

- 3.1 INTRODUCTION
- 3.1.1 TOWNSHIP RENEWAL
- 3.2 URBAN VISION
- 3.2.1 INITIAL CONCEPTS
- 3.3 URBAN STRATEGY

CHAPTER 03 THE URBAN VISION



3.1 INTRODUCTION

3.1.1 Township Renewal

Some corporations claim that in South Africa more than forty per cent of the urban population live in townships, with more than twenty percent living in informal settlements and low income housing estates (SACN. 2015). Townships are generally located furthest from the central business districts and can be classified as formal or informal. They are historically placed far from places of economic activity and employment. Old townships are socially, culturally and economically diverse regardless of their density due to historical racial segregation. It is common amongst the larger townships to have middle income to lower households. However, the majority of township resident are poor with very high unemployment rates.

The intention of the Urban Vision is to implement urban renewal strategies targeting the informal settlers of Phumlolong in order to improve the neighbourhood and public environment for the purpose of enhancing education levels, skills and entrepreneurship. The township renewal strategies that are studied are the Urban Renewal Programme and the Neighbourhood Development Partnership Grant (NDPG). Later in the chapter will be critique of existing framework proposals in order to find the best possible solution for the area.

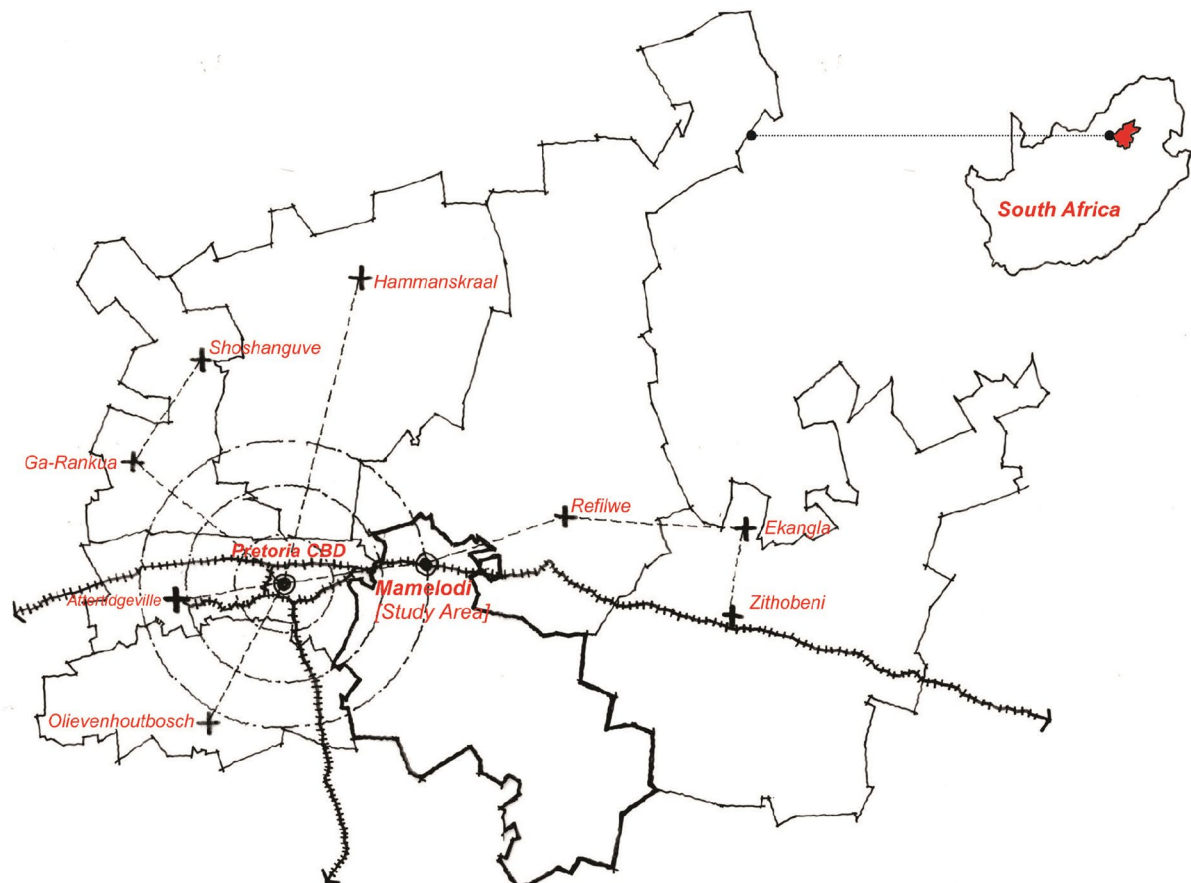


Fig. 3.1
City of Tshwane locality township locality

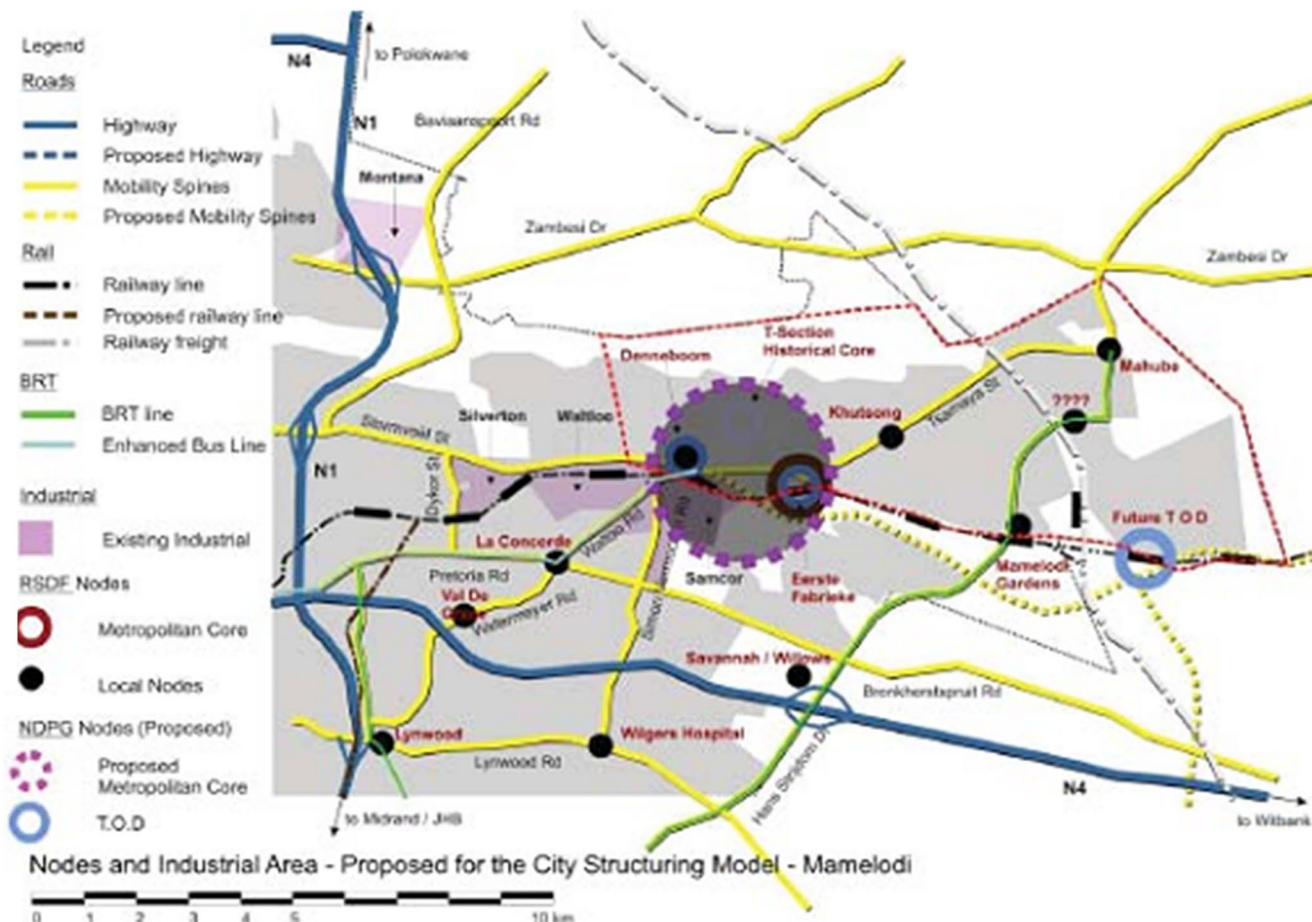


Fig. 3.2
proposed nodes and industrial areas (GAPP 2010)

