

AN ATLAS OF DISPLACEMENT AND DEVELOPMENT IN CAPE TOWN



FROM WOODSTOCK



TO BLIKKIESDORP



This atlas begins to explore the struggle for inclusive housing in Cape Town, South Africa - with a specific focus on two sites; Woodstock and Blikkiesdorp. There are three scales at which the areas are examined:

INTRO	
PEOPLE	
PLACE	
POSSIBILITIES	

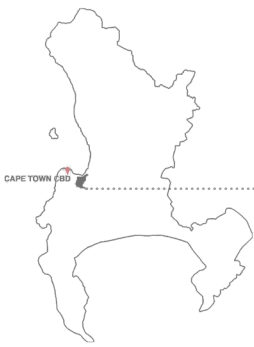
This atlas provides a brief insight into each site and highlights some of the challenges faced by citizens who are threatened to be displaced, and by those who have been relocated. The data used is provided by the City of Cape Town Census Data (2011), various NGO reports and publications, and experiential knowledge from working for the [Development Action Group](#), an NGO within the urban sector for nine months between 2015-6.

 *ITEMS ARE LINKS
(CLICK ON THEM
TO READ MORE)

AYESHA ISSADEEN

SHANNON MATTERN
MAPS AS MEDIA
FALL 2017



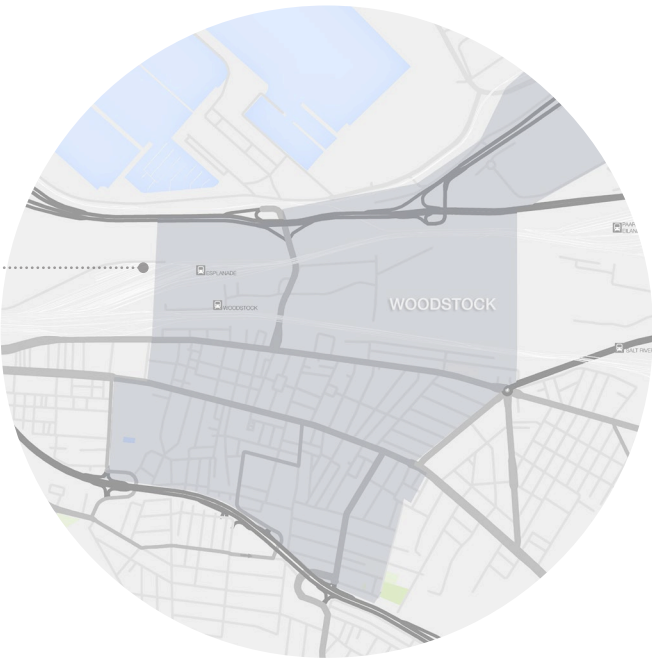


City of Cape Town
Census Data 2011
[Woodstock]

Woodstock is located 2km from the city centre and has been undergoing rapid gentrification in the last decade. This is one of two areas in the inner city that were left unaffected by the Groups Areas Act of 1950, which implemented spatial apartheid laws of segregation throughout the city.

The demographics of Woodstock are explored here using census data from 2011.

Residents of Woodstock are currently fighting eviction notices or being evicted without notice and many of the evicted are likely to be sent to Blikkiesdorp. These families fall into the lowest income band of the city, earning less than US\$240/month, and have typically lived in Woodstock for generations, spanning over 50 years in some cases.

