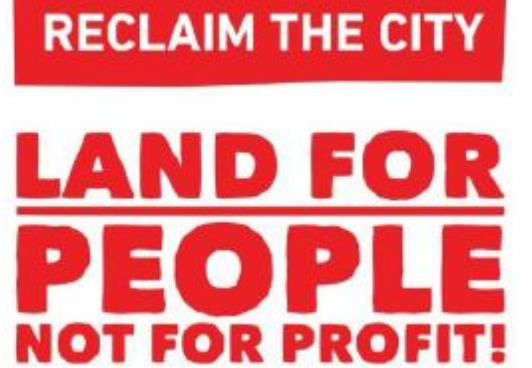


# What we do



Ndifuna Ukwazi is an **activist organisation and law centre** that promotes the realisation of Constitutional Rights and Social Justice – through legal, research and organising support to working class people, communities and social movements.

We work to **advance urban land justice** – that is the protection and promotion of access to affordable, well located housing in Cape Town; building inclusive and sustainable mixed use and mixed income communities; and supporting tenant rights and security of tenure in both private and public housing.

# Cape Town's Housing Crisis

- Housing backlog for City of Cape Town is currently **470 000** families. This is close to half of all households in the city.
- Many other households live in precarious conditions in neighbourhoods that are far from jobs, schools, hospitals and other services.
- If the City keeps building housing at the current rate of **6,100** units a year then the housing backlog will grow to **650 000** families by **2030**.

# Class segregation

## Dot Map of South Africa

by [Adrian Frith](#)



Select displayed data:

- Race  Language  
 Household income

Select background:

