

1. INTRODUCTION:

1.1 Mayoral Urban Regeneration Programme

Mayoral Urban Regeneration Programme (MURP) was established in 2012. It is an amalgamation of two similar area-based development programmes in the City, namely; Violence Prevention through Urban Upgrading (VPUU) and Urban Renewal Programme (URP). MURP is a targeted programme, it targets geographic spaces such as Central Business Districts (CBDs), Town Centres, Civic Nodes, Public Transport Interchanges (PTIs), Transit Oriented Development (TOD) corridors and activity streets. In the case of Subcouncil 3, the spatially targeted area is Joe Slovo Park (JSP) in particular, inclusive of Phoenix and immediate surrounds.

MURP targets previously disadvantaged areas such as townships as well as the economic centres that are regressing rapidly as a result of neglect and poor urban management. MURP's investments are strategically deployed into public spaces, public realm and shared spaces as leverages and enablers.

In a nutshell, MURP is aimed realising the following broad objectives, namely; uplift former neglected and dysfunctional areas, redress inequalities, improve safety and security and improve the lives of the people through the implementation of evidence based interventions as well as thru testing innovative interventions for mainstreaming.

1.2 Community Action Plan

Community Action Plan (CAP) forms part of MURP package of plans (*Safety Plan, Precinct Plan and Public Investment Framework*) which inform MURP investments and implementation. CAP is the development agenda co-created/negotiated with stakeholders to inform MURP implementation. It is made up of interventions identified by communities as well as by the strategic plans and programmes of the sector departments. Ideally, CAP should be made up of prioritised 'catalytic' interventions with transformational

potential. CAP is captured in a matrix and structured in terms of the following MURP sectors; **Economic, Infrastructure, Institutional, Safety and Security, Social and Culture.**

CAP implementation is based on 'whole of society' approach considering that communities, government sector departments, State Owned Enterprises (SOEs), Non-Governmental Organizations (NGOs), etc are considered potential implementation partners.

CAP has a potential to commit government and communities to work as coherent unity as partners. Ideally, CAP should inform the Area Coordinating Team (ACT) and Project Steering Committee (PSC) meetings' agenda/business to ensure monitoring, support and oversight of MURP implementation.

CAP has a duration of two years considering that it is reviewed and updated every two years. There is increasing traction that CAP duration should be consistent with IDP (five years) but reviewed on two year intervals.

2. BACKGROUND:

2.1 Historic Background

Joe Slovo Park and Phoenix originate from informal settlement of Marconi Beam, in Milnerton. The residents of Marconi Beam informal settlement comprised mainly of children and wives of men who were living in single compounds in Milnerton Racecourse. The informal settlement of Marconi Beam was recognized in the eighties following a number of protests and strikes. Due to the strategic location of the settlement (in relation to economic opportunities), it attracted more residents from the rural areas of the Eastern Cape and from nearby townships such as Langa, Crossroads, etc.

Succumbing to pressure from the ratepayers, the municipality attempted to evict the residents of Marconi Beam but that was met with strong resistance from the residents and some political parties. The protest actions paved a way for negotiations which resulted

in the relocation of residents to Joe Slovo Park. Phoenix was developed as a private lower middle class and mix-race suburb. It is asserted that Phoenix was developed as a bulwark between Joe Slovo Park and Milnerton.

2.2 About Joe Slovo Park and Phoenix

Joe Slovo Park and Phoenix are located in Blaauwberg district, in Area North of the City of Cape Town. Specifically, Joe Slovo Park and Phoenix are situated between Koeberg road to the West and Omuramba to the East, Racecourse road to the North and Bosmansdam road to the South. There are commercial and industrial sites that buffer Joe Slovo Park and Phoenix to the North and South. Both targeted areas are contained, there are structural barriers that prevent the horizontal development of the areas. Land for development is non-existent in Joe Slovo Park whilst it is available but limited in Phoenix.

These two settlements are very different in terms of socio-economic profile and urban morphology, and yet, their stories, urban development and proximity tie them together. Joe Slovo Park was established in the nineties as a mixed income housing project. The settlement is extremely dense, initial subsidy houses have incrementally extended with informal backyard structures and all the open spaces have been occupied by informal structures. Phoenix on the other hand is a middle class formal residential area. It still has pieces of vacant land that are constant threat of invasion. Another important distinguishing characteristic between JSP and Phoenix is that only Phoenix's residents pay property rates.

2.3 Profile of Joe Slovo Park and Phoenix

As it is prescribed as per the MURP methodology, socio-economic and demographic survey was not undertaken as part of the baseline work. The CAP development team depended on a very old source, namely the 2011 Census outcomes. The omission of the socio-economic and demographic survey greatly compromised the content and integrity of the baseline work.

