

---

**LEISURE FACILITIES IN THE  
RESIDENTIAL INNER CITY**

---

Sibusiso Dladla

**PROVISION OF LEISURE FACILITIES  
TOWARDS IMPROVING THE QUALITY OF  
LIFE IN THE RESIDENTIAL INNER CITY: A  
CASE STUDY OF ALBERT PARK.**

Sibusiso Dladla

A dissertation submitted to the School of Architecture,  
University of KwaZulu-Natal, Durban, in partial fulfillment of the  
requirements for the degree of Master of Architecture.

July 2006

### **DECLARATION**

I hereby declare that this dissertation is my own unaided work. It is being submitted to the School of Architecture, Planning and Housing, University of KwaZulu-Natal, Durban, for the degree of Master of Architecture, and has not been submitted before any degree or examination at any other university.

Signed by me

.....*Dladla*.....

on this 10th day of July 2006

## **ABSTRACT**

In South African cities, the subdivision of the social world and spaces which the public inhabits tends to manifest and reflect itself in the leisure choices that the public makes. It has been proven that leisure choices and experiences affect an individual's mental state and experience and in addition, they superimpose a long lasting structure onto human societies. Contemporary inner city housing developments are infested with antisocial challenges which are in the form of delinquency, alcohol abuse and drug trafficking. If such challenges go by unchecked, it may lead to a totally deteriorated society and environment.

The aim of this dissertation is to explore the possibility of facilitating social and economic upliftment amongst inner city youth through provision of adequate and appropriate leisure facilities and spaces. From a planning and an architectural approach, the intention is to reveal how architecture may be used to alleviate the social ills that have infested the residential inner city.

It is believed that architecture and the built environment should play a role in correcting, improving and echoing the ethics and values of its users such that there is a mutual harmony and coexistence.

## **Acknowledgements**

I would like to thank God for having produced this research and for helping me to achieve. I would also like to thank everyone who assisted me in this dissertation especially the following people; Prof. Franco Frescura for guiding me throughout the process, Prof. Ambrose Adebayo for all his services, all the interviewees, my class mates, my friends and last but not least, my family.

Sibusiso Dladla

Durban, July 2006

<b>CONTENTS:</b>	<b>Page No.</b>
Abstract	iv
Acknowledgements	v
Definitions and Concepts	viii

## **CONTENTS**

### **CHAPTER ONE: INTRODUCTION**

Introduction	01
Research problem	02
Research Question	02
Subsidiary Questions	02
Aims and objectives	02
Hypotheses	03
Research Methodology	03
Analysis and limitations to study	04
Outline of the study	05

### **CHAPTER TWO: LEISURE IN THE SOUTH AFRICAN CITY**

Introduction	07
Socio-Spatial forces that shape the inner city	09
Burgess' concentric zone model of the city	09
The Apartheid City	10
Urbanisation	11
Urban decay	12
The stage Theory	13

### **CHAPTER THREE: PSYCHOLOGICAL CONCEPT OF LEISURE**

Introduction	15
Sociological Models of Leisure	15
Concepts of leisure constraints	18
Sociological Impacts to Leisure	19

### **CHAPTER FOUR: RECREATION PLANNING AND DESIGN**

Introduction	23
Approaches to Recreational Planning	23
Community Services	26
The relationship between supply and demand	28
Public Open Space as a tool for effective recreation	30
Defensible Space	32
The city park and its contribution to recreation.	33

### **CHAPTER FIVE: PRECEDENTS**

Introduction	35
Hanover Park Suburb, Cape Town	35
Klipriviersberg Recreation Centre, Johannesburg	38
The Millennium Village, London	43
<b>CHAPTER SIX: CASE STUDY</b>	
Introduction	49
Location	49
Community Profile	49
Historical Background to the case study	50
<b>CHAPTER SEVEN: RESEARCH FINDINGS AND ANALYSIS</b>	
Introduction	52
Brief description	52
Existing facilities	53
Current Youth Facilities	58
The Park	59
Leisure Times	62
Interviews	62
Focus groups	63
Key informants	64
Conclusion	67
<b>CHAPTER EIGHT: CONCLUSIONS AND RECOMMENDATIONS</b>	
Introduction	68
Problems and challenges	68
Economic interventions	69
Social and welfare intervention	69
Planning interventions	71
General Conclusion	74
<b>BIBLIOGRAPHY</b>	75
<b>APPENDICES</b>	78
1. List of Interviews	78
2. Interview questions	79
3. List of Illustrations	80

## **Definitions and Concepts**

Throughout this research, the some terms are mentioned several times and it was deemed appropriate to explain their meaning in advance in order to avoid confusion. These terms are defined to make it easier for the reader to understand the approach and direction of the research.

### **Leisure:**

This phrase refers an individual's *free-time*. It is specifically any portion of an individual's time not occupied by employment or obligation. (Ramoudh, 2002)

### **Recreation:**

This activity incorporates free-time (leisure) and activity (participation). According to Anderson (1961) recreation may be considered as any form of leisure-time experience or activity in which the individual engages from choice because of the enjoyment and satisfaction which it brings directly to him/her. Therefore recreation may be seen as a sub component of leisure. (Richard, 1995)

### **Recreation facilities:**

For the purposes of this research, this term refers to shared community facilities utilized by the city dwellers during their leisure time. This term does not refer to tourist leisure facilities such as the waterfronts, stadiums and beaches as these serve the city as a whole. The focus of this research is essentially on recreation facilities provided at a neighbourhood level.

### **Residential Inner City:**

These are multi storey, residential blocks of flats which are often rented by tenants and are situated in the inner city. For the purpose of this research, this term does not refer to tourist residential buildings such as hotels.

### **Social degradation:**

This phrase refers to antisocial activities such as underage consumption of alcohol, gangsterism amongst youth and an unproductive society altogether. It is believed

that lack of appropriate recreational facilities contributes in encouraging bad choices amongst inner city residents.

**Environmental Degradation:**

These are physical slum conditions where, dreadful living conditions are found. This is when buildings and their immediate environment show irreversible physical decay.

**Inner City Dwelling Community:**

This is the group of people that dwell in the inner city in the form of youth, adults and their children. Most of these inhabitants mentioned in this research have little or no income (Mfeya, 2000) and have migrated into the city search of better living prospects.

**Shebeen:**

This term originated in Ireland, and it was used to refer to informally operated drinking establishments. It has since become a generic South African term used to refer to a pub or a place where alcohol is sold and consumed.

that lack of appropriate recreational facilities contributes in encouraging bad choices amongst inner city residents.

**Environmental Degradation:**

These are physical slum conditions where, dreadful living conditions are found. This is when buildings and their immediate environment show irreversible physical decay.

**Inner City Dwelling Community:**

This is the group of people that dwell in the inner city in the form of youth, adults and their children. Most of these inhabitants mentioned in this research have little or no income (Mfeya, 2000) and have migrated into the city search of better living prospects.

**Shebeen:**

This term originated in Ireland, and it was used to refer to informally operated drinking establishments. It has since become a generic South African term used to refer to a pub or a place where alcohol is sold and consumed.

## CHAPTER ONE

---

### Introduction

This dissertation is about assessing the leisure facilities and spaces that are provided for inner city residents. This is done in order to find out the appropriateness of such facilities for city residents in the post-Apartheid era. This research does not seek to solve the broad housing issues that are found in the inner city; however, it does identify provision for leisure as one of the key components towards reaching a solution. Hence, the main focus of this dissertation is essentially the provision of leisure needs of the inner city dweller.

In South African cities, little attention has been paid to the theoretical aspects and explanations of recreation behaviour and needs. This has led to a general failure by planners and developers to provide suitable leisure amenities for the constantly changing South African city. (Butler-Adam, 1986:3). According to Singh (2001:12), there is presently a large proportion of persons within the age groups of 15 to 30 years residing in the inner city. According to Rapoport and Rapoport (1975) these age groups can be referred to as youth so it was deemed important for this research to focus mainly on leisure provision for the *youth*.

There has also been a substantial increase in antisocial activity, in the form of delinquency, alcohol abuse, drug trafficking and a distinct 'street corner' culture in inner city housing developments. One may argue that such antisocial activities are most likely caused by the absence of appropriate and adequate leisure facilities. Hence there may be a need to provide socially acceptable facilities which might allow the youth to change their leisure patterns into more constructive and beneficial ones. Examples of socially constructive facilities are in the form of libraries, sports fields and youth development centres which are believed to nurture the youth while keeping them away from delinquency. It is believed that with good recreational planning and leisure provision, the youth can develop into responsible citizens.

**Research problem:**

In South African cities, there is a significant deficiency of recreational facilities and spaces and this has led to a disintegration of the social fabric in inner city housing developments. Nevertheless it has been proven that youth, families and their children require adequate leisure facilities in order to operate effectively as a community.

**The research question that should be asked is:**

*How does qualitative or quantitative increment to the availability of leisure facilities and spaces lead to improved living conditions in the residential inner city?*

**Furthermore, the subsidiary questions that immediately arise are:**

- What constitutes leisure and recreation?
- What kind of recreational facilities already exist for the inner city dweller?
- Are the existing facilities adequate and appropriate to meet the needs of the inner city dweller?
- Are the existing facilities affordable to the city dweller?
- Is there enough variety in terms of their provision?
- Which inner city housing issues directly affect provision for leisure?

Part of the aims and objectives of this project is to assess the possibility of improving the life of the inner city housing youth through the provision of adequate leisure amenities such that the problem of social and environmental dilapidation is prevented. The other intention of this research is to discover how young people's use of spare time can be facilitated through the incorporation of social, economic and spatial planning. For the purpose of this research, *spare-time* is understood as any form of experience or activity in which an individual engages into, from choice because of personal enjoyment and satisfaction which that activity brings directly to him or her. (Lavery, 1971)

The youth leisure facilities mentioned in this research are not to be confused with other large scale tourist recreational facilities such as the waterfronts and golf courses. These large scale tourist recreational facilities are often unaffordable and unaccommodating to the leisure needs of the youth who dwell in the South African

inner city context. The focus is on community recreational spaces and facilities that are available and proximal to the inner city dweller on a day to day basis. (Putteril and Bloch, 1978:33). Greatest attention shall be given to the process of providing facilities at the level of neighbourhoods. It is anticipated that this research will provide a scope from which to observe inner city youth's life styles and how these leisure facilities provided shape their attitudes about the social world in which they live in.(Richards, 1995).

### **Hypothesis:**

The existing leisure facilities and spaces provided in the residential inner city are failing to improve the quality of life of the inner city dwelling community since there is continuous social and environmental deterioration. It is therefore apparent that these existing facilities are certainly not appropriate. Since it has been proven that the built environment determines the types of leisure activities; it is then possible that the provision of adequate and appropriate recreational spaces/facilities can improve the quality of life in the inner city and prevent the ongoing social and environmental degradation

### **Need for the study**

This study should be done in order to understand what the youth needs and to investigate whether the present inner city recreational infrastructure is suitable. The possible outcomes should benefit planners, architects and developers to make well informed decisions when it comes to delivering amenities for the inner city dwellers. It is anticipated that, in this day in age, the architectural profession should be capable of facilitating social and economic upliftment.

## **Research Methodology**

The next section will explain how this study will go about answering the research questions that have been identified in this chapter. In addition it also clarifies the approach that will be used throughout this research document with the intention to prove the abovementioned hypothesis.

Secondary data will be collected through an evaluation of existing literature covering the subject of leisure, inner city housing and recreation. The study will engage with some relevant publications which are in the form of books, reports, newspaper articles and any other items which are believed to be informing.

Primary data will be obtained through analysing the area of Albert Park which is located on the fringe of the Durban CBD. This area will form the case study of this research and is to be discussed comprehensively in chapter six. Subsequently, the study will investigate society's position regarding the state of leisure facilities and spaces of Durban's inner city housing developments. This will be done by conducting various interviews with key officials and relevant role players. Role players are identified as people who reside in the area of Albert Park and key officials are in the form of; government officials, community organizations and community policing forums.

### **Delimitations**

Unstructured questions which are generally open ended will be posed in order to obtain a more qualitative response. These will be questions which are applicable mostly to the key official's profession or line of work.

With the assistance from interviewees, the leisure facilities and spaces in the area of Albert Park shall be identified and outlined on a map. These are facilities which are perceived by the role players, youth focus groups and government officials as leisure-time facilities. The activities occurring in such facilities will be presented by taking photos which portray the atmosphere on different occasions. Safety coupled with presenting a neutral harmless approach is important when carrying out this part

of the research. The effectiveness of these facilities will be presented, and assessments will be based on the interviews conducted as well as the author's opinion.

### **Limitations to the study**

It was assumed that the youth respondents may not express their genuine feelings if confronted with a survey questionnaire as they tend to easily become suspicious and intimidated. Hence, for the purpose of this project, personal surveys will not be conducted and the data analysis will be based on quality of information rather than quantity, it is decided that a qualitative research method is more suitable for this study. The analysis will be qualitative in the form of interpretive observations and opinions based on the interviews.

### **Outline of the study**

The first chapter of this study deals with the problem statement and the aims and objectives including the key question and subsidiary questions which apply to this study. Research methodology will go about answering the critical questions which were have identified earlier on. In addition it sets out the approach for this research and indicates the methods which will be used in this research in order to answer the critical questions.

The theoretical framework of this study is divided into three components which are in the form of the second, third and fourth chapter. The second chapter will examine the political/spatial inner city forces that have had an impact on leisure activities of the youth. These are issues such as apartheid planning, urbanization, urban decay and the stage theory (Birch, 1979). Subsequently, chapter three examines the theoretical structure and conceptual definition of *leisure* as an entity. This section will outline different sociological models and diagrams which define leisure. Further on, to be explained are the socio-economic aspects that have a direct impact on leisure choices such as gender, family values, education and unemployment (Richards, 1995). Chapter four is the third part of the theoretical framework and it will examine the global recreational planning standards which apply to the inner city context. This

part of the research is concerned mostly with spatial planning as well as a policy making.

Chapter five focuses precedent studies and examples with special regards to recreational planning and provision. The precedents mentioned in this chapter have a unique relevance and contribute positively to this research. Chapter six explains the case study; its historical background and location. This includes the analysis of the existing leisure facilities and spaces, and the issues that exist with respect to leisure time provision.

Chapter seven deals with the research findings and analysis gathered from the research methodology. This chapter focuses on the opinions gathered from the interviews and observations that were carried out according to the research methodology. Chapter Eight is the final chapter of this research document and it deals with conclusions and applicable recommendations towards finding a solution to the problem statement. Such recommendations are subdivided into three components which are; social, economic and planning interventions.

## CHAPTER TWO

### PROVISION FOR LEISURE IN THE SOUTH AFRICAN CITY

---

#### Introduction

*"In South African cities there are significant deficiencies in the quality and quantity of facilities for leisure activity...particularly for black residents. At the same time it has been shown that access to leisure provision is an important component for city life and a contributor to both urban stability and the quality of life in our cities.."*  
(Putteril and Bloch, 1978:19)

Recently, the United Nations Universal Declaration for Human Rights highlighted the importance of leisure as an essential human need in society. While leisure provision cannot be viewed as a universal remedy for all these social problems in South African cities, it is important to note that it can play a significant role in solving most of these problems.

The inner city residential fabric consists of a social breakdown which is in the form of single mothers and their children, students, a small proportion of families and it is in majority inhabited by youth. It is apparent that there is a community that exists in this setting and it is important to address the needs of this community from an economic, social and environmental stance (Singh, 2001).

The Social Housing Foundation Trust (SHIFT, 2000) highlights that communities enjoy having secure facilities where they and their children can be entertained and nurtured, where the youth can engage in constructive pastime activities and a place where they can interact.

It has been found that in the residential inner city developments there is a basic lack of communal leisure facilities and spaces. In terms of the South African context what often exists is a street promenade with small corner shops and large quantities of liquor stores and shebeens. It is believed that such facilities tend to promote inappropriate behaviour amongst the youth which can be in the form of delinquency,

crime and prostitution. As a result, what is observed is environmental and social degradation which promotes a negative image and makes the inner city an undesirable place to reside in (Medhurst, 1969).

The failure to maintain a state of cleanliness is most detrimental to children as these unpleasant conditions weaken their physical condition and develop their mental processes into rebellious behaviour. The creation of ghettos whether in the real or physical sense certainly has its dangers for the health of the whole community and it would be naïve for authorities to neglect it (Stevenson, 1967). The consequences of neglect are usually in the form of frustration, family breakdowns, delinquency, and a variety of other social problems.

Buildings are part of a larger built environment; city or a town, and within that a specific neighbourhood, precinct and site. Housing projects need to take the city and the neighbourhood into account. At the planning stage, it is important to analyse the political, social and economic issues and most importantly cultural issues that might affect the project such that social problems are prevented. In addition, the provision of leisure and open space must essentially be incorporated at the planning stage of a housing development. (SHIFT, 2000). According to Putteril (1978:16), the quality of urban life is measured by comparing the levels of indicators such as crime, unemployment and literacy.

The advent of high density flats in the inner city has perhaps seemed to be a denial of society's accepted way of life and one which could create social problems which may not be solved easily in the future. As stated by Stevenson (1967:45), the very appearance of tall blocks of flats is so alien that they were first called 'prisons for families' even by professional people from whom one might have expected a less expressive response.

