

SOCIAL OUTREACH: **PELIKAN PARK**

Department of Architecture
University of Cape Town

2016



The UCT Knowledge Co-op facilitated this collaborative project.

See <http://www.knowledgeco-op.uct.ac.za> or

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Spatial Planning Pelikan Park



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Introduction

Pelikan Park is celebrated as one of the Western Cape's most integrated communities. It accommodates a community of people from various areas in the Cape Flats, the area's diversity is one that ranges between mainly social and economic differences.

Gangsterism, drug abuse and crime is a constant threat to the residents of Pelikan Park.

Our proposal involves developing a curriculum aimed at addressing the existing architecture and urban planning within Pelikan Park.

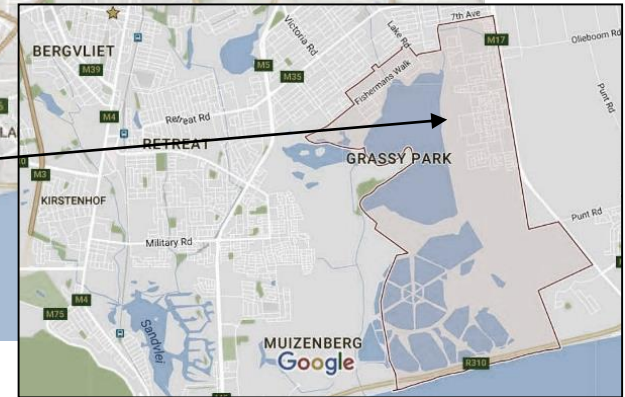
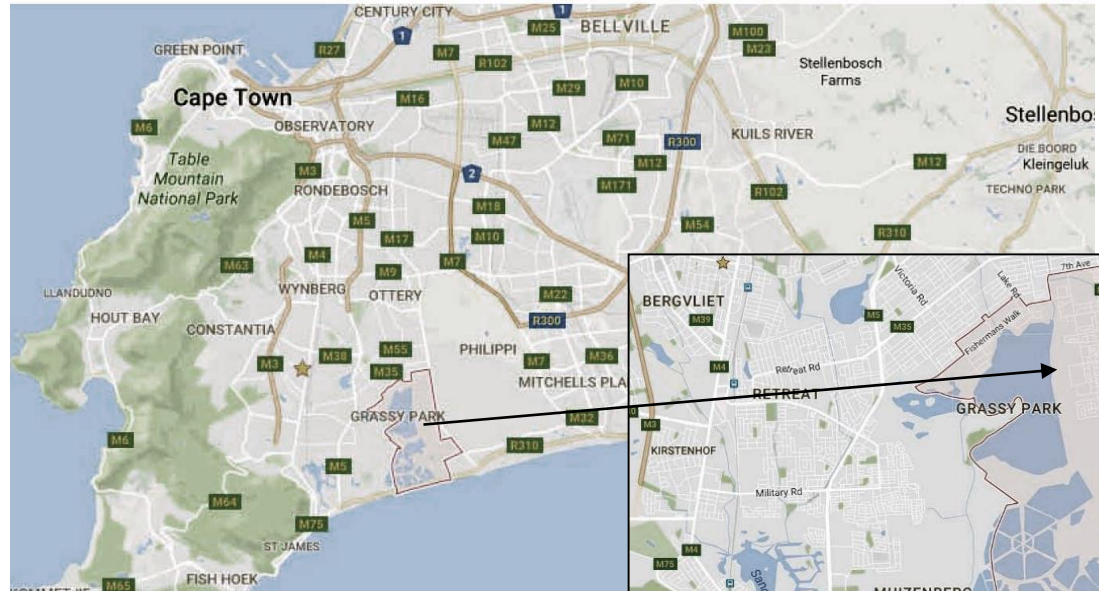
This proposal is not an intervention or a solution, but a curriculum that responds to the research we, as complete outsiders, have conducted in Pelikan Park over the past few months.

