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# Programme

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## 6.1 Introduction

A suitable programme for the selected focus area is derived from several factors including the following: socio-economic data, development priorities outlined by existing development frameworks, the LU Group Vision, memory of place, historical programme, as well as the premise and contextual aspects of the dissertation.

The aforementioned aspects will be discussed in more detail in this chapter and in conjunction with preceding chapters, provide the basis and motivation for the user profile and defines the programmatic response with the potential to contribute to the project intentions.

## 6.2 Socio-Economic Data

The focus area falls within Ward 80 of Region 3 of the city of Tshwane (refer to Fig 6.1). With the exception of Atteridgeville, Central Business District (CBD) Ward 80 (and adjacent Ward 81) have the highest densities within region 3, which ranges between 150 to 155 people per Hectare (CITY OF TSHWANE, REGION 3: REGIONAL INTEGRATED DEVELOPMNET PLAN, 2014/2015:10). Fig 6.1 illustrates the population per Ward in Region 3. This is due to the number of high rise apartments and flats situated within Central Pretoria and the suburb of Sunnyside.

According to Tshwane's 2014/2015 Regional Integrated Development Plan (RIDP) (10), statistics indicate that the majority of residents in the region are between the ages of 20 to 34 and fall within the economically active age group. The young, economic demographic coupled with high levels of unemployment illustrates the strong possibility of a social requirement for small business initiatives and employment opportunities in the area. The CBD's population in particular, consists of young working people that prefer to live close to their employment. Education levels vary, but most persons have completed their National Qualification Level 4 (Grade 12) and 79% of the population are employed (RIDP, 2014/2015:11-12).