3.1.1 Township Renewal

The most consulted urban renewal programme is the Tsosoloso Programme by GAPP architects and urban designers. This was the first comprehensive urban study of Mamelodi therefore serves as guide in understanding the longer term development strategy of the area. The programme is based on a 20 year planning horizon with the objective of developing local opportunity. (GAPP 2010)

Local Node

A local node is centre local precinct with specialist, convenience retail not taller than 3 storeys. Many of these local nodes in the Township of Mamelodi a minimum of mixed-use service and retail facilities. In the Gapp proposal these nodes have been identified close major transportation routes allowing for future growth. The focus is on the local node Solomon Mahlangu road as this can be linked to the development of the new Greenview Station Node, which is envisaged and Urban Precinct and future Transit Orientated Development (TOD)

3.1.1 Township Renewal

Activity Spine

Is a linear mixed-use element of Urban Structure containing an intense concentration of facilities such as retail, office, entertainment, work, service and residential development, which are all focused along a major transportation route. This is the concept used in developing the spatial structure of Phumolong. The Activity spine or corridor connects two major transportation nodes, A local taxi rank with the newly upgraded Green view station by Prasa.

The North South Activity spine proposed by GAPP is envisioned to be a major success as it resolves the spatial issue of the poor north and south connections created by apartheid zoning as discussed in chapter two.

