

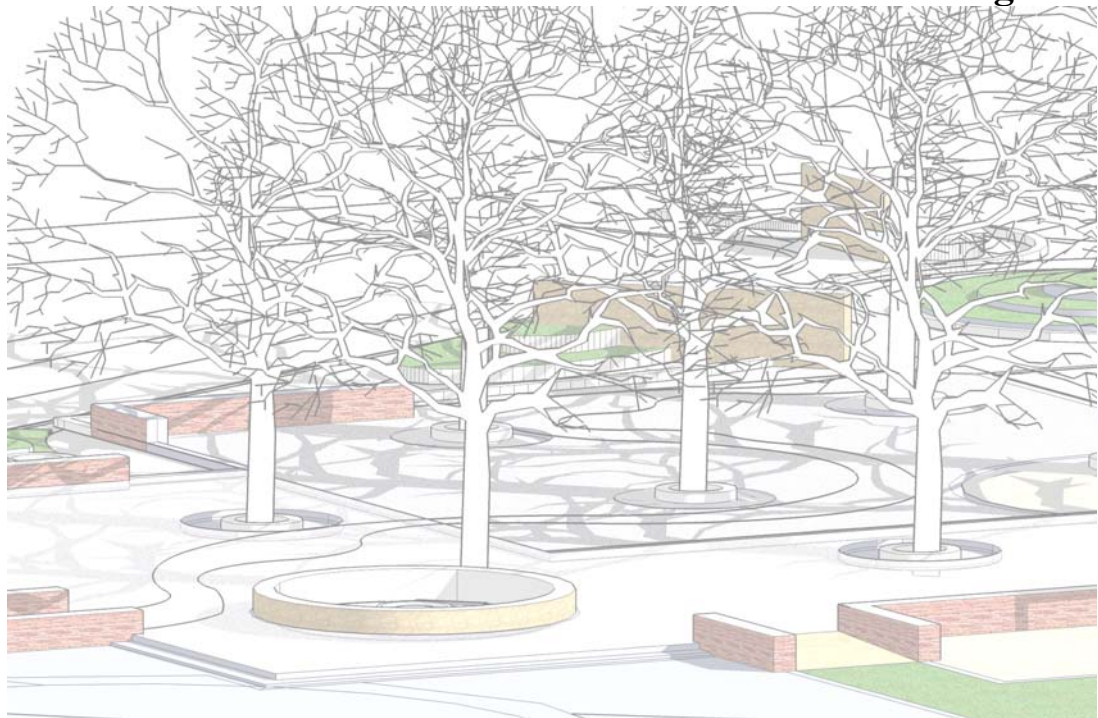
Masters in Urban Management and Development
Rotterdam, The Netherlands
September 2008

**Perceptions, Planning and Principles of
Public Open Spaces (POS):
Realities of Cape Town and Kosovo Informal Settlement, South Africa**

Mansee BAL
India

Supervisor:
Marijk Huijsman

Specialisation
UMD-4 : Urban Environment and Infrastructure Management



Executive Summary

Perception of public open spaces has a repercussion in the way it is used and also the way they are planned, provided, managed and maintained. This attributes to the state of public open spaces in the fast developing cities, where they are diminishing not only in quantity but they are deteriorating in quality. The research looks at the way public open spaces are dealt in theory and in practice through looking at their meanings, roles and characteristics (in literature review) and their provision (from a case study in Kosovo in Cape Town).

The meanings, roles, characteristics and planning of public open spaces are embedded in the principles of sustainability and livability and their relationship. Sustainability for public open spaces is a broad concept which a common man finds difficult to comprehend whereas livability is more related to the daily living environment. However, livability builds the block for sustainability. Therefore, it is difficult to exclude either while studying public open spaces. The research highlights the principles of sustainability and livability from the meanings, roles, characteristics and planning of public open spaces to find out the links and gaps that are useful for the way public spaces are dealt.

There is no single blueprint for a good public open space. It is dependent on every actor's perception and expected 'role and characteristic' from the space. However, there are principles that are vital to define their roles and characteristics which favourably or unfavourably influence the use or non- use of the space.

From the literature review, it is found that understanding of public open spaces is based on certain principles such as status, size, catchment, accessibility, planning, design, nature, function, form, use and perception. 'Public open spaces' is a broad term that encompasses a hierarchy of open spaces ranging from city level spaces like national parks to the neighbourhood level market and community level courtyards; one that are accessible to all.

The most important role of public open space is that it is a 'multifunctional space'. Being multifunctional, public open spaces fulfill socio cultural, environmental, economical and political functions of an individual and the society at large. They play a fundamental role in determining the quality of living. They are an indispensable element of the urban form.