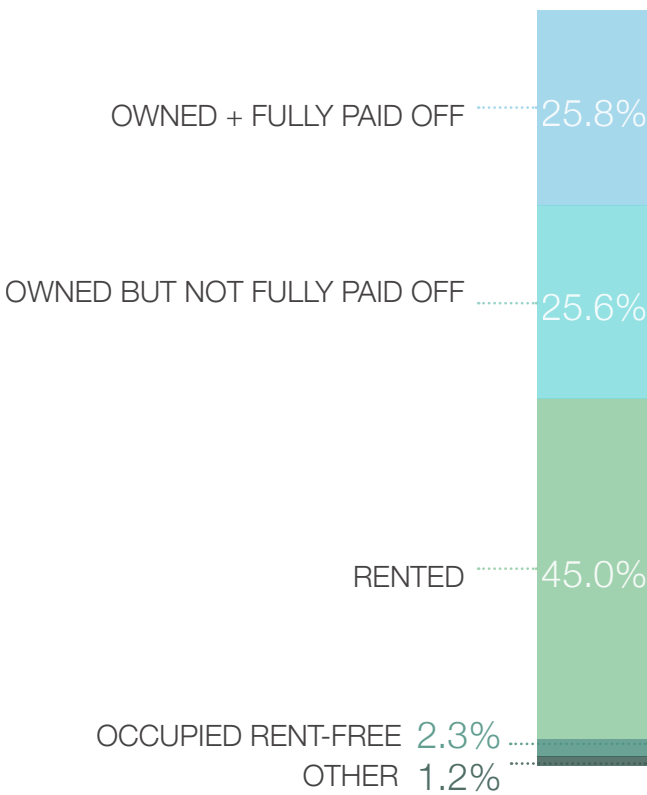


TOTAL POPULATION:
12 656

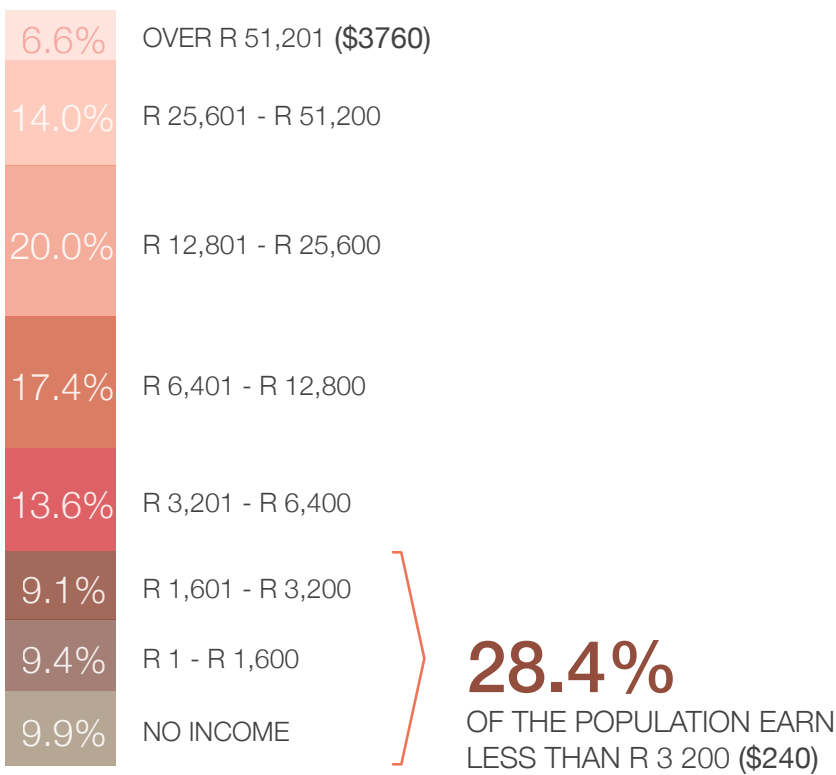


NUMBER OF HOUSEHOLDS:
3 660

TENURE STATUS



MONTHLY HOUSEHOLD INCOME

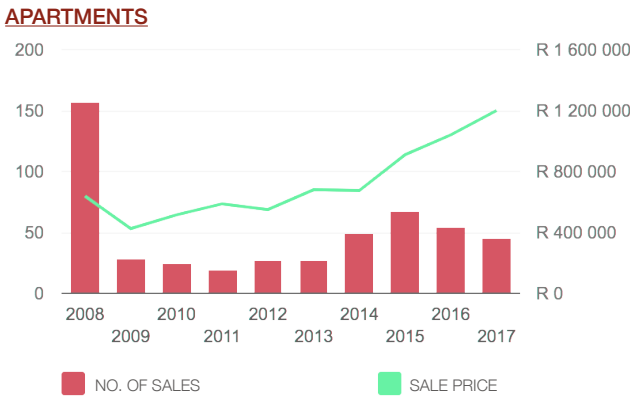
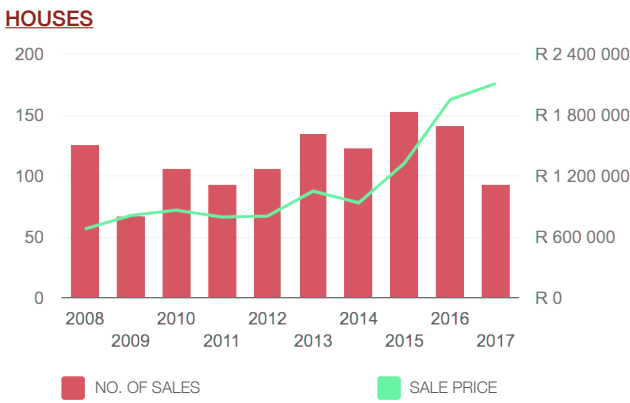


