

**MUST  
SEED**



**Charles Gachanga**

**June Syowia**

**Marco Carolei**

**Njeri Cerere**

**Jason Hilgefert**

**Anne Gjesdal Bjørndal**

**Stella Mutegi**





**what is dandora**

# LOCATION

## DANDORA LOCATIONAL MAP



COUNTY-NAIROBI COUNTY  
CONSTITUENCY-EMBAKASI NORTH COSTITUENCY  
STUDY AREA- DANDORA  
SITE-PHASE TWO

**11 km**  
from  
**CBD**



### Legend



Scale: 1:2500



# HISTORY

- Initiated in 1974 partly funded World Bank, Dandora was established 3 years later as a site and service scheme kind of project to offer for housing for the lower income urban people.
- It was designed in 5 phases
- Open spaces under study are located in Dandora phase 2
- The study sites within Dandora are public spaces hence owned by the public.









NG:'

Akinyi ►  
ler, P12



**On the brink of death:** Doctors  
advised mother to terminate pregnancy  
over HIV, but son has just graduated, P13

# THE NIROBIAN

FRIDAY, MARCH 27 - THURSDAY, APRIL 2, 2015

[www.standardmedia.co.ke](http://www.standardmedia.co.ke)



# 10 Nairobi hoods where maisha ni 'roho juu!'

BY MWAURA SAMORA  
msamora@standardmedia.co.ke

In these 'hardship areas,' only hard-cores whose hearts are fashioned from granite survive although *wenyeji* would not live elsewhere even for free:

## ✓ 1. 'D' is for Dandora

Dando or 'D' is a special case where crime is in its DNA. There was a time shoes were sold as you walked by before being yanked off after a price was agreed. 'D' is also home the city's largest dump site where a murderous cartel holds forte.

## ✓ 2. 'North' means Mathare North

'North' is punctuated by multi-storey flats with dark, steep staircases. In some areas you have to be home by 8pm before the gate is locked to keep off the *dingos* mostly from Kia-Maiko. Being mugged is as common as the muddy roads and pathways.

## 3. 'Githo' is pronounced 'Getho'

Githurai, or *Getho* was once the place to be in the early '90s but is now one of the most congested and dangerous hoods to live in. The notoriety of criminal gangs (and Mungiki) here is legendary. Now wonder residents protested the arrest of 'super cop' Katitu who used to 'hunt and mow down' hardcore criminals.

## 4. Ole wako in 'Oyole'

This sprawling estate in Eastlands once hosted the Mungiki as its 'government'. High storey buildings,

dirty streets and burst sewer drains are the hallmarks of 'Oyole.' Garbage collectors and matatu gangs call the shots here and often engage in deadly conflicts.

## 5. No mercy in Huruma

It is popular for its identical flats built by the defunct Kanjo in the 1980s. Here, you don't flash out your Samsung Galaxy S5 *ovyo ovyo*, or else it will become 'was' faster than you can say 'Kimaiyo!'

## 6. Jesus lived in 'Ungwaro,' briefly

This slum was made famous by a 'prophetess' Mary Akatsa, who once 'hosted' an Arab-looking 'Jesus' in 1986. Apart from the high probability of getting robbed or mugged in Kawangware residents here also have to contend with water shortages, overcrowding and foul smell from open sewers.

## ✓ 7. 'Bangla' is 'Axis of Evil'

*Oriosh* or *Bangla* is earliest of Kanjo estates is neighboured by the notorious Kiamaiko, Korogochi (Koch), 'D' (Dandora) and Baba Dogo, basically Kariobangi North is one 'Axis of Evil' and not necessarily because it has 'bangi' as part of its name.

## 8. Sleepless in 'Isich'

It is commonly known as 'Little Mogadishu' because of its huge Somali population. *Isich* was at one time notorious for grenade attacks. The police swoops to fish out 'terrorists' was as



predictable as the 7pm news. Gun running is the other hallmark of the hood with the largest concentration of shopping malls, and serious circulation of money is such that KRA has an office there as do almost all serious banks.

## 9. Mwiki is shagz in the city

Your neck will be 'rinsed' in areas like Redsoil, Ndambaki and Mwiki Phase Three besides congestion, narrow dirty roads, a huge idle population, transport and constant water shortages being the challenges of living in this 'hardship area' that was once the place of home owners now turned into a sprawling concrete jungle.

## 10. 'Umo' is Umoja

Once crime free, with working street lights and tarmacked estate roads, Umoja is today a shadow of its '80s self. What with its dense population living in highrise flats where your security is not guaranteed before the 9pm news and after. There are also more bars than churches!



cores whose hearts are fashioned from granite survive although *wenyeji* would not live elsewhere even for free:

### ✓ 1. 'D' is for Dandora

*Dando* or 'D' is a special case where crime is in its DNA. There was a time shoes were sold as you walked by before being yanked off after a price was agreed. 'D' is also home the city's largest dump site where a murderous cartel holds forte.

### ✓ 2. 'North' means Mathare North

'North' is punctuated by multi-storey flats with dark, steep staircases. In



**what has been done**



**it starts by planting a  
seed in a courtyard**



MUSTARD  
SEEDS  
COURT



### A filthy public square in the middle of apartments rehabilitated into a clean relaxation area

The "before" photo shows a neglected and filthy square, full of rubbish and stagnating water puddles. After rehabilitation, the all rubbish has been removed, a drain not previously visible buried under mounds of soil has been rehabilitated to drain out rain water.

**Pending:** Raising of the drainage walls to prevent re-silting of the drainage during rainy season; covering drainage to prevent injury to kids while playing; installation of security lights; green landscaping of a portion of the area; conversion of part of the area into a commercial parking space to generate income for the area youth including installation of automated parking system.



**This was an open space dumping ground that has been rehabilitated and converted into a kids play area**

All rubbish and debris removed, ground levelled, basic playing facilities installed for kids.

**Pending:** Installation of security lights; raising of the drainage walls (left of "before" photo) to prevent re-silting of the drain during rainy season; covering the drainage to prevent injuries to kids while playing; green landscaping of a portion of the play area and installation of benches; placement of an artificial soft ground to ensure kids don't get hurt while playing.





### **A public street is reclaimed and rehabilitated**

This is one of the main streets in Dandora Phase II. Looking at the before photo one notices the distinct absence of a drainage. This used to lead to pools of water (seen in the background) all along the street rendering it inaccessible especially during rainy seasons. Combined with a pile up of rubbish, it was filthy, stinky and a breeding ground for mosquitoes. The drainage buried underneath soil for more than 20 years has now been rehabilitated on the entire length of the street.

**Pending:** Street lights to improve security, raising of the drainage walls to prevent re-silting of the drainage during rainy season; covering drainage to enable access for adjoining kiosks; green landscaping on the edges of the street,



**This was a murky access area rehabilitated into a clean usable access path**

The "before" photo shows a public access path into the square of a compound for a block of apartments. It was previously filthy with smelly stagnated water and a perfect breeding ground for mosquitoes. Also as is also very telling from the before photo, there was no drainage visible. It had been buried under mounds of soil and rubbish for over 30 years. It has now been dug out and drains out rain water.

**Pending:** Raising of the drainage walls to prevent re-silting of the drainage during rainy season; installation strong security gate to control access and improve security. Installation of security lights.











78

**MUSTARD**

**SEEDS**

**COURT**



# MUSTARD SEEDS COURT

201

DANDORA IS NOT A SLUM IT'S AN ESTATE









MUSTARD SEEDS COURT  
201

DRAGON & ART & DESIGN GATES









MSC RESPECTS  
ENVIRONMENT



















**community competition**



THE DANDORA TRANSFORMATION LEAGUE LED BY  
MUSTARD SEEDS ORGANISATION  
NAIROBI COUNTY GOVERNMENT - HOUSING DEVELOPMENT DEPARTMENT  
WITH SUPPORT FROM  
AWESOME FOUNDATION NAIROBI  
BRINGS:



RESIDENTS AND SCHOOLS IN DANDORA  
COMPETING TO CHANGE THE FACE  
OF DANDORA TO MAKE IT A CLEAN,  
SAFE AND HEALTHY PLACE TO LIVE.

WINNING SCHOOL  
GETS KSHS 100,000 !

WINNING RESIDENTIAL COURT  
GETS KSHS 100,000 !

PRIZEGIVING SAT, 26TH JULY



LAUNCH SAT, 24TH MAY  
@ MUSTARD SEEDS COURT  
OPP JESTAN HOTEL, MUGAJ KENYATTA ROAD,  
DANDORA PHASE II



REGISTER @ THE LAUNCH  
OR VIA EMAIL TO:  
[mustardseedsorganisation@gmail.com](mailto:mustardseedsorganisation@gmail.com)  
BY 31 MAY 2014



MORE DETAILS AT OUR FACEBOOK PAGE >  
MUSTARD-SEEDS-COMMUNITY-BASED-ORGANIZATION

PARTNERS: KENYA POWER • SAFER NAIROBI INITIATIVE •  
GOSPEL REVIVAL CENTER DANDORA • DANDORA USAFRI  
TRAVELLERS SACCO (DUTS) • KINGDOM REALTY CHAPEL •  
NAIROBI WATER AND SEWERAGE COMPANY • MASJID  
REHMAN MOSQUE • KENYA RED CROSS









# T TYPOLOGY OF SPACE



Tunawiri



Fig



Cooperative



Believers'

## COUTYARDS

Courtyards are open spaces designed to serve four blocks of residential houses situated at the center of these blocks in the case of Dandora plan.











