNS - local knowledge is key
- PROVIDE INPUT ON A PROPOSED PROJECT - We will provide you with opportunity, please do respond
- REVIEW CONSULTATION BASIC ASSESSMENT REPORT (BAR) & ADDENDA - Key document input point - this will be the result of all the work to date
- PARTICIPATE IN MEETINGS
- PROVIDE ABOVE INPUTS WITHIN SPECIFIED LEGISLATED TIMEFRAMES

THE BENEFITS OF EIA INCLUDE THE FOLLOWING:

- The project complies with environmental standards that are designed to avoid or reduce social and environmental degradation;
- A project proponent makes decisions on location, land use and the scale, layout and design during early phases of the project life-cycle. By addressing environmental issues that the EIA uncovers, the project proponent avoids or reduces more costly mitigation measures at a later stage;
- The burdens on society of negative environmental impacts are avoided or reduced, and the benefits of positive impacts, such as growth in social and economic capital, are enhanced;
- Appropriate measures are identified to avoid, mitigate, monitor and manage negative impacts of the proposed project and/or its alternatives, and to enhance and manage positive impacts;
- Environmental resources are used appropriately and efficiently because the environmental design of the proposed project and/or its alternatives have been improved;
- There are savings in capital and operating costs because unanticipated risks and impacts were identified by the EIA. Such costs might well have escalated had they required rectification later in the project cycle;
- Because the EIA process is open and transparent with opportunities for public involvement, there is improved public acceptance for the proposed project and/or its alternatives;
- The EIA process facilitates informed decision making, which includes setting environmental terms and conditions for implementing the proposal.

PUBLIC PARTICIPATION IN AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

THE BENEFITS OF EIA INCLUDE THE FOLLOWING:

PUBLIC PARTICIPATION PROCESS

Pre-application stakeholder engagement
Distribute Background Information document – when EIA application is lodged
Compile & maintain I&APs Database (ongoing)
Compile Comments and Responses Report
Consult with I&APs, Stakeholders, Authorities (incl. meetings)
Consultation BAR & addenda made available for Public Review
Notify I&APs of Environmental Authorisation

FURTHER QUESTIONS ON THE EIA PROCESS
Ms Bronwen Griffiths bronwen.griffiths@rhdv.com
No: 021 936 7600
Mrs Rafeeqah Alexander rafeeqah.alexander@rhdv.com
Expected EIA process – incl. water use & Heritage permitting processes

Local Spatial Development Framework (LSDF) TRUP Process Plan 2017
POTENTIAL WAYS OF STRATEGISING AGAINST ADVERSE DEVELOPMENT

**THREATS**
- High density development - Urban Park needs funding
- New large transport infrastructure
- Land Grabs > Gentrification of Woodstock
- Lack of strong leadership
- Lack of transparency in information
- Unemployment and lack of education

**OPPORTUNITIES**
- Provide information (communication, education, mentoring)
- Working together (power in numbers)
- Legislated ‘participation processes
- Capacity potential (empowering)
- Involvement in procurement processes, eg. Tenders and construction training
- Social housing
- Lots of city owned assets in the surrounding area
- Linkage with UCT - Shawco
- Surrounding economic opportunities

CITY POWER STRUCTURE

![Diagram of city power structure including national government, provisional government, city government, NGO's, technology park, sea HQ, club river golf development, TRUP association (16 organisations), Dag, ASF UK, tenants association, private urban planning consultants, tenants association, MGV community, Obervatory, friends of liesbeek river, MGV churches](attachment://city_power_structure_diagram.png)
FUTURE ASPIRATIONS FOR POSITIVE DEVELOPMENT IN MAITLAND GARDEN VILLAGE

UTILISING VACANT LAND FOR COMMUNITY SERVICES

GIVING YOUTH OPPORTUNITY TO PROSPER THROUGH SPORTS, ARTS AND EDUCATION

VACANT LAND BIOVAC ARE HOLDING LAND FOR CAR PARKING WHILST MGV ARE STRUGGLING WITH INCREASED DESITIES AND A LACK OF COMMUNITY AMENITIES

A PLAYGROUND WAS BUILT BUT THE FACILITIES ARE DANGEROUS FOR THE CHILDREN. RUSTY NAILS ARE EXPOSED, THE TIMBER IS ROTTING. WHERE DO THE CHILDREN PLAY?