- Map  Aerial photo

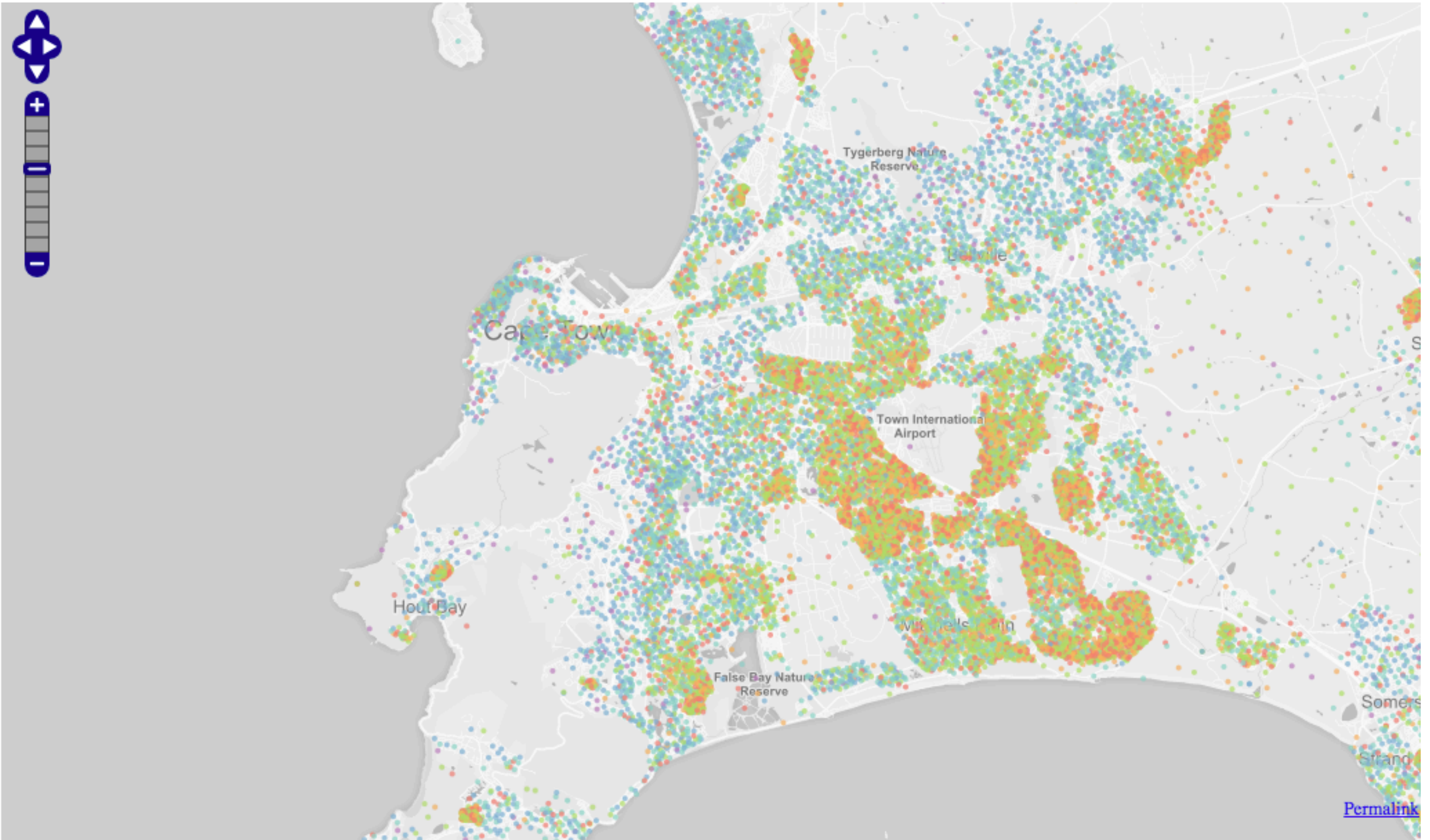
One dot = 50 households

	R0 –	R4 800
	R4 801 –	R19 600
	R19 601 –	R76 400
	R76 401 –	R307 600
	R307 601 –	R1 228 800
	R1 228 800 –	

Annual household income from Census 2011. Note that some 800 000 people living in institutional settings are not included in household statistics.

Dot map tiles © [Adrian Frith](#); population data from [Census 2011](#) © [Statistics South Africa](#).

Base map tiles © [MapBox](#); map data [ODbL](#) © [OpenStreetMap contributors](#).



[Permalink](#)

# Racial segregation

## Dot Map of South Africa

by [Adrian Frith](#)

Select displayed data:

- Race  Language  
 Household income

Select background:

