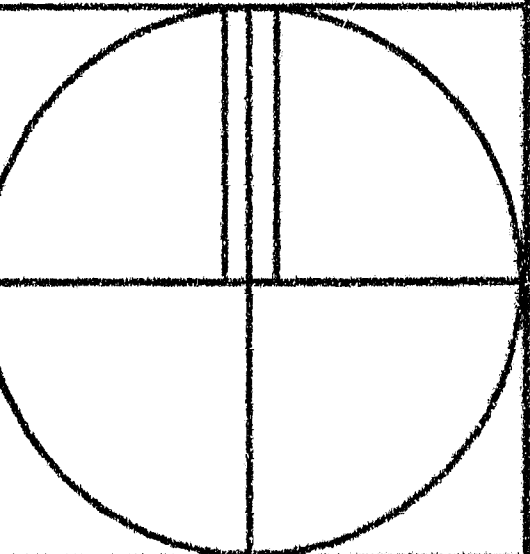


EXISTING LAND OWNERSHIP

The existing land ownership pattern within the Ellis Park precinct is extremely fragmented and varied. The predominant patterns are educational ownership. What is not reflected due to a lack of information is the ownership of the Athletics Stadium by the Council, as well as ownership regarding the rugby stadium and that of the Standard Bank Tennis complex. It is assumed that these all fall under public ownership, whereby the land is being leased from Council.

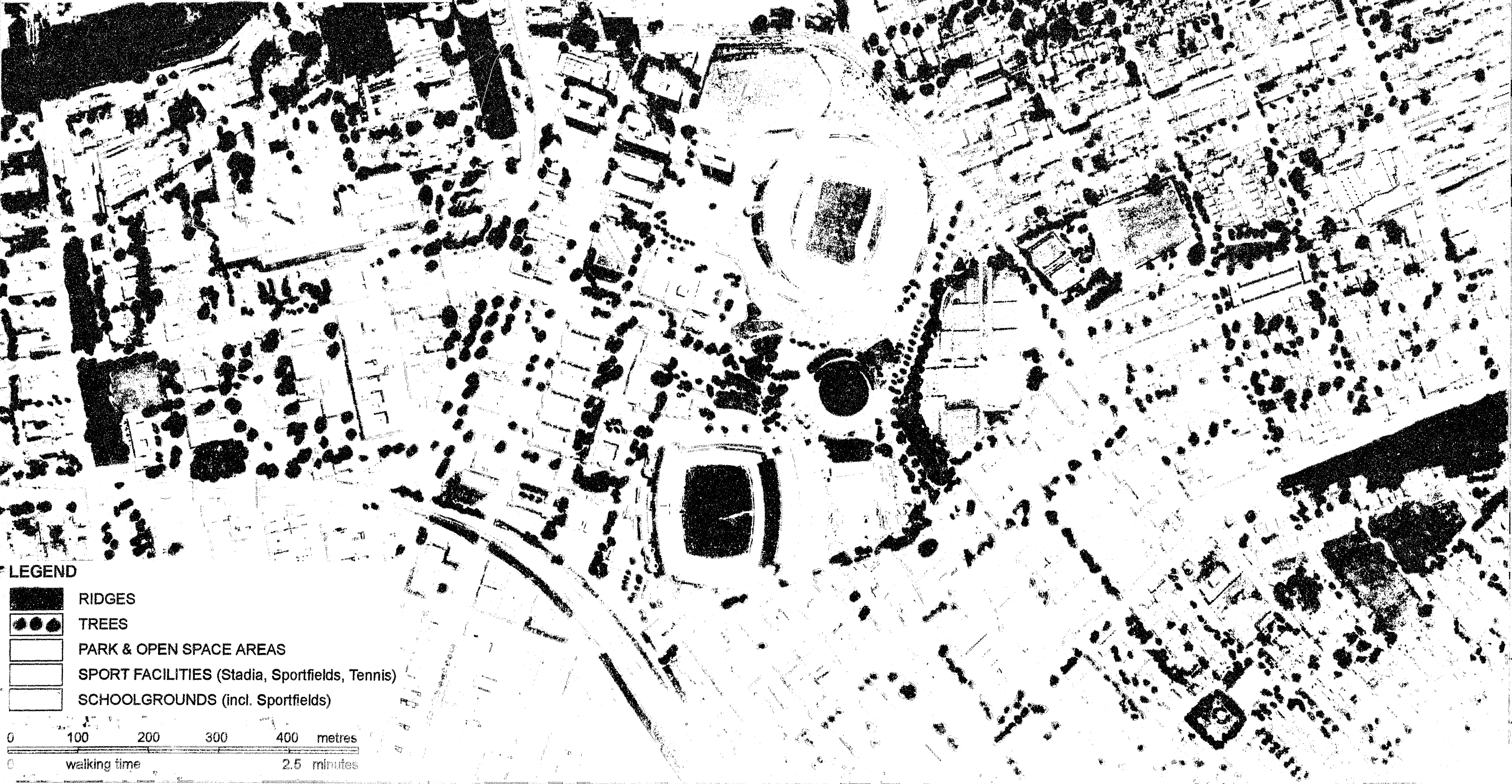


Recognition Stage - Analysis
EXISTING LAND OWNERSHIP
ELLIS PARK URBAN DESIGN FRAMEWORK



EXISTING OPEN SPACE AND VEGETATION

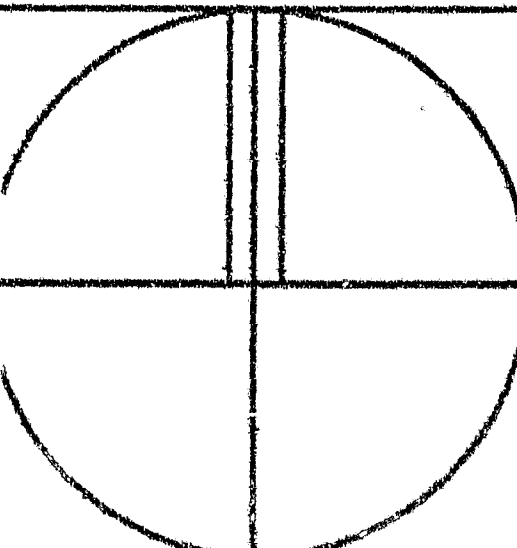
The existing open space and vegetation comprises a number of components, including the ridge system, a number of parks, various sporting facilities and a well established tree-scape (albeit sparser in certain areas). The ridge system and tree-scape dominate the open space character. The well established open space components, the ridge system and the extensive trees make a positive contribution to the existing environmental character, although the components are disparate and unstructured. In this regard the opportunity presents itself to develop a series of open space systems and enhance the overall environmental character of the precinct through restructuring, enhancing certain components and /or adding of vegetation such as trees.



Recognition Stage - Analysis

EXISTING OPEN SPACE AND VEGETATION

ELLIS PARK URBAN DESIGN FRAMEWORK



EXISTING BUILT FORM & "SOFT" BUILDINGS

The existing built form of the Ellis Park Precinct reveals the coarse nature of the existing buildings in relation to those of the surrounding areas. This distinctness in the urban fabric highlights the difference in building types between the adjoining areas, and that the Ellis Park precinct does not "fit" into the urban environment. This contrast can either be capitalised on as a positive aspect, by celebrating worthwhile buildings and structures as sculptural elements and / or as historic architectural landmarks. The converse being to "retrofit" buildings that are either visually inappropriate or have come to the end of their functional usefulness. The "retrofit" can be undertaken through demolition and redevelopment or the modification and re-use of the existing structure. In this context soft buildings and buildings of historic value (in terms of the National Monuments Council) have also been identified.



Recognition Stage - Analysis




EXISTING BUILT FORM AND "SOFT BUILDINGS"

ELLIS PARK URBAN DESIGN FRAMEWORK

EXISTING PUBLIC STRUCTURE & UNDEVELOPED LAND

The existing public space was identified as per the definitions formulated in chapter 3, encompassing public space and semi-public space. Added to this were the vacant sites or portions of undeveloped land within private ownership. This gives an overview of the physical space available for the restructuring of the Ellis Park precinct (note this does not necessarily imply that all of this will be utilised).