EMPLOYMENT STATISTICS



TRENDS IN PROPERTY PRICES

Property Trends
in Woodstock



*graphs taken from website

A brief insight into the journey of relocating from one site to the other, as well as some providing the context of the struggles of displacement and those faced by the residents who relocated.

“Cape Town is a *paradise for the few*. Cape Town was awarded World Design Capital in 2014, but it is still very much a tale of two cities”

As part of my thesis I hope to make a short documentary about the life-altering process of displacement, as well develop an interactive platform to encourage viewers to engage with and better understand Woodstock.

BLIKKIES QUICK FACTS

20,000+ PEOPLE in

73% of residents have NO FORMAL WORK

1,742 ONE-ROOM STRUCTURES

EACH STRUCTURE HOUSES 10+ PEOPLE

PEOPLE SHARE AN OUTDOOR TOILET

FLIMSY, CORRUGATED IRON STRUCTURES WITH NO INSULATION

A LARGE MIX OF LOW-INCOME COMMUNITIES FROM ALL ACROSS CAPE TOWN - A LOST SENSE OF COMMUNITY

HIGH CRIME RATES + LIMITED SOCIO-ECONOMIC OPPORTUNITIES WITHIN REACH

Wolwerivier is another temporary relocation area which was the only housing option provided for families evicted from various parts of Cape Town.

The construction of the expected 4500 units this relocation area was recently halted due to push-back from the public regarding the lack of socio-economic opportunities in this area.

FROM WOODSTOCK

CAPE TOWN CITY CENTRE

DISTANCE: 25km

TRAVEL TIME: 30-60 mins

COST OF TRAVEL: R30 (\$2.20) RETURN TRIP

TO BLIKKIESDORP

Blikkiesdorp (which literally translates to ‘tin town’) is a contested ‘temporary relocation area’ (TRA) site, located 25km from the city, which was established in 2007 and still houses hundreds of families today who are left with few or no options for affordable housing.