- Map  Aerial photo

One dot = 100 people

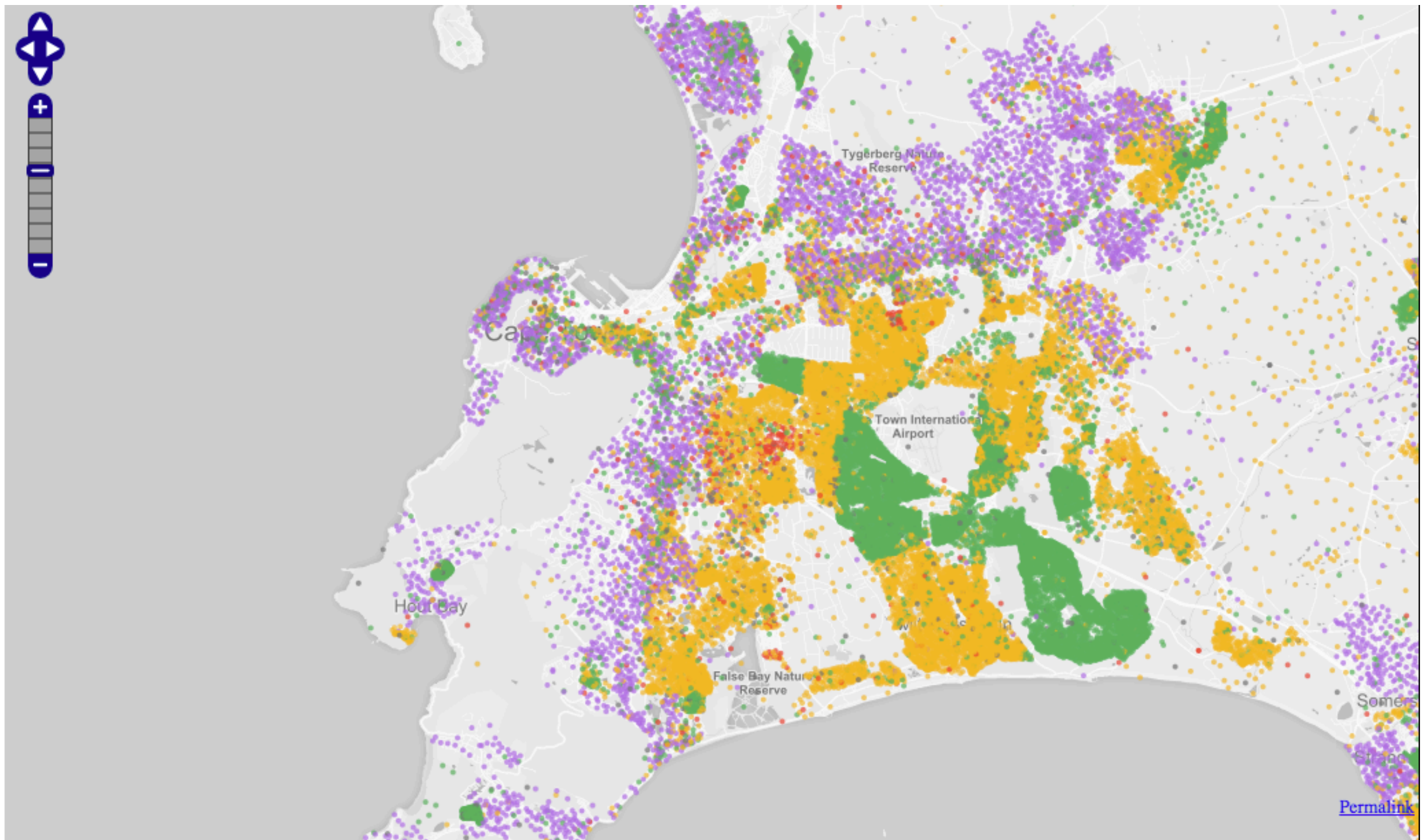
- Black African
- Coloured
- Indian or Asian
- White
- Other

From self-identification in Census 2011.

Note: dots are evenly distributed across census areas.

Dot map tiles © [Adrian Frith](#); population data from [Census 2011](#) © [Statistics South Africa](#).

Base map tiles © [MapBox](#); map data [ODbL](#) © [OpenStreetMap contributors](#).



