FIGURE 5.1: STATION AND *PRACA DE TRABALHADORES* (DEVENISH, 2011)

CHAPTER 5_
CURRENT KNOWLEDGE: PRECEDENTS

FIGURE 5.2: GANDHI SQUARE (WORLD SOCCER JOURNEYS, 2011)

5.1 URBAN RENEWAL: GANDHI SQUARE
JOHANNESBURG, SOUTH AFRICA

In the late 1990s property developer Gerald Olitzki was granted permission to revamp the terminus as part of Johannesburg's inner-city renewal project (Figures 5.2-5.5), which aimed to restore the central business district *(CBD)* into the city's business hub.

Energy of the development then spread through the surrounding area with many buildings being upgraded since then. The entire precinct surrounding the square area is now experiencing significant property investment and upgrading. This is due to a clean and functioning public environment as a prerequisite.

In an article written by Gerald Garner in the *Urban Green File Magazine*, he believes that the attitude towards the public environment determines the ultimate success or failure of individual building refurbishment projects. The secret to success, it seems, lies in the precinct approach. The Johannesburg Development Agency refers to it as "area-based regeneration projects" which involve upgrading the urban landscape and not just the buildings (Garner, 2011).

Urban-design theory dictates that urban regeneration cannot be achieved in isolation. Massive investment in upgrading a single building is almost sure to fail unless the surrounding landscape is upgraded.

By upgrading the public environment, investor confidence in an entire precinct is boosted and this, invariably, leads to massive scale redevelopment of properties.

The bottom line: the best investment any property developer could make is to invest in the upgrading and upkeep of the environment (Garner, 2011).

FIGURE 5.3: GANDHI SQUARE (2) (GOOGLE EARTH, 2011)

FIGURE 5.4: GANDHI SQUARE (3) (SOUTHERN AFRICAN TRAVEL AND INDIAN OCEANS ISLANDS, 2011)

FIGURE 5.5: GANDHI SQUARE (4) (WORLDISROUND, 2011)

