



# **PARK STATION PRECINCT COMMUNITY STUDY**

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## **FOOD & CULTURE FOCUS**

PREPARED BY **BOUNDLESS CITY**  
FOR **URBANWORKS**

# STUDY SCOPE & GOALS

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## SUMMARY

A study scope in the immediate area around Park Station was undertaken to better understand the people that inhabit the area. It is important to take into account the backgrounds, habits, and interests of the human element in a location before designing public space.

## TIME PERIOD

The study was taken over a 3-week period, from 10-28 February 2014. The surveys and analysis were done at various times throughout the day to gather a wide range of time-periods.

## THE TEAM

The study was undertaken by Boundless City, and commissioned by UrbanWorks. Boundless City works in people-based urban development in the Johannesburg CBD, and is already familiar with people and place in this area. They have created similar study reports around public art in the CBD, public space in Jeppestown, and more.

## THE GOAL

To better understand the people and use of space that currently exists in the area.

## LOCATION

The area identified to study includes a focus area (the borders of Wolmarans, Rissik, Plein, and around Hoek, DeVilliers, Noord, and the edge of Park Station to the East). A slightly larger extended area was taken into account in the study as well.



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# METHODOLOGY

## BASIC OBSERVATION AND MAPPING

- Indicative mapping of use of space in entire focus area
- Systematic undertaking of surveys with people around the designated area
- Conversational approach to allow for spontaneous discovery and deeper understanding
- Observations of use of space, timing, and livelihoods
- Photographs of the area
- Collation of data into graphs and profiles to be included in the report

## SURVEY POOL

Our survey sample size was 64 participants throughout the study area. Efforts were taken to survey a representative sample of the area in terms of age, gender, occupation, and use of the space.

The map to the right shows where each survey took place.

## KIDS DRAWING ACTIVITY

A drawing activity with children in the space offered children the opportunity to draw pictures of their favourite foods.

## LONG-STANDING RELATIONSHIPS

Boundless City has a long-standing relationship with people in the CBD, and the familiarity of faces and relationship built over time adds to the authenticity and depth of survey responses.

Often, random surveys generate inaccurate or incomplete responses, and public meetings only attract one type of inhabitant of the space. Boundless City's other interactions in the area allow for a more honest interpretation of the use of the space.



# OBSERVATIONS

## KEY TRANSPORT NODE

Park Station and its surrounding areas are key locations for transport provincially, nationally, and internationally. The predominant users of this area however are the local travellers, people using public transport: taxis, trains, and busses.

## SCHOOL HUB

This area is also a hub for many schools, predominately R-12 schools, but also colleges as well. From 7am to 9am there are many students in the area, as well as an incredibly dense concentration of students from 1pm to 3pm, and still quite a few more from 3pm to 5pm.

Students generally eat food prepared at home and brought to school for lunch. If they eat in the area, they generally eat at the school canteens, because the food is easy to get and affordable. Students also buy cheap snacks from informal vendors after school.

## CHURCH AREA

There are also a few churches in the area, and although the CBD is very empty on Sundays, there are some informal traders that set up specifically for the church crowd. Both the vendors and church-goers benefit from this flexibility.

## INFORMAL TRADE IMPACT

Of the informal traders surveyed, many employ up to three other people through their enterprises.

They also often have anywhere from 1-8 dependents, and rely on informal trade to support them. 70% of informal traders surveyed live in the immediate area.

In addition, many of their customers prefer to buy food from street vendors because it is faster when they are in transit, and much cheaper than other shops. Since 68% of people in this area earn less than R 6,000/month, accessibility to affordable goods is very important.

## STRONG DESIRE FOR CLEANING

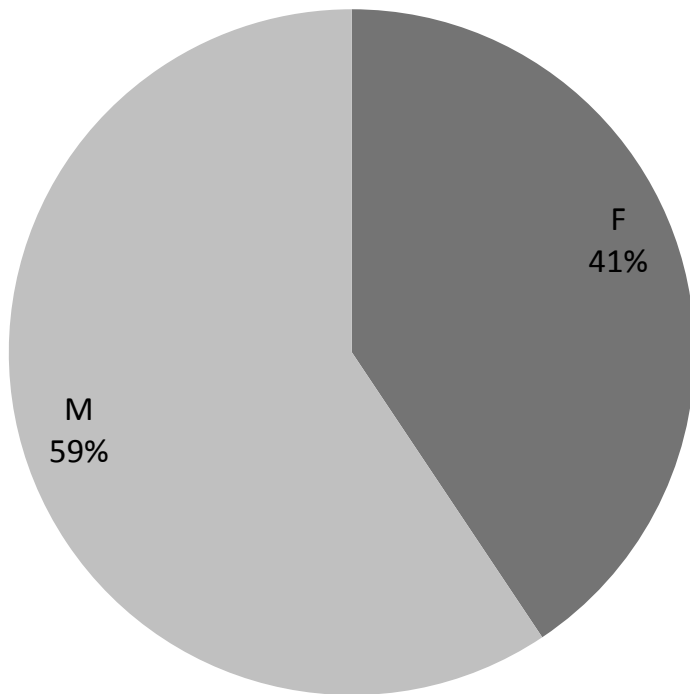
One of the repeated desires for improvement in the area was cleaning. People were far more interested in management, cleanliness and security rather than the actual creation or removal of anything already in the space.

