

# COMMUNITY-DRIVEN DESIGN JEPPE PARK

AN ANALYSIS OF HISTORY, USE, STAKEHOLDERS; AND OF THE COMMUNITY'S VISION FOR JEPPE PARK



a world class African city







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This document represents the Jeppe communities' interest in Jeppe Park and our ability to organise ourselves, share ideas and communicate them. A lot of community resources time, cost and cooperation have gone into the development of this document. We request to any contractors involved in this project going forward, especially urban design and landscape architect teams, that this be remembered and respected. We request that any design departures from the recommendations outlined in this project be negotiated collaboratively with the community.



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Jeppe Park implementation plans are not included in this draft version of the document. Version One of the design interpretation needs to be presented back to the community and will be reviewed and improved through a number of iterations. A public works assessment is required before implementation plan is finalised, to determine location of electrical lines sewer and water mains. The outcome of this will determine the feasibility for locatten of large infrastructure. eg. toilets. Implementation plan and final technical drawings will only be completed after City Park, JDA appointed Landscape architect signs off on design. At that point the final version of this document will be prepared and published.



# 1.0 INTRODUCTION

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Jeppe Park is reported by some as one of the most utilised parks in the city. This 1.2 hectare space in Jeppe-West, 2km East of the CBD is an important place for urban citizens to step back from the city's hard urban exterior and relax, play, socialise and bond as a community.

**“Jeppestown is a mixed-use area where industrial and residential converge”.**

Public records show colonial-style renders of the park featuring tennis courts, landscaping and fountains, but evidence in the park today suggest no formal infrastructural investments have ever been made in Jeppe Park except for an aging path and some tree planting more than 20 years ago.

Jeppestown is a mixed-use area where industrial and residential converge. It offers much much needed affordable housing opportunities located closely to work opportunities and public transport networks. Jeppe land use is increasingly trending towards residential, creating an even stronger case for improvement to public green space in the area.

In June/July 2016, after spending time on site and seeing the importance of this site to the community and to the City, Johannesburg City Parks and Zoos (JCPZ) committed to an upgrade of Jeppe Park in 2017 financial year. A decision endorsed by JDA and appropriation of budget through the UDF Eastern Gateway Project.

**B**jala, a Jeppe-based social urban enterprise, located on the periphery of the park is an important stakeholder to this area and to this project.

Bjala is working to coordinate collective efforts to see holistic improvement of the neighbourhood including improved access to affordable, quality housing; high-quality low-cost education; access to job opportunities and improvement to public space and a more active citizenry. Bjala will assist with stakeholder engagement leading up to the upgrade. They have also committed to help with management of the park as they are part of community organising in the area and want to see public space improved, enjoyed and cared for by those who use it.

**O**ur intention is that this document will become a reference guide for other public space inquiry or upgrade initiatives.

**“This report explores and seeks to achieve consensus around a common vision for Jeppe Park and create a balance between the interests and needs of the various stakeholders and the Jeppe community in general.”**

Our intention is that this document will become a reference guide for other public space inquiry or upgrade initiatives. The process methods and tools presented in this document can help be a guide to other communities and stakeholders interested in improving public space and community driven design.

## 2.0 ABOUT JEPPE PARK

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### 2.1 HISTORY

Jeppetown (1889) was one of the earliest townships to be laid out by one of the first private developers in Johannesburg, the Jeppe and Ford Estate Company.

Before the area was leased by Jeppe & Co in 1888, it was the site known as Natal Camp where fortune seekers predominantly from Natal and Pietermaritzburg came to Johannesburg, set-up early camps and makeshift houses while working the mines in the vicinity of what is now known as City & Suburban.

“Jeppetown was described in 1897 as having the most amenities and being the best area”.

Jeppetown was built in a strategic area between the mining belt on the main reef and the concave foot of the Jeppetown hill. Jeppetown was situated to the east of the early Johannesburg centre, adjacent to the south working mines, thus serving a large number of artisans who had to be housed in the neighbourhood.

Jeppetown soon became an attractive self-contained suburb with all the necessary shopping, transport and recreation amenities. Gilfillan Park,

bounded by Park, Gus, Jules and Janie streets, named after a pioneer solicitor who lived in Belgravia was provided with a bandstand for musical entertainment on Sundays and holidays.

Jeppetown was described in 1897 as having the most amenities and being the best area. Public records show colonial-style renders of the park dating back to the early developments, featuring tennis courts, landscaping and fountains.

Today, Jeppe is still a mixture of commercial, industrial and residential, with greatest growth in residential activities. As industrial areas outside of city centres like Linbro Park become more popular, industrial building stock in the CBD is rapidly being converted to residential. This is in line with strategic City urban planning documents and Department of Human Settlements and COJ Housing objectives to increase access to affordable housing. Jeppetown is predominantly a low-income area, with statistically higher unemployment rates and lower household income averages than the rest of Gauteng. Local stakeholders such as Bjala are committed towards ensuring access to affordable housing and a cadre of high-quality low-cost services such as education are prioritized over other gentrifying forces and products in the residential sector.

JEPPESTOWN



## 2.2 LOCATION

Jeppes Park is a 1.2 hectare public park located between Jules, Gus, Park and Janie street in Jeppestown West. Two major public nodes exist in Jeppestown West, Jeppes Station and Jeppes Park. These nodes house a variety of activities and are essential infrastructural components in the area. John Page drive is a major connector street and well travelled by both vehicular traffic and pe-

destrians. Jeppes Park is bordered by Park Street to the North, Janie Street to the East, Jules Street to the South and Gus Street to the West. Of these four streets, Park and Jules receive a high volume of vehicular traffic as they are connectors to the CBD, while Janie and Gus are predominantly pedestrian orientated.

26°12'22.51"S 28° 3'53.42"E



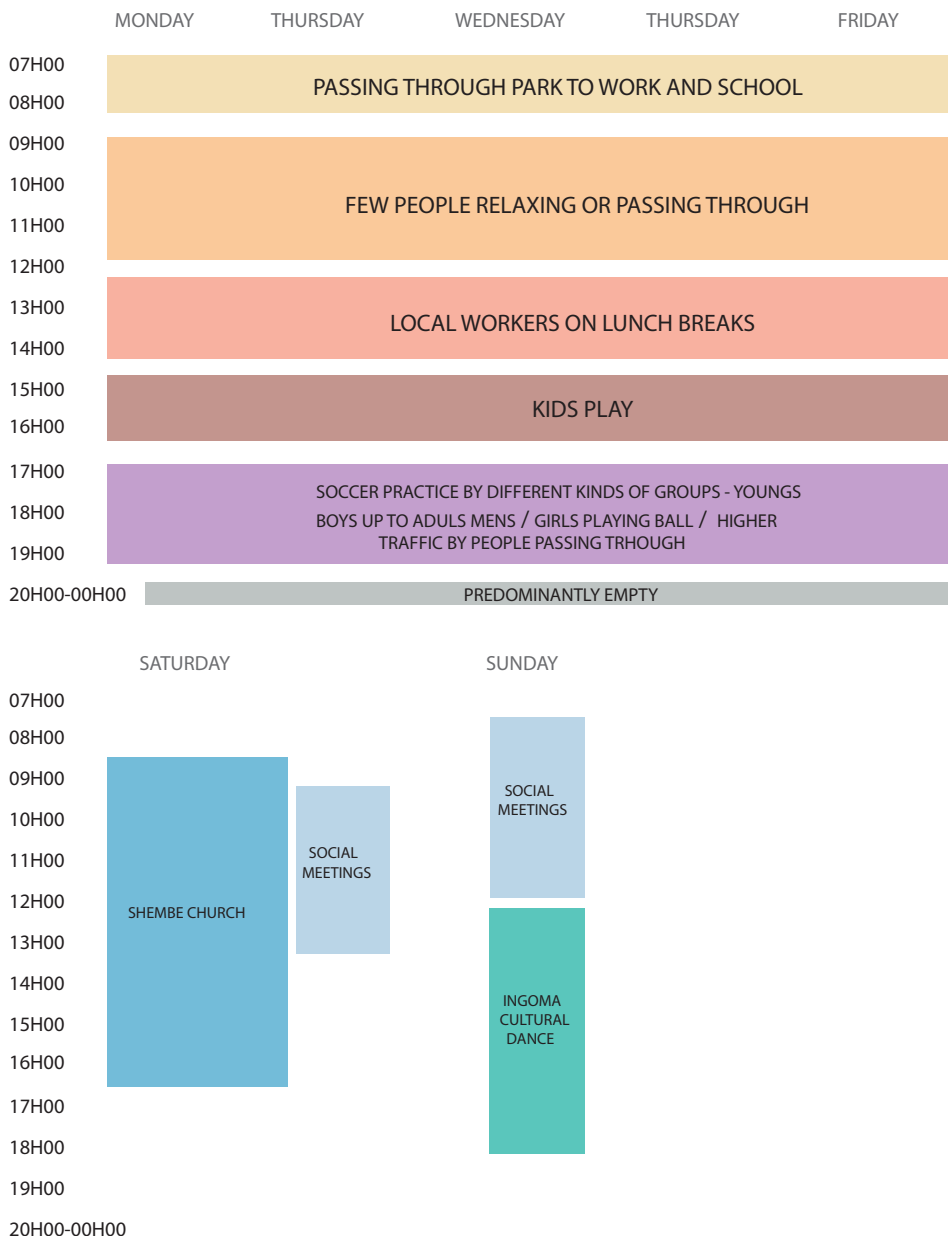
Jeppes park and surrounding

## 2.3 USAGE - STATUS QUO

Jeppe Park is extremely well-utilised by the local community which hosts on a daily/ weekly basis: people relaxing, children playing, daily soccer matches/ practise, church, meeting place, concerts etc. Jeppestown is a mixed-use area with a lot of increasingly retired Industrial building stock that is being converted to low-cost residential. Upon first sight Jeppestown has

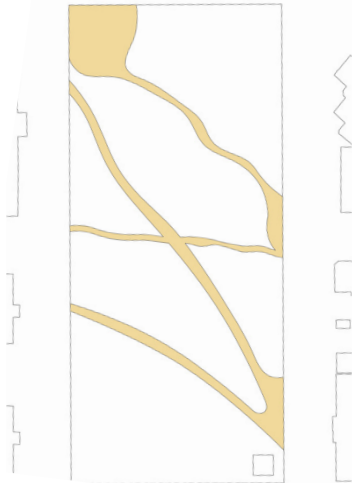
a hard exterior dominated by industrious security clad façades - bricked windows, bars, razor-wire. With this backdrop the park is an important place for people to step back from this hard, dense, urban exterior and relax, enjoy some sunshine, socialise and bond as a community. Jeppe Park is a critical component to Jeppestown West's urban fabric.

### JEPPE PARK WEEKLY SCHEDULE





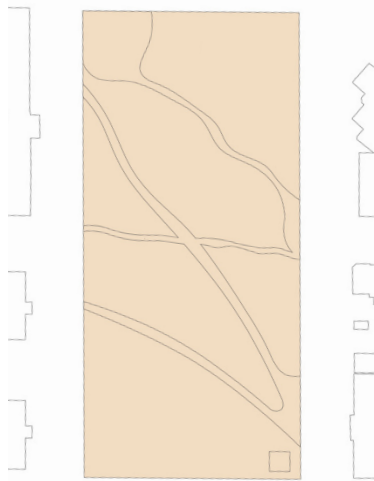
## MONDAY-FRIDAY 7H00-9H00 Passing through



Site plan Jeppe Park



## MONDAY-FRIDAY 9H00-12H00 Relaxing



Site plan Jeppe Park



## MONDAY-WEDNESDAY 14H30-16H00 Streetlight School

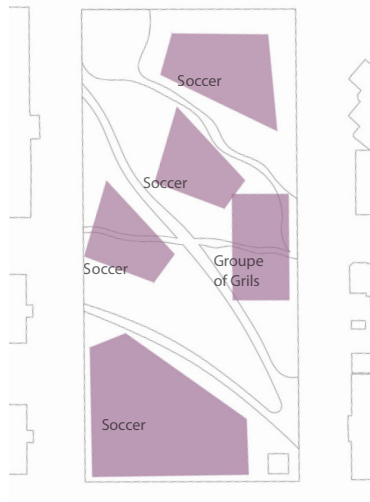


Site plan Jeppe Park



### JEPPE PARK SCHEDULE

**MONDAY-FRIDAY 16H30-DARK** Soccer and other activities



Site plan Jeppe Park



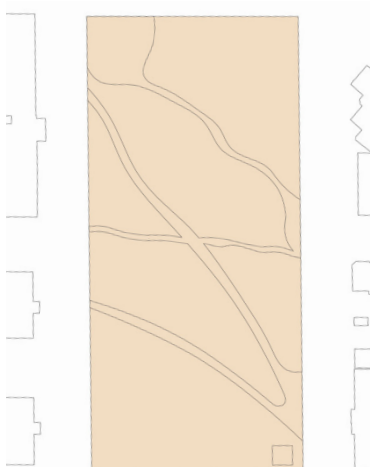
**MONDAY-THURSDAY 16H00-DARK** Girl's Group



Site plan Jeppe Park



**MONDAY-SUNDAY** Kids playing - different times, different days



Site plan Jeppe Park





## SATURDAY 9H00-4H30 Shembe Church Rituals



Site plan Jeppe Park



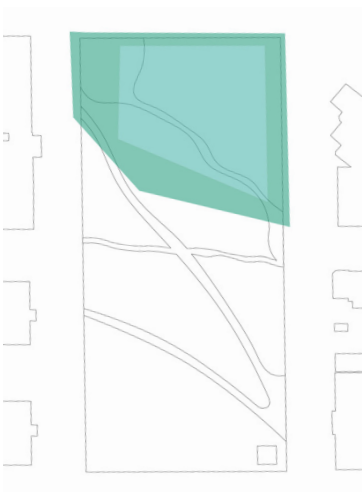
## SUNDAY 9H00AM-13H00 Meetings different groups



Site plan Jeppe Park



## SUNDAYS 13H00-17H00 Ingoma Dance Culture



Site plan Jeppe Park



## 2.4 THE STAKEHOLDERS

Jeppe Park has an invisible, but very publicly acknowledged schedule. **The park belongs to everyone**, a sort of negotiated territory, and users respect the activities of other users at different times. For example, the soccer guys know not to practise while church is meeting and likewise understand that while soccer goals would be great, they would earmark the space for soccer, which might

crowd out the church or other users. It's important that any intervention in the park is done in consultation and consensus with the community and that the shared-space culture of the park remains and that designs don't privilege one users access above another. Giving the park an upgrade will give access to new groupusers and activities wick preveiously have not existed in Jeppe Park.