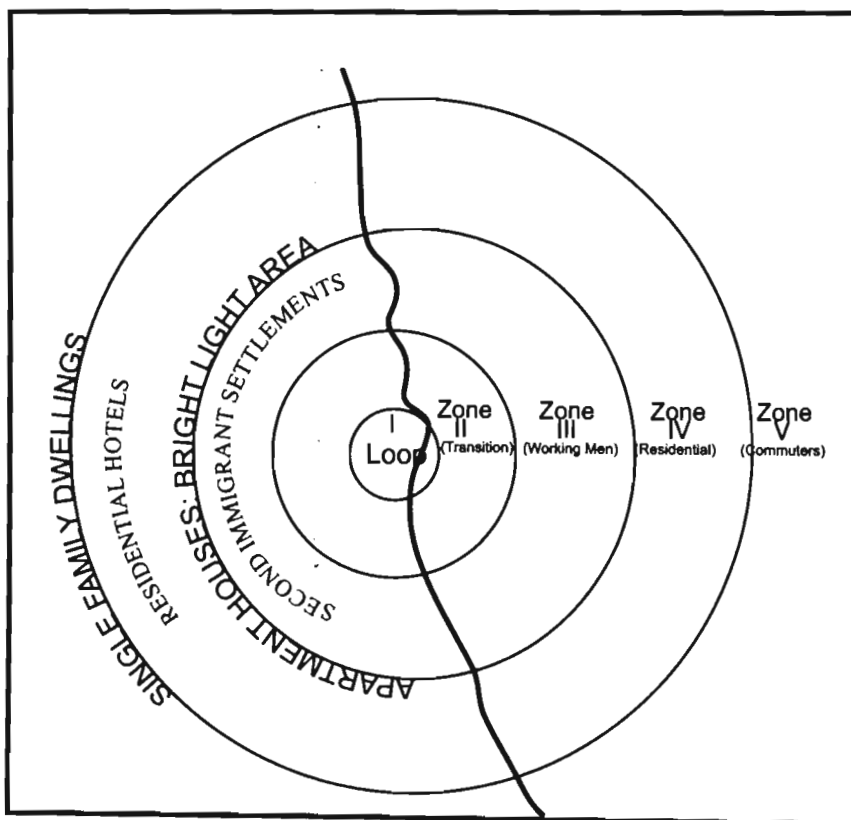
In the next section the existing inner city housing issues that have a direct impact on leisure activities shall be examined. Also to be investigated is how these existing issues affect leisure choices and patterns amongst the inner city dwelling youth and the respective community.

## Socio-political theories that shape the inner city

Mentioned hereunder are some important issues which offer an understanding towards the incorporation of recreation and the urban residential fabric. It shall be examined how political-spatial inner city forces have had an impact in providing for recreation in the city.

### Burgess' concentric zone model of the city

According to Burgess' theory the central zone (the Central Business District) would be surrounded by a transitional zone made up of old flats which are often in a state of decay (*Illustr. 1*). He identified a 'fairly large commercial district' in the centre of the city almost entirely given to offices and ware houses. Nearly the whole of this district has no permanent residents and is deserted at night.



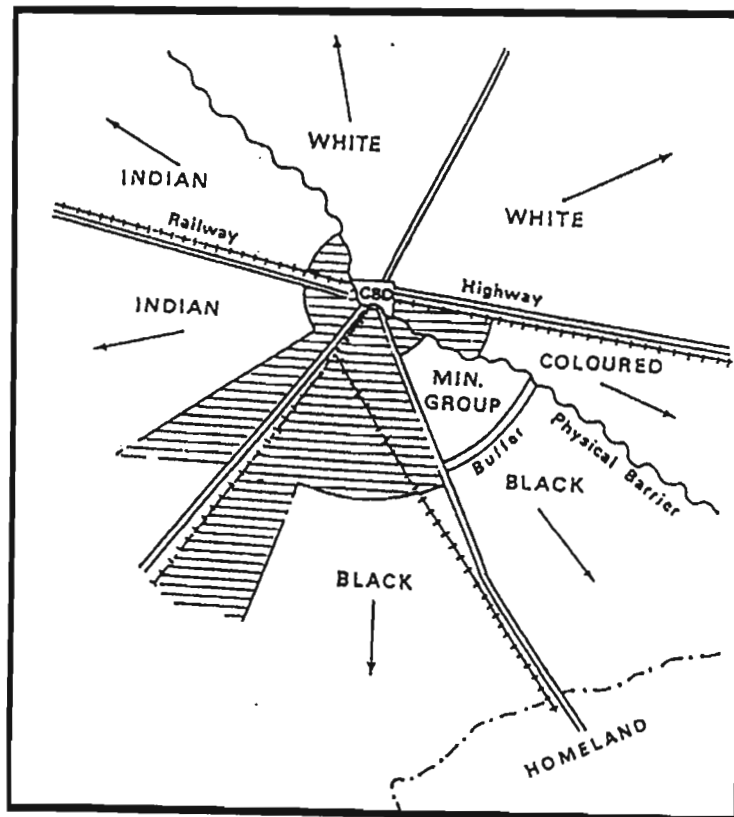
*Illustration 1: Burgess Concentric Zone Model (Medhurst, 1969: 3)*

Around this commercial quarter is a belt of built up areas which are occupied by working class dwellings, beyond this belt lie the districts inhabited by middle classes

and as one moves further out, more upper classes residences are found. (Medhurst, 1969) The 'upper class' communities can travel from their houses to their places of business in the centre of the town by the shortest routes, which run entirely through the poor districts without recognizing the state of obscurity and squalor on the side of the road (Medhurst,1969:3). The South African model appears to possess these characteristics although it is highly dominated by apartheid planning policies which will be dealt with in the next section of this research.

### The Apartheid City:

During the 1950s, the Group Areas Act separated people into certain areas according to their race. This residential change was not controlled entirely by urban land market but by state intervention. Policies included forced removal of urban black communities into townships on the outskirts of urban areas, transforming South African cities into spaces of segregation and exclusion.



*Illustration 2: The general plan layout of the Apartheid City, influenced by the Group Areas Act (Singh, 2001)*

Lower income black subgroups were not accommodated in the inner city. Areas were separated into sectors allowing whites better opportunities under the Group Areas Act which resulted in a social and economical imbalance.

Apartheid planning policies made travelling to and from the city very difficult for black racial groups. These policies were aimed at situating the low income groups which were predominantly black as far away from the city as possible. This meant that these sub groups had to commute to work in the city on a daily basis and this had remarkably high cost implications in terms of transport. There was also a great deal of youth marginalisation which resulted in unemployment, low levels of education, poor living conditions and delinquency.

With the complete demise of the apartheid era, there was a sudden high influx of young low income groups moving into the city in pursuit of greater employment prospects. In the process the quality of the residential inner city deteriorated substantially resulting in almost slum conditions. Consequently there came a shift in terms of the character of inner city developments in the South African context. It is apparent that moving into the city did not solve the problems as it is evident that these subcultures are still facing the problems that they were confronted with in the apartheid era. These youth subcultures were consequently left with a poor self image filled with anger and frustration as compared to youth living in the suburbs.

## **Urbanisation**

Migration from rural areas into the city is not new but is a world wide phenomenon. This term refers to a large volume of people moving to or living in the city for different reasons ranging from economic to political. In South Africa, it has been proven that such subgroups are on average coming from poverty stricken conditions and add very little to the economic development of the city fabric(Singh, 2001).

Population within the inner city is compounded by migration from rural areas and the countryside. In search of better opportunities which are found near commercial establishments, people move towards the city which offers more than simply a job.

Communities which arrive into the residential inner city find themselves without many of the basic amenities for social interaction; they find that shared community facilities often do not exist. Consequently, urban dwellers may find it more difficult to establish satisfying relationships as a community. These residents do not often have effective means of making decisions which affect the environment in which they live in. This is then exacerbated by the conditions such as crime, tension, hostility and fear.

According to Correa (1999: 93), there is a need to develop techniques for restructuring cities so as to increase the supply of urban land. There is also a need to rearrange the environment of inner city housing from a typical clustered setting to a more dynamic and spontaneous one, thereby encouraging a sense of community.

### **Urban decay:**

The South African city is constantly changing and there are always gradual changes in land use, occupancy, function or character. Urban decay is related to change, whether in the physical condition of buildings, quality of environment or state or culture of civilization. With regards to Burgess concentric model, a correlation exists between decay and the radial distance from central CBD. Decay increases as one moves outwards from the centre. At the centre of the city the buildings are of high and decent quality but towards the transitional zone the quality falls. (Medhurst, 1969:3).

The very word 'decay' is one that invokes a multitude of distasteful images. In most cases the emphasis is on the physical decay of buildings but it is vital to look at this issue in entirety and that means looking at other contributing factors such as the decline in attractiveness of the environment (environmental decay) and the increase of 'undesirable' activity (social decay) such as crime and slum conditions. These factors tend to correlate and one is interdependent of the other. It is possible that inappropriate recreational facilities such as shebeens lead to social decay which in turn leads to an environmental decay and in the process the value of the buildings decreases leading to actual physical decay of buildings. Due to the physical decay of buildings, a slum condition develops. This is a global phenomenon where

deterioration occurs in terms of the physical and social fabric of the inner city housing developments.

## **The Stage Theory**

In dealing with the issue recreation for the city dweller, it is crucial to understand the chronological forces and principles which influence the shape and character of the residential inner city. It is believed that this will assist in providing an awareness of what to anticipate in the future with regards to the residential inner city.

According to Birch (1979) inner city housing developments do not stay the same; they go through a global phenomenon of constant change which he refers to as '*The Stage Theory*'. This theory deals with the cyclic revolutionary process that housing developments go through and it is perceptible that South African cities also tend to undergo this process. According to Birch (1979), the 5 stages of urban growth are as follows:

### **Stage 1: Rural Settlement**

This stage is characterised by low population, rural densities and single family units.

### **Stage 2: First wave of development**

This is when the rates start to increase and there are usually new constructions as added numbers of people settle in. This stage is still characterised by a predominance of single family units.

### **Stage 3: Developed, high quality residential**

This is the fully developed stage where the initial development has run its full course, densities become higher and there are normally multi unit structures, property values tend to be maximum. There is normally a certain vibrancy and excitement about the place at this stage.

### **Stage 4: Packing**

The buildings become aged and the quality decreases thereby causing a fall in rents. The decrease in rents affords increased numbers of lower income groups to move

into these developments and as a result the buildings end up being occupied by more people than what they were originally designed to accommodate. The developments which are at this stage may be casually termed as “new slums” and they are constituent of high densities.

#### **Stage 5: Thinning**

At this stage more deterioration sets in and the children of low income groups who moved in at stage 4 leave for a stage 2 area or less elsewhere in the city. The younger population decreases leaving older population behind. This stage may be casually termed as “old slums”

#### **Stage 6: Recapture**

This is the point where it becomes apparent to the developers that the land values are too high to be occupied by a rather unproductive old slum which is occupied by old inhabitants. Properties are then reacquired by the developers for revitalisation and rejuvenation. The resultant product is often high income residential apartments. (Singh: 2001)

To sum up, it would be fair to assume that most of the South African cities are perhaps currently at stage 4 relative to Birch's theory. However, it is believed that the provision of suitable amenities can aid in preventing them from going into stage 5 and optimistically such provisions can take them back to Stage 3.

## **CHAPTER THREE: THE CONCEPTUAL STRUCTURE OF LEISURE**

---

### **Introduction**

Subsequent to understanding the socio-spatial inner city issues, the theoretical structure and conceptual definitions of leisure and recreation shall be further analysed in this chapter.

The Oxford English Dictionary(2000) defines leisure as “The state of having time at one's own disposal; time which one can spend as one pleases; free or unoccupied time...freedom from time-consuming duties, responsibilities, or activities...time available for ease and relaxation”. From a community point of view, the effective use of an individual's leisure time is of great importance. Leisure has a number of different functions to perform in society: it develops, it teaches, it provides relaxation and entertainment, and it promotes physical and mental fitness.

The spatial and cultural contexts are key elements when it comes to understanding the meaning and value of leisure to society. Leisure is entrenched in personal culture and culture in turn is a substance of leisure. Hence according to Pieper (1952) leisure patterns may vary according to the individual's cultural context. Additionally, leisure is a by-product of an interactive process between 'actors' and the socio-spatial context in which they operate. Naturally, social forces have a strong influence on the choice of leisure that one may engage in. (Richards, 1995). Hence, leisure varies from individual to individual depending on a person's cultural and economical background. But what is common amongst all types of leisure, irrespective of culture and economy, is that it derives personal pleasure.

### **Sociological Models of Leisure**

In this section, the varied leisure models and the sociological factors which influence them are to be explored. The first model to be focused on is the *tripartite model*

(Parker, 1972). This model is concerned with the relationship between work and leisure. According to Parker (1972), an individual's central life interests may extend into leisure time or vice versa. Work activities are therefore not necessarily unpleasant and can be fun if they are freely chosen and self actualising. It is possible that any activity can be perceived as leisure as long as it is enjoyable and freely chosen. Also worth noting is that an individual's emotions are not stable and even the most enjoyable activities may end up being rather monotonous. (Richards, 1995).

On the other hand, the *psychological model* identifies motivation as a key component of leisure. According to Deci and Ryan (1985), there are three different ways in which an individual may be motivated to engage in leisure and these are as follows:

- *Intrinsically motivated leisure* is leisure pursued for its own sake, for the pure pleasure derived from that activity. This leisure style is based on self determined motivation, where the individual chooses independently to engage in leisure.
- *Extrinsically motivated leisure* is when an individual is influenced by an outside force to participate. This leisure style is based on non self determined motivation where the individual is influenced by external factors. (Richards, 1995).

Self determined motivation has positive consequences for the individual and leads to better health, higher self esteem and more satisfaction. It is argued that *intrinsic motivation* and free choice are the key components to pure leisure. Neulinger(1981).

Conversely, Gunter and Gunter (1980) based their *four cell* typology on two dimensions. The first dimension is concerned with the degree of involvement in an activity. The second dimension focuses on the degree of free choice. Illustration 3 shows the four types of leisure. Each type of leisure is based upon different social contexts or 'life conditions'. For example, the opposite of *pure leisure* (Illustr. 3) *anomic leisure* is characterised by low involvement and an absence of obligation. Unemployed youth may experience this kind of leisure whereby free time is 'empty time' rather than time for meaningful leisure.

		Low	High
		Pure	Enjoyable
	High	Leisure	Work
Self Expression		Anomic	Obligatory
	Low	Leisure	Tasks

*Illustration 3. A Symbolic Model of Leisure (Richards, 1995:20)*

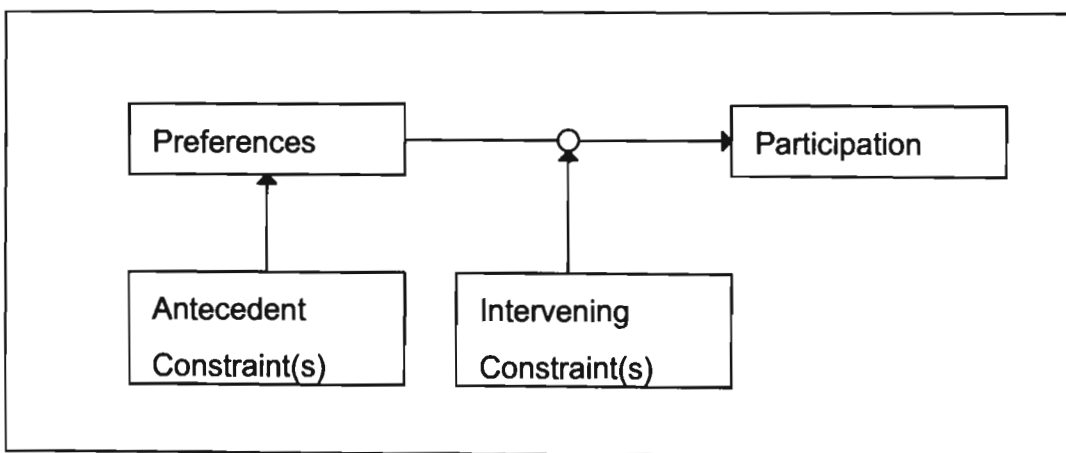
*Institutional leisure* is characterised by high enjoyment and engagement but is also structurally constrained by major social conditions to which the individual is linked. With regards to institutional leisure there is often a high degree of participation, and this is as mentioned before, a strong tool for unifying the youth. There is often a willingness and enthusiasm from the participants and in most cases participative leisure provides the participants with a stronger self esteem, achievement or satisfaction. A good example is the influence of the family, work or the church.

Another type of leisure is in the form of alienated leisure, according to Richards (1995) this type of leisure is also shaped by strong associations with institutional structures. Unlike the previous kind of leisure, alienated leisure has a low enjoyment and engagement value. The gender role obligations of women in the family are an example of this kind of leisure. It is important to note that not all free time constitutes leisure, especially to women who have to perform ongoing house chores often in the household. Such forms of leisure highlight the unpleasant aspects of leisure in certain social contexts and stress the difference between free-time which is empty and free time usage which is rewarding. (Richards 1995)

## Concepts of leisure constraints

In this section the multi-dimensional sociological barriers that apply to leisure engagement are to be investigated. Also to be outlined is how an individual can be limited in terms of engaging in leisure.