# SURVEY POOL: BACKGROUND <sup>4</sup>

## GENDER BREAKDOWN

In the overall study space, there is a larger proportion of males than females. Through sampling approximately 500 people throughout the focus area, we have found that the space is occupied by **62% males and 38% females.**

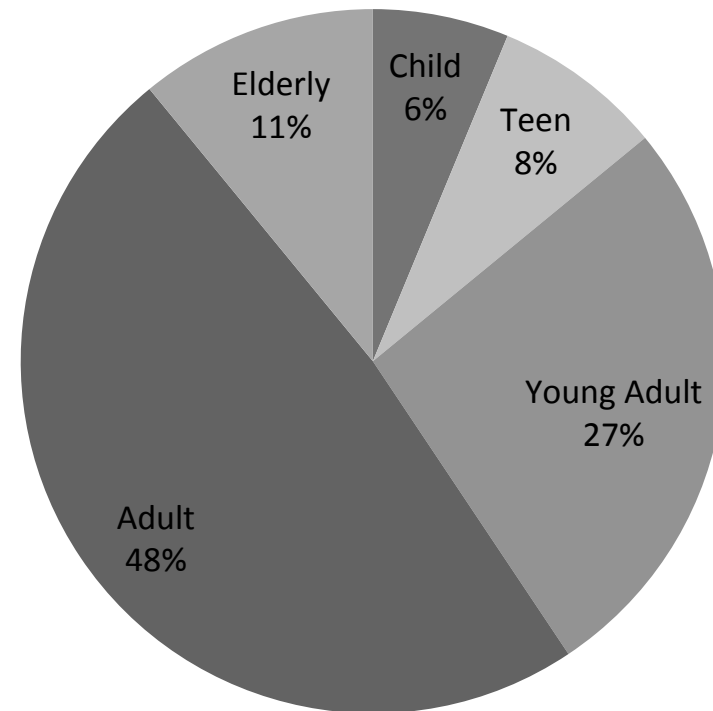
Our actual survey pool of 64 people was 59% male and 41% female:



## AGE BREAKDOWN

In the overall study space, we attempted to generate an accurate sampling of age groups in the space. Our representation of children is low, as many were in school at the time of conducting the surveys.

Our actual survey pool of 64 people was 75% adults, 14% children, and 11% elderly:

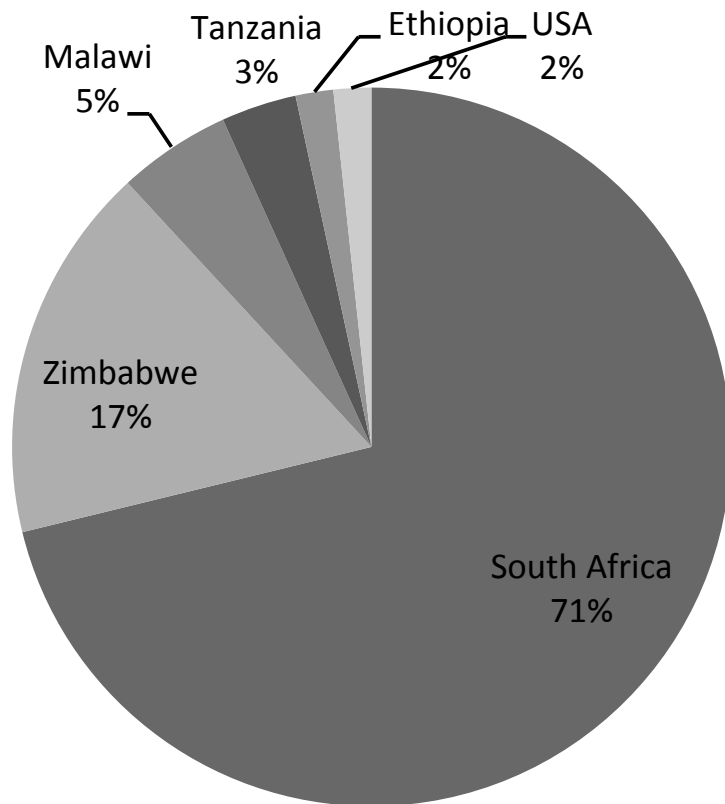


# SURVEY POOL: BACKGROUND <sup>5</sup>

## PLACE OF ORIGIN

Responses of the 64 people surveyed:

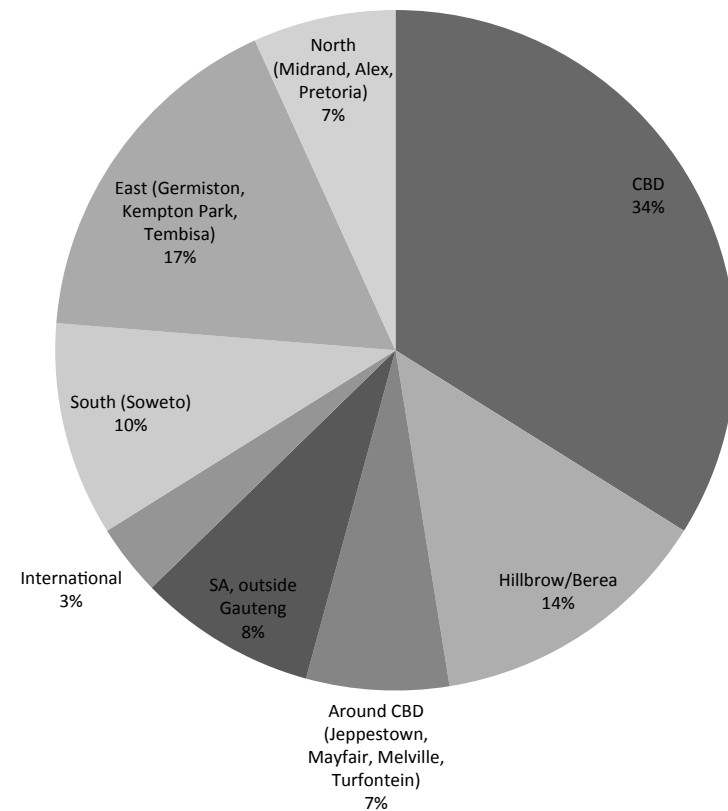
71% of respondents were South African, while 29% were of other nationalities.



## PLACE OF RESIDENCE

Responses of the 64 people surveyed:

55% of respondents live in or around the CBD.

