



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

HOW A DIFFERENCE IN PARK PROVISION EQUALS DIFFERENCE IN THE COMMUNITY OF WESBANK

2015 IERM CONVENTION

JOHAN SWART

Making progress possible. **Together.**

LOCATION - WESBANK



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WESBANK – BACKGROUND

- **BUILD IN 1990**
- **REPRESENTS A NEW SOUTH AFRICAN COMMUNITY WITH NO SEGREGATION**
- **32 000 PEOPLE IN 1.61 KM²**
- **MORE THAN 60% UNEMPLOYMENT**
- **ONLY ONE FORMAL BUSINESS SITE – NO BUSINESS**
- **ONLY 10% OF REQUIRED SPACE FOR PUBLIC PARKS – 4.2Ha**
- **LINEAR DEVELOPMENT**
- **VERY ISOLATED BY MAIN AND ARTERIAL ROADS AND RIVER ON ONE SIDE**

WESBANK – LAYOUT



WESBANK – CHALLENGES

- **VERY HIGH SCHOOL DROPOUT RATE – ALL AGES**
- **DRUG ABUSE, GUN FIGHTS AND GANGSTERISM**
- **VISITS TO PARKS BECAME BORING**
- **VANDALISM – GYM EQUIPMENT**
- **27 ZONED PUBLIC OPEN SPACES**
- **SIZES 248 – 2420m²**
- **EXISTING FACILITIES OVER UTILIZED**
- **PARKS BECAME DILAPIDATED AND DUMP SITES**
- **NO PARK DEVELOPMENT FRAMEWORK FOR WESBANK.**
- **FORCED TO DO THINGS DIFFERENT IN ORDER TO CHANGE THE LIVES OF THOSE TRAPPED IN THE DEVELOPMENT**

WESBANK – CHALLENGES



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WESBANK – CHALLENGES



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WESBANK – THE COUNTER FROM CITY PARKS

- **DEVELOP A PARK DEVELOPMENT FRAMEWORK FOR WESBANK.**
- **INVOLVE THE YOUNGSTERS (10 and older) DURING PLANNING**
- **INVOLVE THE YOUNG GANGSTERS TO DO SECURITY DURING PROJECT**
- **INVOLVE THE UNEMPLOYED RESIDENTS**
- **TOTALLY DIFFERENT DESIGN CONCEPTS**
 - **HARDENED SURFACES/ SYNTHETIC TURF**
 - **HUMPS**
 - **SEATING/ PROTECTION**
 - **STEEL TREE CAGES**
 - **IMPROVED FENCING**
- **DIFFERENT EQUIPMENT AND PROCUREMENT METHOD – TENDER vs. RFP**

WESBANK – THE PRODUCT



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WESBANK – THE RESULT

- **GANGSTERS STILL ASSIST WITH CONTROL AND LOOKING AFTER THE FACILITY**
- **CREATED A DIFFERENT FEELING OF IMPORTANCE AND RESPONSIBILITY**
- **26'ers AND 28's GANGS ARE PLAYING SOCCER TOGETHER**
- **VIOLENCE DECREASED IN THE AREAS**
- **NEARBY RESIDENTS ARE EARNING AN INCOME**
- **COMMUNITY HAS TAKEN OWNERSHIP**
- **COMMUNITY PRIDE**
- **NO VANDALISM**
- **MINIMUM MAINTENANCE/ REPAIRS**
- **OTHER COMMUNITY LEADERS IN WESBANK ENQUIRING ABOUT FUTURE DEVELOPMENTS IN THEIR BLOCKS**
- **NEW EXPERIENCE FOR VISITORS TO THESE FACILITIES**
- **MOTIVATE US AS PROJECT MANAGERS TO KEEP IMPROVING**

WESBANK – THE RESULT

***IT'S NOT THE CHANGES THAT ONE MAKES, BUT THE QUALITY
OF THE CHANGES THAT IMPROVES ATTITUDES,
SITUATIONS AND LIVES***



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Thank You

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