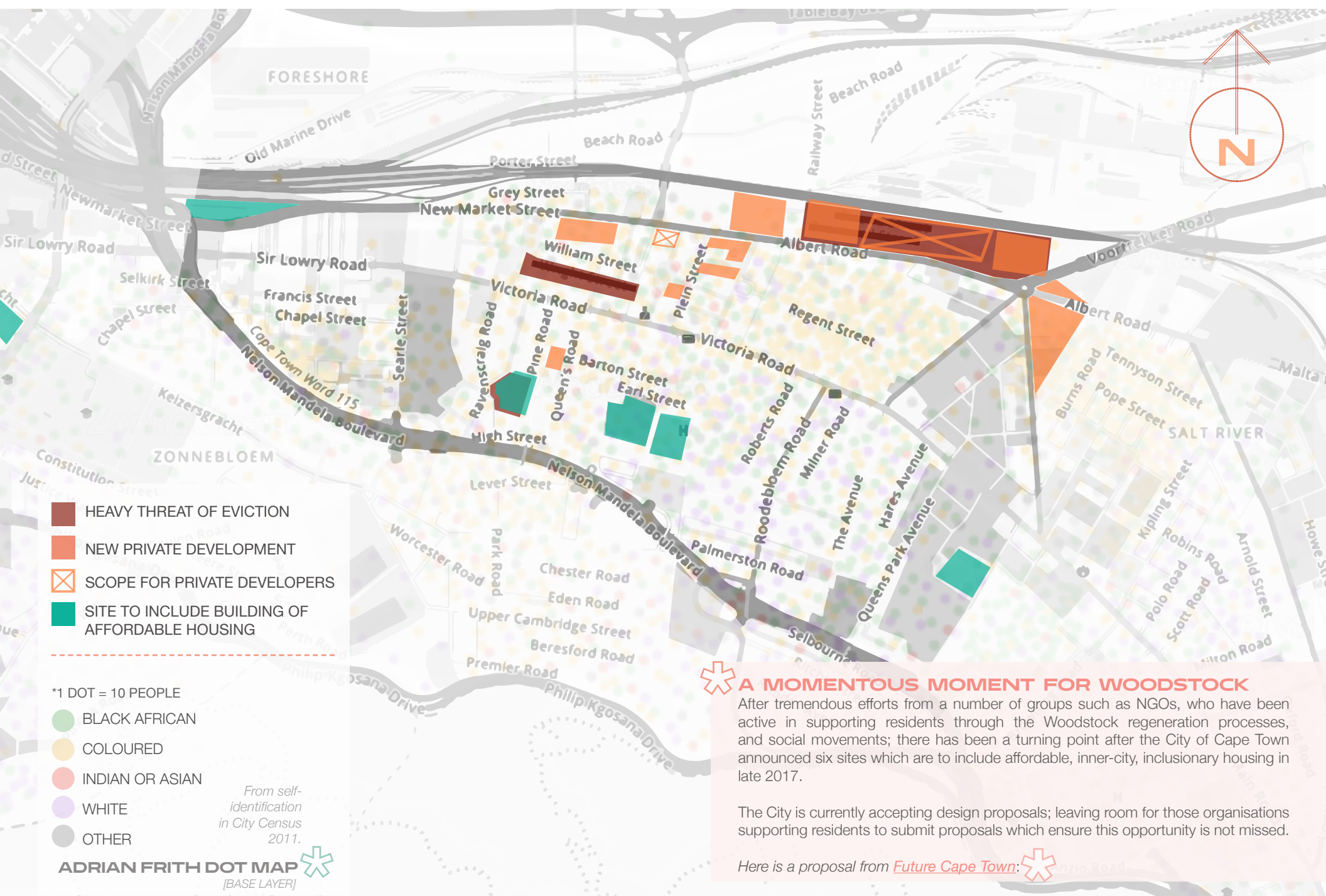
The City of Cape Town is yet to announce what the futures hold for residents of this vulnerable community, if it can even be called a community.

In mid-2015, the Blikkiesdorp Joint Committee, a community-based organisation (formed by the residents of Blikkiesdorp) accused the Airports Company South Africa (ACSA) of excluding Blikkiesdorp entirely from an Environmental Impact Assessment, which is a requirement for development proposals. The threat of the airport expansion directly affects the residents as the TRA is located in close proximity to the runways of the airport. Noise pollution levels are already extreme, and the flimsy structure vibrate as planes depart and arrive which has caused electricity boxes within structures to explode - resulting in deathly fires.

“IS BLIKKIESDORP HOME?”

This short documentary follows the story of relocated Blikkiesdorp’s residents and the day-to-day struggles they face, including engagements with ACSA on the airport expansion.





***FREDDIE**

Freddie was born in Gympie Street and grew up in Woodstock. He spent many years in jail. In this time his parents, who owned a house, passed away. After being released from jail in 2002, he came back to Woodstock as it is where he felt most at home. He found his parents house demolished, with many others he knew facing pressure to sell. He also complained about the number of people who have been moved far out of Woodstock. Since being released, he has been homeless. Him and his brother, who is also currently homeless, work as parking attendants and wash cars around Woodstock to survive. He would like to find a job and have a more secure future, he is willing to work for it - however, in his current situation there are no options besides shelters for him to sleep indoors.

***CHARL**

Charl is the owner of a restaurant, which opened in July 2015. He says he was unable to afford the rising rentals in town, which have tripled in the last few years. He saw an opportunity in Woodstock, and while he admits business is still quiet, he is confident that Woodstock will 'blossom'. He sees the value in investing in the area, but admits it has not been easy. Charl says that it is quiet and dark on the streets during winter, but with summer, business is getting better and there is more activity on the streets. He attributes the lack of evening clientele to the lack of efficient street lights and security risks. There has been a security issue in the past - but he feels that since then the building's security has been improved and is comfortable in the space. There are surrounding businesses which he says 'cater to a different market' - but they maintain a good working relationship.

