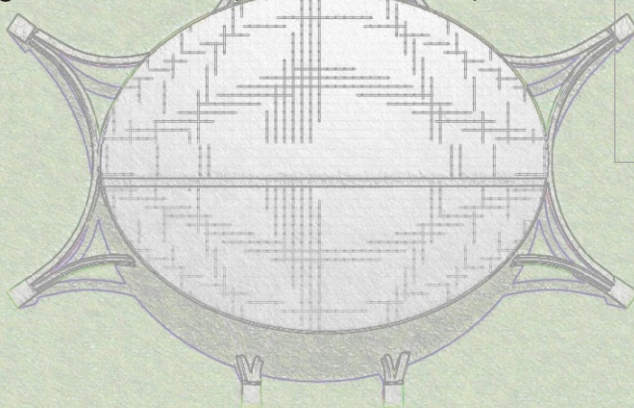


- Zone1 :Weeping Willow(*Salix babilonica*)
- Zone2 :Acacia
- Zone3 :Combretum erythrophyllum
- Zone4 :Quecus robur
- Zone5 :Rhus pyroides

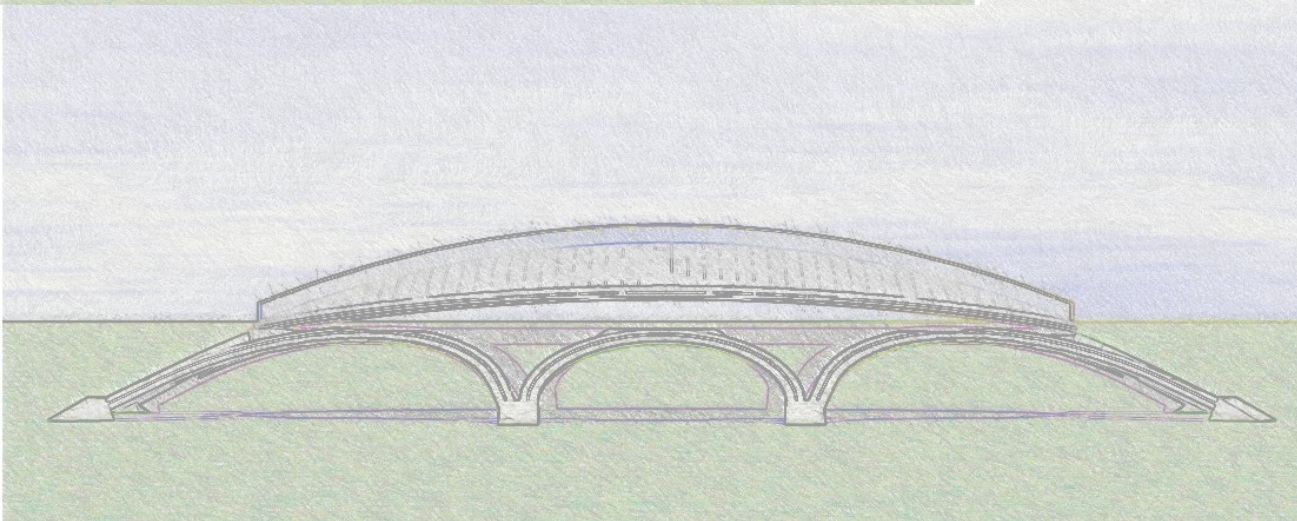
The Combretums on the northern side of the river with its high foliage gives a spacious feeling where sportsmen can relax. The big Weeping Willows hanging over the river in Zone 1 pronounce a tranquil atmosphere next to the river on which the restaurant can be located. The Oak tree in Zone 3 is the only one on site and may be considered of significant value.

Implications

Different spaces with different characteristic values are formed in the landscape and will be taken into consideration with the design and site layout. There has to be an interaction between the building form and the spaces formed by the trees.



Vegetation On site Fig.34



1.5.7 Site description



Arial photo indicating camera shots

Fig 35

The site can be described as an open area next to the Hennops River. There are a variety of trees growing next to the river as well as on the site. These trees are described in detail under the Vegetation heading earlier in this chapter. There is currently a ruin structure on the Western side of the site. This will be demolished for the new proposal.