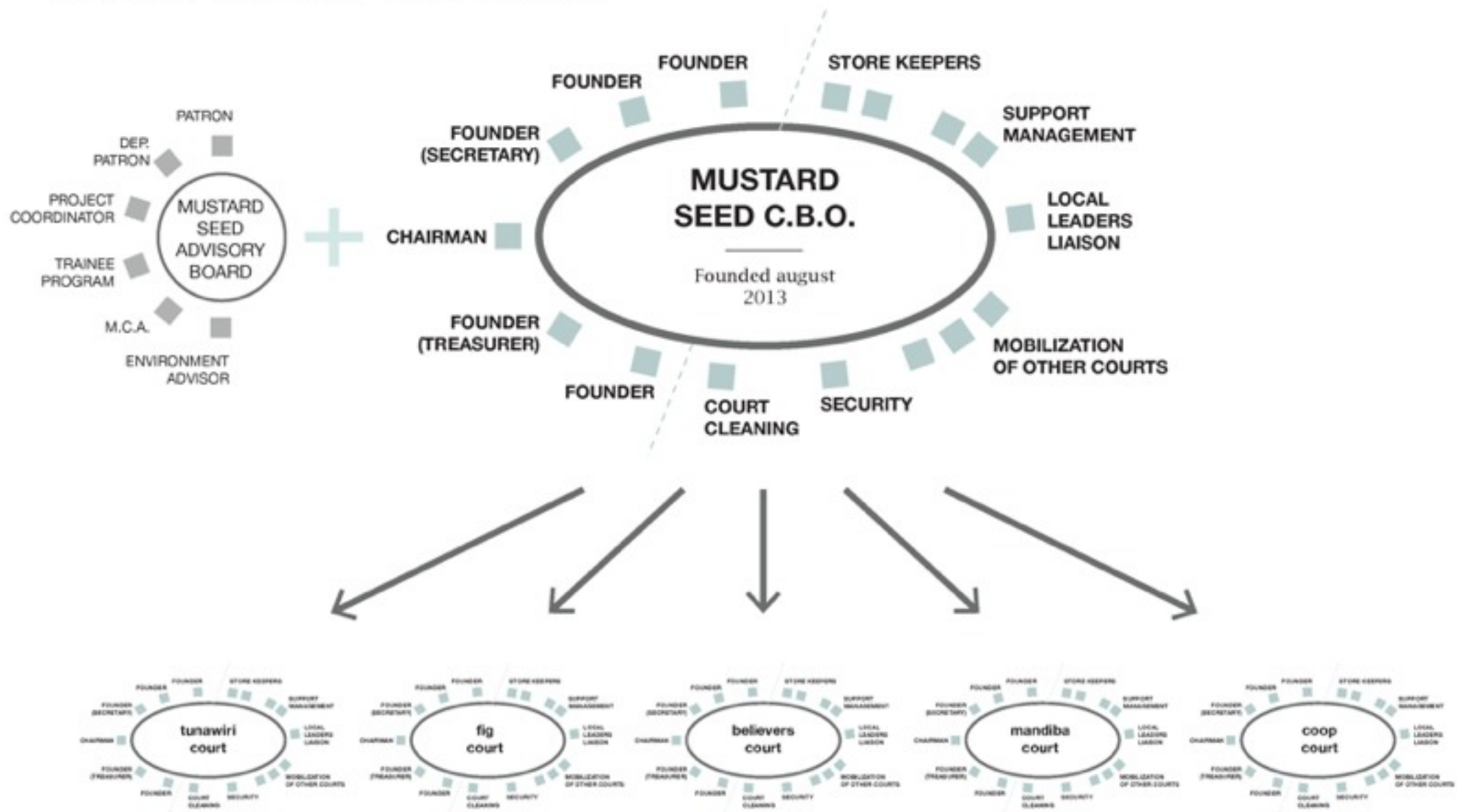




**the 'courtyard' is not only a space  
it is a model structure**

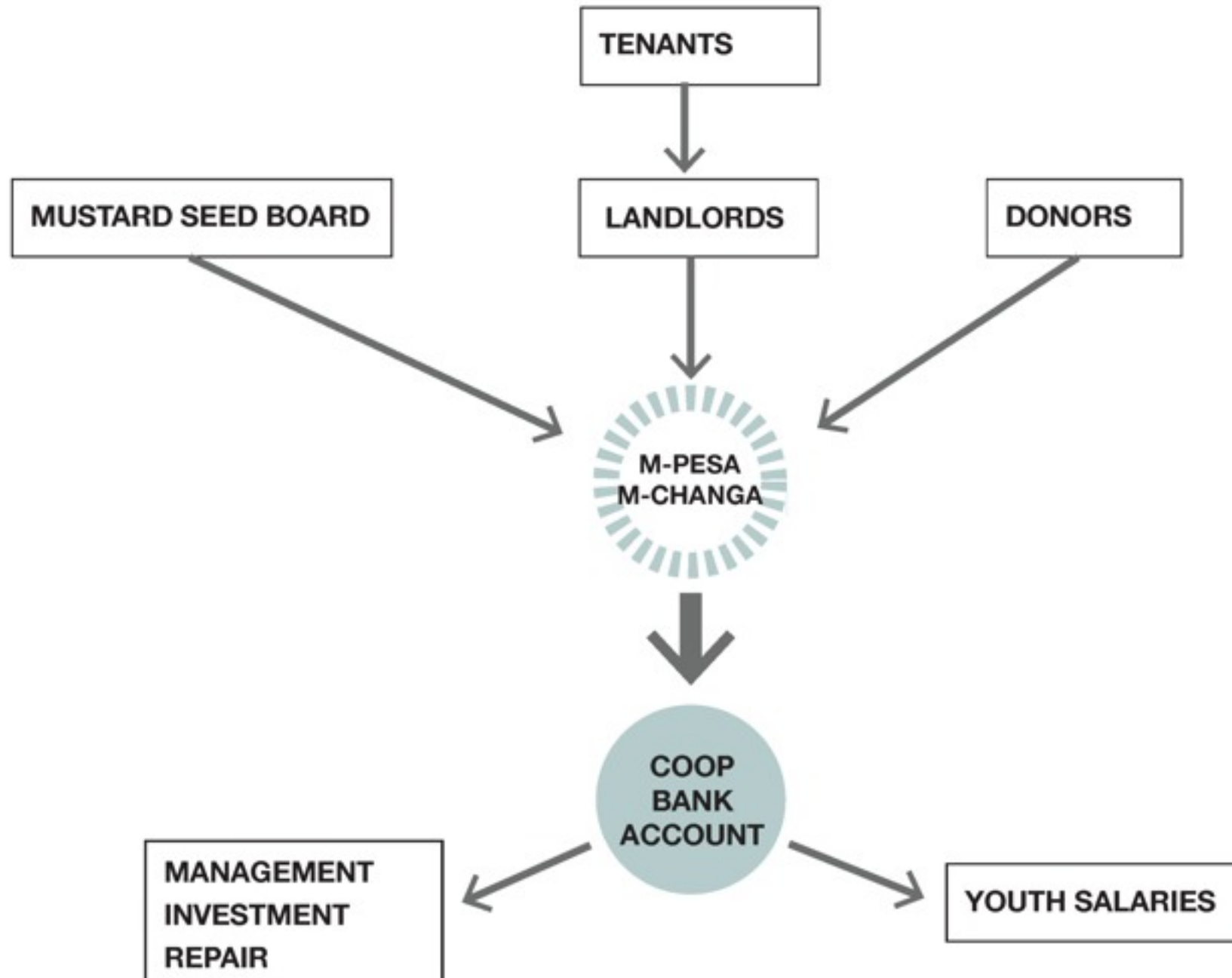


# ORGANIZATIONAL STRUCTURE





# FINANCIAL STRUCTURE





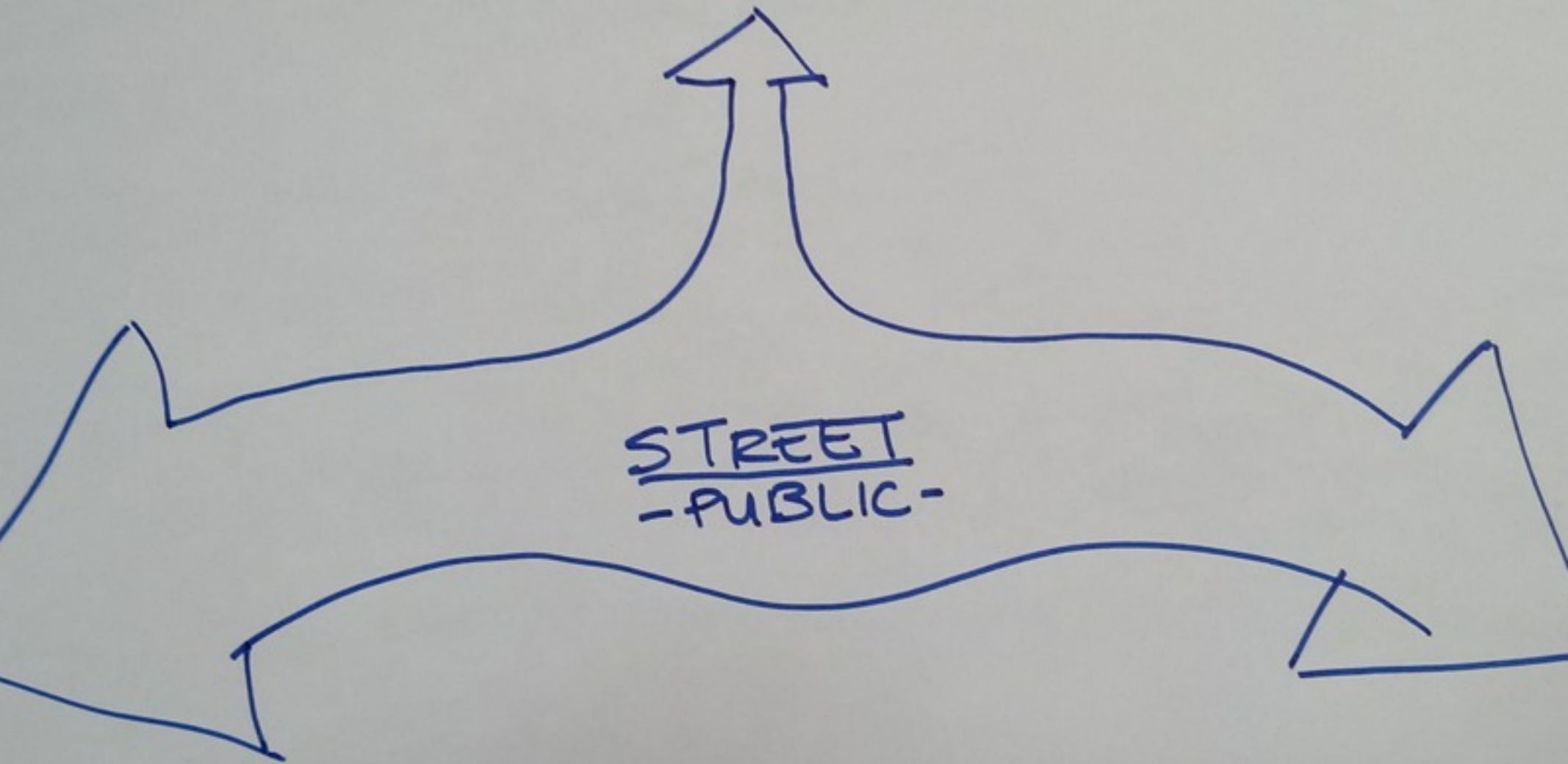
**what is public space**



**a gradient of ‘public spaces’**

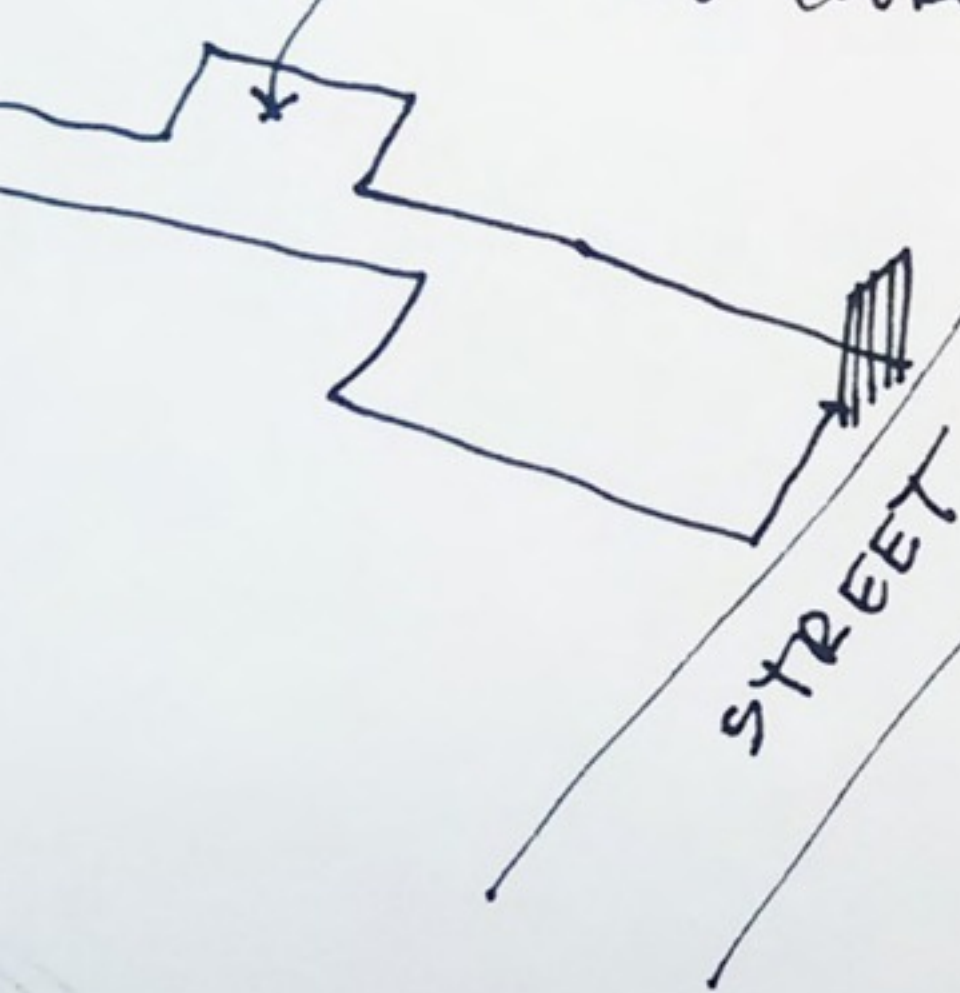


COURTYARD  
- SEMI PUBLIC -



STREET  
- PUBLIC -

① ~~CLEANING~~  
THE COURTS