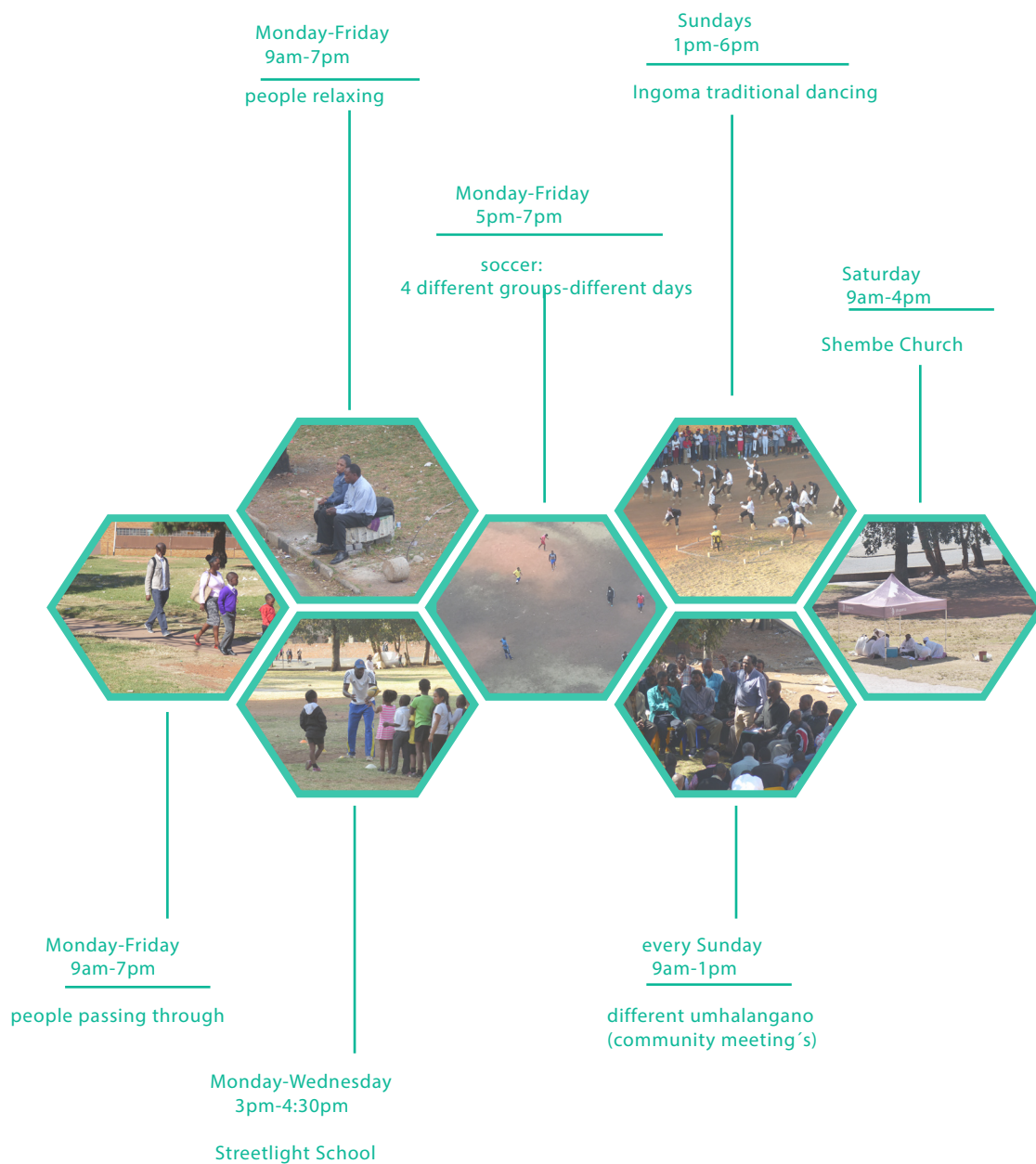


Diagram: activities and when they occur



## 2.4 THE STAKEHOLDERS

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The park, being a major public node, is well used during the day. Jeppe park is home to a variety of social and recreational activities, ranging from daily soccer games church over the weekends and children playing in the park.

A number of schools including Streetlight Schools Jeppe Park Primary an urban school that borders the park and National Wide Primary utilise the park for physical education classes and play. The edges of the park are home to some commercial activities as these activities are situated along

well travelled pedestrian streets. The corner of Park and Janie is used as a taxi stop for taxis travelling along John Page Drive.

**“These rituals and activities are essential in promoting the livelihoods”**

of the Jeppetown community and should be fostered and promoted. The park is carved out with desire lines as frequently walked on paths of pedestrian corridors.

### FIVE MAIN PARK USER GROUPS

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- Streetlight Schools – Jeppe Park Primary: located 3 metres from the Park
- Shembe Church: Sundays 9am - 4:30pm
- Ingoma traditional dancing: Sundays
- The Soccer Guys: every weekday afternoon from 4:30pm until sunset
- different umhlangano (community meetings)

### OTHER STAKEHOLDERS

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- Community organising: a common place for community meetings
- Transitors: passing through Jeppe Park transiting home
- Jeppe Residents: rapidly growing residential population. Marked increase in park utilisation over time
- Health promotion : The DoH circumcision van is positioned in the park regularly
- Jeppetown Building Information Forum: Custodians of a community noticeboard – they post forum information about building ownership and land use change there as requested by the community (an initiative aimed at protecting housing rights). They also provide space for general public notices and information on the board.
- Nationwide Primary School: Located 40 metres from the park: Uses park for PE classes
- Bjala Early Childhood Development Centre: Located 3 metres from the Park. Opening in 2017. Will use the park for supervised play for the older children
- Bjala: a local social development organisation. Urbanists who have a holistic strategy for improving the area. They focus on affordable housing, low-cost high-quality education, public space and job creation. They have already mobilised park carers and are willing to scale up this initiative for a comprehensive park maintenance and care program.



## 2.5 JEPPE PARK NAME CHANGE

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What is referred to in Jeppe Park in this document is registered in City records as Gilfillan Park. Gilfillan Park has been colloquially known as Jeppe Park for a long time. An organic name change has already taken place. As we move forward with the park upgrade we would like to formally request a name change from Gilfillan Park to Jeppe Park. Gilfillan is a name that re-

flects more of the colonial history of the area. We advocate that re-naming it Jeppe Park is a better reflection of the current local ownership and interest that has manifested in Jeppestown at large.



Jeppepark



# 3.0 WORKING TOGETHER FOR JEPPE PARK UPGRADE

## 3.1 WHO IS BJALA?



Bjala asserts unrest, violence, evictions, and inequality are common day features of Jeppestown but so too are its beautiful people, its rich urban fabric full of heritage assets and connectivity, its potential for change and

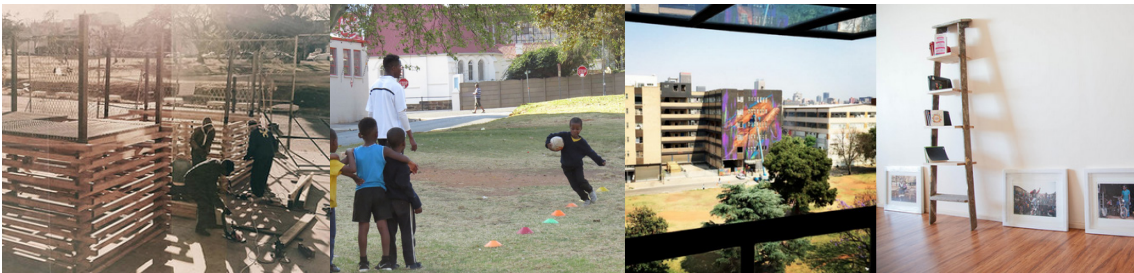
positive impact must also be seen. Upliftment should not be translated into forces like gentrification but rather it is the current community of Jeppestown that needs to be served and benefit from a better urban environment, a better form of citizenship.<sup>1</sup>



[www.bjala.org](http://www.bjala.org)

Bjala is a social urban enterprise developing solutions to urbanisation challenges. Bjala creates innovative products and solutions aimed at low-income areas. Their flagship work is in Jeppestown, but is expected to scale to other areas. With a five year

presence in Jeppestown, Bjala works with the community to define and create better citizenships in West-Jeppe. Bjala begun work to meet some of the communities needs with the goal of creating 10,000 citizenship opportunities in Jeppestown.<sup>1</sup>



For Bjala, the idea of citizenship is based on understanding “what are the basic human needs and rights to which a healthy urban neighbourhood should adhere to”? When a person becomes an occupant of a particular place they can

be said to be a Citizen of that place. A web of relations arise between the person and that place under their status as a citizen, formal or informal. It is with this in mind that Bjala aims to develop an approach that creates Citizenships.<sup>1</sup>

<sup>1</sup> [www.bjala.org/what-we-do/](http://www.bjala.org/what-we-do/) 17.08.2016

Core to Bjala's citizenship model is creating a transformative and empowering educational reality in Jeppestown. Education is one of Bjala's highest focus points in its application through the citizenship model. Bjala invests significantly in education partnerships and is concerned with understanding a communities needs for education.

**"Bjala has attracted and incubated a new education reality that didn't exist before"**

In just 4 years, Bjala has attracted and incubated a new education reality that didn't exist before. Streetlight Schools (primary school), Bjala Neighbourhood early childhood development center (opening

2017) and Umuzi` are Bjala's education partners. Bjala hopes African school for Excellence will join as high school partner in the near future to close the loop in bringing high - quality low - cost education from ECD to tertiary to the area. All education partners use Jeppe Park extensively

As a community partner, Bjala is collaborating with JCPZ and JDA on this upgrade. Bjala is leading community stakeholder engagement and community driven design development for the upgrade. Bjala's Urban Program Manager Chantal Mann and volunteer architecture interns Johanna von Stein and Lilli Bagradians along with Jeppe community leaders are spear-heading this process and have produced this report. x

### 3.2 WHO IS CITY PARKS ?

At the apex of the mandate informing the work of the JCPZ lies the South African Constitution which requires that all spheres of government work together to address poverty, underdevelopment, marginalisation of individuals and communities and other legacies of apartheid and discrimination. In this context, the mandate of JCPZ is set out in the

Shareholder Agreement and is defined as:

The provision, preservation and management of open spaces, biodiversity, environmental and conservation services through education, research, direct conservation action and recreation with a focus on the zoo, parks and cemeteries.<sup>123</sup>





### 3.2.1 WHAT THEY DO ?

Johannesburg City Parks and Zoo (JCPZ) is a merged entity as from January 2013, and is registered as a non-profit company under the South African Companies Act, No 71 of 2008 as amended. The merger is a result of the institutional review process of the City of Johannesburg.

JCPZ is mandated by the City of Johannesburg to manage the City's ce-

meteries, parks and designated public open spaces as well as to ensure that its environmental conservation function is carried out, which includes the maintenance of all street and park trees within the City's borders, the Zoo with the preservation and management of biodiversity through direct conservation action, education, research and recreation.<sup>3</sup>

### 3.3 WHO IS JDA?

The Johannesburg Development Agency (JDA) manages and facilitates developments efficiently and innovatively to build an equitable, sustainable and resilient city.

The agency was set up to facilitate

area-based developments that give effect to the strategic city development vision and objectives.<sup>4</sup>

The provision, preservation and management of open spaces, biodiversity, en-



#### 3.3.1 WHAT THEY DO ?

An inner city regeneration program that continues the strategic inner city upgrading focus for the JDA. Within this program there are elements of transit oriented node and corridor development. Precinct developments are designed to respond to local conditions, needs and advantages, and to achieve economic, social and sustainable development out-

comes.

Over the years, the JDA has gained significant experience in:

- Inner city regeneration
- Development of economic areas
- Regeneration of historically marginalised areas
- Transit-oriented developments<sup>5</sup>

<sup>3</sup> [www.jhbcityparks.com/index.php/what-we-do-contents-31](http://www.jhbcityparks.com/index.php/what-we-do-contents-31) 17.08.2016

<sup>4</sup> [www.jda.org.za/index.php/who-we-are](http://www.jda.org.za/index.php/who-we-are) 17.08.2016

<sup>5</sup> <http://www.jda.org.za/index.php/who-we-are/about-the-jda31> 11.10.2016

## 3.4 COJ URBAN PLANNING GUIDELINES FOR JOHANNESBURG PARKS

The COJ UDF underpins all development in the city. Key urban planning documents like Joburg Inner City Urban Design Implementation Plan published in 2009 and the EASTERN GATEWAY UDF due for publication

in 2016, informs development priorities and plans for the area. Excerpts of these documents that pertain to Jeppe Park have been collated in this section.