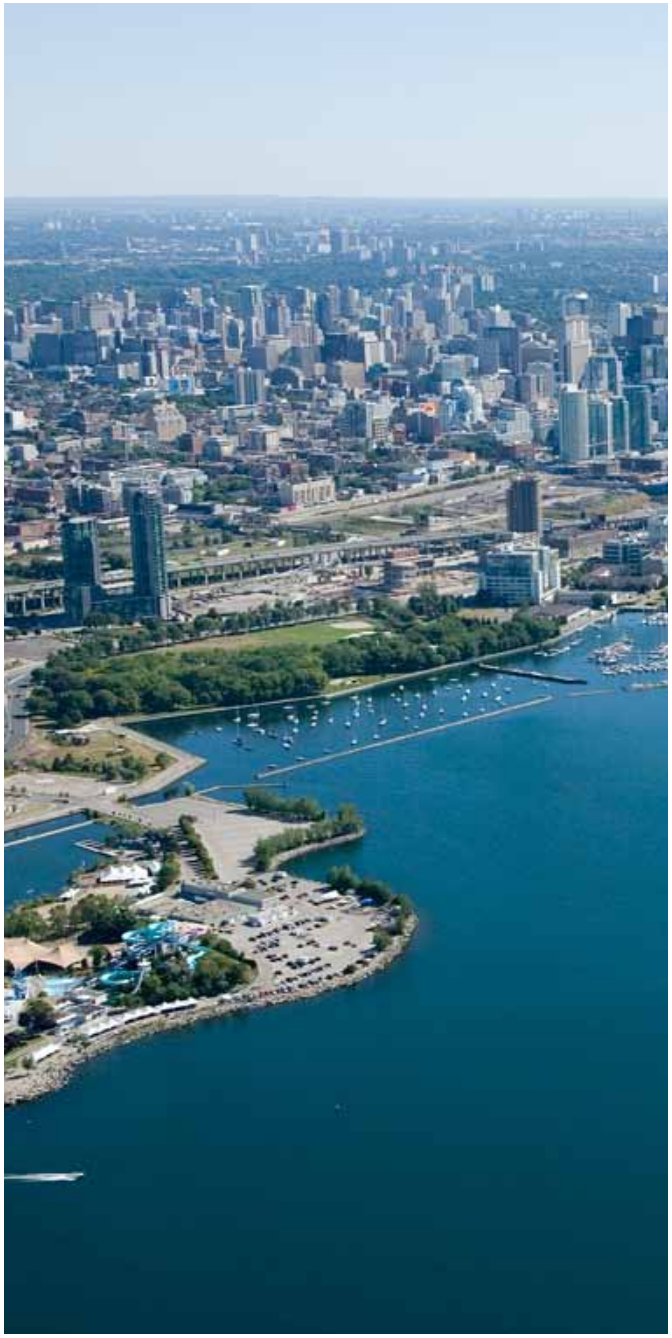

FIGURE 5.6: TORONTO WATERFRONT (HEART OF TORONTO WATERFRONT, 2011)

5.2 CREATING HEALTHY ENVIRONMENTS: TORONTO WATERFRONT
TORONTO, CANADA

The Toronto Waterfront (Figures 5.6-5.9) is an example of urban revitalisation, using the harbour front as a *brownfield* site and altering it to its previous natural state. The project was aimed at putting people first and reconnecting them with the waterfront. Emphasising parks and public spaces, designed in a way that is environmentally and economically sustainable.

By improving the aquatic environment, the project aimed to restore the marine ecology and create a living ecosystem. The waterfront revitalisation coupled efforts through conservation and enhancements of terrestrial and aquatic habitats.

Water is the central theme in the project through water conservation measures, creative and effective storm-water management systems and use of grey water recycling. Wetlands were built to replace destroyed ones of the nineteenth century and to provide social and environmental benefits.

Five broad goals included the remediation of *brownfield* sites; reducing energy consumption; construction of green buildings; improving air and water quality; expanding public transit; and diversifying, vibrant downtown communities (Toronto Waterfront Website, n.d.).

Other intentions of the project included:

- Reduction of vehicular dominance along the waterfront by increasing pedestrian links.
- Increasing vegetation.
- Increasing mixed use activity.

(Spens , 2007)

FIGURE 5.7: TORONTO WATERFRONT (2) (GOOGLE EARTH, 2011)

FIGURE 5.8: TORONTO WATERFRONT (3) (TORONTO, 2011)

FIGURE 5.9: PROPOSED TORONTO WATERFRONT (WATERFRONT TORONTO, 2011)

FIGURE 5.10: THUNDURU BOTANICAL GARDENS (AUTHOR, 2011)

5.3 CHANGING FUNCTION: THUNDURU BOTANICAL GARDENS
MAPUTO, MOZAMBIQUE

Patrick Nichol, Head of Landscape Architecture of the British company, *Groundwork North East*, introduced a project for the renovation of the Thunduru Botanical Garden (Figure 5.10-5.13) in Maputo.

In his journal, *Thunduru Botanical Garden, Maputo, Mozambique: Global Learning for Local Regeneration*, he states that the garden has the potential not only to provide a recreational space for the people of Maputo and visitors alike, but also to meet the many vital roles of a modern botanical garden. These include environmental education and urban agriculture practices.

During a site investigation it was evident that the gardens were once a social hub within the city. Traces of an empty music stage, a ruined aviary and an algae-invested fish pond, refers back to the "heyday" of colonial times. Currently the garden has become a completely different space as to what were planned initially. Over time it had lost and changed from its initial function as a botanical garden. Rather than protecting and displaying the natural elements, it has become a mismanaged space for vandalism, misuse and criminal activity.

It is clear that the specific function as originally intended changed to something different. Successful social spaces with grounded principles (as identified at *Praca 25 de Junho*), should rather be introduced as part of a new project. A space in this context should not necessarily have a designed function, but rather be designed as a space for interaction and cultural interchange, thus allowing the context of the surrounding elements to guide the programme (Nichol, 2007).