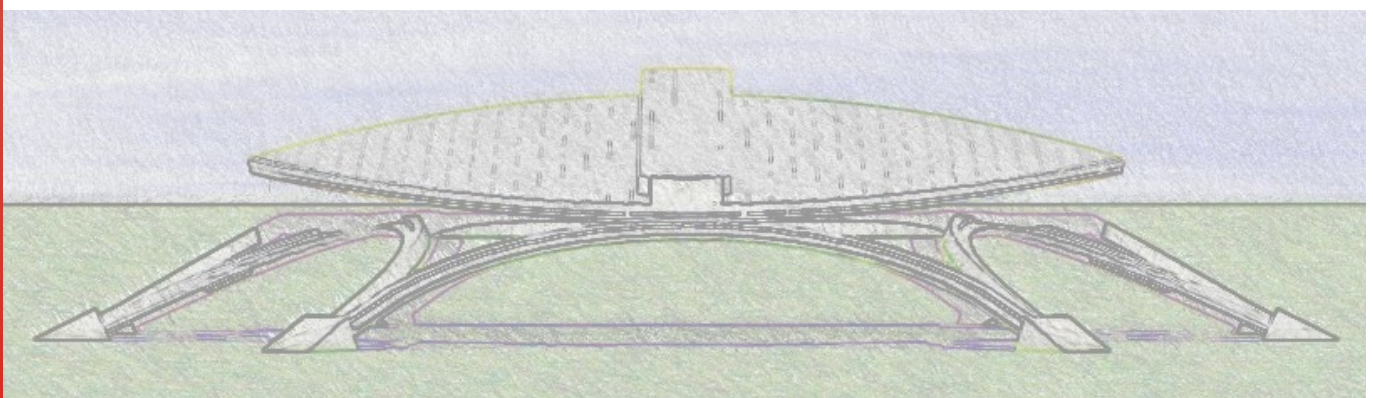




Fig 36

The Hennops river flowing through the proposed site that gives a tranquil feeling.



Fig 37

Open area parking for developing sports hub.



Fig 38

Bridge overcrossing for pedestrians between sports hub and HPC.



Fig 39

Proposed relaxation area with tables and benches.



Fig 40

Inclosed and private open space for further sport development.



Fig 41

Open space allocated for further development of sports hub.