***ANITA**

Anita moved to Cape Town to look for a work when she was 16. She moved into Woodstock initially and stayed with friends, then she met her husband. One of her friends introduced her to another lady (her current neighbour), and she discovered that there was some space in the informal settlement. The wendy houses here were built between 15-20 years ago. Anita was one of the last people to move onto this site. As her children are schooling in Woodstock and her husband is working as a plumber, she says it is important for her and her family to continue to live in the area. Her children struggle with their homework as the generator that provides their electricity costs a lot to run and sometimes they are left in darkness. She says Woodstock has improved as more jobs have been provided with the influx of new people and businesses. With a constant income, she is willing to pay for a house to stay in Woodstock,

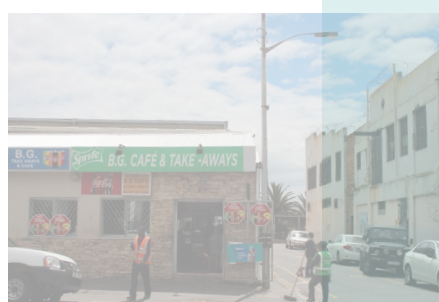
***MICHAEL**

Michael was born in Woodstock, in Gympie Street and grew up in his grandfather's house. His mother moved to Lansdowne and remarried. After her husband died, she and Michael moved to Salt River for four years. Michael had to move after that period as his mother passed away. He still has a brother in Woodstock, and his own son of 20 years who is also working. Michael himself however, lost his job and is now living with a friend (he has a room) where he makes a small contribution towards rent, providing he has made enough money to do so that month. The most notable changes he has noticed around Woodstock are in terms of security, as he described Woodstock to be a very violent place before.

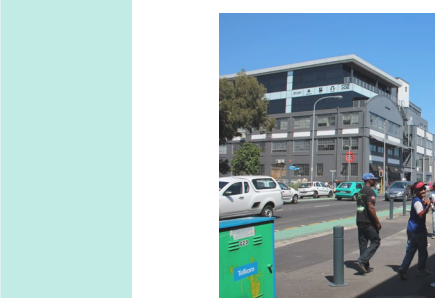
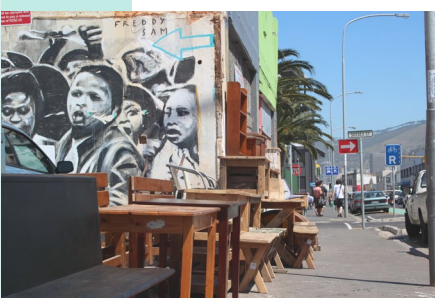
This photo-mapping collage portrays the stages of development found across Woodstock in 2015-6. This ranges across buildings which no longer exist, the current state of buildings or plots of land, the people whose lives have been affected by the recent developments, a juxtaposition of boundaries (e.g. shops spilling onto the streets / the so-called 'invisible boundaries' of the private developments), projects to mitigate the effects of the new developments.

The more translucent an image, the further back in time it is mapping - except for the people included in this collage. They are left as ghostly images, indicating the uncertainty of their future. Images read vertically as columns, with the coloured bars representing different states of development.

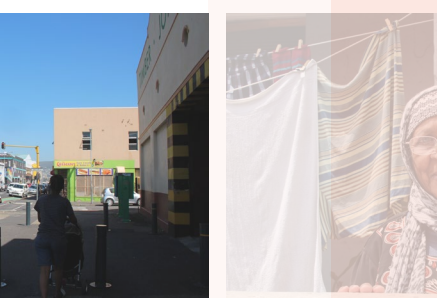
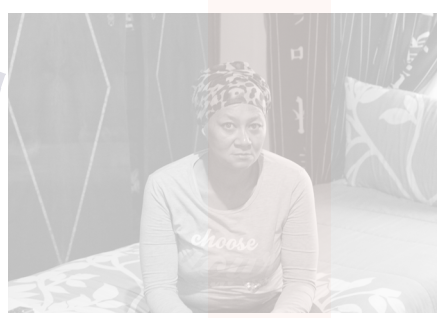
THREATENED