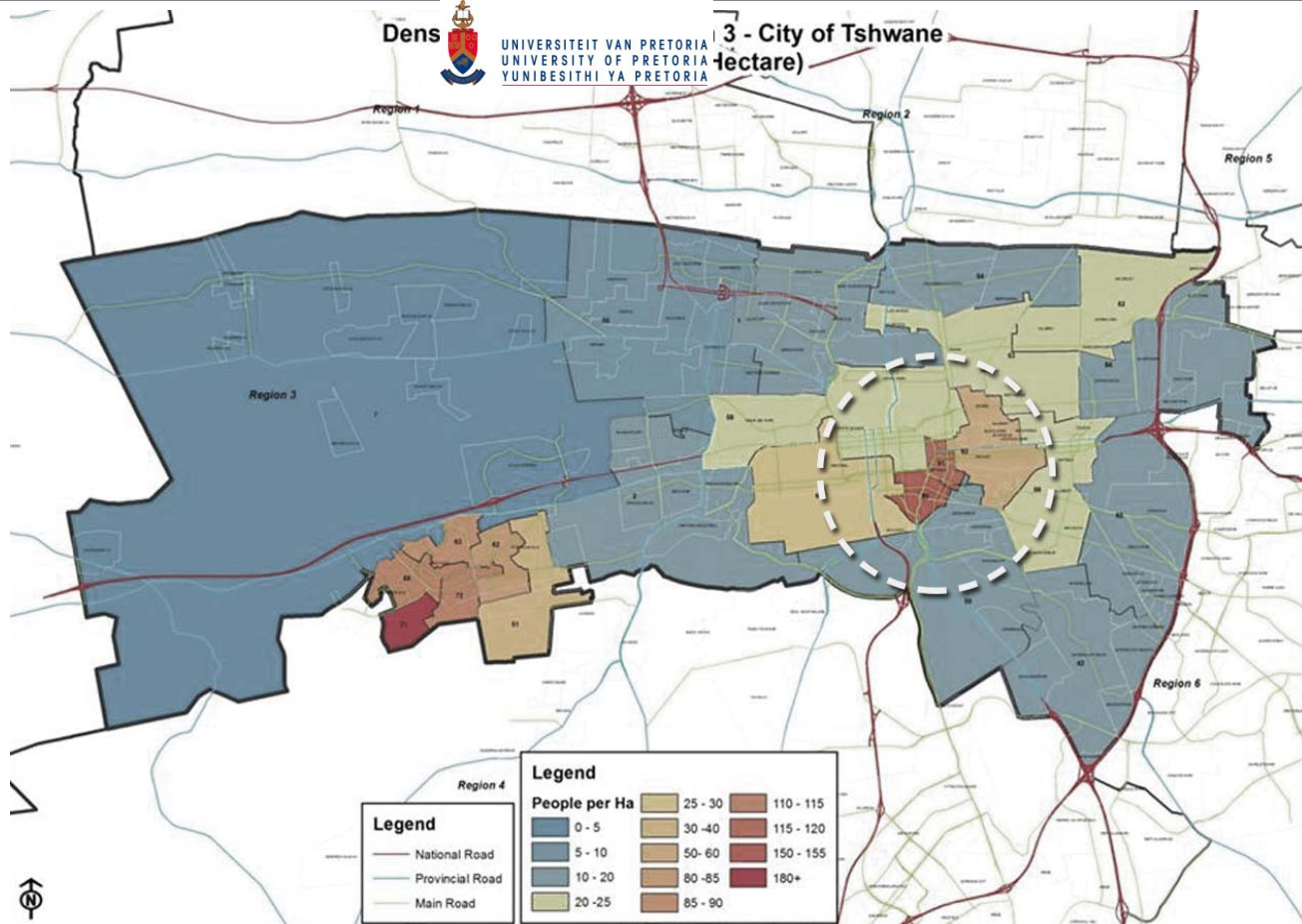


Figure 6.1 ~ Region 3 - Density map.jpg

Region 3, ward population densities. Ward 80 and 81 have the highest densities in the inner city. Source: StasSA, census 2011, amended by author

## 6.3 Regional Development Strategies

The RIDP (2014/2015:14) broadly classifies the CBD as a mixed use business area and has prioritised uses related to community needs and employment provision. The CBD, as part of the City Strategy (as defined in the RIDP), is identified as a high investment zone with development along the Apies River as a catalyst for urban regeneration (RIDP, 2014/2015:16) Provision for social facilities for the residents of the inner city and public space creation along the Nelson Mandela green corridor (along the Apies River) are also listed as key strategies of the 2055 Tshwane Vision (RIDP, 2014/2015:11). This substantiates the intentions outlined in the LU Group Vision, where selected

nodes along the river have been identified as anchor points for regeneration in the city of Pretoria.

Within ward 80, the need for public ablutions and more importantly a community facility in the form of a multipurpose centre where events such as concerts, recreational activities, weddings, funerals, meetings, exhibitions, cultural programmes and music festivals could be accommodated, has been requested by the ward residents and outlined in the priorities table of the RIDP (2014/2015:39). Ward 81 requires a similar facility and has additionally indicated the need for a community library. As the two wards are adjoining, the RIDP proposes a single facility to services both wards to be the most viable (RIDP, 2014/2015:39).

## 6.4 User Profile

As presented in the overview of the Reservoir Park Node, the majority of buildings and uses in the vicinity of the site are residential. A moderate portion of educational facilities and government buildings also occur in the area, but a relatively small component of business uses are present and are lacking in general. The site and many of the surrounding stands are listed as government property and belongs to the City of Tshwane. Fig 6.5 is a map of the current zoning of Ward 80 and clearly indicates the predominantly residential character of the area.

Considering the demographic data, zoning and observations, the main user is identified as the residents of the directly surrounding residential areas and other city inhabitants living in adjacent areas. Additional users include those people who are able to access the site due to its proximity to several transport networks, which include the A Re Yeng Tshwane Bus Rapid Transit (BRT) system (with a designated bus top at nearby Melrose house), minibus taxi's currently operating in the area, the Gautrain and the Metro rail systems.

