

# Development Action Group

NGO

- has been operating for 20 years in the urban environment
- works with communities: entry point is via housing
- pursues an integrated approach to urban development
- areas, in which DAG is working:
  - research & training
  - direct project work
  - advocacy & lobbying for change of policy in the interest of the poor



Upgrading of Informal Settlements : Freedom Park

# Locality In Cape Town

About 35km from City  
Centre, in Mitchell's  
Plain.

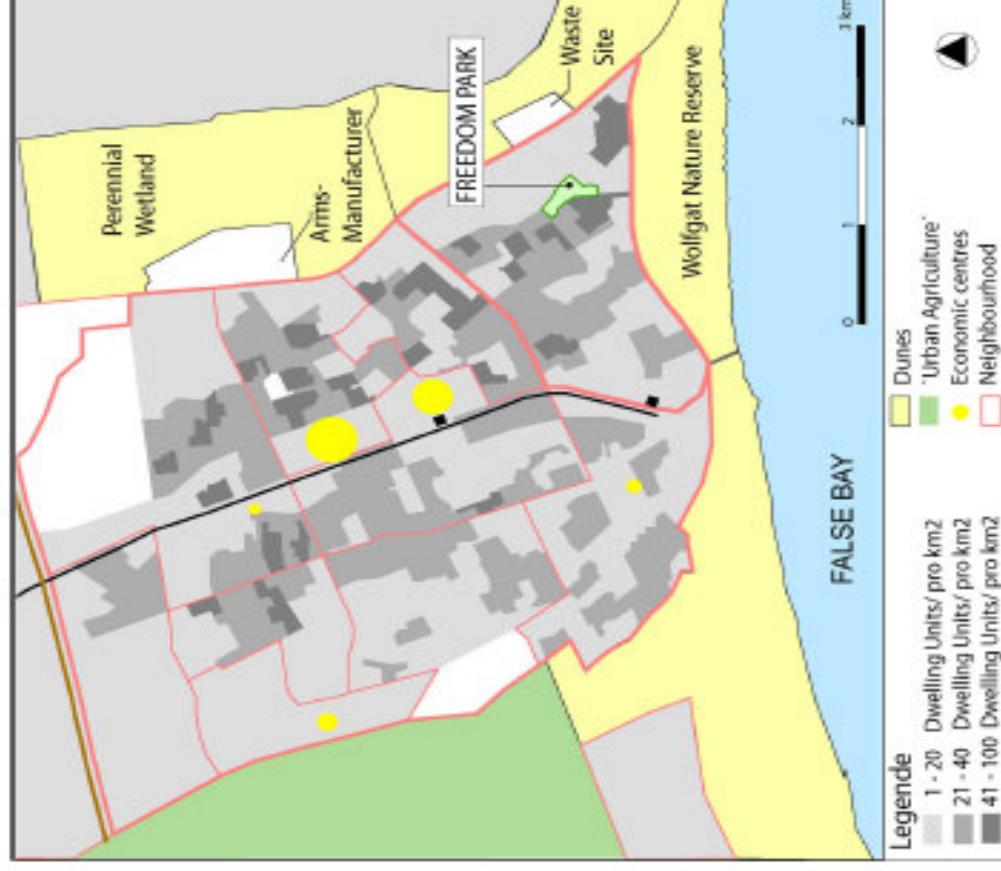


# Locality

Mitchell's Plain – Tafelsig – Freedom Park

In Tafelsig:

Unemployment: 40%



BOYS HIT IN MITCHELLS PLAIN CROSSFIRE

# Armed Pagad team held after shootings

A SLEEPING TEENAGER was dragged out of his home and shot eight times by a large group of armed men early yesterday. Later, a group attacked the home of Americans member and drug dealer Mogamat Kadika Muzet. JUDY DAMON and LINDVIZ VAN ZILLA report.

**E**IGHT Pagad supporters were arrested in Mitchell's Plain after a gun battle yesterday afternoon between a large group of Americans and Mr Mogamat Kadika Muzet, a top member of the London gang and self-confessed vigilante.

The daylight attack on Muzet's house at 49 Tubbberg Way, Lost City, was the end of a bloody episode that had begun with an early morning handgrenade and gun attack in Tubbberg Way, a few metres away.

Ben Stevens, 15, died after a 300-gram handgrenade and two 100-gram bullets and a man whose identity is not known was injured in the later attack between Muzet and the police.

