



DELFT – MAMELODI / TSHWANE

**AND THE EERSTE FABRIEKE
TOWN CENTRE PROJECT**



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Introduction

This brochure is meant to give a brief history of the relationship between Delft and Tshwane / Mamelodi and a sketch of the involvement of the city of Delft in the events leading up to the Eerste Fabrieke Town Centre Project.



The City of Delft

Delft is a historical city in the Netherlands, over 750 years old. It has 100.000 inhabitants. Delft is famous for its Delft blue pottery and has the biggest and oldest Technological University of the Netherlands. In the main church at the central Market square is the burial chamber for the members of the Royal Family, the House of Orange. The close ties with the royal family gave Delft also the name of “Prinsenstad” (City of Princes). In the old city centre of Delft are many canals and bridges. For that reason Delft is sometimes nicknamed “Little Amsterdam”.

Delft Anti-Apartheid involvement

From the early nineteen-eighties on, Delft was involved in the formation of the Dutch National Union of Local Authorities against Apartheid (LOTA) and the first Chairperson of this organisation was an alderman from Delft.

From the start, the economic Anti-Apartheid policy was the main policy issue both of LOTA and the city of Delft.

Later on the emphasis shifted to the support of initiatives aimed at providing possibilities for black South Africans. On the basis of this new policy, Delft decided to support a civic organisation in a black township.

The choice of Delft for Mamelodi

In order to find a possible civic organisation, Delft contacted the Netherlands Association for Municipalities (VNG) in 1994. At the same time VNG had received a request from Sanco Mamelodi for a Dutch partner-town. The idea to match Delft and Mamelodi was obvious.

At the time, Delft had no practical experiences in working with civic organisations, and had no clear ideas on what the possibilities for cooperation could be. To get a better picture Delft invited – in the framework of the Municipal Management Training Program from VNG - two people from Sanco Mamelodi to Delft. Somewhat later a counter visit was made by a representative of the Delft Working Group South Africa. Both visits were successful and made clear that cooperation was realistic and relevant.

Agreement on cooperation

As a result, cooperation between Delft and Mamelodi was agreed upon by

- Sanco Mamelodi, through its Board and Executive Committee
- Delft, through its Board of Mayor and Aldermen,
- The Delft Town-council Committee dealing with local international policy,
- The Mayor of Delft, responsible for the portfolio of local international policy.

The agreement was for a period of 5 years, with the possibility to continue after the period. During this 5 year period the cooperation would be subject to evaluation.



Platform Delft-Mamelodi

To reflect that in Delft both private initiative and the local authority were involved in the cooperation with Mamelodi, the Platform Delft-Mamelodi was set up, to serve as the official partner for Mamelodi in this cooperation. The main task of the Platform is to stimulate the contacts and the cooperation and to coordinate the projects between Delft and Mamelodi.

Projects

An important principle of the Delft Platform is to respond only to proposals from Mamelodi/Tshwane

For the different projects, the Platform is continuously trying to involve people and organisations in Delft, who are experts or are experienced in the specific subject of the project. By doing so, a growing number of people and organisations are involved. Participants are for example the Faculty of Architecture of the Technological University of Delft, almost all Delft Housing Associations, Stanislas highschool, sportclubs, a women's organisation, etc.

Simultaneously, the Platform takes new initiatives to promote the partnership and to find the necessary financial means to run the projects on local and national level. Projects that have been formulated, started, and in some cases already finished, are:

- Toys for the poorest crèches in Mamelodi Stanza
- To rebuild a night-school in Stanza
- A training-program for young people as First Aid-instructors
- Support for a school for handicapped children
- A project on Job creation for women (Arts & Crafts)
- An Internet-project for Mamelodi Highschool
- A sport-project aimed at decreasing crime amongst youngsters
- A music school for youngsters
- Municipal Management training for (potential) councillors and officials

And last but not least:

- Social Housing.

The Housing Situation

In discussions with the Delft Platform, Sanco Mamelodi made clear that – like in all South African townships – social housing was the biggest problem in Mamelodi. These problems concerned both the quality and the quantity of the housing stock. The township was overcrowded and had inadequate and poor quality services and housing. The number of people living in Mamelodi was growing fast and an accepted policy or vision on town-planning and the future development of Mamelodi did not exist.