FIGURE 5.11: THUNDURU BOTANICAL GARDENS (2) (GOOGLE EARTH, 2011)

FIGURE 5.12: WATER SOURCE IN THUNDURU BOTANICAL GARDENS (AUTHOR, 2011)

FIGURE 5.13: AVIARY RUIN IN THUNDURU BOTANICAL GARDENS (AUTHOR, 2011)

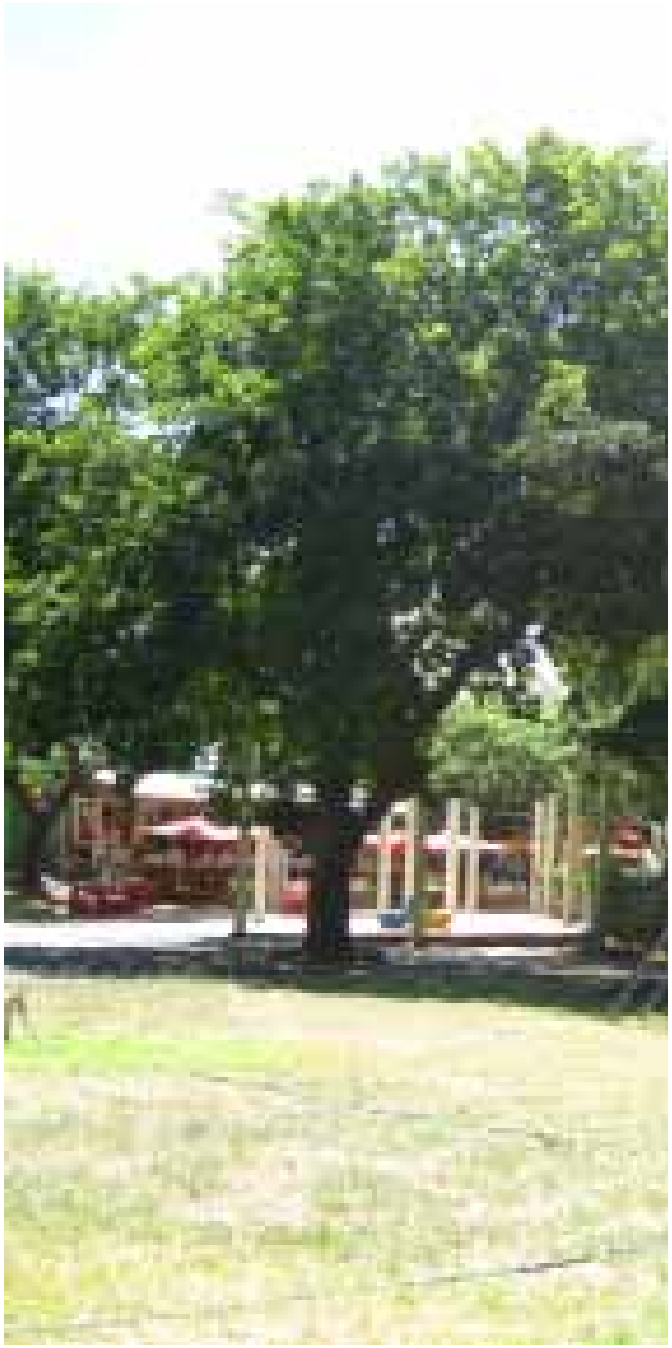

FIGURE 5.14: RESTAURANT IN GROAKY PARK (AUTHOR, 2011)

5.4 PARK REGENERATION: GROAKY PARK, MAPUTO, MOZAMBIQUE

During an arranged site visit with *Jane Flood*, local tour operator in Maputo, Groaky Park (Figures 5.14-5.17) was identified as an important precedent to the project.