### 3.4.1 UDF GUIDELINES FOR JEPPE WEST

**“The public space network** is linked to the walkable network through small and big hard and soft spaces that would increase recreational opportunities in the inner city.”<sup>6</sup>

“A series of smaller spaces as opposed to one big park is provided as this will increase the possibility of local involvement and enhance safety. These spaces are linked to the pedestrian network. This will also contribute

to increased access to facilities located in neighbourhoods surrounding the inner city.”<sup>6</sup>

**“By linking** the open space network to the pedestrian network, a mix of hard and soft spaces will be achieved to ensure an integrated public space network.”<sup>6</sup>



#### SPATIAL 2 - PUBLIC SPACE NETWORK

Walkable network: pedestrianised/ semi-pedestrianised/ pedestrian priority streets

Walkable network: Major sidewalks

Public Space network  
Specific public spaces not yet identified, but indicates the principle of providing for spaces as the area redevelops

Potential decking of railwayline

Source: Joburg Inner City Urban Design Implementation Plan March 2009 Part 4 page 85

<sup>6</sup> Joburg Inner City Urban Design Implementation Plan March 2009 Part 4 page 86



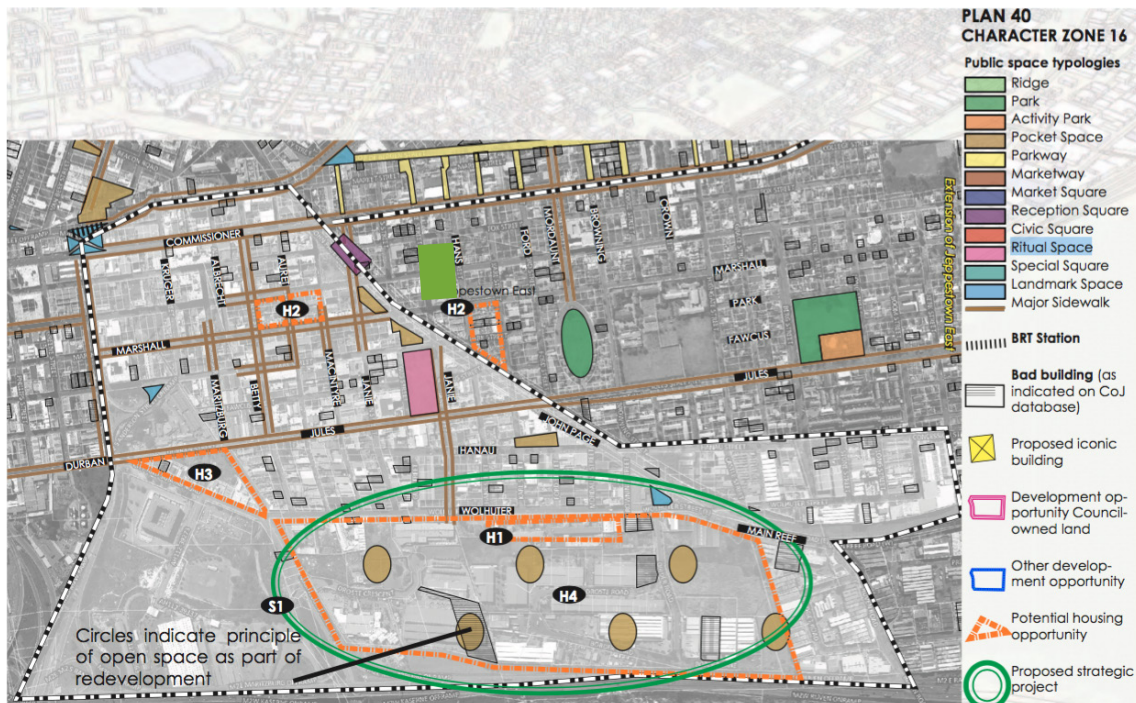
### 3.4.2 CHARACTER ZONE 16 JEPPESTOWN WEST

“This zone should be developed as a mixed-use area through a series of catalytic interventions to showcase the mix of, new and old, residential and light industrial. Development should put emphasis on the recycling and refurbishment of older industrial stock, supported by infill of new development. It should offer affordable space in an area with a unique architectural heritage for young families professionals, start up industries, small distribution companies, business and SMME’S who want to live and do business close to the inner city.”

Due to the limited number of major role players as property owners in the area, **implementation** should focus on

improvement of the urban environment in general, whilst embarking on a pilot development to illustrate potential. Implementation should be based on the following:

- Urban management to create an enabling environment for residential development.
- A pilot project combining industrial and residential uses in a mix of historic and new buildings.
- Greening of the area through planting of street trees and trees on properties that are developed.<sup>7</sup>



Source:Joburg Inner City Urban Design Implementation Plan March 2009 Part 5 p 178

<sup>7</sup> Source:Joburg Inner City Urban Design Implementation Plan March 2009 Part 5 p 178

### 3.4.3 PUBLIC SPACE INTERVENTION PLAN BY JDA IN 2009

In line with the public space typologies JDA published a “Joburg inner city urban design implementation plan”, evaluating all existing spaces, designing new ones and redesign existing ones where necessary and implementing. Priorities should be determined as follows:

1. A potential walkable core to be implemented as part of a pilot project.

2. Improvement and redevelopment of existing parks owned by CoJ.
3. Public Space linked to the station.
4. Upgrading of Landmark Spaces.
5. Integration of pocket spaces as an integral part of redevelopment<sup>8</sup>

### 3.4.4 UDF GUIDELINES FOR PUBLIC SPACES LIKE JEPPE PARK

“Larger soft, open space that is designed for passive and some active recreational facilities that could include jogging, exercising, informal sports, informal playing, formal playground, picnic, barbeque and entertainment.”<sup>9</sup>

“There should be several large, level, soft surfaces (lawns) that can handle intense usage. Hard surfaces should be limited to pedestrian routes and around barbeque facilities. The landscaping should mainly be grass and other plants provided to create interest. Ample trees should be planted in an informal pattern. Shrubs are not recommended because they introduce a safety risk.”<sup>9</sup>

“Pedestrian ways, in particular, should be well-lit.”

“Dark areas should be avoided to instil a safe environment in parks. Soft lighting of a prominent feature on a strategic street corner may be

considered to improve legibility within the bigger urban structure.”

“Benches and litter bins should be provided as public furniture.

The provision of other amenities depends on the character of the park and the type of activities provided for (e.g. exercise equipment). The fencing on street boundaries should be low.”<sup>9</sup>

“No walls or high fences should be used”

No elements of service infrastructure (e.g. overhead power lines, electrical transformers, water meters) may be visible in parks. In cases where this cannot be avoided the design of containers, boxes and cases should compliment other streetscape elements. Placement should not cause any blank walls and potentially dead spaces in the park.”<sup>9</sup>

<sup>8</sup> Source: Joburg Inner City Urban Design Implementation Plan March 2009 Part 5 page 178

<sup>9</sup> Source: Joburg Inner City Urban Design Implementation Plan March 2009 Part 5 page 179



**“The building design** should not create any dead façades in the park but should allow for a frontage to all sides, requiring a creative design solution to accommodate service yards. Buildings should preferably not be located on park boundaries as it will reduce and obstruct the view to the park. Building design should complement the character of the park. Public ablution facilities must be provided. If any other building is provided, the public toilets must be integrated in the building. If the ablution facility is loose standing it should be open and easily accessible for increased safety. Reduced parking standards should be

**“Medium-high residential** buildings should surround the park. High-density residential use could increase informal surveillance of the park by fronting onto and looking out over the park.

High-density residential also enhances and promotes interaction with the space as it provides the large numbers of people who would use the park. No uses should be provided that are focused on vehicle usage or uses that do not attract or generate large numbers of people.

applied. Parking should be broken up in small pockets of not more than 10 parking bays and should be screened from the road with intense landscaping. Parking areas should be designed for a multi-functional use (e.g. to also accommodate skateboarding when not fully utilised).<sup>10</sup>

**Jeppe Park** has many of the natural and built surrounding characteristics describe here. The Park is primed to be a great activation of these design and safety features.

Buildings should enclose the park and should be located on the boundary line as close as possible to the park with their front façades fronting onto the park. On ground level a transparent and active interface should be created. Upper storeys should have windows and balconies overlooking the space.

Where adjacent buildings are fenced off, palisade fences should be provided.

**No solid walls** or precast palisade fencing should be allowed. Buildings, rather than parking areas should border and front parks.<sup>11</sup>

### 3.4.5 PARK MANAGEMENT GUIDELINES

“Provision should be made to maintain parks to high standards. The maintenance should be done in partnership with a commercial entity such as a restaurant that is leasing a part of the site. Such an approach will contri-

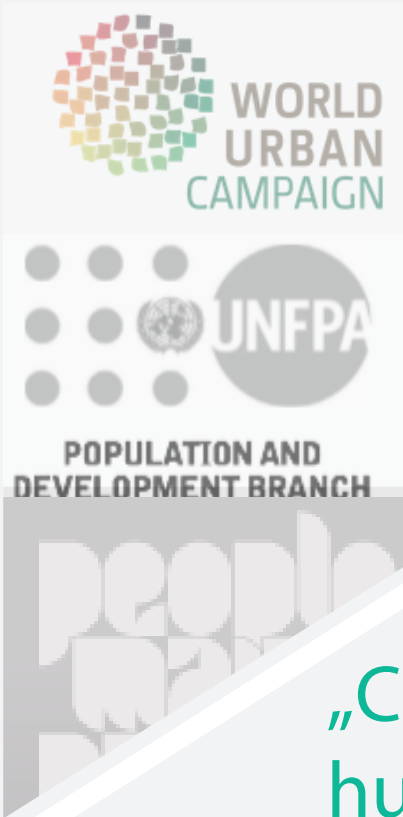
bute to the proper upkeep of the park. The park may, however, not be privatised and should be accessible by the public at all times.”<sup>12</sup>

<sup>10</sup> Source:Joburg Inner City Urban Design Implementation Plan March 2009 Part 4 page 99

<sup>11</sup> Source:Joburg Inner City Urban Design Implementation Plan March 2009 Part 4 page 99

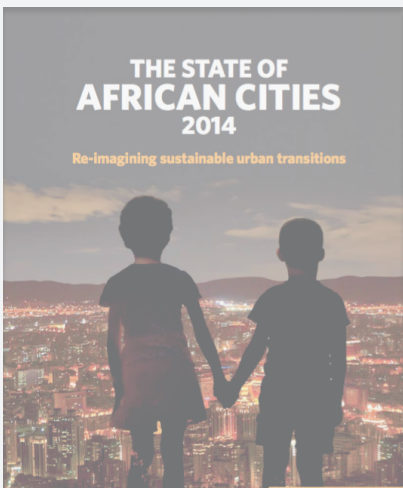
<sup>12</sup> Source:Joburg Inner City Urban Design Implementation Plan March 2009 Part 4 page 99

# THEORETICAL REFERENCES FOR COMMUNITY DRIVEN DESIGN FOR JEPPE PARK UPGRADE

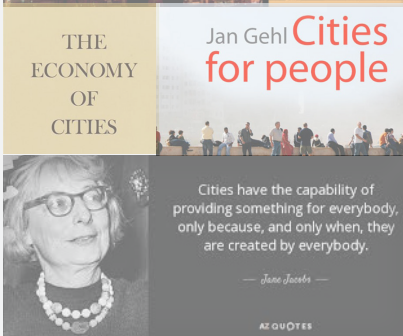


“back to the basics”

„Cities succeed or fail at the human scale – the place scale – and this scale is often overlooked“



“we need to approach urbanization as a solution“



“Everyone has the right to live in a great place. More importantly, everyone has the right to contribute to making the place where they already live great.”  
– Fred Kent





### 3.5 URBAN DEVELOPMENT FRAMEWORK / RESEARCH

---

Good community-engaged design practices not only create good projects but also offers an opportunity to capture and catalyse active citizenry (Dick and Rick, 2015, The Center for Urban Pedagogy).

#### “Jeppe Park users are the experts”

Jeppe Park users are the experts on how the space does and can better service the community. The design processes needed to be conducted in a way that harvested this local intelligence, increased civic engagement and leadership opportunities, and gave community members the chance to implement their own solutions.

**Engaging park users** for the Jeppe Park upgrade holds not only the potential for contributing to the design process, but to begin to get to know the people in the community who care about the park and work towards mobilising a team of local activists who might be interested in working together to care for it.

Therefore the team from Bjala in this process see themselves merely responsible for creating a good platform and opportunity for park users to share their insights about the park; to listen and record; and analyse collectively to be able to see the best ideas and insights with the greatest consensus.

# 4.0 TOOLKIT FOR STAKEHOLDER ENGAGEMENT

Internationally, there is a plethora of resources and best practise case studies for public space improvement. Project for Public Spaces (PPS) alone have contributed towards the development of over 3000 public spaces globally. In determining the best approach for Jeppe Park, the Bjala team initially applied a first filter of a desk review of best practise and toolkit search.

**The tools** and approaches discussed in this section are our selections from the research process and the tools we chose to engage for community-driven design of Jeppe Park. Project for Public Space (PPS), a UN-Habitat supported initiative, foun-

ded Lighter, Quicker, Cheaper (LQC) a participatory process for place-making that focusses on as the name indicates, learning, agreeing, implementing and getting results in a quick, cheap and light-touch way. Local users of the public space being considered are considered the experts and are called upon to implement actions agreed upon as much as possible.

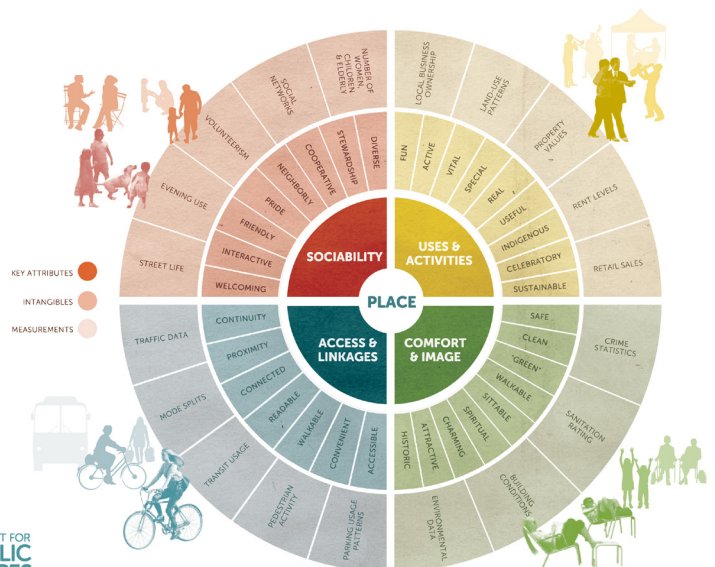
As a well-utilised park, LQC was an effective method because community interest and expertise was already very high. At the conclusion of the upgrade, local residents can feel they were part of the design process and know at the end that this result is theirs.<sup>13</sup>

## 4.1 WHAT MAKES A GREAT PLACE?

As both an overarching idea and a hands-on approach for improving a neighbourhood, city, or region, Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community.

**Strengthening** the connection between people and the places they share, Placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value.

