



Context Study



Site Context

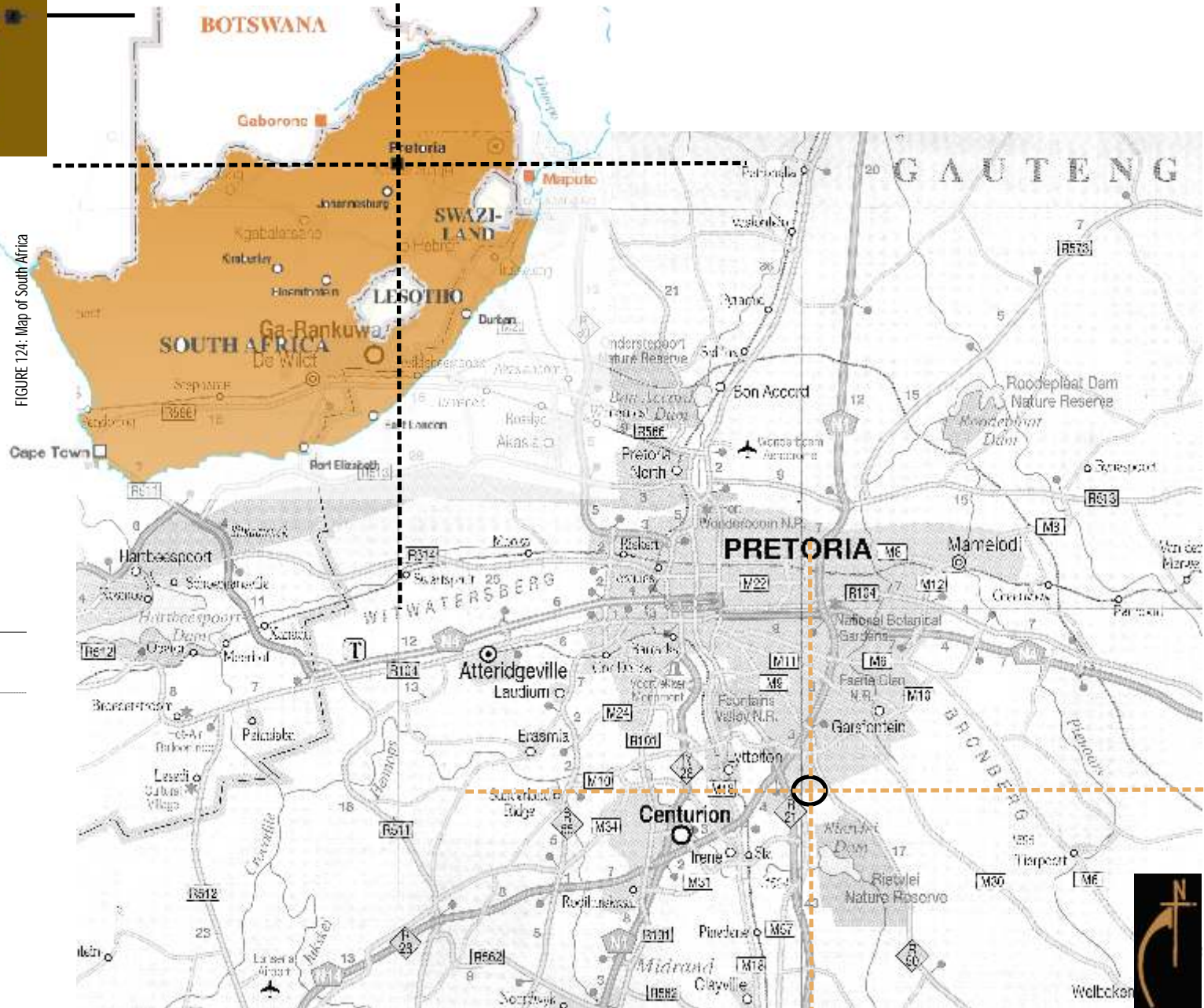


FIGURE 124: Map of South Africa

FIGURE 125: Map of Pretoria and surrounding area

FIGURE 124: Map of South Africa
(The Larger Touring Atlas of SA, 2001)

FIGURE 125: Map of Pretoria and surrounding area
(The Larger Touring Atlas of SA, 2001)



FIGURE 126: Aerial Photograph of the bigger area surrounding the site.

The Site

The site is situated in Pretoria, South Africa. It forms part of the last Greenfield site in the East of Pretoria. Hence this site is greatly sought after by the surrounding developers. Initially this area was zoned for agricultural use, but with the present demand for housing, the zoning has been changed to residential. This area of Pretoria is mostly taken up by the residences of the higher income class people. There is a concern that low density housing will be built, thus decreasing the value of the luxury estates.

The chosen site for the new Church development consists of 18 ha. There is a slope across the site.

Physical characteristics of the site:

1. Geology

According to the report of ARQ Engineers completed on request by Woodlands Lifestyle Estate, the area is underlain by shale with local siltstone of the Daspoort Stage, Pretoria Series, Transvaal System. (ARQ Specialist Engineers, 2000)

2. Temperatures

January temperatures 20 to 30 °C
 July temperatures 10 to 15 °C

3. Rainfall

Summer 125 to 375mm
 Winter 62 to 250 mm

4. Prevailing winds

N-E in summer and N-E to N-W in winter

5. Relative Humidity

30 to 50 % (Napier. 2000)

General comment

Summers are warm to hot, with fairly dry air, relieved by thunder storms generated from thermal air movement. Hail is not uncommon. Winter days are pleasantly sunny with clear cold to very cold nights. (Napier. 2000) The site is predominantly grassland with scattered trees in the wetter parts.