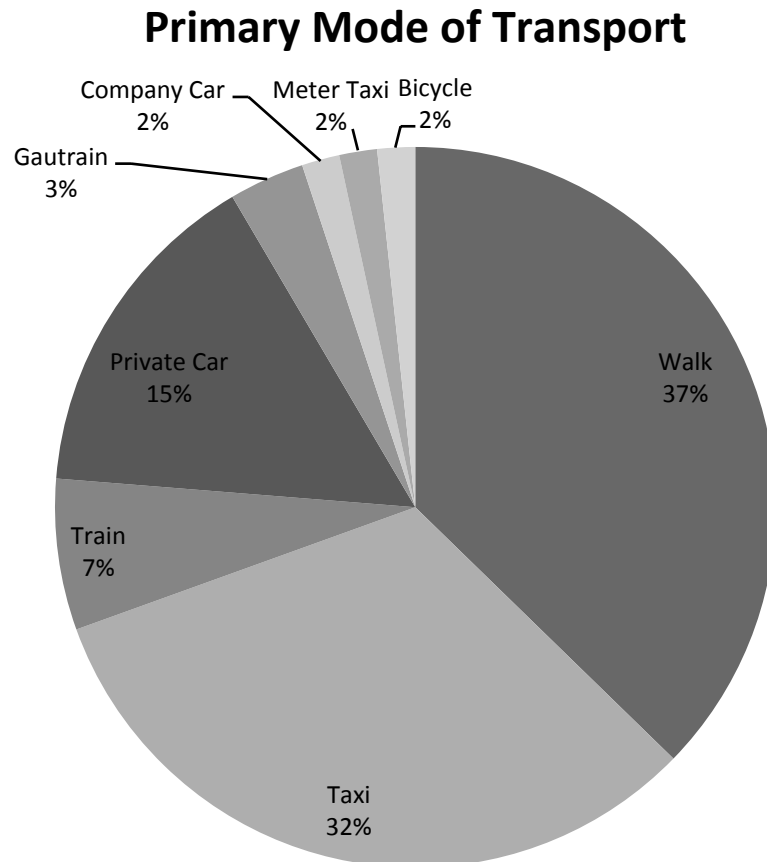


# SURVEY POOL: BACKGROUND <sup>6</sup>

## PRIMARY MODE OF TRANSPORT

Responses of the 64 people surveyed:

39% walk or bike, 42% use public transport, **only 15% use a private car**, and 4% use company cars or meter taxis.

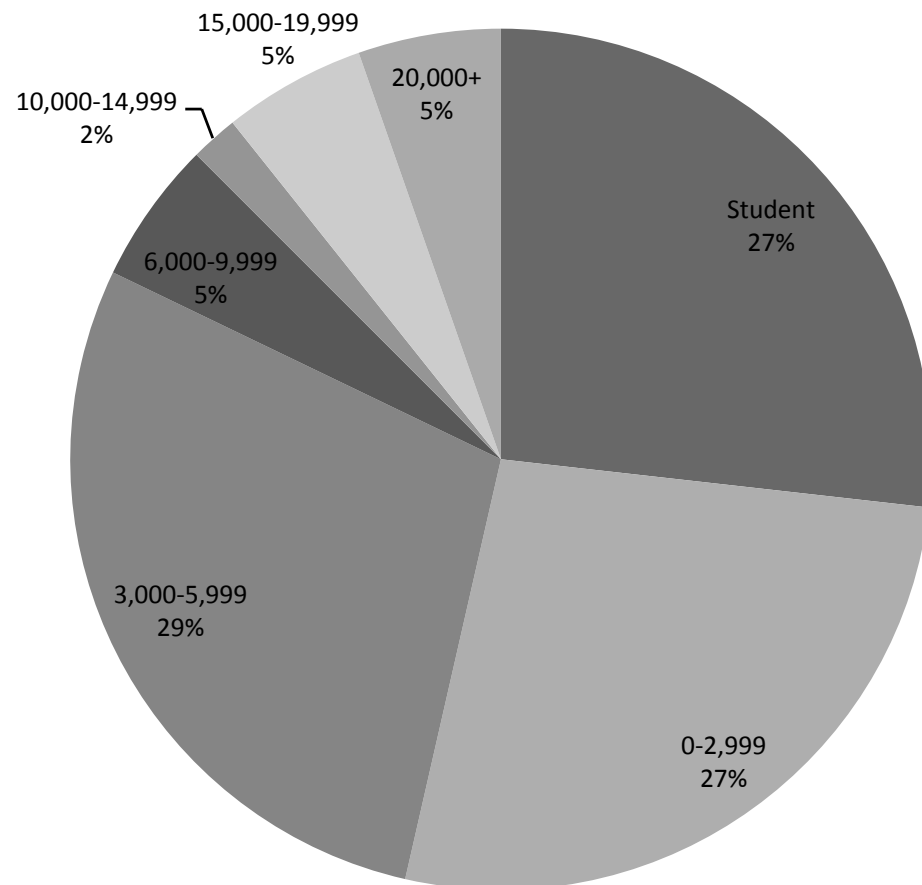


# SURVEY POOL: LIVELIHOODS

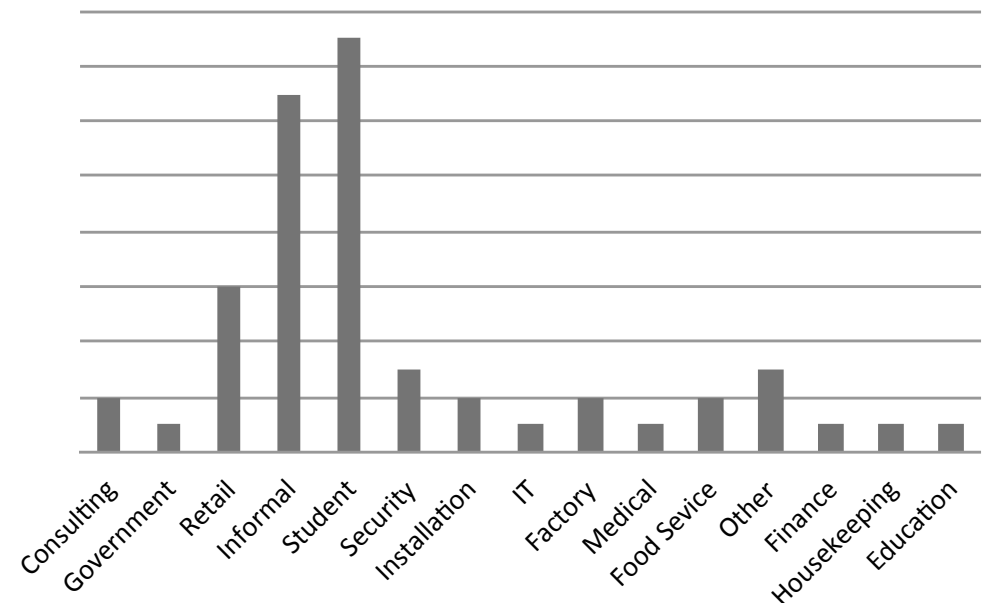
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## MONTHLY INCOME ASSUMPTIONS