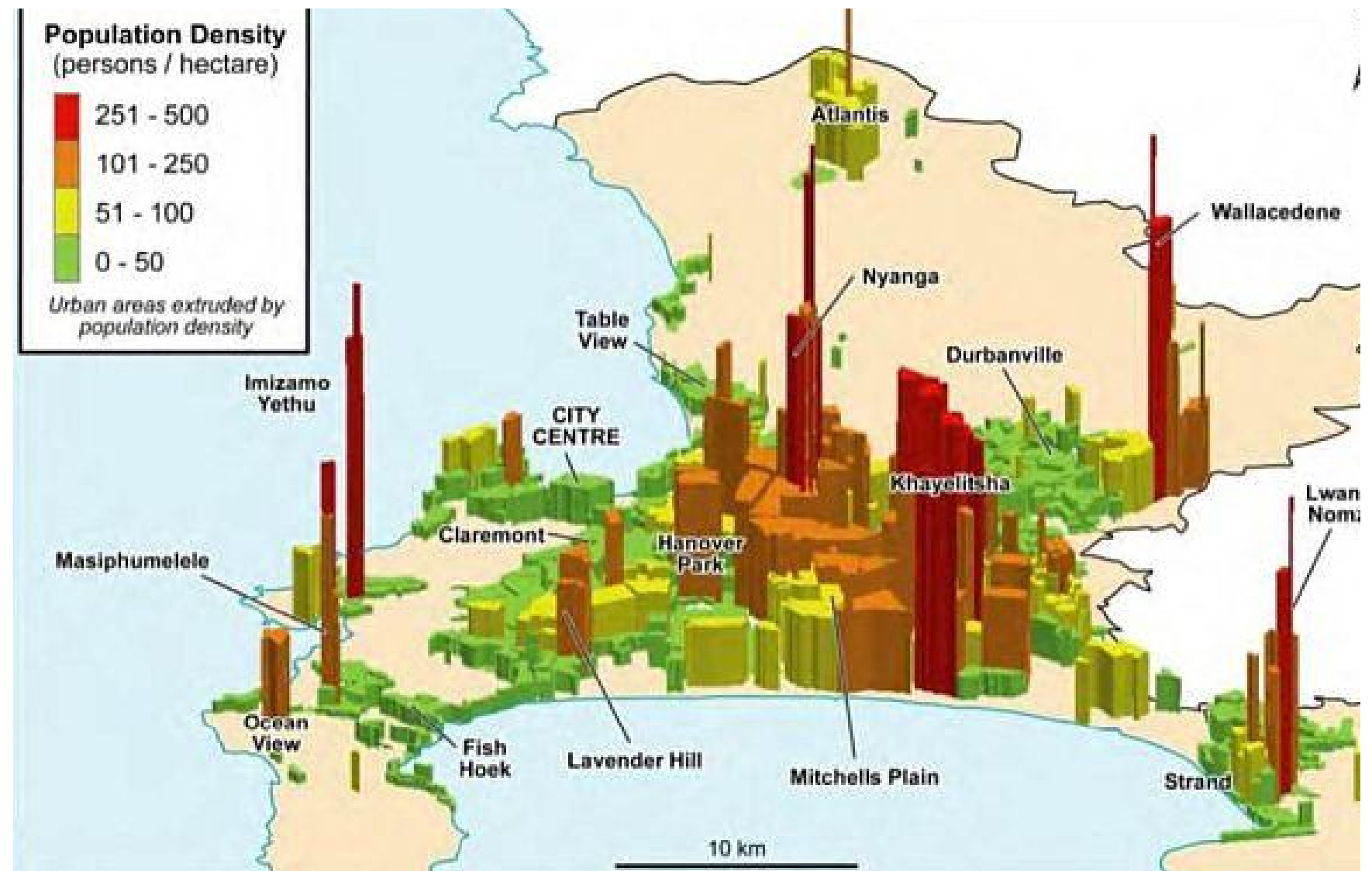
[Permalink](#)

## Inverse Densification

A largely poor and working-class black majority live on the urban periphery, in very densely populated settlements, far from jobs, and with poor access to amenities and services.

Well located central areas, most of which were previously designated “whites only” areas, are characterised by low densities coupled with an acute shortage of affordable housing options, despite excellent access to amenities, services and employment opportunities

\* Turok (2012)