The development of public open spaces depends on the existence of 'public life'. The characteristics that shape public life bring a broader understanding of the principles that influence the vitality of public open spaces. The characteristics are embedded in the principles such as socio-cultural characteristics of the community, environmental characteristics of the space; economic opportunities offered by the space and the institutional/ political set up for the space.

From the case study, it is found that public open spaces in Cape Town are classified based on their physical scale, characteristics, activity, and most importantly based on the management approach by the local authority. It is also found that provision (160 sq.mts per person) is not an issue since greening is always in the Cape Town's policy agenda. However, principles like accessibility and management, productivity and image are crucial.

Kosovo has an active public life on the streets. For future plan, the public spaces in Kosovo have to be welcoming. It is a function of conviviality, sociability and above all multiplicity of use. The hierarchy of public open spaces and the relation between the different levels of spaces are crucial to Kosovo. These justify a link to sustainability and livability principles.

Perceptions, Planning and Principles of Public Open Spaces

Acknowledgement

I would like to thank the following people who helped in building the dissertation.

*My Supervisor, **Marijk Huijsman** for being a constant source of learning and enthusiasm. She gave direction to the study by inspiring me to work on public open spaces for low income neighbourhoods. Her efforts to arrange the study in Cape Town is commendable.*

*My Sponsor, **Netherlands Fellowship Programme, NFP 2007** for the fellowship and an opportunity to study at IHS and live in Holland.*

*My husband, **Akshay Bhargava** for support and debates to fine tune the research ideas.*

*My new family, **Gita Goven and Alastair Rendall** and the entire family to host me during my field work and making me feel comfortable and safe. I'm also grateful to them for sharing their time and concern on the topic both professionally and personally. Their support made the field work more meaningful and content.*

ARG Design Team for technical and working support in and on Cape Town.

Officials from 'The City of Cape Town' for the interviews and for sharing information.

Consultants and NGOs of Cape Town for the interviews and for sharing the information.

People of Cape Town for the great experience and for helping me to understand the place.

Bonisille for guiding me in Kosovo and helping me to get in touch with the community.

Patissa Bani for bringing me close to the people of Kosovo and understand their living.

People of Kosovo for their hospitality and openness about sharing the community's challenges, needs and desires. Their interaction gave me a true insight on life in Kosovo.

Jacko Van Ast from IHS for being critical and encouraging me to work harder.

Faculty of IHS for discussing and initiating debates on the issues raised by me.

The Library staff of IHS for showing special concern about my study and its references.

The Administrative staff of IHS for taking care of my living and studies at IHS.

IHS colleagues for being with me and making my living in Rotterdam, a memorable one.

Contents

Abstract

Acknowledgement

Abbreviations

CHAPTERS

CHAPTER 1	1
Introduction	1
1.1. Background.....	1
1.2. Research Objective and Research Questions.....	3
1.3. Research Scope.....	3
1.4. Structure of the Report.....	3
CHAPTER 2	5
Literature Review and Analysis	5
2.1. Outline.....	5
2.2. Public Open Spaces over time.....	5
2.3. Role of Planning for Public Open Spaces.....	6
2.4. Sustainability and Livability.....	7
2.5. Perception of People for Public Open Spaces.....	10
2.6.a. Definitions and Concepts of Public Open Spaces.....	11
2.6.b. Analysis: Definitions and Concepts of Public Open Spaces.....	14
2.7.a. Role of Public Open Spaces.....	15
2.7.b. Principles that highlight the Role of Public Open Spaces.....	18
2.8.a. Characteristics of Public Open Spaces.....	21
2.8.b. Principles that highlight the Characteristics of Public Open Spaces.....	23
2.9. Conceptual Framework.....	24
CHAPTER 3	24
Research Methodology	24
3.1. Outline.....	24
3.2. Research Background.....	24
3.3. Research Objective and Research Questions.....	24
3.4. Research Overview.....	24
3.5. Research Design.....	25
3.6. Research Synthesis and Dissemination.....	28
3.7. Output of the Research.....	29
3.8. Resources.....	29
3.9. Limitations of the research.....	29
CHAPTER 4	30
The City of Cape Town and ‘Kosovo’, an Informal Settlement	30
4.1. Outline.....	30
4.2. City of Cape Town.....	30
4.3. Kosovo Informal Settlement.....	33
CHAPTER 5	36
Case Study Analysis	36
5.1. Outline.....	36
5.2. Public Open Spaces in Cape Town.....	36
5.3.a. Public Open Spaces in Cape Town –A Classification.....	36
5.3.b. Analysis: Principles addressed in defining public open spaces in Cape Town.....	43
5.4.a. Planning of Public Open Spaces Cape Town.....	43