Through personal interviews, we have obtained a sampling of people's jobs in the area. We have found the average monthly income for each of these positions and found that **82% earn under R 6,000/mo. and only 5% earn over R 20,000/mo.**



## Occupation

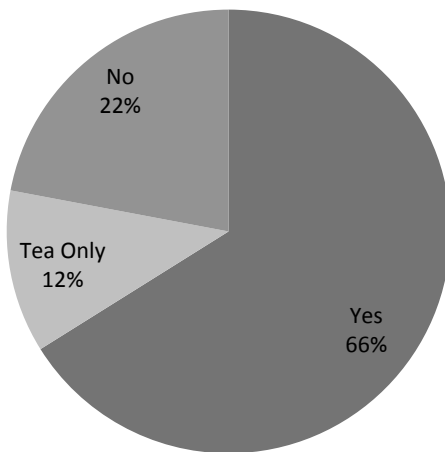


# SURVEY POOL: FOOD

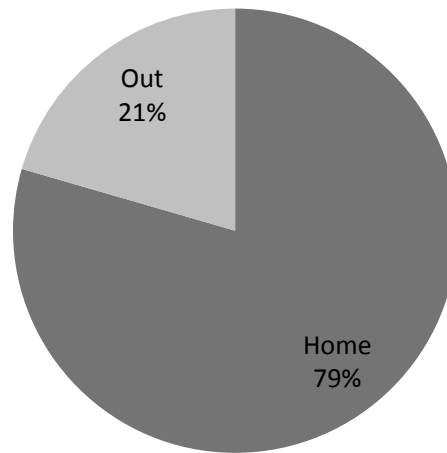
## BREAKFAST

90% of respondents who do eat breakfast, eat it at home. Those who do not sell breakfast at work and eat it there. Popular breakfast items are bread, porridge, cornflakes, and eggs.

### Do you eat breakfast?

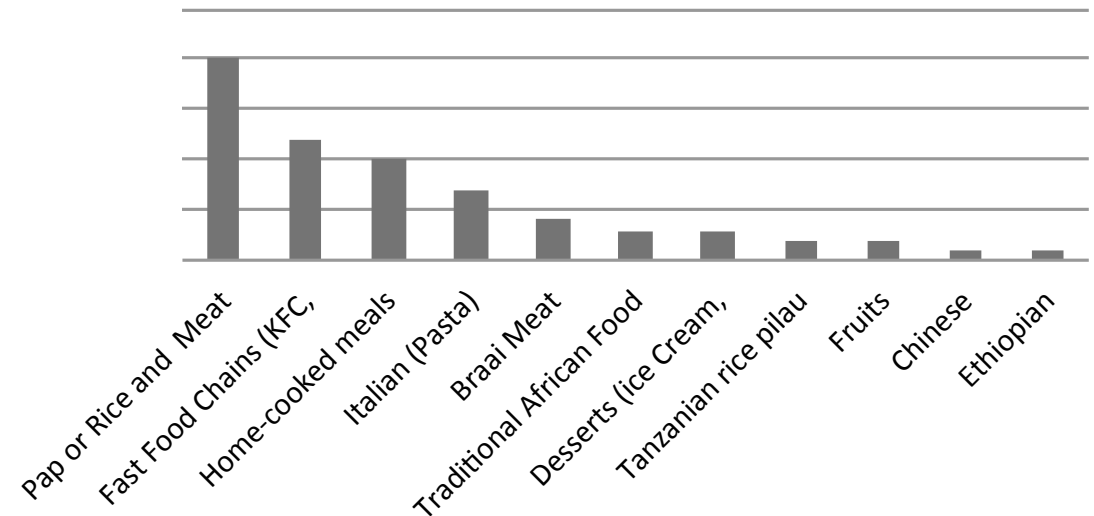


### Do you eat breakfast at home, or out?



## FAVOURITE FOODS

A wide array of favourite foods were listed. The responses are arranged in ascending order in the graph below.



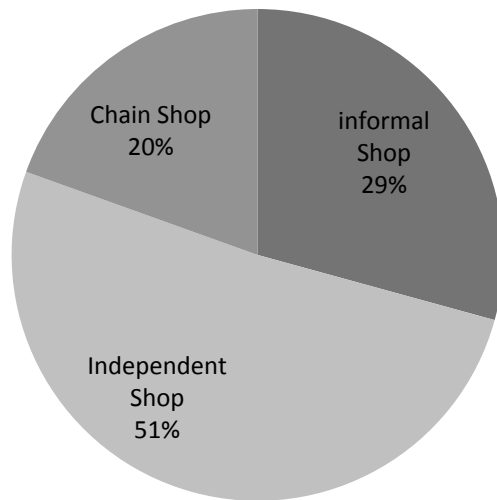
# SURVEY POOL: FOOD

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## LUNCH

Everyone interviewed eats lunch, although 5% only have cool drink for lunch and 24% eat at home. Of the remaining **72% of respondents who do eat out**, 29% eat at informal stands, 20% eat at fast food chains, and 51% eat at other independent shops.