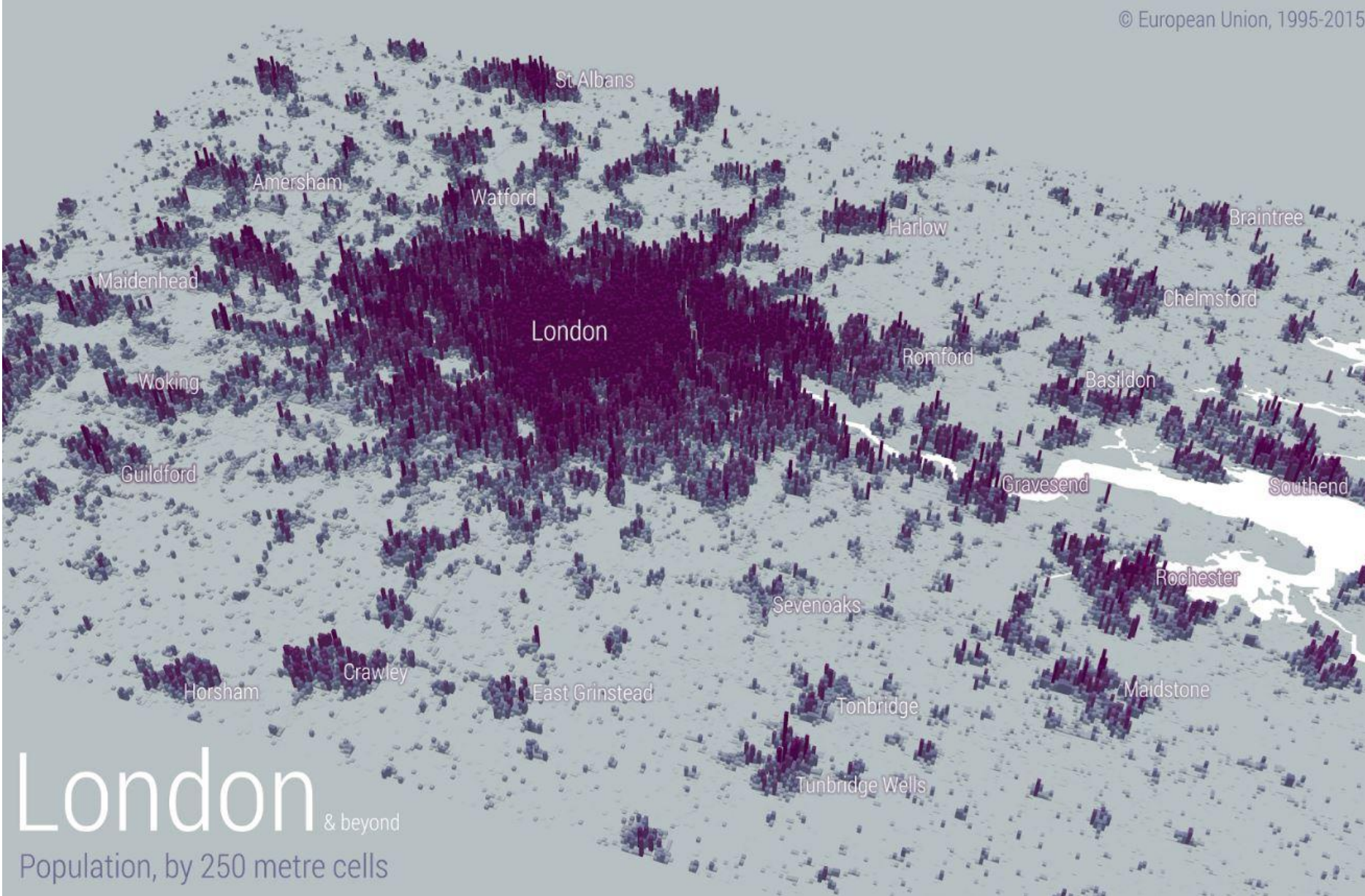


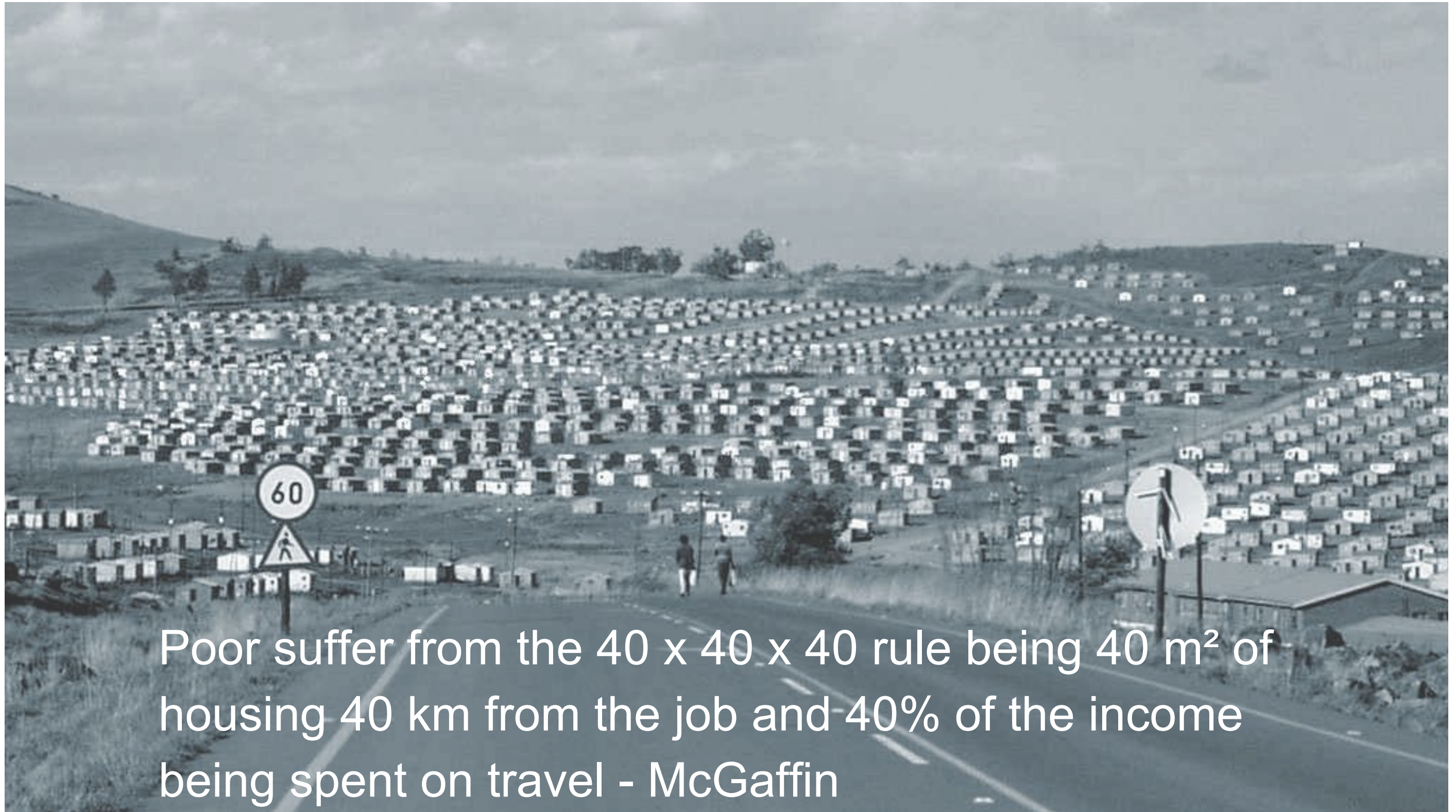
# Healthy Densification

The Geography of Reputation: The City as the Locus of Business Opportunity - Gluckler

Demand...[for] a transformed and renewed access to urban life - Lefebvre

\*European Commission Global Human Settlement (GHS) dataset





Poor suffer from the 40 x 40 x 40 rule being 40 m<sup>2</sup> of housing 40 km from the job and 40% of the income being spent on travel - McGaffin

# George Street

**Size:** 6,612m<sup>2</sup>

**Owner:** Provincial Department of Transport  
and Public Works

**Use:** Parking/vacant/underutilised

**Zoning:** GR4





# Mary Kihn School

**Size:** 31,200

**Owner:** WCDTPW

**Use:** Important school uses small part of site, but rest is vacant

**Zoning:** Community Space



# Kotzee Road

**Size:** 18,916m<sup>2</sup>

**Owner:** CPUT

**Use:** Largely vacant/used occasionally

**Zoning:** Community Use/GR4