Arial photo indicating camera shots

Fig 35

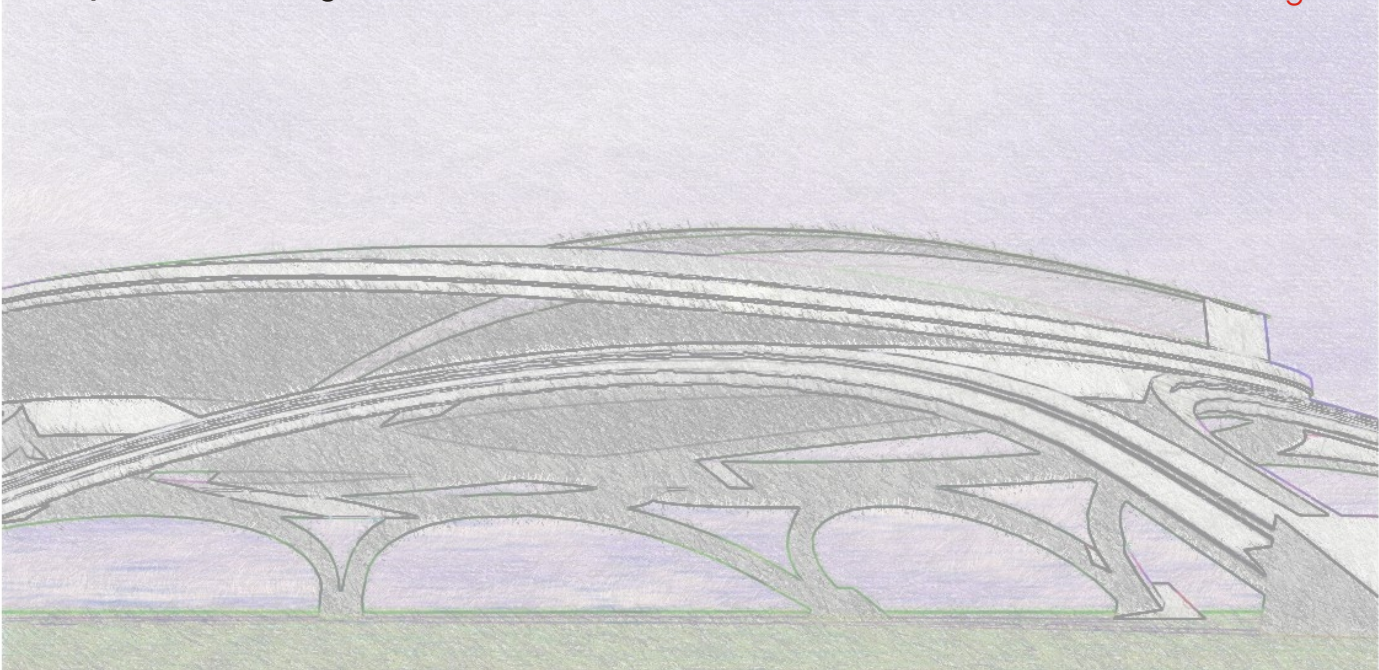




Fig 42

Open area for proposed HPC. Acacias must be incorporated into the design of the HPC.



Fig 43

Proposed area for bridge overcrossing between sport hub and HPC.



Fig 44

The Structure on the western side of the site has no historical value or value at all, and will be demolished



Fig 45

Open area for proposed HPC.



Fig 46

Hennops river with its weeping willows.



Fig 47

This scenery contributes to the site's serene environment that has to be incorporated with the design.

1.5.8 Detail vehicle circulation



Map showing detail circulation

- - - Class 1- Highways
- - - Class 2- Arterial road
- - - Class 3- Collection roads
- - - Class 4- Distribution roads
- - - Class 5- Access roads

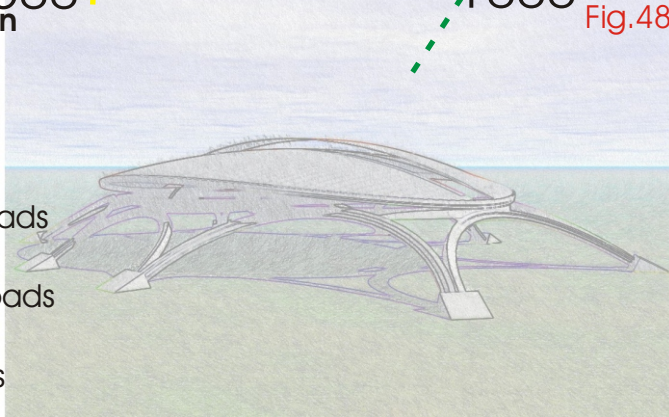


Fig.48



Fig.49

On March 7, 2003, a Cricket World cup game between Sri Lanka and Australia was played. Fig.49 Shows the cars(832 cars) that parked on the proposed site during the match. Alternative parking facilities had to be provided for the spectators during cricket matches.



Fig.50

Approximately 8750 cars are parking in the Streets of Centurion CBD that cause huge traffic problems. Fig.50 shows cars that parked in Leonie Str, 1.6 km from SuperSport Park. Parking is spread all over Centurion CBD and makes secure parking very difficult. Parking must be centralized at one parking area to ensure secure parking for spectators.



Fig.51

“Park and ride” are provided on the open space at the northwest corner of Lenchen North and John Vorster Rd. Fig.51. Spectators park their cars in the secure parking bay and are transported with a shuttle service to SuperSport Park. Currently this service isn't used to its full extent. Only a small portion of the open space is used, because the spectators are unaware of this facility.



Fig.52

Implication

The site covers an area of 162 520 m². Fig.52. If the parking bay is well controlled, a total of approximately 8250 cars can have a secure parking during a cricket match. By using this open space it will solve the theft of vehicles and the traffic and parking problem in Centurion CBD.