THEY HAVE ASKED FOR A MOSQUE TO BE BUILT HERE BUT IT KEEPS GETTING REJECTED

DANGEROUS FENCED OPPORTUNITY

WITH UP TO 20 PEOPLE PER PLOT THERE ARE INFRASTRUCTURAL PRESSURES AND PIPES OFTEN BURST

DENSIFICATION OF INFRASTRUCTURAL SERVICES SO THAT THE COMMUNITY CAN ACCESS BETTER SANITATION

UTILISING THE GOLF COURSE LAND FOR MORE HOUSING OR IN A WAY WHICH BENEFITS THE COMMUNITY

THE COMMUNITY WANT THE KEY TO THE SOCCER PITCH 24/7 ACCESS WILL HELP DEVELOP YOUTH PROGRAMMES AND STRENGTHEN COMMUNITY

THE COMMUNITY CENTRE IS INADEQUATE

YOUTH CLUBS, ELDERLY MEETUPS, CRECHE, OFFICE TO PRINT MINUTES AND NEWSLETTERS

THE YOUNG PEOPLE STARTED PLANTING IN THE STREETS. MORE PLANTING TO MAKE THE STREETS BEAUTIFUL.

MGV WANT TO ENGAGE, INSPIRE AND MOBILISE THEIR YOUTH INVESTING IN COMMUNITY FACILITIES WILL INCREASE SOCIAL CAPITAL

THERE IS A FEAR THAT BIOVAC WILL EXPAND AND MGV WILL BE DISPLACED

FOSTER SMALL ENTERPRISE SO THAT YOUNG PEOPLE CAN HAVE CAREERS AND NOT JOBS

MGV DO NOT HAVE BACKYARDER RENT CONFLICTS AS EVERYONE ON A SINGLE PLOT IS RELATED

THE INFRASTRUCTURE DOES NOT MATCH CURRENT DENSITY SO THEY HAVE SANITATION ISSUES

APPROX 80 % OF MGV ARE FAMILY

STRENGTHEN LEADERSHIP TO ENGAGE IN POLITICAL PROCESSES

DISSECTING MAITLAND GARDEN VILLAGE’S SPATIAL PROFILE
A resident took us on a walk of the site in order to point out ‘dead land’. Dead land is land which is vacant, fenced or used for purposes such as car parking. The MGV residents would like to activate this land as they are pressured for housing and have inadequate community facilities. There is much frustration with regards to why these parcels of land are being held and also the lack of information being given to the residents about it.

These photographs were taken on a route from the Biovac main building through to back parcels of land. Figure G shows how vast expanses of land alongside Alexandra road are fenced off and used for parking. Huge empty pieces of land are fenced off and have been for many years. C shows how a makeshift church has been marketed with rocks whilst A shows the dumping of large pipes slightly further down. Why are these parcels being held? Who does the city want to develop on them and why is it not being used for housing or community facilities?

The fear that Biovac (currently occupying this site) will expand and MGV residents will be displaced. Residents want to invest in the businesses and facilities in their own community in order to strengthen it rather than be at threat from large, corporate investors.

The parcel of land in figure M is large and empty. The Muslim community have submitted a proposal for a mosque a few times which have been rejected for no reason. There are also buffer zones of empty land by the roads which are currently unutilised.

Behind the golf course are backyard dwellings with poor drainage and inadequate sanitation. Why is this government owned land being used for golf when right next to it are clear indicators of inadequate housing?
**COMMUNITY PROGRAMMES FOR PEOPLE TO ENGAGE AND ENHANCE THEIR COMMUNITY**