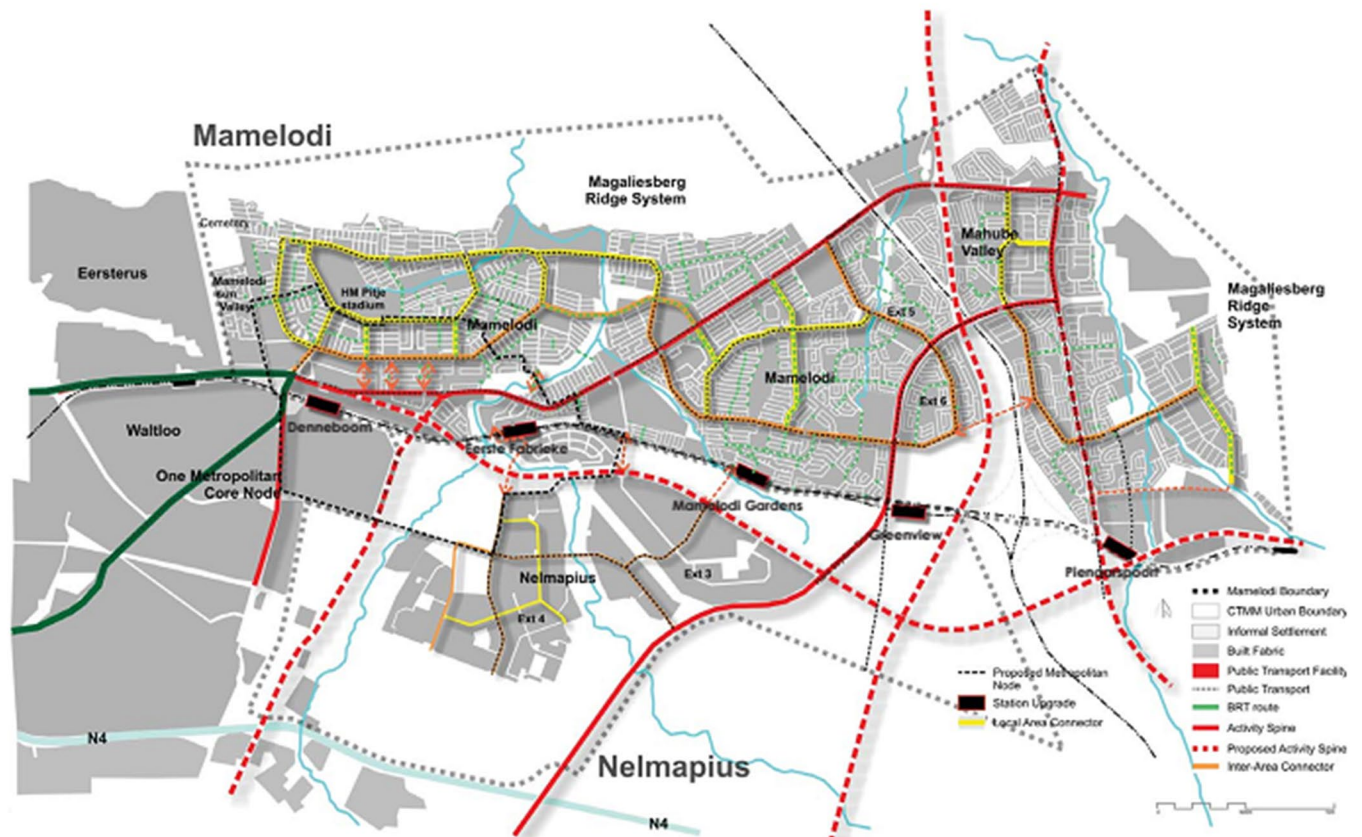


Fig. 3.3
City of Tshwane locality township locality (GAPP, 2010)

3.1.1 Township Renewal

Mamelodi East

The Mamelodi East Precinct which covers Phumolong Informal Settlement greatly differs from the original township of Mamelodi, it has only been developed since 1994 therefore is characterised by large scale RDP housing developments and extensive informal settlements. The open spaces play a pivotal role in the future development of socio-economic spaces. Furthermore the large growth informal settlements means that there is a limit to potential blue and green networks thus reducing the ecological value of the area.