More than just promoting better urban design, Placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its on going evolution.<sup>14</sup>



13 [http://www.pps.org/reference/what\\_is\\_placemaking/](http://www.pps.org/reference/what_is_placemaking/) 18.08.2016  
 14 [http://www.pps.org/reference/what\\_is\\_placemaking/](http://www.pps.org/reference/what_is_placemaking/)



## 4.2 METHODOLOGY

To achieve community - driven design for Jeppe Park, Bjala has employed a number of best-practise resources to inform park user consultation. These are as follows:



### 4.2.1 LIGHTER, QUICKER, CHEAPER

Public spaces are complex, organic things. You cannot expect to do everything right initially.

#### “Lighter, Quicker, Cheaper”

The best spaces evolve by experimenting with short-term improvements that can be tested and refined over many years.

Further, the quality of a public space has always been best defined by the people who use it.

Lighter, Quicker, Cheaper is an approach to public space that both harnesses local knowledge about what is good in a space and experiments with cheap, participatory interventions that begin to explore and test new ideas for space.

In this way, historical, popular and successful use of space is preserved and new uses that had not previously been explored are tested.

#### “Public spaces are complex”

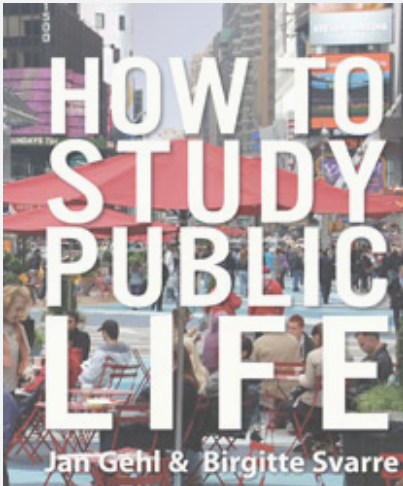
In Jeppe Park the LQC approach was applied in a number of ways. Firstly, it was used to determine ways to survey the community and gather data quickly, cheaply and accurately about what they like about the park and what they'd suggest to improve it.

This led to 5 tools outlined in section 4 and 5 of this report. Secondly, a whatsapp campaign was started that asked important questions.

The whatsapp campaign also allowed anyone to participate in the community of knowledge about Jeppe Park – not just those who were able to make it to Park day activations. Thirdly, in cooperation with Bjala, building materials from Bjala's storehouses were made available for upcycling. Local skilled artisans, along with willing community members came together.

To brainstorm park infrastructure ideas and building them together. A bench around a tree to activate sitting areas and curb urinating on trees was a popular example.

For more information on LQC or PPS visit Placemaking and the Futur cities, Fall 2012.



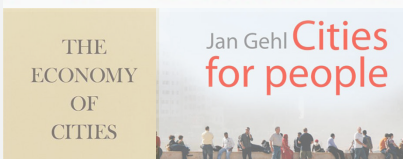
## THEORETICAL REFERENCES FOR STAKEHOLDER ENGAGEMENT TOOLS FOR JEPPE PARK UPGRADE

“back to the basics”

Foster a community's sense of pride in, and ownership of, their public spaces



**Global Public Space Toolkit**  
From Global Principles to  
Local Policies and Practice



making a series of affordable, human-scale, and near-term changes

Lighter, Quicker, Cheaper  
evolving as a global movement



## 4.2.2 DICK AND RICK (CENTER OF URBAN PEDAGOGY (CUP) )

**D**ick and Rick is a tongue-in-cheek stylised children's story book designed to teach adults how to not mess up public space interventions. It tells a parallel story of a top-down, versus a bottom-up participatory approach to public space design. Dick and Rick promotes the idea that good community-engaged design practices can not only create good projects, but

also advance social justice. This is the intention with the Jeppe Park design process.

**“ be Rick's, not Dick's”**

For more information on Dick and Rick visit [www.welcometocup.org/file\\_columns/0000/0789/dick\\_rick.pdf](http://www.welcometocup.org/file_columns/0000/0789/dick_rick.pdf)

*Dick and Rick want to use their design skills to help communities. But they're not sure how to go about doing that...*



**Dick** is pretty sure he can think of a great project after seeing a story about a local community in the news.



**Rick** believes in the power of design and wants to support and strengthen communities.

He seeks out people in a nearby community to find out what's important to them.



IDA

Joburg

a world class African city

Where's the best spot?

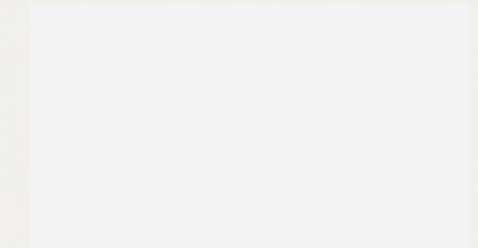
Where do you want a bench  
Or more trees?

You play soccer? Or prefer  
dance & music?

Take the right colour and  
place it at the right  
place in the park  
where you think it should  
be!

(For big terms use 4 sheets of  
cardboard, each sheet is a  
corner list thing)









All ages are invited

Leaving a mark on your neighbourhood



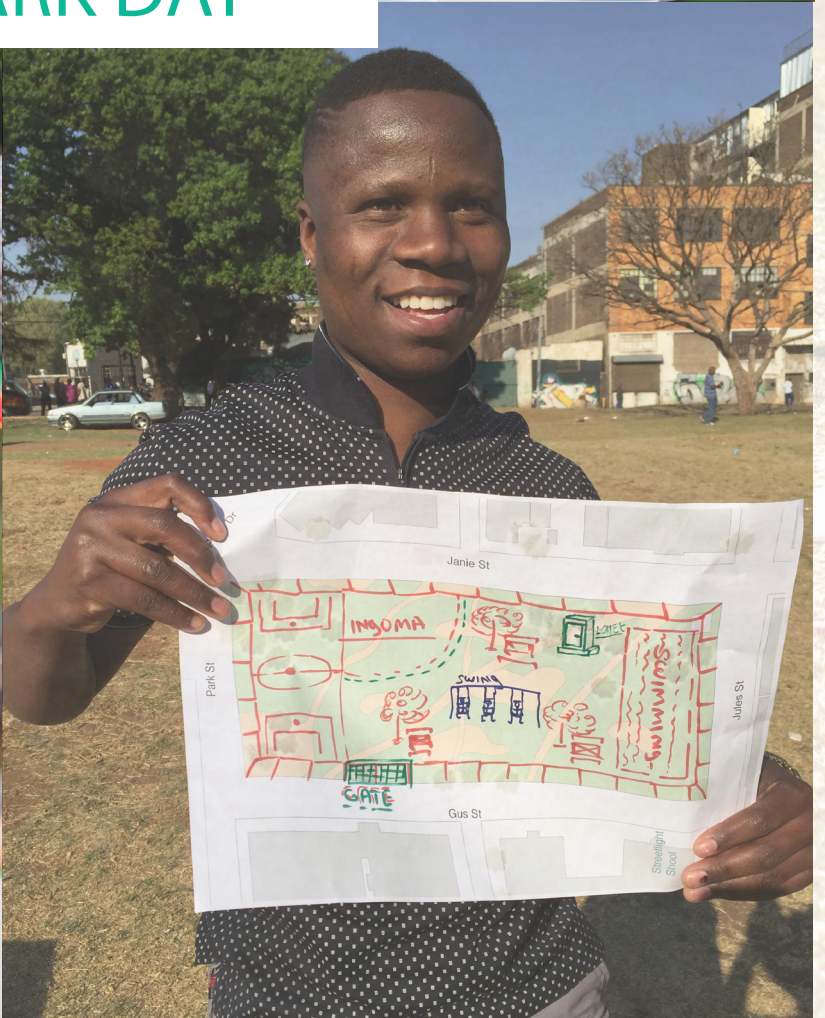
A hand made bench is a great amenity to the space

Use of local materials kept cost low





# "OUR PARK DAY"





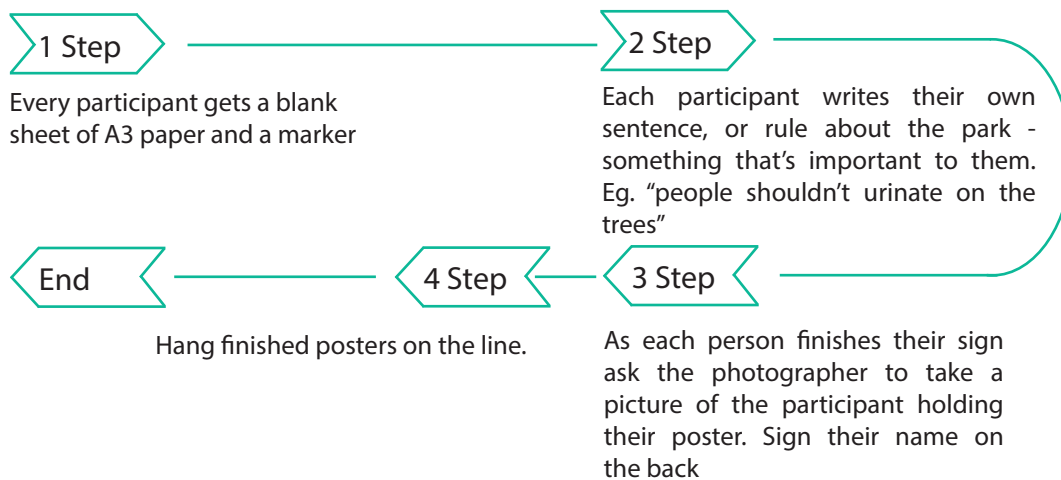
## 4.3 TOOLS, STAKEHOLDER ENGAGEMENT ACTIVITIES AND RESULTS

The five activities outlined below were used to extract and understand park users' thoughts and ideas about Jeppe Park for the upgrade design.

Each activity and its intended outcomes are described below. Below each activity are the design outcomes that were learned through the process for that activity.

### 4.3.1 TOOL ONE: "OUR PARK OUR RULES"

Description:



Intended Outcomes:

**Increase** participation/ownership of the park. People who haven't been present at the workshop get to see what their peers think is important about the park.

The photos (participant + rule/sentence) can be used to make a collage. This can be used as a poster, which should get fixed permanently in the park. Not only the participants but even other people, develop ownership towards the park.

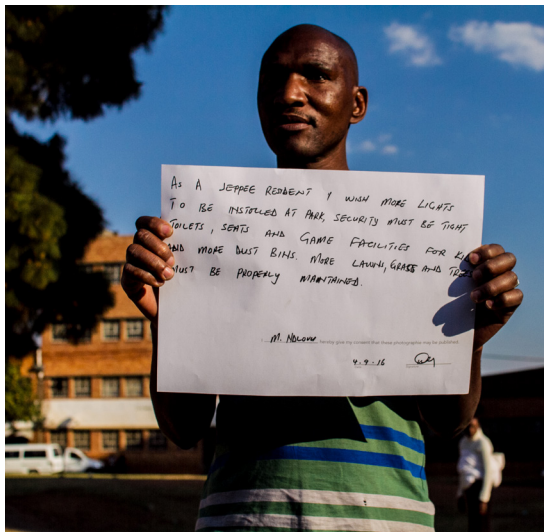
**The activity** also puts the community in charge of deciding on the rules for Jeppe Park. Those who weren't part of the day see the poster of their friend holding up the sign they made which says "pick up your rubbish" which can have greater impact due to peer pressure than say a City Park sign that says the same.



## Results:

This activity brought to the surface some interesting ideas

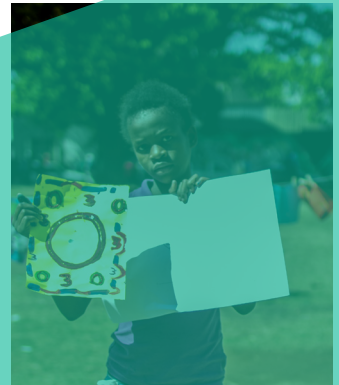
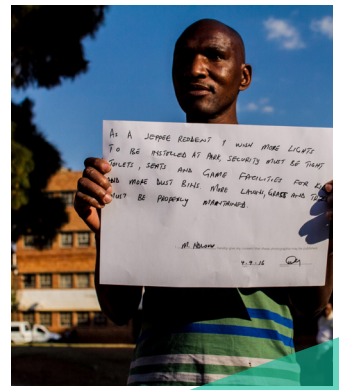
- “we need security in our park”
- “I want more lights to be installed, game facilities for kids and more rubbish bins”
- “keep the park secure and clean”



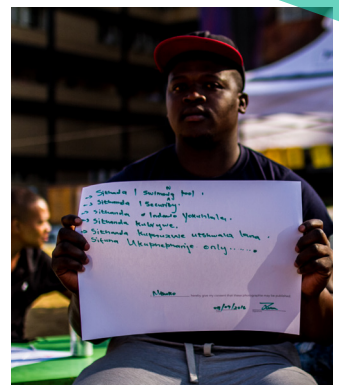
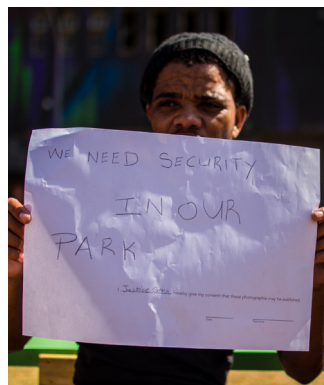
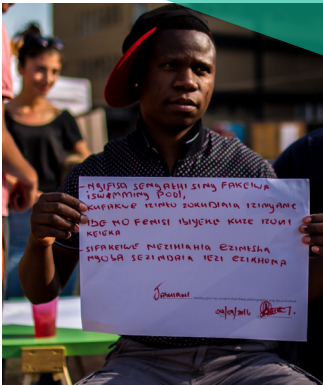
Next steps is to print some outdoor signs to put up in the park to promote the rules for Jeppe Park that the community wants to see. This, we believe, will begin to promote a culture of care for the park and begin to curb issues such as littering, public urination and safety.