STREET

② ~~CLEANING~~  
THE STREETS



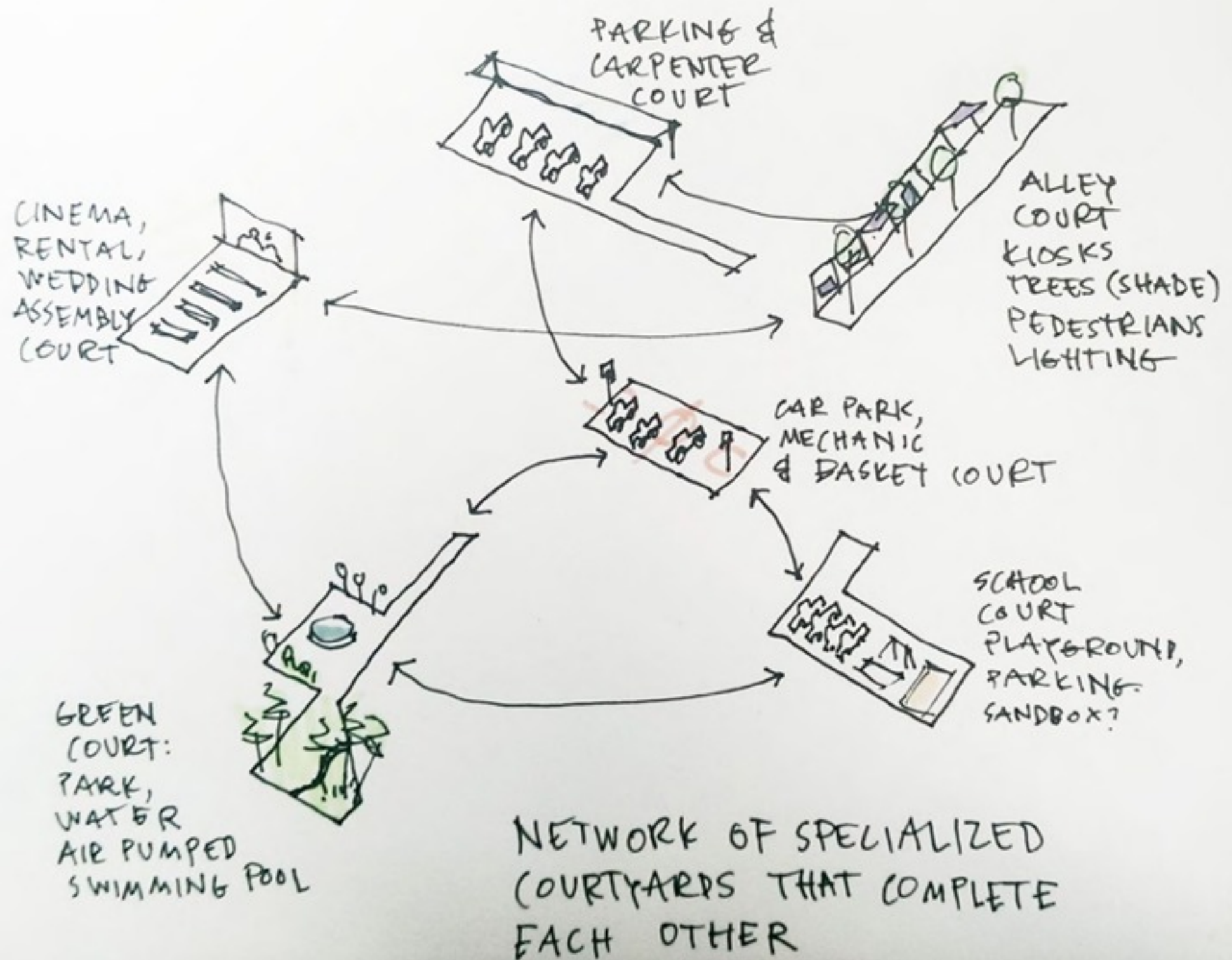








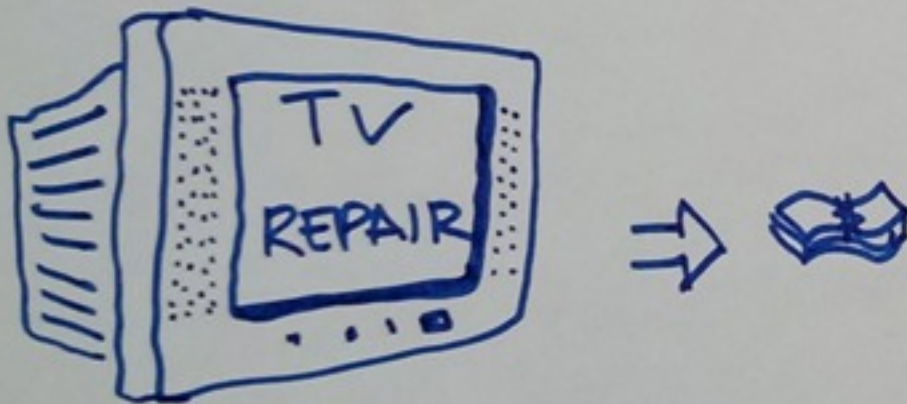
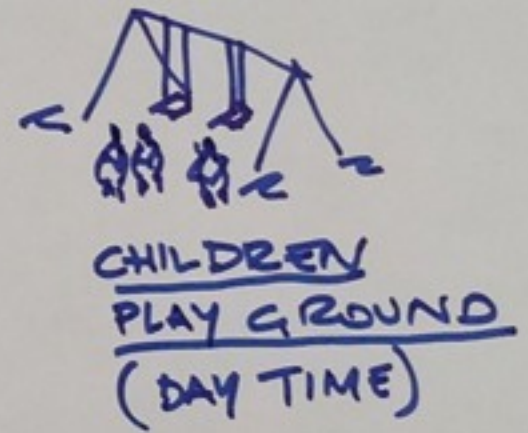
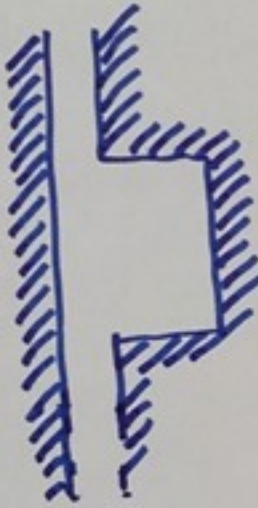
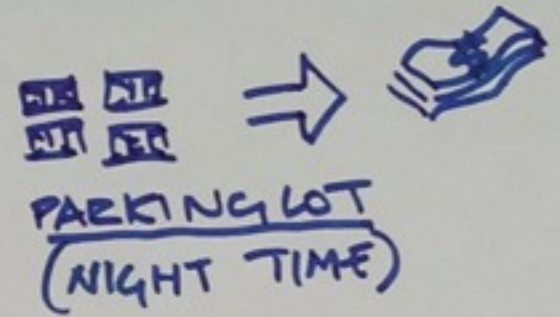
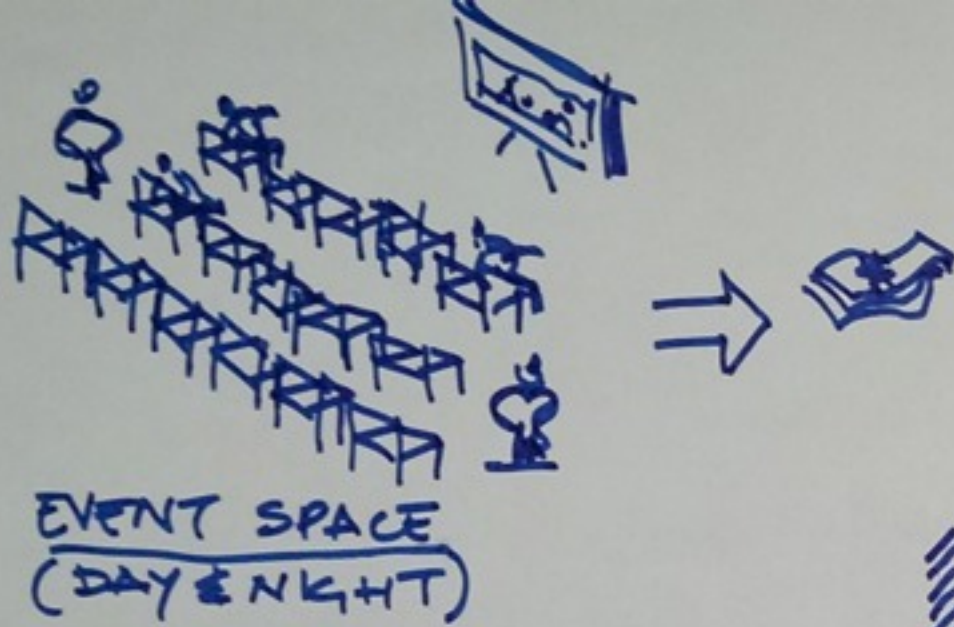
# DEVELOPING THE COURTYARDS



**productive public space**



**“car spaces pay for  
people places”**



BUSINESS OPPORTUNITIES  
(DAY & NIGHT)