### Where do you eat?

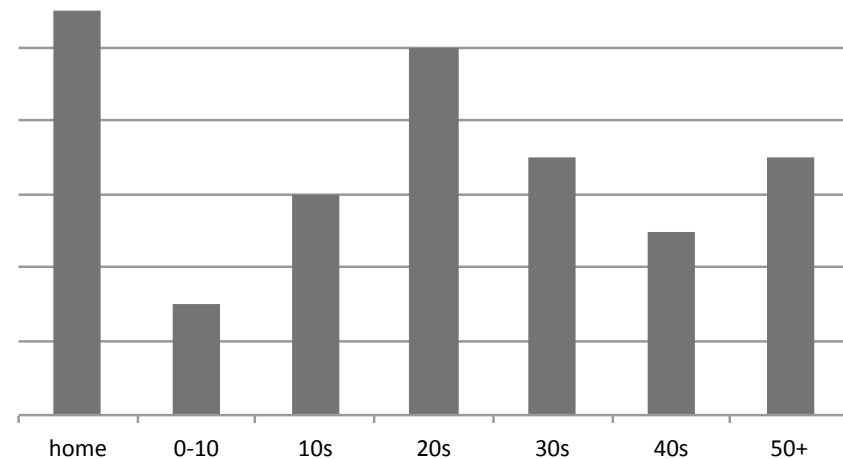
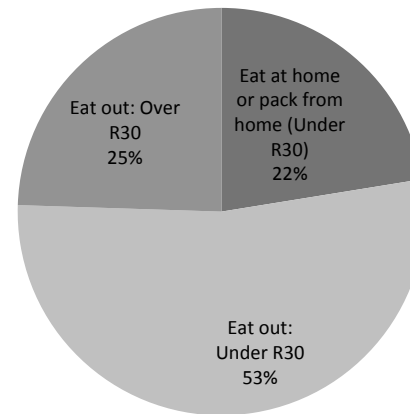


## DINNER

12% of respondents do not eat dinner, of the **88% who do eat dinner**, 91% eat at home.

## LUNCH BUDGET

The bar graph below shows the respondents' budgets for lunch. The pie chart breaks it into over and under R30 (including those who eat at home for under R30), showing that **75% of respondents spend under R30 for lunch**.



# SURVEY POOL: DESIRES

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## GENERAL SATISFACTION

When asked what was generally wanted in the area, **23% of respondents like the area around Park Station exactly the way it is.**

## DESIRED IN SPACE

*in order of most frequently mentioned*

- Quality homemade food for sit-down and take-away
- Cleaner environment
- Seating for eating outside
- More variety of food (Italian, Ethiopian, Malawian, Tanzanian, Indian, Chinese, Shawarma, Nigerian)
- Healthier food
- More salads and vegetables
- Vegetarian Food
- More security and less crime
- Chicken Licken (too much KFC around here)
- Moving informal stands to clean, well-ventilated indoor space
- Safer parks
- Bigger shops like Edgars
- Cleaner butcheries
- Bike lanes and storage
- Ice cream shop
- Mzitho's Kitchen

## QUOTES

"I like to support my sister"

*-Man eating at his sister's informal stand at Eloff and Plein. He is one of the few people in the area who can afford to eat at a more expensive shop, but his sister needs the support and he likes her food.*

"My teacher says that we must not play in that park, it is too dangerous and dirty"

*-7 year-old student at Johannesburg Polytechnic Institute on Joubert and Plein Streets. He would like to have more play areas that he is allowed to go to.*

"I would like to cook pasta, chips, and fish, but there is no electricity so I cannot"

*-Informal vendor at Hoek and Noord. She and her customers enjoy a wider variety of food, but she is unable to make it.*

# SHELDON

Female | Age 13 | Student at BASA | Interviewed outside of BASA (Eloff and DeVilliers)

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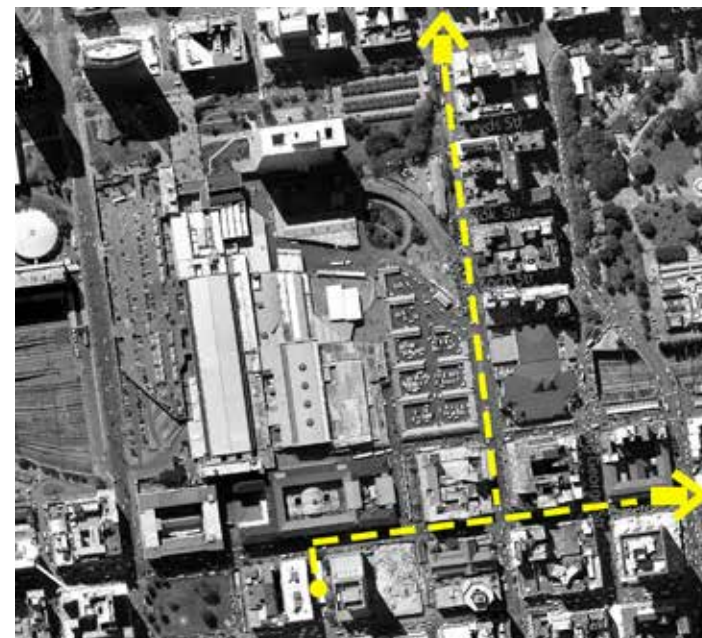


Sheldon and friends after school

Sheldon is from Bulawayo, Zimbabwe and is currently living in Hillbrow. She has lived in Johannesburg for 5 years, and all of her friends are here. She walks to and from school and around the CBD and Hillbrow. Sometimes she will take a taxi if she needs to go far, but not very often.

For breakfast, Sheldon eats cornflakes at home. For lunch she will have chips, or bread with egg, or a kota from the school canteen. This costs about R10. She eats dinner at home, where she likes Pap and Morogo. Her favourite food on special occasions is Debonair's Chicken & Mushroom Pizza.

In this area, Sheldon would like to see a cleaner environment, restaurants with shawarma, and cheaper pizza (R15 small, R40 large).



Sheldon's movements in the space.

The dot is placed at BASA, where she attends school, the arrow north points to where she stays (Hillbrow). The arrow east points to where she catches taxis when she needs to travel further (MTN Taxi Rank).