**COMMUNITY FACILITIES**

A dangerous playground for children. Rusty nails are exposed, the timber is rotting. Where do the playground was built, but the facilities are extremely dangerous for children. There is a mobile library that comes, but a more permanent place for children and adults to do work and gain access to the existing community centre. The current community centre is an old converted house, however with so many people in the village that communication between stakeholder groups and within the residents was a cause of conflict. The residents had leadership issues where information was being held from them and also conflict regarding understanding government issued information. This threatens to lead to misunderstandings. A simple idea the residents came up with was having clear meeting minutes from leadership including who was having the meeting and what to print or a public noticeboard has made this difficult. The residents explained in interviews that the things they value the most is their family and the fact that most of them are related, their village day, their heritage and the low crime rates. What they thought needs addressing however is the lack of youth services, financial opportunities, no community centre or library, and the emergence of drug use. Another aspect is communication and leadership in the village. Information is not being shared, there is leadership conflict and policy information affecting them directly is difficult to understand. It was identified through engagements with maitland garden village that communication between stakeholder groups and within the residents was a cause of conflict. The residents had leadership issues where information was being held from them and also conflict regarding understanding government issued information. This threatens to lead to misunderstandings. A simple idea the residents came up with was having clear meeting minutes from leadership meetings that are made public. However, not having a place to print or a public noticeboard has made this difficult. The community are willing to engage in workshops and training for the most part, though it was said that some of the elders were reluctant to participate in change.

Rental office empty for most of the year. The rental office is empty for most of the year. The community would like to use it to run homework clubs but there has been resistance from the municipality.

No central hub for information. There is no community noticeboard or a place where meeting minutes and meeting dates can be advertised. Some people were exited by the idea of turning the fruit and veg stall which is the oldest building on the site into a community hub with WiFi and technology is needed. Not all residents have access to WiFi. There is a mobile library that comes, but a more permanent place for children and adults to do work and gain access to WiFi and technology is needed.

Existing community centre is inadequate. Due to most of maitland garden village being family, people are reluctant to leave. However the lack of community investment is disappointing for many. The current community centre is an old converted house, however with so many people and the will to create a more cohesive community, people would like a more adequate, central space. This space could also perhaps address the difficult regarding access to healthcare due to poor transport links to the hospital.

Programmes for people to engage and enhance their community. Some of the young people did some planting on one of the streets, making it much more inviting. More programmes to engage young people into the community and to also mobilise and inspire them as a group are needed.

Inadequate access to community facilities. Poor transport links to the hospital. What they thought needs addressing however is the lack of youth services, financial opportunities, no community centre or library, and the emergence of drug use. Another aspect is communication and leadership in the village. Information is not being shared, there is leadership conflict and policy information affecting them directly is difficult to understand. It was identified through engagements with maitland garden village that communication between stakeholder groups and within the residents was a cause of conflict. The residents had leadership issues where information was being held from them and also conflict regarding understanding government issued information. This threatens to lead to misunderstandings. A simple idea the residents came up with was having clear meeting minutes from leadership meetings that are made public. However, not having a place to print or a public noticeboard has made this difficult. The community are willing to engage in workshops and training for the most part, though it was said that some of the elders were reluctant to participate in change.
House profiling is an effective way to gain statistical information about a neighbourhood. It can help expose key issues and strengths as well as adding weight to an enquiry or plea for extra resources. An example house profile is attached. It is suggested that MGV attempt to profile houses in order to get statistical information on resources, access and number of people per plot.
WHAT IS GENTRIFICATION?

- Starts with increased capital investment into an area which results in a rise in property value, which eventually causes a change in the local demographic.
- Gentrification usually results in displacement of some form
- Class transformation and physical transformation
- Results in a change in the nature of housing stock (tenure, price, condition)

WHEN DISPLACEMENT OCCURS AS A RESULT OF CAPITAL INVESTMENT AND URBAN TRANSFORMATION, IT IS GENTRI-

DIRECT DISPLACEMENT

- Displacement of a household from a unit it occupies
- Economic displacement - landlord raises rent above current occupants ability to pay
- Physical displacement - landlord cuts off water, forcing the occupant out

INDIRECT DISPLACEMENT (EXCLUSIONARY)

- Low-income people are excluded from a place they might have lived in (or worked or shopped) had the place not become gentrified.
- When any household is not permitted to move into a dwelling, by a change in conditions that affects the dwelling or its immediate surroundings, and that:
  1. Is beyond the household’s reasonable ability to control or prevent;
  2. Occurs despite the household’s being able to meet all previously imposed conditions of occupancy;
  3. Differs significantly and in a spatially concentrated fashion from changes in the housing market as a whole;

WHERE TO FIND OPPORTUNITY IN CITY REGENERATION

 Though the effects of adverse gentrification can lead to displacement of minority groups, opportunity can be found in development in the form of public - private partnerships and specific development conditions that prioritise social goals.