According to Francken and van Raaij (1981:337) there are two types of leisure constraints (*Illustr. 4*) which are namely: *internal constraints* and *external constraints*. *Internal constraints* are personal psychological factors such as: incapacities, inabilities and lack of knowledge. *External constraints* are those which lie outside the individual and examples include: lack of time and money, lack of facilities and geographical distance.



*Illustration 4: Antecedent Constraints (Richards, 1995:20)*

Crawford and Godbey (1990) classify leisure constraints in terms of barriers: three levels of barriers influencing leisure preferences and participation are listed below;

- *Intrapersonal barriers* -these are similar to internal psychological constraints identified earlier.
- *interpersonal barriers* which these are influenced by of interaction between people, for example, the ideas and preferences influenced by spouse in marriage.

- *structural barriers which* are standard social context constraints such as lifecycle, financial reasons, climate and work time schedules. (Richards, 1995)

### **Sociological impacts to leisure**

Gender and family values have a strong impact on the leisure patterns of young people. Leisure meanings and patterns are partially shaped by the customs and culture transmitted through the family. Traditionally, women were in the kitchen and men outside the house. This has meant that their leisure patterns are different. Activities such as cooking, domestic chores are considered as leisure to men but they are seen as obligatory work to women. Women tend to be care givers: they engage in domestic and other childcare responsibilities at home. This cuts down on their available leisure time. The tasks that women perform in the household cannot be fully termed leisure, a more appropriate term is rather 'unpaid work' (Deem, 1988). It is therefore difficult for women to go out and engage in various leisure activities like men. Leisure activities outside the home are also different between genders. *Intrapersonal constraints* limit women from participating in activities which are predominantly male orientated.

Educational institutions also have a considerable influence to leisure patterns because the youth are occupied with school activities for most of the time during the week. Weekly activities including leisure are structured around this experience. Therefore, the educational institution which they attend has a strong bearing on what kind of leisure activity they engage in. For most youth school is an obligatory activity as there is often an element of compulsion. With this in mind there may be a need for introduction of leisure education programmes in the school curriculum so that pupils and students acquire the necessary social skills to enable them to think through, evaluate, and make their own decisions and choices regarding leisure (Richards, 1995).

In the residential inner city there is a serious problem of unemployment and that has a negative effect on the leisure patterns of unemployed youth. The general effects of unemployment include: depression, frustration, lack of money, bitterness about the

inability to find a job and an inability to progress in life. (Deem, 1988). Unemployment brings a different meaning to the experience of leisure. Consequently, *anomic leisure* is normally the dominant type of leisure which they engage in. In terms of how people structure their time, employed people structure their time rather rigidly as opposed to unemployed people whose time is unstructured and who are not compelled by work structures to plan their leisure time. Unemployed youth tend to hang around on the streets in unstructured and informal groups, especially young men. (Richards, 1995).

It is apparent that there is insufficient knowledge about the lifestyles of young inner city dwellers in South African cities. With the intention to improve our cities, developers and planners need to first understand the factors that influence the lifestyles of the youth. Failure to engage in a deeper understanding of such factors might exacerbate the problems found in the residential inner city and undermine the success of future developmental efforts

As mentioned in Chapter One, the residential inner city fabric consists mostly of the youth. Youth can be divided into two categories which are namely adolescents and young adults. According to Rapoport (1975), adolescents are young people who are roughly aged between 15-19. In most cases, adolescents are under the supervision of parents but make little interaction with parents and family during this stage in their life and would rather engage in leisure with friends. They are often preoccupied with fashion, clothing and have a need to be sociable, are interested in interaction with peer groups.

Young adults are people who are roughly aged between 19-25. While preoccupation with friends is still an important, part of them shift from friends to a quest to spend more 'romantic' leisure time with a partner in a more intimate relationship. They additionally get preoccupied with financial and social status. Therefore they reorganise their lives such that it makes it possible to find a lifelong partner. (Rapoport and Rapoport, 1975). It may be argued in the South African context that this trend is rapidly diminishing due to problems such as unemployment. According to Richards (1995) if the problem of unemployment persists, the less serious adolescent delinquents can transform into the more serious young adult criminals.

Youth's leisure patterns are not static but they are constantly changing, however, there is always a need to socialise with peers and to explore their environment. According to Brake (1985) youth fall into two brackets:

- The first type is conservative youth; these youth follow mainstream fashions and leisure interests, they use existing recreational amenities available to them and conform to societal norms.
- The second type of youth is the delinquent youth; these youth reject societal values and engage in delinquency, for thrill seeking and for fun due to the fact that they get bored and frustrated.

In the inner city, the supportive and protective spheres of family are often none existent due to the fact that most inhabitants are often youth themselves in the form of, bachelors who are employed in the CBD and are not financially ready to reside in more luxurious residential areas or in most cases they are young people coming from the poverty stricken countryside in search of better employment prospects. Since they reside on their own, they develop their own lifestyle which is infested by commercial entertainment parallel with the current trends. They often have their own perception of recreation which is often totally different from that of an adult. This generation tends to dispose their limited capital on rather unnecessary obsessions with current trends and the detrimental results are most often substance and alcohol abuse. (Ramoudh: 2002)

It is important to have a coherent understanding as to what are the economic and cultural backgrounds of the inner city dwellers and it is evident that it is the predominantly low income groups which reside in the inner city therefore the recreational facilities provided for them should be sustainable and affordable or free of charge wherever possible. Facilities should relate to the lifestyle of the inner city community. For instance, it is not economically feasible to provide a golf course which may be suited for traditionally higher income communities and draws lesser participation when a more economical basketball or tennis court could be provided in abundance to cater for large number of people.

This chapter was important in offering a broader understanding as to what influences the leisure perceptions of South African urban youth. It has also assisted in clarifying the conceptual definition of leisure and recreation.

## CHAPTER FOUR: RECREATION PLANNING AND DESIGN

---

### **Introduction**

Subsequent to outlining the sociological concepts and the political-spatial inner city theories which are relevant to leisure provision in the previous chapters, it is at this point, appropriate to deal with the key structural components which apply to planning and policy making for leisure in the residential inner city context.

It is suitable to use the term *recreational* planning as opposed to *leisure* planning at this stage of this project since as mentioned earlier in this dissertation; leisure refers to an individual's use of *free-time* and recreation is an activity that incorporates free-time (leisure) and activity (participation).

### **Approaches to Recreational Planning**

Prior to designing a recreational space, it is important to adopt an approach. The adopted approach has to be appropriate for that particular problem area in question. According to Gold (1980) recreational planning can be implemented in four different approaches which are namely; the resource approach, activity approach, economic approach and the behavioural approach. Each approach is to be analysed and explained in the next section of this study.

### **Resource Approach**

This planning approach concerns itself with physical and natural resources to determine the types and amounts of recreation opportunities. Supply limits the demand or use to the human or natural carrying capacity of the resource and natural factors are ranked over social factors. Environmental considerations determine the acquisition and preservation of open space, regardless of people's expressed needs or the fiscal resources to pay for this space. In summary, the emphasis is on the resource instead of the user.

This approach emphasizes supply instead of demand and minimizes the importance of social or political factors. It is most effective in non-urban areas, resources planning such as water reservoirs, national forest preserves, and national parks. It also has much utility for private tourist developments, new communities, or military installations, where there is a well defined resource to protect and centrally control the planning and decision process. (Gold, 1980)

### **Activity Approach**

Past participation in selected activities is used to determine what opportunities should be provided in the future. The public preference or demand for opportunities is based on participation rates or attendance, which usually projects more of the same type of opportunities. The focus is on providing more program leadership instead of self induced activities. The values of the user and the supplier are dominant in the planning process.

Social factors are ranked over natural factors. Use of public facilities is projected to rationalize more public facilities and programs. The emphasis is on users and the supplier of existing public recreation opportunities. The planning process is often influenced by the values of well-organised special interest groups.

Because of a heavy emphasis on the past, this approach may not respond well to accommodating the needs of non users or future trends. It also places too much emphasis on the public sector, organised sports, and program leadership when alternatives may be possible. (Gold, 1980)

### **Economic Approach**

The economic base or fiscal resources of a community are used to determine the amount, type and location of recreation opportunities. Investment and responsibility for providing land, facilities, or programs are conditioned by measurable costs and benefits or the self supporting nature of activities. Fees and charges are commonly

required for many opportunities. The supply and demand for activities is manipulated by price. User and supplier objectives are balanced in the planning process.

Economic factors are more important than social or natural factors. The emphasis is on market demand and pricing of opportunities. Attention is focused on questions of fees and charges, government as opposed to private responsibility for appropriate facilities, capital investment, and evaluating the alternatives. The planning process is influenced by politics and special interest. Quantity outweighs quality, and problems and problem solving is limited to political jurisdictions which may not parallel the problems of access, tax base, or efficient management of local and regional parks.

This approach emphasizes sophisticated statistical techniques to analyse alternatives. It lends rigor and objectivity to the planning or decision process and is useful for large jurisdiction with diverse populations. The economic approach has great value for analysing the questions of welfare economics, user charges, and private investment opportunities at the metropolitan or regional level. It can also provide the facts needed to help rationalise the cost-effectiveness of public park and recreation facilities in cities. (Gold, 1980)

### **Behavioural Approach**

According to Gold (1980), human behaviour and events in leisure settings influence the choice of how, where, and when people use their free time. Time budgets of individuals and social grouping are translated into public and private opportunities that require land, facilities, and program. The focus is on recreation as an experience, why a person participates, what activities are preferred, and what happens to the person as a result of this activity. User preference and satisfaction condition the planning process.

Advocacy and pluralism are expected dimensions of the planning, design, and management process. User and nonuser objectives are dominant, and satisfying experiences are the expected product. This approach is concerned with accommodating latent and expressed demand. It relates demand to supply to develop indicators of social need. These needs can be met in leisure settings that

combine the physical environment (space) and behaviour (activity). Leisure settings can include a wide range of public and private opportunities in cities beyond traditional parks.

This approach is complex and controversial as it needs value judgements and citizen participation. (Gold, 1980)

### Community Services

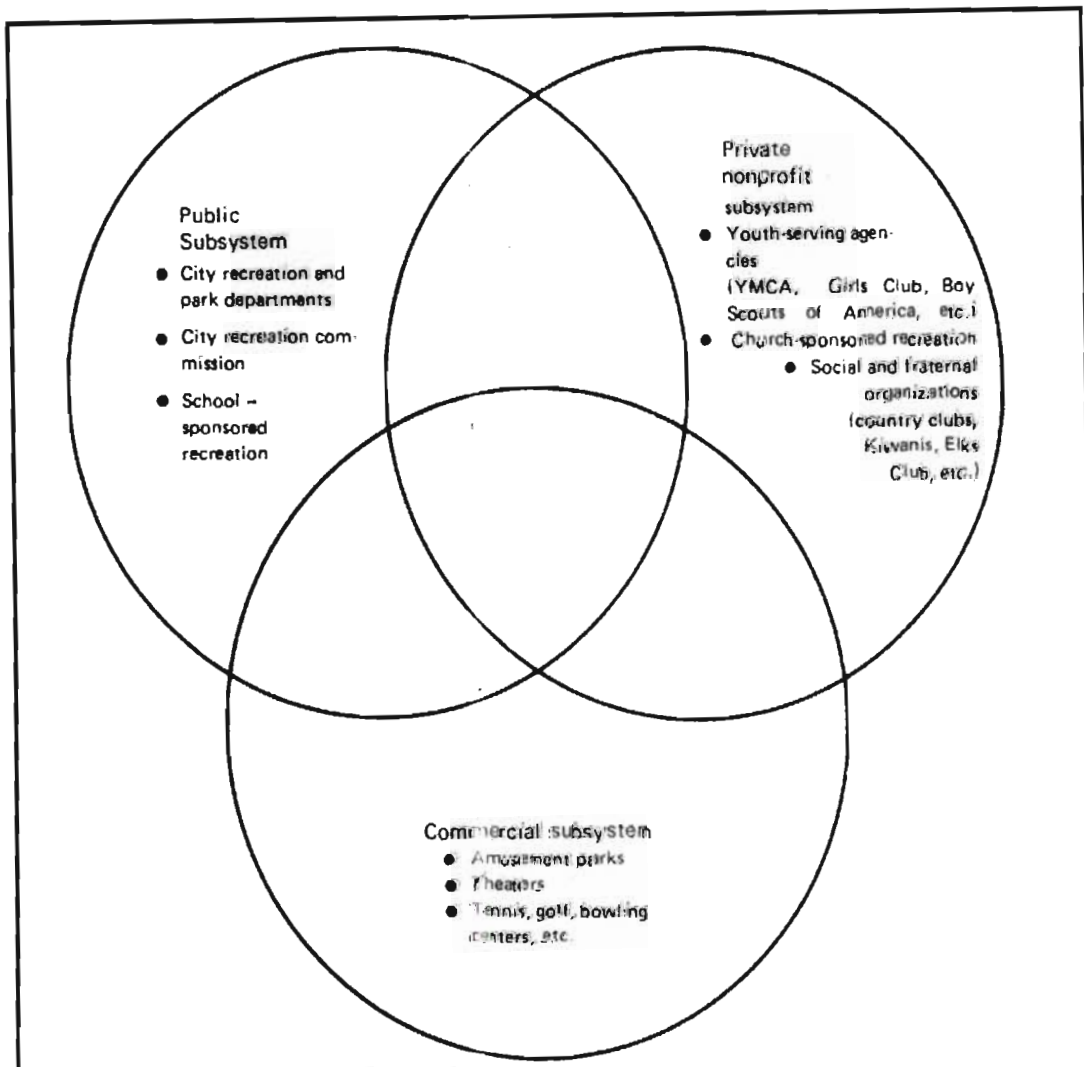


Illustration 5. Delivery of Community Leisure Services (Gold, 1980:31)

In terms of delivery, recreation planning involves the public, private and commercial subsystems (Illustr. 5). These are vital aspects of urban form and function. If leisure

services and spaces are well designed, properly located, adequately maintained and serve the needs of the intended users it can improve the quality of urban life and environment. Recreational planning is a continuous process of change in response to new social values, lifestyle patterns, technology and the availability of resources. The planning should therefore be evolutionary, realistic and humanistic (Ramoudh: 2002)

The question of how to deal with the sensitive and controversial notion of *community* is not simple. With the insurgence of flat life, the concept of a community has shifted from being traditionally a modest group of people within a small scale settlement to a more complex group of inhabitants from differing backgrounds sharing urban space. The phenomenon of an urban village seems on demand these days since there is a 'creeping deterioration of the residential inner city' and 'a constantly rising crime rate and widespread environmental degradation' (Madanipour, 2003:108)

Creating urban neighbourhoods was once the focal point of urban design and it faded because of severe criticism, but due to the quest for promoting communities, this phenomenon is being debated yet again, from social and political debates around communitarianism to a variety of design proposals for sustainable urban neighbourhoods.

It is crucial to understand the socio-psychological aspect of leisure in terms of the public-private realm. The public sphere *involves* interpersonal space. This is the realm of sociability, where face to face communication takes place between people who are not part of the intimate circle of the household and friends. According to the Oxford dictionary(2000), the word *public* stands for; '*pertaining. Belongings to, affecting, or concerning the community or nation...open or available to, used or shared by all members of the community*' as a noun '*a collective group regarded as sharing a common cultural and social interest*'. The public sphere is therefore understood as the co-presence of humans and the impacts they have on each other, whether through interpersonal relations or interaction between person and society in general. Within the broad frameworks of state and society, a public space is therefore often provided and managed by the state and is used by the society as a whole. (Madanipour, 2003:108)

Finding measures to promote communities is not only confined to the urban planning and design circles and the urban space is not only split along a public-private distinction, it is also subdivided into socio-economic and cultural patterns. (Madanipour: 2003:140).

### **The relationship between supply and demand**

Prior to planning for recreation, the planner should have a clear understanding regarding the end user demand. Over the last years, there has been a lot of debate with respect to how the concept of demand should be approached. Most of the debate has stemmed from whether the solution to demand should be qualitative or quantitative. In addition, there are often more questions as to what people *require* against what people *should* have (Gold, 1980). Consequently, there has been very little action or steps taken to address the crucial issue of leisure provision.

It is important to clarify the two key aspects that affect the concept of recreation. The first aspect is that of *supply*, in principle, supply refers to the facilities that *are* supplied or provided. The second aspect is that of *demand* and this refers to what the individuals *wish* to have as a means to perform their leisure-time hobbies. More specifically, it is how individuals want to use their leisure time irrespective of whether or not there is a tool or facility to accommodate it. It is believed that supply creates demand and people will utilize what is provided for them. There are leisure activities that people engage in as opposed to what they would truly wish to pursue or can pursue but have not got the facilities to accommodate such activities. It is therefore vital to learn more about the leisure styles and patterns of the inner city youth.