FIGURE 126: Aerial Photograph of the bigger area surrounding the site. (Tswane Council, 2003)

Site Context

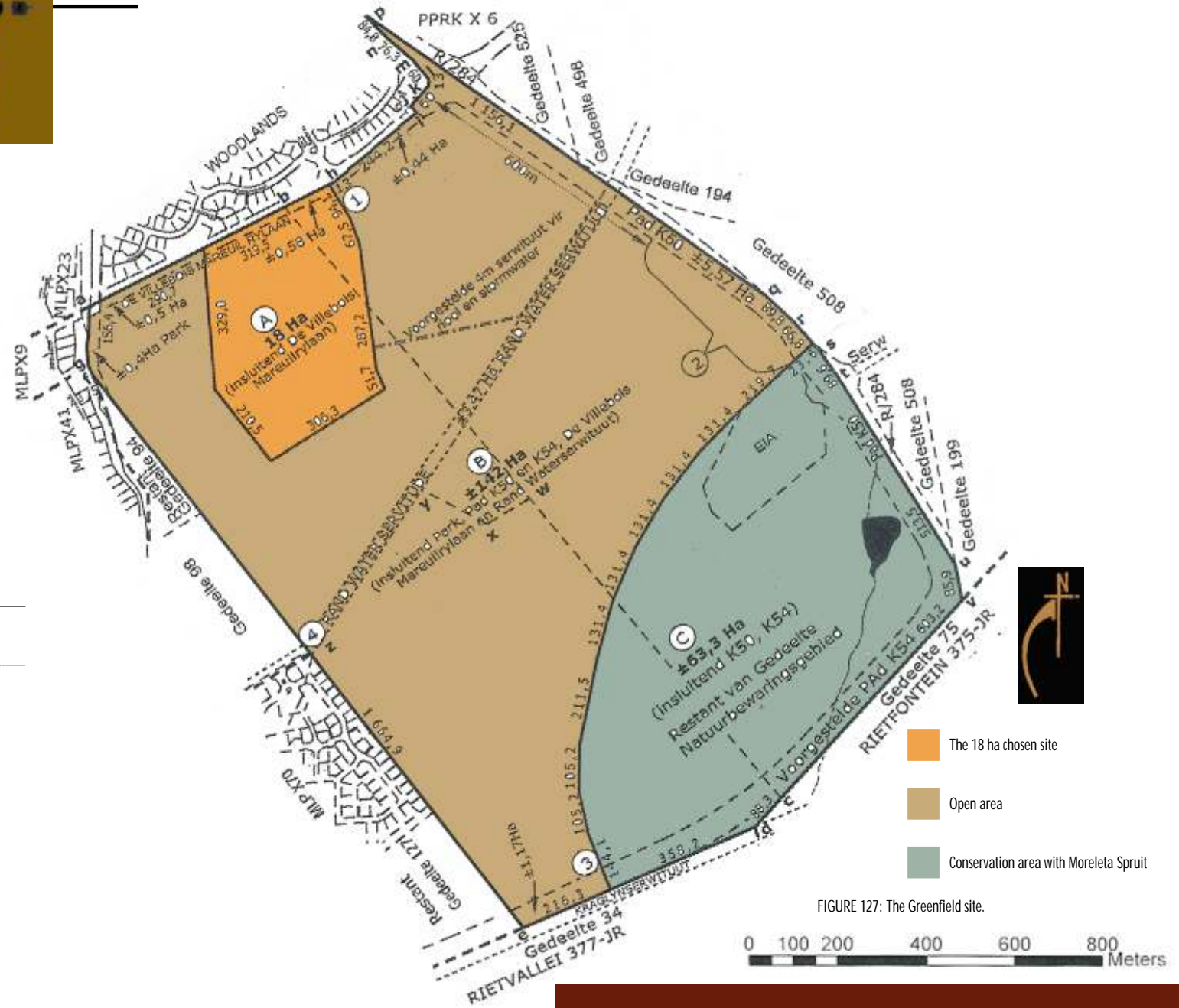


FIGURE 127: The Greenfield site. (Tswane Council, 2003)

FIGURE 127: The Greenfield site.

Site Context



FIGURE 129: Contour Map with Site enlarged.

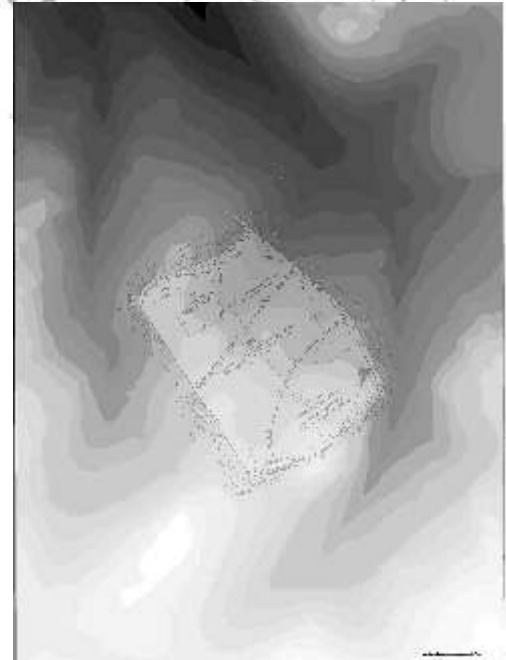


FIGURE 130: Contours according to colour, white highest and black lowest.