CURRENT



UNCERTAIN



IN-PROGRESS



FUTURE



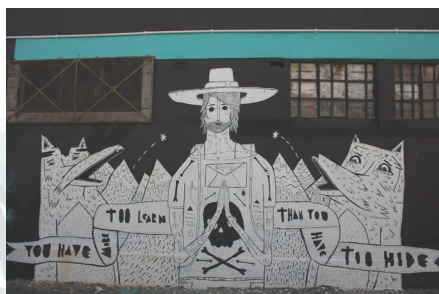
Artist  **MARK HILLTOUT** sketched façades of 14km of Woodstock and the neighbouring suburb Salt River in 2013.

Using these sketches as a base, this map explores the variety of food available in Woodstock.

There is a stark contrast between the audiences that are now catered for down Albert Road, ranging from local African food shops (frequent customers include local residents) to internationally known restaurants and microbreweries catering to the middle-class residents and tourists.

Exploring the trends found in the changes of the food options within Woodstock are mimicked in many aspect of the regeneration in the area. Small family businesses are constantly being pushed out as private developers move into the space. The historical textile industry of Woodstock, which originally provided the bulk of job opportunities for residents of the area are being replaced by small to large-scale private companies. Some residents when interviewed describe the changes to be good, unfortunately the likelihood of the local residents benefiting from this regeneration are very low.





The streets of Woodstock have become a hub for the resilient art form of graffiti and street art, with local and international artists leaving their mark within the urban area.

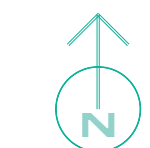
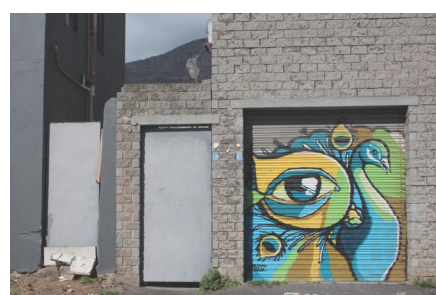
Can this art form voice a struggle? Or bridge the gaps between the clear divides within this 'tale of two cities'?



[Enclosed between Victoria and Albert Roads] is a maze of lanes that is home to most of the murals.

You can't miss them, from a giant elephant on Cornwall Street, with Table Mountain in the background, to giraffes and gorillas, and political statements on everything from wildlife to Palestine'