This park is important in the context of the proposed intervention, due to the fact that it is an example of residential regeneration. The site, a former unused brown field site, was transformed into a major attraction node within the immediate area around it.

It is located in a residential area in the northern outskirts of Maputo. Like the site in the study, Groaky Park was once undeveloped, dangerous and in a state of despair.

Today, the park is a catalyst and has a restaurant. Strategically placed in the centre of the park. The restaurant, designed by *Joze Forjaz Architects*, consist of a bar and kitchen, and on the outside seating and tables on a verandah. The restaurant is located on a main route through the park, thus adding more eyes and movement. The park is busy throughout the day.

The programme is:

- Central restaurant
- Children playground
- Clean and sufficient rest rooms
- Water feature

The park is successful because of the intervention in its centre which attracts users from all over. All of these elements add to the value of the park (Flood, 2011).

FIGURE 5.15: GROAKY PARK (GOOGLE EARTH, 2011)

FIGURE 5.16: PATHWAY IN GROAKY PARK (AUTHOR, 2011)

FIGURE 5.17: SEATING IN GROAKY PARK (AUTHOR, 2011)

FIGURE 5.18: ENTRANCE AND RESTAURANT IN ACACIA PARK (AUTHOR, 2011)

5.5 EDUCATIONAL: ACACIA PARK
MAPUTO, MOZAMBIQUE

Acacia Park (Figures 5.18-5.21), is located on the natural ridge to the east of the *Baixa*. It forms a true landmark in modern Maputo. This is due to safety and its effective and unique character. It is a main attraction point for tourists and locals alike.

The park, similar to *Groaky Park*, owes its success to the architectural element (a restaurant) in the centre of the park. It also has the advantage of location, due to the fact that it forms a focal point on an axis with the Polana Hotel, university, school, bus rank and petrol port. It is ideally located on a route that leads from the higher ridge area to the lower *Baixa*. A pedestrian route that is used intensively passes through the park. Lastly, the view from the restaurant over the city makes the visiting experience unique, unlike other parks in Maputo.

The park at first glance is informative with a host of programmed activities. Informative signs are successfully implemented with relevant information about green spaces in Maputo and plant identification.

Programmed elements as listed are:

- Central restaurant area with outdoor serving area overlooking the *Baixa*
- Chess and other table games on ground level
- Children playground
- Amphitheatre
- Grass lawns and seating for visitors
- Efficient clean rest rooms
- Well-maintained indigenous trees
- Robust street furniture lamps, litter bins etc. (Flood, 2011)

FIGURE 5.19: ACACIA PARK (GOOGLE EARTH, 2011)

FIGURE 5.20: ACTIVITIES IN ACACIA PARK (AUTHOR, 2011)

FIGURE 5.21: INFORMATION IN ACACIA PARK (AUTHOR, 2011)

FIGURE 5.22: PATHWAY AND DECKING AT GREENLYN VILLAGE (AUTHOR, 2011)

5.6 PROGRAM AND WATER RETENTION: GREENLYN VILLAGE
PRETORIA, SOUTH AFRICA

The Greenlyn Village Complex (Figures 5.22-5.25) is situated in the Menlo Park region of Pretoria and is an example of a central water body and landscape intervention that allows the surrounding built environment to develop around it. The buildings around consist of restaurants, offices, a theatre and curio shops.

The project shows valuable amenities to edge conditions, spacial exploration, placement and organisation. It provides a range of different possibilities within the designated area and is aesthetically welcoming to all. It also boasts an all-day and night usage due to shows held in The Performer theatre.

On the negative side, this precedent's water approach lacks water movement. Water in the system is drafted from only a windmill, which makes the system less complicated. Stagnant water will serve as a threat in the *Baixa* and will cause mosquitos to breed and infest.

It is also apparent that the landscape is not visually linked to the surrounding areas, that being the busy streets surrounding it on all sides and the general sales complex to the south. It is on the other hand, well-maintained and accessible from all sides. The variety of materials used also adds to the special character of the site, with boardwalks crossing the water at intervals.