**as a job creator**







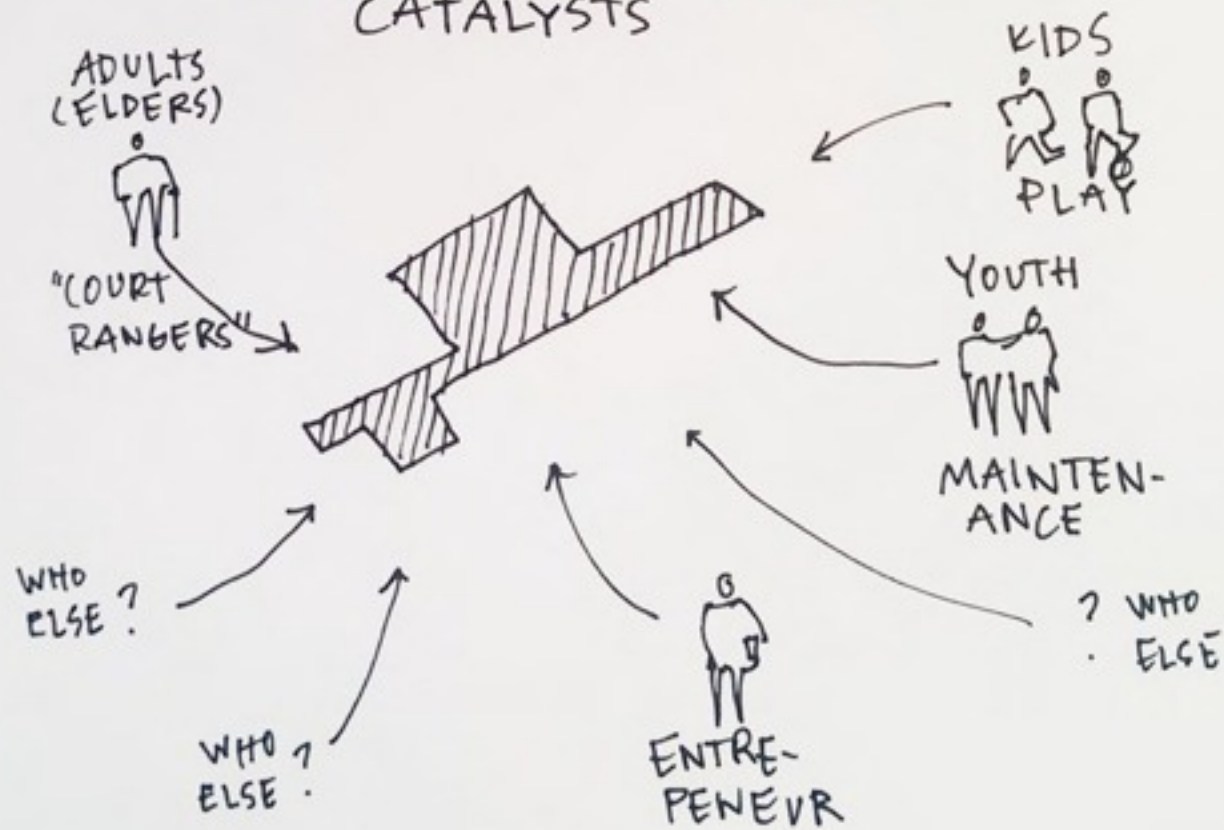








▽  
COURTYARDS AS SOCIAL  
CATALYSTS



**what is next**



**changing faces,  
changing minds**



CHANGING FACES →  
CHANGING MINDS



**our community**  
**our streets**





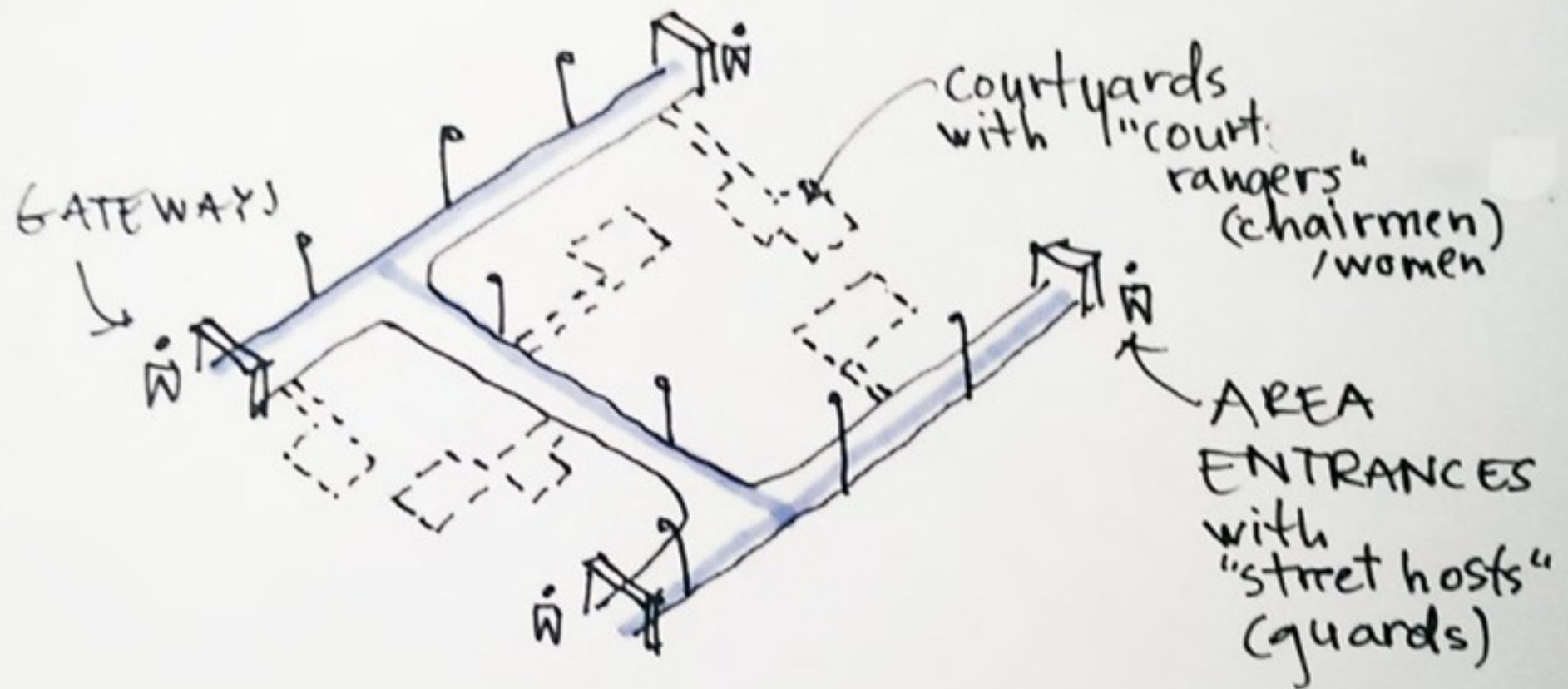








SEASON II - STEP  
UP TO THE STREETS  
(SCALING UP)