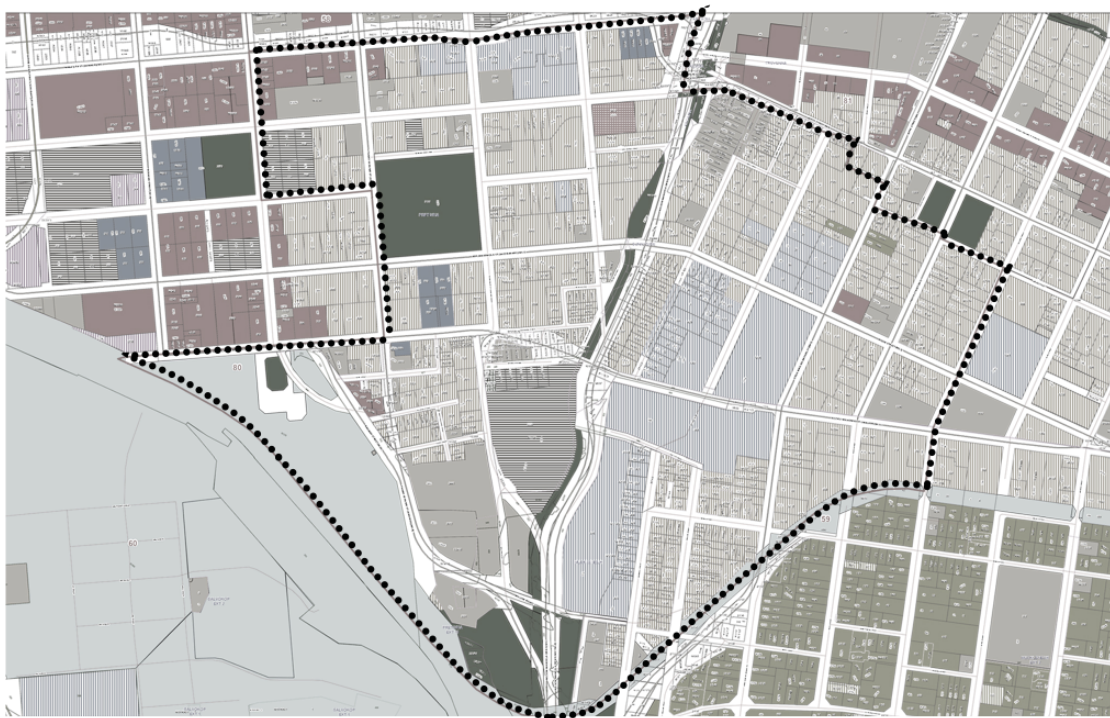


Figure 6.2 ~ Zoning.jpg

Ward 80 Zoning Map. Source: City of Tshwane, amended by author

WARD	Business 2	Institutional	Private Open Space
Residential 1	Business 3	Municipal	Existing Streets
Residential 2	Business 4	Government	Proposed Streets and Widening
Residential 3	Industrial 1	Agricultural	Aerodrome
Residential 4	Industrial 2	Public Garage	S.A.R.
Residential 5	Commercial	Undetermined	Cemetery
Business 1	Educational	Public Open Space	Infrastructure Works
			Special

## 6.5 Defining the Programme

**B**erea Park historically functioned as Pretoria’s recreational, social and cultural event space (as discussed in Chapter 4.3). The RIDP (2014/2015:39) for Region 3 in line with the 2055 Tshwane Vision accentuate the need to provide facilities in the area that could fulfil this function. This was further accentuated at the Re-imagine Urbanism Conference, hosted by the Urban Design Institute of Southern Africa (UDISA) at Freedom Park in June 2016, where it was highlighted that Pretoria, as the administrative capital of South Africa, has a demand for buildings that could be used as multipurpose venues to host events and conferences, and that the city currently has an insufficient offering of such premises and facilities (Karolia, 2016).

The following informants were key in considering the programme for the site:

- The historical contribution and role the site had in terms of activities, social events and urban life;
- The 2055 Tshwane vision;
- Tshwane Region 3 RIDP 2014/2-15
- The LU Group Vision; and
- The premise that urban parks and nature spaces are the urban arena’s for social exchange and are fundamental in urban place making (CSIR, Guidelines for Human Settlement Planning and Design, 2000:2.4-7).

The key informants advances a macro programme of a hybrid, public and social infrastructure that connects the city via new interstitial building spaces that would activate and spill in to the outdoor landscape of Berea Park and the new waterfront edge.