The use of indigenous plants and biodiversity are encouraged, which allows fauna and flora to thrive. The park serves as an important example in edge condition design.

FIGURE 5.23: GREENLYN VILLAGE (GOOGLE EARTH, 2011)

FIGURE 5.24: EDGE CONDITIONS AT GREENLYN VILLAGE (AUTHOR, 2011)

FIGURE 5.25: BRIDGE AT GREENLYN VILLAGE (AUTHOR, 2011)

5.7 PRECEDENT IMAGERY

FIGURE 5.26: COLLECTION OF PRECEDENT IMAGERY (BAUMEISTER, 2007)

FIGURE 6.1: HARBOUR (DEVENISH, 2011)

CHAPTER 6_
CURRENT KNOWLEDGE: CONTEXT AND ANALYSIS: HISTORY

FIGURE 6.2: SKETCH OF STATUE ON *PRAÇA DE TRABALHADORES* *(AUTHOR, 2011)*

FIGURE 6.3 & 6.4: MAPUTO LOCATION IN AFRICA & STUDY AREA (AUTHOR, 2011)

6.1 FINDING

Continuing on Girot's *four tracing principles*, the following step within this chapter discusses the process of *finding*. This step entails the act of processing and searching as well as the outcome or the entity discovered. It is both an activity and an insight, and different activities yield different discoveries. This can either be tangible or evanescent and represents a distinct quality of a place or the *je ne sais quoi*. This process escapes design the invention, but rather imports the unique. It is something that definitely belongs to a place and contributes durably to its identity.

This act can also be performed and experienced by everybody discovering a site for the first time. It is not limited to the discovery of objects, but includes the experience of relating and associating ideas, places and themes. It comes down to what is found, it is an open question and open possibility. *Finding* is the component in the design process, which may be permanent or impermanent and finally discloses the evidence to support ones' initial intuitions about a place (Girot, 1990: 62).

6.2 ABOUT MAPUTO

The country of Mozambique is located on the south-eastern coast of the African continent, as seen in Figure 6.3 (and Figure 6.4). Maputo, used to be a major attraction to developers and tourists alike. Due to political instability and a long-lasting civil war, the city is severely underdevelopment and its potential underused.

The Traveller Philip Briggs of the volume, *Mozambique, 5th: the Bradt Travel Guide 1997-2011*, states that post-civil war images of Maputo show

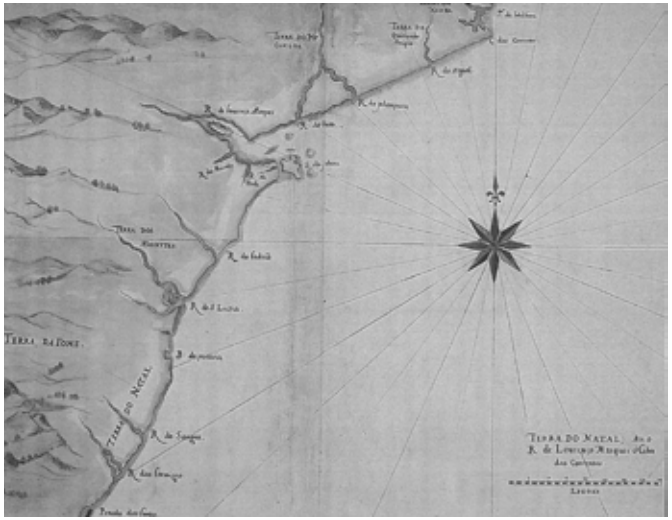

FIGURE 6.5: *LOURENÇO MARQUES* MAP IN 1887 (BRUSCHI, 2005: 83)

FIGURE 6.6: *LOURENÇO MARQUES* IN 1876 (BRUSCHI, 2005: 22)