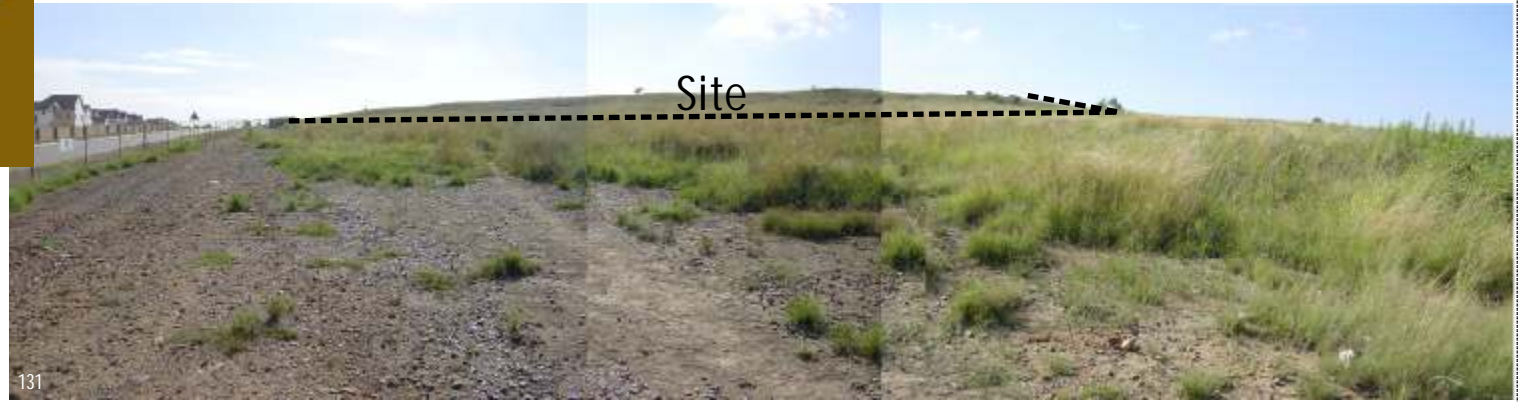
FIGURE 128: Contour Map with Site.

FIGURE 128: Contour Map with Site. (Tswane Council, 2003)

FIGURE 129: Contour Map with Site enlarged. (Tswane Council, 2003)

FIGURE 130: Contours according to colour, white highest and black lowest.

Site Context

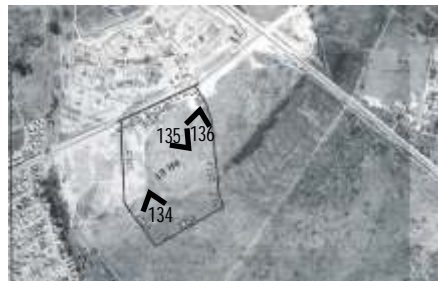


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FIGURES 131-133: Photographs of the Site. (Steyn, 2003b)



Site Context



FIGURES 134-136 :Photographs of the Site. (Steyn, 2003b)

Site Context

Until a while ago the surrounding area of the site has been a rather quiet residential area for the higher income people living there. But Garsfontein Road has become a major commercial development axis. This involves an increase in traffic on Garsfontein Road and De Villebois Avenue. Some people also use De Villebois as a shortcut route to the R21. (Renier. 2003)



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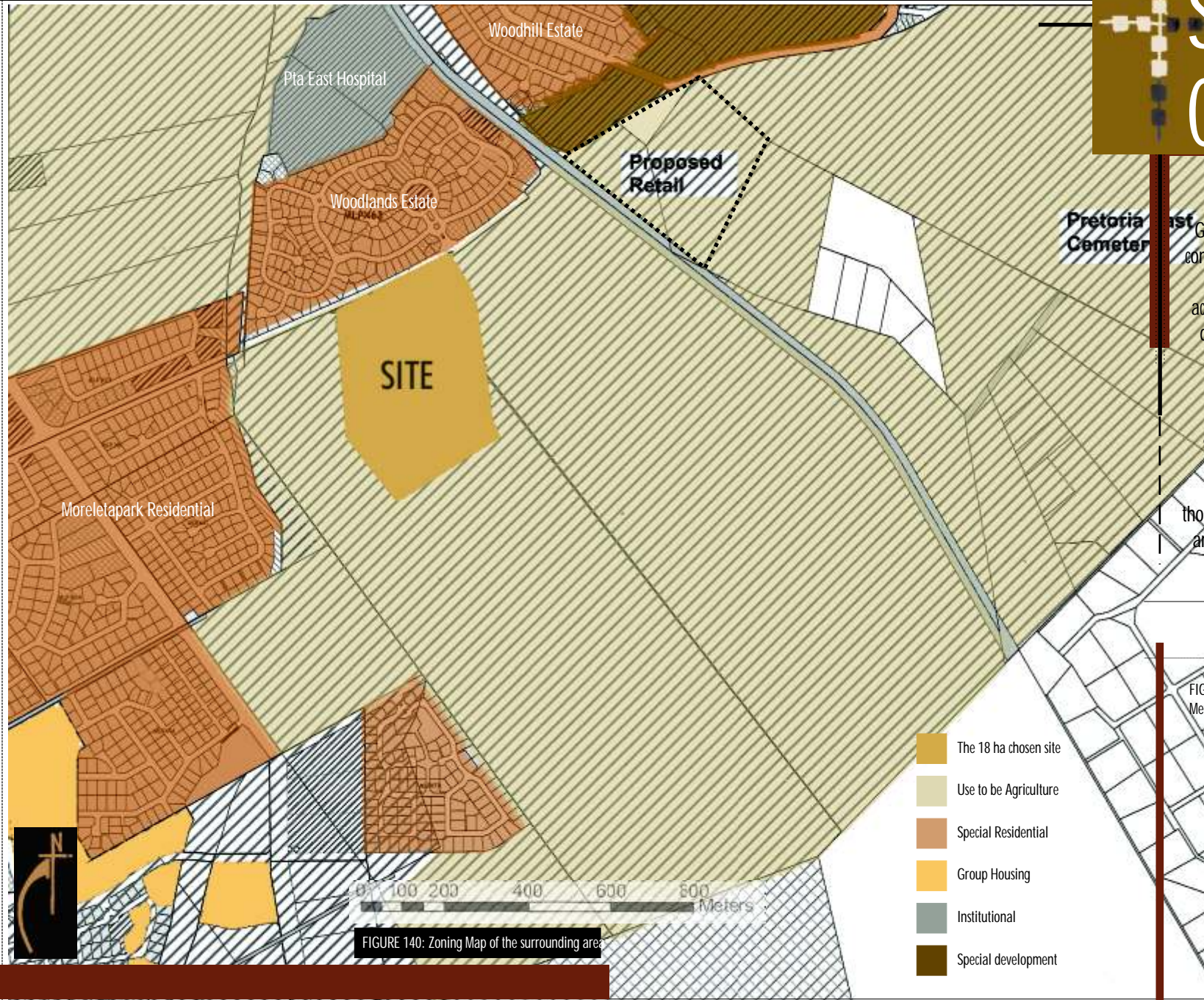
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FIGURES 137-139: Photographs of the Site.
(Steyn, 2003b)



