



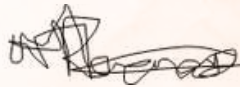
Investigating Community Involvement and Public Interests in the Alexandra Renewal Programme (ARP) Implementation and Management

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Year: 2023

Declaration



I, Mokgaetsi Koenaitse (1944244), hereby certify that I am the sole author of this paper. The project is being submitted to the University of the Witwatersrand's Faculty of Engineering and the Built Environment's Master of Science in Development Planning programme in Johannesburg. This work has never been submitted to another university for a different degree or test as a result.



(Signature of researcher)

04th day of October 2023

(Date)



Dedication

This study is dedicated to my guardian angel, my mother. I know you left me too soon and never got to see how far your little nugget has come. With this, I hope you are as proud of me wherever you are as I am of having made it this far.

26 June 1966- 11 March 2011

Tiny M. Koenaité



Acknowledgements

First and foremost, I would like to thank God just for making me reach thus far and seeing me through every sweat and tears. Many have failed but I was able. I am eternally grateful



My heartfelt thanks go to Ms Nqobile Malaza, my super mom. You know how much time and effort I have put into this research, and you have been there for me not only as a supervisor, but also as my supermom. I am eternally grateful to you, and I cannot thank you enough. May God continue to shower you with grace. You've shown me that quitting is never an option. Your dedication, understanding, and time meant everything to me, and I consider myself fortunate to have shared life with you.

To my sister, Lucy, you have held my hand and been by my side through storms and turmoil, and I want you to know that I will always do the same for you. You are my earthly guardian angel. Salute!



To my friends, so much of who I am stems from what you three taught me. You'll always be with me forever, like a handprint on my heart. I pray life is as good to you as you hope it would be. I am truly fortunate!

This research would not have been possible without the contributions and support of everyone who has contributed to it, especially the ARP changemakers who allowed me to invade their time by answering the questions I had related to this study and Alexandra township residents. Thank you so much, everyone!

Go lena ka moka, kere ke leboga go menagane!



Abstract



The promise of revitalisation and restoration of rural and urban areas came with the advent of democracy in most South African cities in the 1990s. This was accomplished through the implementation of urban renewal programmes that prioritised housing—a critical issue in the country. The Alexandra Renewal Programme (ARP) is used as a case study in the paper. The topic is about investigating a public involvement process, assessing public participation as a governance tool, and analyzing housing delivery decision-making procedures. The purpose is to discover more information and find new ways in which we can enhance public engagement in urban renewal programmes to establish sustainable humane settlements. The fundamental concern in the report is that there appears to be a disconnect between how policies, rules, and regulations are developed at the national level and how they are formed at the local level— which is the sphere that interacts with the people. The following methodological approaches are used in the report: structured interviews, participant observation, archival materials, and desktop research. The research concludes that decision making in Alexandra must be intimately tied to spatial dynamics in terms of housing location, density, and material used, and that participatory governance must be practiced to ensure that citizens have a say in decisions that affect them.

Key Words: *Alexandra Renewal Programme, Public Participation, Housing location and delivery, governance, power, and Politics*



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List of Abbreviations

ADC_ Alexandra Development Centre

ADF_ Alexandra Development Forum

ANC_ African National Congress

ARP_ Alexandra Renewal programme/Project

BNG_ Breaking New Grounds

CBD_ Central Business District

CoJ_ City of Johannesburg

CPLA_ Chambers and Participator Learning Action

DA_ Democratic Alliance

EFF_ Economic Freedom Fighters

MSA_ Municipal Systems Act

NEDLAC_ National Economic Development and Labour Council

NGOs_ Non-Governmental Organisations

RDP_ Reconstruction and Development Programme

SABC_ South African Broadcasting Corporation

SACN_ South African Cities Network



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OPENING THE ARC

Z'lungiselele!

CHAPTER

1

Image by TheDarkroomArtist (2022).
Available at: [thedarkroomartist](https://instagram.com/thedarkroomartist?igshid=YmMyMTA2M2Y=) available at
<https://instagram.com/thedarkroomartist?igshid=YmMyMTA2M2Y=>

1.1. Setting the scene

Many South Africans have wished for radical change since the dawn of the democratic era. After 1994, South Africa established the 'People's Parliament,' which necessitated the establishment of an institution that takes precedence and seeks active engagement with the public, as well as being receptive and responsive to the needs of the people (Ben-Zeev and Waterhouse, 2012). Public participation became a reality during the country's first democratic elections in 1994 (Abbott, 1996). Furthermore, the nature of public participation changed with the drafting of the new South African Constitution in 1996, which envisioned a country that upholds representative and participatory democracy. The goal of public participation and democratic processes is to influence decision-making processes that reflect "people's will" (Housing Development Agency, 2016). Models such as the Public Participation Model have been implemented to outline and mainstream minimum norms and standards for public participation processes and procedures to achieve meaningful public participation in legislative and other processes conducted by Parliament (Imparato and Ruster, 2003).

Public participation was then used as a tool to govern and manage development projects such as urban renewals across the country for projects such as housing delivery. The right to adequate housing is enshrined in Section 26 of the Constitution, which states that 'everyone has a right to adequate housing.' The Constitution also granted citizens rights and responsibilities regarding services that should be provided by the government. Although many residents have been waiting for municipal services for more than twenty-five years, provision has been either slow or limited due to location, governance, or residents' partial involvement.

A person living in a rural village in the Eastern Cape Province, for example, is less likely to receive effective and adequate housing delivery than someone living in the centre of the city because they are closer to opportunities and resources. The statement is backed up by the South African Broadcasting Corporation (SABC) News of 2021, which reported in one of their articles that access to decent housing is still a pipe dream for thousands of people in rural Eastern Cape.

She was also surprised when the government announced the Alexandra Renewal Programme/project (ARP), which included projects to address a variety of issues throughout Alexandra. She thought she would get her house then and was asked to participate in mass meetings and community outreaches, but she didn't get her house until she passed away. SABC (2021: n.b) also revealed that similar issues occur in rural areas because, in one of their interviews, a resident of Lujecweni village in Ngqeleni, Eastern Cape, stated:

“My mother applied for an RDP house in 2013 or 14, I can't remember very well, but she died without receiving the RDP houses even though other people did receive the RDP houses. In 2017, the ward councillor approached me and informed me that I had been placed on the second list, that it had been placed on my name, and that I should expect a house very soon. But that has yet to materialise.”

People have housing rights and the right to participate in the development and implementation of policies and legislation under the Fundamental Law; the Constitution, but these rights have only been partially exercised and adhered to. Although urban renewals have been implemented to address socioeconomic, environmental, and political issues and concerns, corruption, poor governance, and maladministration have swept in to delay and prevent their success.

The report aims to investigate how public participation has been used as a tool for governance and management in the Alexandra Renewal Programme, which was chosen as a case study to deliver housing in Alexandra. The purpose is to broaden our understanding of public participation practices and their significance in the planning and implementation of urban renewal programmes. The chapter begins with the problem statement, which emphasises the reason for the study and specifies the research's purpose and objectives, the research questions, and the methodology, as well as ethical considerations.



Figure 1.1. Images showing the key themes and founders of the report

Source: Extracted from Google, 2022.

1.2. Welcome to Alexandra: Ikhaya Kubo Bonke

Alexandra Township is located near influential and fast-growing urban areas. It was founded in 1912 and is located about thirteen kilometres northeast of Johannesburg's Central Business District (CBD) (Figure 1.2). It was the only township where black people could purchase freehold property (Musiker and Musiker, 2000). The area's infrastructure was designed for a population of about 70,000 people, but it is housing more than four million people (Council, 2000). The original plot sizes in the area were 500-600 metres squared, and they were characterized by sizeable houses of reasonable stock. The houses had three to six additional separate rooms built in the original gardens, each usually housing an additional family who rented from the main household (Figure 1.3) (Council, 2000).

Gauteng Tourism Authority (2008) give a precise detail of Alexandra. available at: <https://www.groundup.org.za/article/everything-you-need-to-know-about-government-housing/>

The additional rooms are considered rentals, which are the primary source of income for the primary householder which are also known as backyard dwellings or shacks, and there are estimated to be over a million in the area (Council, 2000). Furthermore, the remarkable unplanned growth has put a strain on infrastructures such as water, sanitation, and electricity, resulting in low water pressure, illegal power connections, and sewers that frequently block and overflow (Figure 1.4). Due to the high densities and congested nature of backyard dwelling development, such systems are difficult to maintain (Musiker and Musiker, 2000). The population of Alexandra is constantly increasing due to people looking for job opportunities in the neighbouring urban areas. As a result, hostels are overcrowded, and many informal settlements have formed near the riverbank of the Jukskei River- a perennial river in Alexandra (Council, 2000).

Johannesburg Map

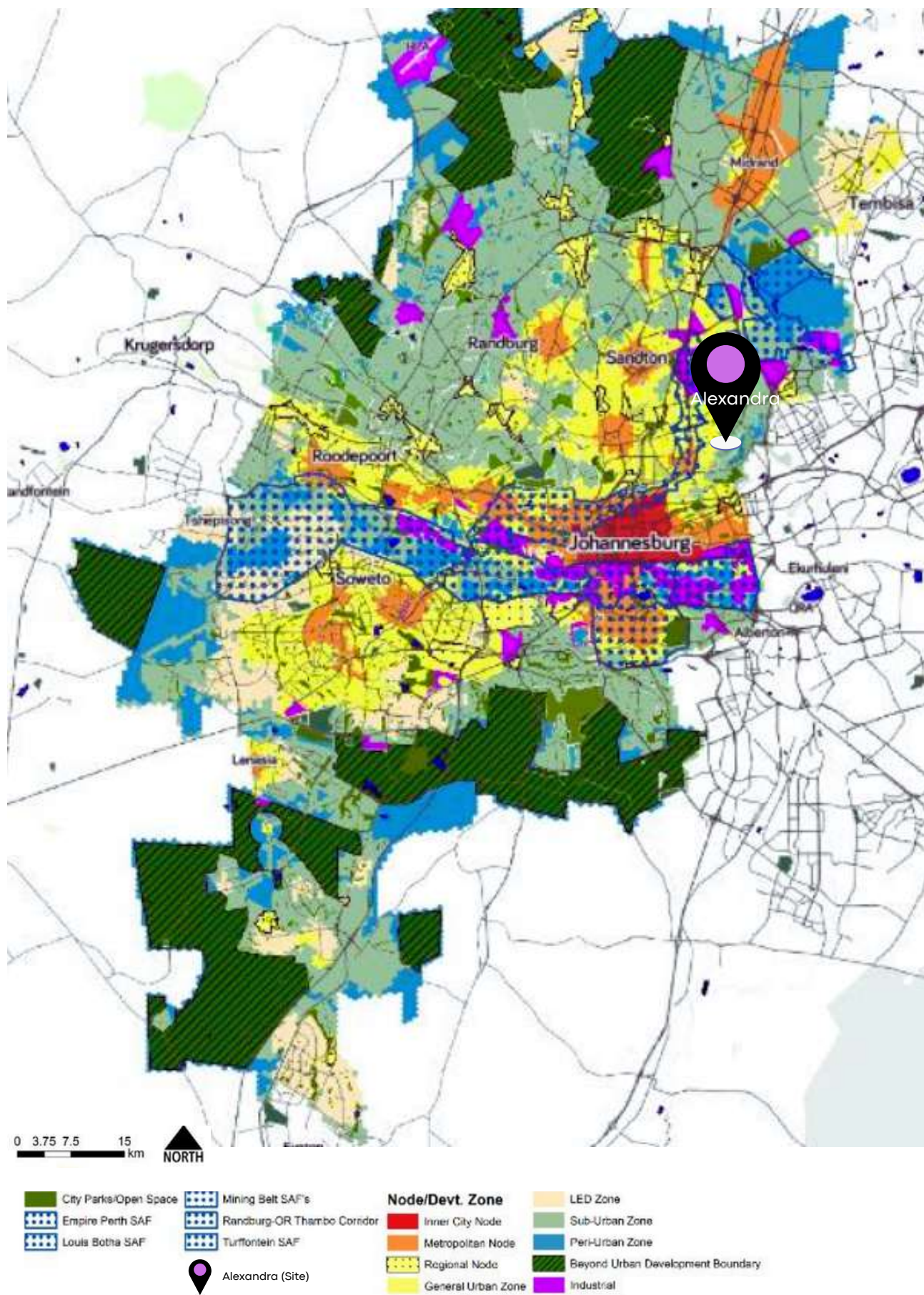


Figure 1.2: A Map locating Alexandra from the metropolitan scale and showing the township in relation to its surrounding development nodes.

Source: JHB IDP (2022/2027), 2022.

Alexandra Township Map



Figure 1.3: A Map illustrating Alexandra from the local scale.

Source: Constructed by Mokgaetsi Koenaitse, 2022.

1.2.1. Lifestyle: Poor but vibrant

Being home to about five million people, Alexandra is a peculiar area that is poor and an eyesore yet vibrant, inviting, and accommodating. It is home to the most well-known churches such as the Roman Catholic Church which is located on First Avenue (CoJ, 2018). It is also home to most the influential people. The likes of Toto Mboweni, Hugh Masekela, and Nelson Mandela once lived in a rented room in Alexandra among many (CoJ, 2018). The area is where The Movers, a popular township brass band led by Kenny Sephai, enjoyed fame in their heyday. Most of the streets in the township are developed and are occupied by street vendors. Small enterprises spill onto the streets and pavements where business owners ply their trade and compete for patrons with the big businesses in a neighbourhood that has a robust business environment (CoJ, 2018).

The streets are also halted by a herd of unheeded sheep journeying across the traffic, grazing on each side of the road for dry stalks of grain as fodder. Not only that, but children also play on the streets amid traffic. The people who live in the township know each other and share everything. The streets are filled with taxis hooting foraging for passengers to ferry to a range of destinations (CoJ, 2018). The area has community centres where people have access to the library, computer labs, medical office, and more.

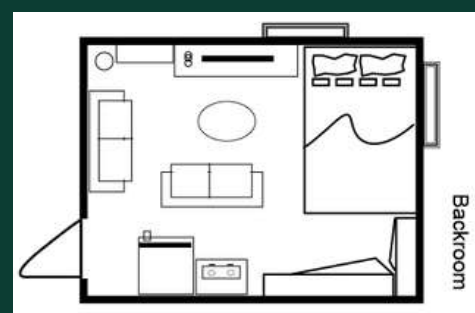
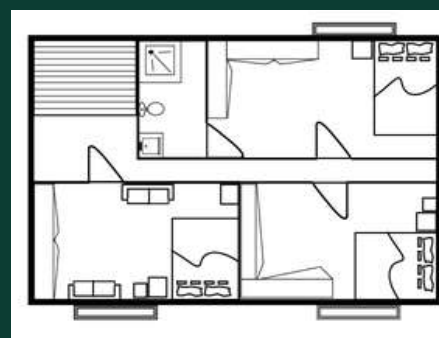
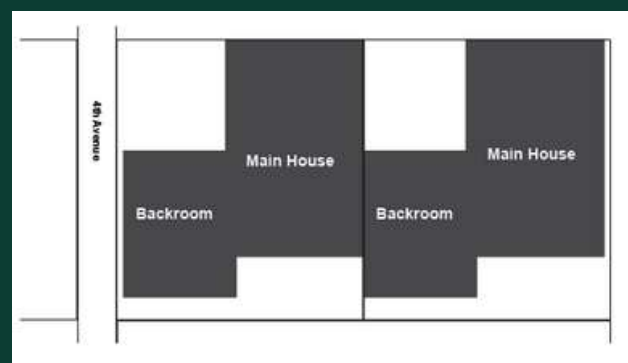


Figure 1.4: Images illustrating the type of housing in Alexandra.

Source: Shot and drawn by Mokgaetsi Koenaite, 2022.

Farming and agriculture in Alexandra were impeded by increased land fragmentation, the diminishment of investment assistance, and the marginalisation of small farms which left many farmers vulnerable (LFP AGRI, 2022). The farmers have the potential to reignite agricultural means in the area to continue with Johannesburg's leafy trees and dozens of spacious green lungs in the north. For this to happen, the community needs proper enabling conditions and focused assistance.