There are variable types of demand with regards to leisure provision and they are namely:

- Effective demand – this refers to the number people who actually are taking part in leisure activities(Lavery, 1971)

- Latent Demand -- this is recreation demand that is inherent in the population, but not reflected in the use of existing facilities. Latent demand is the basis for the argument that supply creates demand. And it further suggests that people will use what is available. The planner's role is to provide a diverse set of opportunities with the expectation of reasonable use (Gold, 1980).
- Expressed demand – this is participation in terms of existing recreation opportunities. It describes what people do instead of what they would like to do. This term also refers to those who could participate but do not, either through lack of knowledge, or lack of facilities, or both(Lavery, 1971)
- Potential demand – refers to those who cannot, at present participate and require an improvement in their social and economic circumstance in order to do so.

Recreation is a social activity which is essentially, site specific. For that reason, it is often found that the site is not adequate to suit the demands of the people. This results in a shortage of delivery of leisure services which slightly jeopardises the effectiveness of a planned recreation space. It has been found that due to such problems, the end result becomes inappropriate and inadequate.

The purpose of recreation planning is to create opportunities for people to engage in activities at a specific site. Planning for a specific site requires estimates of demand to help select the best site and provide the most appropriate type or mix of recreation resources, facilities, spaces and programs. Identification of potential users and a detailed consideration of site characteristics are the basis of demand estimates for a specific site or program.

Recreation planners cannot assume that people should spend more time in public parks or any other leisure facility planned for them. However, they can provide a range of *choice* in public or private opportunities where people can spend their leisure time as they wish. The planner's task is to translate time into space and encourage home orientated, commercial, private and public leisure opportunities to take place in an urban environment. (Gold, 1980)

The other important aspect is that economic background determines the types of recreation that an individual engages in. Parents of high income children have automobiles and hence they have more access to a range of recreation facilities. (Lavery: 1971). A child who has lived all his life in a slum inner city environment is not likely to find a quiet park like suburban environment exciting. While on the other hand a child from a wealthy suburban environment may find it appealing.

### **Public Open Space as a tool for effective recreation**

*“Emptiness is the curse of open space as boredom is the curse of leisure”*  
(Heckscher: 1977).

Public open space is capable of evoking a strong sense of ownership and desire for involvement. It can act as a strong tool for linking people and facilities around it such that the actual surrounding buildings feed off it.

August Heckscher (1977) highlights that there are key conceptual elements that make an effective public open space. He further argues that these elements depend on one another in order to coexist. The key elements stated by Heckscher are as follows:

#### **(a) It has to be linked with the street system**

It is crucial for an open space to be part of a pedestrian system as it is believed that people prefer to be on foot as observers and participants in the urban scene. The open space should be permeable for pedestrians should flow in, out and around it and pathways have to be in line with the streets and with ornamentation placed at axes of traffic such that entrances are clearly defined. The attractiveness arises from a good relationship between the actual recreational open space and the streets. There is a necessity to engage in smaller scale pedestrian orientated planning at a more humanistic scale. (Heckscher: 1977).

### **(b) The recreational open space should be three dimensional**

A flat plane relies upon a surrounding wall to enclose it and give it a defined form and character. Similarly, a recreational open space should have buildings embracing it and give it a sense of place. These buildings should have complimentary recreation functions such as eating places, cinemas and internet cafes. Open space should be designed from the onset and should not be created from space which is left over. In addition there should be a harmonic balance between buildings and spaces resulting in a sense of enclosure and continuity which are important aspects. By contrast, the classic park is content to be left alone, asking nothing from the city other than being recessive and relatively invisible, which is probably the reason for the lifeless state of most city parks

### **(c) The open space should be a mirror of the community**

It is essential for a public open space to be influenced by the neighbourhood surrounding it. Furthermore, it should reflect and improve the tone of the community life which surrounds it and be a part of wider forces working together to improve housing, education, social services and employment opportunities. The open space then may be the symbol, but not truly the pivot of reform (Heckscher, 1977). Recreational open space and facilities are capable of mixing the community in an atmosphere of mutual toleration. It must be multifunctional and adaptable to the constant functional changes occurring on its surrounding buildings.

According to Heckscher (1977), open space should not only serve to enhance a building but it has to *be a building* in its own right. During the medieval times, public open spaces were inseparable from the buildings that enclosed them just like a wall is inseparable from a room. It was not the open space that served the buildings, but almost the opposite. The buildings served the open space as enclosures, providing back up facilities by their indoor warmth and shelter.

In addition to the actual open space, Carmona (2003) maintains that additional complementary structures such as street furniture should be carefully dealt with.

Street furniture includes hard elements other than the floorscape in the form of lighting, telephone poles, benches, planters, CCTV cameras, bollards, railings and fountains. The quality and organisation of such elements contribute positively to the character and quality of an urban space. Landscaping also plays an important aesthetic role in adding coherence to some otherwise disparate environments. In an urban context, landscaping plays an important role in incorporating the architectural built environment with inhabitants.

### **Defensible space**

One of the key components to recreational planning is safety. In order for a willingness to occur, the youth and the community have to feel safe and secure. Although planning and designing for physical safety (e.g. high fences) is important, it should not be looked at as a separate entity. It is imperative to be also psychologically safe in terms of well being. This means that there needs to be an integration incorporating physical and psychological safety as it promotes intellectual comfort and reassurance in the community. According to Newman (1972) defensible space is the kind of design that allows the environment to defend itself.

*"..defensible space is a model for residential environments, which inhibits crime by creating the physical expression of a social fabric that defends itself.."*  
(Newman,1972)

Newman(1972) defines the concept of defensible space as a surrogate term for the range of mechanisms in the form of real and symbolic barriers. These are strongly defined areas of influence and improved opportunities for surveillance that combine to bring an environment under the control of its residents. All these different elements lead to a sense of community and ownership such that the living space is maintained well and there is an improvement in the quality of life.

Buildings and their arrangements could either encourage or discourage people to take an active part in informal policing while they go about carrying out their daily functions. According to Ndlovu (2001:16) the way the physical environment is arranged determines whether or not the residents take control of their place. A

defensible space is a living residential environment, which is potentially sound to be employed by inhabitants for the enhancement of their lives while providing security for their families, neighbours and friends. This is achieved by grouping units to reinforce associations of mutual benefit, delineating paths of movement and defining areas of activity and providing for natural opportunities for visual surveillance. This system can lead to residents of all income levels in a particular area to adopt extremely potent territorial attitudes.

Spaces which are too open or spaces which no one can claim ownership for tend to be rather dangerous. It is therefore important for a large open space to be divided into pockets around where people live. Units and recreational facilities may be arranged around such spaces. According to Newman (1972), multi family housing complexes should be designed in such a way that only a small number of units share a common entrance; with windows and doors facing this common area. Hence potential criminals will see the area as less accessible and less opportune an environment to carry out their criminal activity. (Ndlovu, 2001:16)

### **The city park and its contribution to recreation**

In the past, planners and officials have relied on the traditional provision of a city park as the 'solution to leisure problems in the inner city'. In South African cities, the city park has often not succeeded in being the ultimate solution and it has in some cases exacerbated the problem found in the inner city. Changes in social composition have lead to the need to question the appropriateness of a conventional park for the inner city dwelling communities.

According to Heckscher (1977), the park is often ineffective by being in the wrong part of the city or of a size difficult to maintain and patrol. The idea of a traditional park is not sufficient and in most cases the 'traditional park' can be detrimental to the community as it can be an active tool for the promotion of crime due to lack defensible space. In worst instances such parks become dumping grounds and havens for vagrants.

This chapter has explored some useful planning parameters which directly apply to recreation and delivery of community amenities. It was also shown that prior to developing a setting for recreation, it is vital to adapt an approach which is influenced by behaviour, activity, economy or resource.

## **CHAPTER FIVE: PRECEDENTS**

---

### **Introduction**

The aim in this chapter is to explore how socio-political factors determine the level of delivery of recreational amenities. The study will explore three different precedents, each aimed and intended for its own certain type of community. At the end of this chapter, a general conclusion will be made comparing these precedents. It is worth mentioning that while the study will be critical at some points, the main aim is to compare the strong and weak points of the precedents in question. It is anticipated that these precedents will make it easier to identify the appropriate structures and approaches required to deliver good recreational amenities for a community.

### **Hanover Park Township, Cape Town**

Some investigations into the adequacy of peri-urban recreational facilities have been carried out in the past. One that appears most relevant to this study is one that was conducted by Putteril in 1975. He embarked on a quest to investigate the recreational facilities of Hanover Park, situated on the outskirts of the city of Cape Town. This peri-urban housing development was established in 1969 by the Municipality of Cape Town to accommodate Coloured families resettled in terms of the Group Areas Act. It consisted of a variety of housing types ranging from sub-economic rental to home ownership. In addition it had a reasonably high population.

It was chosen by Putteril as the suburb in which to carry out an investigation since it consisted of a reasonably typical blend of social, physical and economic conditions prevalent to peri-urban, Coloured city housing estates planned and developed in the Apartheid Era.

The main objectives were to improve the overall understanding of the strengths and weaknesses of existing approaches to recreational planning and to extend knowledge on the needs and interests of the residents. The main questions were:

'what had been provided and with what success?', and 'what were the unmet needs?' Information was obtained on what facilities existed and these facilities were in the form of educational establishments, medical facilities, community halls, libraries, churches, and public services such as post offices and police stations. (Putteril and Bloch, 1978). The key criteria when assessing these facilities were *contribution* and *relevance* to the improvement of the quality of life within that area. Also noted were the factors that contributed to the success of a community facility and they included;

- The level of residents involvement
- Attitude of authorities
- Physical design
- Location
- Prevailing socio-economic situation

With these considerations in mind, an enquiry was conducted among suburban residents to establish their reaction to the facilities that that exist and, where possible to obtain an indication of unmet needs. There were numerous facilities and spaces that were assessed ranging from community centres to libraries. (Putteril and Bloch, 1978)

### Hanover Park Community Centre

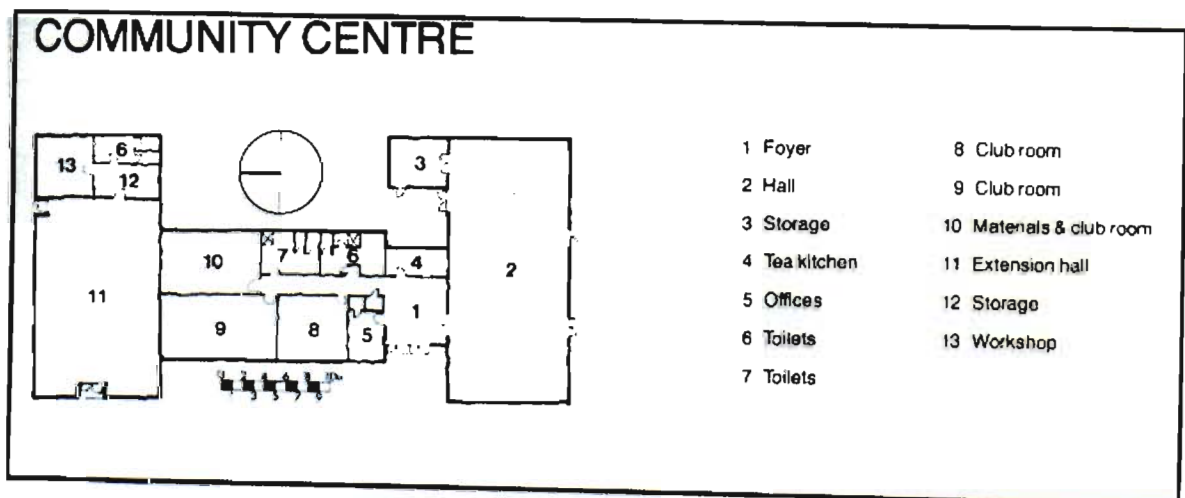
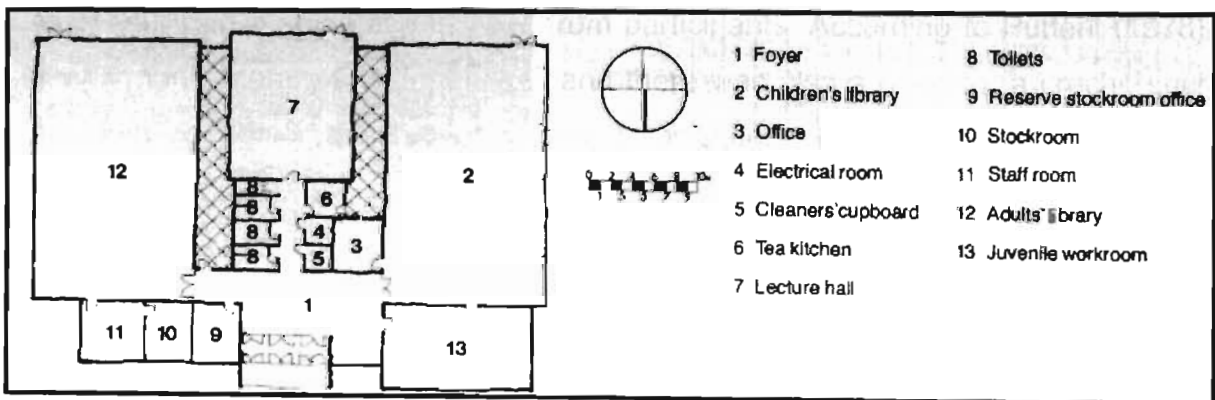


Illustration 6: The community centre of Hanover Park (Putteril and Bloch, 1978)

The above project (*Illustr. 6*) resulted from self help schemes, built using funds raised partly by the community and the rest by the government. They offered a variety of activities for youth in the form of art, physical training, ballet, needlework and table tennis. In addition they consisted of clubs such as Cripple Care, Funda Youth Club, Foster Mothers Association, Girl guides and sports clubs in the form of football and netball clubs.

The centre was maintained by funds raised from rental hiring out of weddings, film shows and from a small monthly fee from participants. According to Putteril (1978), this community centre functioned well and there was also a need for a crèche such that youth caring for their younger brother or sisters, had wider opportunities for constructive leisure. It worked so well that there were long waiting lists for using the centre in general. There arose a demand for evening use but due to the unavailability of night-shift staff, this demand was not met. Architecturally, it was not a visually attractive building and consisted of materials and furniture that is slightly below standard. This may be attributed to the limited funding produced both by the Apartheid government and the community of Hanover Park.

### The Hanover Park Community Library



*Illustration 7: the Hanover Park Community Library (Putteril and Bloch, 1978: 112)*

There was a need for a constructive educational leisure facility in the form of a library. Likewise, it was built using funds raised by mostly by community and partly

by the Provincial Administration. There were two main categories of borrowers: juvenile adolescents and adults. There was high use from both groups of borrowers especially from high school students during the afternoon and evenings. The Library was open both during the day and during the night and qualified staff ensured that this facility was optimal. Similar to the Hanover Park Community Centre this library consisted of very limited architectural vocabulary due to the low budget brought forward.

Most of the people that were interviewed by Putteril felt that the library was acceptable although it was not visually attractive. High school students felt a need for studying facilities. Noise levels were also a problem as the site was bordered by two Major roads.

In terms of recreational space and children's play areas, the area of Hanover Park had five playgrounds and many underdeveloped open spaces in general. According to Putteril more attention was needed with regards to addressing children's play areas in this respect.

Although there was room for improvement, it was found that generally, there were adequate facilities to positively promote the community in the area of Hanover Park. The facilities were used effectively through proper guidance from responsible programme coordinators. (Putteril and Bloch, 1978) This precedent contributes positively to this study in terms of understanding leisure needs and delivery at a neighbourhood level. It may be argued, however, that a centre that consists of all facilities under one roof tends to function more effectively when compared to the dispersed and separated facilities such as that of Hanover Park.

### **Klipriviersberg Recreation Centre, Johannesburg**

The study will move onto a more centralized and unified recreation centre with the intention to unravel the factors that are predetermined by socio and eco-contextual factors. Contrary to the Hanover Park precedent which had facilities situated separately, the next precedent does incorporate activities under one roof to act as a centre. This precedent is one of only a few that were provided in response to the

social ills witnessed in the city. The Klipriviersberg Recreation Centre (Illustr. 8) is a complex of dynamically related spaces rather than a single building. Located in Johannesburg, this centre was commissioned by the Johannesburg City Council due to the need to provide community facilities and improve the social conditions for people residing on the south of Johannesburg.

