

## **City Centre Sustainable Housing Design Competition**

# Workshop 1: The Site and its Context

Date: 20 March

Time: 16:00-18:00

Venue: Online hosted by the CIB

Presenter: Riëtte Kotze



## **The Site and its Context**

- Location
- Relationship with the city
- Relationship with the surroundings
- Features of the site

# Location

## South Africa



# Location

## Eastern Cape



# Location

## Nelson Mandela Metropole



# Location

## Nelson Mandela Metropole

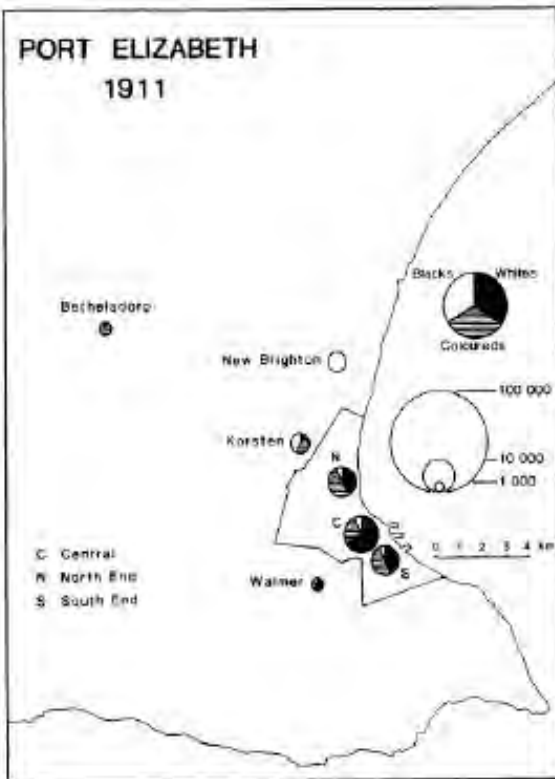


Fig. 1. Distribution and racial pattern of population in Port Elizabeth, 1911

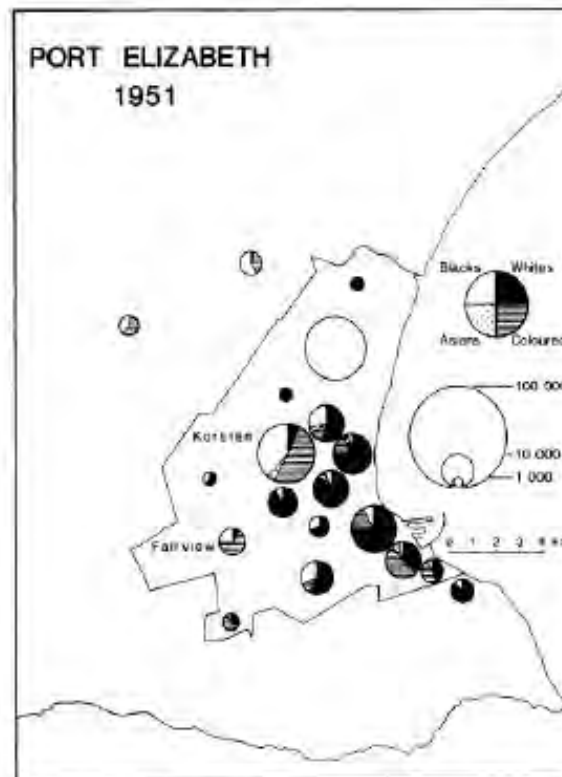


Fig. 2. Distribution and racial pattern of population in Port Elizabeth, 1951

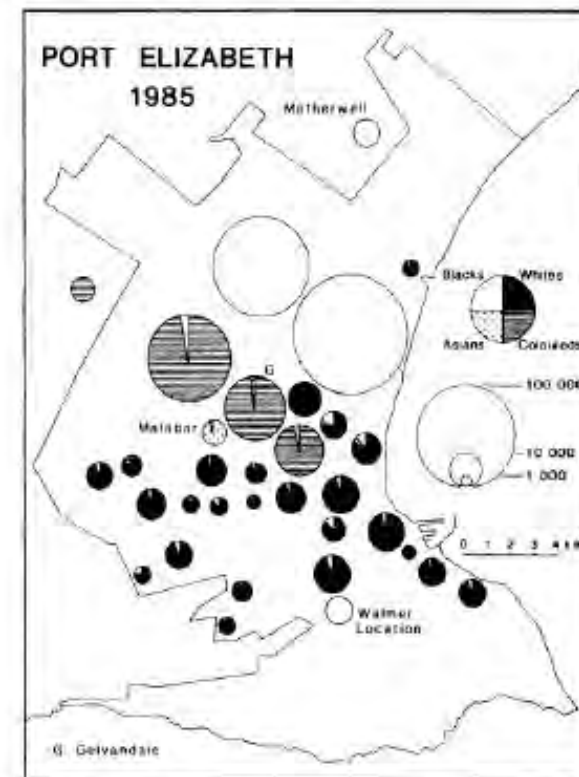


Fig. 3. Distribution and racial pattern of population in Port Elizabeth, 1985

Christopher, A. J. Apartheid Planning in South Africa: The Case of Port Elizabeth. *The Geographical Journal*. Vol. 153 (2): 198, July 1987.