'Decades of underinvestment in agriculture, increasing competition for land and water, rising fuel and fertiliser costs, and climate change have made it more difficult for farmers in Alexandra township to escape poverty,' says Louis Pulzone, CEO of LFP Agri.

The township promoted its tourism and heritage initiatives which focused on the rich history it bestows. Shebeens, local craft markets, and jazz venues in the township are used as tourist spots (Rogerson, 2004).

1.2.2. Other projects in Alexandra that involved the community

There were other projects introduced to renew Alexandra and have failed. The ARP was not the first programme to be introduced. In 1982, the government introduced the urban renewal plan where the township was declared a residential area. Some demolitions took place where people were displaced within the township (Treasury report, 2008).



Figure 1.5: Pictures illustrating housing densification, illegal power connections, and water flow in Alexandra.

Source: Shot by Mokgaetsi Koenaitse 2022 and ThedarkroomArtist (2022).

Available at: thedarkroomartist available at <https://instagram.com/thedarkroomartist?igshid=YmMyMTA2M2Y=>

Following that, the government was unable to maintain the infrastructure which resulted in the plan being canned in 1990. In 1998, the government introduced another plan whereby it allocated about R3 billion to building three-story blocks that would house three thousand people. This plan was also not a success because it was inundated with requests for pre-emptive court orders to protect developments from invasions by political groups and orchestrated marches (Treasury report, 2008).

1.3. The Forgotten Child: The Alexandra Renewal Programme (ARP)

At an official opening of Parliament in February 2001, then-President Thabo Mbeki announced a seven-year-long programme, the Alexandra Renewal Programme (ARP) to redevelop the greater Alexandra Township. The estimated budget for the ARP was estimated to be R1.3 billion, which would be spent over seven years on housing, roads, water supply, sanitation, and other township infrastructure (Johannesburg Development Agency, 2014). The project was part of a larger national effort to revitalise the township, which is "renowned for its prolonged depressed social conditions" and it was established to coordinate intergovernmental activities to develop Alex (Harrison et al, 2006). According to Jennings (2004) and Sinwell (2009: 163), the ARP was dedicated to "people-driven development," and it was expected to make good use of the political support and resources invested in its success.

The programme was divided into eleven functional areas, which are broadly classified into four major categories: housing development, urban services, social infrastructure, and local economic development. Each functional area has a list of projects aimed at generating long-term income. Among the functional areas are education, engineering, environment, health, heritage, housing, local economic development, capacity building for local governments, safety and security, sport and recreation, and welfare. Through the ARP, there have been far-reaching success factors, such as a lower unemployment rate for people employed through the Expanded Public Works Programme, the government's skills development initiative aimed at providing poverty and income relief for the unemployed through temporary and permanent work, in the long run, promoting economic growth, and building sustainable communities (Johannesburg Development Agency, 2014). The township's long-term viability is dependent on increasing household income and decreasing unemployment. The successful implementation of ARP has improved Alexandra's living conditions and human development potential (Johannesburg Development Agency, 2014).

People who previously lived along flood lines now have access to decent and habitable shelter in the form of new housing development initiatives and refurbished hostels converted into family units (Johannesburg Development Agency, 2014). Residential areas that had fallen into disrepair have been revitalised, new clinics have improved levels of primary healthcare in Alexandra, with more than 46 000 hygienic refuse bins distributed throughout the township, and refuse collection by Pikitup has improved dramatically (Johannesburg Development Agency, 2014). About 72% of the residents now have access to water and sanitation, with 88% of residents having safe access to electricity—all of this in a place dubbed "Dark City" (Johannesburg Development Agency, 2014). The multiparty Alexandra Development Forum has created a platform for community engagement and participation (Johannesburg Development Agency, 2014). The programme was set to be a great success until corruption and maladministration swept in where public participation was not adequately exercised. Thwala (2016) indicated that the problems that hindered public participation were:

- There were no clear objectives linking the short- and- long-term visions of the programme
- There had been organizational infirmities and inappropriate administrative arrangements

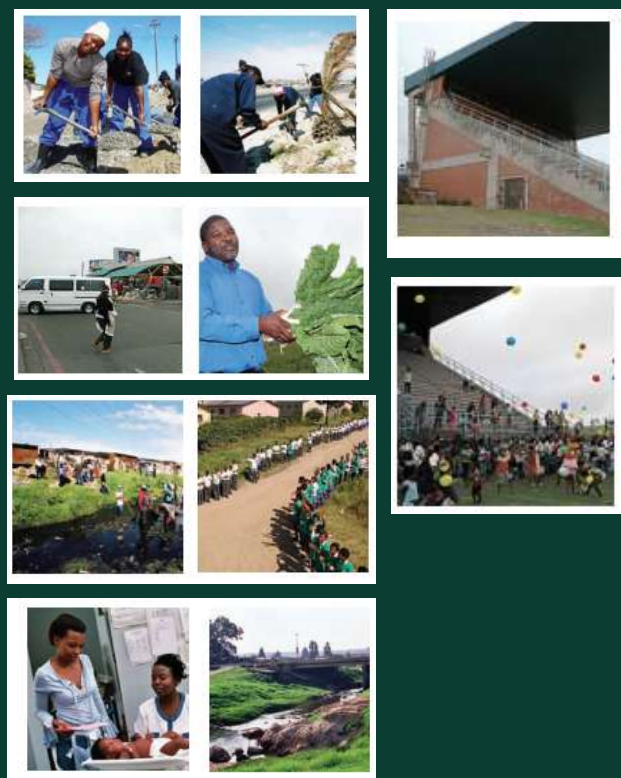


Figure 1.6: Pictures showing the fruits of the programme in Alexandra.

Source: Extracted from SALGA, 2013.

- There has been an imbalance between the centralisation for higher level coordination and decentralisation for local decision-making and execution of works among many other issues.
- There was a lack of pilot projects with extensive training and the lead-in time to allow for proper planning on a national scale.
- There was a lack of community involvement, which resulted in it failing to address the actual needs of Alexandra residents (Belanger (2016)).

"We are dissatisfied with the programme. They have built things to be proud of, but they are minor. The money that was supposed to help us has vanished," said John Mmogodlo, editor of the community newspaper Greater Alex Today and a lifelong Alex resident (Belanger, 2016). Former ARP director Julian Baskin, citing a government publication titled "Urban Renewal: Documenting Emerging Practices," argued that the ARP's problem was a lack of public trust. She stated that everything you do in pursuit of lofty goals appears to be a failure—even if you do amazing things (Belanger, 2016).

1.4. Concise Description of The Main Issue

Ballard (2017) outlined that although some governance issues occur at the supranational level, other responsibilities are being shifted toward the local spheres. These shifts in scale have enormous implications for enhancing participation, applying policy and legislation at the local level, managing programmes, and how different interests assert their advantage by moving between places to find favourable governance environments. Therefore, some responsibilities should be devolved to subnational regional government units and local government to achieve greater efficiency and accountability.

The power of modern governments tends to derive from the alignments between those who govern with the majority of those who are governed. Where such alignment exists, most people and organisations conform to rules involuntarily. Those in authority, therefore, govern without the consent of most subjects. This defines the work of Michel Foucault documented in 2008 on governmentality because the consent itself tends to be manipulated. Foucault (2008) indicated that this brings the notion of the "art of government," where he argues, that it is to shape subjects' values, desires, and habits so that people internalise what is required of them, thereby largely negating the need for discipline (Ballard, 2017).

During the opening of the master class led by Pam Yoke held in Parktown hosted by the South African Cities Network (SACN) on October the 23rd 2022, the panellists indicated that South Africa has one of the best policies and legislation to ever exist which habitually yield poor implementation results.

'Then what's the problem?' Pam asked.

The panellists indicated that the issues are around poor governance and administration and the fact that policies and legislation in the country are implemented in the national sphere but are not thoroughly interpreted at the local level which is the level that interacts with the residents daily. Adding to this, the problem could be related to policy formulation which was enforced after the apartheid era in 1994 as well as decision-making by the coalition parties formed in 2011.

Figure 1.7: The South African Cities Network was held from the 23rd to the 25th of October 2022. The theme of that day was "Transforming Cities through Research and Practice." This was essential for sharing all these challenges and exploring ways of tackling them collectively with government, city representatives, academia, and civil society.

Day 1

<https://us06web.zoom.us/rec/share/SvQZnSvD8WSu2UopZmKOvviLBULxXEwTEVDH3EqAyaHeVZAYFwGVcCsgVjaNHkn8.bZixegugUoF8G8il>

Youtube Link:

<https://www.youtube.com/watch?list=PL5ahUpcLGcnepyB0pwTRMxepI07e7PEkH&v=eXImNrVRrJQ&feature=youtu.be>

For more information please visit their website: <http://www.sacities.net/urban-festival-2022>



Source: Pictures extracted from the SACN Facebook Page.. Available at: <https://www.facebook.com/SACitiesNetwork?mibextid=LQQJ4d>

At that time, the ANC which has won three successive general elections by a wide margin dominated the legislature, and no credible challenger for power was established. While the liberal democratic features of the South African system remained firmly in place, the ANC's electoral dominance meant that the parliamentary opposition was weak and a largely ineffective source of government accountability. However, after 2011, there was a shift where coalition parties were allowed into parliament to make decisions and govern the people. It is changed like these which made administration and governance difficult to achieve because each party had a vision and objectives that they stand by. Programmes like the ARP were created before the coalition in 2011 but then-President Thabo Mbeki whose vision was to rejuvenate cities and urban spaces, but it was later under then-President Jacob Zuma who advocated for rural areas and traditional affairs that urban spaces. This made it difficult for the ARP to be managed and driven under the ANC due to the presidential beliefs of those in power.

The other concern is that the administrators and the leaders often neglect the guidelines set in the policies and legislation such as the Municipal Systems Act, the Constitution, and more for management, participation, and governance purposes. This makes a feasibility study difficult to achieve. This begs the question: how do politicians and legislative authorities make decisions to develop a policy document or a programme and how do they envision it working for the people on the ground? Who do they decide should be involved in the planning and implementation of the policy as well as governing it? The public, the administrator, the politicians, the leaders, or all of them?

One argument that always comes up when the issue of poor service delivery and governance is brought up is whether the state and its government can practice good governance and have a responsibility to ensure that municipal services such as housing are provided for the citizens. More than often, when the state fails to provide services to people, they tend to shy away and detach themselves from their responsibility. The government is often concerned with governing its citizens by deploying the 'right[1]' candidates for the job rather than serving communities. The other concern is that the policies and legislation contain ambiguous terminologies that define and delineate development problems such as housing delivery and provision to support the poor but the sociological understanding and feasible contextualisation of those terminologies on the ground to meet the needs of the people is partially met the way it should have

1.5. Research Questions

How has public participation been utilised and employed as a governance tool by the Alexandra Renewal Programme, to make decisions regarding the delivery of housing?

- What strategies do development and urban renewal programmes integrate public interests and the political project of fair and just housing delivery?
- How have development programmes interpreted and applied public participation?
- How has public participation contributed to meeting the bureaucratic, and technical regarding envisioning and executing urban renewal programmes?
- In what ways can development planners ascertain levels of end-user satisfaction as they pertain to the quality of housing?

While the central question is principally and centrally concerned with a specific development programme in urban renewal, the questions that have been formulated to assist in a researched response are intended to focus attention on it more holistically. This project uses Alexandra as a laboratory and the renewal programme as a platform for case study analysis. The objective is to interrogate the apparent disjuncture between policy vision and implementation - narrowing this analysis by concentrating on the housing sector. The disciplines in planning are in large part concerned with policy formulation and implementation within a larger institutional framework, but also with refining its fulfilment. In this case, it has been defined by revitalisation and tangibly responding to the expectations of residents that have been long held and expressed. The profession also pays attention to people - officials, citizens, and residents - with regard to advocating for prospects for growth, development, advancement, and well-being in all respects and dimensions.

Thinking through carefully how to meet basic needs, like housing, constitutes a critical and foundational step to realising these broader ideals. The coming together of the peopled state and the peopled township from the perspective of an aspiring development planner.

[1] Right candidates in this scenario means the people who are employed without the right documentation and qualifications to execute the job being offered. Many politicians and leaders in government do not have legal and right documentation to be in positions that they are in because a minister of agriculture would be someone who holds a degree in medicine. Like How?

1.6. Research Diagram

The research looks at the provision of housing in Alexandra utilising ARP as a governance instrument. The graphic below shows that the majority of the programme is governed, implemented, and managed by city officials and the city of Johannesburg rather than it being shared equally with the Alexandra inhabitants. This is because the authorities wield political power. The programme's goal is to provide housing for residents, however public participation is skewed toward the official side. This means that government must select how inhabitants and Alexandra as a space will be housed. The programme calls for top-down rather than bottom-up government, denying citizens access to housing.

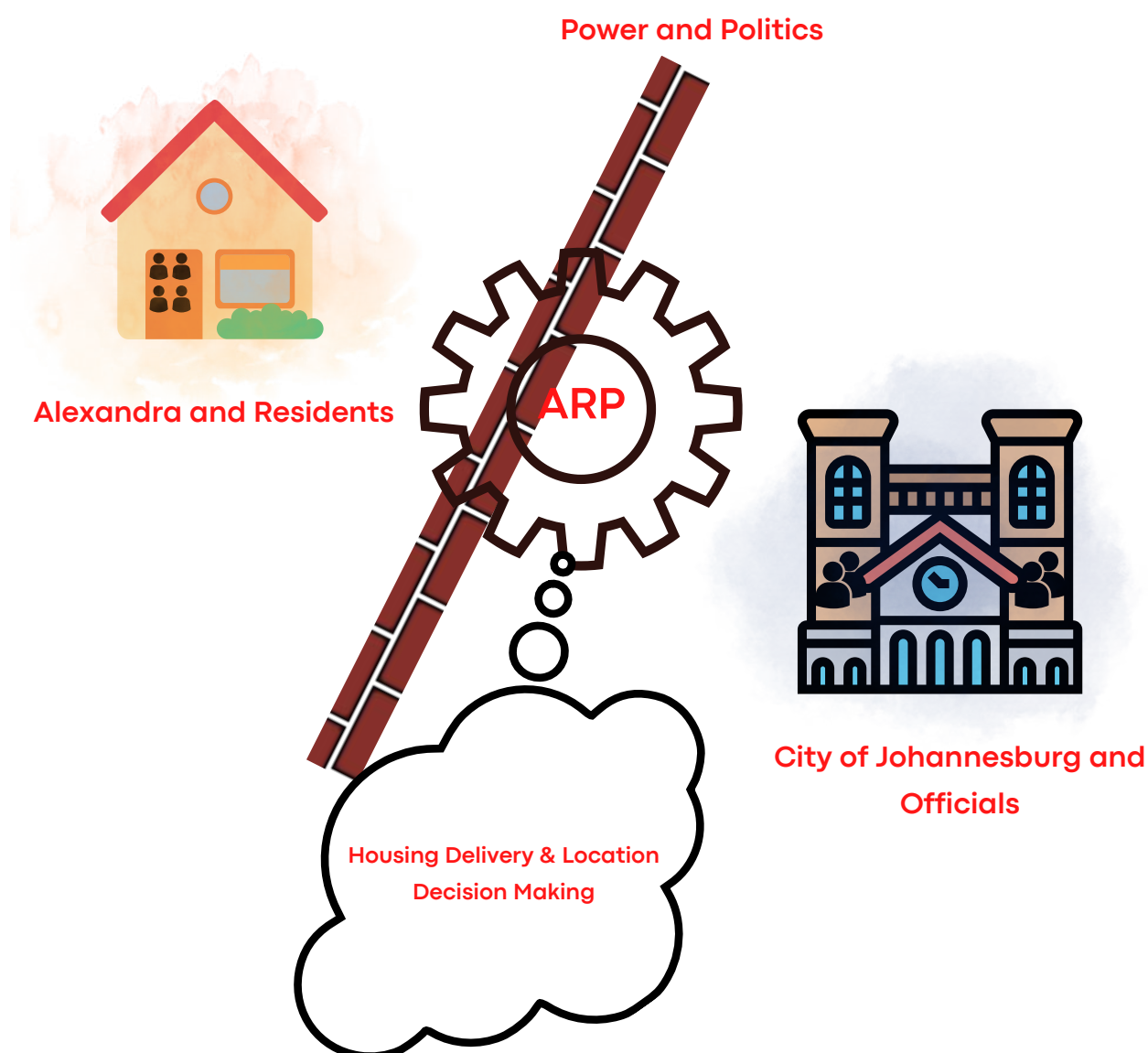


Figure 1.8: A research diagram outlining the main objects of the report and their relationship.