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Site Context



A big new commercial development is about to be built on the corner of Garsfontein and De Villebois Drive. This complex will have 2360 parking bays and 40 000 square meters of commercial activities. All the necessary planning and design have already been done. (Louw. 2003.) This will have a tremendous influence on the area in terms of a growing number of people visiting the area. Traffic flow increase is inevitable. With the further addition of a church building accommodating 10 000 (ten thousand) people per service on a Sunday and other activities during the week, the activity in this area will multiply many times.

FIGURE 140: Zoning Map of the surrounding area (Tswane Metro. 2003)

FIGURE 140: Zoning Map of the surrounding area

- The 18 ha chosen site
- Use to be Agriculture
- Special Residential
- Group Housing
- Institutional
- Special development

Site Context



FIGURE 141: Kimiad Golf Club



FIGURE 142: Wingate Golf Club



FIGURE 143: Wingate Shopping Center



FIGURE 144: Pretoria East Hospital



FIGURE 145: Pretoria Cemetery

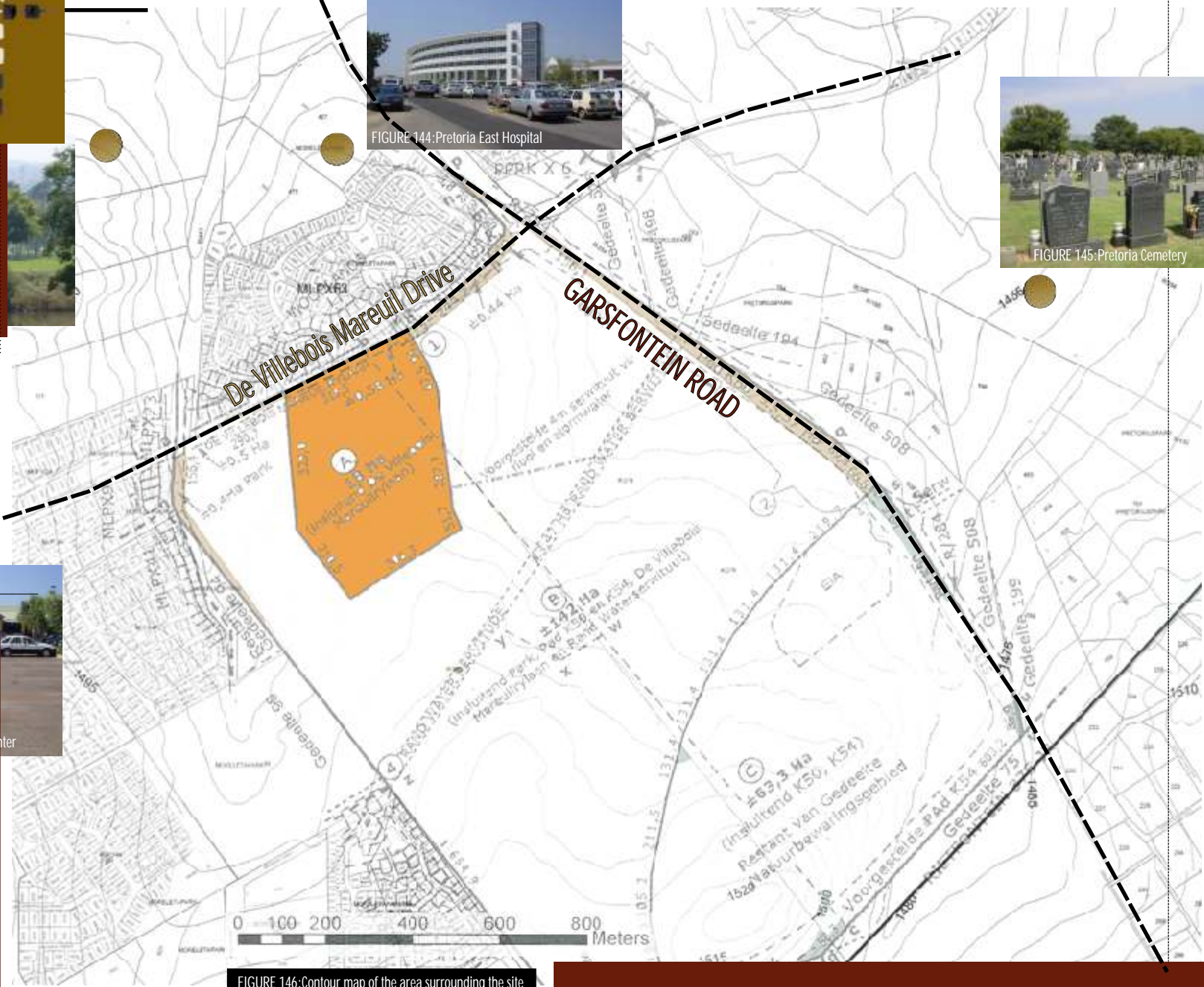


FIGURE 146: Contour map of the area surrounding the site

FIGURE 141: Kimiad Golf Club (Steyn. 2003b)