According to 2011 Census, the population of Joe Slovo Park was about 12 628 people, while that of Phoenix was about 4 219 people. Even in terms of 2011 Census, Joe Slovo Park was extremely dense, accommodating about 500 people per hectare, a factor that makes Joe Slovo Park comparable to some of the highest urban densities in the world.

Both neighbourhoods have a relatively young population. Residents who are forty years and below constitute 76% in Phoenix and 88% in Joe Slovo Park. In both neighbourhoods, about the third of the population is below twenty years. Both areas have an almost equal split between males and females. However, in both areas, about two thirds of the households are male-headed.

In Joe Slovo Park, majority of the population speak isiXhosa. While in Phoenix, people speak isiXhosa, Afrikaans and English. Just below half of the population of Joe Slovo Park was born in the Eastern Cape while over half of the population of Phoenix come from the Western Cape. Both areas host a significant number of foreign nationals, about 18% of the population.

The education levels are rather low in both neighbourhoods. However, the levels in Joe Slovo Park are significantly lower. Forty per cent of Joe Slovo Park community have secondary education but only twenty per cent have completed Grade 12. While in Phoenix, a third of the population has completed matric.

Household income is significantly higher in Phoenix compared to Joe Slovo Park. For example, about 53% of the population of Phoenix earns between R77 000 and R154 000. Whilst in Joe Slovo Park, only 9% of the population is in the same bracket.

About 87% of the houses in Phoenix are formal brick houses. Whilst in Joe Slovo Park, more than half of the population is residing in informal structures (backyards and informal areas).

3. CONTEXTUAL INFORMATION:

Joe Slovo Park was identified by Subcouncil 3 as the MURP targeted area in 2019. The close proximity of Joe Slovo Park and Phoenix as well as the close functional relationship encouraged stakeholders to lobby for inclusion of Phoenix to form part of the MURP targeted area. Subcouncil 3 supported the proposal to include Phoenix to form part of the MURP targeted area. Moreover, Phoenix is located within the Joe Slovo Park MURP targeted area five hundred metres' radius, a factor which makes Phoenix an automatic MURP beneficiary area.

Below is the illustration of the MURP targeted area;



4. CAP PRIORITISED PROGRAMMES AND INTERVENTIONS

SAFETY AND SECURITY SECTOR

PROBLEM STATEMENT	PROGRAMME/ PROJECT	INTERVENTIONS / ACTIVITIES	ALIGNMENT WITH IDP SIX PRIORITIES	LEAD DEPARTMENT /ENTITY	OTHER RESPONSIBLE ORGANISATIONS /PARTNERS	TIME FRAMES
1. NHW organisations are in need of capacitation and support	Capacitation and Support of NHW Organisations	<ul style="list-style-type: none"> - Facilitate the establishment of JSP NHW. - Facilitate training and resourcing of Phoenix NHW. - Facilitate the accessing of Law Enforcement opportunities by NHW members. - Facilitate the accessing of Community Ambassadors' opportunities by NHW members 	- Safety	<ul style="list-style-type: none"> - PoCS - CPF 	<ul style="list-style-type: none"> - Urban Regeneration - SAPS - Safety and Security directorate - Community leadership 	Medium Term
2. Community members do not report crime and are not involved in Crime Prevention	Community Mobilization and Participation	<ul style="list-style-type: none"> - Encourage communities to report crime incidences. - Encourage communities to patrol the streets. 	- Safety	- Community Leadership	<ul style="list-style-type: none"> - - Community Policing Forum - Neighbourhood Watch Structures - South African Police Services - UR 	Short Term

3. Alcohol and Substance abuse are the major sources of crime and social ills	Alcohol and Substance Abuse Prevention	<ul style="list-style-type: none"> - Develop and implement campaigns to prevent alcohol and substance abuse. - Encourage Shebeens and Taverns to trade responsibly and on Acceptable trading hours. 	- Safety	<ul style="list-style-type: none"> - South African Police Services - Western Cape Liquor Board 	<ul style="list-style-type: none"> - Community Policing Forum - Neighbourhood Watch - Structures - Urban Regeneration - Community Organisations 	Medium Term
4. Schools are not safe and Gangsterism is rife	Schools' Safety	<ul style="list-style-type: none"> - Implement unannounced search and seizure. - Introduce learner patrols in schools. - Implement Schools' Holiday Programme. 	- Safety	- South African Police Services	<ul style="list-style-type: none"> - Community Policing Forum - Neighbourhood Watch - Structures - South African Police Services - UR - Western Cape Department of Education - School Governing Bodies 	Medium
5. Crime prevention and suppression interventions are uncoordinated and ineffective	Integrated Crime Prevention and Suppression	<ul style="list-style-type: none"> - Facilitate and coordinate collaboration among Law Enforcement Agencies. - Facilitate and coordinate joint operations among Law Enforcement Agencies. 	- Safety	<ul style="list-style-type: none"> - Metro Police - South African Policing Services 	<ul style="list-style-type: none"> - Traffic Services - Law Enforcement - Community Policing Forum - Neighbourhood 	Medium - Long Term

- Develop Integrated Safety Plan.