Source: Constructed by Mokgaetsi Koenaitse (2022).

1.7. How To Mash My Potato

The report uses the qualitative approach to investigate aspects of social life and human behaviour. The report involves case study research that focuses on real-life context which allows for holistic and thoughtful perceptions of what exists in real life. The report uses the Alexandra Renewal Programme as a reflection to understand and interrogate the apparent disjuncture between policy vision and implementation - narrowing this analysis by concentrating on the housing sector.

The narrative approach is used to allow the participants to indicate what happened prior-during- and post the creation and implementation of the programme for housing delivery. Alexandra was chosen due to the political mayhem resulting from the different parties of the country, due to its geographic location-well located within the city and near influential areas, and due to it being the first place to accommodate a multitude of people from across Africa. The method of the report is built around the primary question and the sub-questions to guarantee that each one of the questions is addressed properly. The methods are outlined in detail below:

- Structured Interviews

The report used a sample size of twenty-one people which is inclusive of fourteen residents, two ARP former employees, and five city officials from the Department of Human Settlement Policy, Planning, and Research, Public Housing Programme Support, and Finance. The major proponents of my work are the residents and the former ARP employees. The report made use of structured interviews with the officials from the city and the ARP departments using virtual platforms such as Zoom and Microsoft Teams. Questions around governance, public participation with reference to policies and legislation, and social media are used to gain a thorough understanding of how the officials perceived to include the public in the planning and implementation of the programme. Semi-structured interviews with the public and the residents of Alexandra were conducted to understand how they were affected by the officials during the implementation of the programme. This is to examine their form of participation, contribution to the programme, and challenges they had encountered. The interviews took place in the Women's Hostel entrance on 2nd Avenue in Alexandra. The residents were invited through word of mouth by the former employees of the ARP.

- Participants Observation

The report used participant observation to investigate how Alexandra residents and the public were engaged in the programme and examine the methodological strategies the officials used to manage and incorporate the public. The method was also used to investigate how the officials chose spaces and locations to allocate people with housing and to outline any political benefits or hindrances that occurred when the programme was implemented. This was accomplished through Alexandra's public meetings and door-to-door campaigning. The participation of the city officials was supposed to be used, however, they refused to take part in the report. Therefore, only the residents and the former ARP employees were referred to.

- Desktop study

A desktop study is used in the report to provide a thorough backdrop and premise for exploring the concepts of politics, power, governance, urban renewal, and the public. This clarifies the scope of the report, allowing for a better understanding of what should be analysed on-site. It also aids in the analysis of residents' perceptions and behaviour, as well as the mandates of politicians and city officials.

- Documents

The report made use of historical sources and archival documents such as the ARP Master Plan collected from the city of Johannesburg's offices and the offices of the ARP in Sandton City. The Documents were used to carefully consider how past lives and events are reconstructed in the present and for the future. Policies and legislation related to housing delivery and public participation such as the Municipal Systems Act, Integrated Development Plan, Alexandra Urban Development, and Inclusionary Housing Policy to understand how public participation, governance, and housing delivery are interpreted and applied. In addition, printed sources such as the minutes of the ARP meetings with the resident of Alexandra, social media, and news were used as points of reference to investigate the hopes and challenges that existed in the ARP. Site visits were undertaken to ascertain whether the objectives of the programme were adhered to and whether the expected outcomes had been realised as of today.

1.8. Ethical consideration

The report followed the University of the Witwatersrand ethical protocols which are a set of principles that helps guide the research designs and practices. The participants and interviewees were informed that the report is voluntary to participate; they were not forced to take part in the report in any manner and that no incentives were being provided. The participants were aware that the report does consider their anonymity and confidentiality which made them willing to share their perceptions about the statement of inquiry (research question). Some of the participants were advised to use pseudonyms when they did not feel comfortable participating in this report. The questionnaires formulated from the research question were approved by the supervisor to ensure that they are biased or provoke the participants for them to feel free in responding to the questions.

1.9. Chapter Breakdown

2

THE BURNING PLATFORM_ SENZENI ?

Movie Inspired: V For Vendetta (2005) directed by James McTeigue

3

THE YOKE IS BROKEN_ Z'YAKHALA!

Book Inspired: : I Know Why the Caged Bird Sing by Maya Angelou

4

MY TORMENTOR IS MY LOVER_ NJANI?

Song Inspired: Not Afraid by Eminem

5

BRIDGING THE GAP_ MAYIBUYE iMZANSI!

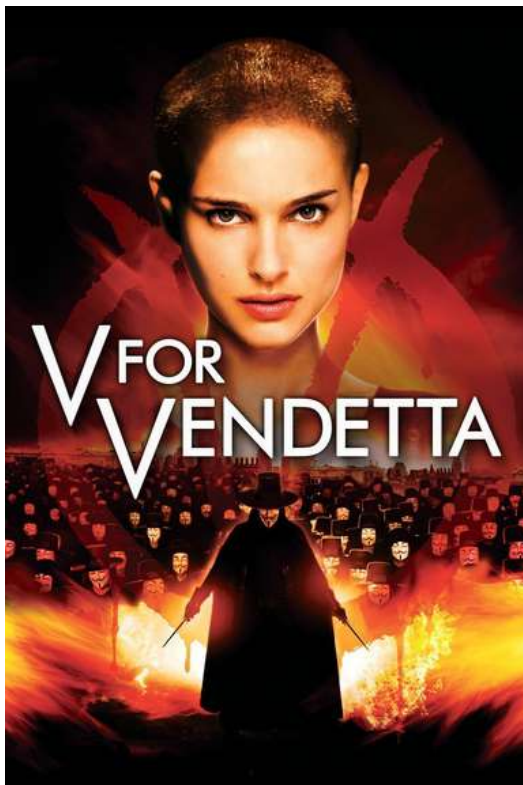
Book Inspired: The Covenant by James A. Michener

2

THE BURNING PLATFORM_ SENZENI?

Chapter Two of the report analyses the debates and perspectives precedents on the central concepts in operation being power, programme governance, public participation, politics, and renewal. This is to analyse how a concept such as politics and power either link or clash with regards to the implementation and the making of the renewal as well as involving the public by either the state or the government. The report will analyse the means of engagement, how the urban renewal programme became a project, how power relates to governance, and how politics and decision-making affect urban renewal and enhance public participation. This section analyses vigorously and in much detail what the conceptual framework guides me to do. The report follows the public interest-centred approach as a primal theoretical and philosophical prism of examining the work. It also sets the scene of the study area by introducing the history of the area and the political rivalries that the area had to endure.

The conclusion that the report aims to raise is an awareness around the themes in question because the debates and applicable precedents of the notion of power and programme governance for urban renewal are institutionally and politically inclined which begs the probing question of where and how the public fits in all of this: the decision-making and governance.

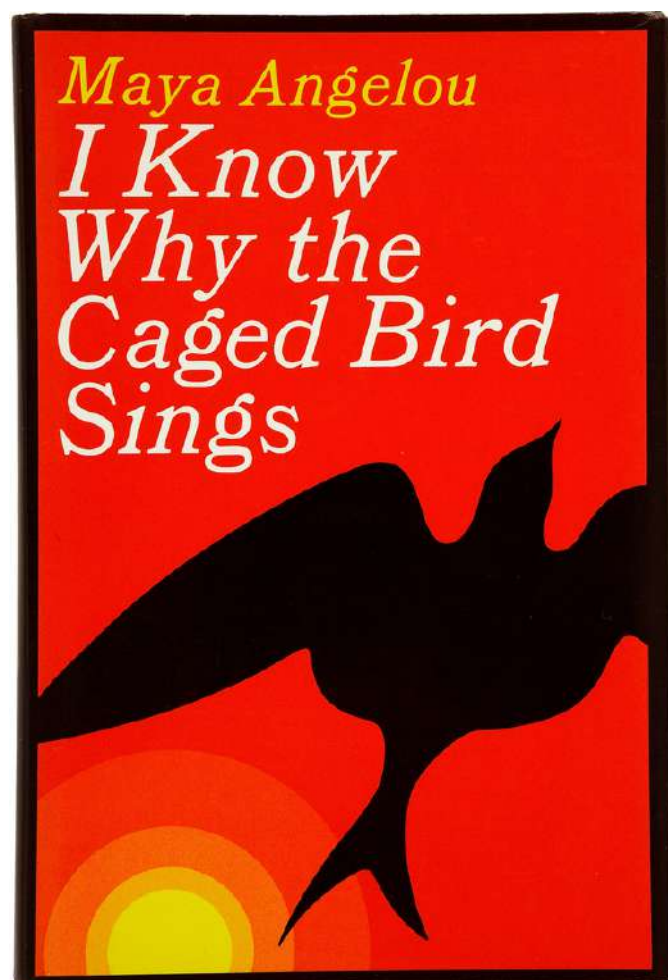


This chapter is inspired by the 2005 movie called 'V For Vendetta' directed by James McTeigue. The movie is a true representation of what is past is a prologue. It portrays that some things never change because the state and its government always has been and remain corrupt. South Africa has been under political scrutiny for the past twenty-five years, yet little has changed. So many politicians have come and gone yet few changes have been made with more issues being added on. Here I reflect on the issues of power and politics being the determiner of how participation should be planned out and the challenges urban renewals have.

The movie is accessible at this Netflix. Link: <https://www.netflix.com/us/title/70039175?s=a&trkid=13747225&t=wha&vlang=en&clip=81039500>

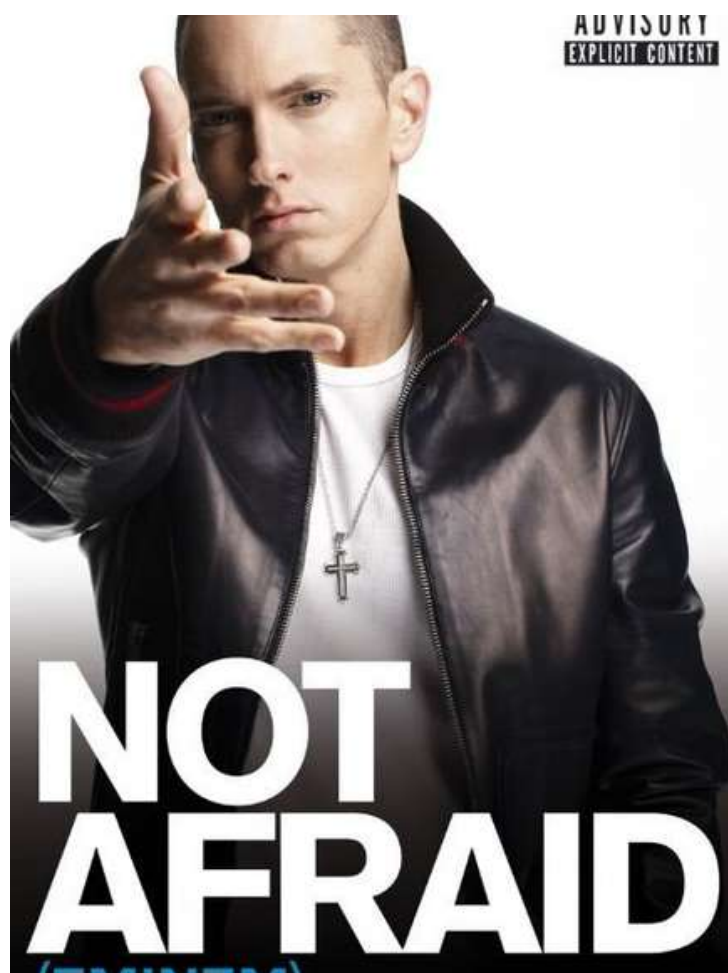
3 THE YOKE IS BROKEN_ Z'YAKHALA!

Chapter Three of the report outlines in much detail what the conceptual framework guides me to do. The methods and methodology that the report deploys will be discussed in detail. The effect and benefits of the report for a young black woman (myself) in an area so complex as Alexandra's will be revealed. This chapter is inspired by a book called 'I Know Why the Caged Bird Sing' by Maya Angelou. The book represents the ache of abandonment and the prejudice of the city officials and ARP employees that I had to ensure in the process of acquiring information. I felt caged until I saw fit to alternative sources of information. No official or employee from the city wanted to talk about the ARP and even indicated that they have never heard of the programme before.



4 MY TORMENTOR IS MY LOVER_NJANI?

Chapter Four of the report puts together the data from the fieldwork that has been conducted both on-site and virtually. The main problems being interrogated are in relation to public participatory processes deployed by the ARP and to what extent was the community of Alexandra included in the ARP. The report will proceed to outline the argument by delineating concepts such as power, programme governance, public participation, politics, and renewal to better respond to the problems in question and the main research question. The section also offers an analysis of the data extracted from the fieldwork adding bits and pieces of personal experience while on-site and trying to acquire information. The lesson that the report portrays is that it is important to involve communities in urban renewal for adequate access to municipal services because the community seems to know what is best for them. The optimum thing that the state and its government can do is help with administration, guidance, and sharing of information with communities.

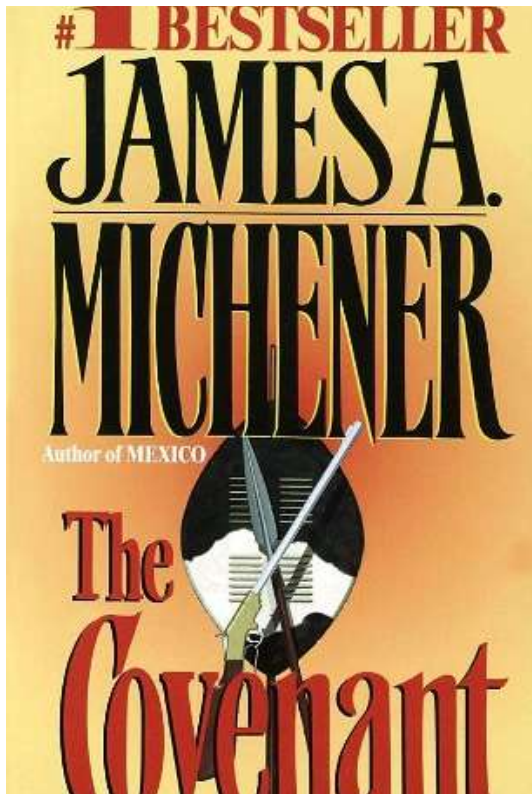


The conclusion the report wants to establish is revealing the importance of good governance and the use of public participation and policy to provide better municipal services to marginalised societies in urban townships. This chapter is inspired by a song called 'Not Afraid' by Eminem. The song is about breaking the shackles of power, poor governance, and alienation. This is done through the sharing of information by the public through interviews, social media platforms, podcasts, and books.

The song is accessible on YouTube at: <https://www.youtube.com/watch?v=XTO4Q8bebJ4>

5 BRIDGING THE GAP_ MAYIBUYE iMZANSI!

Chapter Five of the report serves as a concluding and recommendatory setting for better governance and public participation approaches in urban renewal programmes. The main concepts that this section explicitly interrogates are power, policy, and public participation in relation to housing delivery to better help the state and the government improve its structure and system of planning, development, and governance. The lesson here is for South Africa to learn from its previous mistakes that have happened in the programmes like the ARP to better proffer a nuanced understanding of how power, governance, the public, and the state intersect in ensuring the greater success of urban renewals.



This chapter is inspired by a book called the 'Covenant' by James A. Michener. The book is about unifying the state, government, and the public into a powerful system that works with each other rather than against each other. This is where rivalries meet to fight to forge a new world that is inclusive, accommodative, and resourceful to all. This helps in establishing new ways in which the public and the political systems can integrate in a cohesive manner where one purpose and goal are met.

The book is accessible on Amazon at:
<https://a.co/d/4yQhPtQ>

THE BURNING PLATFORM

Senzeni?

CHAPTER

2

2.1. The Beginning of Terror

Authors do not need to offer us the answers to such weighty questions as how to live and prepare us to accept death. A writer aims to frame worldly questions that allow all readers to independently and jointly explore life-altering questions in a way that satisfies the fabric of thought corresponding to our respective times.

