

CHAPTER II.

project barrier



02 project brief

2.1 Project vision

Where the river cuts through the mountain.....the Apies

It is one of the regions most viable recourse as a working, natural and recreational landscape. A greenway/blueway plan initiates a real process for maintaining the vital connections to the river for present and future generations. It is an opportunity for protecting the river's functions and processes, for protecting wildlife, for increasing value to the area, and ensuring that green space be preserved for future users as well.

This last stretch of the Apies river is worthy of a plan that defines future landscape treatments by responding to the character of the river and incorporating the spatial development plan of the area. This dissertation is intended to guide future land use in the Apies River bottom, to preserve and enhance quality of life around the river. The future of the Wonderboom/Apies River area depends upon the timely establishment of preservation policies and green space connections, both of which can be achieved through the establishment of the Apies River greenway.

2.2 Client profile

The client, City of Tshwane Municipality, Department of Environment and Planning, is concerned about the current state of the city's open spaces. They are concerned about the degradation of both the human and natural environments. The urban and natural environment north of the Magaliesberg has been degrading fast over recent years. The Department of Environment and Planning has noticed this and declared

this area as the ZONE of CHOICE. What this means is that a lot of funding will be allocated to this area in the coming years.

The interested and effected parties include:

- City of Tshwane Municipality
- The Department of Culture and Recreation
- Wonderboom Nature Reserve
- Business owners
- Farm owners (private)
- Residents
- Department of Water Affairs

2.3 The Site location

The site is situated on the northern side of the Magaliesberg. It is framed by the mountain (southern side) and three big roads, R513 Lavender Rd (western side), the R566 (northern side) and the R513 Lavender Rd (southern side).

Two railway stations border on the western side, the Wonderboom Station and the Pretoria North Station.

The site is divided up into private, government / public land. (More in-depth information on the site in chapter 3 – context analyses)