We have met with the various stakeholders in Pelikan Park. It has been important to our approach in this project to recognize the sensitivities involved. As a group, we have a reluctance to employ a "quick-fix" design solution.

A process of mapping, engagement and participation is essential. Our curriculum is a continual engagement with UCT, the relevant stakeholders and the residents of Pelikan Park. Group inclusion is vital, the module has high hopes in creating a sense of social cohesion, not only in Pelikan Park, but in a broader Cape Town community.

The ultimate goal of the project is to play an active role in the beautification process of Palikan Park.

location



Pelikan Park is an 80 hectare housing development located on the East bank of the Princess Vlei in the Cape Flats, Western Cape, near Grassy Park. It has been earmarked as a “pilot” project, which is part of the Integrated Residential Development Programme (IRDP).

context

- The IRDP provides for the buying of land and servicing of stands for a variety of land uses.
- Despite the new development, the Pelikan Park settlement is still washed with poverty and crime.
- Many, of which, still remain in informal dwellings.
- Though, many people living in the IRDP housing are dissatisfied with the living conditions.



our first site visit...



proposal

Pelikan Park is an 80-hectare development, located on the East bank of Princess Vlei in the Cape Flats. It has been earmarked as a “pilot” project, which is part of the Integrated Residential Development Programme (IRDP).

While Pelikan Park is widely diverse, it faces a number of social and economic challenges. The area has a large number of **open spaces** which have been suggested as potentially dangerous and vulnerable areas. We are interested in the ways in which these open areas can be addressed through spatial intervention.

Developing a spatial initiative can be useful to Pelikan Park. With small amendments, we foresee the application of these interventions through the broader Cape Flats area.

The aim for the project is to engage with the community on a face to face basis, through an intensive research based and thematic mapping approach. Gathering this information is necessary in order to design a socially **sensitive** intervention. This intervention has the potential to bring the residents closer as a community, and to facilitate a safer, more cohesive environment.

As architecture students, our social awareness is important. This is a real life situation, constant engagement is critical.

A student at the University of Cape Town has privilege.

The proposed curriculum is aim at volunteers at UCT.

IRDP housing typology research

IRDP housing is made up of 4 different typologies.

- Market Housing (red)
- BNG Housing (baige)
- GAP Housing semi-detached single storey (green)
- GAP Housing double storey (blue)

Through critical analysis of these 4 various typologies, overlaid onto the Pelikan park development, you will gage a better understanding of these people's backgrounds and part of the social and economic challenges they face. You can do this by going to the library, going online, engaging with the community during your site visits.

Individually compile a document consisting of your response to site (on your first site visit), be that in written form or diagrams, as well as interviews with a resident of each housing typology and other members of the community.



Mapping Workshops

- This will be the first step towards designing a suitable intervention. We recommend you spend a large part of your time on this process, as it is imperative in gaining a better understanding of the community you are working with.
- You should start by hosting a mapping workshop in the Pelikan Park with the community leaders. (Which will involve the members of the community too). Below are 5 major themes that you will use to inform your mapping analysis. Each theme carries through to the next, linking the project and posing the overall questions: How can we create an appropriate design intervention for Pelikan Park's open spaces? How can we be instrumental in beautifying the neighbourhood?
- Below is a breakdown of mapping categories:
 1. Assessing a Sense of Security
 2. Existing and Potential Road Networks
 3. Youth
 4. Civic Services
 5. Courtyards & Open Spaces



1. Assessing a Sense of Security

Drugs and crime is a reality and a perpetual fear of Pelikan Park. Analysing the safety issues that the residents experience on a daily basis can be done in the following ways.