-Kilroy J. Oldster, *Dead Toad Scrolls*

This section of the report is intended principally to cover and chart debates, perspectives, histories, and applicable precedents on the central concepts in operation here, namely: (a.) public participation, (b.) programme governance, (c.) renewal, (d.) power, and (e.) politics. To gain a firm grip on what could potentially be complex terrain the chapter is structured around a framework that sets out the collaborations and clashes of the concepts from a global and local perspective.

2.2. Conceptual Framework

The conceptual framework (Figure 2.1) was developed to investigate how the Alexandra community was involved in the programme's planning and management through public meetings, how decisions about housing delivery and location were made, how public participation was interpreted in policy and on the ground, and to assess the interface of governance and public participation. This is to highlight the predicted relationship between the variables and to identify the important objectives of the research process, as well as to map out how they interact to derive meaningful results.

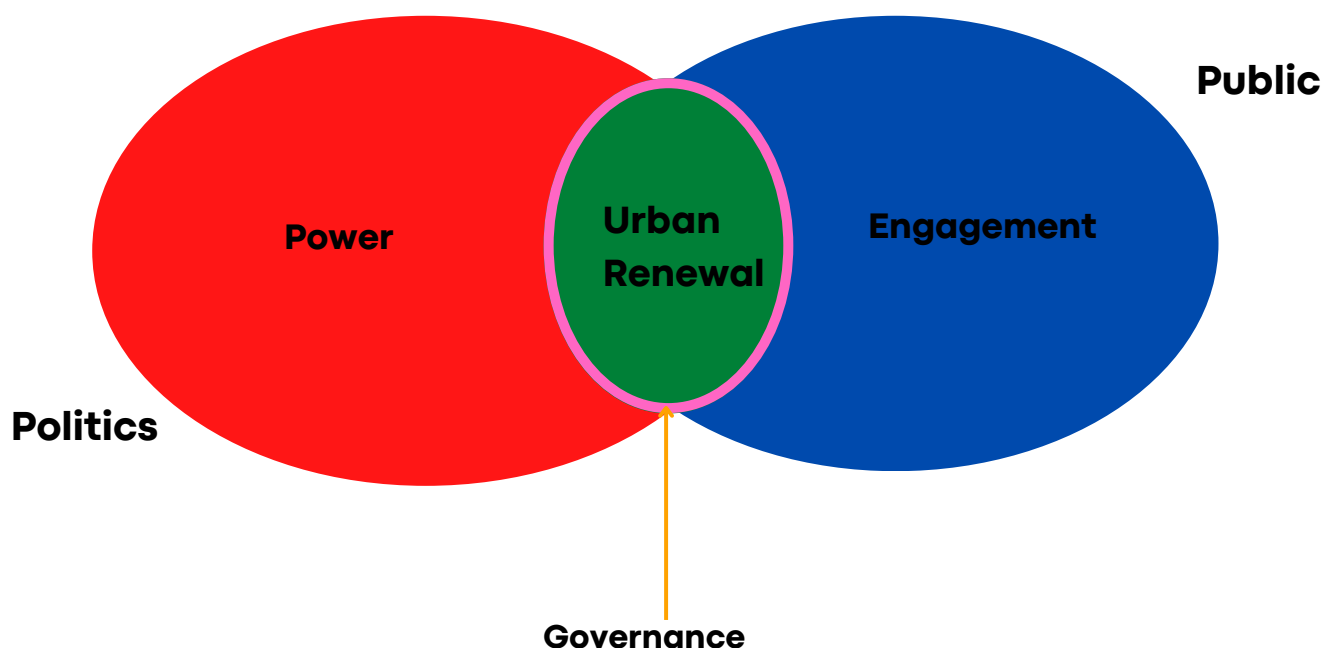


Figure 2.1: A conceptual framework guiding the report.

Source: Constructed by Mokgaetsi Koenaitse, 2022.

In the context of the global south, authors such as Firmstone and Coleman (2015) and Chen et al. (2020) have extensively discussed the relationship between the state and its government, politicians, and the public. The report aims to comprehend, debate, and assess the clashes or collaborations of the three main institutions depicted in the diagram (the public, urban renewal, and politics), as well as how the governance of urban renewal affects the coming together of the concepts. The nature of their relationship is intended to shed light on how the concepts collectively relate to one another to effectively ensure better access to municipal services such as housing in urban renewal programmes. The conceptual framework is intended to shape an analysis of the object identified in the first chapter, which attempts to relate the importance of four objects: residents, housing, Johannesburg, and the ARP, which was used as an example in this report. The major ideas and themes addressed in this section of the report are as follows: (a.) methods of engagement, (b.) programme governance, (c.) public participation in urban renewal, (d.) political power and governance, and (e.) how a programme becomes a project.

As a development planner, I assume that **POLITICS** will have the greatest impact because it has the power to govern urban renewals, which ultimately provide services such as housing. Due to the bureaucratic system and top-down approach that is commonly used in the global south, the public is unable to exercise any form of power to govern urban renewals. Protests and petitions, on the other hand, may have an impact on the governance of urban renewals and political power. Political power and the governance of urban renewals tend to stifle public participation in determining what is best for them, particularly in areas like Alexandra.

URBAN RENEWALS are programmes implemented by the state and its government to provide services in response to public demand. They exist to emphasise how the public and private sectors can coexist and collaborate within a specific space and time to achieve a common goal. However, the effects of power in politics at all levels of government, combined with the public's eagerness to participate in urban renewals, complicate urban renewal governance. This begs the question, how and by whom are urban renewals developed and implemented in the absence of the public?

GOVERNANCE, as a resident of Alexandra, is perceived as a process in which both the public and the state collaborate to oversee the control of urban renewals, rather than a process in which rules are enforced and modified to better suit a particular narrative.

Weingart et al. (2021) stated that the governance of urban renewals is a complex and perplexing topic due to the politics involved. In South Africa, urban renewal governance is politically oriented, with public needs either ignored or unmet. Although urban renewal programmes exist to serve the public, their goals may not be fully realised due to mismanagement, power, and politics within that space and time. Politicians frequently participate in the governance of urban renewals more than city officials, excluding the public entirely. This creates more uncertainty about who has the authority to rule and govern and from which political party.

The **ENGAGEMENT** of the **PUBLIC** in urban renewals is essential because it allows them to express their concerns and ideas and participate in the process (Harrison et al, 2014). However, politics, rather than the public, play a larger role in urban renewal. Rather than using governance as a process to agree on rules and control how urban renewals are implemented in each space and time by both the public and politicians, in collaboration with the state and its government, political powers and bureaucracy stymie such collaborations. Public participation is then neglected and frequently prohibited by politics, like the outcomes of the ARP.

This examination of **POWER** in politics and how it fosters different forms of public engagement and governance in urban renewals is of particular interest in this case. In this framework, there is perceived conflict and clashes between stakeholders because politicians have the power to govern urban renewals while the public is frequently barred from participating. The report takes into account the various power dynamics and relationships that exist within urban renewals, political, and public realms to interact, engage, and make decisions.

2.3. Public engagement: Means of engagement

The term public participation refers to a variety of methods for bringing people together to address issues of public concern (Nabatchi and Amsler, 2014). In general, public participation is critical for understanding public priorities and concerns while reducing widespread panic, anxiety, and fear (Chen et al, 2020). By engaging with the public, the state and its government can ensure that the public understands its role and is self-sufficient within a specific crisis or programme, as well as increase the capacity of government agencies to provide services effectively (Chen et al, 2020). Concerns about the concept have waxed and waned, according to Nabatchi and Amsler (2014), but there has been a revival and resurgence of interest among scholars, public managers, civil reformers, elected officials, and others.

They went on to say that the practical reasons for the revival of community involvement in space planning and development were that they wanted to improve the production and delivery of public goods and services, build communities, and generate support. The philosophical reasons and concerns were about addressing democratic and citizenship deficits, addressing complex governance issues, and capitalising on shifts in the expectations and capacities of the public. These and other reasons for being are bolstered by the evolution of information, communication, and other engagement technologies, which have made large-scale public engagement more feasible and potentially more productive than ever before (Wynne, 2006; Chen et al, 2020).

Before the introduction of other modes of engagement, politicians and governing bodies had no other means of communicating with the public than mass media (Firmstone and Coleman, 2015). On the other hand, because news media is concentrated in a small number of organisations, the public has few opportunities to contribute to the triangulated sphere of communications between politicians, journalists, and citizens (Firmstone and Coleman, 2015). According to Chen et al. (2020), there have recently been changes in the way politicians, states, and governments engage with the public. They also stated that an actively engaged citizenry was important as the country transitioned from top-down command government to devolved, co-productive governance. Democratic governments at all levels are paying more attention to the dynamics of public engagement than ever before (Firmstone and Coleman, 2015). Taylor and Kent (2014) alluded to the fact that when the government takes a holistic approach to public participation by involving the public in political activities such as policy discussions, there is a greater understanding and more transparent decision-making.

Currently, the nature of communication relationships between politicians and the public is changing because of the proliferation of media outlets, the interactive capacity of the internet, and new opportunities for citizen-led journalism (Firmstone and Coleman, 2015). The role of the media has shifted, allowing governing institutions to communicate directly with the public through digital and interactive media such as websites, email, and social media platforms such as Facebook, Twitter, and YouTube (Wynne, 2006). The idea was to increase public access to information and opportunities for engagement in political issues (Bimber, 2001). The idea was that by increasing access to information, citizens would be able to become more involved in political issues (Bimber, 2001).

However, Scheufele and Nisbet (2002) argued that increased access to information does not necessarily result in the creation of a new public or encourage those who are not already engaged to become engaged. Engaging the public can be viewed as a process of public education, informing rather than interacting with or consulting the public, either as a whole or as specific groups or mini-publics, or as a process of empowerment in which citizens transition from being recipients of council decisions and services to producers of them. As a result, engagement and/or participation can be used to foster public understanding of the Council, its policies, and its constraints, which can be used to assess success in informational terms (Firmstone and Coleman, 2015; Weingart et al, 2021).

2.4. Defining Urban Renewal?

The urban renewal concept is globally discussed because the aim is to ensure social development along with other development programmes. This suggests that those who are directly or indirectly affected by the developments ought to be involved in the processes. According to Chan and Lee (2008), urban renewal is designed to redevelop the land to combat urban decay. It entails clearing blighted urban areas and favelas to create opportunities of all kinds. Aside from restoring urban areas, another goal of urban renewal is to serve a variety of social, economic, and environmental goals, such as developing mixed-use neighborhoods where people can work, live, eat, and play. Turkey and Australia are used as global examples because their urban renewal programmes were implemented to address societal issues. In summary, the 1960s saw the beginning of planning in Turkey, but there was an uncontrolled growth of slums (Verim et al., undated). This resulted in the implementation of social housing renewals in the 1970s to address urbanization (Kleinhans, 2004).

Slums became legal in the 1980s and remained so until 2000 because of urban renewal approaches used to revitalise and rebuild the slums (Neilson, 2008). In the year 2000, Turkey enacted new laws and directives, as well as amended existing ones, concerning urban renewal (Verim et al., undated). Turkey was introduced to large-scale urban renewal that is unrelated to planning and conservative practices, with urban renewal becoming an independent mechanism (Verim et al., undated). The main project in Turkey was approached in the Maltepe district of Istanbul because the area offered affordable social housing (Verim et al., undated). High-rise buildings with recreational areas were built along the coastal line as part of urban renewal (Butcher, 2008). The public objected to this project because the municipality encountered difficulties in applying for rezoning of the area and the public was not informed (Neilson, 2008).

In Australia, planning dates to the 1900s (Neilson, 2008). The country experienced rapid urbanization due to its climate and terrain (Neilson, 2008). The country applied organised planning in cities like Melbourne in the 1920s (Freestone, 2010). Through the implementation of urban renewal, Melbourne was able to provide residents with an alternative to living in the city centre that later became overcrowded (Butcher, 2008). The city needed to revitalise its urban renewal planning objectives due to urbanisation. This resulted in a mega project known as Better Cities programmes, which aimed to improve urban areas and urban life (Freestone, 2010). The programme was successful without consequences, making the city the centre of arts, business, sports events, high-quality restaurants, and recreation on the water's edge (Butcher, 2008).

In South Africa, urban renewals were the subject of political debate because they served a specific purpose: to promote apartheid between the 1960s to the late 1980s. The urban renewals were established by the African National Congress (ANC) which is one of the political parties in the country. The intention was to transform townships from dormitory areas of extreme poverty to the vibrant, post-apartheid urban fabric, and transition the informal economy to a formal one (Kotze and Mathola, 2012; Todes, 2014). However, Todes (2014) argued that the urban renewals in South Africa were associated with a neoliberal urban governance paradigm that further displaced marginalized individuals and communities. The link between neoliberalism and post-apartheid urban renewal is most visible in criticism of the iGoli 2010, now called Johannesburg's City Development Strategy, and the Johannesburg 2030, now called the Growth Development Strategy 2030. The policies were seen as an example of post-apartheid government conflation of urban governance and urban competitiveness (Huchzermeyer, 2011). Lipietz (2008), on the other hand, has argued that this criticism oversimplifies the complexities inherent in post-apartheid urban governance, as a redistributive agenda focused on pro-poor policies and service delivery has remained important. On the contrary, post-apartheid urban renewal, particularly in the context of a greater emphasis on urban competitiveness, has failed to address the spatial inequalities that existed during the apartheid era. This implies that collaborative governance and power play a significant role in the management and implementation of urban renewal, so it is critical to consider how to plan and develop such programmes in the future (Lipietz, 2008).

2.5. The Role of the Public in urban renewal

Robinson and Friedman (2007) argue that although the public has the potential to make a positive contribution to reinforcing democracy, there is little known about its effectiveness and impact. They further add that there is often no consensus on the role that the public should play in supporting the state and its governance in decision-making and policy implementation. Their assumption is derived from both theoretical expectations of the democratic potential of organised associational activity and the actual role played by public organisations in democratic transitions in various countries over the past two decades.

Griffin (2012), on the other hand, contends that public participation should be regarded as a two-way street because it involves effective communication and a collaborative problem-solving mechanism, to achieve better and more acceptable decisions from both government and the people. The degree to which decision-making power is shared varies according to the type of participation (Griffin, 2012). As a result of this, Arnstein (1969) wrote about the eight 'ladders' of public participation in community projects (Figure 2.2). She wrote that the ladders should be important tools for planners to use in involving the community in urban projects and advocates for co-production, collaboration, and citizen control.

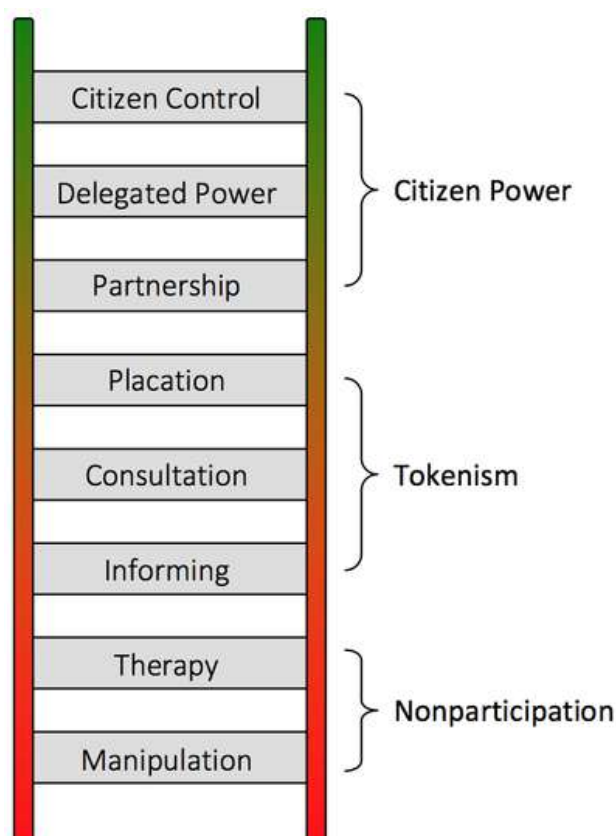


Figure 2.2: A diagram illustrating a ladder of participation.

Source: Extracted from Arnstein, 1969.