# Location

## Gqeberha



# Relationship with the City

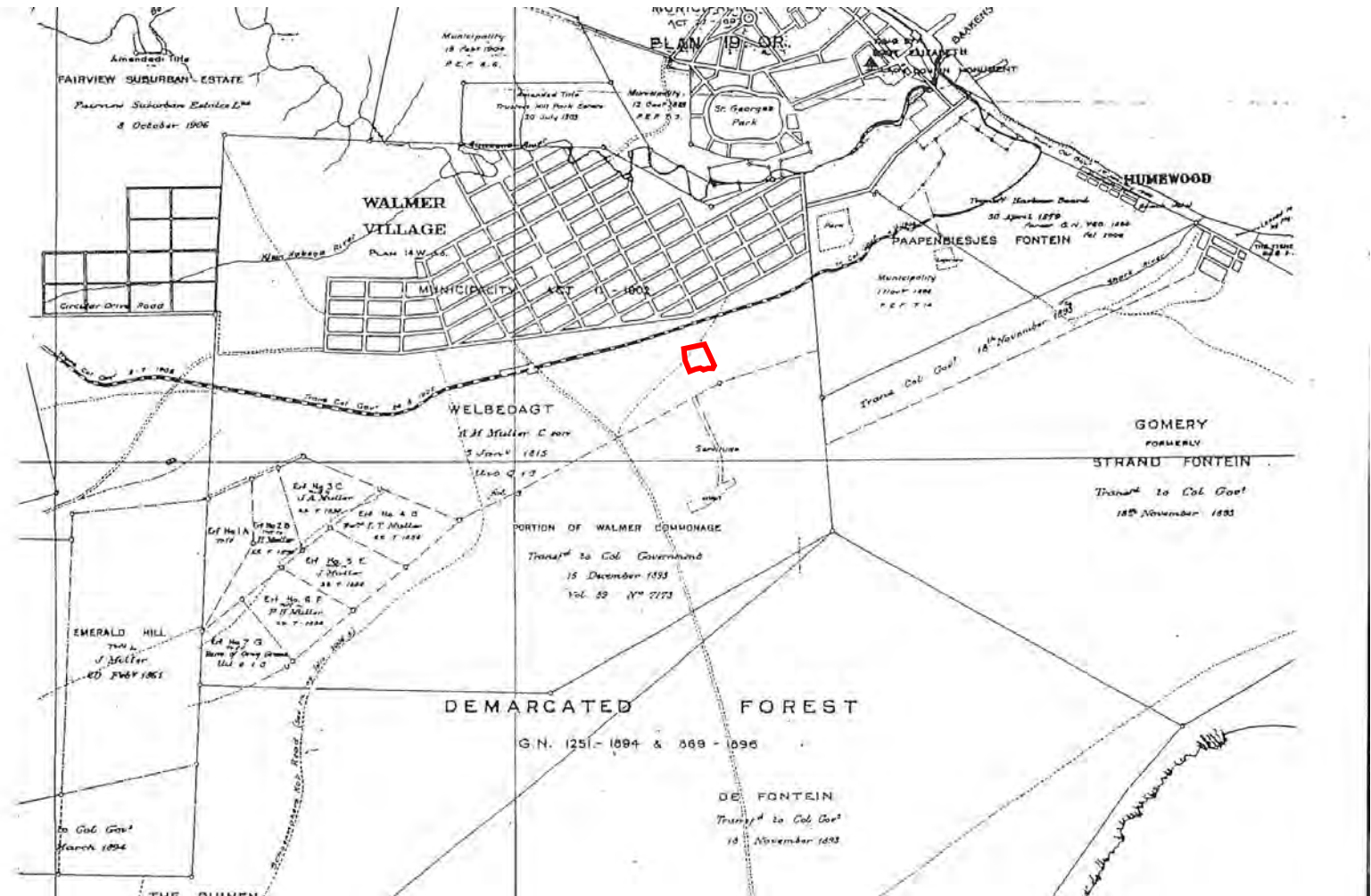
## Walmer Precinct





# Location

## Gqeberha – historical [1902]



# Relationship with the City

## Walmer Suburb and Surrounds



# History of Walmer Township

Walmer Township remains one of the poorest neighbourhoods in the Eastern Cape. Common issues in the township include unemployment, HIV/AIDS, alcohol abuse, child neglect, crime, and illiteracy. The home of about 70,000 residents, Walmer lacks sufficient resources to remedy these ailments; there are only two primary schools, one high school, and one clinic in the township.

Many families live in self built shacks and unstable houses, which make them extremely vulnerable during rainstorms and winter months. These lack of resources ultimately create enormously difficult obstacles for the township's youth to defeat the cycle of poverty.