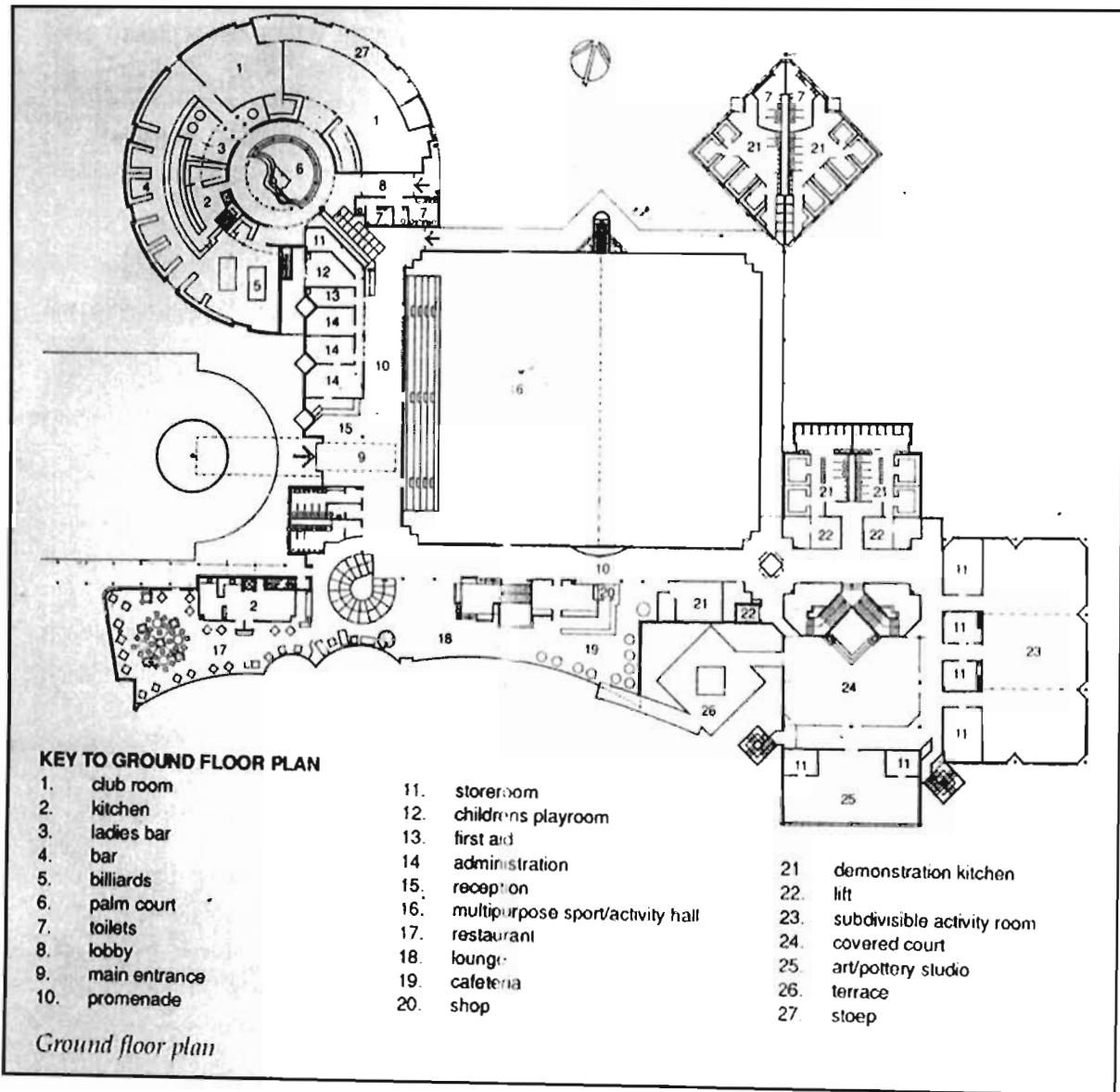
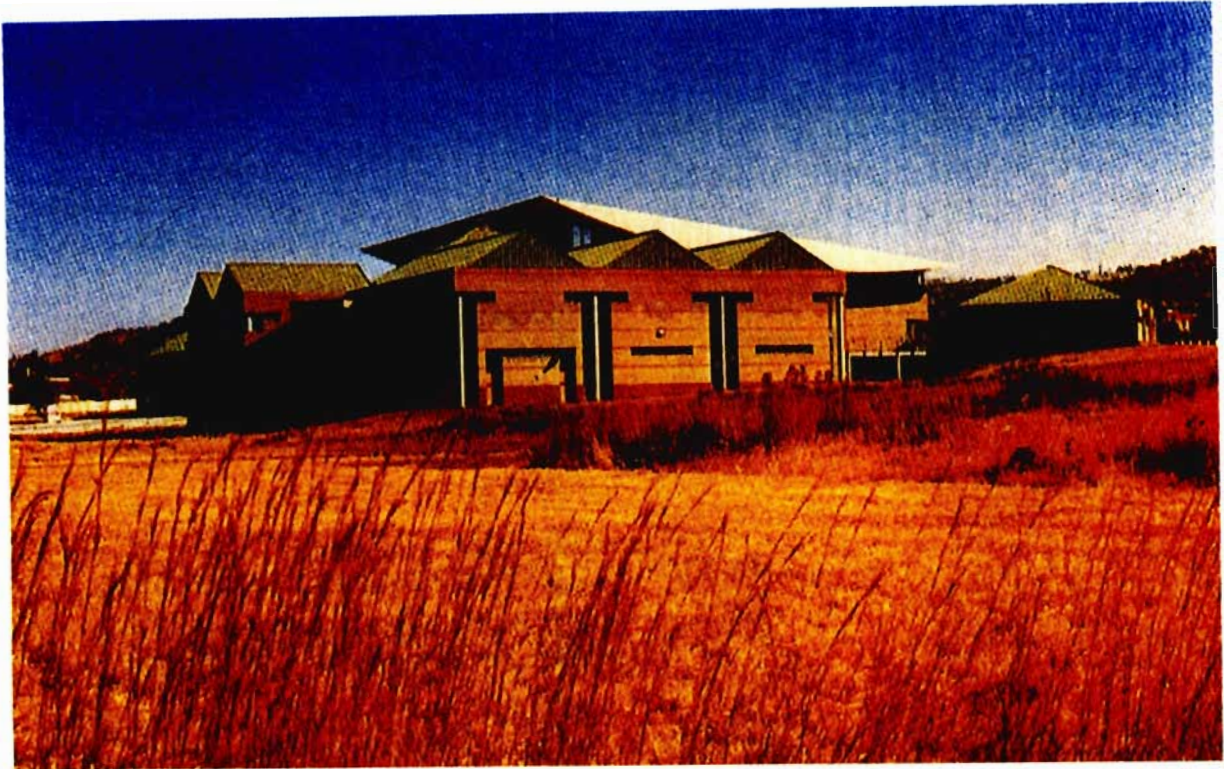


Illustration 8: Ground floor plan of the Klipriviersberg Recreation Centre . (Nuttall, 1990)



*Illustration 9 . The centre consists of a juxtaposition of forms on elevation. (Nuttall, 1990)*

Architecturally, it is enriched with sculptural form (Illustr. 9) and consists of a variety of elevational elements which act as an external expression of the volumes that make up the asymmetrical complex.

The architect, Bannie Britz expressed that the vision was that a modern city needs an agora – a gathering place for the young and the old, such that there would be an integration of different forms of recreation in the form of sports, arts and culture. The objective was to provide services for the interests of all members of the community. As a result, the facilities range from theatres, crèches and libraries to play parks.

The building is positioned at the edge of Kibler Park and immediately adjacent to a road. Account was taken from findings following consultation with members of the community, the councillor of the area, people who run other recreational centres in Johannesburg, and national sports bodies.

While responsive to the potential of the site, the architect also recognised that placemaking is about community; he looked for the connection in this relatively remote situation. Rather than a centre set apart, he favoured linkage to other community facilities - perhaps to a shopping precinct thus forming part of a mini city.

The surrounding environment itself gave the clues in the projected resolution of setting. Therefore the intention with regards to the context was as follows:

- The indigenous growth on the low hills would be extended onto the site thus meshing a landscaped park with the existing reserve.
- Sports fields and buildings would be surrounded by dense planting rather than by hectares of kikuyu grass, bringing a leafiness broken only by linking footpaths.
- The Bloubospruit which crosses the site would be dammed to enable water activities, with a weir crossing to picnic spots and an historic farmstead dating from 1950. The latter would be restored to serve as an education centre while the old barn could be used for wedding parties and similar celebrations.

None of the above occurred. Due to the changes in the client representatives many planning concepts were abandoned in favour of an atomised approach, and different municipal objections. Also designed but not built are; a library planned for the north side, a village market and a crèche to the south linked to the main complex by a covered walkway, the latter, half constructed and arbitrarily terminated. Unfortunately, the result was a building complex which was not fully integrated with its environment. It is consequently quite apparent that more attention was given to the actual buildings than the environment.

The only manner in which the building does respond to the environment is that it was positioned as close to the street edge as possible. This positioning also took advantage of the fall of the site from north to south and thus rendered the bulk of the large building less intrusive thereby enabling views over the adjacent veld and allowing for service components at lower ground level.

According to the architect, the building possesses a musical characteristic symbolising a symphony; it has its quiet and its energetic moments. As a result the forms have identities of their own, becoming part of a play of rectilinear and curvilinear, horizontal and vertical, masculine and feminine forms, the robust and the more gently rounded (Illustr. 8). Although the intention was to be spontaneous and playful, the resultant forms seem rather confusing and unintegrated.

These sporadic forms were arranged around a principal space in the form of the multi purpose sports hall. Along the south elevation the roof of the sports hall, floats out beyond the rectilinear staggering of the steel framed window wall. This roof attempts to set up a play of horizontal and vertical curves, and frames views from the restaurant and cafeteria over a terrace and the site of an envisaged cricket field and amphitheatre. In terms of form making, this sports hall attracts more criticism despite its fairly large surface area and a nine metre height since it fails to declare its eminence as the principal space. This may be attributed to the sporadic forms around it. In terms of circulation, this hall is accessed at ground level directly from the main entrance and it settles into the fall of ground with its depth being accommodated by the lower ground level.

As mentioned before, the subsidiary spaces are arranged around the edges of the hall, and there is competition of vertical and horizontal spatial relationships, both physical and visual. Consequently movement through the building may be confusing due to unexpected spaces and unpredictable forms. Stairways and fire escapes are seen as sculptural opportunities, with some expressed externally.

Although, there is little relationship with the exterior, other elements have been dealt with carefully; there are numerous lesser entrances on all sides of the complex which encourage people to filter into the building. Natural light is admitted in many ways to achieve an even illumination within. These include a variety of window forms, the exploitation of clerestory opportunities, corner fenestration to optimize wall surface areas, and an opening to the sky in the shallow dome above the court.

Only the restaurant is air-conditioned and elsewhere there is natural ventilation with provision made for installing. Solar heating has been incorporated throughout and the main hall is insulated acoustically with a service tunnel running beneath the complex.(Nuttall, 1990).

To conclude, this precedent demonstrates that the attitude of the officials and planners has a strong role in determining the shape and success of a scheme. Had it not been for the changes in the regulatory bodies, this centre would perhaps have been a success. It is clear that the architects had intended for a building which was integrated with its environment. Due to the unpredictable forms and a certain lack of

unity, concepts such as a sense of awareness and participation are jeopardised to some extent. The fact that the centre is internalised means that it fails to 'reach out' to its community. This tends to limit its use and as a result the centre seems rather exclusive than inclusive.

## **The Millennium Village**

### **Introduction**

The study will move on to the next precedent and it was particularly chosen since it is considered by the researcher to be a good example of how to integrate recreational space, facilities and habitat. The other purpose of exploring the next precedent is to portray the possibility of *creating a community* through treatment of spaces and the built environment

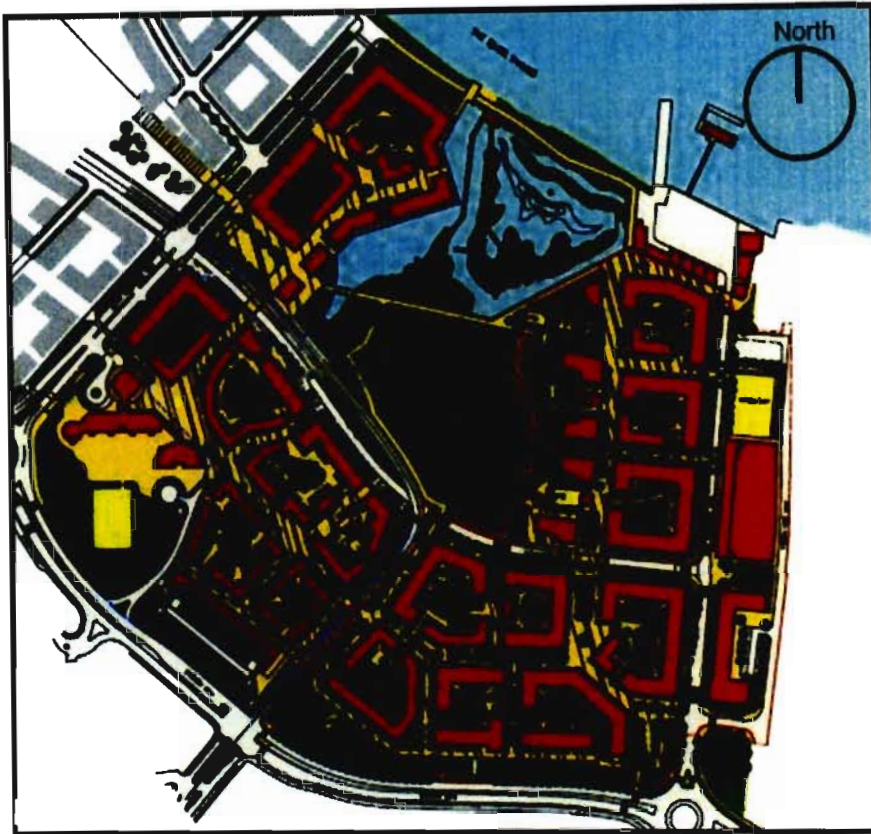
### **Location and brief**

The Millennium Village is located at the Greenwich Peninsula in London, England. This village was designed by Ralph Erskine and the overall aim was to create a secure, high quality modern community with the traditional values of village life. The aims were to establish a sense of community through the balanced design of buildings, recreational public spaces, the integration of public transport and pedestrian movement. (Mandanipour, 2003). It began in 1997 when the Deputy Prime Minister of England challenged the development industry to create a model for 21st Century Urban Living and a blueprint for future urban living. The intention was to create a modern, desirable and ecologically sustainable community. (Barker, 2001)

Erskine responded by creating 'a master plan that is not prescriptive but a framework that permits ongoing flexibility' (Mandanipour, 2003). His vision was to produce a politically sensitive master plan based on the implementation of environmentally radical principles through innovation in construction, procurement and sustainability.

According to Erskine, 'the Village is not only a showpiece of good design and technical solutions but a true expression of respect for human dignity, equality and freedom fostered in a democratic society.' (Barker, 2001)

### Description of the Layout



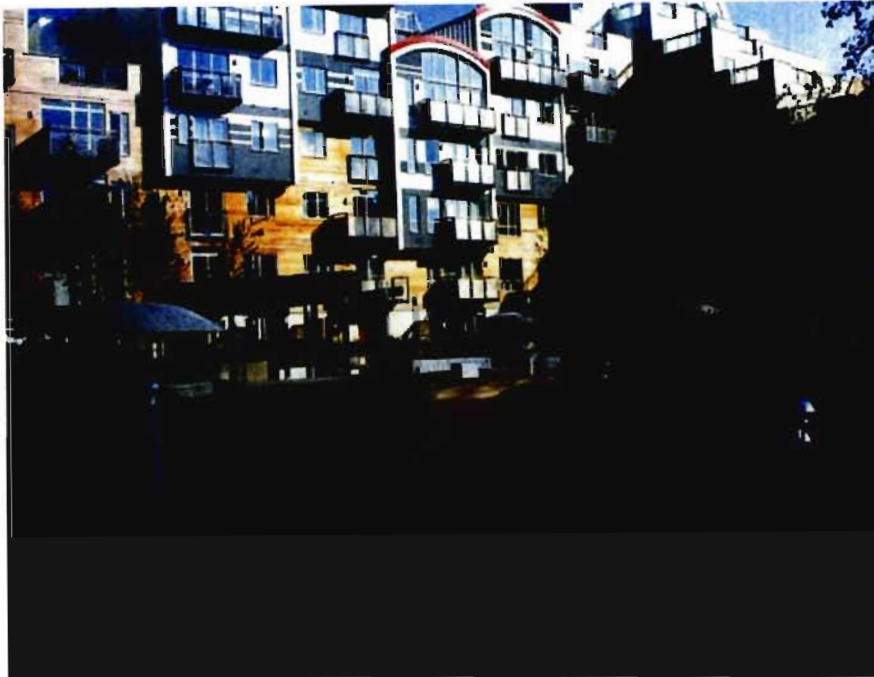
*Illustration 10: The master plan of The Millennium Village (Barker, 2001)*

Covering 60 acres of land, the Village (*Illustr. 10*) consists of residential blocks which are grouped in communities around a large village green and a man-made lake, with links to the river and the rest of Greenwich Peninsula via green corridors. It is structured to foster a close-knit sense of community with homes placed around garden squares and interlinking tree-lined streets between each neighborhood.

In terms of functionality, this development is divided into two components; there is a residential component occupying an extensive portion of the site and then there is a recreational component.

## a) Residential Component

Currently the village has 500 residences of modern, environmentally friendly design and has been growing steadily over a period of 5-7 years since it's inception.



*Illustration 11: The residential blocks viewed from the ecology park.*

These residential blocks have modular facades and roofs of corrugated aluminum, creating a light-industrial look reminiscent of contemporary Dutch housing. Glass panels on the facade adhere to a color code: yellow marks the living spaces, blue marks the bedrooms, and green has been used for the natural-ventilation chimneys. (Barker, 2001)

## b) Recreational component

Recreational facilities arranged and placed extensively throughout the development but most are built around an ecology park. These amenities are varied and they include a community centre, a primary school, a health centre, shops, cafes, bars, and offices.