In South Africa, both the national and provincial governments provide formal channels for public participation in policy formulation (Robinson and Friedman, 2007). During the first post-apartheid administration, there was an extensive public consultation on proposed bills at various stages of the legislative process, through formal and informal processes in which civil society groups played a significant role (Robinson and Friedman, 2007). While structured engagement declined during the second post-apartheid administration, civil society organisations retained the right to seek influence over legislation through mandatory hearings convened by parliamentary committees, and civil society participation in policy processes remained significant (Griffin, 2012).

Formal consultative bodies, such as the National Economic Development and Labour Council (NEDLAC), provide opportunities for structured dialogue between government, business, labour, and non-governmental organizations (NGOs) on critical areas of public policy (Griffin, 2012). In addition, other methods include lobbying, publishing, and informal discussions with government officials. Public protest is sometimes used to pursue public goals because:

'The of information and knowledge by the public is the most serious problem. They don't know who oversees what services, such as housing, clinics, ambulances, and school bus transportation, among others. These services are not the responsibility of the municipality but of the national and provincial governments. The responsibility is then transferred to the municipality,' (Rousseau: 1762:7).

Section 19 of the Municipal Structures Act of 1998 states that, while municipalities encourage citizens to actively participate, it is the municipality's responsibility to ensure the public's involvement. This, along with Section 4 of the Municipal Systems Act, defines a municipality's responsibilities. The city of Johannesburg as the municipality in question stated that its structures allow for constant consultation within the community to meet the needs of the public. Barter (2002), on the other hand, claimed that the only time the community is involved in urban renewals is through meetings and public forums where the public is not allowed to share their ideas. In the case of the Alexandra Renewal Programme public participation was minimal.

Sinwell (2009:211) interviewed Benito Lekalakala, who claimed that:

'If people are not consulted, problems would arise. Previously, they were building and developing a park there, and there was insufficient consultation with the community, which caused issues. We had to step in as the ADF to ensure the programme's continuation. As a result, if they insist on implementing without community input, development may be stalled. Meaningful participation is required to avoid this,' (interview, Lekalakala 2004).

This suggests that the public knows what they want and has a right to participate in urban renewal in their respective areas, but they are not given a platform to do so (Figure 2.3).



Figure 2.3: Public participation problems facing informal settlements - This is a short documentary by Planact South Africa led by Siphwe Segodi from Planact highlights the need to rectify effective engagement for better governance.

Source: Planact South Africa, 2020. Available: <https://www.youtube.com/watch?v=6fzUYgDIN50>

Linda Memela, who shared similar perspectives on why community participation is necessary stated:

'Perhaps you will find that there is resistance from people because they will feel undermined and all that, So, for any development to be successful, there must be participation from the ground,' (Interview with Memela, ADF Secretary, 9 October 2004, Johannesburg).

According to the Gauteng Department of Housing (2008), there were many political and decision-making issues within the programme that prevented effective public participation and its success. This implies that it is critical to recognise that public participation in urban renewal cannot be viewed simply as an effort to plan with people to achieve a democratic goal. However, it should be viewed in light of the varying capacities of various social classes to engage in collective goal setting, as well as the implications of such participation for the programme's goals.

2.6. Project vs Programme: There is a difference

The evaluation of how a project becomes a programme has received little attention in the literature. However, there is a large body of literature on the differences between the two by authors like Maylor et al. (2006), Weaver (2010), and Vuorinen; Martinsuo (2018), and Weaver (2010). Projects are viewed as guiding documents that are used to carry out our organisational developments (Weaver, 2010; Vuorinen and Martinsuo, 2018). A programme is a long-term coordination of several related projects and other activities that are viewed as more uncertain, ambiguous, and benefit-oriented to provide benefits to the organisation and the public (Weaver, 2010). Projects can be easily delegated to a third party, whereas programmes cannot because they require the presence of a manager and a director.

Vuorinen and Martinsuo (2018) and Thiry (2002) investigated how the two systems collaborate and work together and concluded that the integration takes the form of a project that exists as an element of the programme. They also stated that the integration of programmes can achieve flexibility and inter-project cooperation, as well as promote project success, to pursue the unity of effort and strategic alignment.

Programme governance, on the other hand, is concerned with monitoring, managing, and supporting their goals and objectives (Maylor et al, 2006). Oversight is maintained and monitored through governance (Maylor et al, 2006). This implies that programmes are implemented and integrated by a collection of organisational, project, and stakeholder requirements and constraints in projects. According to Martinsuo and Hoverfält (2018), projects are more effectively managed than programmes because they can be completed in a short period.

The North Karelia project was used by Puska et al (1985) to argue how a programme becomes a project. According to their article, the project arose in response to a petition signed by North Karelia representatives in 1971. The petition urged the Finnish government to take action to reduce the alarmingly high rates of heart disease in the area. It was founded on alarming data about high morbidity and mortality rates in the Finnish population, particularly in North Karelia. The goal of the project was to carry out a systematic and comprehensive intervention based on epidemiological knowledge of both risk factors and relevant behavioural and social science principles. Even though much of the actual work was done by the community, the project was transformed into a programme because the objectives were redefined to provide instruction to coordinate and promote activities, as well as assess the results.

2.7. Invented and invited of Power

There are new spaces and opportunities which are emerging for the public to engage in the policy processes from all spheres of government (Smith and Rubin, 2015). The concerns around participation and inclusion have resulted in the development actors seeking change due to the need to engage and understand the notion of power (Gaventa, 2006). Power is constantly changing its nature and expression. Gaventa (2006) added that through power the fate of those does not, who should be on the 'inside' and who is on the 'outside' of decision-making and policymaking arenas are decided.

The spaces for participation

The concept of space is linked to power, democracy, policy, and public participation. There are different types of spaces where power is exercised differently. First, Gaventa (2006) alluded that there are political spaces that are known to be institutional channels political discourses, and social and political practices where the marginalised and various institutions engaged in matters affecting communities. Secondly, there are also policy spaces that are different from political spaces in a way that they are spaces where the public and the policymakers come together, as well as actual observable opportunities, behaviours, actions, and interactions which sometimes signify transformative potential (McGee 2004: 16). Thirdly, there are democratic spaces where the public engages the state to claim their citizenship and affect governance processes. In this context, spaces are perceived as opportunities, moments, and channels where citizens can act to potentially affect policies, discourses, decisions, and relationships that affect their lives and interests.

Cornwall indicated that spaces, where people participate, are not neutral but are shaped by power relations that both surround and enter them (Cornwall 2002). Among others, Cornwall draws upon French social theorists (Lefebvre, Foucault, Bourdieu) for whom the concept of power and the concept of space are deeply linked. Lefebvre (1991: 24) outlined that 'space is a social product ... it is not simply there, a neutral container waiting to be filled, but is a dynamic, humanly constructed means of control, and hence of domination, of power.'

Power relations help to shape the boundaries of participatory spaces, what is possible within them, and who may enter, with which identities, discourses, and interests. Using the idea of the boundary from Foucault and others, Hayward suggests that power should be understood as the network of social boundaries that delimit fields of possible action (Hayward 1998). Hayward added that within spaces and places of participation, there is also an idea of being free to participate effectively as it shapes the social limits that define what is possible. In this sense, participation as freedom is not only the right to participate effectively in each space but the right to define and shape that space. Therefore, one dynamic worth examining the spaces for participation is to ask how they were created, with whose interests, and what terms of engagement.

Gaventa (2006) presented tripartite dynamically related spaces for participation being closed spaces, invited spaces, and claimed or uninvited spaces which differ across context and historical settings. The closed spaces are the ones that are not open to the public where decisions are made by a set of actors behind closed doors, without any pretense of broadening the boundaries for inclusion. Within such spaces, the state and its governmental institutions allow the elites to make decisions and provide services to the public without the need for broader consultation or involvement. Civil society then tried to open such spaces to enhance participation in decision-making processes through the creation of invited spaces. Invited spaces are those into which the public is invited to participate by various kinds of authorities such as the government, supranational agencies, or non-governmental organisations (Cornwall 2002). These spaces, however, are constrained by those in power because they can determine who participates and which discourse is legitimate within such spaces. The state and its government make use of these spaces to provide favours to the powerless in a controlled vacuum to serve only the purpose of legitimising the acts of the powerful.

Increasingly with the rise of approaches to participatory governance, these spaces are seen at every level, from local government to national policy and even in global policy forums. In the absence of transparent participation within invited spaces, the people who are affected tend to create alternative spaces of participation outside the hegemonic space for freedom of speech and engagement. The alternative spaces are known as claimed or uninvited spaces and are spaces where the public comes together as autonomous agents to create opportunities to directly confront the authorities and the status quo in the hope of bringing about changes and resistance to the dominant power relations. These spaces range from ones created by social movements and community associations to those simply involving natural places where people gather to debate, discuss and resist, outside of the institutionalised policy arenas (Nikuze et al, 2020). Additionally, the spaces have a dynamic relationship with one another, and they can constantly open and close through struggles for legitimacy and resistance, co-optation, and transformation. For example, closed spaces might seek to restore justice by generating invited spaces while invited spaces could be generated from the other direction. Nikuze et al (2020) outlined that power that exists in such spaces can be gained in any space through strategies and resources and can be utilised to enter and affect other spaces.

2.8. Winners take Control: Spatial Imaginary of Power

What is the relationship between power, governance, and decision-making in relation to spatial imaginaries? Governance is a broad term that can be used to define and theorise how decision-making powers are used, how the public is directed, and the various forms that governing take (Treib et al., 2007). Currently, three dominant governance concepts exist, each responding to the complexities of a globalising and multilevel context. To begin, in development cooperation, good governance refers to a set of specific institutional features and the configuration of an effective, efficient, and accountable public sector (Fox and Goodfellow, 2016). Second, a social-scientific concept that refers to processes of coordinated collective action by both state and non-state actors to address complex societal problems (Mayntz 2004). Third, governance is commonly defined as a policy measure involving non-state actors in planning, regulating, and governing (Fox and Goodfellow, 2016). Most governmental arrangements are said to involve a variety of actors whose interactions have become increasingly complex in the past (Griffin, 2012). While the government is associated with centralised, sovereign state authority with constitutional powers, governance is more informal, decentralised, and pluralistic decision-making structures.

Thus, power relations in traditional state-based political arrangements are thought to be primarily hierarchical and top-down, exercised from a central location over a unified territorial reach, and where command and control is the dominant method of coordination (Atkinson and Coleman, 1990 Fox and Goodfellow, 2016). Power, according to post-structural theorists, is not simply derived from material conditions (Griffin, 2012). Governmentality-inspired research is an alternative approach to investigating power in governance. Governmentality sees power as more than just economic relationships, considering a variety of powerful governing techniques ranging from self-policing of behaviour to 'biopolitical' command of populations (Griffin, 2012). Governmentality emphasises the intangible ways in which power can be exercised in governance regimes, such as through the hegemony of discourses infusing all practices, relations, and intentions in political arrangements. Individuals' behaviour is shaped by what they believe to be the truth of their circumstances under neoliberalism (Griffin, 2007). There are no obvious constraints or overt sensations because of this, only indirect techniques of power deployment. Allen (2004) outlined in this spatial imaginary that power is not assimilated by economic structural determination, distributed within an agency, or experienced by following an order, but rather felt immanently and everywhere.

Despite the numerous perspectives that have made significant contributions to understanding changes in governing practices, all appear to suffer from some degree of tunnel vision when it comes to their treatment of power. Orthodox governance theory holds that power is vested in executive authorities and delegated to various levels of decision-making (Griffin, 2012). For example, in most theoretical work on governance, talk of the 'hollow state' has been the central language through which power is addressed. Thus, power is 'conceived of as a held capacity, ready to be deployed,' (Van Kersbergen and Van Waarden, 2004:157–8). This implies that power as resources or decision-making authority is a spatially located property within the capacity to make executive decisions at various policy levels. If power is seen to be missing at the national level, it will be leached down to more local scales or percolated up to another scale. However, John Allen (2004) who is a geographer explains that power exists at specific scales and is exchanged intact between levels of government. The corollary of governance conceptions is that power in governance is imagined to be a zero-sum game (Marsh et al., 2003). In reality, however, power does not work in such a straightforward manner. In practice, locally galvanised power rarely equates to a simple loss of power at another level (Pierre and Peters, 2000).

According to Allen (2003), the mere presence of a concentrated concentration of resources or decision-making authority does not guarantee that its deployment will be successful or unopposed. As Doreen Massey (2005) points out, the public can be a source of power in determining national processes. Does this suggest that the concentration should be shifted toward our efforts on pluralist-based network governance theories? For, rather than conceiving power as a locatable property, theorists point to new, more diffuse sets of pluralistic relations that appear to be operating under the turn to governance. This introduces a new governance discourse that appears to represent an idealised pluralism in which governance is shared among a variety of actors and institutions. However, Marsh et al. (2003) point out that this sense of power distributed across governing space pays little attention to existing inequalities in arrangements. As a result, one could argue that governance does not occur on a level playing field because there is politics that, while pluralistic, do not always reflect a pluralist power structure.

2.9. Old Wine in New Bottles: The Politics of Governance

According to the conceptual framework, politics play a significant role in the governance of urban renewal. As a result, Förster and Koechlin (2011) coined the term politics of governance to denote a heuristic tool for assessing the type and degree of political articulations inherent in or triggered by governance processes rather than a political scientific analysis of governance. Politics is defined as a phenomenon concerned with power in its social context. Politics in this sense refers to the processes by which social actors articulate certain ideas and interests, the more or less fluid patterns that frame such articulations, and the struggles between social actors in asserting and generalising such ideas and interests (Förster and Koechlin, 2011). Political articulation is the process by which specific, disparate interests connect, confront, or engage with other specific interests (Marsh et al., 2003). Politics are thus the actions and processes by which social actors attempt to generalise specific meanings across social relations. Griffin (2012) asserts that the more political such actions and processes are, the more generalised such meanings become. Förster and Koechlin (2011) used the concept of public interest or public good to define what goods and services political orders should provide to whom and how, and through which actors and operations are these terms filled with generalised meaning. They wanted to highlight the means of engagement between different interests and actors, the moment of articulation in relation to other actors, issues, and horizons by using this example.

Marsh et al. (2003) added that the articulations above are eminently political because they instantiated changes in perceptions, actions, and judgments when they were enunciated regarding other actors and interests. Förster and Koechlin (2011) saw the processes as political. As a result, Griffin (2012) argued that any concept of politics includes a concept of power, and that power pervades politics. Griffin (2012) used social actors to define meanings and fix relations, implying that all relationships, no matter how fixed and given they may be depicted or interpreted as, are necessarily contingent. Förster and Koechlin (2011), on the other hand, added that many governance processes lack a high level of social and political negotiation or contestation. Marsh et al. (2003) further argued that governance processes are valued and evaluated for their problem-oriented, functional nature. Although their perceptions of governance and politics to power appear to contradict the preceding elaborations on the political nature of governance, Förster and Koechlin (2011) argued that the political effects of governance processes are highly variable and contingent. They added that rather than untying governance from politics or drowning the concept of governance in politics, governance processes are located along a continuum of political articulations depicted along the vertical axis in Figure 2.4. Using the pole, they labelled one pole interventionist, implying more technical governance arrangements that do not involve significant political contestation and negotiation, and the other pole political, implying contestations over and articulations of issues, interests, judgments, and imageries.

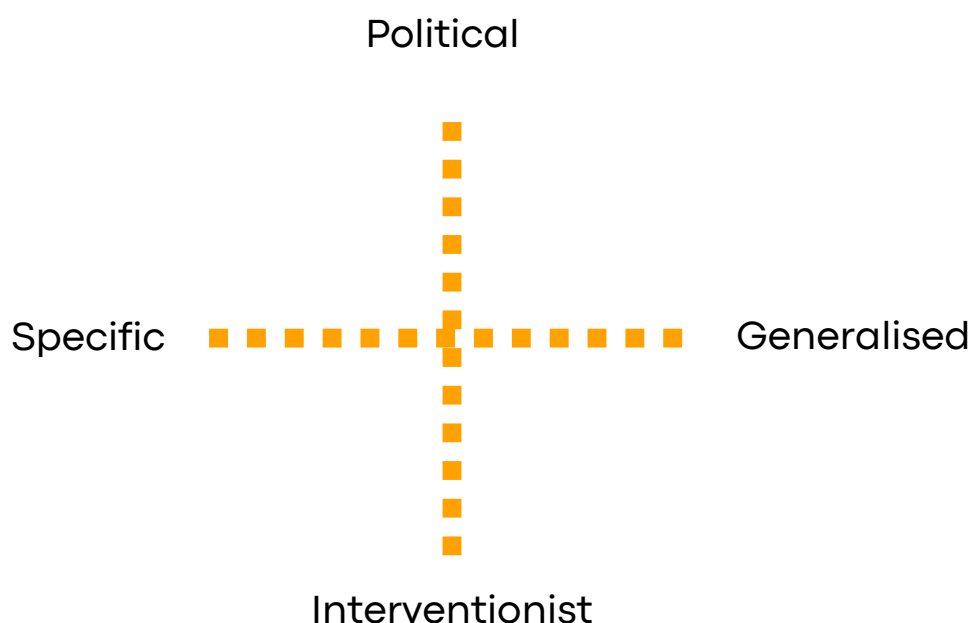


Figure 2.4: Heuristic typology of governance process.