— Drainage  
| street lighting

+ cleaning  
maintenance  
planting

**GreenLine**  
43W



**BRP403**

**Minigreen**  
21W, 28W



**BRP402**

**GreenLine Smart**  
12W, 15W, 20W



**BRP020**

**Selina**  
8W, 15W



**BRP202**





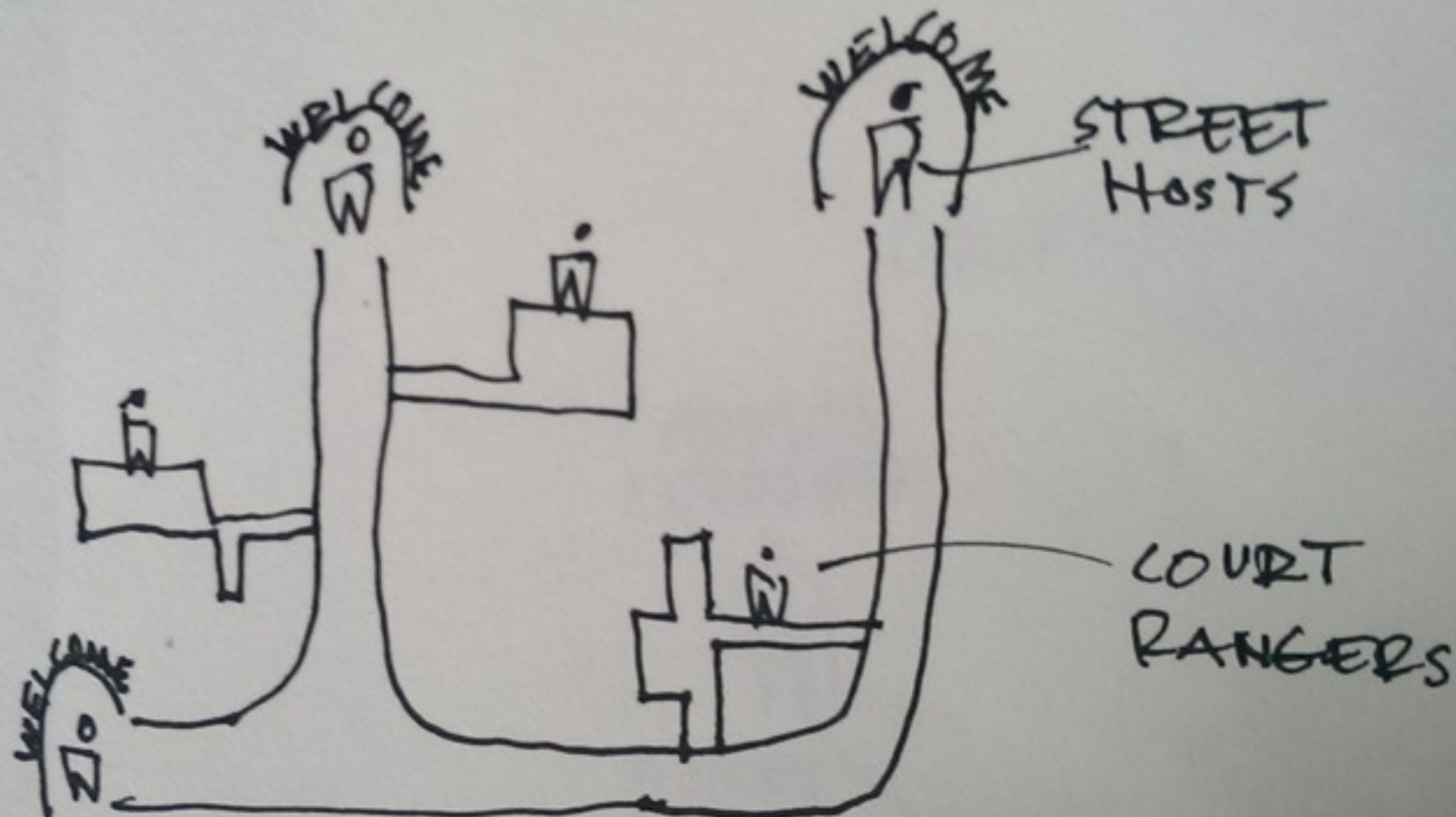






**from court gate  
to community gateway**

# CHANGING FALES

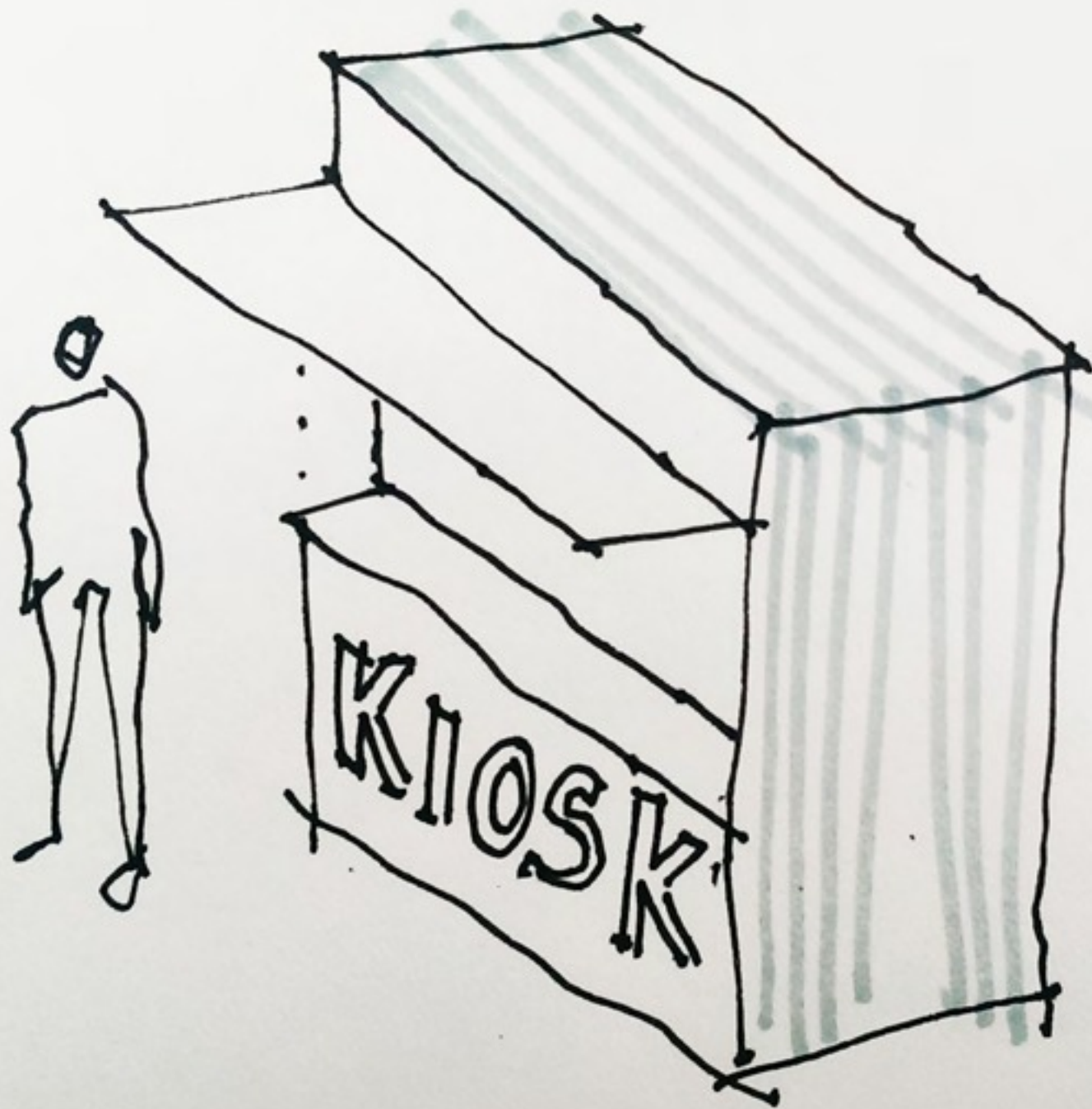






**the Dandora Kiosk**





READY  
MADE  
KIOSKS  
PRODUCED  
IN DANDORA

**the return of the local grocery**





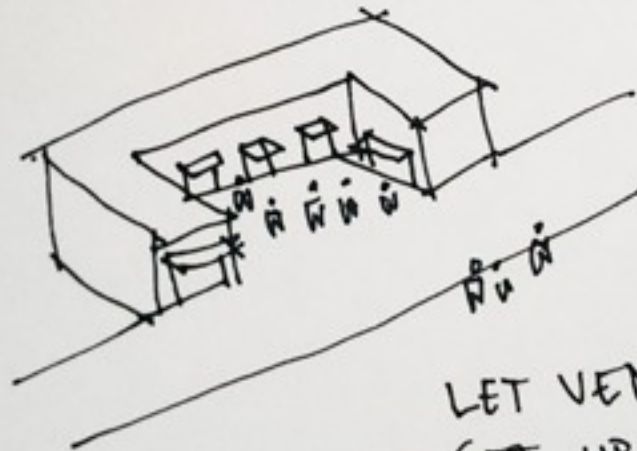






# RETURN OF THE LOCAL SUPER MARKET

SUPER MARKET  
PLOT (WHERE IT  
USED TO BE)



LET VENDORS  
SET UP SHOP  
IN THE SAME  
LOT, DEVELOP  
FROM THERE?