# STAKEHOLDER PARK RULES





## 4.3.2 TOOL TWO "I LIKE, I DON'T LIKE"

### 1 Step

Take a large sheet of cardboard. Draw a line down the centre and write headings on each side " I like" and "I don't like"

### 2 Step

The participants should write a word or a sentence, what they like and what they don't like"

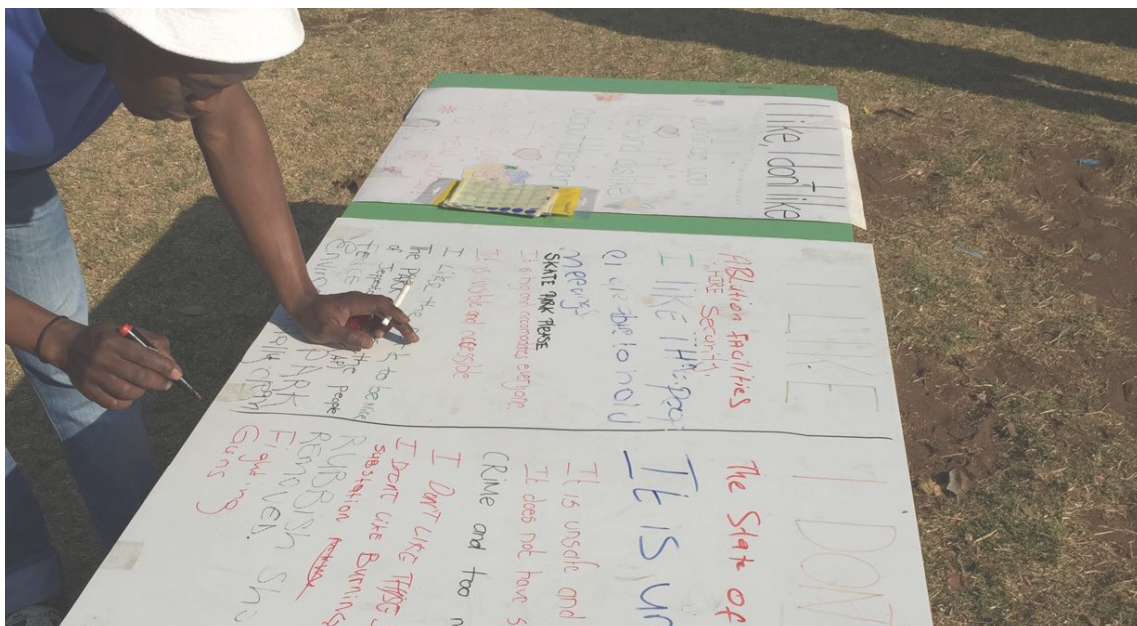
Eg. "I like that the park is so big"  
"I don't like that it's not safe at night"

### End



### Intended Outcomes:

- The wishes and priorities of the stakeholders concerning their usage of the Jeppe Park get filtered.
- Compared to the strategy ( I want a ... ) the stakeholders write down sentences which concern the existing situation of the park and are not starting to tell their wishes (which is a different activity).



## Results:

### I DON'T LIKE:

- not in a good condition
- crime, safety, robbery (x 13)
- risk of injury
- not peaceful enough
- cleanliness (x 8)
- no playground
- too dark
- no chairs/tables
- too much sand
- burning stuff around
- rubbish people should be moved
- smells like pee, because people pee in park
- no toilet

### I LIKE:

- a free park
- everyone feels free whenever they are chilling
- its big/huge (x 4)
- possibility to do sport activities
- to continue dance and music
- trees to create shadow
- because it unites us
- brings Jeppestown people together
- people are able to hold meetings
- it's visible and accessible
- accomodates everyone

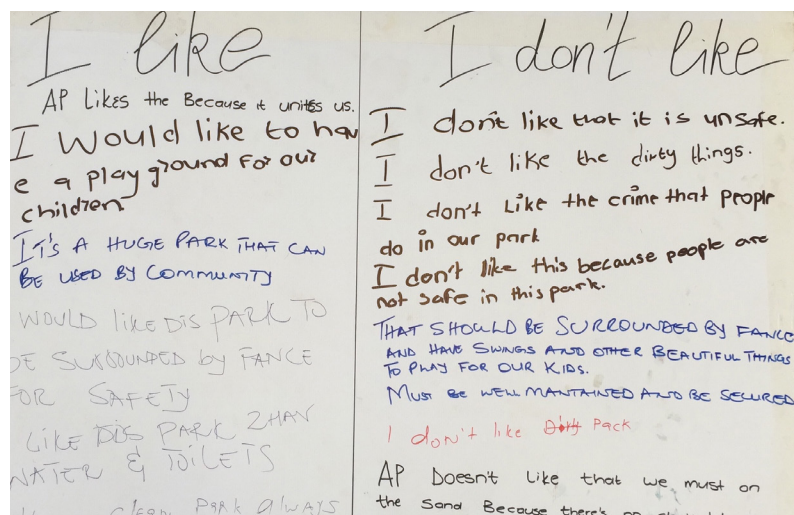
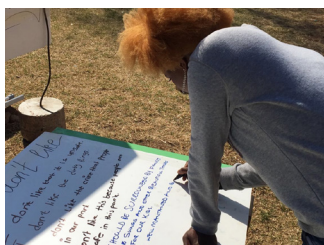
An overwhelmingly clear outcome from this activity was the majority of the community is concerned about safety in the park. This idea was amplified by 18 other voices making the same comment on this activity. The second biggest concern was cleanliness with 8 people mentioning this as something they don't like about the park.

One of the things people like about the park is that it is so big. Another user commented "it accommodates everyone" another person commented that Jeppe Park

**"brings Jeppestown people together"**

Participants: The results collated represent engagement across all stakeholder groups in multiple sessions which included mixed age-groups.

The most shared idea on what people





### 4.3.3 TOOL THREE “WHAT IS MOST IMPORTANT TO ME”

#### 1 Step

On a board are written features that could be in the park eg more greenery, tables, benches, play equipment, bins, light, open/ multi-use space , soccer / recreation place, toilets

#### 2 Step

Each participant gets two coloured sticky dots ( pink= highest priority , blue = second highest priority). The dots mean each participant gets two votes for what he/she wants to see in the park the MOST. Participants place the pink dot on the thing they want to see most and the blue dot on the thing they would like second most.

#### End

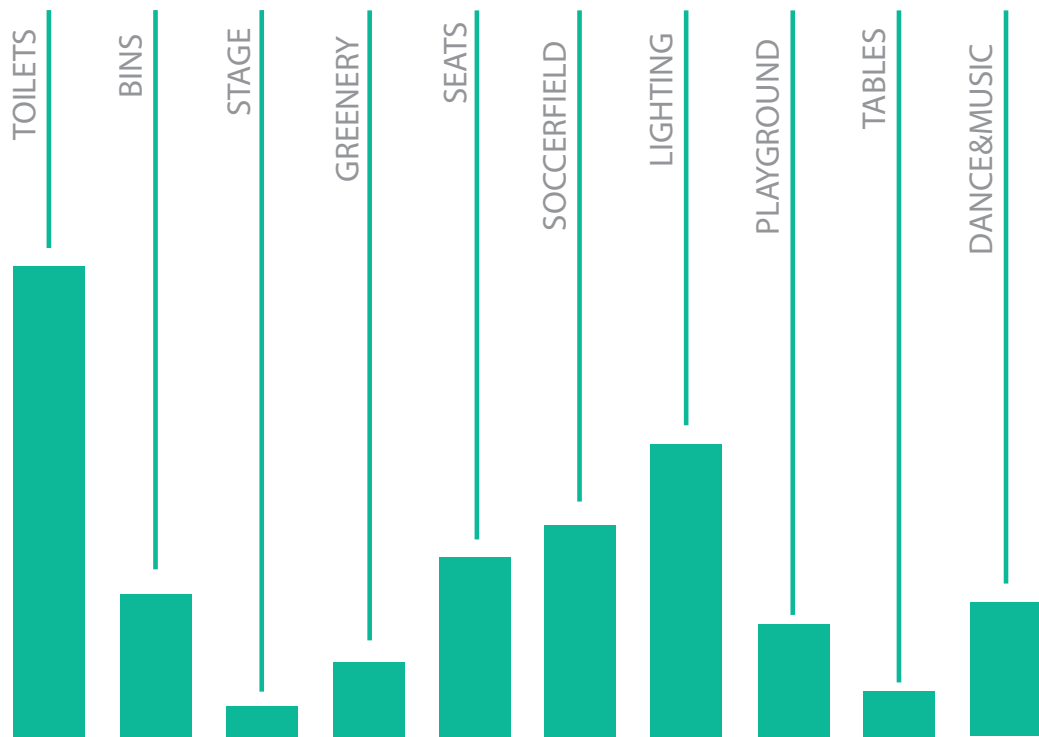


Intended Outcomes:

The park amenities Jeppe Park users value the most can be seen obviously.



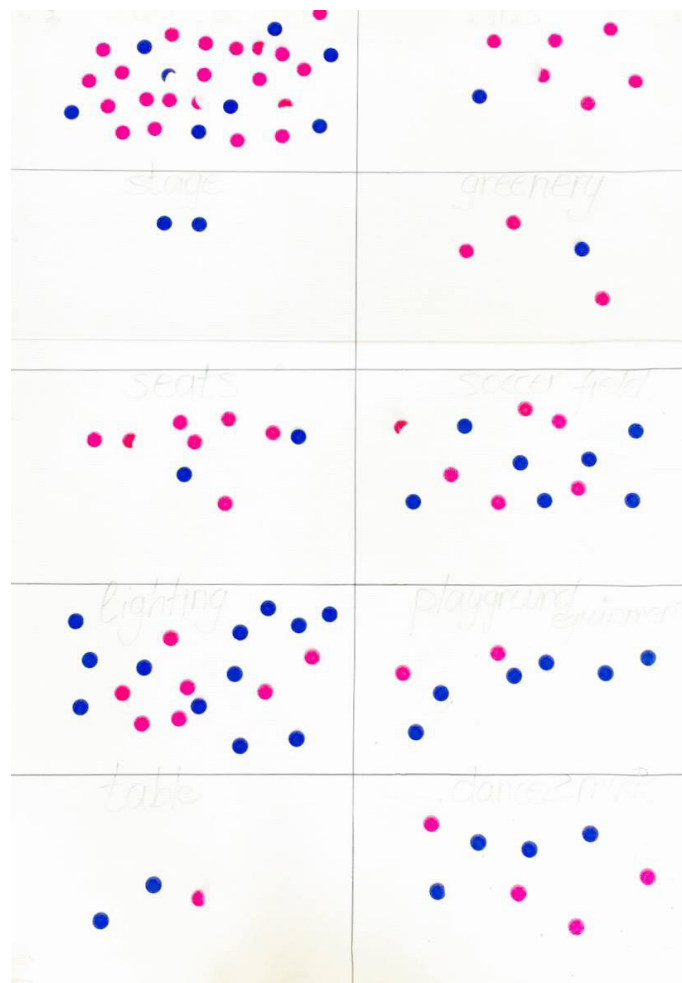
## Results:



**Results** from this activity were clear and easy to interpret. The improvement park users wanted most to see in the park was the construction of toilets. Second was lighting.

This correlates with the results from tool two which saw most people concerned about **safety** (lighting is seen as a measure to improve security) and cleanliness (toilets helping to curb the public urination).

Third most popular was a soccer field. **Playground** for kids was the 7th most popular intervention which was a surprise, we had predicted it would be higher on the list of priorities.





## 4.3.4 TOOL FOUR "DESIGN YOUR PARK"

### 1 Step

On the table are basic site plans for Jeppe Park in A3 marking

### 2 Step

Each participants takes a plan and draws his/her own design, e.g. what he/she dlike to see put into the park through the upgrade and where it should be placed.

### End

### 3 Step

The exercise can be done individually or in a group



### Intended Outcomes:

- the community draws the "master plan", so that the architects/ planners only have to analyse the plans to see what people hope to see in the park and where there is common consensus.
- Confirms the role of architect as facilitator, park users as experts.



## Results:



While there were limitations with this activity that should be considered, this was a great exercise that communicated some great ideas about what people would like to see in the park and where things should go.

When looking at the most common features people drew in the park **trees** were by far the most drawn item. Second most prevalent was benches, soccer field, security and bins. There were some great suggestions and consensus on where various elements should be placed such as the soccerfield, playground equipment etc that will be reflected in the design interpretation plans in section 6 of this report.

These results were interesting and also challenging to interpret. Some assumptions about what people were drawing had to be made. This might indicate the limitations of the task. Trees are easy to draw (especially for children), and might have led to disproportional representation of items that were easy to draw versus items that were more difficult to draw eg. Playground equipment. Secondly, because this activity didn't primer participants with ideas, many of the ideas explored could have been a reflection of current use and less imagination around what the space could be if thought about more laterally.



## 4.3.5 TOOL FIVE “WHAT WHERE?”

Description:

There are large pieces of card in 9 different colours. Each of them represents a different item in the park:

items	colour	number of sheets
ablution	black	5
lights	yellow	15
bins	pink	15
benches	orange	10
greenery	lime green	5
playground	light pink	5
church	cream	5
soccer/recreation	pastel green	5
dance/music	red	5

- Ask participants to take the sheets of cardboard and outline (each piece of cardboard as a corner of that object/activity) where each object/activity should take place in the park.
- A GoPro will document the placement-process.



Intended Outcomes:

The community draws the “master plan”, so that the architects/planners only have to analyse the plans to see what people hope to see in the park

and where there is common consensus.

Confirms the role of architect as facilitator, park users as experts.



## Results:

In practise we learned that this activity was the most chaotic to implement and we were not able to run this activity successfully enough to get conclusive results. On the days we did it, it was very windy and the pieces of paper ripped and blew away. Also, the children wanted to do this activity, but they were quite young and didn't really understand and they lacked the spacial awareness to understand what they placing the papers for. Results – inconclusive.





## 5.0 OVERALL RESULTS AND OUTCOMES

The community engagement process happened over a number of sessions with a number of different stakeholder groups and the general public. The five main stakeholder groups were all consulted individually because their use of Jeppe Park is so specific. These five groups were:

- 1 The Soccer guys who practise in the park on weekdays from 4pm
- 2 Streetlight Schools' whose learners play, do PE class and school aftercare in the park
- 3 Sheme Church (Saturdays)
- 4 Ingoma cultural dancing groups (Sundays)
- 5 Jeppe Hostel (Sunday am – multiple small clan groups meetings in the park.