- Watch structures
- Urban Regeneration

INFRASTRUCTURE

PROBLEM STATEMENT	PROGRAMME/ PROJECT	INTERVENTIONS / ACTIVITIES	ALIGNMENT WITH IDP SIX PRIORITIES	LEAD DEPARTMENT /ENTITY	OTHER RESPONSIBLE ORGANISATIONS /PARTNERS	TIME FRAMES
1. Joe Slovo Park and Phoenix are dirty with heaps of waste	Waste Management Plan and Implementation	<ul style="list-style-type: none"> - Development of waste management plan. - Implementation of Waste Management Plan. - Facilitate and coordinate waste management awareness - Service Provider to be from the area and should also employ people from the local community - Establish Integrated Waste Management Centre. 	<ul style="list-style-type: none"> - Economic Growth - Safety 	- Urban Waste	<ul style="list-style-type: none"> - Subcouncil - Urban Regeneration - Community Leadership 	Short - Medium Term
2. Informal settlements require upgrading	Informal Settlement Upgrading and development	<ul style="list-style-type: none"> - Informal settlement upgrading and development plan. 	<ul style="list-style-type: none"> - Economic Growth - Safety - Public 	<ul style="list-style-type: none"> - Informal Settlements - Department Human 	<ul style="list-style-type: none"> - Subcouncil - Urban Regeneration - Community 	Long Term

and development		<ul style="list-style-type: none"> - Implementation of informal settlement upgrading and development plan. - Identify land for decantment of some informal structures 	<ul style="list-style-type: none"> - Space Environment & Amenities 	settlements	Leadership	
3. Freedomway vacant land is under constant threat of invasion	Freedomway vacant land activation	<ul style="list-style-type: none"> - Identification and prioritisation of land development proposals. - Engagement of relevant sector departments to solicit their support and resources. - Development of the vacant land 	<ul style="list-style-type: none"> - Economic Growth - Public Space, - Environment & Amenities 	<ul style="list-style-type: none"> - Relevant sector departments and organisations 	<ul style="list-style-type: none"> - Subcouncil - Urban Regeneration - Community Leadership - Human Settlements 	Long Term
4. Drainage and Sewer Infrastructure Oversubscribed and Failing	Upgrade of Drainage and Sewer Infrastructure	<ul style="list-style-type: none"> - Identify and prioritise components of drainage & sewer infrastructure that require upgrade - Develop a plan to upgrade drainage and sewer infrastructure <p>Upgrade drainage and Sewer infrastructure</p>	<ul style="list-style-type: none"> - Basic Services - Safety 	<ul style="list-style-type: none"> - Water and Sanitation - Roads and Storm Water 	<ul style="list-style-type: none"> - Subcouncil - Urban Regeneration - Community Leadership - Urban Mobility 	Medium - Long Term
		<ul style="list-style-type: none"> - Contextual Analysis Work - Precinct Planning Work 	<ul style="list-style-type: none"> - Economic Growth - Safety 	<ul style="list-style-type: none"> - Urban Regeneration 	<ul style="list-style-type: none"> - Subcouncil - Urban Mobility - RIM 	Medium - Long Term

5. Upgrading of Joe Slovo Park – Phoenix areas	Joe Slovo Park - Phoenix development	<ul style="list-style-type: none"> - Public Investment Framework - PIF Engagement with Stakeholders - Project Pipelining and Implementation 	<ul style="list-style-type: none"> - Public Space, Environment & Amenities 	<ul style="list-style-type: none"> - Urban Planning and Design - Human Settlements 	<ul style="list-style-type: none"> - AED - Urban Regeneration - Community Leadership 	
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SOCIAL AND CULTURE