*Illustration 12: An artist's impression of the village. (Barker, 2001)*

Both the recreational and residential spaces are linked by a network of cycle and pedestrian routes which Erskine terms as local communication networks. (Barker, 2001). This Village gives priority to people over cars and this is set to be a benchmark for the sustainable development of new communities. In addition, this village boasts a modern transportation system which includes a train station and interlinking roads. In terms of landscape, Robert Rummey (2004) describes the park as 'the heart of the village', reaching into it through a network of green corridors, creating a natural environment for residents and a wide variety of wildlife and plant life. The park features a natural wetlands area leading down to the river. The architecture achieves a high standard of environmental sustainability by being sympathetic to its landscape and ecology.(Barker, 2001)

With regards to addressing community needs there is a residents association in the form of the Greenwich Millennium Village Association (GMVA). It is a residents

association that is open to anyone who resides in the village, whether they are an owner of a property or renting.

The aims of the Association are:

- a) To represent all residents and owners of homes and any other persons the Association may deem appropriate.
- b) To promote the exercise of residents' rights and the maintenance of the properties, amenities and environment.
- c) To promote the creation of a village community for all members through social and sporting activities.
- d) For the furtherance of these aims, to represent the interests of residents in consultation with the Management Company for the Village and other bodies. (Wilson, D. 2005)

### **Seeking Sustainability**

Although there were no legal targets for a self-sustaining community development, the developers decided to apply their own. These include a reduction in energy use by 80 percent and water consumption by 30 percent. A gray-water cycling system stores drained rainwater to flush toilets. In terms of materials the designers selected a concrete frame to provide a thermal mass, reducing energy consumption and aluminum was chosen for its recyclability and long life. Most of the selected structures take maximum advantage of climatic factors. The buildings were purposely shaped and positioned to moderate the effect of easterly winds and to make full use of the sun for both light and heat.

While this project is still ongoing and has not yet reached completion stage, it can be assumed that it is bound to be a success by creating a new thinking amongst planners and developers which is in pursuit of inventing sustainable communities and urban spaces.

## **General Conclusion**

In comparing the three precedents mentioned throughout this chapter, it is apparent that the Millennium Village does set a benchmark since it is effective in addressing the recreational needs of the community at a higher level. This can be attributed to the resolute and passionate attitude of the officials and planners involved. The quality of life in this Village is comparatively better than that of New Hanover and Klipriviersberg due to the fact that it responds well to its surrounding environment and effectively integrates the ecosystem and recreational space. This may be because all spaces and facilities of the Millennium Village were planned simultaneously allowing for a more unified product as opposed to the Klipriviersberg Centre which was planned and built way after the housing and other infrastructure was put in place. As for the Hanover Park precedent, the facilities are separated and dispersed throughout, making it difficult for the community to achieve strong values such as a sense of ownership, sense of place, participation and motivation. Although budget is important, it is apparent that the Millennium Village project was not primarily limited by budget and financial resources in terms of determining its design and end-product and this may have formed the basis of its success. In terms of applying such principles found in the Millennium Village into a South African context it would perhaps be difficult to achieve such a development due to limited financial resources and socio-economic factors.

## CHAPTER SIX: CASE STUDY- ALBERT PARK, DURBAN

---

### **Introduction**

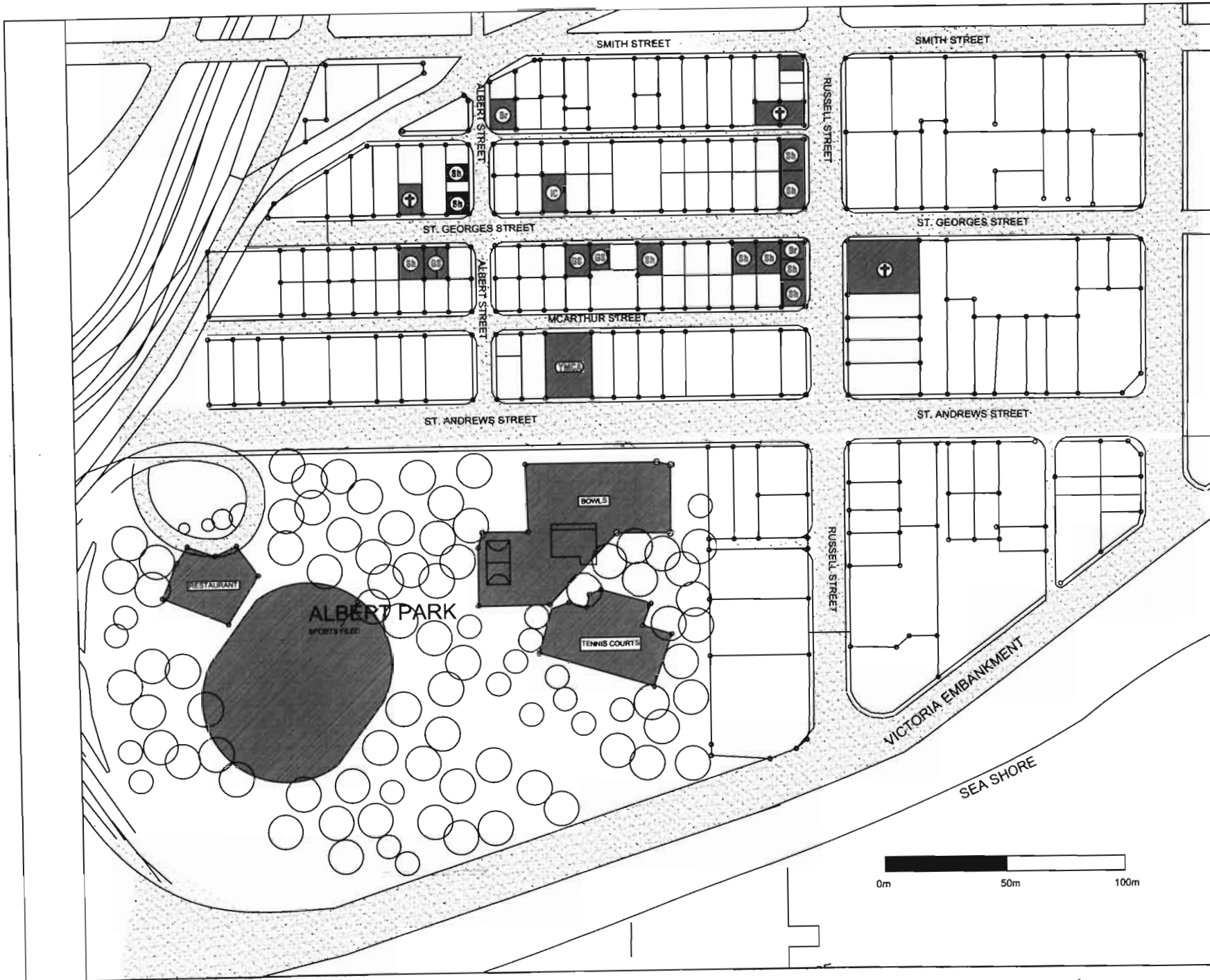
The chosen case study of this dissertation is the Albert Park inner city housing development. The nature of recreation facilities and the inhabitants will be discussed in this chapter. A historical background coupled with the current socio-spatial issues will also be discussed. In addition, the current state and use of the existing recreational facilities and spaces will be critically analysed. The case study was chosen since it is believed that it reflects the status of recreation spaces, facilities and activities which are characteristic in a South African city. Albert Park consists mostly of youth, and has some attributes that are reflective of the problematic state of recreation provision at a local city scale.

### **Location**

The Albert Park inner city housing development (*Illustr.20*) is situated on the south east end of Durban's Central Business District(CBD). According to the Durban Unicity, the neighbourhood consists of a population of approximately 20 000 inhabitants and covers an area which is in the region of 1 km<sup>2</sup>.

### **Community profile**

The type of community that resides in this area is predominantly; students, low income black youth who are employed in the CBD and in some cases are unemployed youth seeking work in the CBD. These are individuals from the outskirts of Durban and all over the KwaZulu-Natal province in search of better opportunities in the city of Durban. There is also a relatively small quantity of immigrants from outside South Africa (interview: N Maharaj:12-11-2005)



- LEGEND**
- ⊕ = Church or Religious Institution
  - Sh = Shebeen
  - GS = Games and Snooker
  - B&S = Braai and Shisanyama
  - YMCA = Young Men's Christian Association



ALBERT PARK INNER CITY HOUSING

## **Historical Background to the case study**

Albert Park was developed towards the end of the 19<sup>th</sup> century for middle income white communities. This area was once known as West End Park but it was later named after Prince Albert, Queen Victoria's husband who visited Durban in 1860 and whose appearance on the balcony of the Masonic Hotel promptly led to it becoming known as the city's now-famous The Royal Hotel. This was during a period when there was an introduction of new upper income suburbs in the Berea. Consequently, there was a rise in demand for accommodation which led to rising estate prices therefore the houses were redeveloped into medium rise blocks of flats. In the 1960s these gradually became high-rise blocks of flats which are evident to this day.

In 1980 there was some illegal movement of Indian, Coloured and Black residents into some selected blocks of flats in the Albert Park area. This was due to some white landlords who illegally sublet apartments to these other racial groups. The area of Albert Park was a prime ground for debate under the Group Areas Act, with the area split between those who wanted it to remain a 'whites-only' area in terms of apartheid law and those who were fighting for it to be home to all. That led to this area transforming slowly into a multiracial transition. By 1989, local newspaper reports estimated there were some 1000 "people of colour" living in the area as apartheid separation began to crumble. The abolishment of the Group Areas Act in 1991 officially opened this area to occupation by all race groups. Prior to this, white individuals had already been moving out to Durban surrounding suburbs. By 1993, half of the house holds were owned by black residents. (Hindson & Byerley:67).

As mentioned in Chapter Five apartheid planning policies made travelling to and from the city very difficult for black racial groups. These policies were aimed at situating the low income groups which were predominantly black as far away from the city as possible. This meant that these sub groups had to commute to work in the city on a daily basis and these had remarkably high cost implications. With the complete demise of the apartheid era, there was a sudden high influx of young low income groups moving into the city in pursuit of greater employment prospects. Due to high rents, there was a tendency to accommodate more people in one apartment leading to overcrowding and in some cases non payments of rents (Singh, 2001). In the

process the quality of inner city housing deteriorated substantially resulting in more or less slum conditions. By 2001 there were 13952 African people living in Albert Park and its surrounds. Eleven thousand people here expressed in a 2001 survey that they had no income. ([www.sundaytimes.co.za](http://www.sundaytimes.co.za))

In terms of land use, Albert Park is primarily residential consisting of multi storey flats with commercial activities on the ground floor. There are also recreational land uses in the form of a park which is complemented by recreational sports grounds. The performance and efficiency of such facilities will be dealt with in the following chapter.

### **General Conclusion**

The intention in this chapter was to portray the general mood and atmosphere of Albert Park coupled with a historical background. Now that that has been done the study will engage deeper, in terms of analysing the leisure facilities and spaces of the case study in the next chapter.

## **CHAPTER SEVEN: FINDINGS AND ANALYSIS**

---

### **Introduction**

In this section the existing Albert Park leisure facilities and spaces and their effectiveness shall be outlined. Subsequently, the factors that contribute to their effectiveness and use shall be explored. The effectiveness of the leisure facilities will be derived upon using the recreational planning parameters that are mentioned in the theoretical framework of this dissertation. The emphasis will be on spatial quality, design and use focusing mostly on character, sense of place and aesthetic. This section will also attempt to answer the questions that were set out in Chapter One.

To be firstly outlined is the layout of the actual facilities and the complementary spaces (*Illustr. 20*) and thereafter there will be an appraisal of the effectiveness according to the residents, the relevant officials and the author's judgement.

### **Brief description**

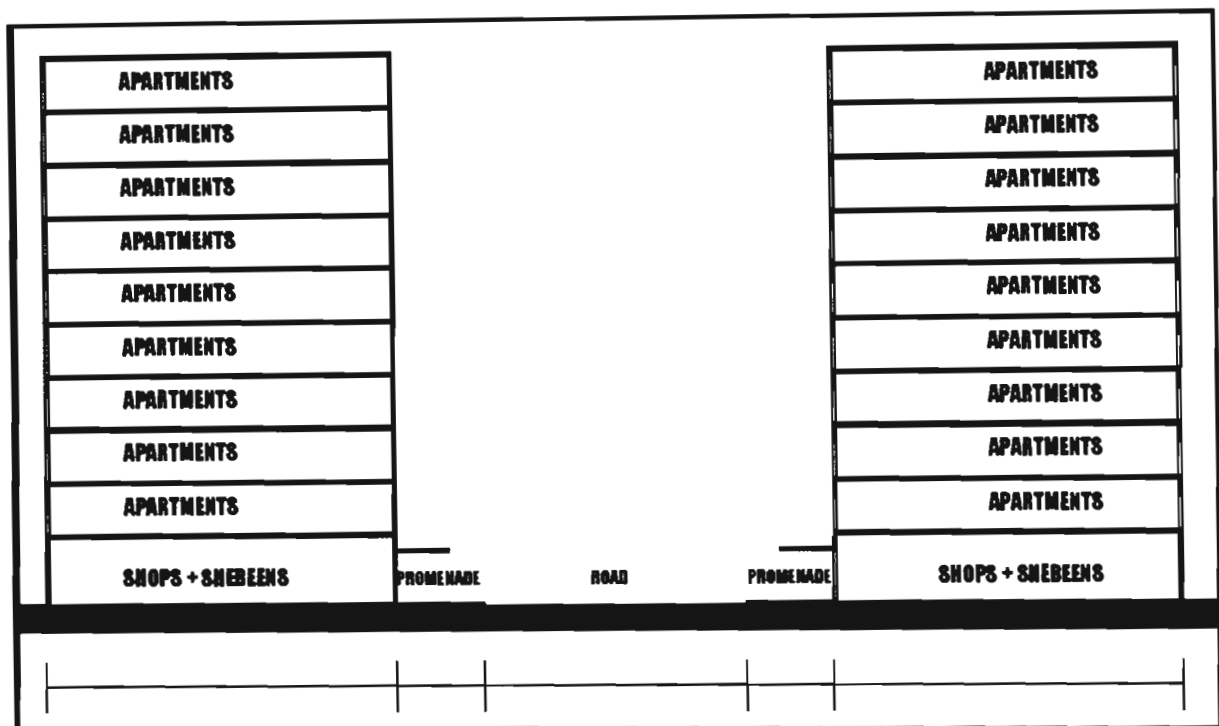
In general the overall master plan of Albert Park consists of high density residential buildings which are arranged along a street edge. At the south east end of these residential buildings is a relatively medium size park. This park is situated in such a way that it is shielded from the noise, congestion and traffic which is occurring in the CBD. The residential blocks of flats tend to embrace and define the park thereby shielding it.

Generally, the place is a hive of activity with numerous commercial activities which are in the form of takeaways, retail outlets, shebeens and liquor stores. Furthermore, community services such as crèches, a post office and worship sites form part of the Albert Park neighbourhood. (Singh, 2001). With regards to recreational facilities, the park itself remains one of the few large public open spaces situated close to the CBD.

In the next section the study will firstly critically analyse the actual leisure facilities of Albert Park. This part will analyse the facilities that are used by the residents for their leisure purposes. Thereafter, a critical analysis of the spaces that are used by the residents for leisure is going to be portrayed. Only the leisure facilities located in the Albert Park are shall be assessed.

**Existing facilities are in the form of:**

In Albert Park, there is a street promenade which is aligned with commercial land uses on the ground floor of most apartment blocks (Illustr.13). Situated along this promenade are community facilities in the form of shebeens, braai facilities with pool tables, corner shops and hair salons.



*Illustration 13. Diagrammatic section showing the relationship between shops, promenade and the road*

Upon observation, most of the inhabitants in the area use these facilities more during their leisure time and these facilities are occupied most of the time. Pedestrians and residents move along this promenade towards and from the flats and thereby socialize in the process. Since this is where most people are found then

the shops are conveniently located close to where the pedestrian movement is occurring.



*Illustration 14. Pool and coin slot video game are very popular amongst the adolescent youth*

Adolescent youth are also witnessed in this part of the area, and they mostly spend their leisure time inside line shops playing pool or video games (Illustr. 14) on the electronic coin machines provided in the corner shops. Some children are also witnessed playing ball games and loitering on the tight street promenade (Illustr 15).



*Illustration 15: The young people use the dangerous tight spaces as their play area.*

It is apparent that most of the recreation takes place along the promenade. The youth sit along chatting, watching people passing; some of the adolescents are often witnessed abusing substances while sitting along this public promenade (interview: Capt. Luthuli date: 18-11-2005). In terms of circulation, the relationship between the roads, promenade and shops is rather undefined and problematic (*Illustr. 16*). The spaces are tight and they often become overcrowded especially during the afternoon when people filter out from the apartments, shops and shebeens. The children play along the street edge (*illustration 15*) and not in the park as the parents feel that it is not safe for their kids. According to an official from the community police (interview: Capt. N. Luthuli, Date 07-11-2005), there are frequently incidents of crime reported on a weekly basis and the offenders are usually the youth who reside in Albert Park. The crimes are varied, often ranging from mugging, assault and substance abuse.