The two boys and Mr Benjamin Muzet, who was also wounded, were in Curatelle Hospital yesterday last night.

Four legal representatives, Mr Cuthbert, continued last night but eight of the organisers of the operation had been arrested. They are to apply to the Magistrate's Court for a writ of habeas corpus.

Meanwhile, Muzet's last stand is expected to be held in the next few days.

They will attempt to fight the case in court to clear the names of the eight. "I don't die a coward," Muzet is said to have said. "I am waiting for them."

## War in the Lost City

1. 1.30pm: Owen Kwafo, 22, is dragged from his home in Tubbberg Way, Lost City, by heavily-armed men who have arrived in cars. Owen is shot eight times and left for dead by the men, who also hit two greengrocers and another at the house. Owen dies a few hours later.

2. 2.30pm: The same convoy of about 25 cars returns to the Tubbberg Way house in Lost City. They shoot their guns and chase Mrs Pauline Norman and three children, who have come to offer condolences, down the street. Muzet and others in the street fire for cover. No shots are fired.

3. Several later six of the cars break away from the convoy and race to nearby Edisa Street, where they stop outside the home of drug dealer and top American gang member Mr Mogamat Kadika Muzet.

4. A shootout ensues between the attackers and Muzet, who is the only occupant of the house to remain in.

5. Two 15-year-old boys in the house and Mr Benjamin Muzet, who lives on the property, are seriously wounded in the shootout. They are taken to Curatelle Hospital.

6. Muzet, whose fire and wounds two of the attackers who retreat to their cars and drive off at high speed.

7. Police arrive on the scene minutes later and give chase. Three of the vehicles are involved in a stop at different intersections. Eight Pagad supporters are arrested and seven firearms confiscated.

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**GUNS OF MITCHELLS PLAIN:** Drug dealer and American member Mogamat Kadika Muzet said: "They will return to finish the job and I am not afraid to die. As long as I don't die a coward, I am waiting for them."

**SCENE OF SHOOTING:** Police and neighbours gather at the entrance to Mogamat Kadika Muzet's home in Edisa Street, Lost City, after the shooting yesterday afternoon.

en had fled.

About 2.30pm, a convoy of 15 cars — allegedly the same people responsible for the earlier attack — returned to the Tubbberg Way house. Some of the men had not covered their faces, witnesses said.

Mr Benjamin Norman and three children who had gone to the house to offer their condolences were chased down the street by the gunmen who, although waving firearms, did not shoot.

About 3.00 of the cars in the convoy broke away and raced to nearby Edisa Street. A gun battle erupted and lasted about 15 minutes. Muzet wounded two of the attackers and the convoy fled, chased by police vehicles.

Police cut off three of the cars, arrested eight men and confiscated seven firearms.

Later last night the atmosphere in the Lost City was volatile. Some neighbours had felt that Muzet and his Carapity were parked opposite Muzet's house.

## Point of departure – 1998

- great need for housing in Tafelsig
- “the field”: neglected and over-grown
- “the field” has become crime hot-spot



## Stakeholder: Tafelsig People's Association (TPA)

House owners +  
backyard shack  
dwellers get together  
and establish TPA.



The Initiators of the occupation: Ms. Heynes (lodge), Ms. January (lodge), Ms. Gellant (house owner) and Ms. Adams (lodge) (from left to right)

# Occupation by TPA

organized according to spatial and social criteria.







**SPACE INVADERS:** Yaseed and Nadia January, putting up their shack yesterday afternoon after Tafelsig residents invaded an open piece of land and started building makeshift homes. The couple hoped to finish the shack by dusk to have a place to sleep.

PICTURE:THEMINKOSI DWAYISA

King of the castle



A roof at least squatter Issam Sileh on top of his shack in Tahrir, where 800 people have built homes since Friday. Squatters cry betrayal, page 3



Desperate: Chrystal Booy and her children, from left, Candice, Merle, Romaine, Chidy and baby Marlon, want a roof over their heads

# Stakeholder: City of Cape Town

Owner



Councillor Saleem Mowzer, representative for the City of Cape Town in Tafelsig



# City seeks Eviction

## Tafelsig 'land invaders' told to be out by Monday Squatters 'tired' of living conditions

**JEROME DEAS**  
City Reporter

People who have invaded public land in Tafelsig, Mitchell's Plain, illegally have been given a three-day reprieve to move peacefully - or be evicted on Monday.