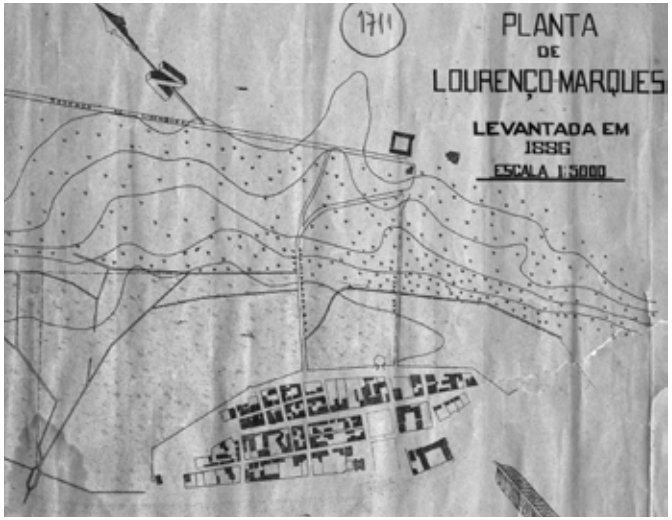

FIGURE 6.7: *LOURENÇO MARQUES* ORIGINAL EXPANSIONS IN 1886 (BRUSCHI, 2005: 83)

stereotypes of its intense poverty, flagrant corruption and rundown architecture (Briggs, 2011: 21).

Until recently, the city has undergone a transformation to gain lost function. No longer severely potholed, the avenues of the city centre are wide and tree lined, sloping down to an attractive seafront and harbour and a number of architectural gems. A number of new developments and investment is taking place around the *Baixa*, which allows for additional compensation. Maputo has since 1898 served as the political capital and is inhabited by about 1,75 million people (Briggs, 2011).

6.3 HISTORICAL CONTEXT

The Historical Context section was translated by means of *Google Translator* from a Portuguese document. The document circulated within the UP students's group, briefly explains the historical context.

The historic context investigation focuses on the origin and development of Maputo. The area under investigation focuses on the location and the state of the environment in the early days of *Lourenço Marques* (Maputo) and how it came about to be the seventh largest city in Africa (Volker, 2011).

A journal by the name, *O Desenho das Cidades: Moçambique até o Século XXI (The Design of Cities: Mozambique to the Twenty-First Century)* by Bruschi & Lage (2005) served as primary source and all information had to be translated.

The location:

Figures 6.5 and 6.6 illustrate the historical maps and the region that was originally discovered and settled by Portuguese settlers and proclaimed as the city of *Lourenço Marques*, known as Maputo today. The area was originally to be situated in a mixture of swampy, brackish water. Until 1887, the city was confined to an islet of sand and mud, surrounded by marshes.

The small village was built on the islet with irregular streets forming the perimeter of the bay. A fort was erected and placed in such way that they could organise themselves outside the line of defence.

In 1876, an initial idea was developed by the English engineer, Richard T. Hall, to address the issues related with swamp drainage. The plan was registered with the town of that time.

In 1877, following confirmation from the Portuguese, a plan (Figure 6.7) was drawn in preparation for expanding the city. This included the removal of houses outside the walls, the desiccation of the marsh, the construction of a dam, and the planting of *Eucalyptus sp* trees in order to soak up water.

The town began to expand quickly and a plan was initiated to dispatch public works to "conquer" the swamp in the city. This was to be done through a massive landfill project. It took more than ten years to complete and the following two trends of planning were identified:

1. Abandon the settlement of the initial low-lying area because of the unhealthy conditions and difficult recovery of land.

FIGURE 6.8: HISTORICAL IMAGERY (UNKNOWN SOURCE, N.D: 1-4)

2. Conduct and encourage sanitation of the area through landfills and to wipe out all wet areas.

In 1881, the commencement of the landfill project began. This allowed the orderly construction of dry zones and consisted of two phases, illustrated in Figure 6.11 (on the next page).

The first phase of the infills started in 1915. This included earthworks on the lower area of the *Maxaquene* (today the harbour's edge) and included the consolidation of barriers along the side of the city.