- Daytime vs night time : Highlighting major and minor movement routes that residents use, comparing those of the day to those of the night.
- Activity nodes: Where do people already gather? What activities take place in these nodes? Why do people feel safe here and not elsewhere?
- Temporary police stations – Reuben Richardson Foundation: Where are the temporary police stations located? How many are there? Are they effective in their location? Should they be moved elsewhere? Should there be more/less? Where a proposed permanent police station could be situated?
- Patrolling routes: Are there existing patrolling routes in Pelikan Park? Are they run by community members or civic servants? How many people partake in this patrol/how many should? Map any existing patrol routes, if there aren't any then map a proposed patrol route.
- Gang movement: Through talking with the community leaders, find out roughly how many gangs there are and how they affect the residences. Highlight which areas in Pelikan Park they occupy. You do not have to further engage in this particular topic as we understand that people might not feel entirely comfortable of safe with it.

2. Existing Road Networks and Potential

- Existing routes
- Entrances
- Settlement boundaries
- Informal routes
- Pedestrian un/friendly roads
- Access to public transport services
- Carpooling
- Different modes of transport
- Travel distances (where are people going?)
how far in relation to Pelikan Park?



3. Youth

- How many young people go to school
- Areas they currently use
- Play areas?
- Gang participation
- Day care centres, schools, crèches
- Daily commute



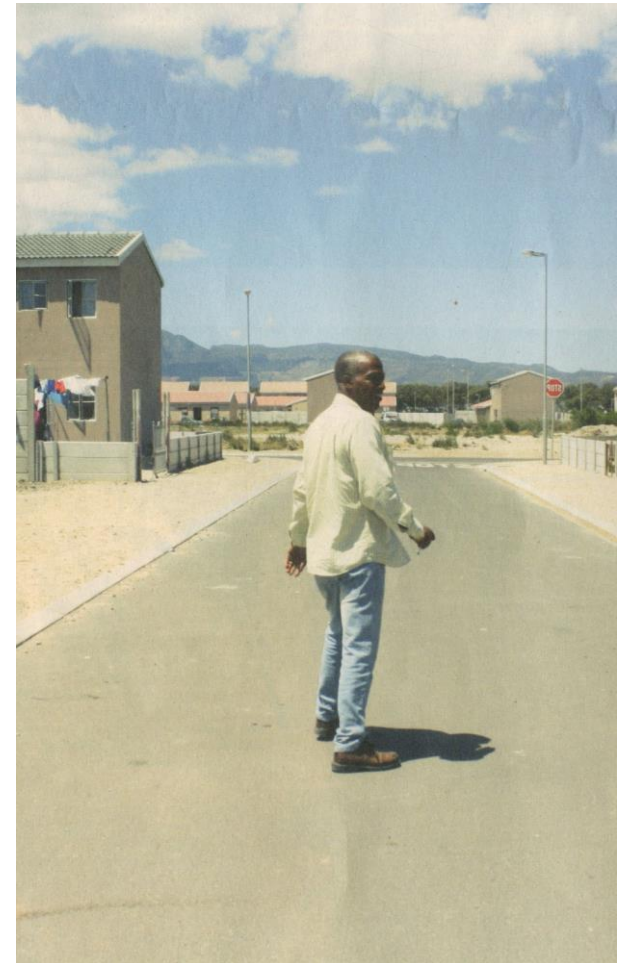
4. Civic Services

- Garbage
- Sewage
- Water distribution
- Fire safety (gathering points)
- Sufficient light (safety)
- Health care (travel distance?)
- Effectiveness of public services



5. Courtyards and Open Spaces

- How were courtyards designed? Are they fulfilling these purposes?
- How many people have access / which homes, which types of homes.
- How do the private courtyards relate to public space?
- What are the courtyards being used for?
- What are open spaces used for? Current conditions?
- Potential uses for open spaces?
- Relationship between open space, courtyard, houses
- A comparative study between Pelikan Park and other areas in Cape Town may be interesting. This could give ideas for what is successful, and what is not. Examples could be comparing population density with land size, or with facilities in different areas.



FURTHERMORE, PLEASE SEE BELOW, A SUMMARY COMPILED OF TWO MEETINGS.

1. The Ruben Richards Foundation
2. Habitat for Humanity

These meetings we set up in an effort to help formulate the curriculum as well as open exercise various avenues for the implementation of this project.