Priority on housing

It was the conviction of Sanco Mamelodi that through lack of knowledge and experience, it had been practically impossible for them to tackle the housing problems in an effective way.

Therefore it was agreed between Sanco and the Platform that for a number of years, the issue of housing would be given the highest priority in the cooperation.

Organizing Delft support for housing cooperation

To be able to tackle this new project, in Delft the working group Masakhane was established with the aim to provide the structure to adequately deal with the requests from Sanco Mamelodi. That Group (City of Delft, Technological University of Delft and the Delft Housing Association DuWo) was given the central role in developing the Delft-Mamelodi cooperation on social housing.

Integrated Approach on housing

The Working Group Masakhane and Sanco Mamelodi shared the opinion that the housing problem in Mamelodi could not be approached and tackled as a separate, isolated issue. Tackling the housing problem could only be attempted via an integrated approach and through an integrated project. The cohesion between housing and all related issues needed to be reflected and the housing project had to be able to provide answers and solutions for the demands of these related issues.

The preparatory phase

In this phase (amongst others) the following activities took place:

- ▶ The faculty of Architecture of the Delft University produced a document called “Preliminary investigation into the future development of Mamelodi”. To produce this document the Delft University worked together with the University of Pretoria.
- ▶ Between Delft and Mamelodi it was decided to organize a seminar on an integrated approach on housing in Mamelodi. In this seminar all South African/Mamelodi stakeholders, and all relevant Delft partners should be involved. This seminar took place in May 1997.

Operational issues

The May-seminar resulted in a document called: Operational Issues.

Six main action-areas were identified and an attempt was made to formulate concrete action in these areas also indicating who was responsible for this action.

The 6 main issues are:

1. Structure plan (IDP)
2. Information, participation and communication
3. Education and training
4. To establish a housing Association and to build a pilot project
5. To establish a self-building housing co-operation and to realise a pilot project
6. Local Economic Development

In later discussions about the actual implementation of the results of that seminar, it was agreed that the main project-elements in the cooperation would be

1. Structure plan
2. Housing Association plus pilot (ca 250 houses)
3. Self-building housing cooperation plus pilot (ca 250 houses).

All the other action-areas elements of the Operational Issues Document (2, 3 and 6) needed to be included in these 3 main-project elements mentioned above.



IDP

The Structure plan-element took shape in the IDP-process. The bid by the University of Pretoria to prepare parts of the IDP-process for Mamelodi was supported by Delft. This offer was accepted and, together with the experts from Pretoria University, two experts from Delft participated in the process of preparing the documents for the 2 zones in Mamelodi.

Housing Association and Self-building Housing Cooperation

Although between the stakeholders Pretoria/Mamelodi and Delft agreement was reached on the 2 project elements: Housing Association and Selfbuilding cooperation, for some time little activity and progress were visible. A visit in February 1998 by a delegation from Pretoria Mamelodi (Council, University and Sanco) re-affirmed the earlier commitments, but failed to activate the process.

(Social) Housing expert

To tackle the lack of expertise on (social) housing in Pretoria, Delft was asked and was prepared to send a housing expert. So at the beginning of November 1999, an

expert on social housing with specialised knowledge on housing associations and cooperations arrived in Pretoria. He had worked as a senior housing consultant not only in the Netherlands, but also in other countries. During the first 6 months he investigated whether or not the Delft-Mamelodi/Pretoria social housing projects still had enough power and possibilities to be realised. His findings were positive. Then his real job could start: realising a Housing Association and helping to get a Self-building Housing Cooperation off the ground.

Results

- The establishment of the Tshwane Housing Company in 2002.
- A subsidy was granted by the Province of Gauteng. With this subsidy 1700 social houses can be build. This means that until 2005, 3 social housing projects at different places in Tshwane can be realised. Already finished and rented out is the Eloff-building with 91 units and 4 shops; Townlands security village is being developed (535 houses), and another 1000 will be developed in Koedoespoort.
- Tshwane Housing Company also wants to realise a social housing project in the area of Eerstefabrieke station. This means that at last there will be a social housing project in Mamelodi.



Poorest of the poor

One of the most disappointing findings of the investigation of the expert was that the Housing Company Tshwane will not be able to build houses for the poorest of the poor at least not during the first years of its existence. That made it even more relevant to start with the third main issue being setting up a cooperation for Self-building.