LEGEND

-  PUBLIC SPACE (incorporating streets, public open space, Council-owned land / buildings)
-  SEMI-PUBLIC SPACE
-  UNDEVELOPED LAND (privately owned)

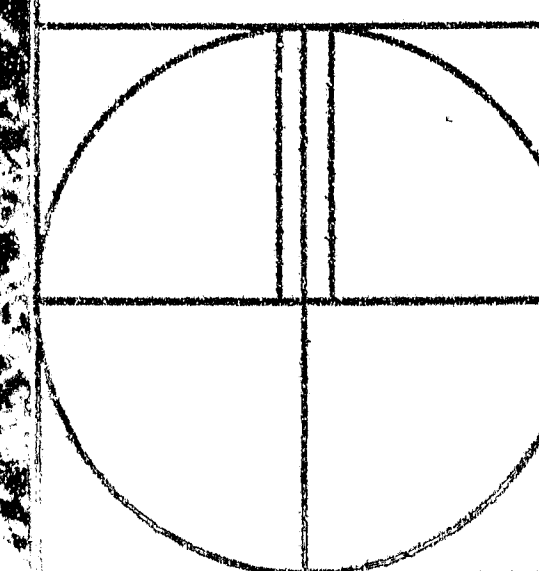
0 100 200 300 400 metres

0 walking time 5 minutes

Recognition Stage - Analysis

EXISTING PUBLIC STRUCTURE AND UNDEVELOPED LAND

ELLIS PARK URBAN DESIGN FRAMEWORK



EXISTING SOCIAL FACILITIES

The only existing social facility within the Ellis Park Precinct that serve the local population is a post office. The tennis, athletic and sport facilities are not for use by the local population. These are facilities used at provincial club and international level. Social facilities immediately adjacent to the precinct include the Fuller Park recreational centre, the Jeppe police station and magistrates court, post offices and religious institutions. Medical facilities and emergency services, such as fire protection, are only accessible through vehicular transport. Although the latter services can reach the precinct with relative ease and quite quickly in case of an emergency, people who do not have access to motorized transport or public transport would find it difficult to reach these facilities.

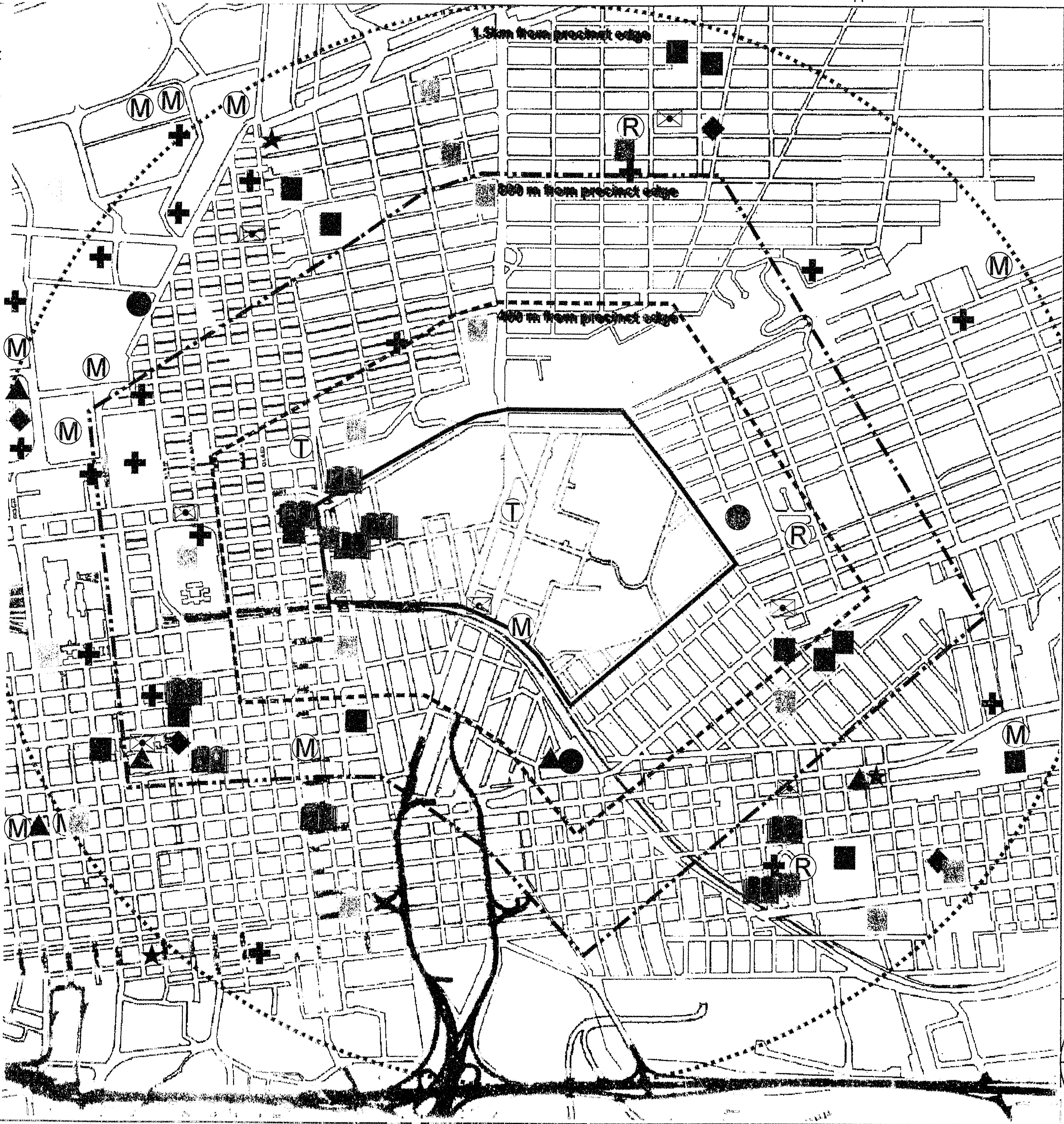
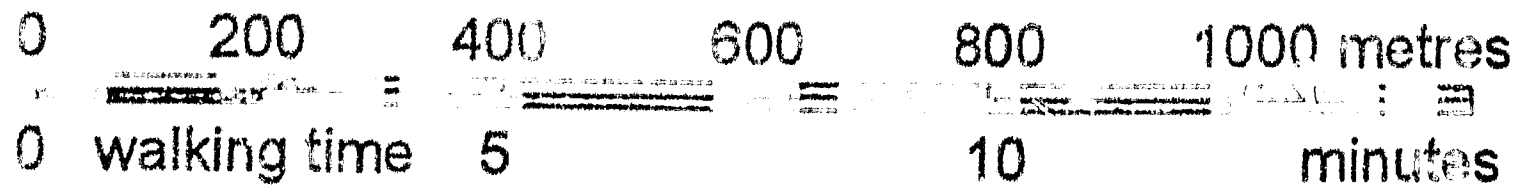
The local population adjoining the precinct have identified various facilities that are lacking within the area (source: Eastern Sector Framework, 1995):

- parks and recreation
- shops
- sporting facilities
- hospital or clinic, including social welfare
- inadequate schooling facilities
- inadequate pre-school and nursery school facilities
- requirement of a library
- develop Fuller Park recreation centre into a fully fledged facility
- the need for an animal welfare shelter

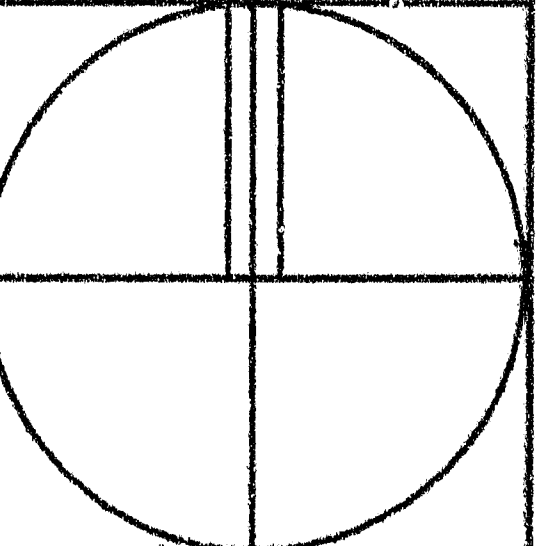
The analysis indicates the types of social facilities within a comfortable 400m walking distance from the Ellis Park Precinct, then a maximum walking distance of 800m, and lastly within a 1.5km distance that would require motorised transport, i.e. at least public transport or the use of bicycle.