Source: Extracted from Förster and Koechlin, 2011.

Förster and Koechlin (2011) then used the provision of electricity in suburbia to demonstrate the differences in governance arrangements. They outline that if the arrangement is uncontested, it is interventionist in nature, but if it is contested and debated beyond the immediate stakeholders involved, it becomes political. Figure 2.4 horizontal axis depicts a second continuum located between the two poles of specific-generalised with a dimension that allows the assessment of the reach of governance processes (Förster and Koechlin, 2011). They saw such processes as both shaping and creating social spaces. In this sense, outreach has a dual significance because it examines how and to what extent governance processes penetrate and shape social spaces (Griffin, 2012). In particular, outreach occurs when governance results in the articulation of a field of action that is neatly defined by and for the actors, whereas there are modes of governance that do not shape a specific social space (Marsh et al., 2003). Thus, capturing outreach is important for assessing the types of social spaces framed by governance processes (Förster and Koechlin, 2011).

Although governance is frequently equated with, or viewed through the lens of, conventional attributes, it is perceived as a misleading term. Förster and Koechlin (2011), for example, used a phenomenological approach to heuristically pay special attention to actors and agencies framing governance. They stated that perceptions and interpretations of what constitutes both problems and effective, accountable, or legitimate solutions are critical because including such terms in a heuristic typology would obscure rather than illuminate, imposing categories rather than revealing them. Second, they stated that, while typology allows for an examination of the political content of governance processes, it does not allow for inferences about the power dynamics that shape these processes. Instead of adding a third dimension to consider for heuristic purposes, they combined it with a heuristic grid on different types of social actors and how they interact with one another. The grid on social actors allows for the empirically grounded characterisation of actors involved in governance arrangements within a given time space (Förster and Koechlin, 2011).

Marsh et al. (2003) went on to say that the heuristic typology solves the problem of unreflected normativity, allows for empirical assessment of governance process levels and outreach, and allows for a differentiated assessment of governance processes based on their political effects. The heuristic typology also enables a more nuanced empirical analysis of power, which pervades all four poles of the typology (Griffin, 2012).

Governance thus sheds its functionalist skin and re-emerges as a useful analytical perspective through which processes addressing societal problems can be understood in terms of both their political effects of social transformation and their social integrative force. The advantage of the heuristic tool is that the assessment of governance processes is independent of its location within the matrix. According to Förster and Koechlin (2011), governance processes can be assessed inductively, but their analysis is supported by differentiated and politically relevant indicators.

2.10. Reflection

The literature has presented key arguments and debates for comprehending how the concepts outlined in the introduction clash and collaborate in urban renewal programmes. Finding ways to combine governance and power in urban renewal has proven difficult because the public and the state with its government—politicians and political parties—had opposing views and goals for addressing municipal service issues. According to the literature, power is the factor that shapes the governance and implementation of urban renewal, influencing how housing delivery should be exercised at the municipal level. There appear to be policies and legislation planned and developed at the provincial and national levels that are not being implemented at the municipal level due to maladministration, corruption, unskilled labour, and other factors. It would thus be interesting to investigate how complicated the governance and implementation of urban renewals are under political control, as well as the conflicts and tensions associated with involving the public in such housing delivery programmes. The focus of the research, as shaped by the preceding arguments, will be on how working relationships and complexities can either halt or prolong programme development, thus contributing to township underdevelopment. Furthermore, some of the arguments raised in the literature will serve as the foundation for the recommendations for fostering collaboration.

CHAPTER

3

**THE YOKE IS
BROKEN**

Z'yakhala!

3.1. Introducing the Anatomy of the Research Structure

This section of the report is intended principally to provide an account of the combination of research methods used to gather information purposed for the research. The research approach is explained, different forms of data used to collect the information are mentioned and the research instruments are described. A profile of the interviewed participants are given to provide knowledge of their role in the programme, and the authenticity, and validity of the information provided. Thereafter, the limitation of the research and challenges encountered will be explained, followed by a discussion on ethical conduct applied in the research.

3.2. Method of Study

The report is qualitative research, which is used by an instrumental case study, the Alexandra Renewal Programme, which ran from 2001 to 2012. According to Mbanjwa (2018), qualitative research assists researchers in studying the nature of phenomena and assessing the complexity of multi-component interactions, with a focus on implementing measures that will help improve the socio-economic status of the area in question. The approach was descriptive and explanatory, seeking to understand the most effective governance modes, instruments, and institutions and their influence in potentially affecting the success and inclusion of the public in urban renewals. The analysis of policy and academic literature was the foundation of the findings, however, data in the form of interviews and electronic sources such as documentaries and newspaper articles played a great role since the phenomenon under scrutiny is constantly evolving and is heavily impacted by current affairs (Bowen, 2009). This approach was chosen because of the nature and complexity of the case in question where the institutions involved are withholding and withdrawing from revealing the controversies within the programme, therefore, the aim was to investigate what has transpired.

The approach involves taking the perspectives and accounts of research participants as a reference point for understanding a situation (Ritchie et al., 2013). This is to learn about the histories, experiences, and perspective of the research participants and centralises these to draw research findings. The analytical approach taken goes beyond descriptive research as it explains 'how' or 'why' something is happening (Nelville, 2007). In this case, the research asks a question that investigates and analyses how public participation was used as a means of governance and management in the urban renewal of the study area.

The instruments used were mainly interviews, participant observation, photography, and Archival documents that aimed at probing the relationships that different groupings have with each other within shared living spaces and whether the decision-making through governance and power of urban renewal enables them to live in harmony or result in conflict. A desktop analysis is also heavily utilised with a strong focus on current affairs, books, journal articles, social media, policy analysis, and reports written on urban renewal across the nation to better answer the main research question using its sub-questions.

3.3. Chosen Case Study

From the conceptual framework, the primis that the report used the case study method to examine and observe the objects identified in chapter one. The objects in the next chapter, chapter Four examined Alexandra as a physical space and as a container for the policy. Crowe et al. (2011:1) define a case study approach as “a research approach that is used to generate an in-depth, multi-faceted understanding of a complex issue in its real-life context.” Such an approach was used to interpret a particular experience or incident that occurs in a specific location. Using a qualitative approach, the report has thoroughly explained and analysed the controversies within the programme focusing on using the concepts from the conceptual framework in chapter two. Below are the methods that the report employed to respond to the research question and sub-questions.

3.4. How The Potato Was Mashed

3.4.1. Desktop data collection

A desktop study data collection of information on how the programme provided and allocated housing as a need to residents and how the public participated in the programme was collected. The information was used to support what the residents articulated during the interviews. This information has assisted in obtaining an overall understanding of the political powers that existed in the programme and how public participation was used as a tool to govern urban renewal. Newspaper articles, meeting minutes, and social media such as YouTube and Twitter were used for this section.

3.4.2. Primary data collection

3.4.2.1. Participants' Observation and Interviews

Methods such as in-depth structured interviews, life histories, and participant observation to gather information were utilised. The interviews comprised a range of open-ended questions where the interviewees were allowed to elaborate and express their opinions on the subject matter at hand. A group of residents of Alexandra was asked questions in relation to their engagement within the programme and strategic methods that the ARP used for public participation. They were also asked how the programme was introduced to them and what means of communication were used.

The interviews with the residents took place at the Women's Hostel in Alexandra. COVID-19 regulations were followed whereby each participant was one metre apart from the other, wearing a face mask. and I will follow the COVID-19 regulations. The focus group was made up of residents from an informal settlement, shacks, and a block of flats. A translator was not needed for this report because I can understand the most spoken languages in the area which are IsiZulu and Sepedi (my native language). The sample size was made up of fourteen (25%) men and eighteen (75%) women. The participants' ages ranged from 28 to 69. The sessions were recorded, and pictures were taken to give a more detailed visual presentation of the housing conditions in the chosen areas of study. Other means of visual presentation were derived from academics, podcasters, journalists, and YouTubers. The final sample of 31 participants from two wards met the desired composition for each group in terms of a fair distribution of representation according to the variables identified during the sampling method.

Interviews with the city officials and ARP employees were scheduled, however, they did not want to take any part in the report. The questions the officials were going to respond to are in relation to the ways in which they ascertained the satisfaction levels of end-users as they pertain to the quality of housing and how policy was utilised to enhance public participation in the programme. Instead, a desktop study was used as a second option to answer the questions above. The report used participant observation to investigate how Alexandra residents and the public were engaged in the programme and examine the methodological strategies the officials used to manage and incorporate the public.

The method was also used to investigate how the officials chose spaces and locations to allocate people with housing and to outline any political benefits or hindrances that occurred when the programme was implemented. This was accomplished through Alexandra's public meetings and door-to-door campaigning. The participation of the city officials was supposed to be used, however, they refused to take part in the report. Therefore, only the residents and the former ARP employees were referred to. The goal was to examine where the residents were positioned and the house materials that were used through observation.

3.4.2.2. Documents

A desktop study data collection of policies and legislation on public participation, governance, and power was conducted through the Internet. This included the Constitution of the RSA Act 108 of 1996, the Municipal Structures Act 117 of 1998, the Municipal Systems Act 32 of 2000 (MSA), the 2002 Alexandra Master Plan, the Alexandra Renewal Programme, and the municipal documents such as Integrated Development Plan (IDP) of the city of Johannesburg. The use of policy and legislation assisted in understanding the public participation in policy and how the strategies were used and drawn from various legislation to best suit Alexandra. Unfortunately, documents such as the Alexandra Renewal Programme and the minutes of the meetings of the programme were not accessible due to the investigations of corruption allegations that happened in the programme. Therefore, a draft presentation that introduces Alexandra circulating online was used as a referral.

3.5. Ethical Consideration

The participants who were engaged throughout my fieldwork were informed about the nature and aims of the investigation. They were also informed that their participation was voluntary and that they could choose to withdraw from the study at any time. It was also made clear that not choosing to take part in the study would not have any negative impact on them. The participants were also informed that there would be no rewards for taking part in the study. Participants were also assured that they would remain anonymous throughout the study and in any resulting reports. Participants were asked if they were willing to reveal their names and, in the case, where they were not, a false name was requested to avoid having to assign a number to them. This was done to give life to their stories and render a more personal description of their biographies, current living conditions, and way of life

3.6. Justification of the Chosen Case

The report aimed to focus on the ARP in Alexandria to ponder upon the processes undertaken for the housing delivery project within the programme and how was public participation used as a tool for governance and management of the programme in Alexandria. Alexandria was chosen as a study area because I was a resident there from 2018 to 2020. I had grown accustomed to the day-to-day challenges and benefits that the area is subject to such as crime, illegal water, and power connections, political controversies of the coalition parties in power, the culture, music, and most importantly, the sense of community and belonging. Additionally, the micro-case of the ARP was chosen because studying participation on a programme level is not only important to understand the processes that may occur on other similar programmes but to obtain an in-depth and complete understanding of a micro-case.

Expanding on what has been outlined in Chapter One, the specific areas of intervention in Alexandria where the Women's Hostel located in the old Alexandria and Extension 9 in Far East Bank located in the new Alexandria (Figure 3.1). The areas were chosen because they are hotspots for political campaigns, first areas of contact for intervention by the government, and areas with high crime rates within Alexandria, people die in these areas weekly, the areas are congested and are found to be one of the few areas that cover a wide range of space in Alexandria.

Two wards (20% of total wards) were selected as the sample frame. The research intention was to obtain participants who presented a varied profile as follows:

- Far East Bank (Extension 9) _ Ward 105
- Women's Hostel_ Ward 107



Figure 3.1: A Map illustrating the wards in Alexandra as well as the development sites of the report.

Source: Constructed by Mokgaetsi Koenaitse, 2022.

3.7. Research Choices and Decisions

3.7.1. Aim and Objectives

The main goal of the report is to probe into how the state and its government utilise public participation as an instrument to govern urban renewal programmes for housing delivery and location. The report is based on the following objectives:

- To investigate the division that exists between visioning and implementing a policy
- To gather evidence on the challenges that exist around policy formulation and driving it within a particular institution

- To obtain insights into how the state and its government make sound decisions to include the public in the governance of urban renewal
- To acquire knowledge and proffer knowledge about urban renewals in the country to help assist in the future planning of urban spaces

The report uses the aim and the objectives to develop an understanding of how public participation is used in urban renewal as a government tool and how that affected the residents of Alexandra as a geographical location in question. The report envisions gathering the information to explore the challenges, similarities, and differences of governance and the use of public participation in policy across the nation and to the world. The governance of South Africa has been controversial since the inception of the democratic era and the leaders seem to have exacerbated the situation. The development planning profession deals with such issues and seeks to find ways in which we can better our system for effective service delivery and good governance by interrogating matters that negatively affect either the leaders or the public and hinder the success of urban and developmental programmes. The unacknowledged problem which seems to beset our contemporary democracy in policy and programme governance, suffering as it does an increasingly tenuous hold on public trust and legitimacy, is its persistent routine externalisation and projection onto others of its possible responsibility for public disaffection or disagreement.

3.7.2. Justification of the Methods Chosen

The methods of study were chosen to investigate what other scholars have researched about the topic in question. This was for me to understand the topic in comparison to the other research and to add to the gaps in the existing literature on the topic. The research method followed the use of qualitative procedures which were used to obtain the nature of public and private contestation in the ARP and the housing conditions of Alexandra. The method which was primal for me was obtaining information through interviews as I was able to be taken aback by what has transpired in the programme years earlier and how the community was affected. Due to the limited information on how public participation was used as a means of governance and management in the ARP, I needed to interview the participants to hear from them what has happened with their involvement in the programme, how power and politics affected the programme, and what procedures were used for them to be allocated housing.

The other important method was empirical observation and photography to investigate the current physical housing conditions and living spaces. This was to explore the nature of spatial conditions in the area and how far the programme has come in providing the residents with housing. The use of secondary data from books, journals, and social media I was able to discover more about how the public was involved in the programme, the failures of the programme, the strategic methods used to allocate the residents' housing, how power and politics were used as a centre to decision-making, governance, and the management of the programme.

3.7.3. Limitations

Due to the complexity of the ARP, the city officials and current ARP employees declined to be interviewed and take part in this report. The Public Housing Programme Support which is responsible for the allocations of housing in the city as well as the Human Settlement Policy, Planning, and Research departments which are responsible for policy guidelines and formulation refused to take part in the report. Therefore, the archival documents that were going to be useful for this study were not provided due to them being confiscated by the Special Investigation Unit (SUI) in 2019 due to corruption allegations within the programme. The documents were going to provide me with a timeframe on how the programme was formulated and how the public was set to be included in the planning and implementation of the programme. Furthermore, the ward councillors who were meant to assist me in obtaining interviews with residents demanded sexual remuneration before assisting me, which I declined. Therefore, other means of collection of data such as news outlets and social media were used. Writing this chapter has made me realise that we are privileged in our unique ways based on race, gender, and location but I wish that we could all be treated the same. I also was able to see how far I have progressed in conducting this study and how much work of sleepless nights I had put into collecting and transcribing data which constitutes this entire project. Reflecting on the draining process I had to endure for this study, and the money I have spent from my pocket without a sponsor, I hope it will be rewarding and fine reading.