This was the outcome of a meeting yesterday between officials of the Cape Town municipality, the police, justice department and representatives of the community who have erected about 300 shacks on municipal land in the past week.

Officials said the action seemed to be a "very significant and apparently well-orchestrated land invasion".

Late yesterday more people were moving on to the land and erecting shacks.

The meeting, initiated by the police, was called to explain to community representatives the implications of a court order granted to the council by the Cape High Court enabling the removal of the invaders.

At a press conference after the meeting, the leader of the council delegation, Siletha Mowzer, said the community representatives had said they were tired of the conditions

under which they had been living and had been on council housing waiting lists for up to 20 years.

They felt that nothing had been done to improve their lot, could not take a day longer and had decided to invade the land.

The community representatives appealed to the council to find accommodation for them and consider

providing them with on the waiting list. "We told them we have a waiting list of over 4,000 families. We cannot have a situation where people occupy land illegally and then wait council to consider them first."

She explained that there were in fact thousands of people in this city who found themselves in a similar situation. Her view was that we needed

to treat all people fairly," said Mr Mowzer.

The council wanted to handle the situation in a "humane" way and had decided to give people three days to consult and move peacefully before implementing the court order.

"We want to resolve this in a manner which will not lead to violence, conflict and tension in surrounding communities," said Mr Mowzer.

Although he said he was hopeful of an amicable outcome, it was his personal assessment, judging from the meeting, that the people were not prepared to move voluntarily.

The city's handling of the housing issue has come under the spotlight recently with officials divided about whether to act against housing council members accused of halting the eviction of illegal tenants.

But yesterday the council formed a united front with all parties strongly condemning land invasions and stating that strong action needed to be taken to halt similar behaviour in future.

The families occupying the land are to be notified in writing of the council action - and notices will also be put up in the area.



Working together: Yusef Sakran works on the shack he has built illegally in Tafelsig.



Home sweet home: Lehana Haddock, Maudiea Erasmus, 1, and Nona Lawrence

# Tafelsig People's Association resists Eviction

## Squatters cry betrayal as mass eviction looms Council seeks court order in face of pre-election 'disruption campaign'

**BY JEFF TAYLOR**  
The Tafelsig People's Association (TPA) is preparing for a mass eviction of squatters in the Tafelsig area of Johannesburg. The TPA is preparing for a mass eviction of squatters in the Tafelsig area of Johannesburg.

people as the housing waiting list in the Pretoria area is too long to accommodate all those on the waiting list. The TPA is preparing for a mass eviction of squatters in the Tafelsig area of Johannesburg.

At work, Sharidi Lewis says a formation for the black anti-eviction struggle is being set up.



Squatters gathering and occupying gutter at the side of the road next to their informal settlement.



Protest: People used occupation protest against the eviction of their informal settlement.



Harmonizing it home, Francis Nyabeni leads the black anti-eviction struggle.



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Mr. Moseley said he contacted the council and was told that the council would not issue a court order for the eviction of the squatters. He said that the council was trying to resolve the situation through negotiations.

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### WHAT THE COUNCIL SAYS

The council has a waiting list of about 100,000 people. It is not possible to accommodate all those on the waiting list. The council is trying to resolve the situation through negotiations.

### WHAT THE SQUATTERS SAY

The squatters say that the council is betraying them. They say that the council is trying to evict them without providing them with alternative housing.

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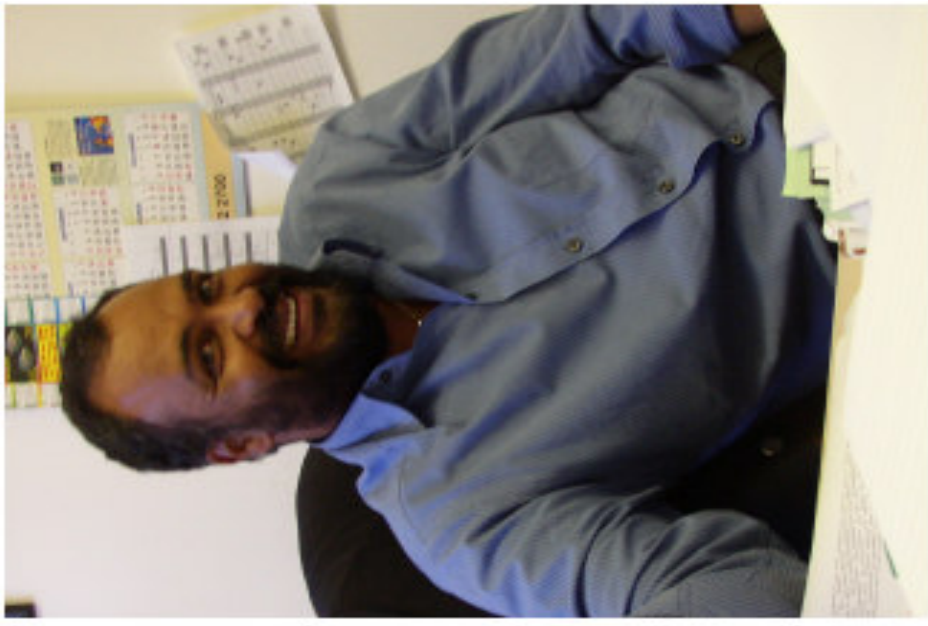
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## Stakeholder: NGO