LEGEND

- | | | | |
|---|--------------------------|---|--------------------|
| + | CLINIC / HOSPITAL | ★ | EMERGENCY SERVICES |
| ● | POLICE STATION | ✉ | POST OFFICE |
| Ⓡ | RECREATION CENTRE | ▲ | COMMUNITY SERVICES |
| ■ | SCHOOL | ▨ | PARK / RECREATION |
| ● | SPORT FACILITIES (LOCAL) | ■ | PLACE OF WORSHIP |
| ◆ | LIBRARY (LOCAL) | Ⓜ | NATIONAL MONUMENT |
| Ⓣ | THEATRE | | |

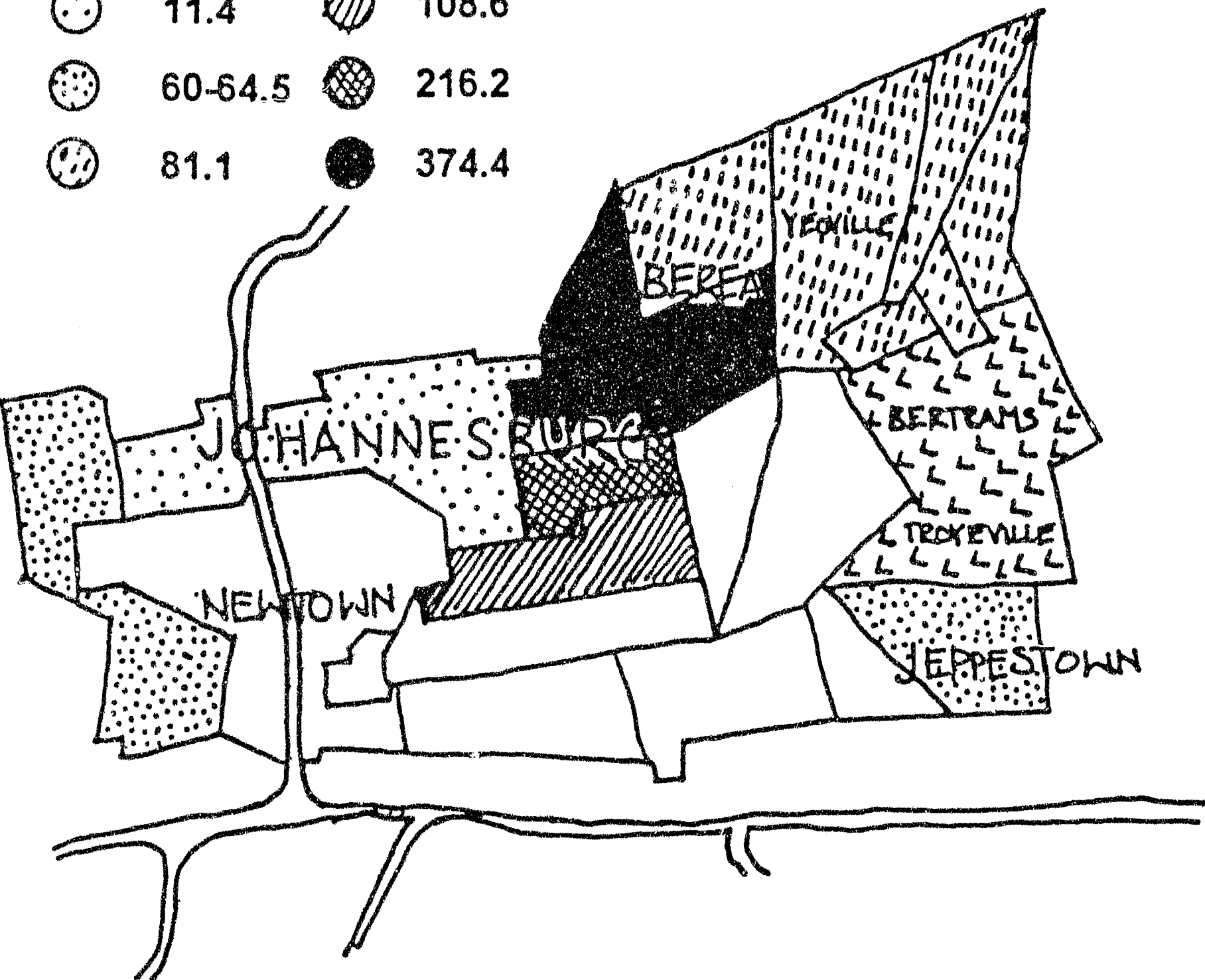
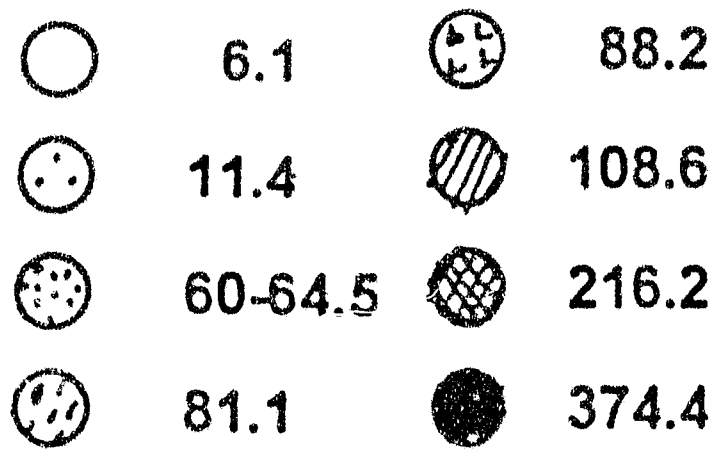


Recognition Stage - Analysis
EXISTING SOCIAL FACILITIES
ELLIS PARK URBAN DESIGN FRAMEWORK