# PULENG

Female | Age 40s | Pastor's Wife | Interviewed outside of Church (Eloff and DeVilliers)

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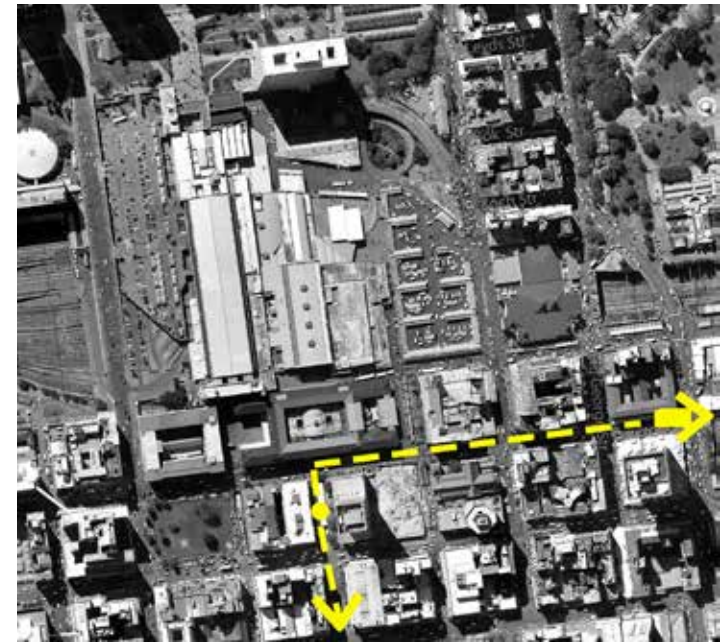


Puleng buying vegetables in town

Puleng is from Qwa Qwa in the Free State, and is currently living in Soweto with her husband, a pastor at the Universal Church of Christ, and her children. She has lived here for 20 years. To get to and from Soweto, she either travels with her husband in their private car, or she takes a taxi if she is on her own.

For breakfast, Puleng eats at home. For lunch she will eat at home or have Chicken Licken or KFC in Soweto, but she prefers traditional home-cooked meals, like at the shop in town near Home Affairs. If she eats out for lunch, she spends about R30. She eats dinner at home.

In this area, Puleng would like to see a cleaner environment and cleaner butcheries. She also likes the flexibility of informal trade, since on Sunday most church-goers buy from informal vendors, as shops are usually closed.



Puleng's movements in the space.

The dot is placed at outside the church, where she attends church and meetings, the arrow south points to where she stays (Soweto). The arrow east points to where she catches taxis when she needs to travel via taxi rather than private car (MTN Taxi Rank).

# ALIYI

Male | Age 20s | Shopkeeper | Interviewed outside the shop he looks after on Plein and Eloff

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Aliyi outside the shop

Aliyi is from Ethiopia and is currently living in Mayfair. He has been in Johannesburg for only 5 months, and he is still getting to know the area. He takes a taxi to and from work.

For breakfast, Aliyi eats chocolate and biscuits at home. Occasionally he will buy them from the street traders outside the shop. For lunch he will buy cool drink, which costs about R5. He eats dinner at home, where he prepares meat and rice or pasta. His favourite food is traditional Ethiopian food: Injera with meat.



Aliyi's movements in the space.

The dot is placed at the shop he works at, and the arrow west points to where he catches taxis and goes home to Mayfair.

# TERRENCE

Male | Age 40s | Security Guard | Interviewed at Hoek and DeVilliers

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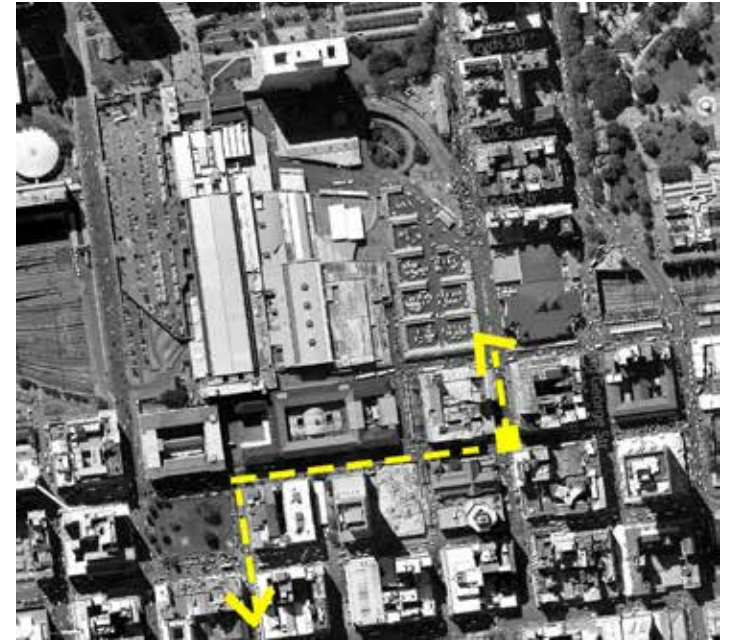


Terrence with kids in the building he works in as a security guard

Terrence is from Zimbabwe, and currently lives in Soweto. He has worked as a security guard in a residential building in town for 6 years, where his salary is R 1,500 / month. He gets to and from work in a taxi.

For breakfast, Terrence drinks tea at home. He does not usually eat anything for lunch. For dinner he will make pap and meat at home. His favourite food that he doesn't get to eat very often is pizza and other junk food.

In this area, Terrence would like to see all the food together in one accessible space. He also would like better job opportunities, as he has been working loyally for 6 years with the same company with no raise.



Terrence's movements in the space.

The square is where Terrence was interviewed. The arrow north shows where he catches a taxi to Soweto. The arrow west and south shows how he walks to get to work.

# ONNICA

Female | Age 40s | Informal Vendor | Interviewed on Hoek between Plein and DeVilliers

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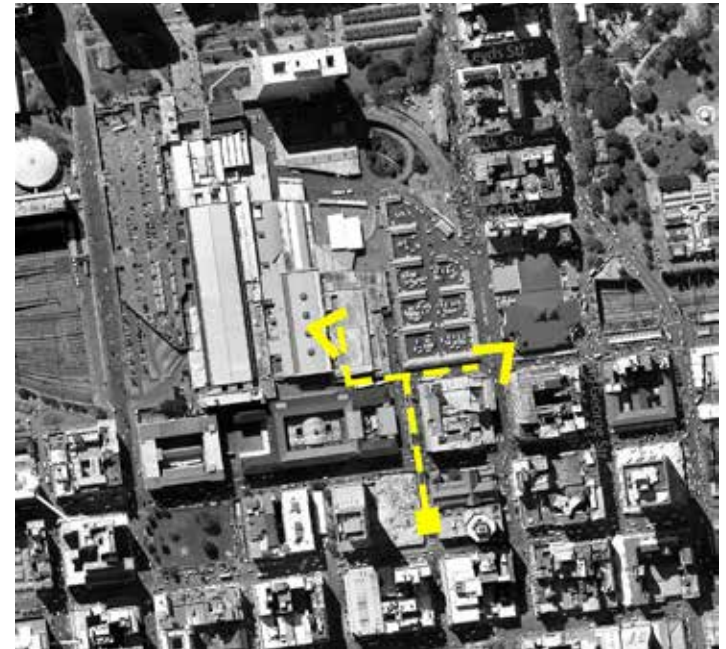


Onnica's jackets for sale. She asked not to be photographed, in fear of recent trader evictions

Onnica is from Limpopo, and has been in Johannesburg for 19 years. She stays in Tembisa and takes a train or taxi to get to town, where she sells jackets and perfume. She lived in Boksburg before moving to Tembisa.