PROBLEM STATEMENT	PROGRAMME/ PROJECT	INTERVENTIONS / ACTIVITIES	ALIGNMENT WITH IDP SIX PRIORITIES	LEAD DEPARTMENT /ENTITY	OTHER RESPONSIBLE ORGANISATIONS /PARTNERS	TIME FRAMES
1. Many children in Joe Slovo Park – Phoenix do not attend ECD Centres	Early Childhood Development	<ul style="list-style-type: none"> - Database of ECDs - Mobilization GUNYA communities to participate in ECD - Training of ECD practitioners (Teachers) - Land Audit in support of ECD establishments exposed to early childhood education - Usage of existing ECD facilities for ABET night classes 	<ul style="list-style-type: none"> - Safety - Basic Services - Public Space, Environment & Amenities 	<ul style="list-style-type: none"> - Social Development (Province) - Community Arts and Culture Development 	<ul style="list-style-type: none"> - SC 3 - Urban Regeneration - WCED - Property Management 	Medium Term
2. Families are broken and headed by children	Introduce family strengthening programmes	<ul style="list-style-type: none"> - Audit families who are headed by children - Bring social workers to 	<ul style="list-style-type: none"> - Safety - Basic Services 	<ul style="list-style-type: none"> - Social Development &ECD 	<ul style="list-style-type: none"> - Social Department 	Medium Term

		<ul style="list-style-type: none"> - support child headed families - To have campaigns to encourage families to register their children for birth certificates and identity documents 		- Department of Social Development		
3. Youth heavily involved in perpetrating social ills	Youth Development	<ul style="list-style-type: none"> - Teenage Pregnancy awareness and prevention - Family Planning - Substance Abuse prevention and referral to rehabilitation facilities - Sports Development - Arts and Culture Events - communities to apply for old age and child grants - Awareness campaigns against child and women abuse and GBV - Retain local care givers - Local schools to introduce vocational guidance programmes - Youth volunteers to clean areas 	<ul style="list-style-type: none"> - Safety - Economic Growth 	<ul style="list-style-type: none"> - Community Development, Arts and Culture - Prov. Dept. of Social Development - Prov. Dept. of Cultural Affairs and Sports 	<ul style="list-style-type: none"> - Sub Council - Urban Regeneration - Community Leadership 	Medium Term

ECONOMIC

PROBLEM STATEMENT	PROGRAMME/ PROJECT	INTERVENTIONS / ACTIVITIES	ALIGNMENT WITH IDP SIX PRIORITIES	LEAD DEPARTMENT /ENTITY	OTHER RESPONSIBLE ORGANISATIONS /PARTNERS	TIME FRAMES
1. No organised structure for Small Business Organisation in the area	Capacitation and Establishment of the local Business forum	<ul style="list-style-type: none"> - Establish the business forum to steer local business and informal trader's association - Capacitate local businesses to ensure they are compliant - Train local businesses on how to run their businesses - Capacitate youth to start their own business 	<ul style="list-style-type: none"> - Economic Growth 	<ul style="list-style-type: none"> - Economic Growth Directorate 	<ul style="list-style-type: none"> - Subcouncil - Urban - Regeneration - Community Leadership - Area Economic Development 	Medium Term
2. Joe Slovo Park – Phoenix do not have areas demarcated for trading	Development of Trading Plan	<ul style="list-style-type: none"> - Demarcate the area for trading purposes. - Build shelter and for informal traders - Introduction of trading bays in the area. 	<ul style="list-style-type: none"> - Economic Growth 	<ul style="list-style-type: none"> - Urban Regeneration - Economic Growth 	<ul style="list-style-type: none"> - Subcouncil - Area Economic Development - Community Leadership 	Short Term
3. Small Businesses are not supported, they are neglected	Small Businesses Database Compilation	<ul style="list-style-type: none"> - Audit local Businesses - Compile database of Small Businesses 	<ul style="list-style-type: none"> - Economic Growth 	<ul style="list-style-type: none"> - Urban Regeneration - Economic 	<ul style="list-style-type: none"> - Subcouncil - Area Economic Development 	Short Term

		<ul style="list-style-type: none"> - Encourage SMMEs to register into Subcouncil Database to benefit from local government contracts - Encourage the unemployed to register on sub council database 		Growth	<ul style="list-style-type: none"> - Community Leadership 	
<p>4. Joe Slovo Park – Phoenix Areas have high rates of crime especially among the youth</p>	Employment and Training opportunities	<ul style="list-style-type: none"> - Introduce the learners and driving licenses - Convene career exhibitions and open job opportunities days for youth - City to look at easing some of the red tapes to ensure the local business have access to opportunities. - Information Centre in the area where job opportunities or training will be accessible. - Engage the national government on the age restrictions like the ages of employment are 18 -35. 	<ul style="list-style-type: none"> - Economic Growth 	<ul style="list-style-type: none"> - Economic Growth - Department of Labour and Employment 	<ul style="list-style-type: none"> - Subcouncil Urban Regeneration - Community Leadership - Supply Chain Management 	Medium Term

6. MONITORING AND EVALUATION MECHANISMS -

- Area Coordinating Team Meetings
- Project Steering Committee Meetings
- Subcouncil Quarterly MURP Progress Reports