FIGURE 142: Wingate Golf Club (Steyn. 2003b)

FIGURE 143: Wingate Shopping Center (Steyn. 2003b)

FIGURE 144: Pretoria East Hospital (Steyn. 2003b)

FIGURE 145: Pretoria Cemetery (Steyn. 2003b)

FIGURE 146: Contour map of the area surrounding the site (Tswane Council, 2003)

Site Context



FIGURE 147: Looking to the West (Steyn, 2003b)

FIGURE 148: Urban fabric on the western side of the site (Steyn, 2003b)

Site Context

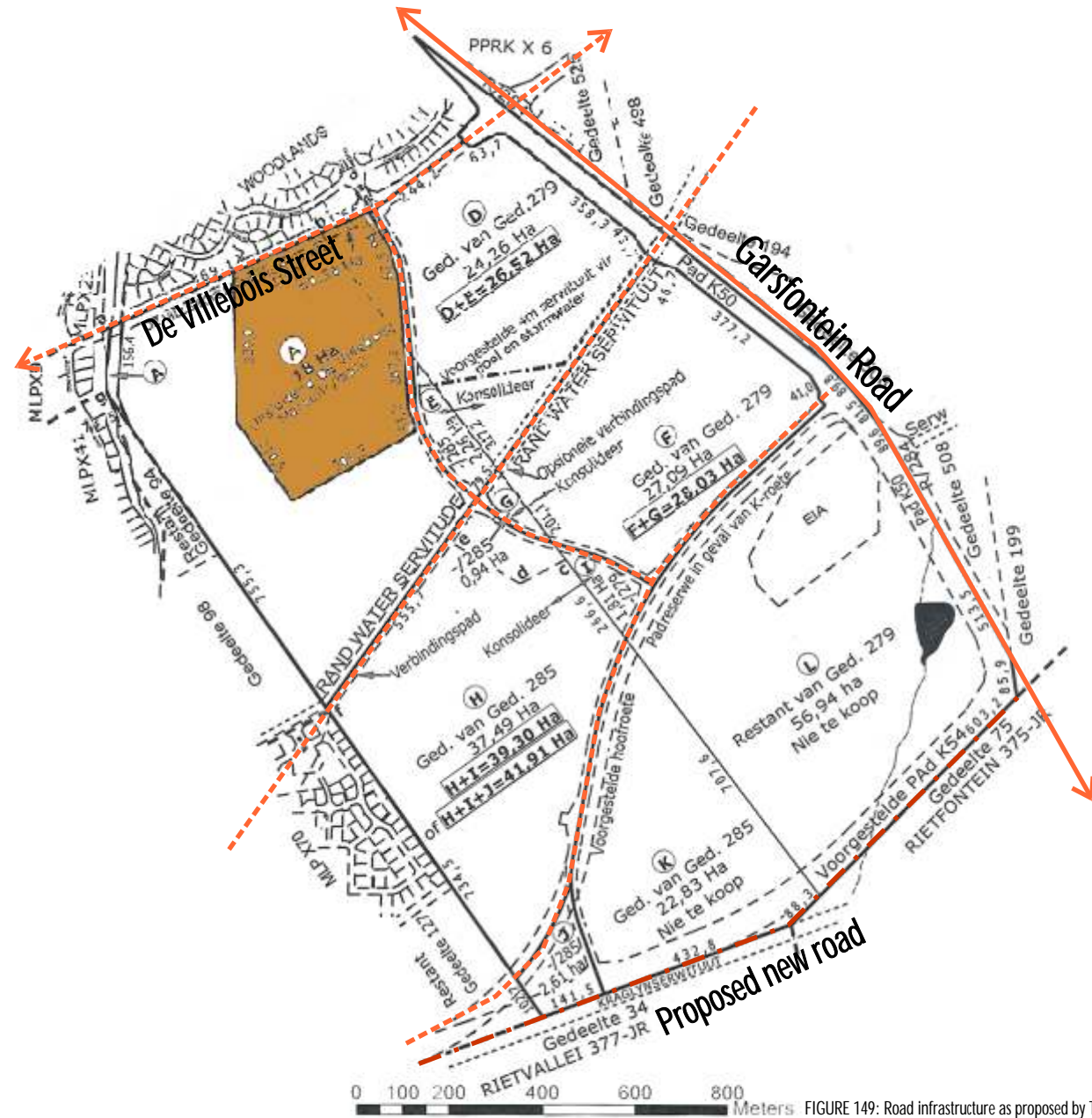


FIGURE 149: Road infrastructure as proposed by Traffic Engineers. (Tswane Council, 2003)

FIGURE 149: Road infrastructure as proposed by Traffic Engineers.



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Ideas from the Congregation.

Distribution of the Church Members.

A Survey on what the People want.

Interested and Affected Parties.

User & Affected Parties



Each registered member and non-member attending the services and taking part in the Church activities, consist the User.

Since September 2002 up to March 2003, weekly information sessions concerning the new development were held. These are called the Delta Info-Sessions. It creates the opportunity for members to learn more about this new idea and give their opinions and ideas.