Legal Resource Centre

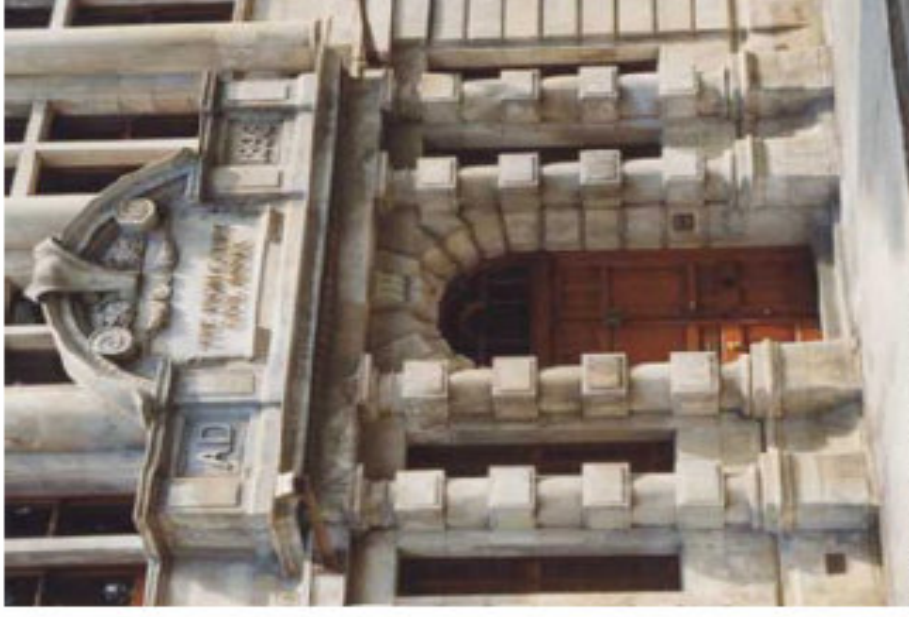
- represents TPA at High Court
- opposes eviction



LRC lawyer Vincent Saldanha

# Court Order

Court refers parties to Mediation



High Court of South Africa,  
Cape Town

**Stakeholder: Mediator**

Mary Simons from the Sociology  
department at UCT





## Stakeholder: Third Parties

Media covering  
Freedom Park:

- Newspapers
- Radio
- TV

Political parties using  
media attention for  
election campaigns:

- ANC
- NNP
- UDM
- IFP



# Consequences of interference by politicians

Division of settlement according to political alliances

- on a social level
- on a spatial level



Supporter of Democratic Alliance (DA) in front of his shack

## Mediation: standstill between 1998 and 2000

- no progress in negotiations
- health conditions in Freedom Park are deteriorating



# In 2001 Concession of CCT: Basic Infrastructure

Background:

- Grootboom Case (Oktober 2000)



## Concession of CCT: Basic Infrastructure

Promised in  
July 01:

90 Toilets

(1 toilet/4 HH)

Time for Installation:  
2-4 Weeks

## Implementation: Basic Infrastructure

Promised in July 01:	Implemented in May 02:
90 Toilets	60 Toilets, of which 15 broken
(1 toilet/4 HH)	(1 toilet/8 HH)

Time for Installation:  
2-4 Weeks

## Implementation: Basic Infrastructure

Promised in July 01:	Implemented in May 02:	Situation in March 05:
90 Toilets (1 toilet/4 HH)	60 Toilets, of which 15 broken (1 toilet/8 HH)	19 functioning toilets (1 toilet/ 18 HH)