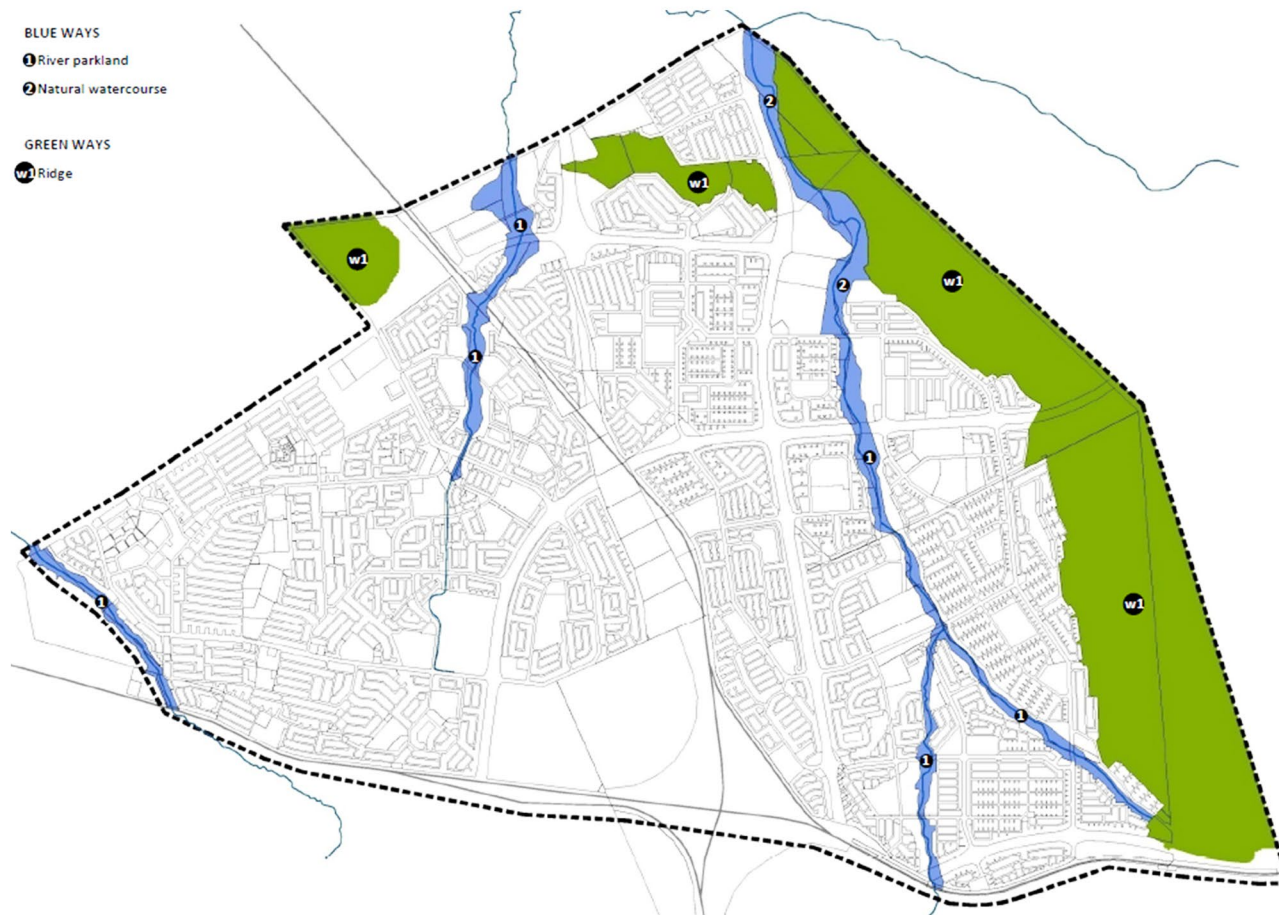


Fig. 3.4
Mamelodi east Precinct (CoT 2013)