Ideas from the congregation concerning the new building and other developments:

- Air conditioning is preferred
- Sound must be thoroughly distributed in the church space
- More information boards
- Better Mother's Rooms: more child-friendly
- An increasing use of technology i.e. large projection screens
- Shuttle service to transport people to the site
- Parking on levels or underground
- Two vehicular entrances to assist in smoother traffic flow
- The architecture should be human-friendly
- An attraction for the youth, used also on Fridays and Saturdays.
- A Wall of Memory
- Coffee shop
- Prayer garden
- Small Chapel for weddings and funerals
- Build a big cross
- A Therapy Center
- A dam and picnic site
- Christian school
- Retirement complex

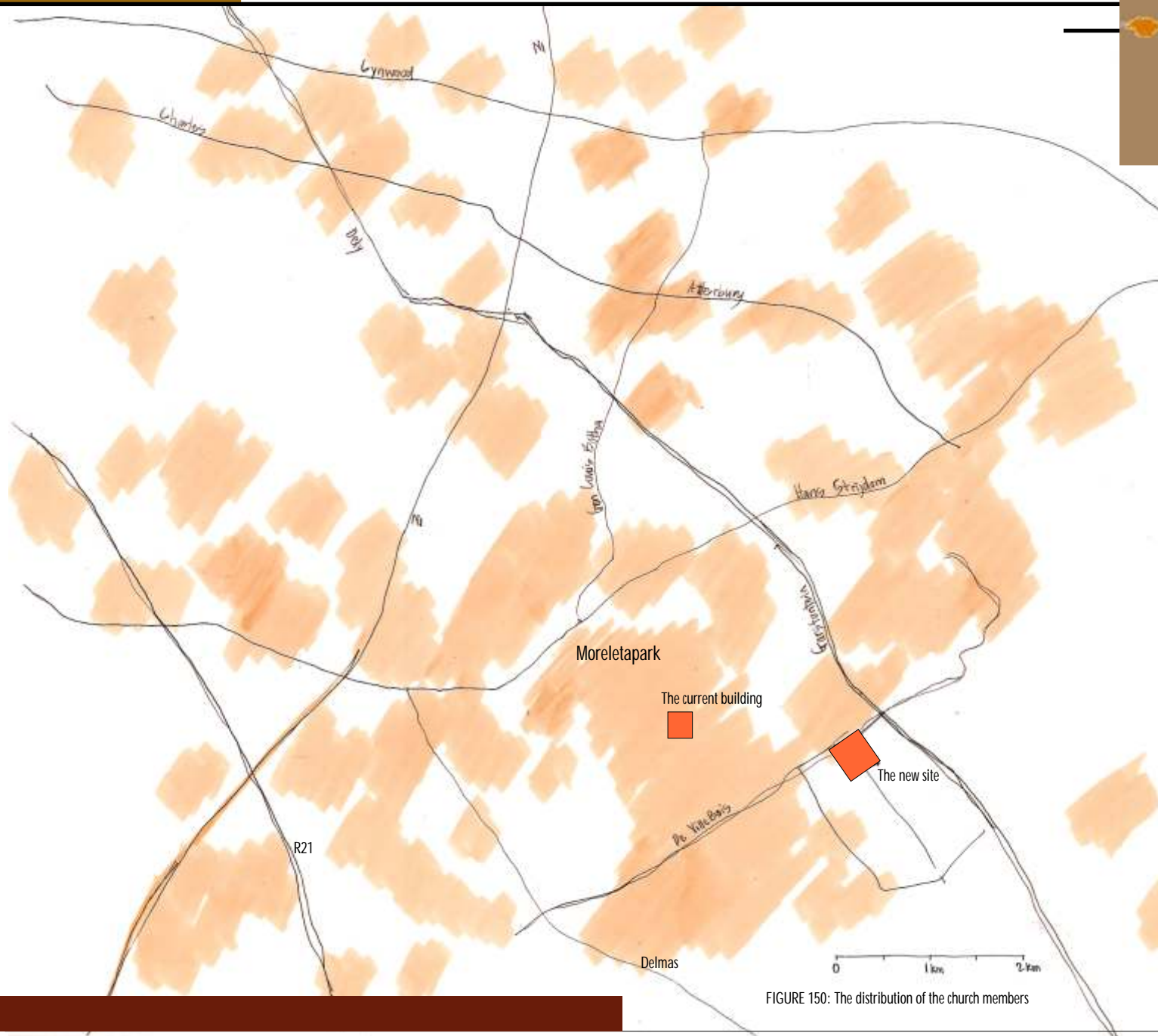
While this new development is in the planning phase, church members are receiving word from God through the Bible. Haggai 1 "... Then the word of the Lord came through the prophet Haggai: 'Is it a time for you yourselves to be living in your paneled houses, while My house remains a ruin?... Give careful thought to your ways. Go up into the mountains and bring down timber and build the house, so that I may take pleasure in it and be honored, says the Lord... I am with you', declares the Lord. So the Lord stirred up the spirit of Zerubabbel and of Joshua and the whole remnant of the people. They came and began to work on the house of the Lord Almighty, their God." (NIV. 1985: 1403) (Rabie. 2003c)

Some of the people received visions from God relating to this new project. One person saw a big church already six years ago. Another saw the foundations being built where everyone is helping. Someone saw stairs leading up to the new Church. One person saw the Delta Logo in the year 2000 even before it was designed. The Delta Logo is the trademark of the new development. (Rabie. 2003c)

A map of Pretoria was put up at the church and the members used red round stickers to indicate the position of their homes. This was done to create a visual image of the approximate distribution of the congregation. From the results it is evident that the members are widely spread over the whole of Pretoria and outside its boundaries. The map on the next page illustrates the portion directly surrounding the current site and new site.



The User



From this map the most important main routes can be deduced.