The extension project had to overcome issues such as dealing with geography, sufficient drying methods and layering of infill material (Figures 6.10 & 6.13).

In 1907, a plan was developed for the greater extension of the city and to define a new boundary by the City Council. This boundary was traced to a north-west arc (circle) of 2,017 meters as illustrated by Figure 6.8.

An estate plan drafted by the Ministry of Overseas during 1947-1952, came at a particular time of Portuguese urbanism, known as the "heyday of urban planning". This reflected a new state policy namely to seek planning in an urban way and consolidate the image of the system. This plan affected the development of the city, with strokes and regulations and resulted in the approval of the master plan of 1969 (Figure 6.12) (Bruschi & Lage, 2005).

Much has changed since the start of nineteenth century. Maputo has since then experience a long lasting civil war and received independence form Portugal. Today, Maputo can be regarded as a modern African city, with a stable economy and vibrant character. It has developed from an early fishing town (primarily whale hunting), to a trade and destination mecca for people from everywhere (Bruschi & Lage, 2005).

FIGURE 6.9: NEW CITY BOUNDARY OF 2017 METERS (BRUSCHI, 2005: 89)

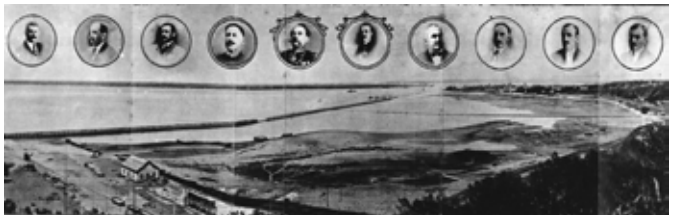

FIGURE 6.10: *LOURENÇO MARQUES* EXPANDING (BRUSCHI, 2005: 87)

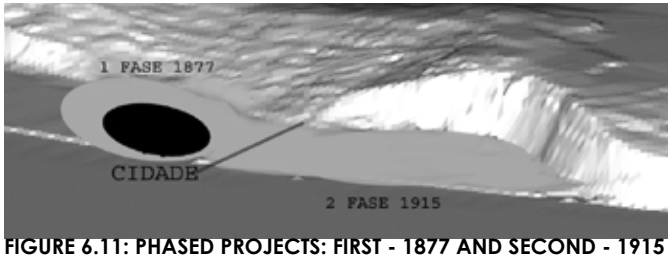

FIGURE 6.11: PHASED PROJECTS: FIRST - 1877 AND SECOND - 1915 (BRUSCHI, 2005: 87)

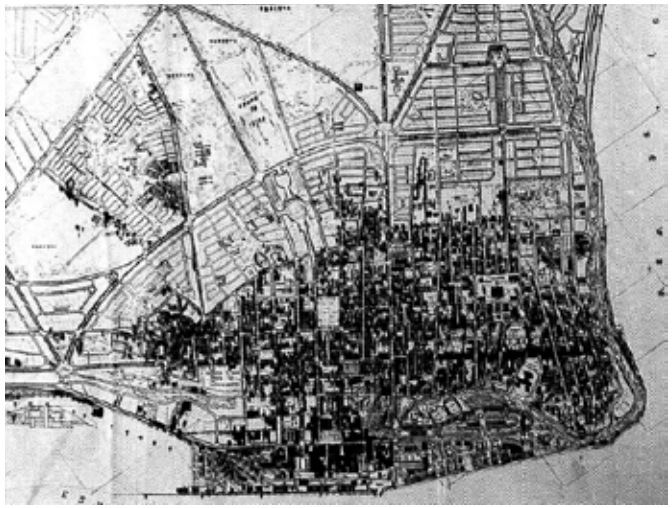

FIGURE 6.12: CITY MASTER PLAN - 1969 (BRUSCHI, 2005: 93)

FIGURE 6.13: *LOURENÇO MARQUES* EXPANDINGS (2) (BRUSCHI, 2005: 87)