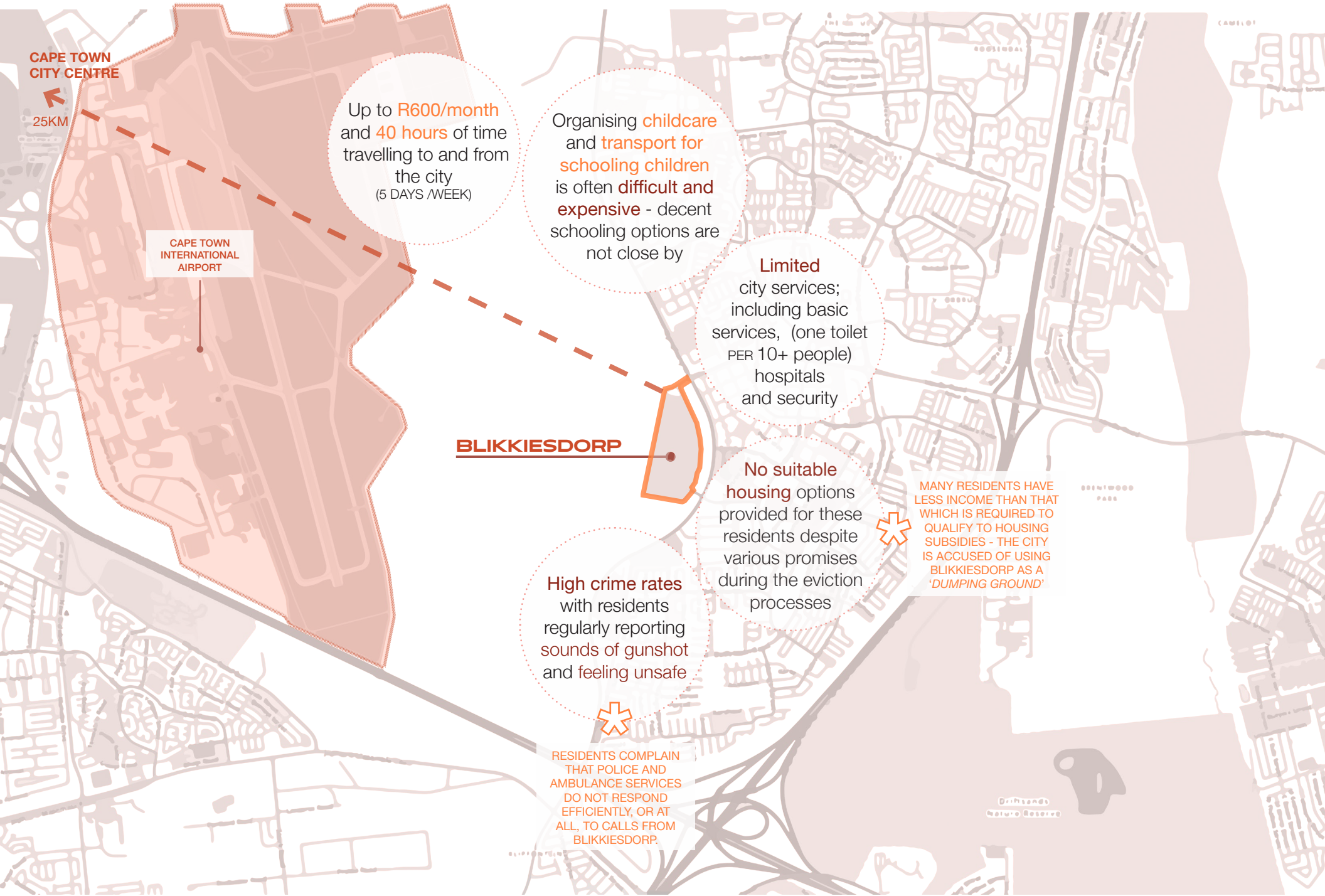
New developments have been seen to use similar aesthetics on the façades of their buildings, possibly in order to blend in whilst maintaining the idea of 'upgrading' the area.



'Invisible borders' - as described by developers, which allow customers to view Woodstock with the safety of a glass barrier. The sounds of children drumming rhythms on empty plastic buckets still echo through these spaces regardless of attempt to distance the new from the existing.

Some developers still face challenges with regard to crime in the area, and glimpses of a previous crime-ridden Woodstock can be seen, with drug dealers and gangs still operating in the area - now with an additional audience.





Despite the progress that has been made so far, there will be a lot of work which needs to be done along side the regeneration process to ensure the rights of low-income citizens are not violated, and that the history of the suburb is not lost.

With a history of brutal evictions during the apartheid era, it is difficult for some to be reliving the atrocities their parents and grandparents suffered through.

This atlas provides a starting point for the design of the interactive web platform which will form part of my Master's thesis project.

There is still information to be collected, and revised as most of this data was collected on site in 2015-6. I hope to engage with many more stakeholders to continue to build on this atlas to develop a comprehensive overview of the housing difficulties faced by citizens in Woodstock and in Blikkiesdorp. I intend to include further maps at each scale, adding a scale to investigate policies over times in the city of Cape Town.

*ACTORS CHALLENGING THE SOCIO-SPATIAL INJUSTICE IN CAPE TOWN & PROVIDING SUPPORT TO LOCAL RESIDENTS

*SOME OF THE



OPEN DEMOCRACY
ADVICE CENTRE
TRANSPARENCY IN ACTION



MEDIA OUTLETS WHICH HAVE
VOICED LOCAL CONCERNS:

DAILY MAVERICK

Mail & Guardian

EWN

theguardian

EYEWITNESS NEWS

THIS COULD NOT BE DONE WITHOUT A NUMBER OF COMMUNITY BASED GROUPS AND ACTIVISTS.