POPULATION DISTRIBUTION

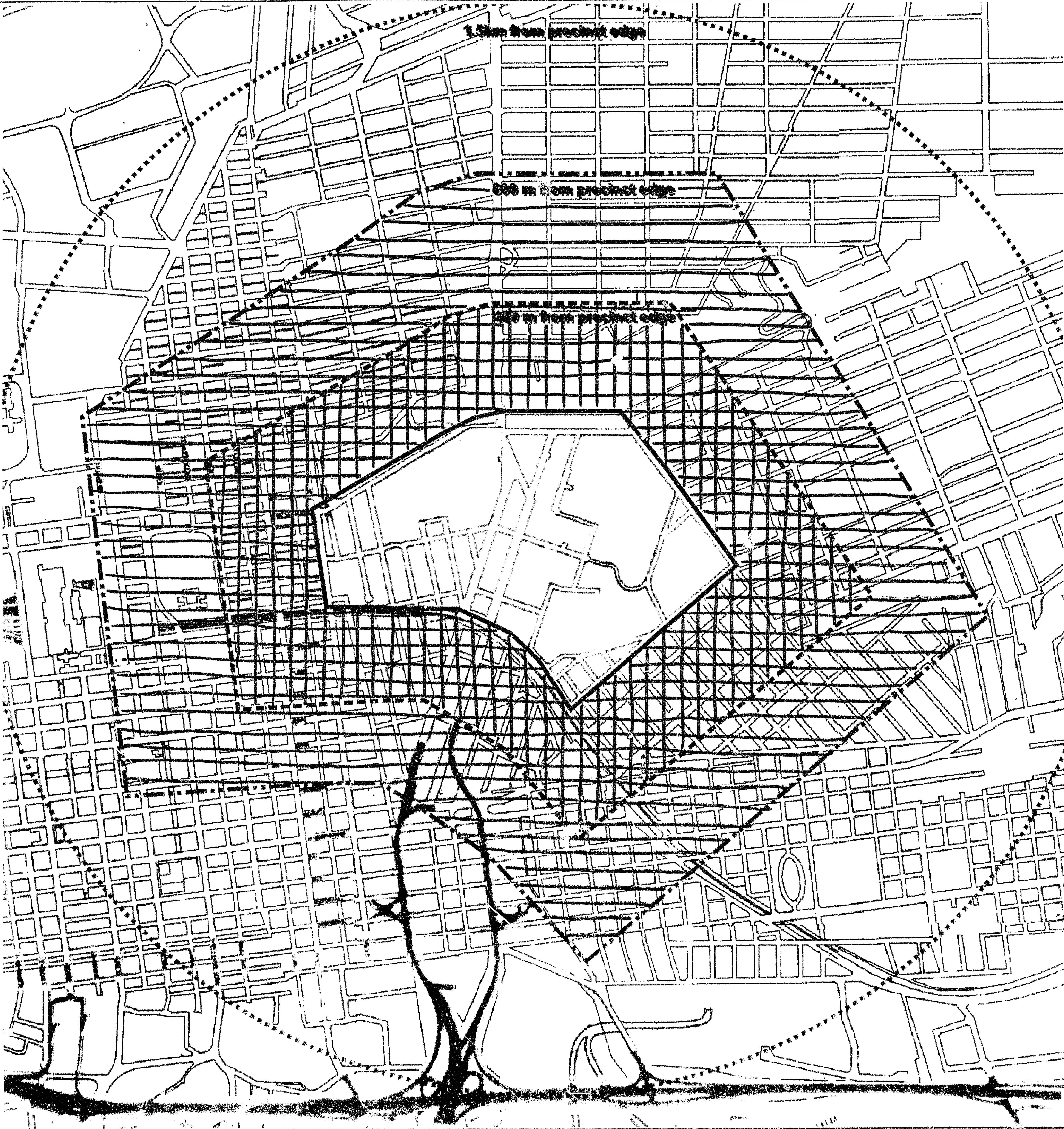
Population Density:
Persons per Hectare



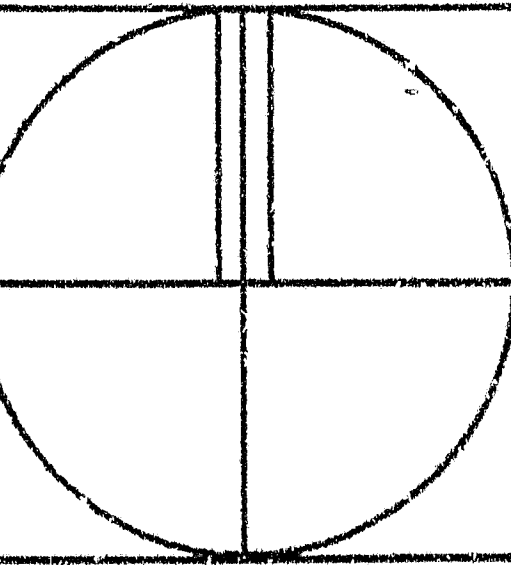
Zack, T., (et al), (1995), Eastern Sector Development Strategy, Book 3, Decline and Revitalisation

POPULATION WITHIN WALKING RANGE OF THE PRECINCT

	Radius	Area	Persons	Total number
	m	sqm	per hectare	of people
	400	410750	6.10	251
		82500	62.25	514
		255500	81.10	2,072
		433100	88.20	3,820
		1122000	108.60	12,185
		180000	216.20	3,892
Total	800	295800	374.40	11,075
		1089750	6.10	665
		432500	62.25	2,692
		981875	81.10	7,963
		1049850	88.20	9,260
		264400	108.60	2,871
Total	1600	398600	216.20	8,618
		766160	374.40	28,685
				60,754



Recognition Stage - Analysis
POPULATION DISTRIBUTION
ELLIS PARK URBAN DESIGN FRAMEWORK

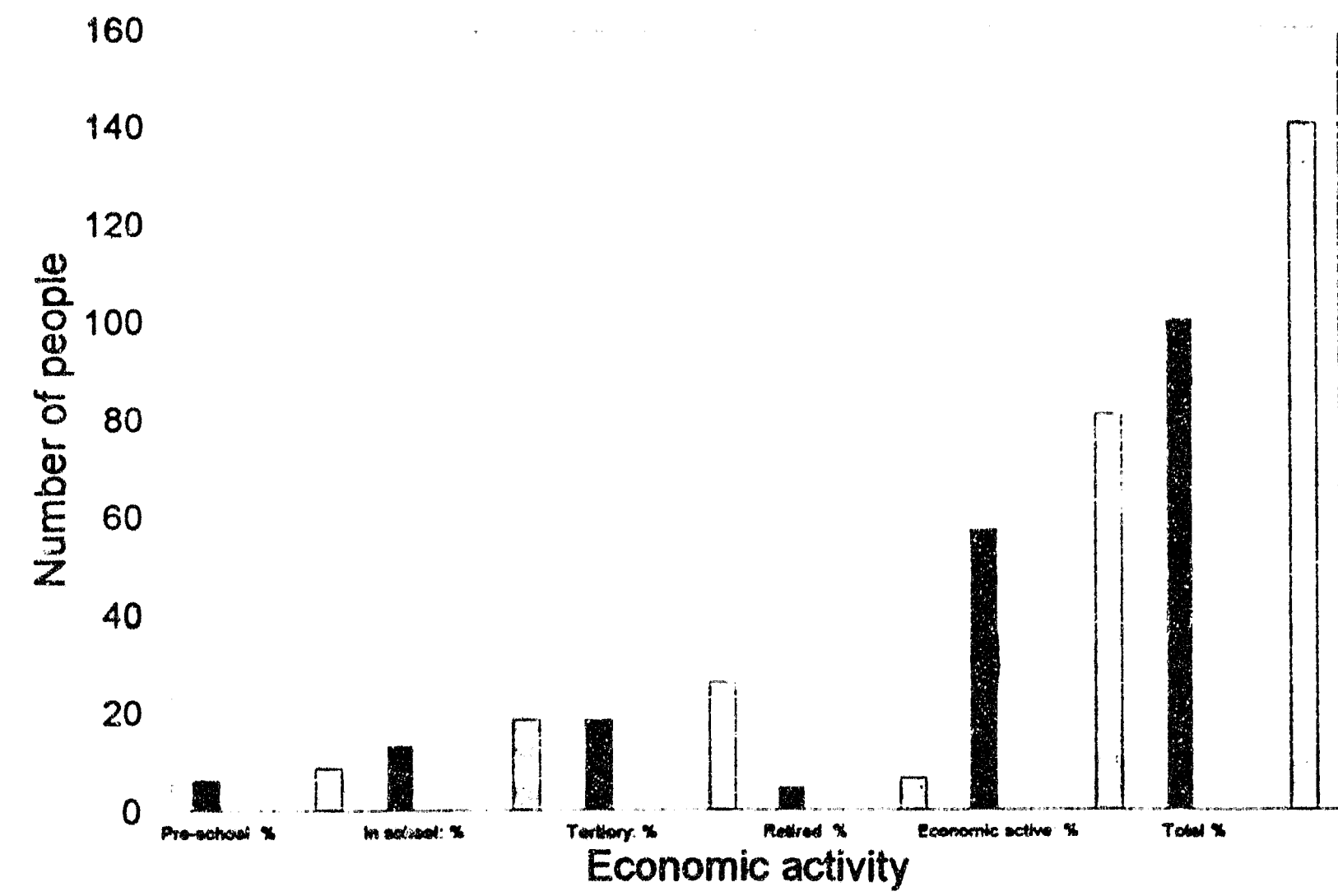


Employment



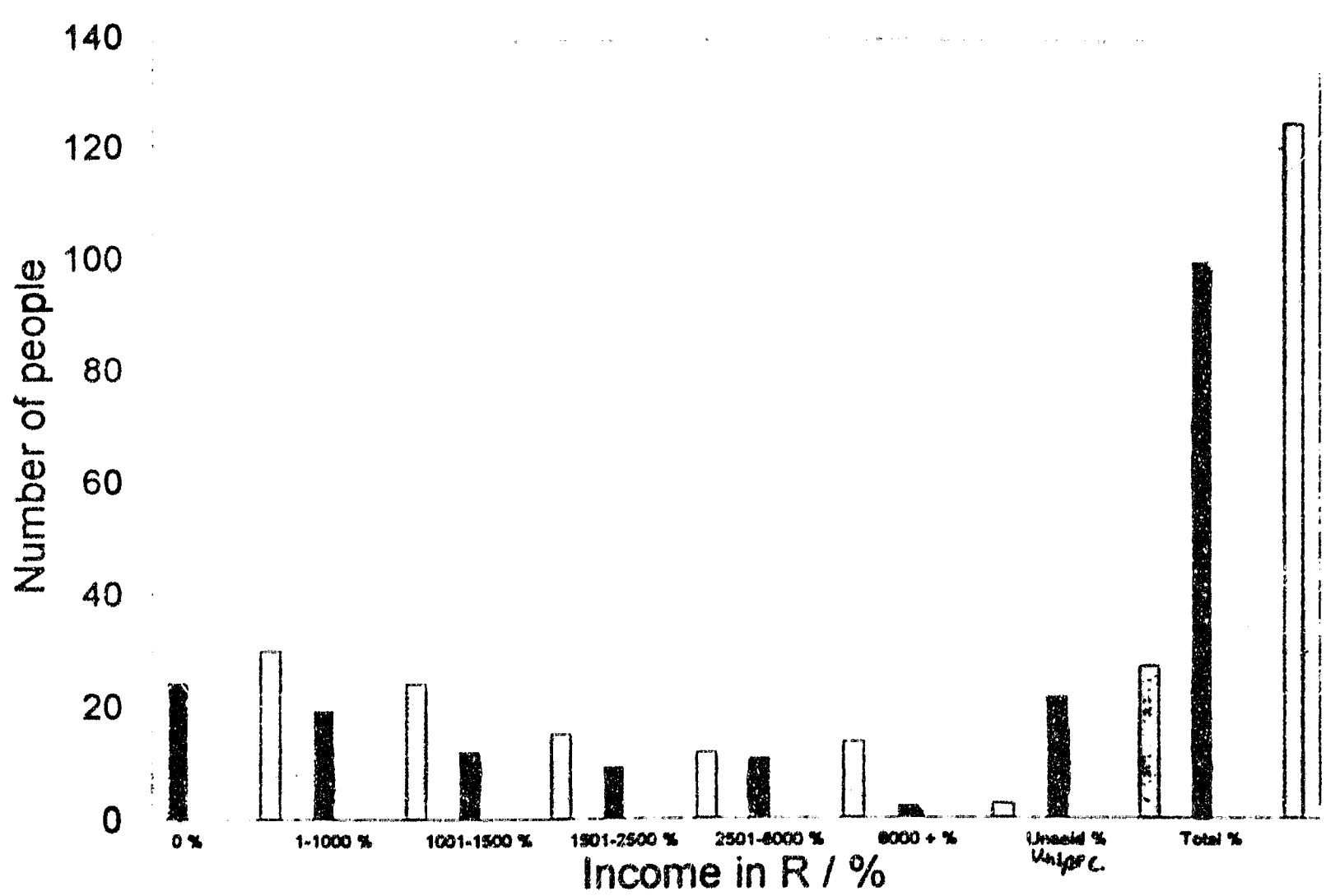
Approximately 70% of people are full time employed, and 20% are unemployed.