In South Africa there was hardly any experience in self building projects Therefore it took a lot of time and effort to find out which approach could be successful .The selfbuilding-project accelerated after the South African Government made selfbuilding a priority and came up with a self building housing program. This stepped up the involvement of the City of Tshwane in selfbuilding plans and a lot of progress was made. Right now more then 40 people have been trained to be painters, plumbers, carpenters etc. in selfbuilding activities. There is a clear need to build bigger, more flexible and more sustainable houses than the ones provided via the RDP programme. In cooperation with the City of Tshwane the Technological University of Delft developed different flexible types of houses. These types make it possible to build in higher densities without hampering the living qualities. Since this is all new to the people in the townships, models of 3 different types of these houses are build as models. In this way not only the new types of houses but also the easy way in which they can be enlarged can be shown to the people. As soon as the interest of

the people in these types of houses is clear the construction of the first 100 selfbuilt houses can start.

The City of Delft will add a community centre to this project, first to facilitate the builders and later on to serve the community.

The Twin-city relationship

In 1999, the relationship between Delft and Mamelodi/Pretoria was evaluated.

Both cities did agree that the cooperation and the results were very positive and that the relationship had become stronger and stronger. Therefore it was decided to have an official sister-city link between Pretoria and Delft.

In December 1999 this was celebrated with a ceremony at the Town-hall of Pretoria. The agreement was signed by the Mayors of both cities To recognize the position of Mamelodi, in the agreement –specifically on the level of citizen’s contacts - a special position is given to Mamelodi .

New town-planning concepts – Eerste Fabriek

During this visit to Pretoria, the Executive Committee of Pretoria asked the Mayor of Delft, to support the City of Pretoria to develop new town-planning concepts. The request was made because of the strong feelings from the ExCo of Pretoria, that an external input could be valuable and necessary to overcome the Apartheid-planning that was still in place, especially in the former townships.

The City of Delft was positive and the idea was born to start the cooperation on new town-planning concepts with a one week workshop in Pretoria/Tshwane.

The outcome of this workshop was the presentation of three different models that might be suitable to develop the Eerstefabrieke area. The ExCo and the City council of Pretoria did agree. A project team and a project manager were installed and the Delft role in the process was defined.

However the project came to a large extend to a stand still when Pretoria became part of Tshwane and the administrative organisation had to be reorganised.

After the reorganisation was completed, it became clear that the ideas on developing Eerstefabrieke were still alive; they became part of the overall view on economical development of the City of Tshwane.

In April 2004 Urban Econ was appointed to draft an overall development strategy for the development of the different economical nodes in Tshwane and the Eerste Fabrieke precinct is one of these nodes. The Urban Econ report was finalized in July 2004.

In February 2004 it was decided to organize a seminar on the the integrated development of Eerste Fabrieke. At the end of March 2004, the format, the contents, the participants and the desired outcome of this seminar was prepared via a visit of four Tshwane officials to Delft. Integrated development and concrete planning were central requirements.

The seminar was held from 21 to 25 June 2004 at Entabeni Game Reserve, Limpopo Province.

The result of the seminar is not only a vision for the integrated development of Eerste Fabrieke. It is also a clear plan for the future with a map showing where all the different functions (houses, roads, facilities etc) will be situated and a planning for realisation in different steps. The first year is clearly spelled out. Map and plan are included in a wider report that will be presented the Mayoral Committee and the City Council forming the base for decision making.

To close

From time to time there is discussion about the relationship between Mamelodi/Tshwane and Delft . Who is the Delft partner? Is it Mamelodi or is it Tshwane.

There are different relevant facts.

The community of Mamelodi (SANCO) did initiate the relationship with Delft

- ▶ Tshwane is much bigger than Delft
- ▶ The existing sister city link is between Tshwane and Delft.

Lets honour all these facts:

The sister-city link is between Tshwane and Delft. That means that on the level of the local authorities the Cities of Tshwane and Delft are partners and work together in a cooperation benefiting the whole of Tshwane

Examples: Housing Company, training projects for politicians and officials, support for policy development, etc.

On the level of the citizens-contacts it has to be acknowledged that Delft given its size cannot be linked to the whole of Tshwane. In these contacts Mamelodi is the counterpartner . In this way the special position of Mamelodi is recognized. For that reason both on the Delft and the Mamelodi side a citizens organisation is formed to facilitate these civil-contacts and projects.



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