3.2 THE URBAN VISION

Initial Concepts



Fig. 3.5
urban initial concept spatial structure

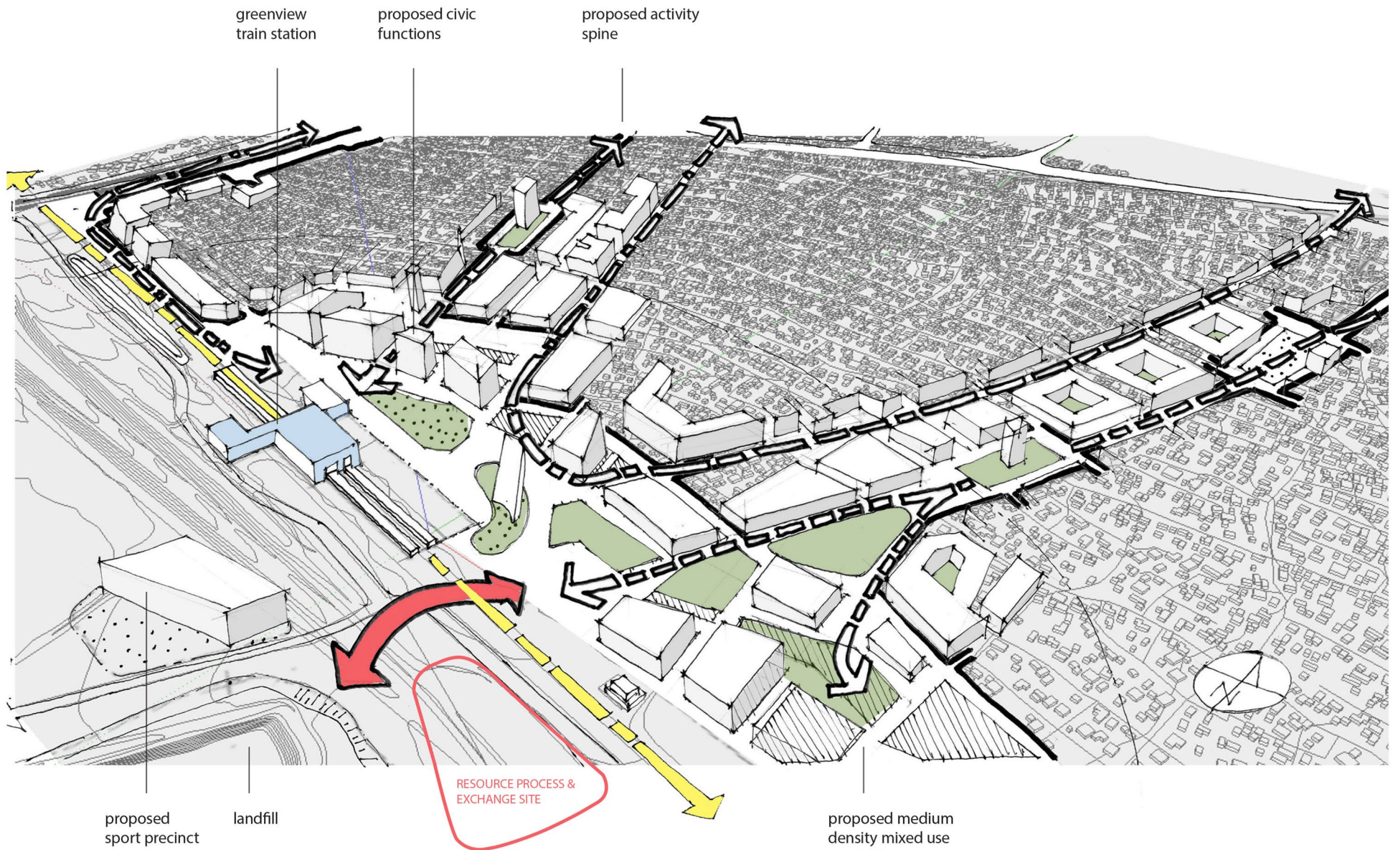


Fig. 3.6
urban initial concept proposed densification

3.3 THE URBAN STRATEGY

The intention of the Urban Vision is to implement urban renewal strategies targeting the informal settlers of Phumolong in order to improve the neighbourhood and public environment for the purpose of enhancing education levels, skills and entrepreneurship. The township renewal strategies that are studied are the Urban Renewal Programme and the Neighbourhood Development Partnership Grant (NDPG).

The group Vision proposes an activity corridor connecting two important local nodes; the newly upgraded station by Prasa and the existing commercial node located at the intersection between the University of Pretoria Mamelodi and the bus depot.