The area of Berea Park is identified as the local community and inner city’s event platform. It is envisaged that the City of Tshwane, as the main stakeholder, will fund and drive the project comprising various new facilities, infrastructure spaces and supporting amenities within the site precinct. The implementation of the new multipurpose event platform implies a sequences of urban spaces, buildings, bridges and landscapes, in which all events from the everyday (soccer practice, children playing, community meetings and dance classes) to celebratory events (such as a weddings), special events (beer festivals, music concerts, plays, etc.), political forums or educational lectures could occur. The programme merges social, cultural, and recreational and sports events to re-establish the connection between the city, community, people and the Berea Park landscape. It serves to provide sequences of possible activities and encounters linked to Berea Park and the new re-interpreted river space/waterfront.

The detailed outline of the macro programme is as illustrated in Fig 6.7:



# Programme

## NORTH BLOCK

1. Community Library
2. Waterside restaurant & Public ablutions
3. Public Square/plaza
4. Convenience superette
5. Link below Justice Mahomed ST
6. Pedestrian bridge connections

## SOUTH BLOCK

7. Multi purpose & exhibition
8. Restaurant & Bar
9. Eco edge & waterfront
10. Events Hall
11. Drop-off zone
12. Parking & minibus Taxi
13. Berea Park

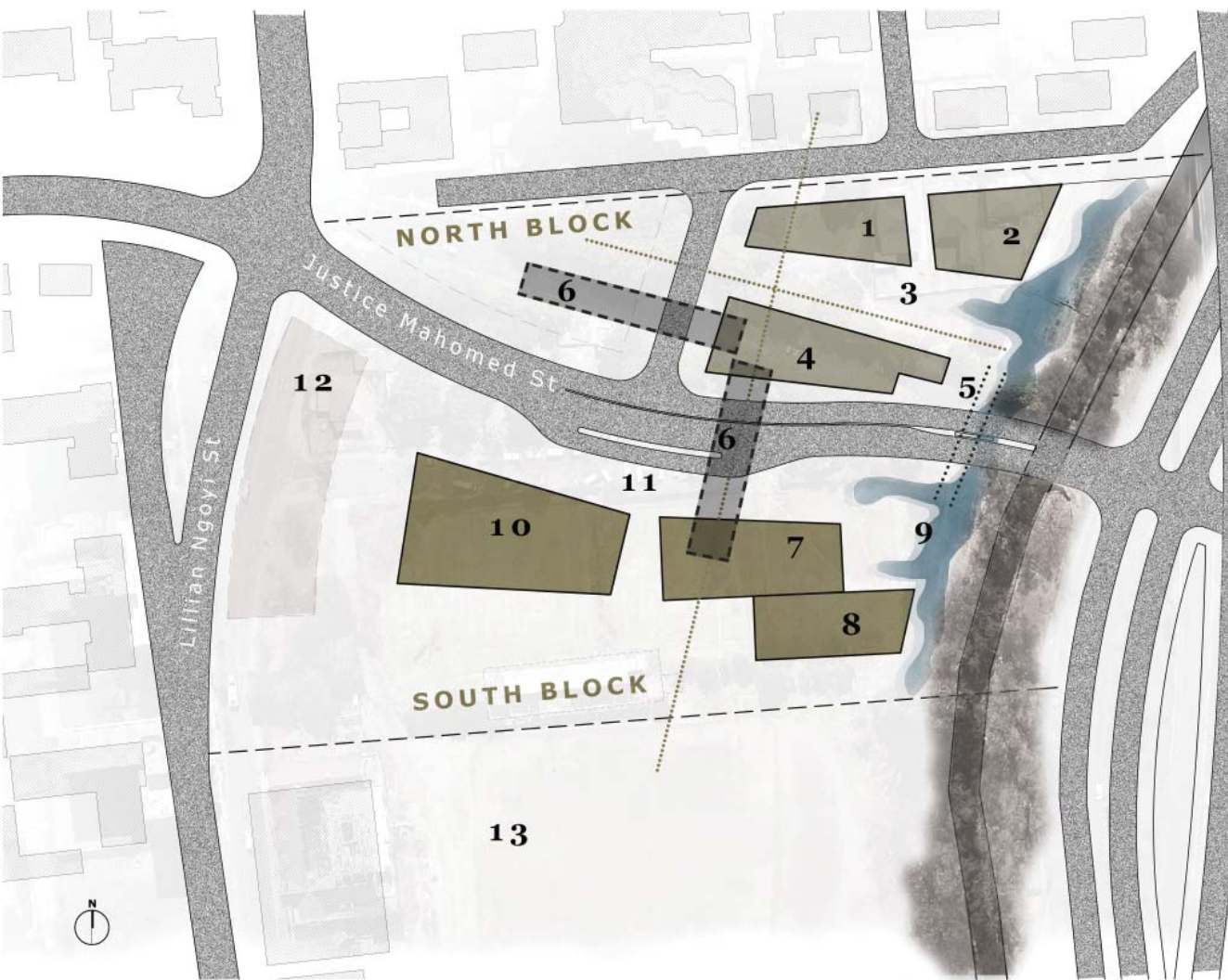


Figure 6.3 ~ Macro programme.jpg

Diagramme of macro programme and proposed configuration across the site. Source: author