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

WHERE TO FIND OPPORTUNITY IN CITY REGENERATION

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social

- Social housing
- Formalising rentals
- Upgrading rental stock
- Developer - offset
- Developer obligations; inter-housing - community facilities
- Technical, development, neighbourhood, social
THE BASIS OF A NEIGHBOURHOOD PLAN

BUILDING CITIES FROM THE NEIGHBOURHOOD UP

- Neighbourhoods can form the foundation for building sustainable cities. Focusing on a neighbourhood scale is useful as they are small enough to innovate and big enough to leverage meaningful investment and public policy.

- This is a short summary of aspects relevant specifically to Maitland Garden Village from the ECO DISTRICT Protocol for fostering neighbourhood and district scale sustainability.

- The two-week research period helped us to map out issues and conflicts in the MGV neighbourhood. The next step is to understand what exactly it is that makes a sustainable neighbourhood, where there is conflict and what should be prioritised in order to build a hierarchy of strategies.

- From this, a comprehensive neighbourhood plan can be built and developed with specific targets to monitor and evaluate.

- Prioritising will help to achieve more meaningful outcomes.
Unemployment rate for young people is high. MGV residents explained how they want to mobilise their youth and train them to have careers and not just jobs.

<table>
<thead>
<tr>
<th>CIVIC PARTICIPATION</th>
<th>ECONOMIC OPPORTUNITY</th>
<th>HEALTH AND WELLBEING</th>
<th>PHYSICAL SURROUNDINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of eligible voters voting in latest local election</td>
<td>Unemployment rate</td>
<td>Premature mortality</td>
<td>Civic spaces within walking distance</td>
</tr>
<tr>
<td>Percentage of population living below poverty level</td>
<td>Percentage reporting good or excellent mental health</td>
<td>Number of healthy food stores in walking distance</td>
<td>Number of healthy food stores in walking distance</td>
</tr>
<tr>
<td>Percentage of population receiving social assistance</td>
<td>Persons with diabetes per 100</td>
<td>Amount of green space within a walkable distance</td>
<td>Amount of green space within a walkable distance</td>
</tr>
</tbody>
</table>

A lack of communication within the community and also information means people struggle to engage with political processes.

Unemployment rate for young people is high. MGV residents explained how they want to mobilise their youth and train them to have careers and not just jobs.

<table>
<thead>
<tr>
<th>MGV</th>
<th>INDICATORS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A lack of communication within the community and also information means people struggle to engage with political processes</td>
<td></td>
</tr>
</tbody>
</table>

Elderly access to healthcare is poor due to transportation links.

The current community centre is inadequate.

The soccer pitch is fenced off which affects security in terms of site lines.

The current playground is too dangerous for children to play in.

There is a need to better educational facilities for the young people of the village.

a community centre which can house adult education problems

Household income in relation to number of people on plot.

Unemployment plays a factor in economic resilience.

Resilience is the capacity of cities to function so that all people are able to withstand the shocks and stresses they encounter. District teams must address resilience with a broad approach that prepares for social, economic, and environmental shocks and stresses.

Cities that embrace equity identify and acknowledge the communities most vulnerable to change. These cities experience stronger and longer lasting growth. District teams must ensure their community has the opportunity to meaningfully participate, lead and thrive.
**PLACE : CREATE INCLUSIVE AND VIBRANT COMMUNITIES**

Objectives for achieving inclusive and vibrant communities include: strong civic engagement, preservation and celebration of culture and history, diverse and affordable housing, and accessible public spaces and services for daily needs.

In order to create strong civic engagement MGV need to strengthen their leadership and communication within the community in order to strengthen their voice so that they can collectively participate in civic processes. MGV has a rich heritage as the first social housing project in South Africa. Having been recorded for the first time, this is an opportunity for MGV to capitalise on its heritage and culture.