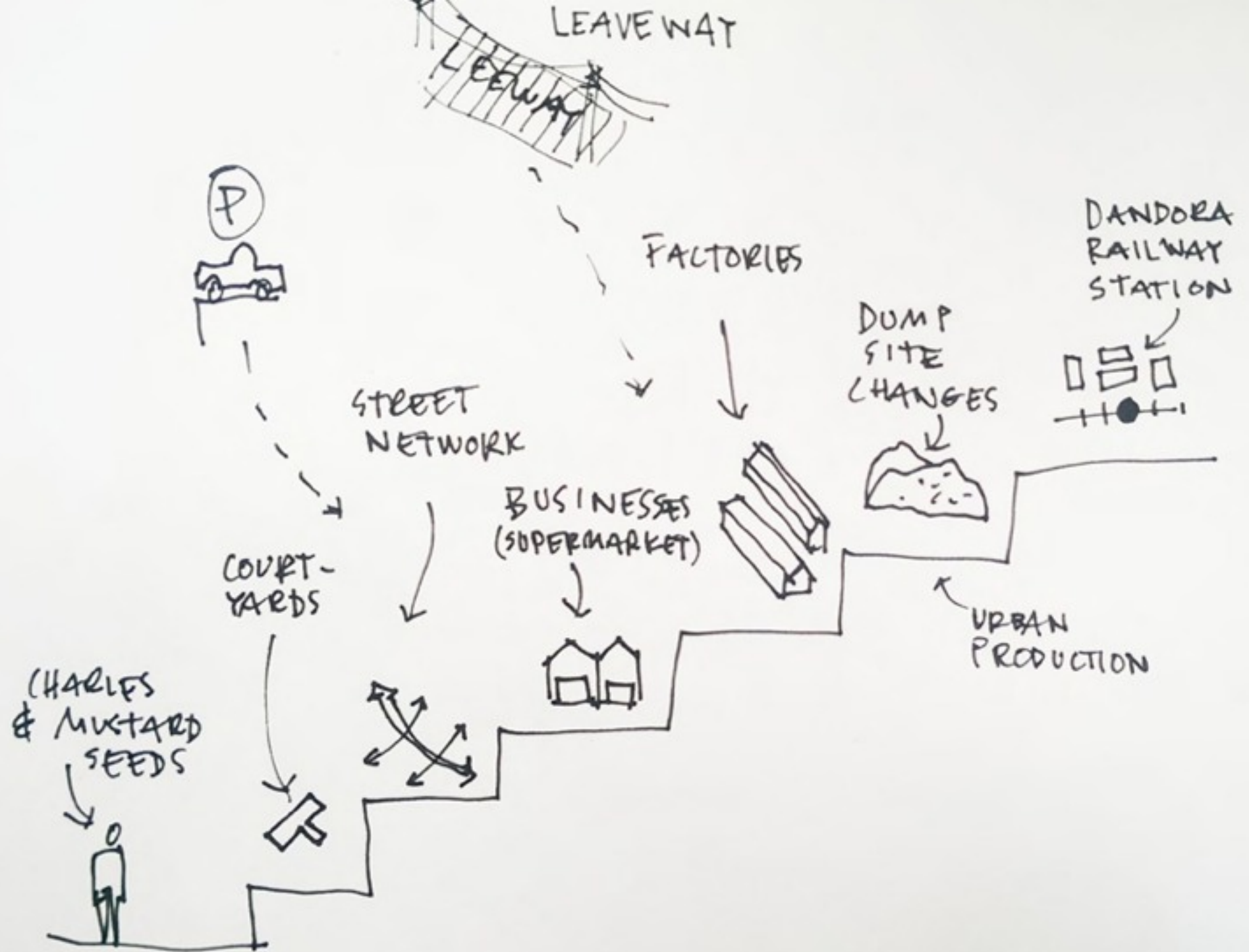
**what is the future**



**on scaling**

**“the courtyards are a bridge...  
a bridge is made of steps”**

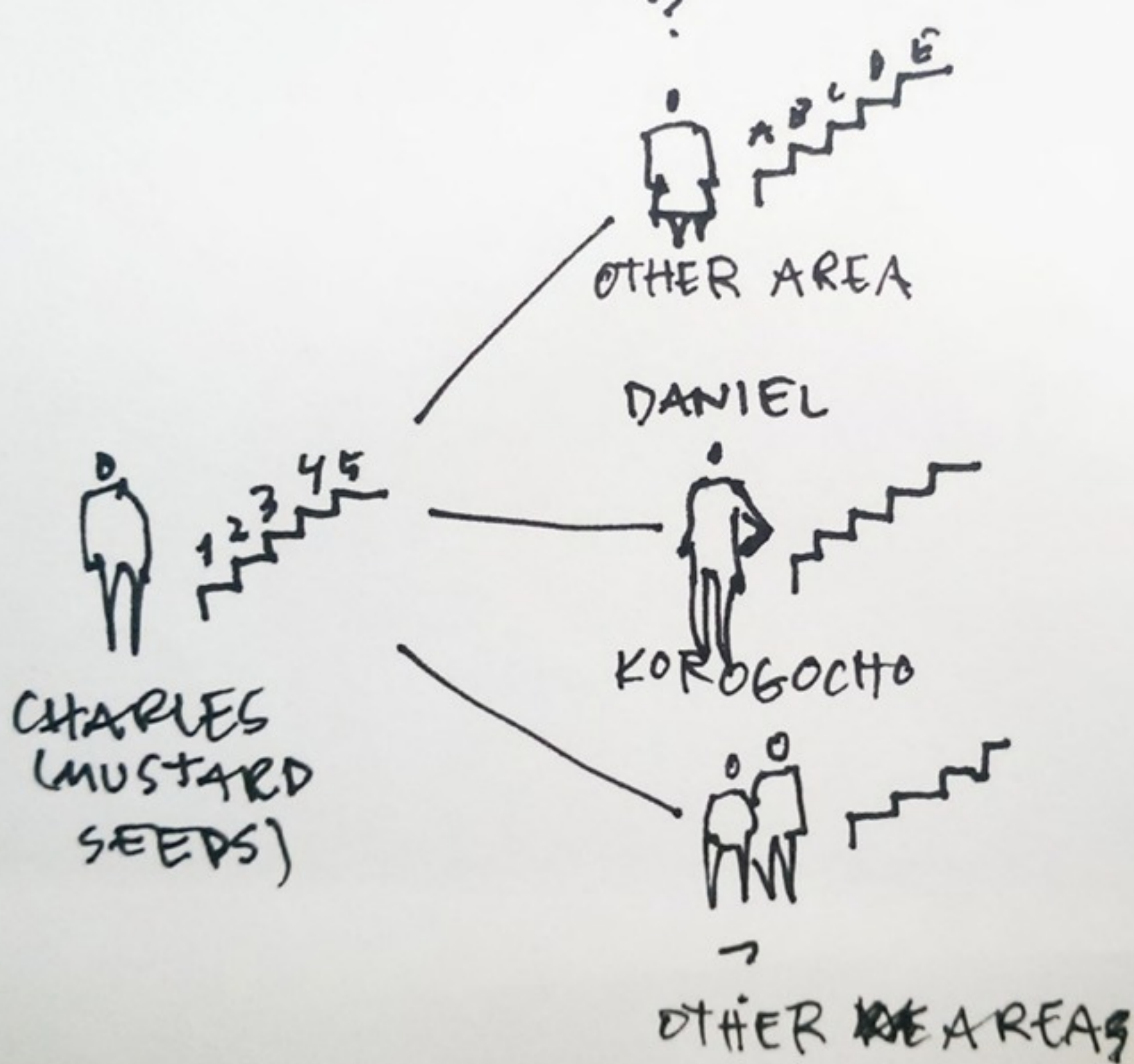




THE NARRATIVE

**on franchising**









**from dandora flows  
to community links**





**the leaveway...**  
**for the Dandora community**

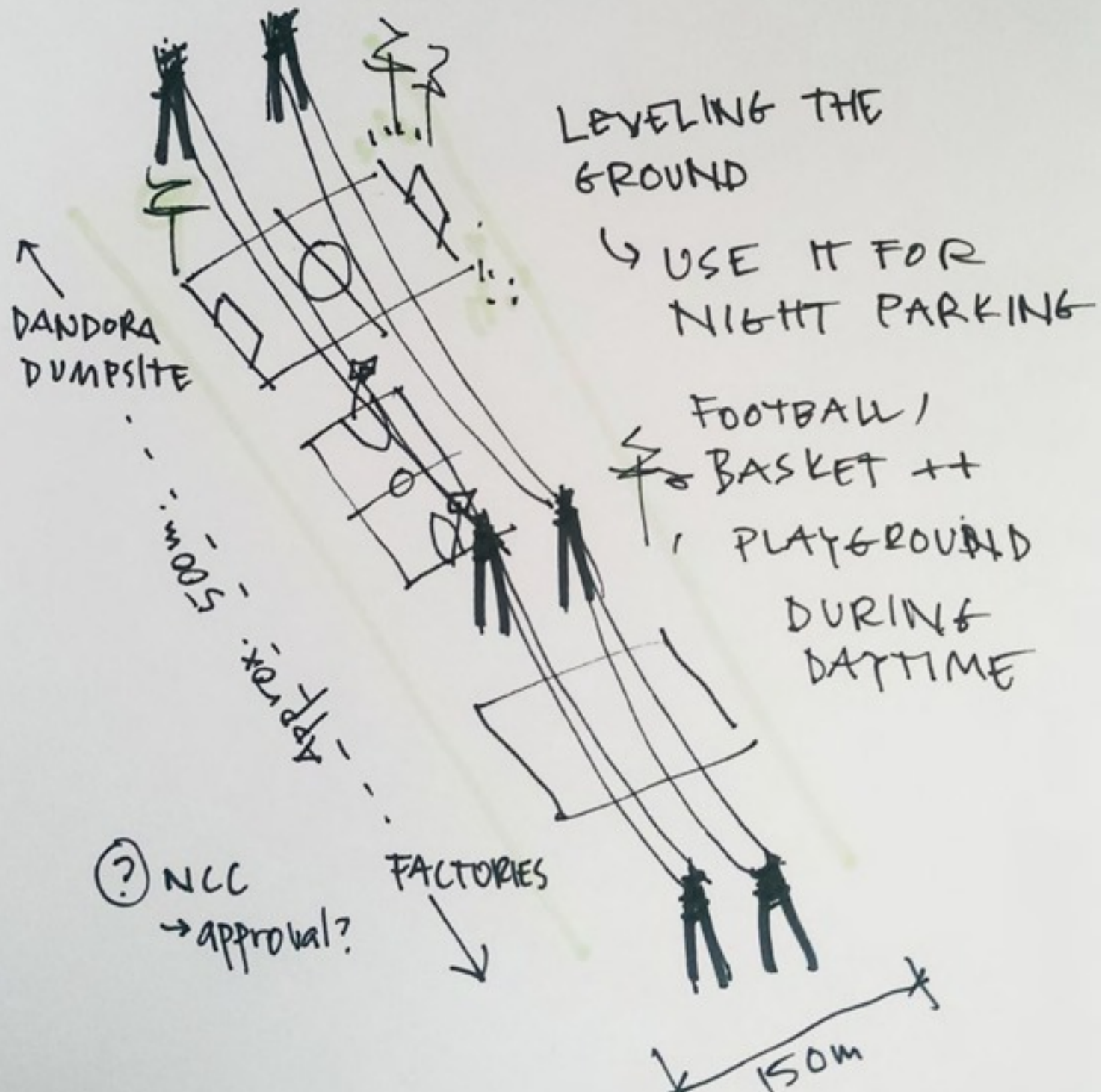








# THE LEAVEWAY

















**LINEA  
VERDE  
100%  
TUYA**









# Project Africa **Community Light Centers**

Philips will install one hundred community light centers across Africa by the end of 2015. CLC's are area's of 1000m<sup>2</sup> lit using the latest solar powered LED lighting technology.