For the general public 'Our Park Day' took place on Sunday September 4, 2016 from 10am - 5pm. It was advertised one week prior. 700 flyers and several posters were printed and distributed to alert the public of the event and invite their attendance. Our Park Day was scheduled as a whole day event with free-flowing activities that people could participate in at any time for any length of time they wanted to spend on it – allowing a greater number of people to participate throughout the day. In addition to the formal sessions, informal conversations with park users at various times have been conducted by the Bjala research team (see pictures 6-8 below). These have happened regularly over the period of a few weeks throughout August and September.



Below, the results from individual stakeholder groups are reported. These insights are great and informs a way forward for maximising already good space utilisation. These results are reported separately for individual stakeholder groups because their preferences might not reflect consensus of the general public.



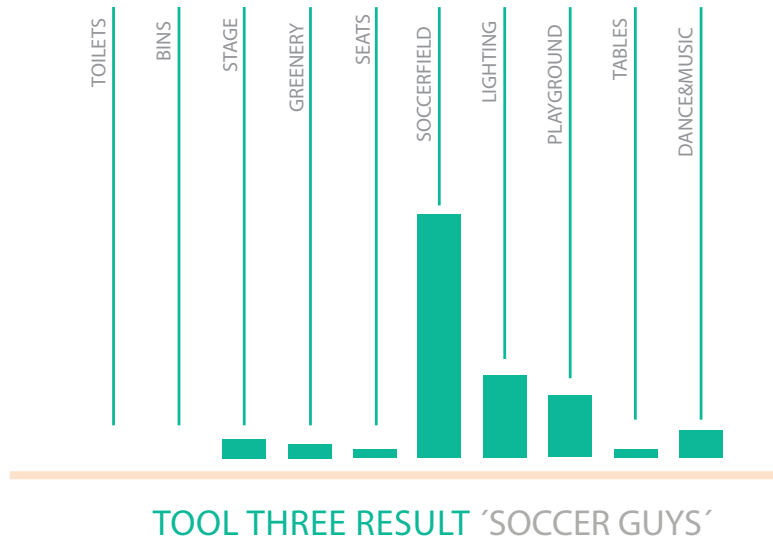
For example, our **stakeholder engagement session** with the soccer training guys would result in every person expressing a desire for a soccer pitch, whereas the same activity with the general public did not have the same consensus. Outcomes from the soccer and Streetlight Schools consultations are below. Upon individual consultation with Shembe Church, they nominated to send delegates to 'Our Park Day' to represent the views of the church (which they did); our invitation to Jeppe Hostel for input was made via the Induna's (see invitation page 45, at this point we still await an outcome from that invitation and will continue to follow up).

**NEXT STEPS** Now that initial consultations have taken place with all the main stakeholder groups and the public, these will be interpreted into draft one of the design interpretation. These will be re-presented back to groups for feedback, adjustments and reiterations. This process will be ongoing for the next few months until the community is confident this is the design that represents the communities wishes for the park accurately and is achievable for the resources available.



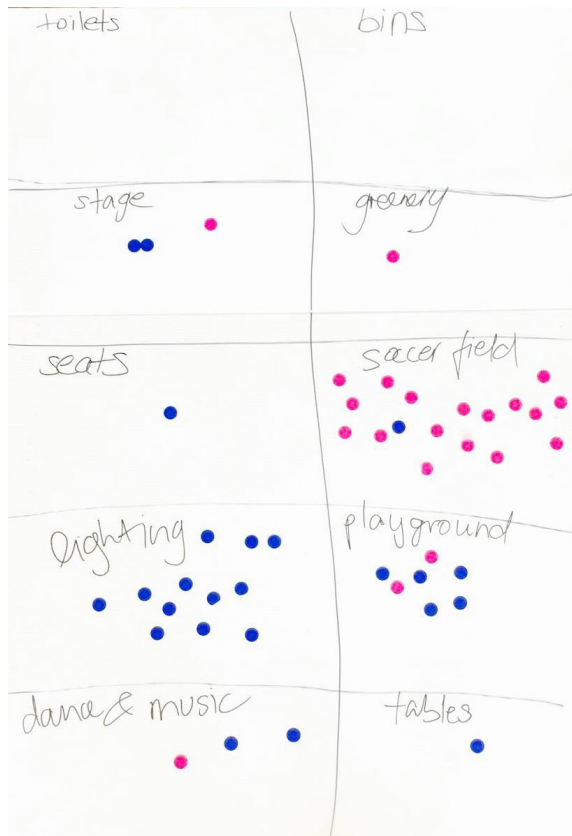


## 5.1 OUTCOMES OF TOOL THREE SOCCER GUYS



### Results:

The outcome of the session highlighted how necessary it was to do the workshops separately with each stakeholder group. Each stakeholder group has diverse opinions on the park.

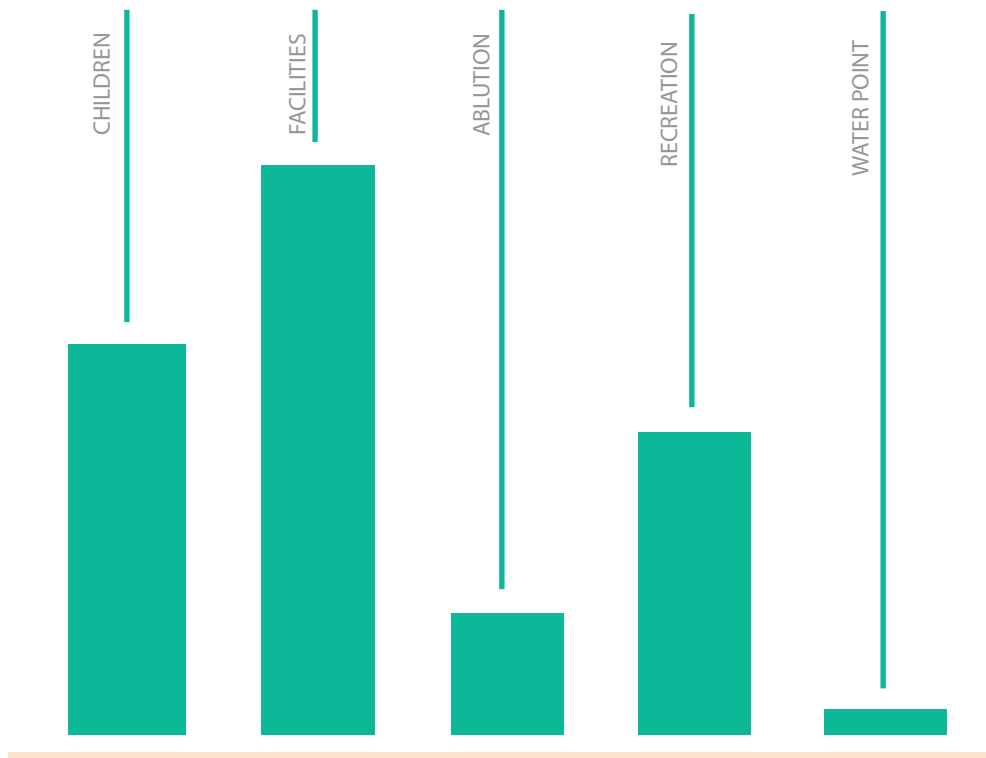


completed workshop board after the workshop

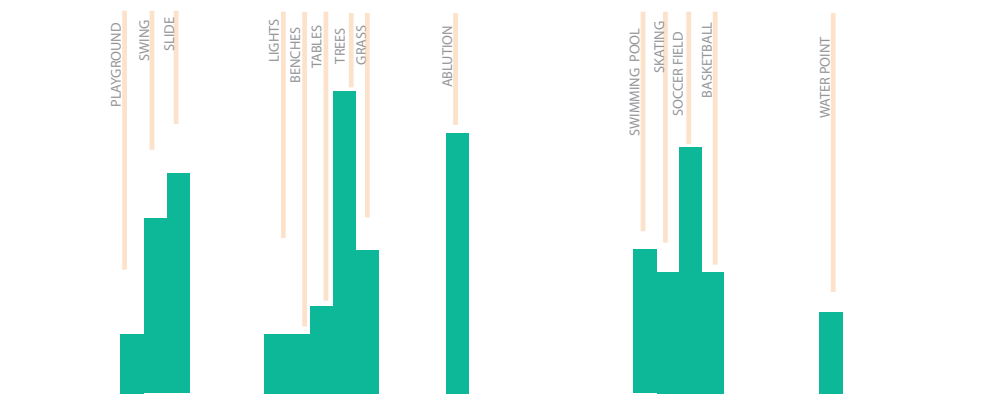


soccer guy's team during their practise

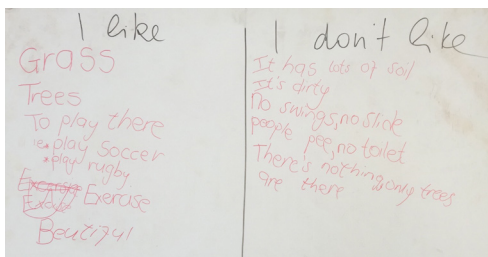
## 5.2 OUTCOMES OF TOOL TWO AND FOUR STREETLIGHT SCHOOL



Total outcome of workshop two and four summed up in main categories



Detailed outcome of workshop two and four. Each category split up in detailed wishes



Completed workshop board after the workshop



Inputs were written down by the teachers of each class



Kids sharing what they like and don't like



## 5.3 JEPPE HOSTEL INDUNA`S

20th September, 2016

Dear Jeppe Hostel Induna's,

Johannesburg City Parks have expressed an interest in improving Jeppe Park. We are collecting ideas from park users on how they would like to see Jeppe Park improved if funds were made available. May we request you to lead gathering the thoughts of Jeppe Hostel residents who use the park? Any suggestions on what kind of things they would like to see put in the park or any design ideas they have will be welcomed. These will be put together and considered alongside ideas other park users have shared.

Bjala has volunteered to collect the ideas Jeppe residents have for improving the park. Bjala has been having meetings with City Parks for about 2 years trying to get them to see Jeppe Park as an important place and worthy of an investment of City funds in upgrading. We believe City Parks is very close to making a commitment to upgrading the park. We think it will strengthen the case a lot if they can hear from the voices of Jeppe about their desire to see the park improved and the ideas they have to share.

Thank you so much for leading the collection of ideas from Jeppe Hostel residents. Please share your feedback by Thursday 29 September. May we request you use the attendance register attached to record who contributes to the ideas shared.

Many thanks, as a collective community in Jeppestown I'm sure we are all looking forward to the day when beautiful Jeppe Park is improved and becomes an even better space for everyone in Jeppestown to enjoy!

Kind regards from:

In association with:



Contact person: Malibongwe Sithole  
Community Liason Officer, Bjala

.....  
.....

Invitation received

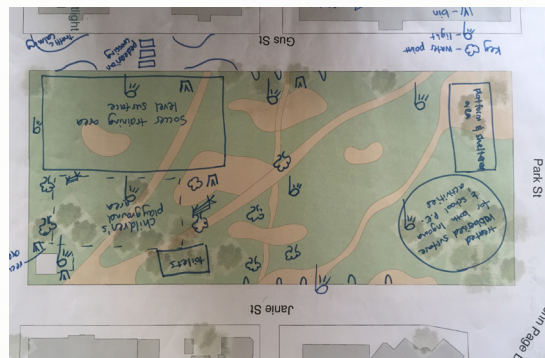
by: .....

Date: .....

Signature: .....



## 5.4 OUTCOMES OF TOOL FOUR SESSION 5 - BJALA



Park plans shared by the employees of BJALA

**RESULT** The Bjala team were interesting to consult separately because. Their offices are based on the 4th Floor of Bjala Square which offers constant birds eye view surveillance opportunity over the park. Bjala commissioned a park study in 2012, with the intention of motivating improvements to the park then, but the study highlighted to Bjala a very rich, community driven leadership and sharing of the space.

Bjala was a **new entrant to the area** at that stage and felt it was their role to learn more and **integrate as a community member first before attempting to lead change, even if the intentions were positive and intended for good outcomes.**



participation of the BJALA FOUNDATION employees





## 6.0 DESIGN INTERPRETATION

The Design Interpretation is based on a summary of the outcomes of the workshops and on communication with all stakeholder groups who have a relationship to Jeppe Park.

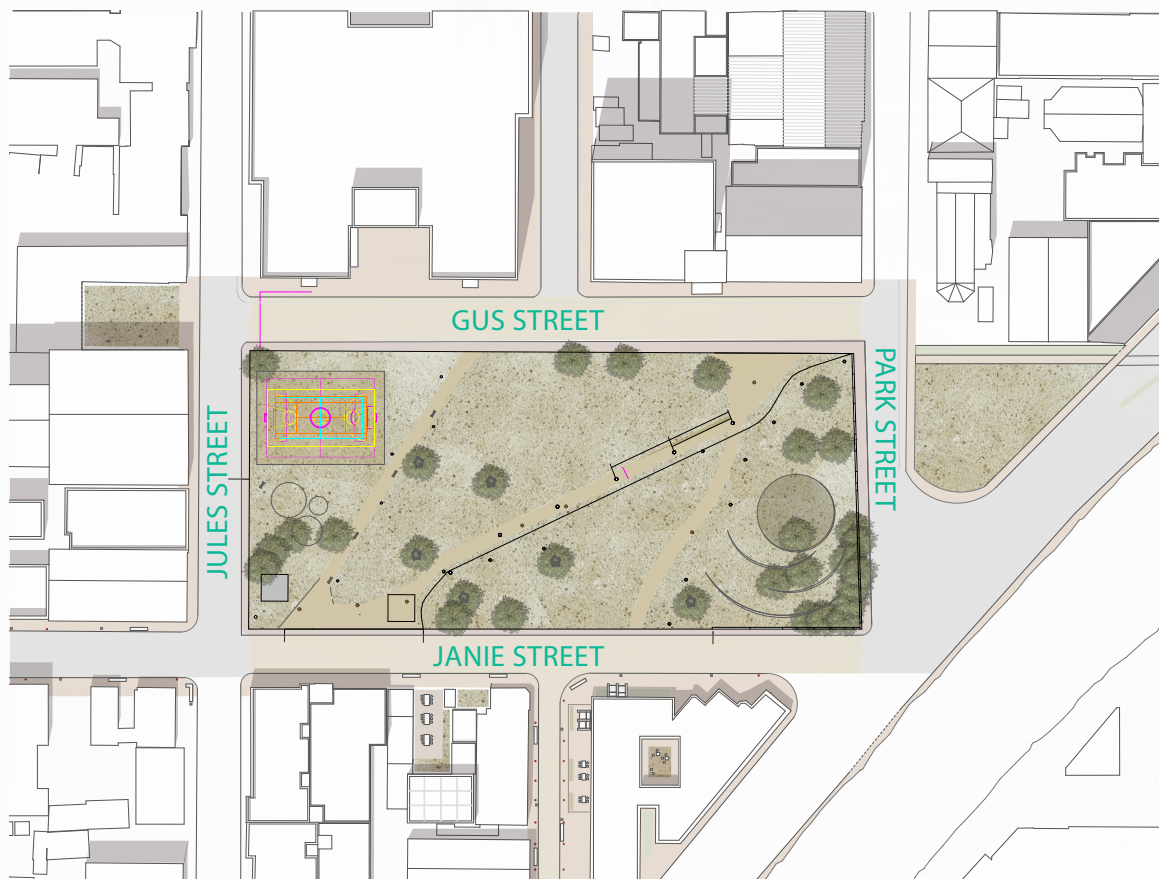
The Design in this version of the document is the first interpretation. This will be re-presented back to the community and the various stakeholder groups to refine and improve it further until the final version.