For breakfast, Onnica drinks tea and eats porridge at home, or if she eats at work, she has bread and butter or peanut butter. She buys this at Pick n Pay at The Bridge (corner Noord and King George). She also typically buys lunch at this Pick n Pay too, for R20 to R30, usually pap and rolls and salad.

In this area, Onnica is happy with the current shops and restaurants, and she is happy to be trading in a space with formal infrastructure. She would like to see more clean and fresh food.



Onnica's movements in the space.

The square is placed where Onnica trades. The arrow to the West into Park Station shows how she gets to her train to get to where she lives in Tembisa. The arrow to the northeast shows where she goes for breakfast or lunch items (Pick n Pay at The Bridge).

# MASTER BOKO

Male | 70s | Informal Vendor | Interviewed on DeVilliers & Joubert

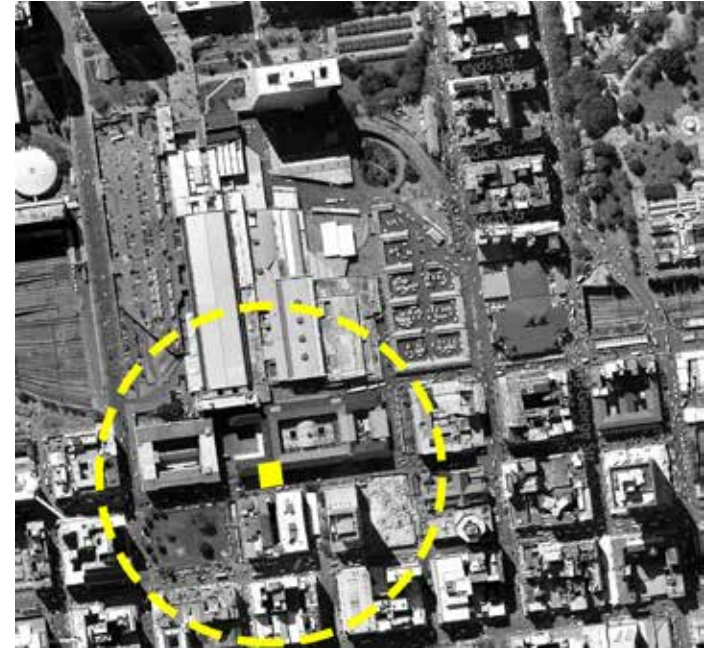
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Master Boko and his herbs

Master Boko is from Malawi, but has been living in Johannesburg for over 30 years. He has been trading in this spot since 1990, and specialises in herbs to cure many ailments. He sells mainly herbs from South Africa, but also Malawian herbs. Most of his customers are South African, and we met one customer who purchased a R15 glass of herbal concoction, and he said that he comes to Master Boko whenever he is feeling sick.

Master Boko's favourite food is rice and chicken. For breakfast he eats tea and bread, and he usually buys chips from KFC for lunch for about R20.



Master Boko's movements in the space.

Master Boko did not want to share his place of residence or movements with us, but he does usually eat lunch nearby at KFC, and likely has a movement radius as outlined.

# SHAWN

Male | Age 7 | Student | Interviewed outside of JPI (Joubert between Plein & DeVilliers)

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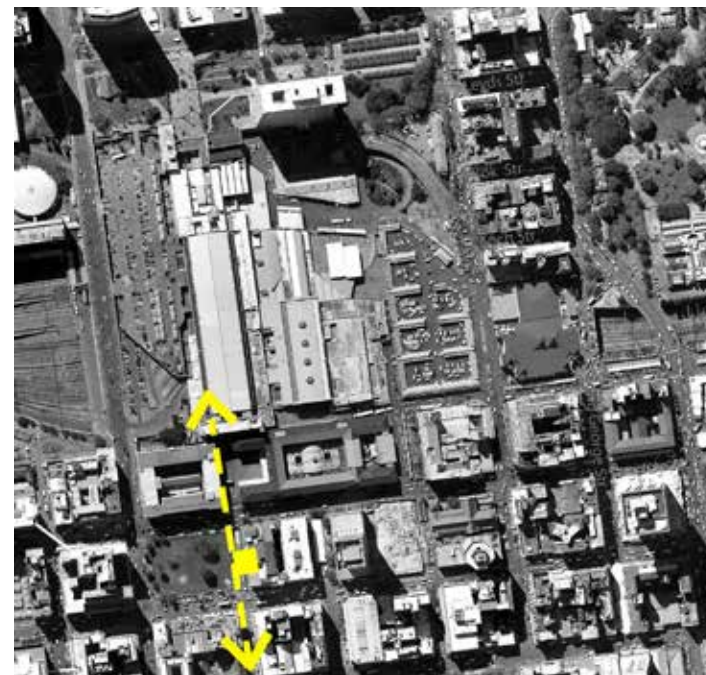


Shawn and friends on the weekend

Shawn was born in Malawi, but moved immediately to Johannesburg from there, and has lived here for all 7 years of his life. He attends Johannesburg Polytechnic Institute and lives further down Joubert Street. He walks with his mother or father to and from school each day. At times he takes a train with his mother to visit family.

Shawn loves fruits. He usually eats juice and bread and cheese that his parents pack him for lunch. On special occasions he will buy a half chips from the school canteen for R7. He eats dinner at home where his mom cooks pap and chicken.