The aim is to enable social and economic development for communities which lack electricity.

























**“the dump is not filled with trash..  
it is filled with free materials”**





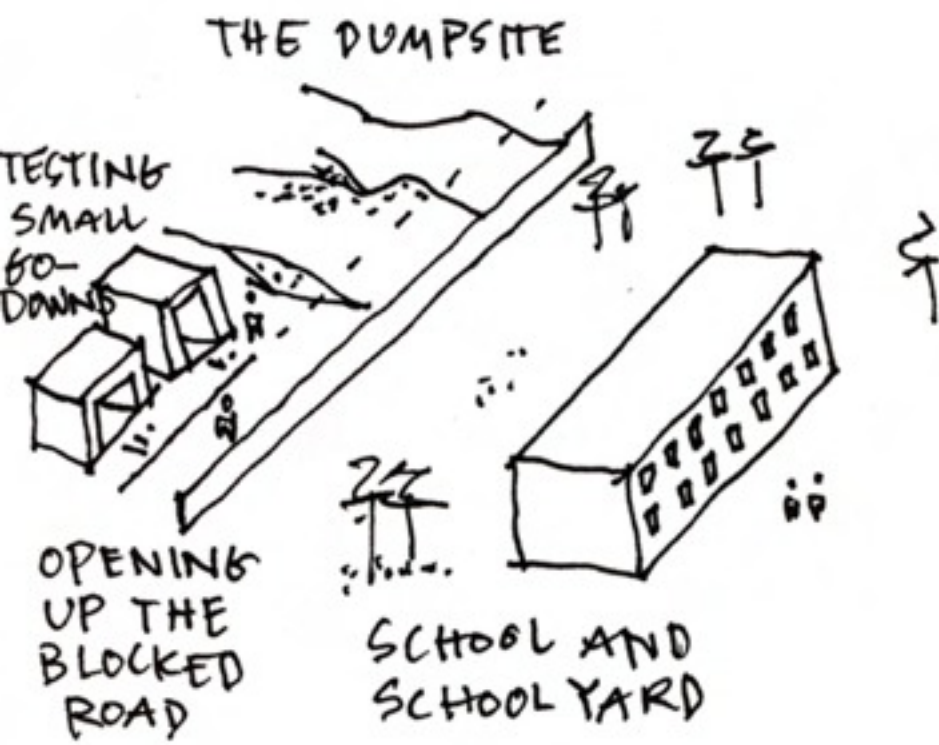




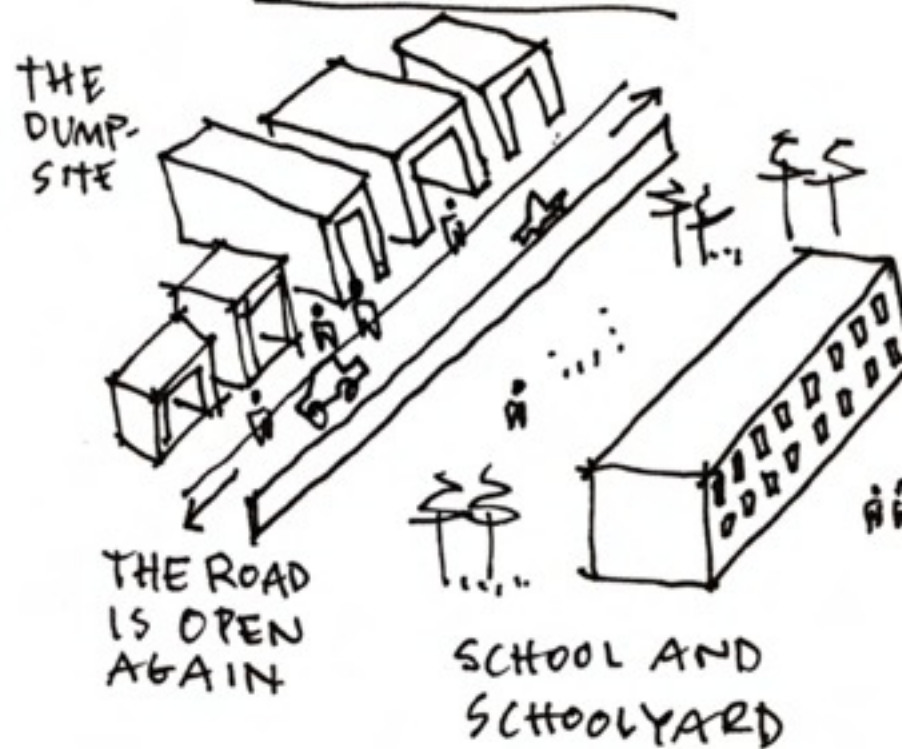




## ② FUTURE 4.



## ③ FURTHER INTO THE FUTURE































## IDEA 2: TRASH IS CASH PRODUCT DEVELOPMENT



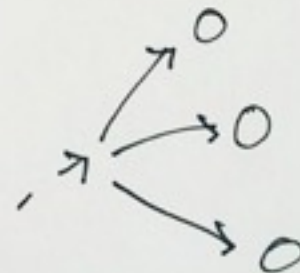
DANDORA  
DUMPSITE  
TRASH  
RECYCLERS



USE MATERIALS  
BUILD URBAN  
FURNITURE  
(AND MORE!)