Economically Active



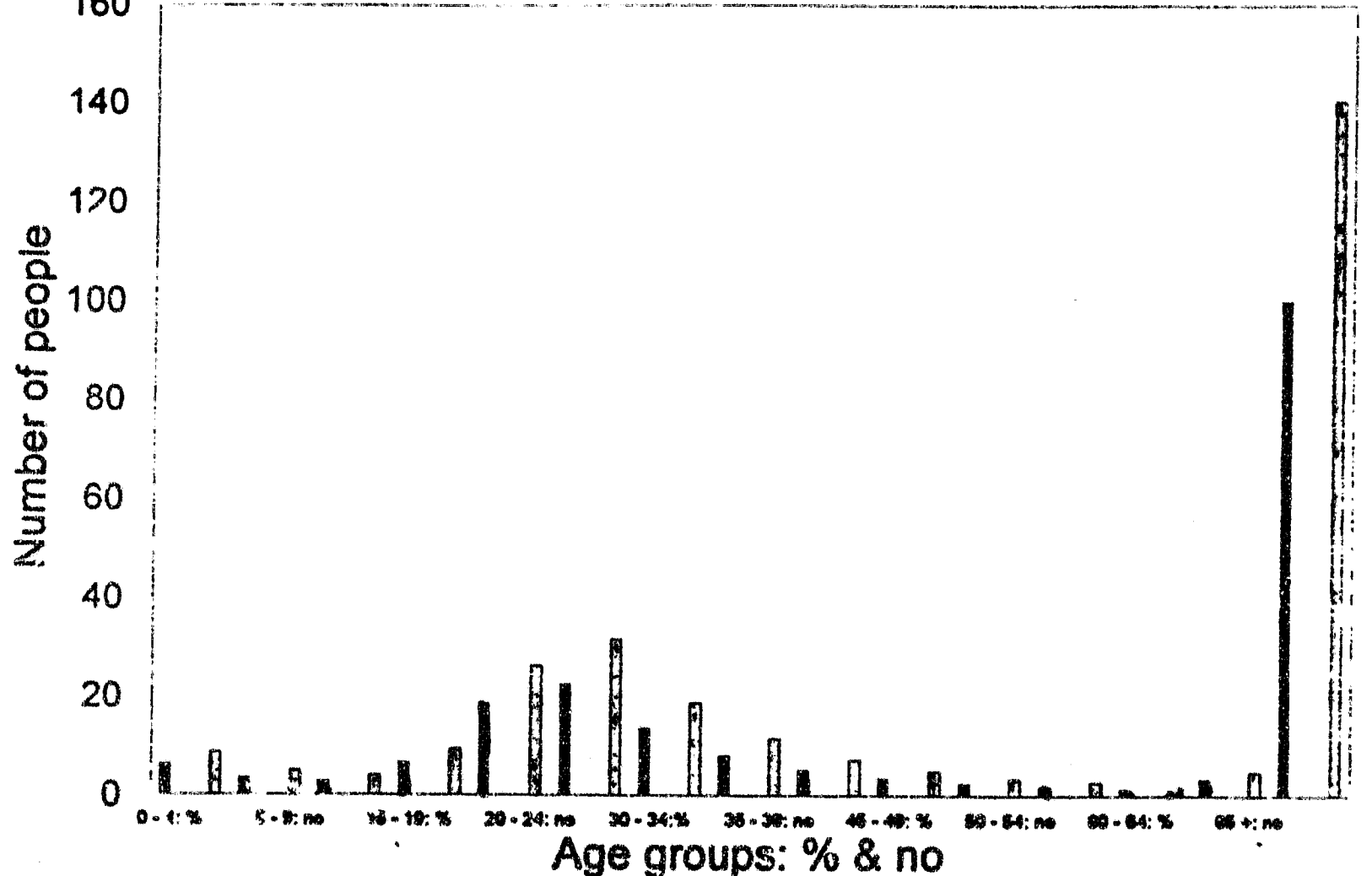
60% of people are economically active, and 30% of the population are active in education.

Income per person per month



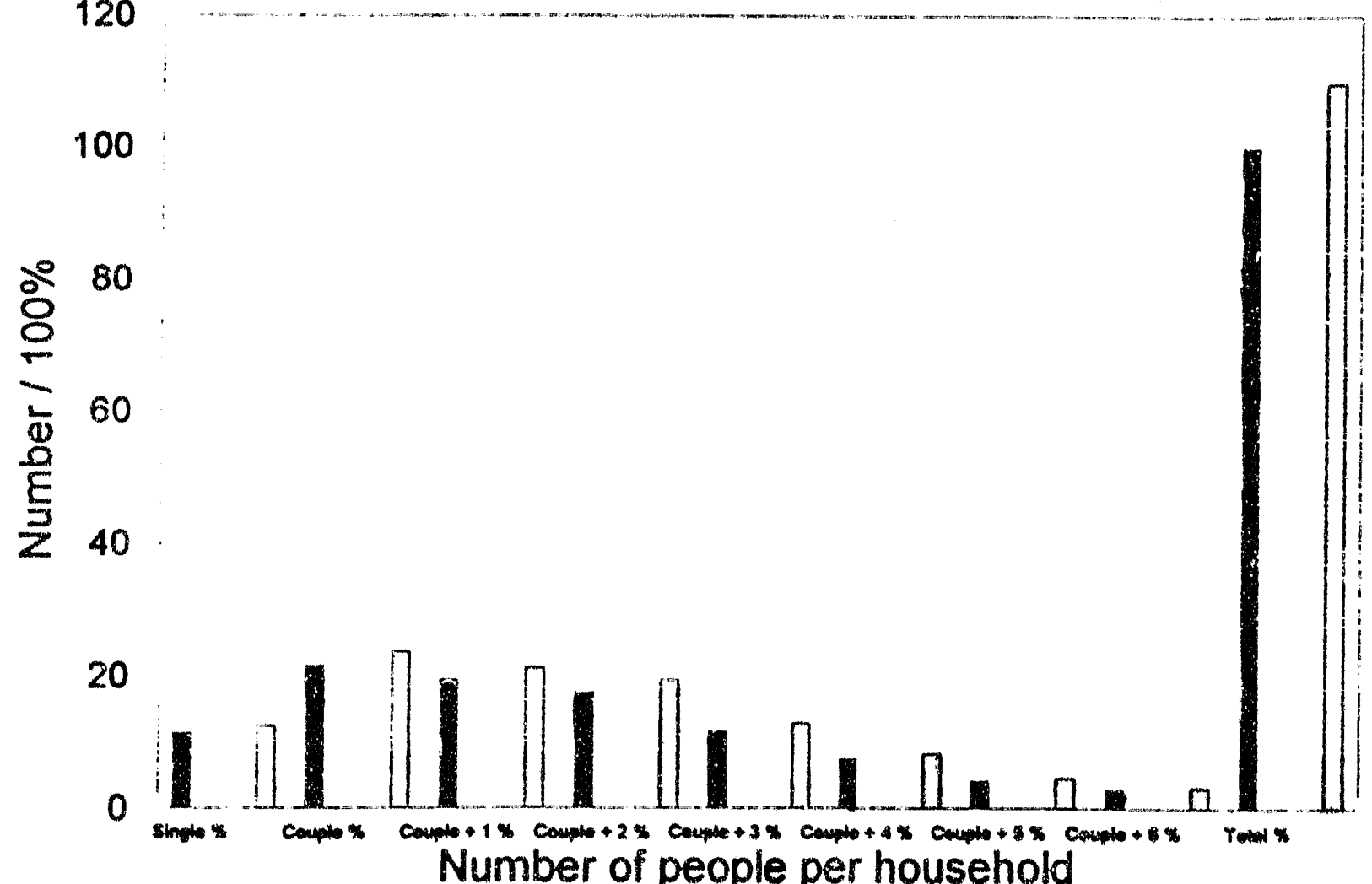
Income is difficult to attain, as the statistics show a high percentage of people earning no income (25%), and many people have not provided any information at all. It is assumed that income levels are predominantly in the lower- and lower / middle income band, with a small percentage of middle income.