Access to the site is from:

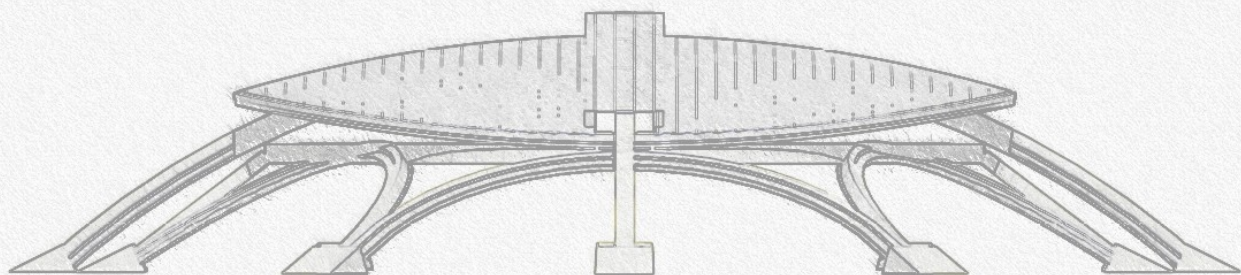
- ↖ Proposed access for services: Corner of Maple tree and South Street
- ↖ South Street and Pannevis weg T-junction is a busy connection of roads and will not be appropriate for the main access to the site.
- ↖ Proposed access for main entrance to site: South Street
- ↖ Proposed primary entrance to developing sports hub: West Avenue

1.5.9 Centurion IDP Spatial Framework

Centurion is in a great position to provide an ideal location

This plan has been formulated for the area under the jurisdiction of the Centurion Town Council. Centurion comprises the southern part of the Greater Tswane Metropolitan Council. The Centurion area has, in accordance with the greater Pretoria Metropolitan Council (GPMC) policy, been subdivided into planning zones. An IDP has been formulated for each of these zones. These plans, although formulated simultaneously with this city wide plan, have informed the process and contain more detail appropriate to a local level.

Centurion comprises the southernmost Metropolitan Local Authority in Greater Pretoria area, which is the northernmost Metropolitan Council in Gauteng. Its location straddling the N1 (Ben Schoeman) determines that Centurion forms an important link between the Southern part of Gauteng and Pretoria regions.



Gauteng Spatial Development Framework

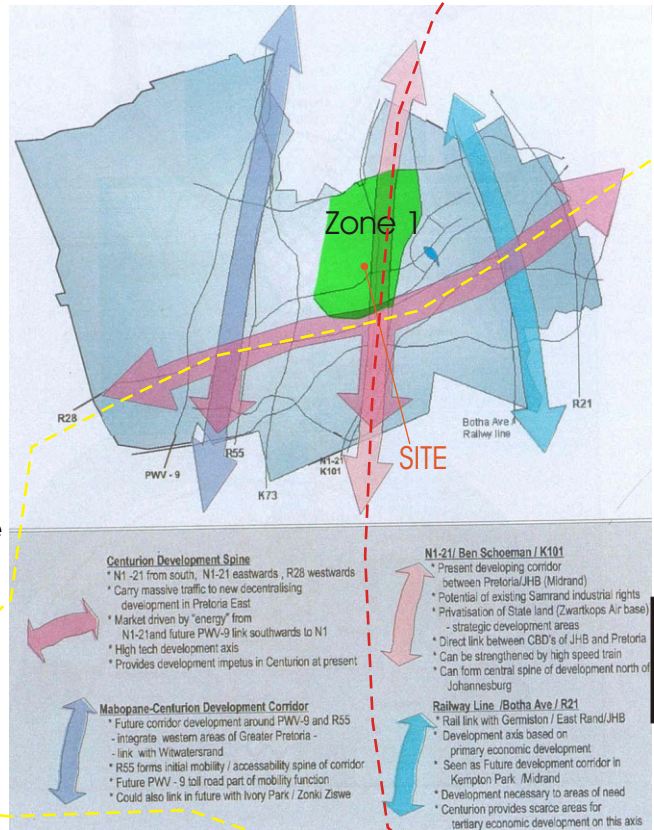
The economical forces within the core manifest itself linearly along certain highways bisecting the Gauteng Urban Region. In this context a critical strategic zone is being formed in the sub region of which Centurion forms a major part, where certain Development Corridors are emerging. The prime focus of these Emerging Development Corridors is the Urban Corridor that is developing between Pretoria and Johannesburg along the N1 highway. This Corridor also form's the backbone for the Gauteng Province Economic Development Strategy whose vision is to position Gauteng as The "Smart Province"