*Illustration 16: Emphasizing the tightness of the promenade causes conflict between the cars and people*

It is worth mentioning that historically, this promenade was not primarily designed for people to stand around and socialise but was rather planned as a simple pedestrian walkway for residents to use on their way to their residences or vice versa. Above the shops and the promenade are the apartment blocks and they consist mostly of balconies which allow for a more passive form of recreation where the residents tend to sit and observe people passing by (Illustr. 17). The buildings with balconies are most abundant along St Andrews Street which faces the park and some residents relax and observe the park in harmony while carrying out their leisure time hobbies such as reading or in some instances doing nothing at all.



*Illustration 17: Some individuals tend to use balconies looking out during their leisure time.*

While 'sitting and watching people pass by' may be seen as a good experience it could in some cases be due to the reason that some people do not have something to do or there is no facility to facilitate their leisure need so they end up sitting along on balconies in their flats reading, watching people pass by or admiring the park. According to Mr Graham Steele from the Department of Parks and Recreation (interview: date 18-1102005), it has been proven that a person who relaxes for the whole course of the day for their leisure time can suffer from adverse effects such as of obesity and an unhealthy lifestyle. Steele goes on to state that that it is mostly the women and girls who engage in such passive leisure habits which are not conducive to improving their lifestyles.

The character of St Andrews Street is relatively different. The buildings along here are more decent and well maintained; there are no shops on the ground floor and consequently there is little or no pedestrian movement along this front. As a result, this part of Albert Park is quiet and it is possible that this was done deliberately such that it corresponds to the peaceful environment of the park. For the residential blocks situated along St. Andrews Street facing the park, there is no effective integration between the residential apartments and the ground floor. This can be attributed to the

fact that the ground floors at the most are constituent of garages and parking spaces instead of more active commercial and communal facilities which would promote pedestrian movement by youth and residents. If such facilities were situated on the ground floor, it is possible that it would be easy to actually filter in and out of the park but since they are segregated, the link to the park and the ground floor is more visual and less physical. The people reside on the upper levels, leaving the ground floor dead. On the contrary, Albert and Russell Streets are busy due to the fact that there are shops and shebeens and commercial activities occurring there.

### **Current Facilities Aimed for Youth**

This study will move on to explore some recommendable existing facilities that are aimed to develop youth and are situated in the area of Albert Park. The Young Men's Christian Association (YMCA) is an organization whose aim is to assist and accommodate Christian youth in terms of life skills and development. This small facility is conducted at the Anchor House (Illustr.18) which is situated in St. Andrews Street across the road from the tree filled park. The Anchor House is a residential building just like all the others in Albert Park except that on the ground floor it consists of recreational facilities such as a dining hall with pool tables and some gym facilities. There are regular Christian fellowship meetings that occur on a weekly basis and programs which deal with teenagers and develop them in terms of creative skills, arts and drama. In addition, this facility is aimed to equip young people and assist them to make informed life choices and decisions, which will help them to lead healthy lifestyles.



*Illustration 18. Youth participants of the Young Men's Christian Association*

In terms of efficiency and effectiveness, this facility is used a lot by the religious younger youth who live in Albert Park. This place is seen as a symbol of hope in an otherwise bleak crime ridden environment of Albert Park. Although this facility is very effective, it has some limitations and they are stated below:

- While non Christians are allowed to join, they do not have a say in decision and policymaking. It has been argued that it is discriminatory to a small extent.
- While it may be clear that this facility is fully utilized and efficient, it is relatively small for its function and does not succeed in accommodating most of the youth residing in Albert Park.
- Architecturally, this facility is much internalized and does not relate to the street front. It is difficult to notice it as a result since it has very secure access and seems rather exclusive and unwelcoming externally.
- The place and recreational functions were designed primarily for the residents but because of their effectiveness, these have ended up being used by the rest of the youth of Albert Park leading to overcrowding.

The Albert Park inner city housing development does consist of other community facilities that may be used for recreation and they include places of worship (Illustration 20) and the park which is situated at the south west end. We shall examine the viability of the park more in the next section.

### **The Park**

While this park is provided in a relatively extensive setting, it does not exist as a single entity, it has some facilities which coexist within it and these are:

- play areas for children (Illustration 19) – these facilities are often unutilised at any time of the day as there is a concern of safety.

- bowling facility – This was previously utilised by predominantly wealthy old age individuals from outside of Albert Park. It is presently ineffective and unused and that has been the case for several years. This bowling facility is never used by the youth who reside in Albert Park.
- An oval cricket field-This space is left empty for most of the week otherwise it is used for soccer games. It becomes especially active when there is a concert and such concerts occur once a month on average.
- There is a fairly large restaurant which compliments the oval cricket field but is only used when there is a concert or an event which occurs on average once a month. (Interview: G, Steele- 18-11-2005)



*Illustration 19: depicting how the play facilities are not used by children because it is considered unsafe.*

It would be fair to expect that the buildings which define the park do offer natural surveillance; however that is not the case since the park consists of an abundance of trees which tend to obstruct the view of what is happening at the park. This means that it is not possible to observe what people are doing at the park if one is standing on a balcony in one of the flats. This inevitably means that the park becomes rather 'shady' and sinister leading to the residents perceiving it as being unsafe and dangerous since criminals have trees to block them from being viewed when carrying

out their criminal activities. As a result crimes such as mugging and theft have become common incidents which take place in the park. Therefore the place that is designated to facilitate the leisure interest of the residents ends up ineffective and detrimental to the end user. At night, the situation is exacerbated since the visual links to the flats becomes absent and the lighting is poor leading to the place becoming dead at night. The chances of becoming a crime victim are therefore greater at night.

Since the concept of defensible space correlates with that of natural surveillance it becomes evident that there is no defensible space in this park and as a result there is no territoriality and or sense of ownership since the buildings are not fully integrated with the park. There is also no sense of community since there is no identity and character in terms of the built environment and as a result a community involvement is very minimal. There is therefore little or no sense of place in the area.

It is consequently less surprising to see that many residents tend to rather use the St. Georges street promenade for their leisure purposes. According to the inhabitants, the promenade does offer a safer environment to be in coupled with a more vibrant atmosphere. The other issue is that the space in the promenade is rather tight and constricted while the park has generous space but is not utilised. A problem arises where the place that is not intended for recreation purposes(the promenade) is more utilised than that which is designed for leisure(the park). It is therefore important to understand the factors and conditions which govern this.

As stated by Heckscher, the traditional city park often does not work due to that fact that it is often located in a wrong place or is of a size too big and difficult to maintain in terms of security. This is the case with Albert Park. The ongoing crime and the vagrants that occupy the park on a daily basis significantly destroy its value as a city park.

## **Leisure times**

As stated by Lavery (1971), leisure provides the time dimension for recreation. The use of leisure time implies choice, including choice to do nothing. The amount of leisure time varies with each individual and current occupation. For example, the average working adult has approximately five hours of free time per average day, and for this, only a small amount of that time is spent in outdoor leisure.

In the Area of Albert Park area the streets are regularly filled with people but essentially the time of the day when leisure-time occurs the most is in the afternoon when most students return from their respective institutions of learning. What is observed during this time is that this is also a time when most of the shebeens get very busy. Another time that these places get crowded is the weekend. What is quite conspicuous is that even when the peak leisure times occur, the park is constantly consisting of only a very small number of people.

It can be concluded that the Albert park inner city housing development has two characters: it is lively along Albert, Russell and St. Georges Streets and it is more serene at the park. It can be argued that that a park is traditionally meant to be quiet but it does not help if the actual community that it is meant for is not quiet and conservative. The argument is that the park should accommodate the characteristic of the people that it is meant for. What may also be argued is that the park is not suitable for the existing community but was suitable for the apartheid community.

## **Interviews**

In order to decide on which leisure facilities and spaces are required for Albert Park, it was crucial to find out which facilities are on demand. The criteria mentioned in Chapter 4 will be incorporated in order to derive at a more reliable conclusion as to which facilities are on demand. What is required (*demand*) by the residents is weighed against what is existing (*supply*). As mentioned before, no personal surveys were undertaken in this study but the method used is that of unstructured and open ended interviews with residents so as to obtain a more general response.

This was done by conducting informal interviews with focus groups and other key informants. The interviews were intended to be informal such that they do not impose on the youth interviewees and also so that they do not feel threatened. It is trusted that this would portray a broader scope towards uncovering the underlying social factors which influence leisure choices of the Albert Park community. The other reason for the interview is to formulate an appraisal on the effectiveness of leisure facilities according to the residents.

As stated by (Anderson, 1986) leisure varies from person to person and these interviews are not meant depict the leisure habits of all Albert Park youth but rather to give an indication as to how some youth feel about the leisure facilities and spaces of their area.

### **Interviews with youth focus groups**

It appears that some youth carry out their leisure activities outside of Albert Park and sometimes in the city. Based on an interview conducted on a 17 year old school attending male, most young people think that the park provided in the area is uninteresting and they would rather be hanging out with friends in the Albert and St Georges streets in Albert Park, playing video and arcade games in the corner shops which are located along the promenade or otherwise at school participating in sports events. (Interview notes, date: 06-11-050)

Another interview conducted on a female who is a 21 year old tertiary student highlighted the need for a leisure facility such as a library. This youth enjoys studying and reading for fun at the university library. The library is open even after hours up until midnight but she cannot use it after hours because she has to be back home at Albert Park after hours. She expressed that she cannot study properly when at Albert Park because she shares the flat with five other students and often the place is noisy. It is easy to get persuaded by friends or flatmates to go out to shebeens and nightclubs, especially since they are located just underneath where she lives. Her other leisure hobbies include to the gym and listening to music but not in the Park because no one else participates and it is dangerous. (Interview notes, date: 06-11-050)

One would expect that during the day there would be not many youth engaging in leisure activities but that is not the case since even during this time of the day some unemployed youth are still found on street corners smoking dagga or just sitting on the pavement of the promenade. A 24 year old unemployed male youth (interview 13-11-2005) expressed that staying indoors in the flats is boring and he would rather hang out with friends on the streets. When asked what it is that they do once they sit he insisted that they just socialize. There is nothing wrong with socialising but it is also witnessed that they do more than just sitting. According an interview conducted with a local police chief (interview: Capt. N Luthuli, date 07-11-2005); the main concern is getting the youth off the streets. Another leisure habit that this youth mentioned is that of job hunting. What is fascinating is that he also mentioned that he does not earn an income and does not have any financial support from his family. This is rather suspicious since he expressed that he is able to pay rent at his place of residence located in Russell Street, Albert Park.

As mention in Chapter Three, gender has a strong role in determining leisure habits of an individual. A 19 year old female expressed that she enjoys going to the YMCA youth centre to sing, on the other hand she enjoys sleeping when she does not have anything to do. This may be one of the reasons for an obese society amongst urban black women (interview G Steele, date 11-11-2005).

The class of the community is slightly varied as there are individuals who work professionally and earn relatively middle scale salaries. Most of these people reside along St Andrews Street and the Esplanade which is relatively quiet and better maintained. A 26 year employed old youth who stays in this area stated that she does not have much time much time for leisure, and only engages in leisure activities on weekends. And in some instances work and leisure overlap. However, if leisure time does arise, she finds time to read newspapers and go out partying or to the shebeen during the weekend.

### **Interviews with Officials**

In order to give an appraisal on the effectiveness of the leisure facilities at Albert Park, it was equally important to interview some key officials and informants. The

intention is to depict the level of awareness of key officials and to find out what the current plans are towards addressing the recreation problems in the area. All the officials interviewed benefited the study in terms of achieving a broader understanding of the current situation at an administrative level.

The official that was mostly related and informative to the study was Philani Mabaso who is an official from the YMCA youth organisation, a place where youth can study, socialise and relax. Mabaso mentioned that recreational youth centres are highly on demand and work very well; however the small size of the existing facility restricts the internal activities. He went on to state that this facility is only able to accept a limited number of youth at a time; therefore most youth who reside in the area of Albert Park cannot be facilitated. (Interview: 07-02-2006).

Another one of the most applicable officials for this study was Mr Graham Steele from the Department of Parks and Recreation (interview date: 11-11-2005). Steele highlights that the purposes of the park are:

- Maintain property values
- Beautification and visual enhancement.
- Removal of airborne pollutions
- Creation of wildlife habitat
- Noise reduction cooling buildings
- Enhancement of unique landscape and environment

According to Steele, the residents do not recognise the value of the park but acknowledges the fact that it is unsafe and there are antisocial activities which take place. Steele does think that the community residing is not suitable for the park and there needs to be an urban renewal of the residential blocks and an evacuation of vagrants and other unsuitable inhabitants. However, it could be argued that the park also needs to conform to the community characteristics in order for it to become efficient.

As stated by Don Coleborne (interview: Durban Metro, Planning Unit, 12-11-05) people live in high-rise buildings which can be nauseating and therefore the park offers an escape from all the congestion and frustration. While that supposition may be true, it is clear to see that the end users do not necessarily behave in that manner since, as mentioned before, the residents tend not to use the park.

Currently there is undergoing renewal and revival of the city of Durban by the inner Thekwini Regeneration and Urban Managements Programme (iTrump). ITrump is a group of specialised planners whose task is to find solutions to Durban's urban regeneration and management. The vision for this organisation is to make Durban as a whole compete at a global stage. According to Richard Dobson who is a part of this organisation, a new image of the inner city can result through the creative reinvention of public space. The current projects are; the re-imaging of Aliwal and St Andrews Street (located in Albert Park) and the creation of mosaic walkways along most of Durban's prominent streets. He mentions further that these not only enhance the free flow of pedestrian traffic, but also improve the aesthetic of the area.

These development processes shall be taking place in Durban as a whole but with respect to Albert Park it is only taking place in St Andrews street since it interlinks with the road towards the south coast of KwaZulu Natal and hence acts as a gateway to the inner city of Durban. There was no indication of any plans for improvement of congested and crime ridden streets such as Albert Street and St. Georges Street. In terms of leisure facilities there were no plans yet according to iTrump. At present the vision is to also enhance the beachfront, harbour and Umngeni River. The fault in this regard is that much of the focus is on the tourist and not for the inner city dwelling residents. The individuals who benefit the most are tourists and there is no direct benefit for inner city youth dweller. There are many illegal shebeens that are found in this area and there should be plans to eradicate them. In order for the city to compete at a first world level, problems as recreation provision need to be addressed.

According to an official from the Department of Social Welfare, providing for leisure is very important for individuals at a young age since it promotes and maintains mental stability, happiness, self confidence amongst youth and teenagers(interview: Mrs. N Maharaj, Dept. Social Welfare , 18-11-05). She goes on to state that the in Albert

Park social problems have led to anti social activities and the danger is that this might produce a disintegrated society altogether. With regards to the current plans it was indicated that there is presently no capital allocated by the government to address the problem of leisure provision. The only initiative that has been taken has been that of relocating and sheltering street kids. The current leisure trend amongst the South African youth nowadays is that of night clubs and shebeens and the needs to be programmes implemented to educate the youth and steer them towards a better direction through adequate and appropriate leisure provision (interview: Mrs. N Maharaj, Dept. Social Welfare , 18-11-05)

## **Conclusion**

The comments and observations indicate that the youth community of Albert Park is not active in terms of sport and exercise but is rather more active in less acceptable leisure habits such as a festivities and alcohol consumption. From the interviews conducted it is clear that the perceptions are varied. Motivation to participate in leisure activities such as sports is absent, as a result desire is low and consequently, participation is low amongst the community. Most of the residents are not satisfied with the current recreational facilities. It is apparent that the park does play a role in adding a certain quality in this area however, the ongoing the ongoing antisocial activities jeopardise its function and existence as a recreational space.

## **CHAPTER EIGHT: CONCLUSIONS AND RECOMMENDATIONS**

---

### **Introduction**

After examining the leisure facilities and spaces provided for the Albert Park inner city residing community, this chapter will attempt to identify solutions to problems that have been identified from research.

Using Albert Park as a case study, the aim of this dissertation was to find out the level of appropriateness and adequacy of recreational facilities and spaces in the inner city. Research and the previous chapters reveal that provision of adequate and appropriate recreational facilities and spaces tend to lead to improved living conditions. It was found that it is not desirable to reside in the inner city since there is ongoing, social, economic and environmental imbalances. What has also been concluded from the research is that the general living conditions are below standard in the case study. In addition, the recreation facilities such as shebeens provided in this area are certainly not appropriate. It is also concluded that the leisure facilities provided for youth are not adequate; the YMCA centre provided is relatively not big enough to accommodate the large youth community of Albert Park. It is therefore concluded that leisure facilities are not adequate in general. It may also be argued from the research findings that the quiet and serene environment found in a traditional city park may not be ideal for vibrant and rebellious youth residents.

### **Problems and challenges which relate to providing for recreation**

From the research findings it can be concluded that these problems and challenges can be subdivided into three integral components in the form of planning, economic and social problems. In terms of policy making, the approach that needs to be adapted should integrate social and spatial planning concepts. According to Gold (1980) the behavioural approach is the most suitable in this case. As mentioned in Chapter 4, this approach is concerned with accommodating latent and expressed demand and it relates demand to supply to develop indicators of social need. These

needs can be met in leisure settings that combine the physical environment (space) and behaviour (activity). Time budgets of individuals and social grouping are translated into public and private opportunities that require land, facilities, and program. Advocacy and pluralism are expected dimensions of the planning, design, and management process.