Time for Installation:  
2-4 Weeks



# Basic Infrastructure







## 2002: Internal Crisis in Freedom Park

- internal power-struggles cause distrust in community
- TPA loses credibility and authority, as it is not based on democratic structures

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- internally: trust in committee breaks down
- externally: Stakeholders such as LRC and City withdraw as it is unclear, who represents Freedom Park

## Stakeholder: NGO

### Development Action Group (DAG):

- offers to provide support and advise to Freedom Park community
- community accepts



Ms. West (DAG), Mr. Hendricks (DAG), Ms. Rule (Freedom Park), Mr. Manie (DAG)

## Management of internal crisis in 2002

through support of

DAG:

- TPA and rivalling committees dis-solve
- Division into neighbours and inhabitants of informal settlement
- election of new committee
- foundation of FPDA

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DAG:

- supports new leadership of FPDA with workshops and capacity building
- introduces mechanisms:
  - constitution
  - annual elections
  - documentation

# Internal Processes in Freedom Park

FPDA starts projects:

- community based creche
- vegetable gardens
- Recycling



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Gemeinschaftsgemüsegarten



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## Community Profile

Established through a livelihood analysis by DAG

- Approximately 1500 people:
- 43% under age of 14
- 21% of HH headed by single parents
- household size: average=5,  
but: 15% of HH < 4 and  
19% of HH: 7-12 members
- income:
  - 30% earn R0/ week,
  - 4% earn > R700/ week
- unemployment: 74%
- Reasons for unemployment:
  - poor health (64% of residents)
  - poor education (only 4% matriculated)



## 2003: Upgrading offer by City of Cape Town

background

- additional funding available through “*Urban Renewal Programme*”



## 2003: Upgrading offer by City of Cape Town

### Conditions of FPDA:

- Partnership of CCT and FPDA
- FPDA included in planning process:
  - appointment of technical advisors
  - town planning

City agrees



Ms. Naidoo (Chairperson of FPDA), Ms. Saal (member of FPDA committee), Ms. Rule (vice-chair of FPDA)

# Organisation of Planning Process

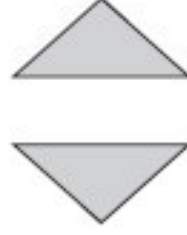
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- making decisions  
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# Organisation of Planning Process

City tries to exclude  
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- making decisions without consultation
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FPDA wants to be  
included in planning  
process – as agreed  
on

# Organisation of Planning Process

City tries to exclude  
FPDA

FPDA wants to be  
included in planning  
process



Concession by the  
City:

FPDA may  
appoint town planner  
+ inform urban design

# Brief for Town Planners

## Priorities

1. Security
2. Price
3. Size of plots
4. Move as little shacks as possible
5. North Orientation
6. Community Control
7. Maintenance/ Cleanliness
8. Access

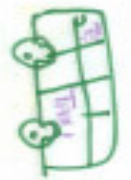




LAER .  
SKOOL

High school

CLINIC



## Interview of Town Planners



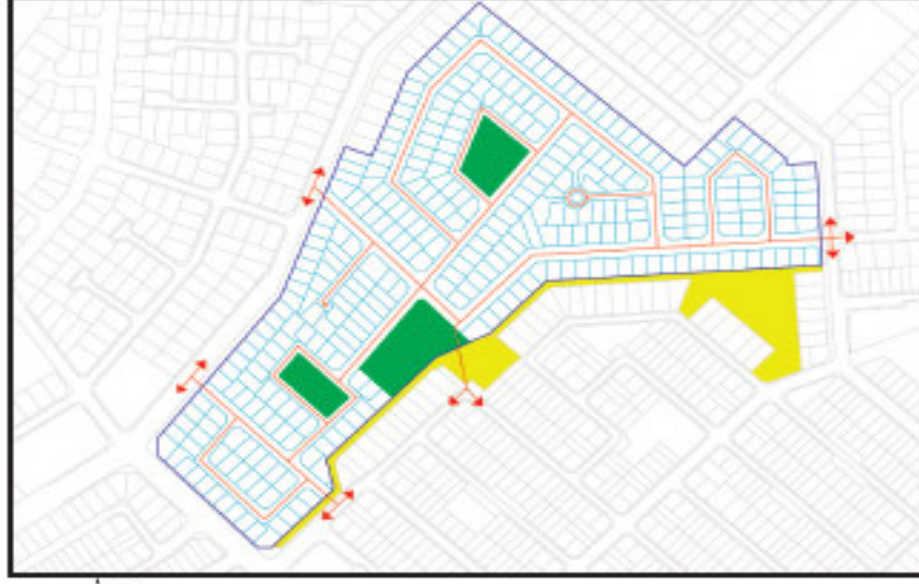
# Appointment of MCA Planners



# Town Planning

Layout designed by  
MCA Planners together  
with FPDA and CCT:

Insitu upgrade  
vs  
greenfield  
development



Version 1 of Layout for Freedom Park.