To date; we have been in constant communication with the City of Cape Town government, Power Construction and the Pelikan Park Home Owners Association along with other interested organisations and individuals.

Ruben Richards Foundation Meeting

Date: 09.12.2017 | 10:00 -12:30 | Mr Ruben Richards

We attended the meeting with an agenda to better understand the relationship between the Ruben Richards foundation and the Pelikan Park community. We also went into this meeting with an aim to better understand some of the other organisations who are involved with the community - the organisations mentioned were:

P.P.P.P. - People, Public, Private, Partnerships

P.P.O.A. - Pelikan Park Owners Association

P.S.T. - Poverty, Stoplight, Transitioning (Suspected gang involvement)

P.P.I.D. - Pelikan Park Integrated Development

Some of the outcomes of the meeting:

The Pelikan Park Integrated Development was constructed by Power Construction - one of/the largest private construction companies in the Western Cape.

The development plan was commissioned by the City of Cape Town as an integrated housing project, the initiative, through design and programme is aimed at creating social cohesion through a number of different methods. Many of which are implementation plans and roll-out programmes; designed and catered toward Home Partners and Homeownership Education.

Power Construction, coupled with Habitat for Humanity won the tender - together, they have been instrumental in building the Pelikan Park community into the place we know it today.

Pelikan Park is the first integrated housing project of its kind in the country, many companies wanted to get involved. The exposure gained by Power Construction and Habitat for Humanity has been noted by surrounding communities in the Western Cape.

In order for the employment and involvement of the project, Power Construction made a notable shift from civil). Low-cost housing. By doing so, they claim to hold an “unashamedly ethical” modus operandi.

Helen Zille was involved in some of the placements of the current residents in Pelikan Park. Pelikan Park is celebrated as a socially cohesive community by the Western Cape government and Habitat for Humanity. However, Ruben Richards still proclaims that there are divisions brewing within the community.

Mr Richards describes these divisions as complications amongst people. An example of these complications is that there are 4/5 different ‘homeowners associations’, instead of the proclaimed, one governing body - which is what he recommends for Pelikan Park.

Although there is a P.P.O.A, which was an initiative that was instigated by Habitat for Humanity. The divisions amongst people have resulted in a refusal to gather or communicate toward one Pelikan Park Owner’s Association - making it increasingly difficult to generate constructive communal outcomes. There is a lot of conflict amongst the separate Homeowner groups.

With that in mind, Power Construction approached the Ruben Richards Foundation as a confliction relief agency.

The Ruben Richards Foundation was regarded as a candidate based on the merit of the work they have currently been performing between the City of Cape Town, related gangs and the residents in the neighbouring suburb of Lavender Hill.

According to some of the people who we had spoken with in Pelikan Park, there is already an infiltration of gang activity being performed in the area. There was a fear, by our informants, that some of the Homeowner’s conflicts were caused by property disputes relating to the gangs in Lavender Hill. The City of Cape Town is not able to guarantee the safety of the residents in Pelikan Park.

Mr Richards spoke of some of the challenges they had faced with the community along with some of the solutions his foundation had implemented - notably, a temporary police hut.

The Ruben Richards Foundation (RRF), has a unique way of dealing with these issues, and as we learnt he ends up fully involving himself in the community network, forming a relationship with the local gangs - who are in a position that inherently runs the economic trade within these smaller group of residents - and ends up skirting around the social politics amongst the larger private and corporate groups.

Through RRF's previous work in Lavender Hill with the gangs, he has become an idol that the community can trust. He has taken a slower, small-scale approach to the process of social upliftment - gaining relationships with mutual respect to residents and governments.

One of the things that define RRF's unique approach to these situations is that he immerses himself in the community to hold a relatable mindset to people within their specific situations. By aiding individuals on a case by case basis, with an aim to, "take people on a journey of understanding" so that they too, can grow and learn from being exposed to different environments or opportunities that may be available in their community.