### **Economic interventions**

All departments concerned with the provision of enabling facilities should be required to make timely budgetary and technical arrangements and they must be in cooperation with each other to meet current needs. Funds should be reserved for the provision of facilities to areas of critical need or of particular disadvantage and suitable arrangements made to facilitate the formulation of applications. Applications from groups of residents to develop new facilities or extend existing facilities should be considered, provided:

- a clear statement is made regarding the aims and nature of activities
- rate payers and community forums are formed
- they should have a reasonable cost
- they should be sustainable

All possible assistance should be given to residents in order to facilitate assumption by them of responsibility for running user defined or special purpose facilities. The facilities should be self profited in order to keep them running, this means that each function should generate an income such that it continues to operate and is sustainable. This could be done by combining recreational facilities with retail and commercial activities such as shops in such a way that the shopkeepers pay rent or audiences pay to watch cultural shows and exhibitions by local youth. (Putteril and Bloch, 1978:113)

## **Social and welfare Interventions**

It has been proven that lack of access to recreation tends to limit skills development for young individuals and these result in the deterioration of confidence and self image amongst the young people. It is believed that the implementation of new dimensions, attitudes, lifestyles and ethics can reshape the leisure patterns of the youth towards a better direction. In order for that to happen, the planners and officials may need to realise that leisure provision should be considered a prerequisite in terms of service delivery. The development of youth in terms of arts, culture and personal development is crucial for advancement of a balanced society. It is evident from the research findings that the inner city youth is not active in terms of sports so there is a need to educate the community at a social level.

Participation is a key component in determining the efficiency of recreational facilities and spaces. With regards to Albert Park, there is little or no participation in the park, sports fields and other facilities in that vicinity. Motivation is seen as a means to curb the problem of lack of participation in city parks and other recreational facilities. These amenities should be promoted through programme implementation and their value should be made clear to the community such that every resident is aware that these are facilities provided for them. Satisfaction with recreation opportunities in the urban areas is dependent on the existence of good programmes and imaginative leadership.

An official from the government division should be appointed to deal with the issues of inner city leisure provision for residents. Good management, well trained staff and councillors are required to join together such that the problem is tackled at a large scale. Trained public and private counsellors should advise youth on alternative ways and places to use their leisure time. Good management and adequate financial support are the key to providing good recreation services at a social welfare level.

## **Planning interventions**

It is apparent that there are many gaps to be fulfilled when it comes to recreational provision and planning at an inner city level. Such gaps can only be fulfilled if a serious change of attitude is adapted amongst the planners. This requires planners and developers to be bold enough to depart from conventional approaches to urban recreation planning.

Planning for recreation is not an easy task since the concept of leisure is different for every individual; at the same time it may also be argued that it is not possible to provide or to accommodate for each and every individual's needs. Recreation is a complex concept shaped by varied factors such as context, background, economic, and social classification.

With regards to the case study of this research, it is very important for residents to realise that the park provided has an enormous potential in addressing their leisure needs and improving the quality of life in Albert Park. The greatest challenge facing planners is how to relocate the youth from the dangerous and antisocial leisure activity areas found at Albert park street promenades to the actual park which is provided. It may be that in order for that to happen, problems that were uncovered from the research findings need to be solved first.

Many city parks in South Africa are underutilised because of limited activity programming, poor staffing, deteriorated conditions and bad locations. Many of the spaces and facilities are left vacant and this leaves prime space for unconstructive situations such as vandalism and vagrancy to occur. It was found that this is the case with Albert Park. It is concluded that the city park cannot solely be considered as the simple solution to inner city leisure problems. Evidence of this is Albert Park where people are not prepared to utilise the park despite the fact that it is designed to accommodate their leisure needs. There is a need to provide facilities which will motivate residents to utilise the park as much as they utilise the promenade form recreation. The park does not have adequate recreational amenities to support it therefore more complimentary facilities should be constructed to activate the park.

Albert Park should be a self generated park which encourages residents to help design, develop, and maintain it as a neighbourhood park. This implies that the community should be involved in the maintenance of recreational facilities and spaces through community based projects. Adequate staff and mentors should run the facilities and these people should be available day and night such that it affords the possibility of night use. It would therefore be of an added advantage if the actual staff and mentors are residents of the area.

The research findings revealed that the inner city community of Albert Park is very vibrant in terms of lifestyle. It is argued that the nature of recreation facilities should suit the community. Recreation facilities such as the existing bowling greens should perhaps be relocated or replaced by a more appropriate youth orientated facility. Facilities that are presently not utilised should be converted to other forms of facilities with functions which are on demand and there should be a mutual symbiosis of functions such that there is multiple use, flexibility, and choice.

Recreation facilities such as shebeens alcohol outlets should apply strict rules against underage alcohol consumers. In addition, the leisure-commercial facilities such as coin slot operated video machines and pool tables should not be located inside shebeens since they are often utilised by underage kids and if it does occur that such facilities are located in shebeens; such places should be regularly searched by the police and they should provide licences to prove their legality otherwise they should be eradicated.

With regards to the park, the problems that were uncovered are related to planning and organisation. The first problem is that of safety, residents expressed that they are not prepared to utilise the park due to the fact that it is not safe. In terms of addressing this problem, natural surveillance in the park, play areas and sport fields should take place both during the day and during the night, or else it will not fully serve its purpose. Additionally, there should be adequate lighting for surveillance during the night. Park trees and plants should be relatively minimal in size and height so as to not offer hiding places for criminals and vagrants. Trees should not obscure the streetlights provided in the park at night. (Ramoudh, 2002) More daily activities should be added to the park through programme implementation and it is

believed that the more people there are in that environment, the safer the users will feel. There should also be programmes to encourage a sense of ownership and territoriality, it is trusted that if the residents are made aware that the spaces and facilities belong to them they will utilise and maintain them in the process.

A needs assessment should be frequently carried out and it is recommended that it be exercised annually. As mentioned before, the facilities supplied for the youth by the YMCA are very efficient and such facilities should be seen as a good precedent to learn from as they are situated in the case study. In addition to the YMCA facility there may be a need to provide a relatively large recreational facility which should operate during the day and after hours. This facility can act as a tool to uplift and improve with multi purpose functions such as:

- Study areas
- Night time classes
- Skills development
- Extra mural development
- Play areas for children
- Education about drugs, dangers of HIV/AIDS and unwanted pregnancy

These facilities should be located close to each other such that they are flexible, time saving and act mutually. Furthermore, these facilities should be located as close as possible to the pedestrian movement and the residential apartments as they work together.

It has been proven before that such provisions, if well administered will result in the youth having a better self image and confidence. In addition it will tackle unemployment and prevent the ongoing crime in the process. Leisure services should eventually be provided in the same manner as filling stations, post offices and educational institutions. People in all urban areas desire a well balanced system of urban recreation opportunities which includes close to home neighbourhood facilities and programs for all segments of the population.

## **General Conclusion**

Amongst the planners there is perhaps a need for a definite change in attitude and clear-cut plan needs to be adapted and implemented at an administrative level. The manner in which the youth behaves should inform the designer such that the end product is beneficial for both the end user and the designer. The recommendations mentioned in this chapter need to be incorporated as part of long and short-term interventions aimed to remedy the problems in the residential inner city.

It is anticipated that this research will provide a steppingstone with which to improve the current social, economic and environmental conditions in South African cities today. Ultimately, such spaces and facilities should be implemented in any inner city housing development in South Africa. It is believed that architecture and the built environment should play a strong role in reflecting, improving and echoing the ethics and values of its users such that there is a mutual harmony and coexistence.

## **Bibliography:**

- ANDERSON, N.** 1961. *Work and Leisure*. London: Routledge.
- BRAKE, M.** 1985 *Comparative Youth Culture. The Sociology of Youth Culture and Youth Subcultures in America, Britain and Canada*. London: Routledge.
- BUTLER-ADAM, J.** 1986. *Recreation, Society and Space in South Africa: Four Papers*. The Institute for Social and Economics Research, Occasional Paper No. 16 University of Durban-Westville.
- BURNLEY, I.** 1985. *Living in Cities*. London: Allen & Unwin Inc.
- COPPOCK, J.** 1975. *Recreation in the Countryside*. London: Redwood Burn.
- CORREA, C.** 1999. *Housing and Urbanisation*, New York: Thames & Hudson.
- CRAWFORD, D., GODBEY, I** 1987. Reconceptualising the Barriers to Family leisure. *Leisure Sciences*, Vol. 9.
- DEEM, R.** 1988. *Work, Unemployment and Leisure*. London: Routledge.
- DECI, E.L AND RYAN, R. M.** 1985. *Intrinsic Motivation and Self-Determination in Human Behaviour*. New York: Plenum Press.
- DEWAR, D.** 1992. *South African Cities: A Framework for Intervention*. Cape Town: Architecture S.A.
- FRANCKEN, D. AND VAN RAAIJ. F.** 1981. Satisfaction with Leisure Time Activities. *Journal of Leisure Research*, Vol. 13. No 4.
- GOLD, S.** 1980. *Recreation Planning and Design*. New York: McGraw Hill
- GUNTER, B AND GUNTER N.** 1980. *Leisure Styles: A Conceptual Framework for Modern Leisure*. The Sociological Quarterly, No 20.
- GRANELLI, R.** 1977. *Urban Black housing*. Cape Town: David Philip Publishing.
- HEATH, T AND CARMONA, M.** 2003. *Public Places and Urban Spaces*. Kent: Architectural Press.
- HECKSCHER, A.** 1977. *Open spaces: The Life of American cities*. New York: Harper and Row.
- HINDSON, D.C. AND BYERLEY, M.** 1993. *Class and Residential Movement-Report on a survey of households in Albert Park*. Durban: University of Durban-Westville.
- HOLLIDAY, J.** 1977 *Design for the environment*. London: Charles Knight & Co.
- KELLY, J.** 1987. *Freedom to be: A new sociology of leisure*. New York: Macmillan.
- LAVERY, P.** 1971. *Recreational geography*. Vancouver: David & Charles Limited.

- MACCARTHY, J AND SMIT, D.** 1984. *The South African City: Theory in Analysis and Planning*. Cape Town: Juta & Co.
- MARCUS, C.** 1998. *People Places*, New York; Van Nostrand and Reinhold.
- MADANIPOUR, A.** 2003. *Public and Private Spaces of the City*. London: Routledge,
- MARTIN, A.** 1967. *High living*. Melbourne: University Press.
- MEDHURST, D.** 1969. *Urban Decay: an analysis and policy*. London: McMillan
- MFEYA, T.** 1997. *Low income inner city housing as an option in the housing delivery process: A case study of the Albert Park and Point road areas*. Unpublished M. TRP Thesis, Durban: University of Natal.
- NEULINGER, J** 1981. *The Psychology of Leisure (Second Edition)*.. Illinois: Charles C Thomas Publisher.
- NEWMAN, O** 1996. *Creating Defensible Space: Centre for Urban Policy Research*. New York: Rutgers University Press.
- NDLOVU, F.** 2001. *Inner City design and layout for crime prevention in housing* Unpublished M. TRP Thesis, Durban: University of Natal.
- NUTTAL, J.** 1990. *Klipriviersberg Recreation Centre*. Architecture South Africa
- PARKER, S.** 1972. *The Future of Work and Leisure*. London: Paladin
- PIEPER, J.** 1952. *Leisure: The Basis of culture*. London: Faber and Faber.
- PUTTERILL, C. and BLOCH M.** 1978. *Providing Leisure for the City Dweller*, Cape Town: Citadel Press.
- RAMOUD, M.** 2002. *Recreation Facilities In Chatsworth*. Unpublished M. TRP Thesis, Durban: University of Natal.
- RAPOPORT R. AND RAPOPORT, R.N.** 1975. *Leisure and the family Lifecycle*. London: Kegan Paul.
- RICHARDS, R.** 1995 *Living on Durban's Fringe: A Study of the Leisure Styles of Shack and Peri Urban Youth* Unpublished M.SocSc Thesis, Durban: University of Natal.
- SINGH S.** 2001. *Inner City regeneration: A case study of Albert Park*. Unpublished M. TRP Thesis, Durban: University of Natal.
- SOCIAL HOUSING FOUNDATION TRUST.** 2000 *Guidelines for Social Housing Design*. Knoxville Press

**Websites:**

**ANONYMOUS**, (2004) *Albert Park* [online]: Sunday Times Available from: <http://www.sundaytimes.co.za/articles/article-goinghome.aspx?ID=ST6A96659> (accessed 11 November 2005)

**BARKER, D.** (2001) *The Millennium Village*[online] T C. Communications. Available from: [http://www.architectureweek.com/2001/1128/design\\_1-3.html](http://www.architectureweek.com/2001/1128/design_1-3.html) (accessed: 21 January 2006)

**WILSON, D.** (2005) *London Borough of Greenwich* [online] The Millennium Village [http://www.gmvonline.com/GMVCW/index.php?section=imageDetail&image=images/content/DB/thisSite\\_1L.jpg&Rpage=?section=thisSite&M=0](http://www.gmvonline.com/GMVCW/index.php?section=imageDetail&image=images/content/DB/thisSite_1L.jpg&Rpage=?section=thisSite&M=0)(Accessed: 26 November 2006)

# **Appendix 1**

## List of Interviewees

## INTERVIEWS WITH OFFICIALS

NAME	TITLE	PROFESSION	DATE
G.Steele	Official	Department of parks and Recreation	11-11-2005
P. Mabaso	Youth Worker	Young Men's Christian Association (YMCA)	07-02-2006
N. Maharaj	Social Worker	Department of Social welfare	18-11-2005
D. Coleborne	Planner	Municipal Planning Division	12-11-2005
N. Luthuli	Policewoman	South African Police Service	07-02-2006
S. Ngqulunga	Official	Community Policing Forum	07-02-2006

## **Appendix 2**

### Interview questions

INTERVIEWS WITH KEY INFORMANTS

OFFICIAL, DEPARTMENT OF PARKS AND RECREATION.

*What is the purpose of the park in the Albert Park inner city housing community?*

*Do you think that Albert Park works well?*

*Do you think that the actual park is suitable for the youth that reside in that area?*

*Do you think that the Park is safe for use by the community, both during the day and during the night?*

*What are the main planning problems facing Albert Park at the moment?*

*Other than the actual park, do you think that there are adequate and appropriate recreational facilities in that area?*

*In conclusion, what are the future plans for Albert Park?*

SOCIAL WORKER

*How important are leisure facilities and spaces in improving the quality of life of the youth?*

*What are the main social problems facing Albert Park at the moment?*

*Are there any steps being taken to prevent activities such as crime and underage drinking in this area?*

OFFICIAL, FROM TOWN PLANNING.

*What is the purpose of the park in the Albert Park inner city housing community?*

*Do you think that Albert Park works well?*

*Do you think that the actual park is suitable for the youth that reside in that area?*

*Do you think that the Park is safe for use by the community, both during the day and during the night?*

*What are the main planning problems facing Albert Park at the moment?*

*Other than the actual park, do you think that there are adequate and appropriate recreational facilities in that area?*

*In conclusion, what are the future plans for Albert Park?*

THANK YOU FOR YOUR TIME.

## **Appendix 3**

### List of Illustrations

## **List of illustrations:**

*Illustration 1: Burgess Concentric Zone Model (Medhurst, 1969: 3)*

*Illustration 2: The general plan layout of the Apartheid City, influenced by the Group Areas Act (Singh, 2001)*

*Illustration 3. A Symbolic Model of Leisure (Richards, 1995:20)*

*Illustration 4: Antecedent Constraints (Richards, 1995:20)*

*Illustration 5. Delivery of Community Leisure Services (Gold, 1980:31)*

*Illustration 6: The community centre of Hanover Park (Putteril and Bloch, 1978)*

*Illustration 7: the Hanover Park Community Library (Putteril and Bloch, 1978: 112)*

*Illustration 8: Ground floor plan of the Klipriviersberg Recreation Centre . (Nuttall, 1990)*

*Illustration 9 .The centre consists of a juxtaposition of forms on elevation. (Nuttall, 1990)*

*Illustration 10: The master plan of The Millennium Village (Barker, 2001)*

*Illustration 11: The residential blocks viewed from the ecology park.*

*Illustration 12: An artist's impression of the village. (Barker, 2001)*

*Illustration 13. Diagrammatic section showing the relationship between shops, promenade and the road*

*Illustration 14. Pool and coin slot video game are very popular amongst the adolescent youth*

*Illustration 15: The young people use the dangerous tight spaces as their play area.*

*Illustration 16: Emphasizing the tightness of the promenade causes conflict between the cars and people*

*Illustration 17: Some individuals tend to use balconies looking out during their leisure time.*

*Illustration 18. Youth participants of the Young Men's Christian Association*  
*Illustration 19: depicting how the play facilities are not used by children because it is considered unsafe.*

*Illustration 20: the leisure venues of Albert Park*

*Illustration 21: the location of Albert Park relative to the city of Durban. (Singh, 2001)*