Version 9 of Layout for Freedom Park.

# Town Planning

## Needs of Community:

- were misinterpreted (e.g. security)
- not included (e.g. social facilities)



Version 9 of Layout for Freedom Park.

# Town Planning

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- were misinterpreted (e.g. security)
- not included (e.g. social facilities)

## Needs of Individuals:

- not taken into account regarding range of:  
incomes, household sizes, locations, house  
typologies



Version 9 of Layout for Freedom Park.

# Town Planning

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- were misinterpreted (e.g. security)
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## Technocratic approach of City:

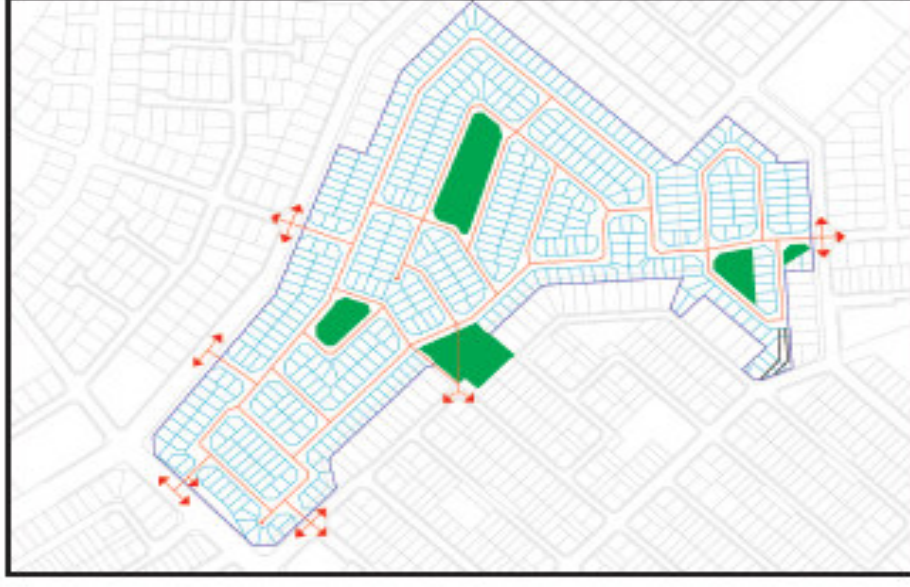
- Standards which are not flexible
- Guidelines which are implemented literally



Version 9 of Layout for Freedom Park.

## Identification of Beneficiaries

Of 350 families living in Freedom Park, only 250 will be accommodated in the upgrading project – even though there are 500 plots available.



Version 9 of Layout for Freedom Park.



# Implementation

FPDA – supported by DAG – organizes movement of more than 100 shacks in 2 weeks (15.3. – 1.4.2005)









## Problem: Delay of Construction

- construction is delayed due to problems around tender process
- committee has to break the bad news
- committee is perceived as unreliable and incompetent



## Further Planning

August 2005

- Start of Construction of Infrastructure and Services

Perspective

April 2006

- Completion of Infrastructure
- Start of Construction of Topstructures

2008

- Completion of Topstructures
- Completion of Project

## Challenges

- internal crisis in Freedom Park, because of lack of social capital and democratic structures (accountability, transparency,...)
- division of community due to interference from politicians – need for more effective protection
- regarding emergency service provision: promises by the City were badly implemented – lack of control mechanisms

# Challenges

## Planning Process:

- City's project manager tried to exclude community representatives from planning process
- Existing projects which strengthen Freedom Park's social and economic capital were not integrated into the upgrading project.
- Identification of beneficiaries: Project Manager accommodated as little people from Freedom Park as possible in favour of the waiting list.



# Challenges

## Planning:

- Needs of community were misinterpreted or neglected
- Needs of individuals were not provided for (in terms of a range of options to chose from).
- Technical standards left little room to respond to specific conditions in Freedom Park.



Upgrading of an Informal Settlement in South Africa: Freedom Park as a Case Study