The history of Walmer, however, is unique to other townships in South Africa. In 1898, white business owners and white households wanted their black workers to remain close to their property so work can be more convenient. Although the area of the township was initially intended to be a white suburb, South Africans blacks and coloureds began to move into the area. During the Apartheid era, township residents fully resisted moving the township due to their love for their neighbours and neighbourhood. The history of the township has thus led to a very diverse population of South African blacks and coloureds, Zimbabweans, Nigerians, Somalians, and even some white families.

Source: (<http://www.izizweprojects.co.za/about/walmer-township/>)

# History of Walmer Township



Walmer Location 2004 (Google Earth)

Walmer Location 2018 (Google Earth)

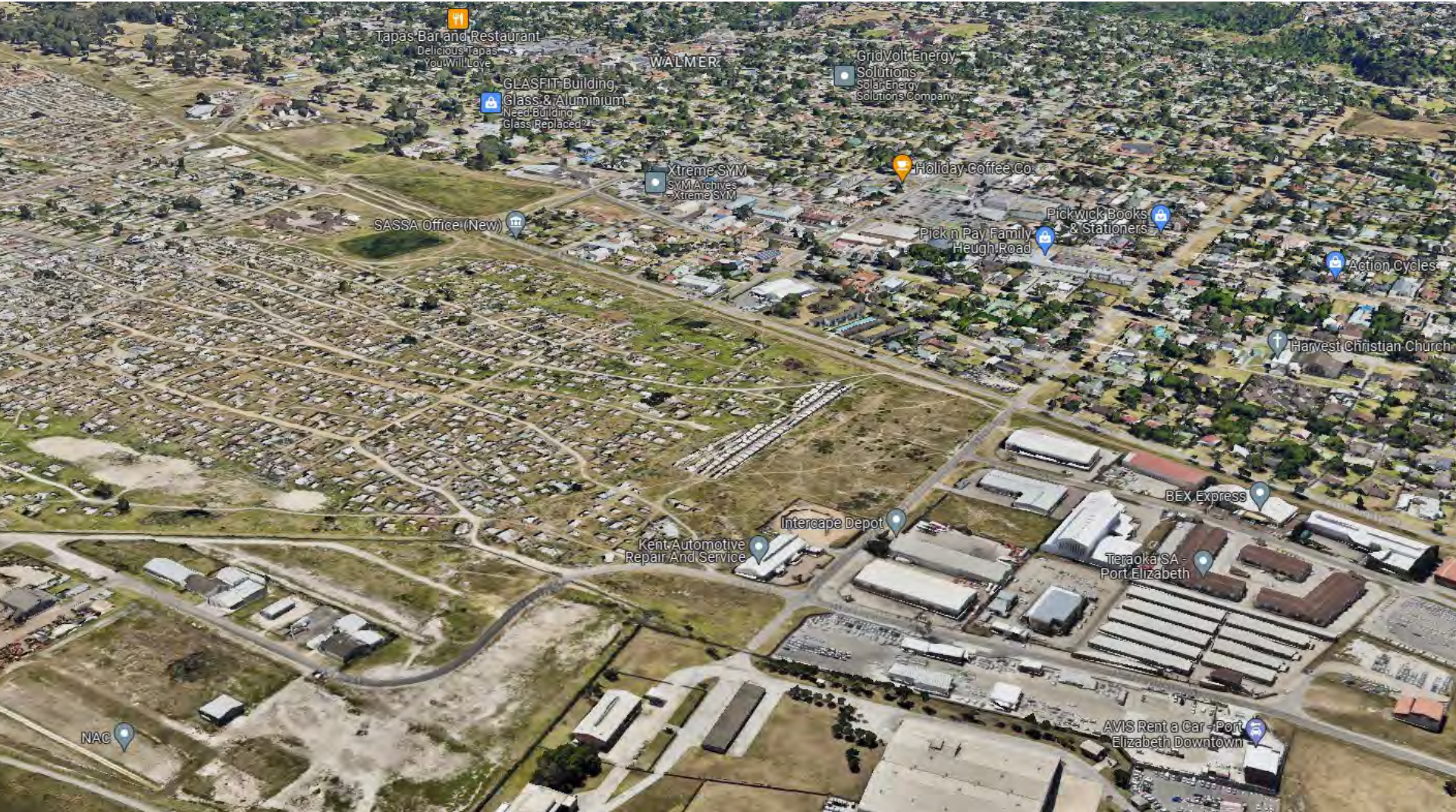
# Relationship with the Surroundings

## Site and Surrounds



# Relationship with the Surroundings

## Site and Surrounds



# Relationship with the Surroundings

## Site and Surrounds



# Relationship with the Surroundings

NORTH





# Relationship with the Surroundings

WEST



# Relationship with the Surroundings

SOUTH



# Relationship with the Surroundings

EAST



# Features of the Site



## Features of the Site – Residential Street



# Features of the Site – Residential Street



## Features of the Site – Selfbuild Character



## Features of the Site – Selfbuild Character





## Features of the Site – Barriers on Site



## Features of the Site – Barriers on Site



## Features of the Site – Industrial Edge