Age group distribution of the population



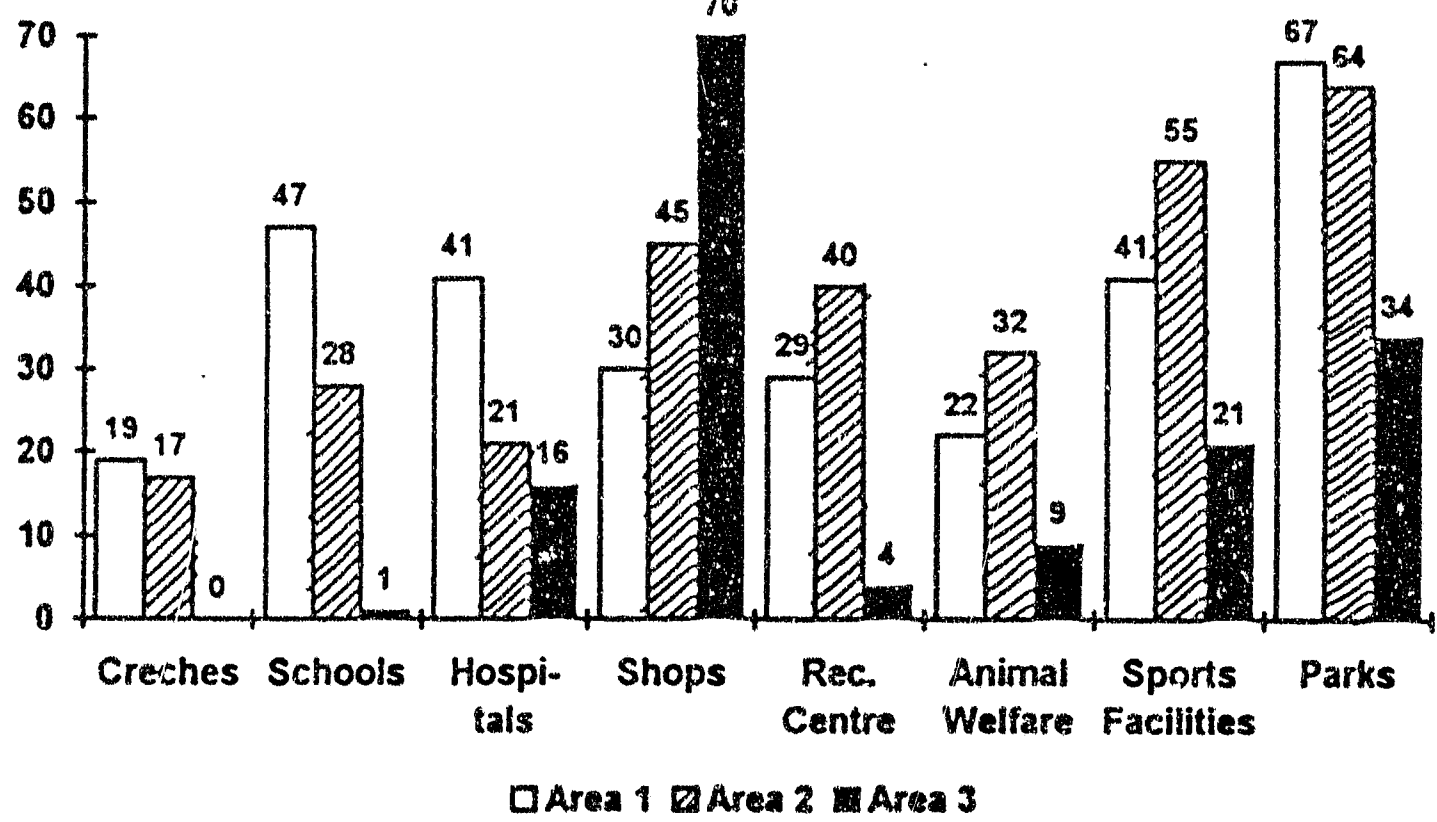
The prominent age group is 20 to 40 years of age, i.e. people are mostly in their working / family cycle of life.

Number of people per household



The number of people per household is predominantly in the range of single households to 4 people (some up to 5 people), reflecting the working & family population character.

Facilities perceived as indicated



□ Area 1 ■ Area 2 ■ Area 3

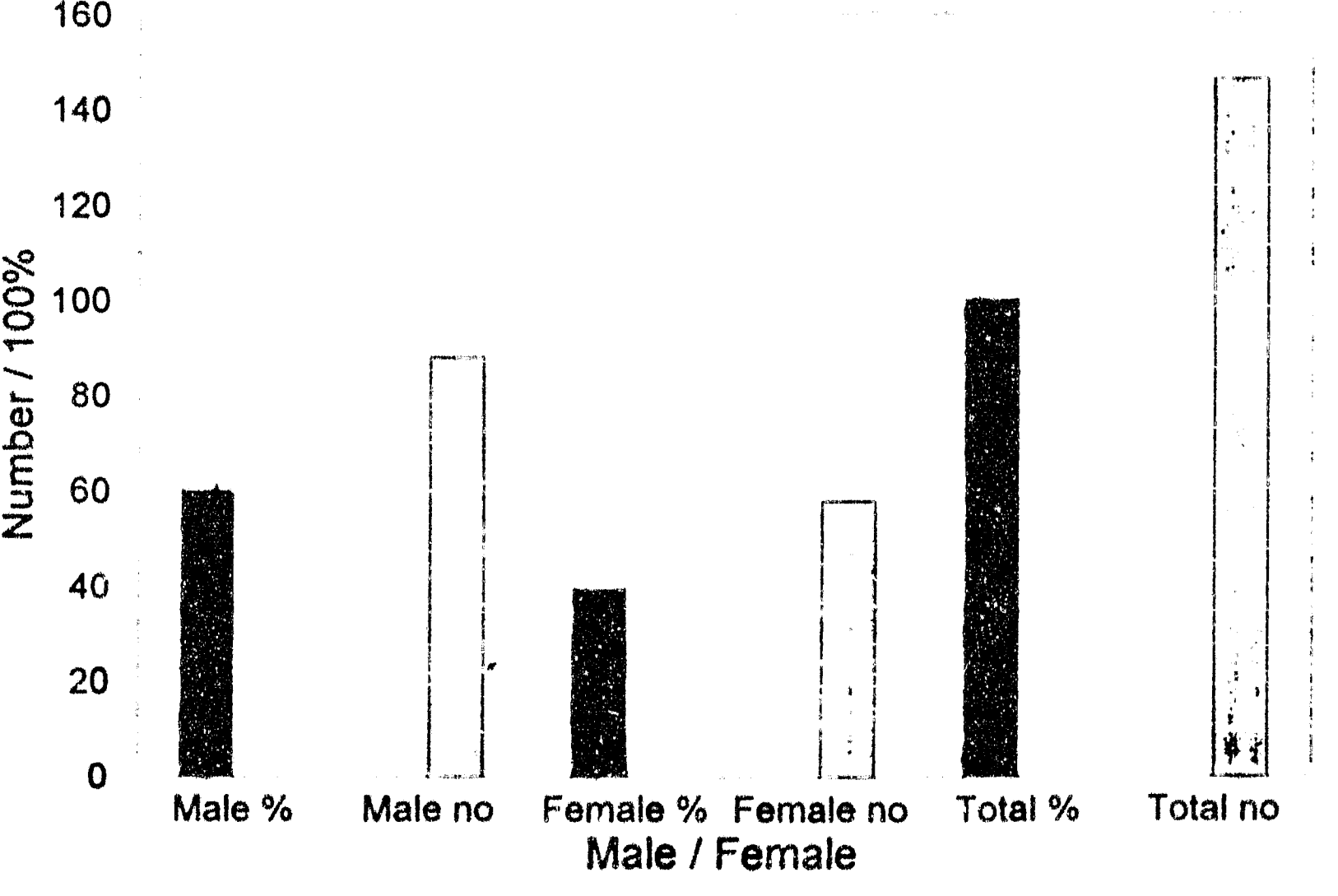
Facilities in the area

Residents' perception of their community facilities vary between complaints about a lack of facilities and concern with the lack of maintenance and security of these facilities.