Shawn says that his teacher tells his class that they must not play at the park outside the school (Attwell Gardens Park) because it is dangerous. He would like to see a park where he is allowed to play.



Shawn's movements in the space.

The square is where Shawn attends school, the arrow to the South shows where he walks to go home, a few blocks down Joubert Street. The arrow North shows where he goes with his parents into Park Station to catch trains to meet family.

# ANDRIES

Male | Age 24 | Information Officer at Council | Interviewed on King George & DeVilliers

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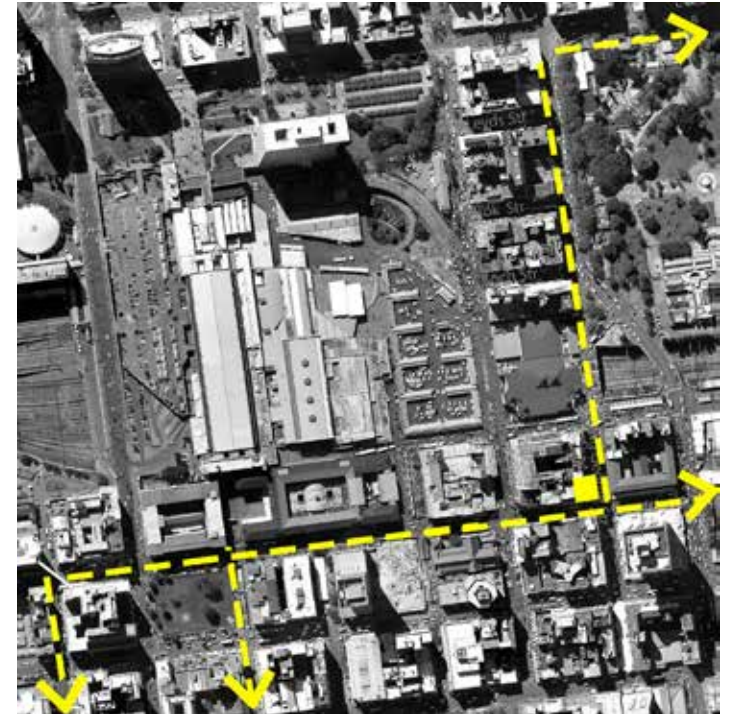


Andries visiting his family in Tembisa

Andries is from Mangweni, Mpumalanga, and has been in Johannesburg for 6 years. He stays in town and works at Council in town, so he walks to get most places. At times he takes a taxi to visit his family in Tembisa.

Andries rarely eats breakfast. For lunch and dinner he almost always eats at home, cooking pap or rice with meat, and vegetables from time to time.

In this area, Andries would like to see more variety of food. Currently there is only fast food in the area, and he would like to see quality homemade food available, with seating and take-away options. He would be happy to pay a bit more if food like this were available.



Andries' movements in the space.

The square shows where Andries was interviewed, the arrows East and North, then East show the directions he takes when walking home to where he stays at End Street Mall. The arrows South show how he gets to his job at Council and to the basketball courts he sometimes plays at.

# GILLES

Male | Age 28 | Lecturer & PhD Student at Wits | Interviewed on Rissik and Wolmarons

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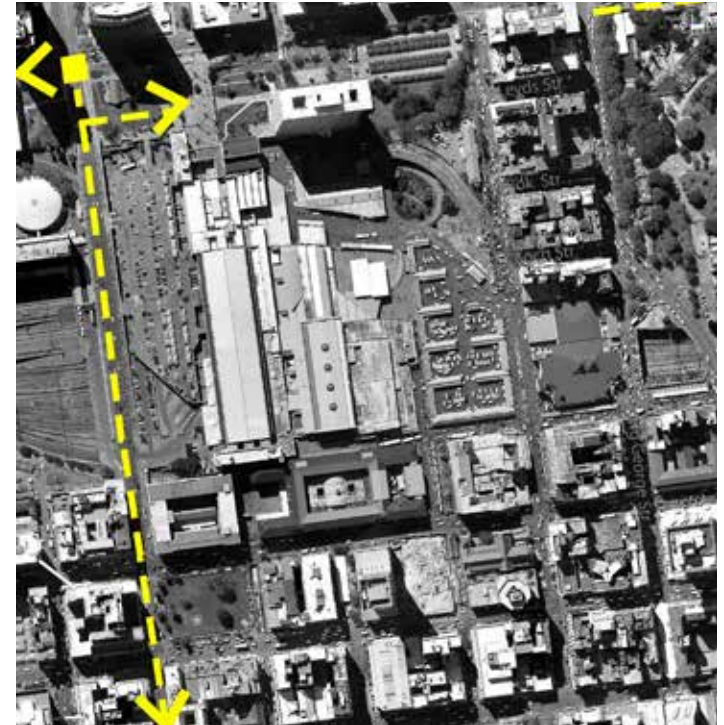


Gilles cycling in a Rea Vaya lane

Gilles is originally from France, and has been living in Johannesburg for 3 years. His favourite foods are Ethiopian and Thai. He usually rides his bike as his main mode of transport, from his home in the CBD, to work at Wits in Braamfontein, and all over the city. At times he will take Rea Vaya or the Gautrain.

Gilles usually eats breakfast at home, generally juice, fruit (purchased from informal vendors in town), and cereal or pancakes. He eats lunch out at Wits, spending between R30-R50 each day. He eats Indian food, vegetarian burgers, or pasta salad. He usually eats dinner at home, preparing pasta and salad or stir-fry, sometimes he will bike to Melville or Fordsberg for a dinner out.

Gilles wishes that the area around Park Station had better crosswalks and pedestrian infrastructure, working street lights, more trees, and less cars. In regards to food, he would like to see more vegetarian-friendly restaurants, and falafel and Asian take-out.



Gille's movements in the space.

The square is where Gilles was interviewed. Gilles' main mode of transport is the bicycle, and he generally rides in Rea Vaya lanes because they are often empty. The arrow South points to where he stays in the CBD, the arrow West to where he studies and works at Wits, and the arrow East to the Gautrain which he takes for longer distance travel.

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# **THANK YOU**

**FURTHER QUESTIONS, COMMENTS, OR  
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