fig 2.1: aerial photo

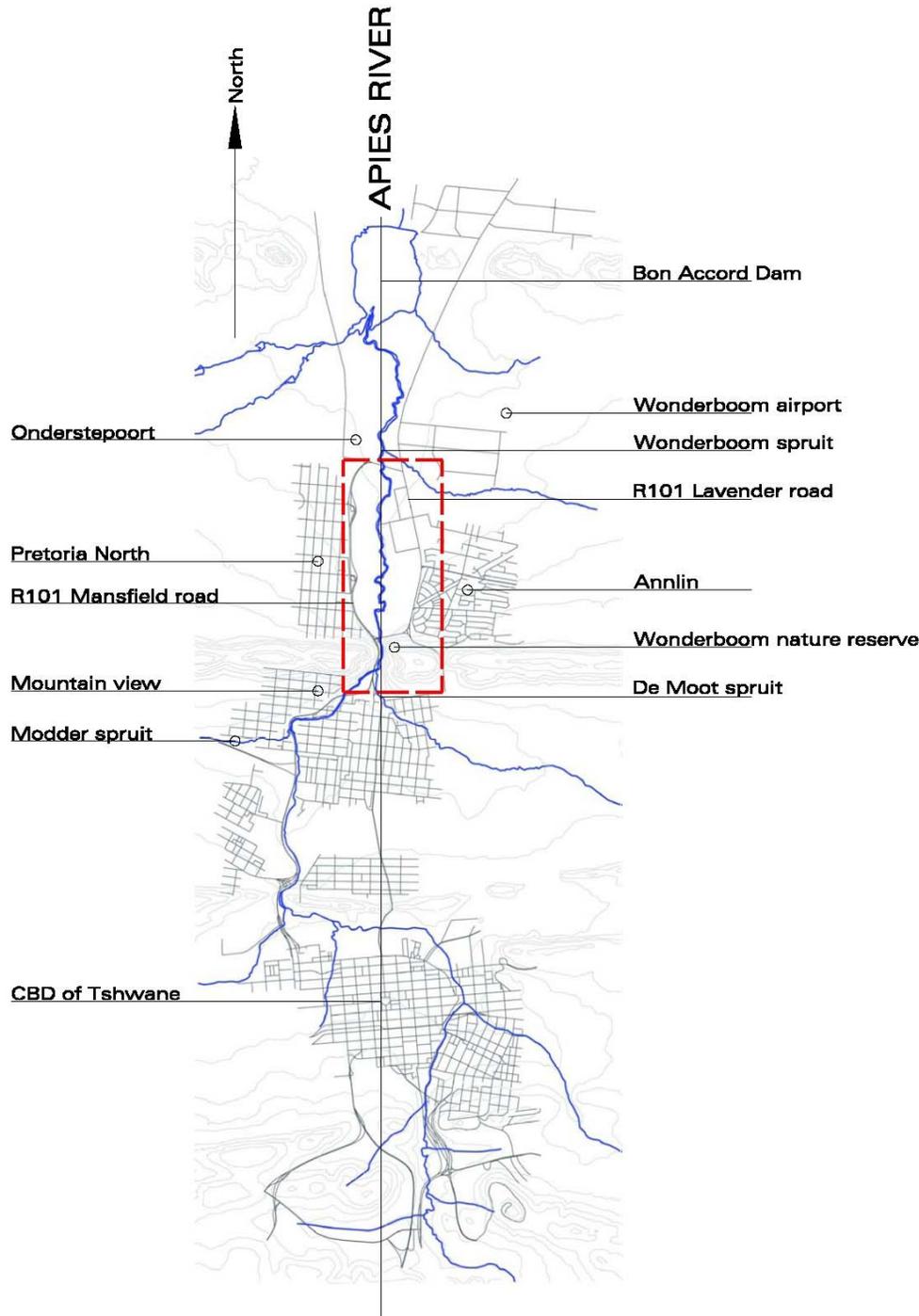


fig 2.2: site location

Fig 2.2 shows the chosen site in relation to Tshwane. This site incorporates the last stretch of the Apies River that falls in an urban environment. A large area of the site is covered by agricultural land and this gives the site the green appearance that is visible in fig 2.1. The site is cut in half by the river that runs in the middle of the site. There is no river crossings except for the two bridges that closes of the site at its ends. In this area the Apies River has very large floodplains and this is one of the reasons why this area is still undeveloped to this day.

The river is not in a natural state and the plant and animal habitat around the river is in a bad condition. The river and its surrounding environment don't read as one landscape. All the developments turn their back on the river and prevent public access to the river. There is a lot of historical and natural feature that must be preserved when development starts in this are.

2.4 Problems and objectives

Traditionally, owners of land have been allowed to perpetrate almost any act to the land that they owned and this had in most cases, a negative impact on natural environment. Today laws do exist that restrict people to certain land uses and treatment of that land. However, those laws exist only on paper and in most cases are not enforced by the relevant governing entity.

This site is a classic example of a misused, and badly planed urban environment. The most important part of this site is the river, which can't be accessed by the public.

This thesis will seek to restore the land and design an unfolding landscape and creating a memory making experience. The energy of the river, the people moving through and around the site, and conserving urban nature will be the main guiding force behind this project.

Bringing out the green belt that surrounds the river through all the seasons. To provide the buffer between the river and the mix use that frames this green corridor. And lastly giving the land back to itself to change and shape itself as its been doing for so long.



fig 2.2: view to poort (Nel)

2.5 Research components

The research can be broken down into the following:

Urban culture – a look at the many cultures nestled in this area, and a look at the new unified urban culture of the 21st century. What in fact the people of this area need.

Energy – there are many guiding energies that form and shape this site, some natural and some man-made. The aim is to find the bridge that connects these energies.

Conservation – this is the combined conservation of the natural and urban open space environment. It is important to see these two aspects in equal value and be treated as one.

Integrating frameworks – a good understanding of the urban framework and the open space framework is needed. It is important for these two frameworks to become one development framework and to guide the form of future development.

2.6 Project limitations

The study area is limited to Pretoria and mainly focused on Pretoria North. The reason for this is that this area is seen as 'The Zone of Choice'. The Zone of Choice is a area identified by the City of Tshwane where they want to allocate a lot of money and new development, to strengthen the city to the north. There are also a lot of underused work opportunities in this area. The project will take into consideration the new development that is already starting in the specific area and the new main roads that will cut through the site.

The biggest limitation on the project is the river that runs through it and the agricultural land that is of high value. These limitation wall help guide the form and function of new development on the site.