### 6.5.1 General

**A** new water interface and wetland will be established along the eastern edge of the site, stretching across the North and South Blocks, adjacent to the Apies River channel. The new water element will consist of a wetland system fed with water abstracted from the river channel with an overflow that will release water at the end of the system back into the river. The wetland will serve as an aesthetic enhancement celebrating the Apies River and Pretoria's water heritage, whilst improving biodiversity along the stream

New pedestrian links are proposed to improve connectivity between the northern (urban) and southern (park) edges.

### 6.5.2 North Block

**T**he North block between Scheiding Street, the urban edge of the site and Justice Mahomed Street will consist of:

- a community library;
- small convenience store/superette;
- public square and public ablutions; and
- restaurant located at the waterfront.
- The North Block is proposed as part of the envisaged development, but will not be resolved in this dissertation.

### 6.5.3 South Block

**T**he South Block development is the focus area of this dissertation and will supplement the sport and recreation programme of the re-appropriated Berea clubhouse facilities, by providing a civic multipurpose event and community facility to fulfil social and cultural needs. The building will comprise:

- an events hall, which could be used for community shows, performances, meetings, educational purposes and conferences;
- a multipurpose space/spaces suitable for workshops, functions and exhibitions, which will be open for use as a "start-up factory", a work and meeting space for young professionals to promote local and small business development during weekdays when not booked for other functions;
- administration office;
- a restaurant with a bar and full kitchen at the waterfront; and
- the roof of the building to be used as an outdoor recreational and social space as a continuation of the public and outdoor park.



## 6.6 Programmatic Informants

The diagram that follow outlines the programmatic informants from which the design response will develop.