3.8. My Truth: Writing from Within

Having a town planning background and now a Master of Development Planning, I piqued an interest to locate my study in Alexandra because I am both an insider and an outsider. This means that coming at my research subjects as an outsider, I was seen as a researcher, a person who did not understand the township vibe- the kind of space they lived in and how they shared it. Conducting this research as a professional was not easy because many residents did not see me as one of their own despite my ethnicity and gender. They did not want anything to do with what I was doing. I was told that I only come to the site to get information to enrich myself and get marks, but the truth is that they will not gain anything from me being there. At one point, they indicated that before them providing me with the information I must pay them. As an outsider and an African, my life is like that of the residents of Alexandra, it is regulated and policed too, and consequently, my identity was constructed along similar lines as those of bommastandi. Ley (2006) observes in fieldwork that, "As I have frequently discovered – the empirical world has no shortage of surprises" (Ley 2006: 17). Nonetheless, this did not circumvent the surprises in my encounter with Alexandra. My understanding of Alexandra as it was presented in the South African media of the 2000s, it was a place marked by the influx of black people from other places. This influx physically presented itself as a vast sea of shacks, unregulated and unmanageable. This was one of the places that presented a headache for the apartheid government. It was occupied by the problem urban black person who seemed to refuse to accept his/her status as an outsider in the South African urban landscape. prior going to residing there, Alexandra held the same fascination that I had with most things that were defined as abnormal by apartheid government policy. And it was this depiction of Alexandra that created my interest in the topic of my thesis as a professional.

Yet I am an insider too because I lived in the township for almost five years and because I am black and a female who can also speak the same language as the residents. I was able to blend in and conduct my research as one of the residents rather than a professional. What also led to the area as an insider is that I am very much passionate about the area, I want my study to add to the literature with a hope to better the quality of life of Alexandra. I want areas like Alexandra to be recognised for the talent that they bestow rather than being violent. I want to raise awareness of how effective and important the public is because they are the ones who know what is best for them. The area can be vibey and scary, but for me, I feel like you can make it what you want it to be.

MY TORMENTOR IS MY LOVER

Njani!

CHAPTER

4

4.1. Biographies: The Story of the Affected in Alexandra

This section presents and analyses the findings obtained from in-depth interviews with the residents of Alexandra and former ARP employees. The findings are organised into eight themes which assist in presenting and analysing the impact the governance and political power on public participation in the programme. The section first outlines an overview of the interviews and then proceeds to the actual site findings.

4.2. Structure of the Findings

Although policy and politics are catastrophes in urban renewals, public participation is critical in other global cities described in Chapter Two. According to Thwala (2009), urban renewal programmes and development projects are successful when the public participates in them. However, there have been political power constraints in the governance of urban renewals, resulting in discrepancies and contestations. Politicians in higher positions in government are the ones who set and change urban renewal rules for self-gain while ignoring urban renewal methods and strategies for public participation. The report indicated in chapter Two that the power that politicians have harmed the public, as their participation in urban renewal is either minimal or prohibited using the Arnstein ladder of participation. It was also prevalent that power is spatially distributed, which means that areas favoured by politicians, such as Alexandra, are more likely to encounter political complexities than elite suburbs. To participate in any urban renewal, the public must first deal with a political system that abuses its power rather than determining levels of end-user satisfaction. The fieldwork adds to and expands on the analysis in chapter two by revealing additional issues affecting public participation and the governance of urban renewals in Alexandra. The methods and methodologies used in the Third chapter were assigned to each sub-question, with some collaborating and others clashing. This will provide a more detailed insight, giving rise to many topics limited to the concept outlined in the conceptual framework in chapter Two.

1

STRUCTURED INTERVIEWS

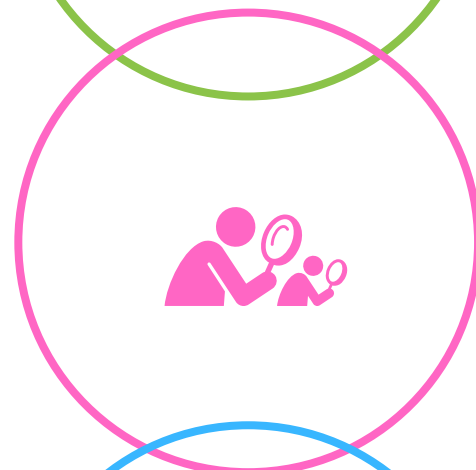
This portion was aimed to citizens and former ARP personnel, and it detailed the political forces that influenced the programme's implementation and management, as well as how the public was involved in the ARP.



2

PARTICIPANTS OBSERVATION

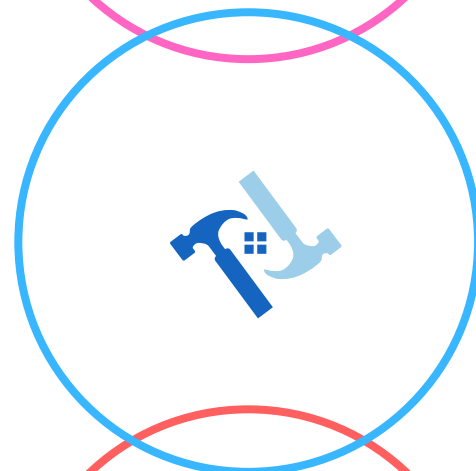
This portion reflected on the observations of the participants rather than the city officials because they denied being a part of the report because they did not want to be implicated. The participants described the location and distribution of houses.



3

DESKTOP STUDY

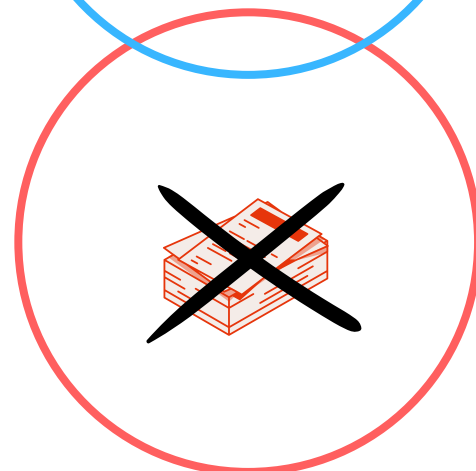
The part employed previous research papers as well as reflecting on the literature in Chapter Two and Youtube channels about news that depicted Alexandra's housing conditions as well as public engagement within the programme.



4

DOCUMENTS

Due to corruption suspicions, the Special Investigation Unit (SIU) confiscated the ARP Master Plan of 2002 and the ARP Report, both of which would have been useful to me. As a result, other legislation and policies, such as the Gauteng Growth and Development Strategy (GGDS), were used to address this section of the report.



4.3. Findings

4.3.1. The Public at the Centre: Let us find out.

4.3.1.1 Public participation and means of engagement with the public

Some Alexandria residents learned about the ARP through local radio (Alex FM), newspapers, television, and community forums. Others were unaware of it until it was implemented, and the corruption allegations were made public. The city officials and politicians were in charge which resulted in the public rarely participating. Although the public was aware of the programme, its goals were not fully explained. This, along with political controversies, prevented the public from participating. The majority of the work was done by officials and politicians, with the public being kept in the dark at times. The public was informed about when the meetings would take place and what is required from them. For example, they were told to come to the meeting points on weekends to sign the housing allocation forms. Others, on the other hand, stated that they attended some of the program-related meetings held by officials, but that those meetings produced no results. The public would outline and emphasise their interests and needs during the meetings, but the majority were never met. When members of the public inquired about the programme, such as when sanitation projects would begin and how long it would take, and what budget was set for that specific project, their inquiries were dismissed.

According to the interviews, officials and politicians assumed that everyone in Alexandria is literate. The error occurred when some of the information was shared with the public in English, which many people do not understand. The minutes of the meetings were not made available to the public, making it difficult for them to keep up with what was said at the time. The concerns and interests of the public were not taken into account, making planning and execution difficult. However, Keith Khoza, who oversaw communication within the department of housing, which was in charge of it, said "All development projects in Alexandria must be based on community consent because the development will benefit the community. So, in terms of construction, the structures were designed in such a way that there is constant community consultation to ensure that what will be presented as development projects are approved... We've learned that consulting at each stage of development is critical so that people can consciously commit to decisions prompted by the need for development" (Sinwell, 2005:51).

How was this accomplished when the majority of the public indicated that they did not participate? Sinwell (2005: 90) added in his article, which was based on interviews and other observation methods, that "I've concluded that a weak form of participation, in this case, consultation, has legitimised the interests of those in positions of power in the state." As a result, the public could not have contributed to the programme because power and politics trumped the right to participate. Why is it difficult for the objectives to be met on the ground if the means to participate are outlined in policy and legislation? Why bother with a policy if you're not going to use it?

4.3.2. Use of Policy for Control or Pro Governance

4.3.2.1. Interpretation and Application Public Participation in Policy

South Africa's constitution is outlined by good governance principles and emphasises the importance of public participation as a means of achieving successful good local governance (SALGA, 2013). Section 152 of the 1996 Constitution outlines the right of the public to participate in local governance. The underlying principle of public participation is that all stakeholders who are affected by a public authority's decision or actions have the right to be consulted and contribute to such a decision. As a result, the municipality is required to consider the interests and concerns of the public when developing bylaws, policies, and programme implementation (Rowe and Frewer, 2005; SALGA, 2013).

Multiple legal frameworks that apply to local government outline effective public participation in municipalities. The legislation and policy documents for public participation are listed below. According to Section 152 of the 1996 Constitution, the goal of local government is to encourage public and community organisations to participate in local government matters. A further emphasis on objectives on how the government should collaborate with the public is outlined clearly in Section B paragraph 3.3 of the White Paper on Local Government. According to the White Paper, among other things, municipalities should be perceived as both consumers and end-users who expect value for money, affordable services, and courteous and responsive service. The paper's Section F, paragraph 3 stated that municipalities must develop mechanisms to interact with the public to identify service needs and priorities, as well as community resources that can be unlocked and channelled for development purposes.

Section 19 of the Municipal Structures Act of 1998 demonstrates that the municipality must constantly review the needs of the public, whether those needs have been met, and the processes for involving the public. It continues by stating that the municipal council must develop strategies to consult with the public and community organisations when performing its functions and exercising its powers. As a result, the Municipal Systems Act (MSA) of 2000, which primarily addresses the requirement of public participation in local government, has been implemented. According to the policy, the public is regarded as an integral part of the municipality. However, much of the emphasis is on the municipality's performance rather than on public participation. Only one chapter, Chapter Four, with less than ten pages, focuses on public participation, while the rest of the document is about the municipality. This explains why public participation is either minimal or non-existent as outlined in Chapter Two. If the public is a part of the municipality, why are by-laws being developed without the input of the public? As a result, there is chaos on the ground when such policies and legislation have to be implemented. There is a gap between policy formulation and implementation, making the governance of urban renewal a hot topic.

4.3.3.Housing is a need

4.3.3.1.Housing Delivery and Allocation in the ARP

According to the Housing White Paper, the state and its government should strive to establish viable socially and economically integrated communities in areas with easy access to economic opportunities, as well as health, education, and social amenities (Khoza 2008). Furthermore, housing delivery was used to integrate communities, with a focus on reducing housing backlogs in townships. Breaking New Ground (BNG) was used in the programme as a government plan to develop sustainable human settlements with an emphasis on embracing the public contract as the basis for delivery (UN-Habitat Scroll, 2009). The National Housing Code, which helps to outline the principles and procedures that govern housing policy in South Africa, also guided housing delivery. This is accomplished through collaboration and person-centered development, skill transfer and economic empowerment, choice, quality, innovation, and affordability (UN-Habitat Scroll, 2009). According to the participants, the use of the above-mentioned legislative framework for housing provision and allocation was complicated. The participants also stated that the officials went to Alexandra to force the residents to sign the RC Forms—the forms that the public must sign to be allocated subsidised housing—without question

The public was not informed about the specific type of housing from which they would benefit or when they would be relocated into those newly constructed houses. Residents were concerned that they would have to pay monthly rentals after signing the forms and being assigned housing in Far East Bank (Extension 9). Residents stated that they were not initially informed about the rentals. Others stated that there was disruption because houses were allocated to non-beneficiaries without adhering to policy and legislation. According to the interviews, securing housing through the programme was a major issue. Squatter camps, illegal backyard dwellings, and informal settlements still house more than 60% of Alexandra's population. The ARP should have focused on building new apartments or renovating existing ones in Alexandra to address housing shortages caused by a lack of space. People should have been relocated within the township, where housing is provided block by block. This method has proven to be effective and was previously used in Alexandra between 2014 and 2016. The programme's legislative framework was supposed to be followed to avoid illegal housing deliveries and allocations. Furthermore, because government officials used ineffective methods to engage the public, many people signed the forms without realising they would be required to make monthly payments. Even after the coalition parties were formed in 2011, the city was supposed to follow protocol. What perplexes me is why the residents were forced to make payments despite receiving free housing, to which they are entitled according to the Constitution.

4.3.3.2. Influence of political power on housing delivery in the programme

Politics and power, as stated in Chapter Two, have an impact on the governance of urban renewals and public participation in programmes. The residents stated during the fieldwork that they felt cheated out of their tenure rights. They went on to blame politicians for their inability to participate. Participants claimed they suspected the programme was not planned and that coalition parties saw it as an opportunity to enrich themselves. Shadrack, an ARP former employee, stated that reading through the minutes of the meetings revealed that the government and politicians had complete control of the programme. He explained that when the ANC was in power, the ARP was rock solid, but it began to crumble when the ANC lost power to the DA in 2016. As a result, coalition rule emerged, with each party attempting to govern following its own set of principles and objectives. When the DA came to power, the beneficiaries on the list who had provided a house/room number were required to return them to the city, but they could no longer own them. Those who had already been assigned were allowed to stay and own the houses.

The DA's presence in power paved the way for maladministration and corruption. Politicians in power had the opportunity to profit from the funds, and no one was held accountable. The EFF took power months later and enacted laws that allowed people to occupy land without fear of repercussions, allowing Alexandra residents to build houses on building restriction areas such as sidewalks and riverbanks. As a moral fortress, the programme was overseen by individuals with diverse political and religious beliefs. Even after the formation of coalition parties in 2011, the city should have suspended it to give officials time to figure out how they would collaborate to achieve a common goal. This would have specified which party would be in charge of the program or which individuals within each party would be in charge. Their flaw was involving so many stakeholders from various backgrounds in something so beautiful and doable. To avoid corruption and maladministration, the legislative framework should have been followed. Our country, like the panel from the SANC conference held in late October 2022, has deeply rooted policy and legislative frameworks that can work best for its citizens; the problem is that we have people in power who do not know how to govern, manage, and make those laws work for us in our context.

4.3.3.3.Satisfying the public: How?

Most of the needs of the public in urban renewals are not fully met. To address this, the Gauteng Growth and Development Strategy (GGDS) reaffirmed the integrated, holistic, sustainable, and participatory growth and development principles. The strategy is used to make decisions about urban renewals, in this case, the ARP. The GGDS aimed to meet the needs of the end-user by:

- **Enabling faster economic growth and job creation**
- **Combating poverty and building safe, secure, and sustainable communities**
- **Growing healthy, skilled, and productive people**
- **Strengthening democracy and promoting constitutional rights; and**
- **Creating an effective and caring government (GHD Breaking New Ground, 2004).**

For these reasons, the GHD created the Breaking New Ground (BNG)-a five-year Strategic Plan from 2004 to 2009- in response to the need to harness and use what had been learned from housing planning and implementation over the previous years (Khoza, 2008).

The provincial Housing Department then adopted the BNG and revised its operation structures and programmes by harnessing the quality and quantity of housing delivery, increasing participatory processes to reinforce sustainable and vibrant communities, promoting good governance, and allowing for rentals in social housing (GHD Breaking New Ground, 2004). The Housing Department refined its implementation strategies in 2006, aligning them with the Global City Region Approach, which added a focus on urban renewal programmes and prioritised cities to the BNG. As a result, it is analysed that policy and legislation have evolved. These kinds of changes have caused confusion in the planning and implementation of programmes designed to meet the needs of the public. Laws are supposed to change from time to time, but in this case, the change was hurried. Perhaps it was because of the shift in political structures and government rulings, but it was possible to work with the existing while adding bits and pieces to the new. There was no way for the needs of the public to be met. From the use of the GGDS before 2004 to the use of adopted and refined BNG objectives between 2004 and 2009, and to the use of further added changes in policy objectives within the BNG timeframe in 2006. Who is causing these abrupt changes, as stated in the problem statement in Chapter One?