The breakdown of facilities perceived as inadequate is as follows:
The facilities most frequently perceived as inadequate across all three survey areas are those of parks (54%), shops (49%), sporting facilities (37%) and hospitals and clinics (26%). 24% of residents across all three areas perceived the schooling facilities to be inadequate, 22% of residents report that the recreational centre facilities are inadequate and 20% of residents require the services of an Animal Welfare Shelter.

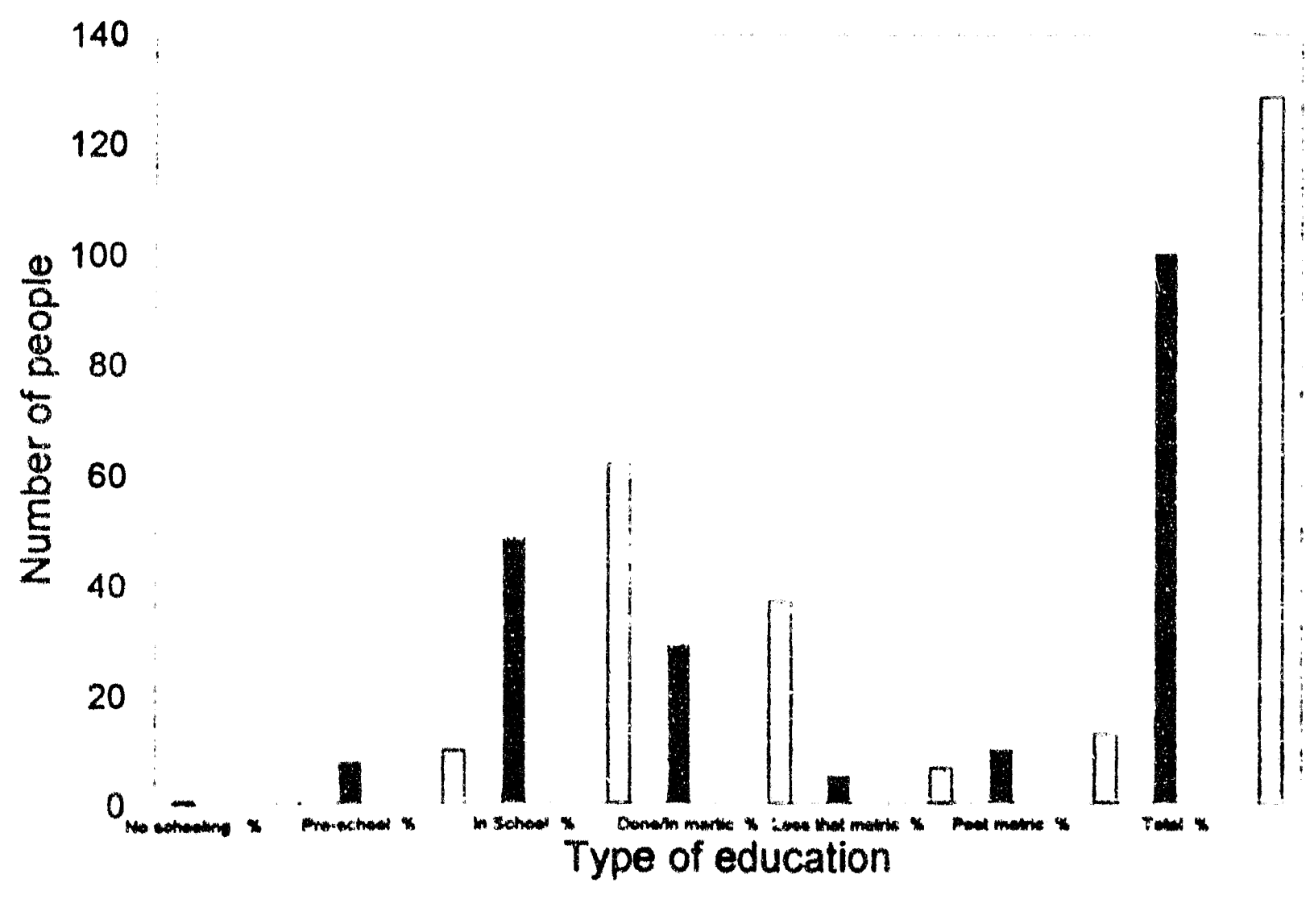
Sources: Zack, (1995) & Latest Census

Gender Ratio

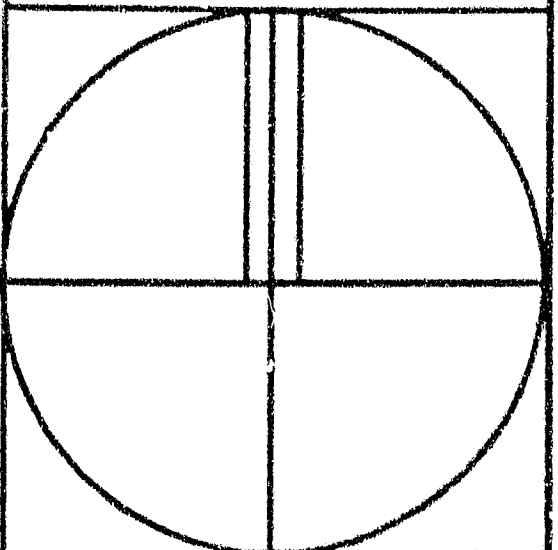


The male / female ratio is 60% and 40% respectively.

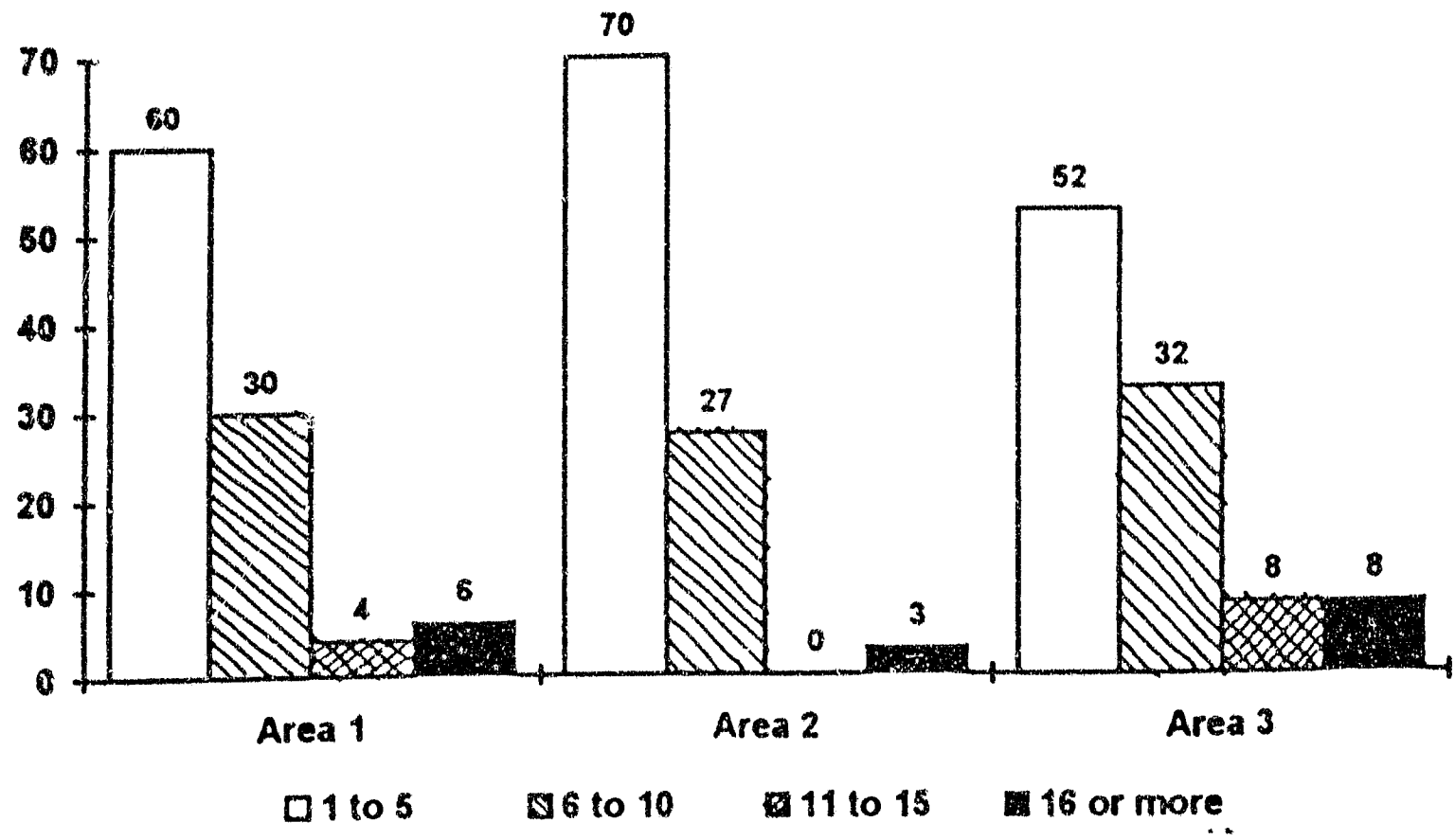
Education levels



Education levels are relatively high, 65% either being in Matric or having completed it.