- R21 from the South
- N1
- Delmas Road
- Garsfontein
- Hans Strijdom
- Goede Hoop Road

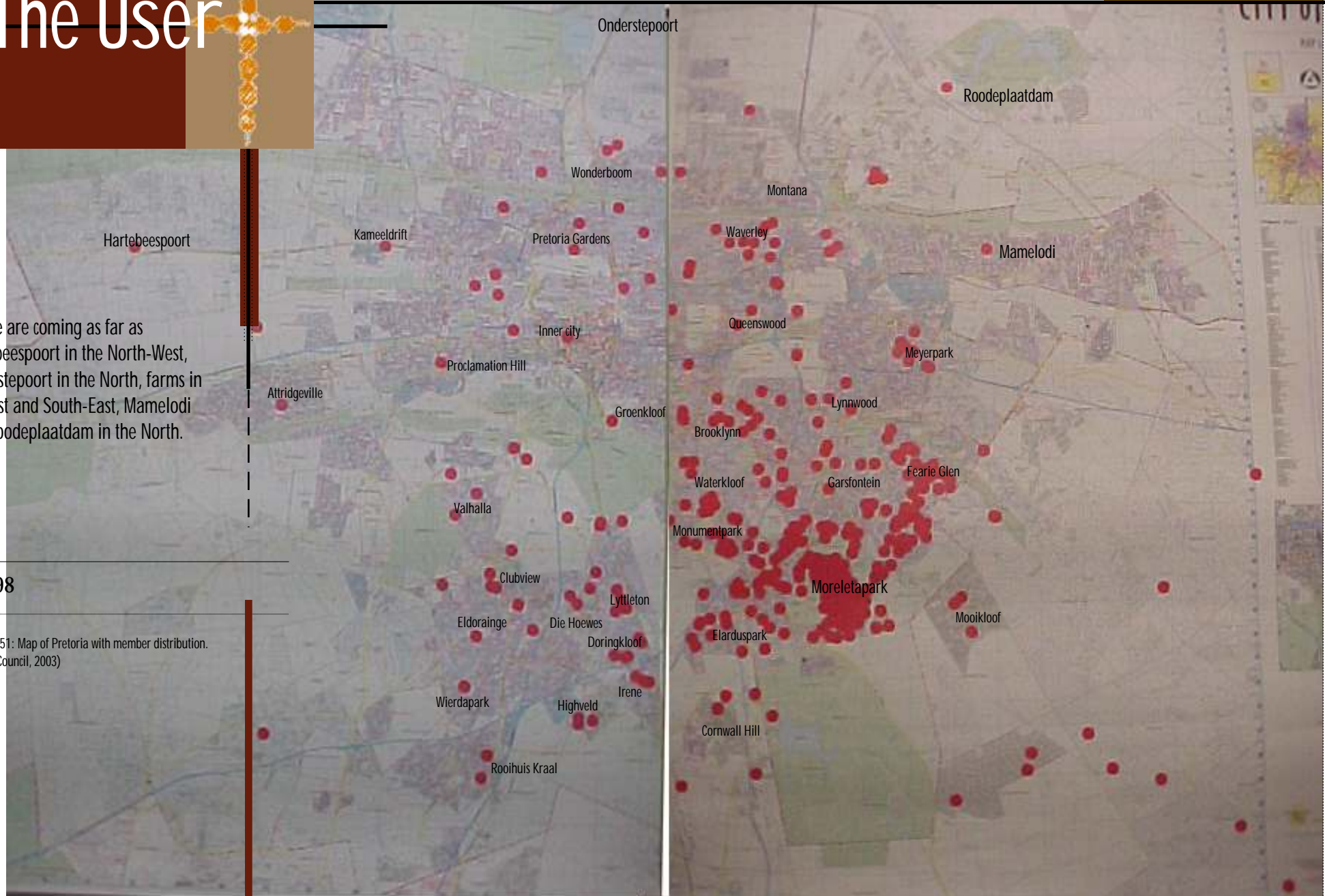
FIGURE 150: The distribution of the church members

FIGURE 150: The distribution of the church members

People are coming as far as Hartbeespoort in the North-West, Onderstepoort in the North, farms in the east and South-East, Mamelodi and Roodeplaatdam in the North.