5.4.a.i. Policy Initiatives	43
5.4.a.ii. Community Initiatives	46
5.4.b. Analysis: Principles addressed in Planning of Public Open Spaces	47
5.5.a. Public Open Spaces in Kosovo	49
5.5.a.i. Current Public Open Spaces in Kosovo	49
5.5.a.ii. Future Public Open Spaces in Kosovo	50
5.5.b. Analysis: Principles addressed in Public Open Spaces in Kosovo	51
5.6. A framework for public open Spaces in Cape Town and in Kosovo	52
Chapter 6	53
Findings and Conclusion	53
6.1. Outline	53
6.1. Findings from the research	53
6.3. Reflection upon the Literature	56
6.4. Research strengths and weaknesses	57
6.5. Lessons Learnt	57
6.6. A way forward	58
6.7. Conclusion	58

LIST OF TABLES:

Table: 3.i. Research questions, variables, sub variables, indicators, strategy, data source, research type	25
Table 5.i. Open Space Classification for the city of Cape Town.....	37

LIST OF FIGURES:

Fig. 2.i. Sustainability - Complement and Conflict Argument.....	8
Fig. 2.ii. Sustainability and Livability	8
Fig. 2.iii. Hierarchy w.r.t. size and activity and its relation to degree of formality and involvement	15
Fig. 2.iv. Total Value of public open spaces	17
Fig. 2.v. The Benefits of Place.....	17
Fig. 2.vi. What makes a place great?	23
Fig. 2.vii. Conceptual Framework	24
Fig.3.i. Research Overview.....	25
Fig. 4.i. Location of Cape Town.....	30
Fig.4.ii Racial development patterns	30
Fig. 4.iii. Business in the city and the Township.....	31
Fig. 4.iv. Different Housing Typology of Cape Town	32
Fig. 4.v. Location of Kosovo	33
Fig. 5.i. City level public open spaces – natural spaces, district parks, urban open spaces	38
Fig. 5.ii. Contemporary Public Spaces	39
Fig. 5.iii. Residual Open Spaces	40
Fig. 5.iv. Local and Community Parks located in rich areas to the Townships	40
Fig. 5.v. DPP Master Plan for Cape Town	41
Fig. 5.vi. Community Spaces.....	41
Fig. 5.vii. Cluster Open Spaces.....	42
Fig. 5.viii. Informal Public Spaces	42
Fig. 5.ix. Metropolitan Open Space System and Cape Urban Edge Demarcation	44
Fig. 5.x. Examples of Community initiatives for POS	47
Fig. 5.xi. Activities in Public Spaces in Kosovo	50
Fig. 5.xii. Hierarchy of Public Spaces planned for Kosovo.....	52

References..... i

Annexure.....	- 1 -
Annex.2.i. Definition and Concepts of public open spaces	- 1 -
Annex 2.ii. Principles that determine the Meanings of Public Open Spaces.....	- 3 -
Annex 2.iii. The benefits of a Place.....	- 4 -
Annex 2.iv. Principles that determine the Roles of Public Open Spaces	- 5 -
Annex 2.v. What makes a place great.....	- 6 -
Annex 3.ii. Research Design Framework	- 9 -
Annex: 3.iii. Format of the correspondence by email prior to the interviews.	- 10 -
Annex: 3.iv. List of Organizations/ Representatives that are interviewed & contacted. -	13 -
Annex: 3.v. Guiding Questions for Interviews and Focus Group Discussions	- 15 -
Annex: 3.vi. Excerpts from Interviews and Focus Groups discussions:.....	- 16 -
Annex 4.ii. Design Approach for Kosovo by ARG Design.....	- 21 -
Annex 5.i. Categorisation of Public Open Space.....	- 22 -
Annex 5.ii. Principles addressed in Public Open Spaces in Cape Town	- 23 -
Annex 5.iii. Analysis of the POS Policy and the principles of sustainability and livability addressed in the policy.....	- 25 -
Annex. 5.iv. Issues addressed and the principles in Policy and Community Initiatives -	27 -
Annex 5.v. Kosovo Informal Settlement Plan Proposed by ARG Design, Cape Town. -	28 -
Annex. 5.vi. Issues addressed and the principles identified in the Current and Future Spaces in Kosovo.....	- 29 -

Abbreviations

CCT	City of Cape Town
CBO	Community Based Organisation
IDP	Integrated Development Plan
LG	Local Government
MDG	Millennium Development Goal
NGO	Non - Governmental Organization
POS	Public Open Space
PG	Provincial Government
R&D	Research and development
SA	South Africa
SDF	Spatial Development Framework
sq. mts.	Square Meters
ha	Hectares
du	Dwelling Unit

Conversions

1 Hectare = 10,000 Square Metres (sq. mts.)

1 Acre = approx. 4047 Square Metres (sq. mts.)

1 Euro = 11.40 South African Rand (R) = 66.16 Indian Rupees (INR) as 15th Sep., 2008