Public spaces are not accessible for the residents with fenced off and dangerous recreational areas. There is also a need to invest in social and affordable housing due to the high densities on individual plots.

**PROSPERITY : SUPPORT EDUCATION AND ECONOMIC OPPORTUNITIES**

Objectives include equitable access to vibrant centres and career pathways, a robust employment base with increasing jobs and job quality, and entrepreneurial innovation and business start-ups.

Residents describe the need for vocational training and also support for entrepreneurs to grow in the community. With Biovac close to the site, and the potential future of large corporate investors building on unused land, there is a need to focus on processes so that they do not get displaced.

The youth need mobilising as many have jobs and not careers. There needs to be engagement programmes, opportunity for training and the creation of jobs through economic development.

Parents want an area with Wi-Fi and a library for children and young people so that they can study in peace. With overcrowded housing and lack of connectivity, educational development of young people is being affected.
Objectives include a street network that accommodates diverse ages and abilities by using multiple travel modes and shared mobility options, and a high quality digital network providing equitable connectivity and leveraged community data.

The dire state of public transport connections means that residents, especially the elderly are struggling to access healthcare. The pavements are mostly half finished in the village. This is debilitating especially for the elderly and those in wheelchairs who have to use the road instead. It is also dangerous for pedestrians as more and more cars are using the village as a bypass from Alexandra road and are travelling at high speed. There is a culture of children playing out on the streets and without distinct separation between the road and pavement, serious risk is created.

WIFI connections are imperative for people to participate in public processes, educational development and communication. MGV residents have expressed the desire for a wifi hotspot in the centre of the village.

**HEALTH AND WELLNESS:**

Goals include promoting active living based on walkability and recreation; equitable health outcomes based on accessible, affordable healthcare; affordable, local, fresh food; remediated toxic environments and strong public safety.

MGV do not have adequate access to recreational facilities. The soccer pitch is fenced off which is resulting in security issues as people cannot see across the village. There have been multiple armed muggings recently as a result. The community centre is also not an adequate community hub with facilities to promote community and youth engagement.

Lack of transport means that access to healthcare is inadequate.
USING CONFLICTS TO STRATEGISE TOWARDS SOLUTIONS

EQUITY

- Strengthen communication and leadership to better engage in civic processes
- Train and mobilise youth so that they can achieve career goals and reduce general unemployment rate through training schemes
- Address people's access to healthcare, pop up health centre?
- A need for infrastructural densification
- Better community facilities and access to them (community centre, sports facilities, key to soccer pitch)
- Safe children's play area and amenities

Objectives for achieving inclusive and vibrant communities include; strong civic engagement, preservation and celebration of culture and history, diverse and affordable housing, and accessible public spaces and services for daily needs.

In order to create strong civic engagement MSV need to strengthen their leadership and communication within the community in order to strengthen their voice so that they can collectively participate in civic processes.

MGV has a rich heritage as the first social housing project in South Africa. Having been recorded for the first time, this is an opportunity for MGV to capitalise on its heritage and culture.

Objectives include equitable access to quality education and career pathways, a robust employment base with increasing jobs and job quality, and entrepreneurial innovation and business start ups.

Residents describe the need for vocational training and also support for entrepreneurs to grow in the community. With Biovac close to the site, and the potential future of large corporate investors building on unused land, there is a need to bolster small enterprise so that they do not get displaced.

The youth need mobility as many have jobs and not careers. There needs to be engagement programmes, opportunity for training and the creation of jobs through economic development.

Parents want an area with WiFi and a library for children and young people so that they can study in peace. With overcrowded housing and lack of connectivity, educational development of young people is being affected.

PLACE

- Better educational facilities (library, wifi, homework club)
- Adult education schemes
- To collect information on household income in relation to number of people on plot
- Address high levels of unemployment

Objectives include equitable access to quality education and career pathways, a robust employment base with increasing jobs and job quality, and entrepreneurial innovation and business start ups.

Residents describe the need for vocational training and also support for entrepreneurs to grow in the community. With Biovac close to the site, and the potential future of large corporate investors building on unused land, there is a need to bolster small enterprise so that they do not get displaced.