This design balances preferences expressed by the stakeholder groups; realities about park use made through regular surveillance and observation; the tale told by physical characteristics on the park such as desire lines for preferred pedestrian routes; and what is practical in terms of technical and construction limitations, long-term sustainability and budget.

See the design plans on pages 49 to 51 and also a description on the following pages of the main design elements.



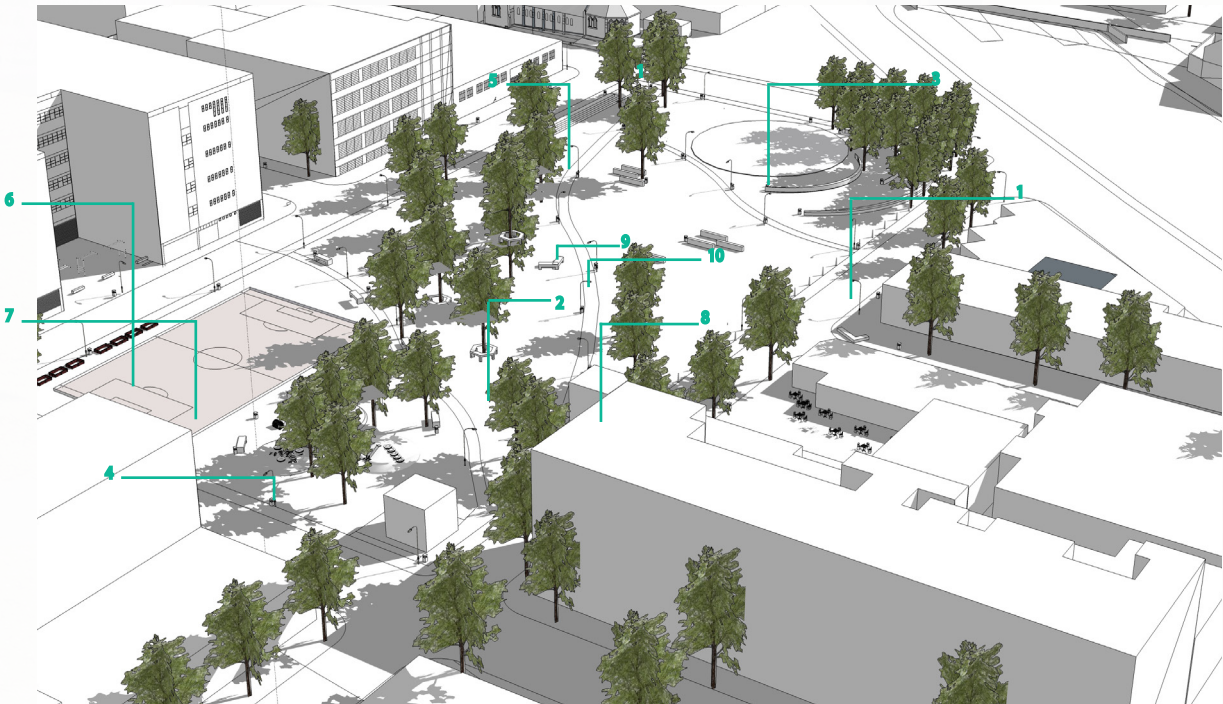
Location of Jeppe Park



Park design proposal based on the wishes and outcomes of the community engagement



# 6.1 DESIGN INTERVENTIONS



## DESIGN INTERVENTIONS AND THEIR REASONS

### BOLLARDS



- functional
- durable

- to prevent illegal entry of cars into the park
- to reduce public consumption of alcohol in the park (related to cars entering the park and opening their boots full of alcohol [car bar])
- to protect edging (exposure to erosion damage from cars)

### BENCHES



- attractive
- functional
- comfortable

- placement near to pathways
- placement near to naturally shaded areas
- placement around trees to curb public urination on trees



## 6.1 DESIGN INTERVENTIONS

### MULTIFUNCTIONAL EVENT PLACE



- functional
- durable
- comfortable

- treated surface ( recycled rubber ) for events such as ingoma dance competition
- doubles as a good surface for free play area for children.
- sitting opportunity -> the audience doesn't have to stand more people, also families can participate. Increased visibility.

### PLAYGROUND



- safe
- sustainable
- fun

- big enough for many children-connected with benches which surround it, so that parents can sit there and spent time in the park using available materials
- include education ( eg. games on the benches ect.)

### RETAINING WALL



- communicative
- effective
- innovative

- instead of bollards or a fence a natural sitting opportunities, to increase passive surveillance and this improve security.
- seating also communicates with the facing industrial building and makes the whole area more friendly



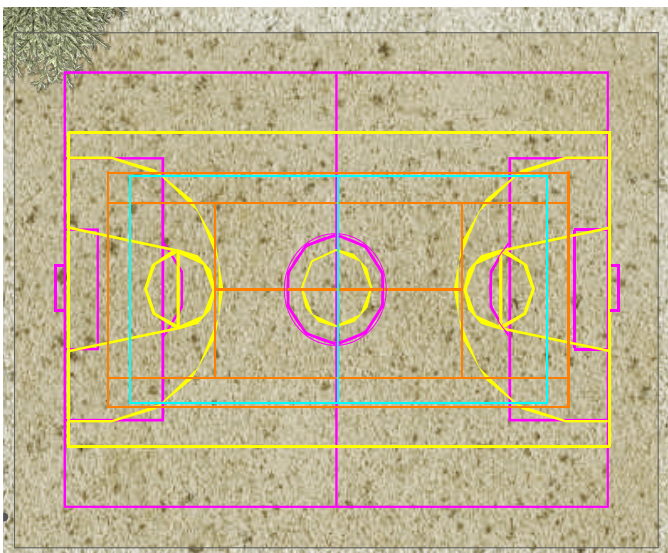
## URBAN GARDEN



- functional opportunities
- community building

- people without a garden can plant vegetables etc ...  
-> ownership
- more active/ attractive
- increases livability

## MULTI-USE SPORTS USE



- multi-use
- new use
- practical

- the workshops revealed that there is not only soccer as a sport activity desired by the community.
- a multiuse sports court where also different activities can take place services more people and also allows continuation of space for non-sport activities.
- flat surface, so that the ball cannot run off easily into the street and interrupt play.

## BINS



- high community priority
- clean
- basic requirement
- positive reinforcement

- no concrete so people can't use bins as incinerators
- combined to benches/ near to pathways or places, where the most activation takes place. When people sit (usually to eat), there is a bin nearby for disposal of trash.
- combined with light, so they are visible also at night (avoiding illegal burning, because its visible)



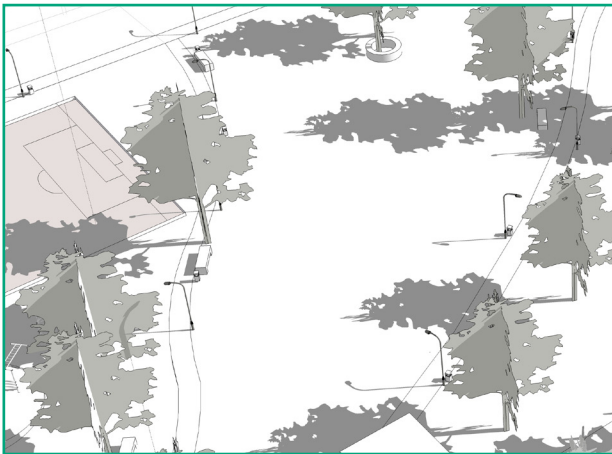
## LIGHTS



- night time increased visibility
- increase safety
- high community priority

- capitalise on local passive surveillance that is possible from the nearby buildings that overlook the park
- reduce crime

## ABLUTION

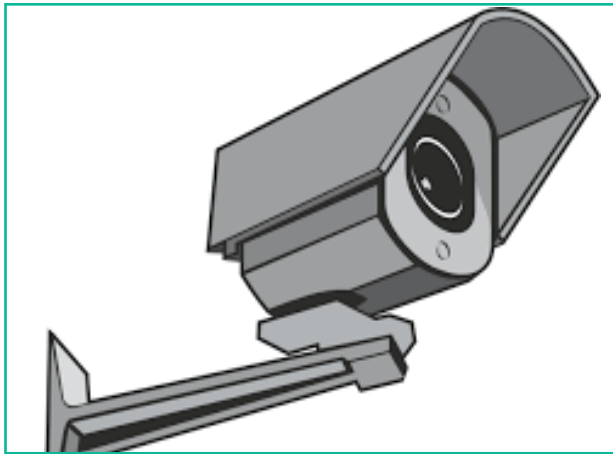


- increases public health and gender equality
- practical
- high community priority

- curb public urination and address health concerns related to high concentration of urine in the park, broken glass, children without shoes etc.
- women are marginalised through the absence of toilets. Men relieve themselves freely on trees, but women cannot do the same and there are not public toileting facilities in the near vicinity. (this happens regularly as Shembe Church and Ingoma dancing are all long events).
- located at the border of the park, to increase passive surveillance from the security across the street
- safety design - applying lessons learned in design for ways that design can increase safety (permeability at bottom and top to allow line of sight at foot level - can see if there are two people in a stall - rape prevention) and noise to travel in case of crime (will allow noise to travel to hear a woman screaming for example), smallest size of stall possible to restrict entry of more than one person into stalls, lockable at night. (for more information see Appendix A)



## SURVEILLANCE



- reduce crime
- increase safety

placement of surveillance camera's on façade of Bjala owned buildings (Bjala Square and 35 Jules facing the park, particularly focussing on surveillance of the ablu-tion block (placement on Bjala buildings at recommendation of JCPZ. Track record of damage to surveillance equipment in City Parks is not good, but JCPZ believes that if the line of sight from the Bjala buildings is sufficient, they will be more protected.



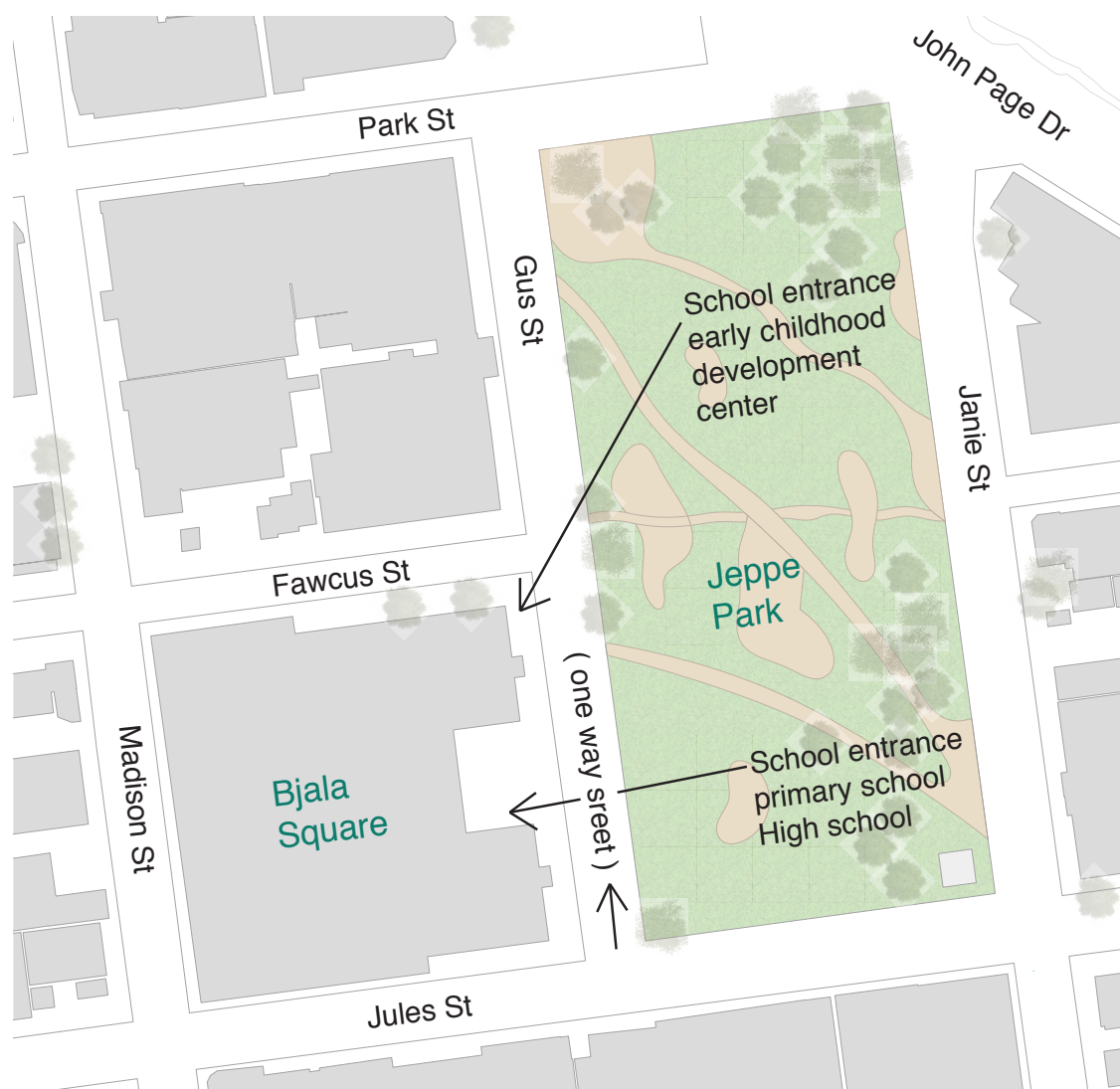
## 7.0 ADDENDUM

Beyond the Jeppe Park boundaries, there are two very important community projects that we request for inclusion in this upgrade if possible.