TESTBED  
CARRIED OUT  
BY MUSTARD SEEDS



USE CHARLES'  
UPSCALING  
MODEL





SPEED  
20

SCHOOL

WHEN  
CHILDREN  
ARE PRESENT



**what is the vision**

**cleaner greener  
safer dandora**



**a peoples factory  
producing local talent**









ION LTD

ONLY

NOTE

KUBWA

















**Dandora CBD**

**[Collective Building Dandora]**























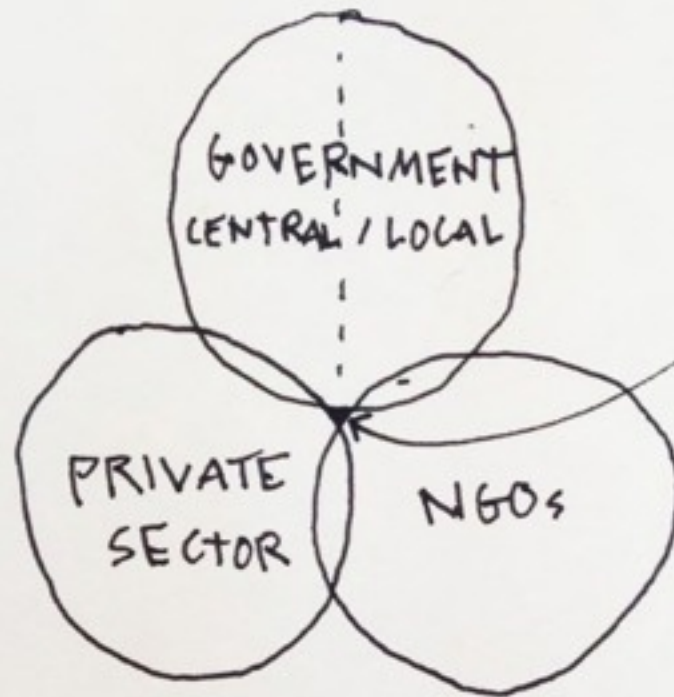




**why we are here today**

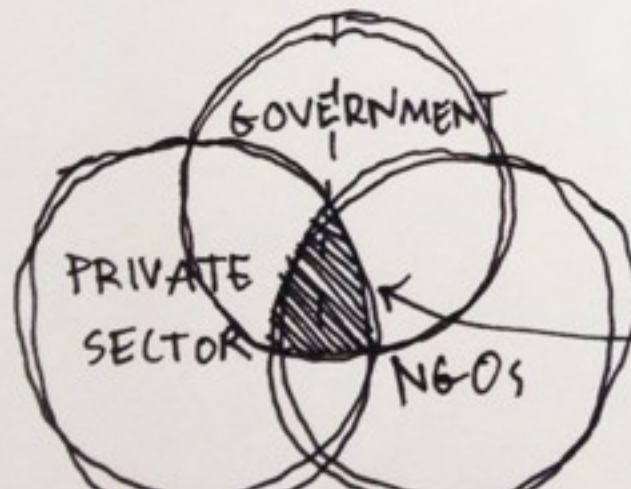


NOW:



Mustard seeds  
and the  
community in  
Dandora

FUTURE:



Mustard seeds  
and the  
community  
in Dandora

# GOVERNMENT:



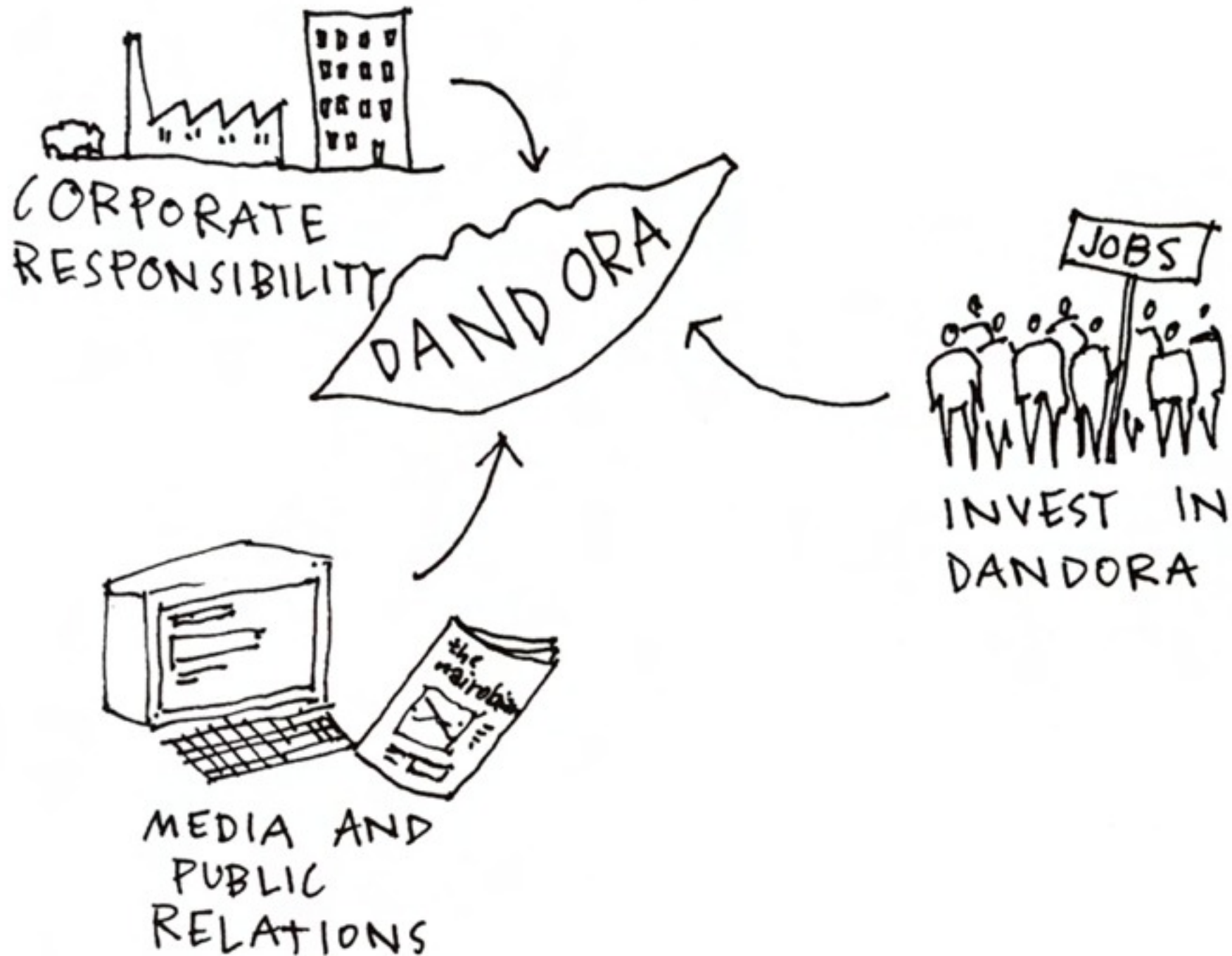
PROVIDE ALL SERVICES



POLITICAL  
WILL



# PRIVATE SECTOR



NGOs



RESEARCH  
AND  
INNOVATION



DANDORA



TRAINING



# cbd dandora



Ebenazer  
Apartment

Maneno  
apartments

Koma Rock Rd

Jacks  
Apartment

clock Tower

Dandora



# cbd curitiba





# dumpsite nairobi



# dumpsite addis ababa





# factories dandora



# factories argentina



## **The Take**

Directed by Avi Lewis

Produced by Silva Basmajian (NFB), Naomi Klein (Barna-Alper Productions Inc.), Avi Lewis (Barna-Alper Productions Inc.)

*Forja workers.*

Photo credit: Andres D'Elia

© 2004 FTE Productions Inc./National Film Board of Canada. All rights reserved.



# leaveway dandora



# leaveway alexandra SA





# streets dandora



# streets bangalore





**from seed to harvest...**  
**the fruits of dandora**



21/11/2013 10:22



a cleaner,  
greener,  
safer



leads to

a cleaner, greener, safer



leads to

a cleaner, greener, safer



**MUST  
SEED**