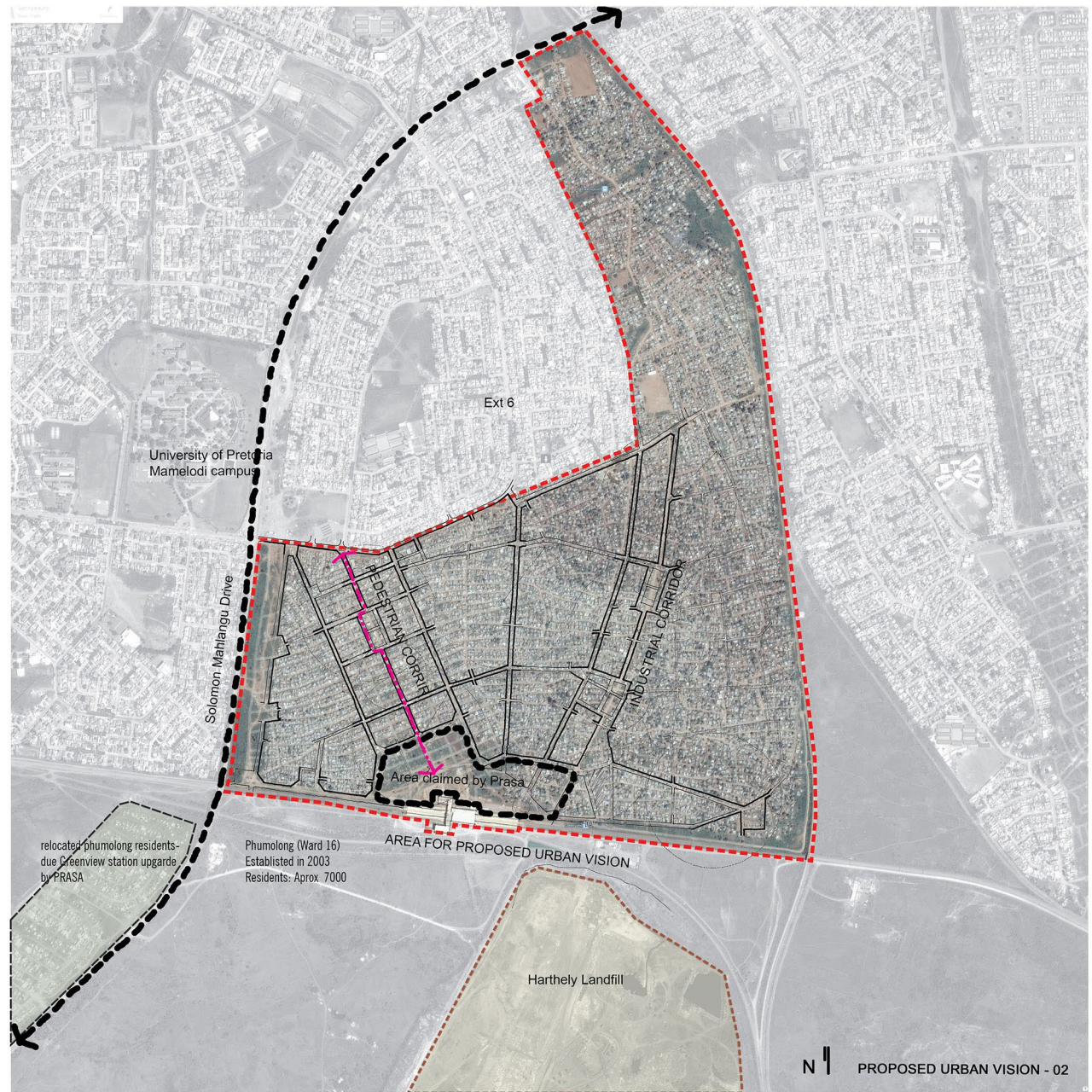


Fig. 3.7
phumolong strategy



Fig. 3.8
group urban Visions

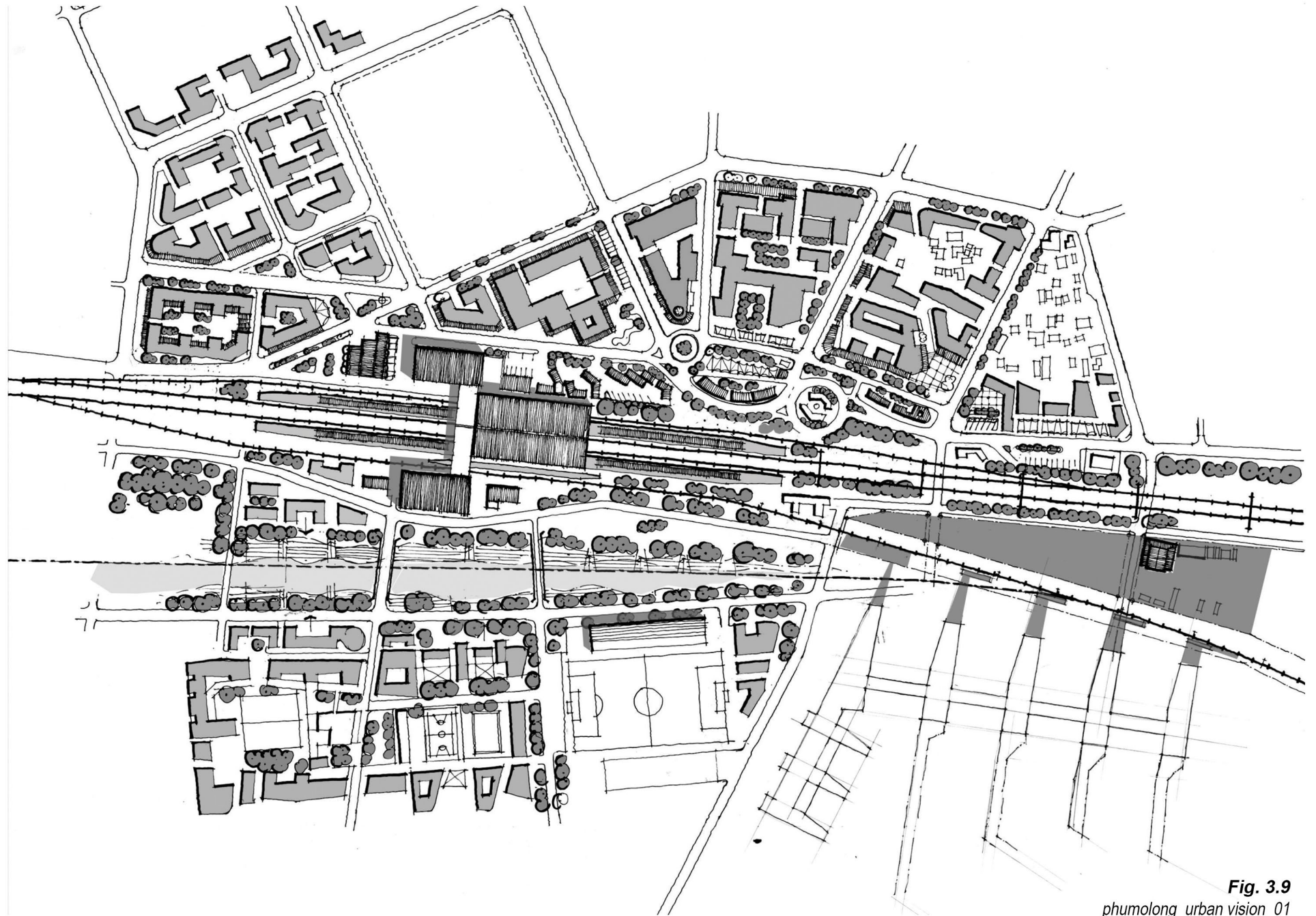