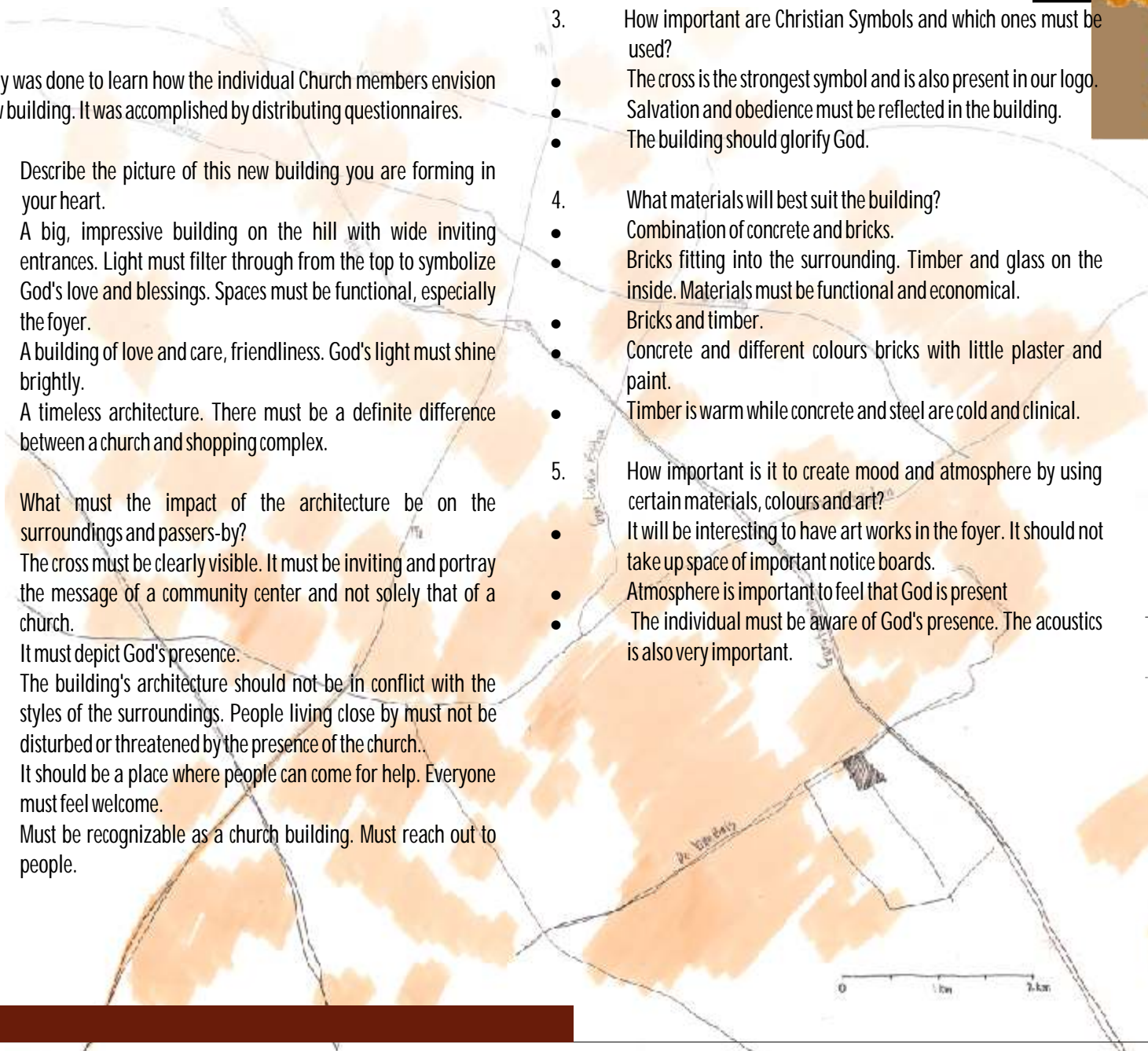
FIGURE 151: Map of Pretoria with member distribution. (Tswane Council, 2003)

FIGURE 151: Map of Pretoria with member distribution.



A survey was done to learn how the individual Church members envision the new building. It was accomplished by distributing questionnaires.

1. Describe the picture of this new building you are forming in your heart.
 - A big, impressive building on the hill with wide inviting entrances. Light must filter through from the top to symbolize God's love and blessings. Spaces must be functional, especially the foyer.
 - A building of love and care, friendliness. God's light must shine brightly.
 - A timeless architecture. There must be a definite difference between a church and shopping complex.
2. What must the impact of the architecture be on the surroundings and passers-by?
 - The cross must be clearly visible. It must be inviting and portray the message of a community center and not solely that of a church.
 - It must depict God's presence.
 - The building's architecture should not be in conflict with the styles of the surroundings. People living close by must not be disturbed or threatened by the presence of the church..
 - It should be a place where people can come for help. Everyone must feel welcome.
 - Must be recognizable as a church building. Must reach out to people.
3. How important are Christian Symbols and which ones must be used?
 - The cross is the strongest symbol and is also present in our logo.
 - Salvation and obedience must be reflected in the building.
 - The building should glorify God.
4. What materials will best suit the building?
 - Combination of concrete and bricks.
 - Bricks fitting into the surrounding. Timber and glass on the inside. Materials must be functional and economical.
 - Bricks and timber.
 - Concrete and different colours bricks with little plaster and paint.
 - Timber is warm while concrete and steel are cold and clinical.
5. How important is it to create mood and atmosphere by using certain materials, colours and art?
 - It will be interesting to have art works in the foyer. It should not take up space of important notice boards.
 - Atmosphere is important to feel that God is present
 - The individual must be aware of God's presence. The acoustics is also very important.



0 1 km 2 km

Interested & Affected Parties

Woodlands Estate is a home to a selected higher-income group of people. It is in the category of an upper class security village. This complex is situated directly across the street from the proposed site for the new church development.

Renier, the estate Manager, said that the inhabitants are not concerned about the aesthetic effect of the actual church building, but the impact of the development on the surrounding area.

On the other side of Garsfontein Road, to the Northern side of the site, a new shopping complex with two Fuel Stations are being planned and will soon be installed. This, together with such a large church building, will have a tremendous impact concerning traffic load and noise, especially on Sundays. Along Garsfontein Road further to the south there is proposal for another private golf estate.

1
Garsfontein and Atterbury Roads are currently the main development axis due to other restrictions in Pretoria. This results in an unusual influx of people in this area. De Villebois Mareuil Avenue used to be a fairly quiet road. The Woodlands development had to extend De Villebois Mareuil Avenue from Wekker Street to connect to Garsfontein Road. The members of this estate paid for the cost of this infrastructure. The extension of De Villebois Avenue creates an easier connection between Garsfontein Road and the R21, resulting in a steep increase in road users. It is predicted that Garsfontein Road is going to become a second Zambezi Road with a tremendous traffic load.

Woodlands Estate as well as some of the surrounding residential developments have proposed to develop the future church site into extensions of their current developments. Woodlands proposed a Woodlands 2 across the road. Because the residential developments in the immediate surroundings are mainly upper class housing, the developers want to avoid the erection of high-density housing. At this stage there is great uncertainty of what is going to be the scope of development on the green field site.

Some of Moreleta NG Church's members live in Woodlands, Woodhill Estate and in the surrounding residential areas, and would welcome such proximity of the new building. (Renier, 2003)