Centurions Urban context

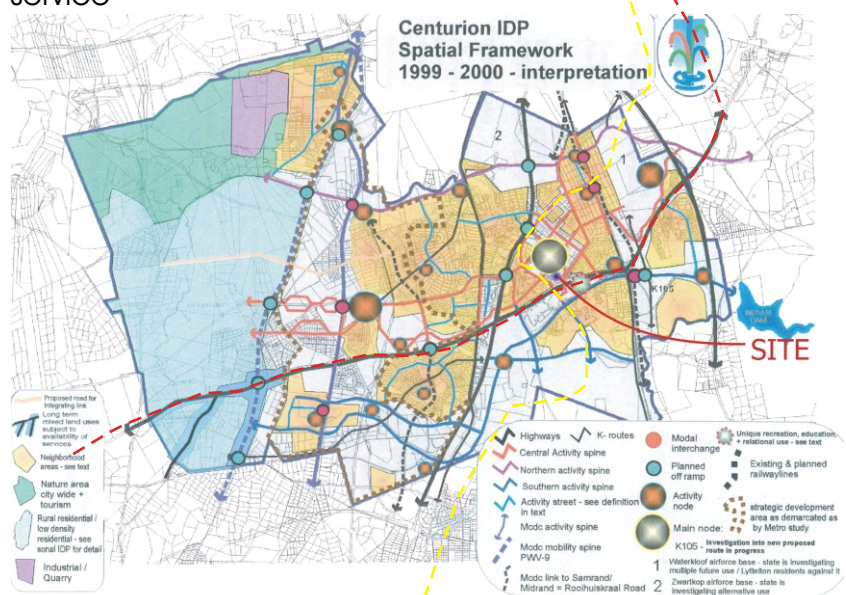
Its position on the N1/ Midrand growth axis enables the greater Pretoria area to draw benefit from the impetus and energy in that corridor. With the proposed developments on Centurion/ Midrand border, a large spill over of investments is anticipated. These are predominately job creating developments, which will benefit not only Centurion but the entire Pretoria region. Centurion is ideally located on the N1 corridor for clean/ high technology industries. Studies for the GPMC indicate the potential for Centurion to develop a high technology/ biotechnology cluster. Given the high emphasis on tertiary sector activities potential also exists to develop banking and financial service sectors.

Economic

Centurion has a young economy, less than 20 year's old. Centurion has maintained a very high annual economic growth rate of approximately 10.7% over the last seven years. A 5% unemployment rate which is relatively low-, was registered during a 1994 survey.



Centurion development spines Fig.53



Centurion spatial framework map Fig.54

John Voster rd

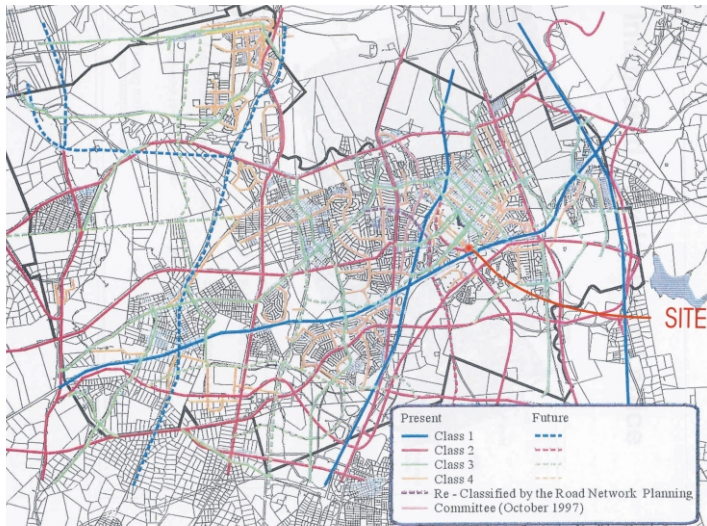
Social

Facilities

Centurion is generally well provided with social, community, educational and health facilities. In general a lack of adequate sport and recreational facilities as well a general feeling of insufficient safety and security exist in the area.