Fig. 3.9
phumolong urban vision 01

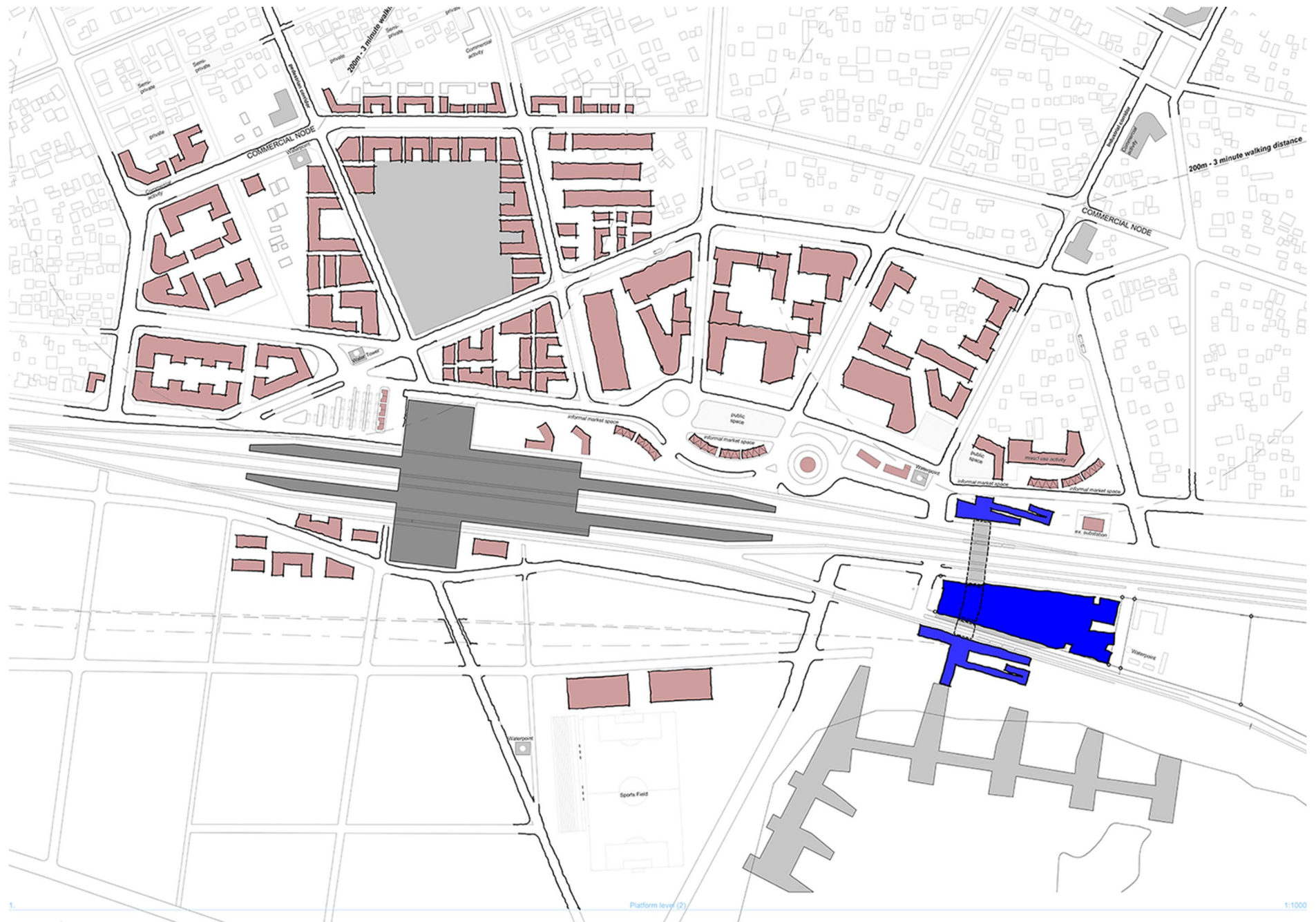


Fig. 3.10
phumolong final vision