How were the needs to be met when the planning and development system was designed to be complex from the start? Although the GroundUp Staff article from 2017 outlines various housing typologies to determine levels of end-user satisfaction, the provision of subsidised and government housing does not imply that the needs are met. As a result, it is critical to begin by fixing the system itself, whether it is policy, political power, or the budget, before considering how and when the public should be involved, and how long it will take. Furthermore, the public must participate in the planning, implementation, and maintenance of the programmes.

GroundUP Article is available at:

<https://www.groundup.org.za/article/everything-you-need-to-know-about-government-housing/>

4.4. Concluding Statement

This section described how political governance and power affected the public during the development and management of the ARP. According to the findings, participatory methods and strategies outlined in the programme and other policies and legislation were not followed, and they were conflicted by power and politics. As a result, the public has had to embark on a long journey of protests and marches to ensure that they have access to the programme's adequate and effective municipal services. However, there were poor and illegal housing allocations, as well as maladministration and corruption, which exacerbated the situation and the township's conditions. The governance and management of the program through the use of public participation as a tool were not the only factors influencing the programme's progress but were only one of two major factors, the other being money and control. This is because politicians from various political parties were accused of stealing money while in power in parliament and government. Finally, the programme encountered complications and has since faced backlash. As a result, the power of the public should never be underestimated, as failure to gain public support may fail urban renewal programmes.

BRIDGING THE GAP

Mayibuye Imzansi!



CHAPTER

5

5.1. Summary of the Report

“Easy to preach but difficult to practice, effective public participation in planning and public management calls for sensitivity and technique, imagination and guts” (Forester 2006:447).

This section outlines a strategy for what I refer to as enablement rather than an intervention in the issues that Alexandra residents have faced since the ARP was implemented in 2001. I propose ways for other cities to improve urban renewal through better use of policy and legislation, effective public participation, pro-governance and management, and ways to deal with political power.

The purpose of this report was to investigate how public participation was used to govern and manage the Alexandra Renewal Programme, as well as how decisions about housing location and delivery were made. As a result, the report serves as a tool for determining people's perceptions and beliefs about public participation, housing delivery, power, politics, and governance at the time the program were established and implemented. The literature reviewed outlined the methods of engagement between the public and the state and its government, the complexities that exist in invented and invited spaces of participation, how power and governance affect urban renewal and participation, and the role of public participation in urban renewal. The global context of successful urban renewal areas was also discussed. The findings from the fieldwork were presented, and the analysis focused on the concepts outlined in the literature and drawn from the conceptual framework. The report's methods and methodologies were presented, with a qualitative approach employing focus groups, interviews, observation, and case study research. The method permitted participants' experiences, feelings, perceptions, and beliefs to be described, as well as the use of social media to reflect and collect data. The data was analysed using thematic content analysis, which included transcript analysis and theme identification. There were ethical considerations regarding the validity and confidentiality of the research process.

5.2. Research Reflection

The programme was created to not only provide housing for Alexandra residents, but also to improve the overall quality of life in the area. The issue was that those in charge of the ARP saw it as an opportunity to enrich themselves. Politics appears to have had a significant influence in the programme's failure. The participant described how the officials went about developing and maintaining the programme in such a way that instead of connecting with the public, the officials only publicised the initiative through propaganda.

Another source of worry is that, rather than involving the public in discussions on the ARP's methodological tactics, authorities arrived in Alexandra with a plan of action already in place, outlining the processes to be followed and carried out on-site. This implies that people were not provided a platform to share their concerns and opinions. Furthermore, the failure of the programme and the reason for corruption was possibly due to the fact that the ARP comprised numerous officials from the national, provincial, and regional levels who had various sets of beliefs, causing the programme's aim to be lost in practice. As a result, governance and control of the ARP became challenging. Furthermore, because the programme was developed at the national level and was to be implemented at the metropolitan level, the officials involved held diverse political beliefs and wielded their power as they saw fit owing to their positions.

5.3. Recommendation: Winning the War in Your Mind

5.3.1. Use of Policy

The Municipal Structures Act of 1998 under Section 19 specifies that municipalities are responsible for ensuring that the public is included in the design and management of programmes and projects. As a result, municipalities must maintain continual contact with the population in order to address their basic requirements and create viable humane settlements. This could be accomplished through the implementation of policies, frameworks, and legislation at all levels of government. The government should establish a register in which each official chronicles their tasks from start to finish, as well as the money spent. This will make it easier to identify persons who are not working or who wish to engage in illegal activity. In practice, the state and its government could use a logical framework to address power and politics in the governance of urban renewals to ensure that each stage of development is monitored and evaluated throughout the programme. This, like an online system, will aid in recording actual programme planning and suggesting alternatives.

Due to policies are changing to suit the narrative and charter of each political party, strict rules should be enacted to ensure that the mandate and set of objectives of each policy remain consistent throughout, and if there are any disagreements, the public, along with the state and its government, should be involved in changing such rules. This will allow for a more gradual shift in policy that is easier to understand and explain.

Furthermore, some policies, particularly those that are no longer relevant in the twenty-first century setting, could be updated to reflect the current narrative, interests, and requirements. Furthermore, some policies, particularly those that are no longer relevant in the twenty-first century setting, could be updated to reflect the current narrative, interests, and requirements. This would enable the majority of legal frameworks to demand effective and pro-governance of urban renewals. Much of the actual work in programmes, similar to the North Karelia project mentioned in Chapter TWO, Section 2.6, should be done by the community guided by Participatory rural appraisal (PRA), which refers to a family of approaches and methods to enable rural people to share, enhance, and analyse their knowledge of life and conditions, plan, and act.

5.3.2. Tackling Political Powers in Urban Renewals

Alexandra is a political arena where institutions channel political discourses and social and political activities, and where the marginalised and various institutions are involved in community-related issues. Rather than being a democratic space in which citizens engage the state and its government to assert their citizenship and influence governance processes, it is an invited space occupied by grassroots and allied non-governmental organisations that are legitimised by donors and government interventions. As a result, political parties, the state and its government, and interested parties should employ the Participatory Rural Appraisal (PRA) approach, to include public knowledge and opinions into the planning and management of development projects and programmes.

This will enable for the effective and adequate governance of programmes in which resources are distributed evenly among the beneficiaries. After all, according to Doreen Massey (2005), the people can be a source of power in deciding national processes. Furthermore, each political party might be given the authority to govern and rule over specific programme for a specified period of time in order to examine and analyse their implementation and governing techniques. If the strategies are successful, they may be applied in other public-service growth programmes. Furthermore, public impressions must be respected. This will enable effective public participation in politics as opposed to merely theoretical participation.

5.3.3. Public participation Methods and Strategies

The public should be involved in each development plan because they are the end receivers. This is because they are needed for programme implementation, conceptualising strategic goals and aspirations for the city, financial prioritisation, and the development of engagement strategies. This will strengthen effective governance, as outlined by the World Bank, which claimed that the public should be given more influence in policy decision-making rather than the state and its government (Francis, 2001).

It is vital to recognise that public engagement (whether enforced by the state and its government or by non-governmental organisations) is required. The developers will always be stuck between the mandate and the public, but the needs of the people must always come first, as demonstrated by the use of community-based initiatives. One possibility is to implement the Chambers and Participatory Rural Appraisal (CPRA) strategy, which attempts to strengthen the power of the public to make decisions and maintain action. The public can utilise this method to create solutions that are suited for their area and in severe need by mapping, visual diagramming, and observing.

5.3.4. Housing Delivery

South Africa has been experiencing a housing problem for decades. This is owing to the tremendous development in housing demand, which represents a massive task for both the country's current and future housing policies. The government endeavored to provide public housing, but it is still unable to meet demand. As a result, the government should first distinguish beneficiaries and non-beneficiaries before planning and executing housing. This will help the government decide how much money to set aside and how to use policy and legislation to involve the public in the planning process. Non-recipients may be transferred to temporary accommodation while beneficiaries are prioritised. The housing delivery techniques and tactics indicated in policies such as the Social Housing Act of 2008/Social Housing Regulatory Authority (SHRA) should be followed, and the provision could take place block by block within a predetermined population. This will hinder the government from aiming for roughly 300,000 dwelling deliveries per year while planning for the current population (Gilbert, 2004).

According to the 2010 Housing Department Backlog Study, informal housing increased from 15.1% to 19.1% in Western Cape between 2002 and 2006. Nonetheless, the government continued to supply public housing while fulfilling the annual target. As a result, the province's housing provision has been delayed.

Furthermore, the housing crisis could be addressed by providing government-subsidised rental housing for lower-income groups on well-located and easily accessible lands, bond subsidies for middle-income groups, and the implementation of a comprehensive inclusionary housing policy in general, as has been done internationally. Furthermore, the materials utilized for the houses should be of high quality and seismically resistant.

5.4. Conclusion

The utilisation of public engagement as a governance instrument for urban revitalisation has proven difficult in nations such as South Africa. This is related to the state's and its government's political strength, as well as the means of engagement between the public and private sectors. Government may need to acknowledge that the public does not exist as a unified unit, and hence any development plans must be adjusted to the context in which they are implemented. The government must ensure that public engagement methods such as preference disclosure, policy selection, accountability, and technical meetings used in urban renewals are monitored and adhere to the spatial principles established. This will ensure that the public is involved in the programmes from the beginning to the end. Furthermore, the government must impose participatory governance, which is focused on citizens having a say in decisions that affect them. This will ensure that the options taken are directly related to Alexandra's spatial dynamics in terms of dwelling placement, density, and material used.

The state must employ active participation, which entails including the competencies that citizens require to achieve a level of awareness of themselves in relation to the environments in which they find themselves in order to make sound decisions and participate actively and positively in the democratic cultures in which they live. Otherwise, the programmes they propose in any sphere of government may fail due to miscommunication and the gap between policy and legislation.

Aside from integration goals, urban regeneration should shift its focus from physical to human growth in terms of individual and institutional capacities. This is to ensure that the impacted communities do not encounter challenges in overcoming socioeconomic constraints. Therefore, in order for urban renewals to be successful, local governments must effectively mobilise other players and their resources behind the urban renewal problem, resulting in broad commitment and engagement. As a result, officials and developers must work together and plan with the public to obtain results that benefit both parties.

5.5. Areas for Future Research

More research should be done to understand how political powers in urban renewal governance can be dealt with in order to share power between the receiver and the supplier. This research aims to add to the body of knowledge by exposing the failure of urban redevelopment governance owing to political power, limited public participation, and corruption. What surprised me was that many of those involved in the programme did not want to be held accountable; so, for future scholars, I hope you find other means to obtain information. Additionally, the state and the government should promote transparency and fairness in decision-making processes and encourage open communication and feedback. This will reduce the negative impacts of power and politics to ensure that there is fair use of legal frameworks that are enforced impartially. The officials exist not to exercise control over the programme but to manage and govern programmes in a manner that the proceeds are equally shared amongst the beneficiaries. According to this paper, the issues of ARP remain far from being entirely addressed. As a result, continued study is required to describe the public's role to urban rejuvenation and the significance of public partitioning in practice.

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UNIVERSITY OF THE
WITWATERSRAND,
JOHANNESBURG



SCHOOL
OF ARCHITECTURE
& PLANNING



02 August 2022

Dear Koenaitse, Mokgaetsi Florence (1944244)

This letter confirms that your clearance application has been approved. Your protocol/clearance number is: SOAP103/07/2022

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lerato Nkosi'.

Lerato Nkosi

Permission Letter

Dear Sir/Madam,

My name is Mokgaetsi Koenaitse, and I am pursuing a master's degree in Development Planning at the University of the Witwatersrand's School of Architecture and Planning. I am conducting research on how public interests and community involvement in the socio-economic and political aspects guiding decision-making in the Alexandra Renewal Project affect the implementation and management of urban renewal projects. The study will be documented in the form of a research report.

As a result, I am writing to request written permission to conduct my research in the ARP offices as city official on the project, between July and October. Your participation will take the form of an interview lasting approximately one hour. Depending on your preferences, the interview could be either virtual or in-person. As the entity in charge of managing and implementing the ARP, I would like you to provide me with the minutes of the meeting between you and the residents, your ARP master plan, information about the methodological strategies used to guide project decisions, and any maps and plans available for the specific areas of housing intervention in Alexandra. In addition, I humbly request to record the session with my phone and take photographs as needed.

Before the research begins, participants will be asked to provide written or verbal consent. Their responses will be treated confidentially, and the identities of the organizations will be kept anonymous unless expressly stated otherwise. Individual privacy will be respected in all published and written data generated by the study. Participants in the study will not be disadvantaged in any way. They will be reassured that they can revoke their permission at any time during the project without incurring any penalties. There are no known risks associated with participating in this study, and participants will not be compensated for their time.

Thank you for your consideration and time in this matter. Please let me know if you need any additional information. I eagerly await your response as soon as possible.

Yours sincerely,
Mokgaetsi Koenaitse

Researcher:
Mokgaetsi Koenaitse, 0722930850, 1944244@students.wits.ac.za.

Supervisor:
Nqobile Malaza, 0117177754, Nqobile.Malaza@wits.ac.za.





Dear Sir/Madam,

My name is Mokgaetsi Koenaitse, and I am a master's student in the school of Architecture and Planning at the University of the Witwatersrand, Johannesburg. As part of my studies, I must undertake a research project and I would be grateful for your assistance in undertaking my research. I am conducting research on how the implementation and management of urban renewal projects is affected by public interests and community involvement in the socio-economic and political aspects guiding decision making in the Alexandra Renewal Project. I am under the supervision of Ms. Nqobile Malaza.

Because you had the direct link to the project and program as technical experts and project stakeholders, I would like to invite you to take part in a single interview which will take around 50 minutes and will be conducted in a form convenient to you. The interviews will either occur in person, via email, or by phone. With your permission, I would also like to record the interview using a digital device, my phone. This recording will be stored in my device and only I will have access to this recording. The recording will be deleted after 2 years of submitting my work. Your participation is entirely voluntary and there will be no personal costs to you if you participate in this project. There are no disadvantages or penalties if you do not choose to participate or if you withdraw from the study and you may refuse at any time to answer any question if you do not want to or make you uncomfortable. The interview will either be completely anonymous as I will not be asking for your name or any identifying information. I will be using a pseudonym (false name) to represent your participation in my final research report. If you experience any distress or discomfort at any point in this process, we will stop the interview or resume another time. Any comments that you make deemed off the record or similar, will not be quoted or shared with anyone else.

If you have any questions during or afterwards about this research, feel free to contact me on the details listed below. This study will be written up as a research report which might be available online through the university library website. If you wish to review a summary of this report, I will be happy to send it to you. With your permission, the data collected from this research may be used by other researchers in an anonymized format. If you have any concerns or complaints regarding the ethical procedures of this study, you are welcome to contact the University Human Research Ethics Committee (Non-Medical), telephone +27(0) 11 717 1408, email hrecnon-medical@wits.ac.za

Yours sincerely,

Mokgaetsi Koenaitse

Researcher:

Mokgaetsi Koenaitse, 0722930850, 1944244@students.wits.ac.za.

Supervisor:

Nqobile Malaza, 0117177754, Nqobile.Malaza@wits.ac.za.



Title: Investigating Community Involvement and Public Interests in Alexandra Renewal Project Implementation and Management

Name of researcher: Mokgaetsi Koenaitse

I,, agree to participate in this research project.
I agree to the following (Please circle the relevant options below):

The research study was explained to me. I understand what this study is all about.

YES NO

I agree that my participation will remain anonymous (my name will not be used)

YES NO

I agree that direct quotations from my interview may be used by the researcher in their research report

YES NO

I agree that the interview may be audio recorded or photographed YES NO

I agree that other researchers may use the information I provide in my interview (depending on their own ethics clearance being obtained) but my name and any personal information will not be used or passed on

YES NO

..... (signature)
..... (name of participant)
..... (date)

..... (signature)
Mokgaetsi Koenaitse (name of researcher/person)
Yours sincerely,
Mokgaetsi Koenaitse

Researcher:
Mokgaetsi Koenaitse, 0722930850, 1944244@students.wits.ac.za.

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Nqobile Malaza, 0117177754, Nqobile.Malaza@wits.ac.za.