Demography

The population that currently lives in Centurion is estimated at ± 224 000 people. Of this total population, ±80640 (36%) people live in zone 1. The population is fairly young with 31% being under the age of 18. Currently the 25-34 year age group comprises the largest age group in Centurion (26,2%). The potential economic active section of the population (19-54 years) has increased since 1983 from 51,6% - 54,9% in 1995.



Road calcifications in Centurion

Fig 55

Spatial Development Program

Social

The need to conserve and enhance the natural environment.

Upgrading Atlantis Water Park("to make something of it") and establishing and expand sport and recreational facilities in Centurion.

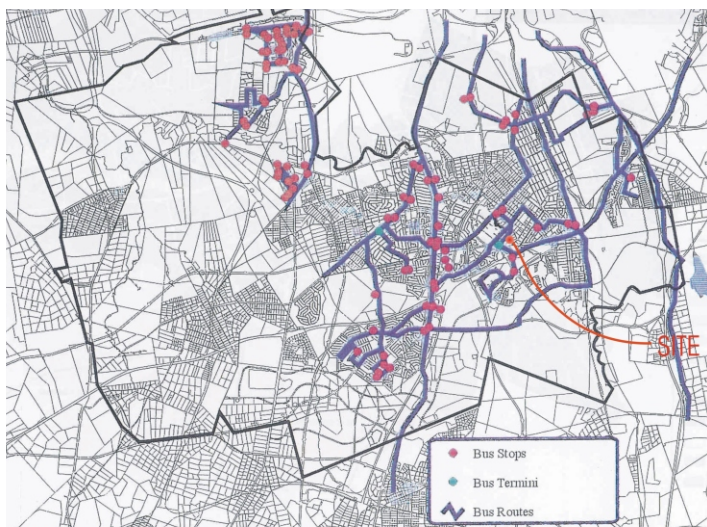
Upgrading and expanding the public transport system.

Economical

To stimulate cost-effective sustainable development with a positive multiplier effect and no negative side effects, that result in a net increase in job opportunities for all sectors of the community.

To maximize the benefits of Centurion's location within Gauteng.

To tap into the energies of existing and developing corridors such as the high technology N1 corridor (Midrand strip).



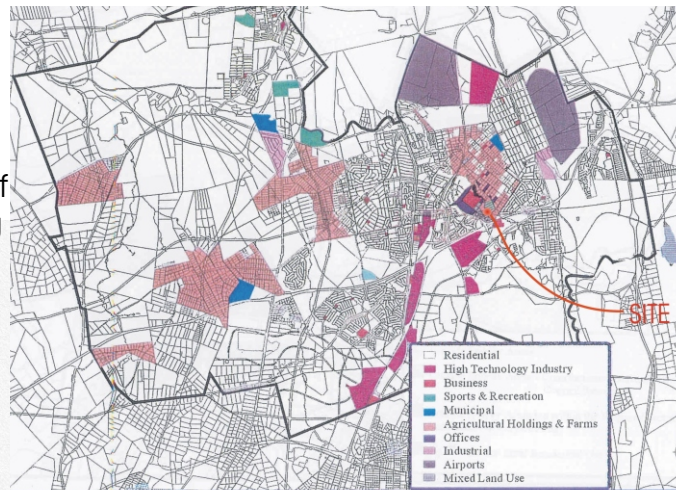
Transport nodes in Centurion

Fig 56

Lyttelton Agricultural Holdings

Medium intensity non-residential development serving the local population and supporting the mixed use character of the area could be accommodated along the spine street. Typical character supporting land use typologies will include The following:

- Office park
- Office block
- Education- or instiutional centre
- Filling station and store
- Restaurants/ tea-gardens
- Recreational and sport centre
- Neighborhood centre
- Arts and Craft