An interesting point Mr Richards made; many people who are living below the poverty margin cannot afford to plan their lives according to a one-year financial plan, many of these people cannot afford to plan their livelihoods according to a month to month plan. Many of these people struggle to adhere to a day-to-day basis of living, sadly, this is a mental reality that many people living in poverty suffer from. Having said that, many big corporate or private companies will enter a project like this one, with the mentality of extruded yearly plans - 5-years. Mr Richards, speaks of localising the corporate plan down to a day-to-day plan.

Finally, he spoke briefly about the fundamentals of urban plan philosophies and what open/public spaces mean to the people he is associated to. He mentioned the importance of not only having physical ownership of a space but emotional ownership as well.

His hope for Pelikan Park is for there to be a sense of governance - one that involves the gangs, as they will be present and powerful no matter the situation. Give the Homeowners association/individuals a stake in certain projects or businesses so money can be generated and given back to the community. Most importantly, one that applies directly to what we aim to do with and in the Pelikan Park is to constantly be engaging with the community and discussing every step of the way - on a day-to-day scale.

"The long, slow process of forming and building up relationships will always have a more lasting and sustainable effect."

RRF has agreed to share some of the data that was collected on site. We will not have access to some of the residents' personal information.

The meeting was a great help in understanding some of the politics conflating the area.

Habitat for Humanity Meeting

Date: 09.12.2017 | 15:00 -16:30 | Mr Adam Andani

We met with Mr Adam Andani who has been introduced to us as a community project leader for Pelikan Park. His responsibilities are extended over a number of other communities within the Western Cape region. He has taken over from Ms Lorraine du Toit after her resignation from Habitat for Humanity on December 2016.

Mr Andani explained that the people in Pelikan Park were selected from a waiting list of 320031 families from differing income groups. Habitat for Humanity's (HH) job was to develop a framework that would aid and educate new homeowners into maintaining their newly acquired places of residence.

They went about achieving this through hosting D.I.Y. workshops and giving out manuals on basic maintenance work. By doing this HH had aimed to nurture a social cohesion amongst the residents.

The home program was one of the original 'products' of HH's footprint in Pelikan park - the program was eventually left for the people (residents and government counsellors) to take over and run it themselves.

A primary goal for HH is to develop an independent leadership structure constituting of members from the Pelikan Park community (P.P.O.A. - Pelikan Park Owners Association). Mr Andani also stressed this is essential to the success of self-governance at Pelikan Park. The P.P.O.A. is registered as a NPO.

Habitat for Humanity is acting on a 5-year plan system - the plan ends in June 2017.

Mr Andani mentioned, that during the construction and development phase of Pelikan Park, In an effort to generate skills, the City of Cape Town together with Power Construction and HH, invited international volunteers (G.V.P. - Global Volunteer Project) and local residents to participate in the physical construction of the site.

Habitat for Humanity is comfortable with our proposed project, they are looking forward to renegotiating their five-year tenure (currently due to close in June 2017) with the P.P.O.A and the City of Cape Town based on our recommendations and proposal.

Habitat for Humanity is happy to disclose all information lifted from Pelikan Park, including the data collected by the Power Construction Team.



Rudi le Hane <ru.lehane@gmail.com>

Thank you and follow-up

1 message

Rudi le Hane <ru.lehane@gmail.com>

12 December 2016 at 14:28

To: adama@habitat.org.za, Katrina Vanhasselt <fk14vank@gmail.com>

Cc: salishal@habitat.org.za

Dear Mr Adam,

Salisha has been copied into this mail.

I would like to extend a thank you for meeting with Katrina and myself on Friday.

I feel that the meeting provided us with a clearer scope in refining a method forward for our team.

As it was agreed in the meeting, Habitat is happy to share its data information collated between Power construction and yourself.

We would like to make use of this data as soon as you can make it available to us – It would be great if you could provide the data to us before the end of the year.

Provided that we are afforded the data information. At the beginning of 2017, we would like to formally propose our project and plan to Habitat. After doing which, together with habitat, we would like to take the project to the PPOA.

All of the best in UmGababa.

We wish you a safe return.

Regards,

Rudi