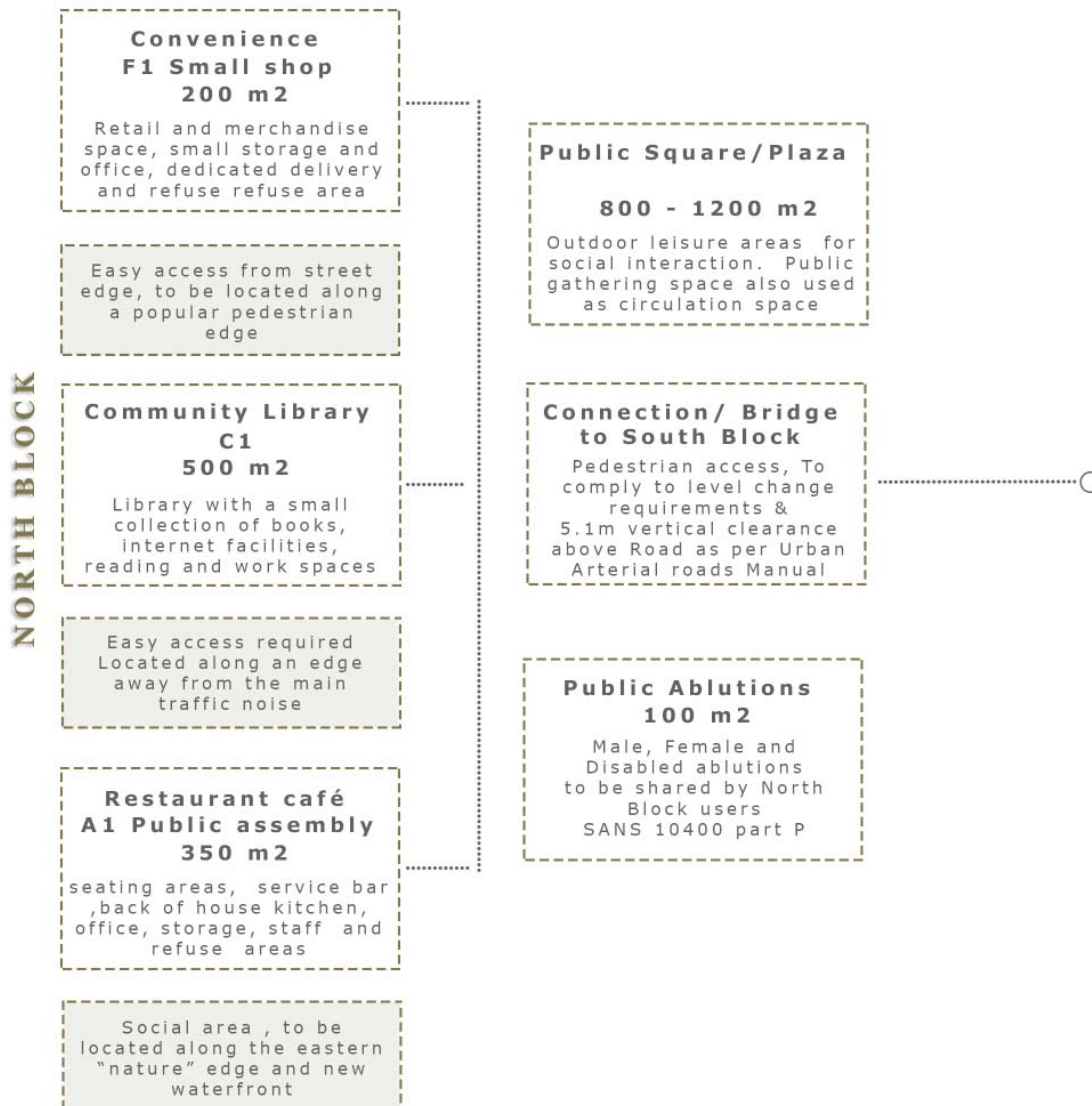


Figure 6.4 ~ Programmatic informants.jpg

Table listing programmatic requirements. Source: Author

**PROGRAMMATIC INFORMANTS**

**Event Hall**  
A1: Entertainment & Public assembly  
**800 m<sup>2</sup>**  
(1 person per 1m<sup>2</sup>)

Flexible open space for seating and/ other uses

Store room, for storage of equipment and furniture

Requires a foyer space, may require Pre-function space depending on event

**Multi-purpose space**  
A1/G1: Public assembly & Office  
**350-450 m<sup>2</sup>**  
(1 person per 15m<sup>2</sup>)

Flexible open space

Option to either combine or split spaces depending on the use and occupant requirements

Could be used as Pre- function space depending on requirement for event hosted in the Event Hall

Administration office

**Ablutions**  
Male, Female & disabled  
**120 m<sup>2</sup>**  
Requirements:  
Peak demand  
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**Restaurant & Bar**  
A1: Entertainment & Public assembly  
**350 m<sup>2</sup> & external space**  
(1 person per 1m<sup>2</sup>)  
Located along the eastern "nature" and waterfront, close to multi purpose spaces

Internal & external seating areas

Bar: serving and seating section

Full industrial kitchen

**Rooftop bar & event space**  
**200 m<sup>2</sup> & external seating, planted roof areas**

Storage: Cold-rooms, freezer room and dry storage  
Preparation Area's  
Grill, cooking and serving section  
Scullery and pot-wash area  
Office and staff  
Yard for refuse and utilities