Land use in Centurion

Fig.57

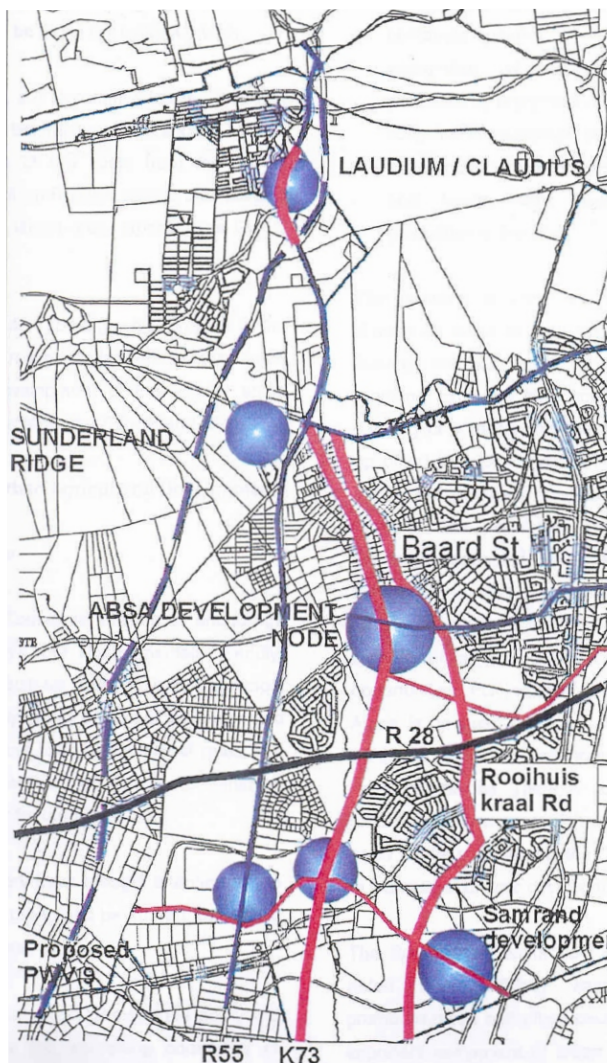
Sport and Recreation

This zone should focus on sporting activities and facilities(indoor and outdoor, formal and informal, competitive and leisure). A recreational destination supporting the pedestrian network should be established in this zone. Large sport facilities should ensure an appropriate interface on the water edge.

A visibility strip accommodating primarily the high tech uses along the N1. Buildings and spaces should convey a prestige corporate and high tech image. Buildings should be placed away from the boundary with extensive landscaping, establishing a strong park like character through well landscaped soft open spaces adjacent to the N1, low coverage's and a coarse grain of building.

Special precincts

Exploit the potential for the establishment of unique precincts enhancing legibility, but also marketability, with potential precincts such as the agglomeration of sport fields and other outdoor and indoor recreational activities around the Centurion Cricket Stadium that could promote the establishment of a "fitness Precinct."



Development nodes

Fig 58

Proposed Solution for River development.


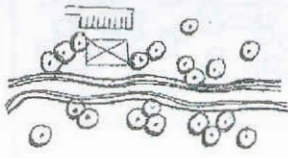

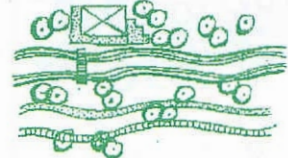

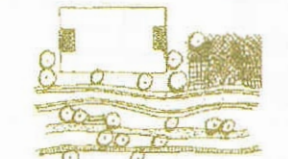

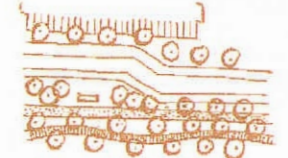

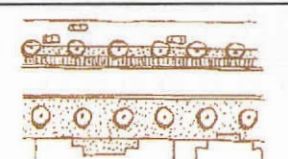
	TYPICAL SECTION	TYPICAL PLAN	
ECOLOGICAL			Urban Form: Ecological pristine area with river as ecological focal point
NATURAL			Urban Form: River in natural setting with natural flood line
CULTIVATED			Urban Form: River (canalised or natural) as basis for recreational or agricultural activities.
SUBURBAN			Urban Form: River can be canalised as a water feature of a linear park
URBAN			Urban Form: River Promenade

Fig.59

River solutions

Implication

The Integrated Development Framework shows that the infrastructure for such a Sport Facility already exists. According to the IDP the proposed site is allocated for sport and recreational development. The design of the HPC must contribute to the hi-tech image that the N1 must convey. The Centurion Integrated development framework contributes as another motivation for the proposed site location and project. River development proposals must be taken into consideration in the design process. The urban framework of the site and surrounding area must integrate with the larger urban framework.