The youth need mobility as many have jobs and not careers. There needs to be engagement programmes, opportunity for training and the creation of jobs through economic development.

Parents want an area with WiFi and a library for children and young people so that they can study in peace. With overcrowded housing and lack of connectivity, educational development of young people is being affected.

RESILIENCE

- Health and Wellness

Objectives for inclusive and vibrant communities include; strong civic engagement, preservation and celebration of culture and history, diverse and affordable housing, and accessible public spaces and services for daily needs.

In order to create strong civic engagement MSV need to strengthen their leadership and communication within the community in order to strengthen their voice so that they can collectively participate in civic processes.

MGV has a rich heritage as the first social housing project in South Africa. Having been recorded for the first time, this is an opportunity for MGV to capitalise on its heritage and culture.

Objectives include equitable access to quality education and career pathways, a robust employment base with increasing jobs and job quality, and entrepreneurial innovation and business start ups.

Residents describe the need for vocational training and also support for entrepreneurs to grow in the community. With Biovac close to the site, and the potential future of large corporate investors building on unused land, there is a need to bolster small enterprise so that they do not get displaced.

The youth need mobility as many have jobs and not careers. There needs to be engagement programmes, opportunity for training and the creation of jobs through economic development.

Parents want an area with WiFi and a library for children and young people so that they can study in peace. With overcrowded housing and lack of connectivity, educational development of young people is being affected.

HEALTH AND WELLNESS

Goals include promoting active living based on walkability and recreation, equitable health outcomes based on accessible, affordable healthcare; affordable, local, fresh food; remediated toxic environments and strong public safety.

MGV do not have adequate access to recreational facilities. The soccer pitch is fenced off which is resulting in security issues as people cannot see across the village. There have been multiple armed muggings recently as a result. The community centre is also not an adequate community hub with facilities to promote community and youth engagement.

Lack of transport means that access to healthcare is inadequate.

Objectives include equitable access to quality education and career pathways, a robust employment base with increasing jobs and job quality, and entrepreneurial innovation and business start ups.

Residents describe the need for vocational training and also support for entrepreneurs to grow in the community. With Biovac close to the site, and the potential future of large corporate investors building on unused land, there is a need to bolster small enterprise so that they do not get displaced.

The youth need mobility as many have jobs and not careers. There needs to be engagement programmes, opportunity for training and the creation of jobs through economic development.

Parents want an area with WiFi and a library for children and young people so that they can study in peace. With overcrowded housing and lack of connectivity, educational development of young people is being affected.

CONNECTIONIVITY

Goals include a street network that accommodates diverse ages and abilities by using multiple travel modes and shared mobility options, and a high quality digital network providing equitable connectivity and leveraged community data.

The dire state of public transport connections means that residents, especially the elderly are struggling to access healthcare.

The pavements are mostly half finished in the village. This is debilitating especially for the elderly and those in wheelchairs who have to use the road tarmac instead. It is also dangerous for pedestrians as more and more cars are using the village as a bypass from Alexandra Road and are travelling at high speed. There is a culture of children playing out on the streets and without distinct separation between the road and pavement, serious risk is created.

WiFi connections are imperative for people to participate in public processes, educational development and communication. MSV residents have expressed the desire for a WiFi hotspot in the centre of the village.

Objectives include equitable access to quality education and career pathways, a robust employment base with increasing jobs and job quality, and entrepreneurial innovation and business start ups.

Residents describe the need for vocational training and also support for entrepreneurs to grow in the community. With Biovac close to the site, and the potential future of large corporate investors building on unused land, there is a need to bolster small enterprise so that they do not get displaced.

The youth need mobility as many have jobs and not careers. There needs to be engagement programmes, opportunity for training and the creation of jobs through economic development.

Parents want an area with WiFi and a library for children and young people so that they can study in peace. With overcrowded housing and lack of connectivity, educational development of young people is being affected.
TIMELINE FOR ENGAGEMENTS
WITH MAITLAND GARDEN VILLAGE

2017
Non-legislated public participation process ends in February.
The legislated public participation process for TRUP begins in August.