Total number of people living on property by area



The most frequent reason given for overcrowding by those households who experience this problem relates to the fact that they cannot afford bigger premises. This reason is particularly prevalent in Jeppestown.

The total number of people living on one property is highest in Area 3 (Jeppestown). This clearly results from the higher number of multiple households accommodated on property, even though this is limited to less than 40% of households in the area. Furthermore the comparatively higher incidence of boarding houses found in this area is contributing to the overall high number of persons on a property. This is also the area with the lowest income levels as well as educational levels. As a result, additional households are needed to supplement payment for the accommodation.

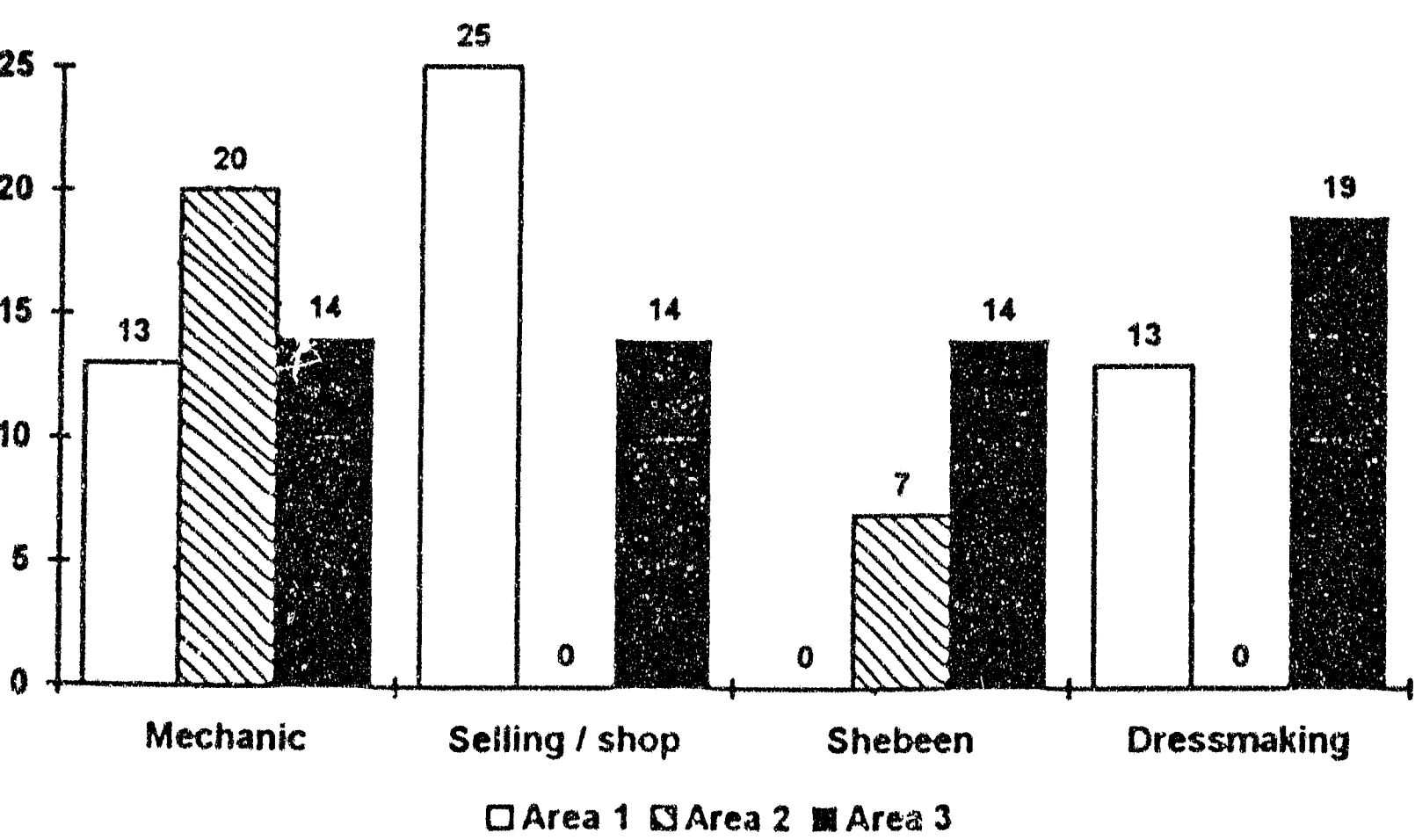
The average number of people on a property is reflected as follows:

Area	Average number of people
Area 1 (Bertrams, Lorentzville, Judith's Paarl, Highlands)	6,16
Area 2 (Troyeville, Fairview)	5,76
Area 3 (Jeppestown)	6,90

Area 2 (Troyeville, Fairview) supports the lowest number of people per property. As mentioned previously, this is also the area with the highest income levels, full time employment and education profiles. As a result, households in this area are better able to pay for their rentals and bonds without bringing in a range of other households for assistance.

Area 1 (Bertrams, Lorentzville, Judith's Paarl, Highlands) has an average of 6,16 people living on the property.

Main types of business being run from home



The type of businesses that are run from home vary dramatically from selling rabbits through to traditional healing. The most frequently mentioned businesses are those of Mechanic (15% across all three areas), dressmaking (13% across all three areas), shebeens (8% across all three areas) and

Others

Welding, musician, designer, carpentry, bookkeeper, ceramic dealer, shelter for women, photography, make security gates, electronics, building contractor, hairdresser, real estate agent, electrician, office work, import/export, art workshop, panel beater, sell rabbits, clean fire extinguishers, traditional healer, printing and furniture removals

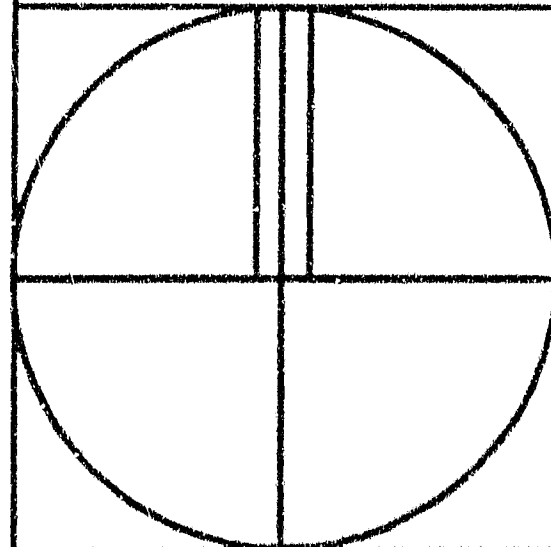
Decreasing living space

	Bertrams 1984 Source: Senior, 1984	Bertrams 1995 Source: Zack et al., 1995
Persons per property:	2,4	6,2
Building area per property:	140,8 m²	140.8 m²
Floor space rate per person:	58.7	22.7

Increasing occupancy densities have resulted in a significant reduction in living space per person (floor space rate) from 58,7 m² per person to 22,7 m² per person, due to the fact that no additional residential building stock has been added. This shows not only the influx of population but also the need for additional residential accommodation.

Recognition Stage - Analysis

SOCIAL ASPECTS (b): Occupancy Density, Manufacturing and Homebusinesses
ELLIS PARK URBAN DESIGN FRAMEWORK



Author Zimmerman M

Name of thesis Designing For Liveable Post-Apartheid Inner City Through A Multi-Functional Public Environment "The Public Environment As A Platform For Change Zimmerman M 1999

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