### 7.1 GUS STREET TRAFFIC CALMING/CLOSURE

Street calming or possible road closure on Gus Street between Jules St and Fawcus Street to allow for safe passage for children from Streetlight School Jeppe Park Primary campus that borders the park.

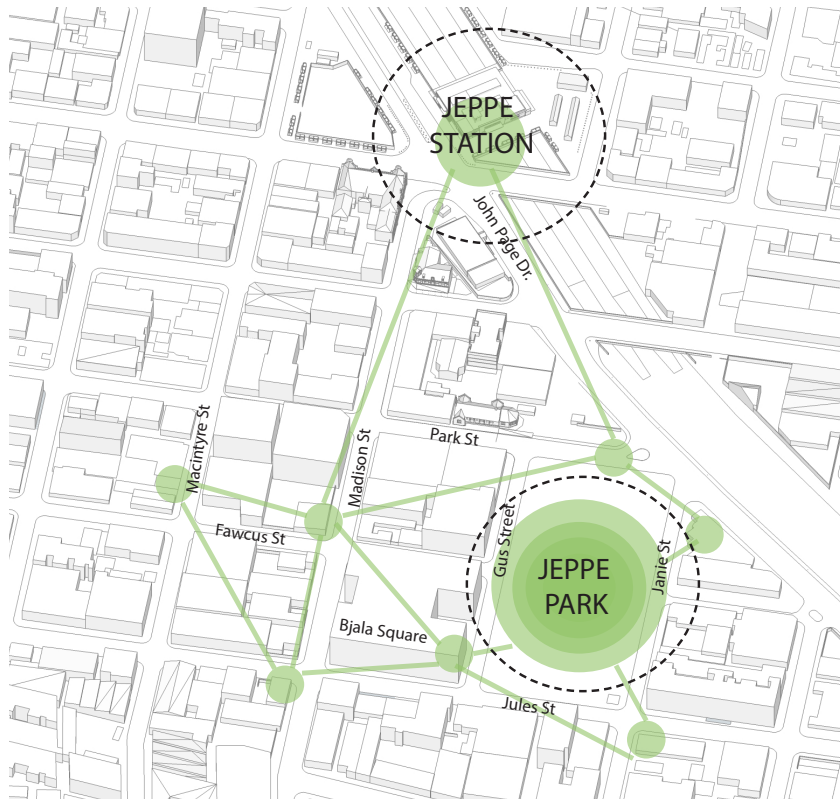
A Traffic Impact Study has been done on this road that confirms traffic flow on this road is extremely low, and closure of the road would have no major impact on traffic flow.



## 7.2 SAFE HUBS

Improving safety in Jeppe Park is connected to improving **neighbourhood safety**.

A **'safety hubs'** plan has been developed for the area that with simple and low-cost interventions increases neighbourhood safety. Safe hubs encourage pedestrian activity and street life in strategic areas that allow for lines of sight to link areas together and improve connections, passive surveillance and safety. This is an exciting and low cost pilot activity that could be considered as part of this project to improve neighbourhood and park safety.



## TOOLS



+ WIFI encourages pedestrians to safe hubs



+ Lighting encourages pedestrians to safe hubs and increases safety and passive surveillance



+ Benches increases pedestrian activity and increases safety and passive surveillance





## APPENDIX A

Appendix A briefly outlines infrastructure design/product preferences for key Jeppe Park upgrade infrastructure items – namely: toilets, bollards, play-ground equipment, public lighting and bins.

### Toilet Design and Public Safety

It's a sobering thought to take stock of the impact design can have on public safety. Kelly Sundberg from the Safe Design Council asserts that "To ensure public safety and security in today's cosmopolitan centers, it is important for government and corporate leaders to extend beyond their current policing and security efforts by considering innovative new means to prevent crime and ensure public safety – in particular, considering how the design of public and private spaces can improve safety and security". (2013 <http://www.safedesigncouncil.org/preventing-crime-through-informed-urban-design/>)

It is vitally important to conduct thorough design research at the planning stage of a project, particularly a public space project to ensure simple, easy, cheap opportunities to improve safety are not missed.

The Jeppe-based team that worked on the Jeppe Park upgrade worked hard to do this. Of particular importance was understanding how toilet design could improve public safety, reduce instances of rape, vandalism, increase safety for children and reduce the need for maintenance.

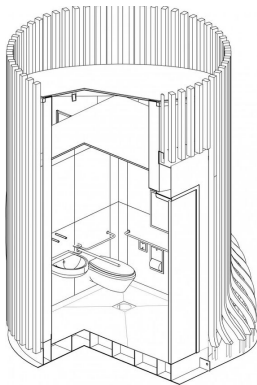
To understand this, both desk research of best practise internationally was conducted as well as thorough consultation with City Parks Capital Development and Operational teams to understand City Parks' lessons learned through their many years of experience and their tried and tested designs for public toilets.

Below is a simple summary of design features (collated through research) that both improve public safety and increase durability:

Design action	Logic
Transparent area at the bottom and top of all walls and doors	This makes it hard to hide and allows noise to travel so that in case of an incident of crime shouts for help can be easier heard
Highly visible entrance and wash area.	Absolute privacy is only for toilet cubicle and urinal area. Hand washing area should be visible from toilet entrance, even outside the toilet if possible. This makes it more difficult to hide acts of crime. Windows can be used to increase visibility when walls are necessary.
No hidden corners	There should be a flow of sight into every space except the toilet cubicle. No plants or structures that creates corners or hiding spots
Small toilet cubicles	Room for one person only inside a toilet cubicle. Makes it hard to collude on crimes inside a toilet cubicle out of sight and makes it difficult to force a person in in case of intention of rape.

Deny access at night. Lock overnight.	Prevents overnight crime and vandalism when passive surveillance is low.
Good lighting	Prevents overnight crime and vandalism when passive surveillance is low.
Position and orientation of toilets should allow for maximum passive surveillance	Positioned in high traffic area.
Control structures outside toilet that can block visibility and reduce passive surveillance – e.g. shrubs etc.	Blocks visibility, decreases passive surveillance.
Build with robust materials that are hard to damage	<p>Avoid things like glass and mirror that can be smashed. Brick, concrete, stainless steel are durable materials. Remember that the open tops and bottoms of walls will increase wind, dust and water flowing through the structure. It will therefore need to be built in a way that mitigates wear and tear from these factors e.g. Raise slightly to avoid flooding during high rains, surfaces that are easily cleaned by wiping.</p> <p>Due to weather permeability of this structure it will need to be cleaned daily – the community should help with this. In the case of Jeppe Park, Bjala volunteers to organise this and mobilise cooperation and effort from the local residential and business community.</p>

Below are some examples of designs gathered during research that show how some of the features above have been achieved creatively and maintaining high levels of visual appeal:



### **Build with robust materials that are hard to damage**

Avoid things like glass and mirror that can be smashed. Brick, concrete, stainless steel are durable materials. Remember that the open tops and bottoms of walls will increase wind, dust and water flowing through the structure. It will therefore need to be built in a way that mitigates wear and tear from these factors e.g. Raise slightly to avoid flooding during high rains, surfaces that are easily cleaned by wiping.



### **Small toilet cubicles**

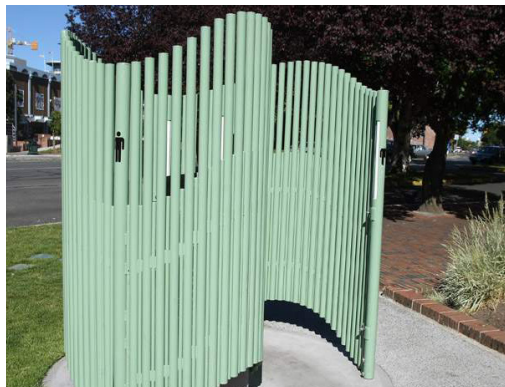
Room for one person only inside a toilet cubicle. Makes it hard to collude on crimes insight a toilet cubicle out of sight and makes it difficult to force a person in in case of intention of rape.





**Transparent area at the bottom and top of all walls and doors**

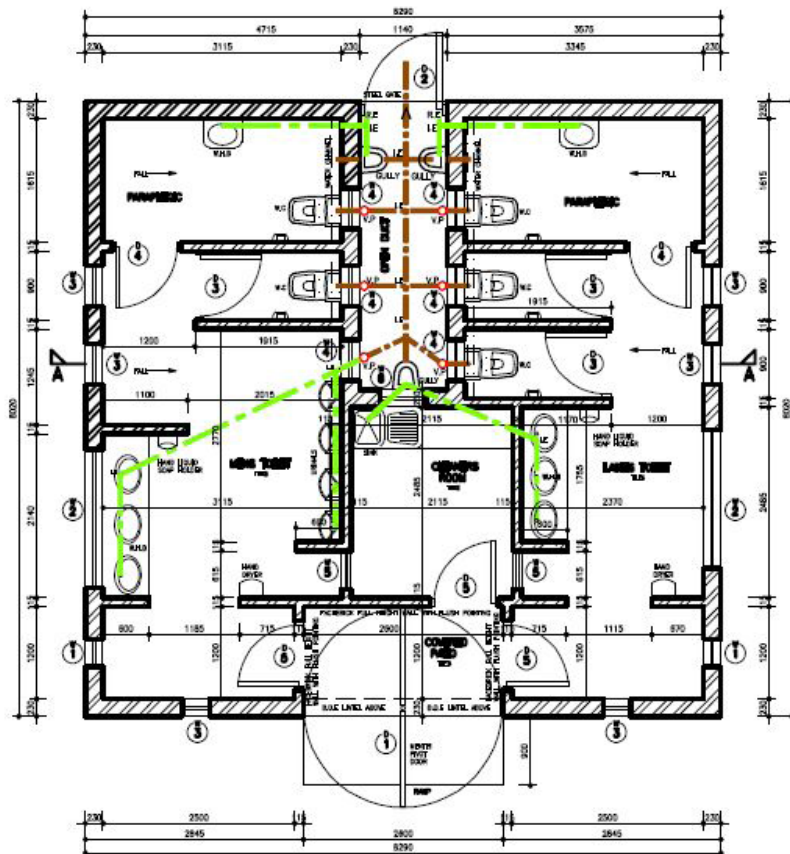
This makes it hard to hide and allows noise to travel so that in case of an incident of crime shouts for help can be easier heard



**Highly visible entrance and wash area.**

Absolute privacy is only for toilet cubicle and urinal area. Hand washing area should be visible from toilet entrance, even outside the toilet if possible. This makes it more difficult to hide acts

Below is a toilet design that City Parks have improved over various iterations and are pretty happy with how this design improves public safety.





## BOLLARDS

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Fig. 1



Fig. 2



Fig. 3

### Design - Checklist for bollards:

- Distance between bollards should be small enough that a car cannot pass through.
- Height should be low so it doesn't resemble a fence, but not so low a car can drive over it.
- Friendly-looking – mustn't make the space begin to look like a prison. A paintable surface could help with this – eg. Concrete.
- Tough – taxi's will try and break them to get into the park. This should not be possible.
- A section of bollards that are locked and can be unlocked and let down to allow for car access into the park when permitted.

Availability: <http://www.vanstone.co.za/>  
<http://www.wilsonstone.co.za/products/landscaping-products/bollards/>



## PLAYGROUND



### Design - Checklist for playground:

- Long-wearing durable material – increase life-time of equipment and reduce maintenance
- Strong, weather-resistant joints that don't poke out and pose a safety threat to children
- Floor mounted
- Long-wearing safety flooring. To reduce injuries resulting from falls from play equipment. We prefer recycled rubber epoxy safety flooring.
- Positioning – away from danger areas – like road with busy traffic
- A small barrier/zoning material that denotes this is a special area for kids. Also, given that there is an Early Childhood Development Centre located on the edge of the park, we recommend a low fence whereby younger kids cannot exit the playground without an older person opening for them. It would also prevent them from blindly running into the road from the playground, if say their ball rolls away and they chase it.
- Easy to clean surfaces

Availability: <http://www.microzonetrading980.co.za>  
<http://www.playgroundworld.co.za/steel/>



## MULTIUSE PLAYGROUND

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Fig. 1

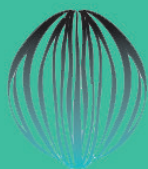
### Design - Checklist for Solarlight:

- We strongly prefer solar lighting for the Jeppe Park upgrade.
- Battery and anything that may have market value and be a theft risk should be design-positioned well out of reach. At the top of the light is an option, but this make maintenance difficult
- Light positioned at a height that provides a good radius of light
- Extremely powerful lumens to give adequate lighting at night
- Enough battery charge to provide light at full strength for an entire winter night
- Back-up solution for charging batteries after consistent days of low sunlight
- Long-wearing bulbs so that changes are not frequent or expensive

Availability: <http://www.genluxlighting.co.za/roadway-lighting/>



This document represents the Jeppe communities' interests in Jeppe Park and our ability to organise ourselves, share ideas and communicate them. A lot of community resources time, cost and cooperation have gone into the development of this document. We request to any contractors involved in this project going forward, especially urban design and landscape architect teams that this be remembered and respected. We request that any design departures from the recommendations outlined in this project be negotiated collaboratively with the community.



**BJALA**  
FOUNDATION