



SECTION 2



2. INTRODUCTION

2.1 Problem Statement

Based on my context and site analysis, Marabastad and the inner city of Tshwane lacks a tangible connection that will enhance the two nodes collectively. Urban development requires social, economic, physical and institutional components that can marshal urban growth within a region. The community lacks a focal point of activities that can draw members to interact, and that will induce a sense of belonging within a space. The area has a shortage of developed gathering places for leisure regardless of the abundance open spaces. Places for relaxation and socializing that the community can claim entirely, are inadequate in this region. The undeveloped open spaces within this section promote drug trafficking, a high crime rate, and in an urban perspective, poorly planned informal trading.

Cohesion of the buildings scale changes drastically and destroys the urban fabric.

Currently, there is Kruger and Schubart Park low cost high density housing which varies from twenty two to twenty seven stories high, respectively along Proes Street, government buildings reside along Schubart Street, a shopping development across Potgieter Street on the western side, and Struben Street inhabits retail, shops and workshops. A large number of cultured diversified people flood this district unrestricted, regardless of the dissimilar activities that are active within this precinct. The area "demands" an urban space, a boldly gathering focal point where the community can intermingle. A center for Jazz is proposed as a bridging intervention activity (socially, economically and physical) between the non social/refreshing activities encompassing the area of interest. An integrated urban development "Center" will support a positive urban framework growth. The center will act as a vehicle to evoke other multi-functional activities in this vicinity, therefore strengthen the breached link of the CBD and Marabastad.

Most of the places of interest (socially) around the inner city of Tshwane are introvert (self contained) and there is no connection of activities from indoor to outdoor spaces. The proposed Center is intended to invite the public into its realm, in terms of continuity from the street edges into the activities happening in the buildings.

According to the context analysis, spatially the neighbouring building's scale does not relate to one another within the site of interest. The hierarchy of the building sizes from the tallest (Kruger and Schubart Park) to the shortest (retail shops and the Inter City Campus Child-hood Development Center) changes instantly and lack a harmonious effect. A distinct



2.2 Addressing the problem

A center for Jazz incorporating social recreational amenities will play a major role within the proposed precinct. It will recover the urban quality of the environment through the creation of public places and green open spaces, provide social amenities, and promote resource sharing. A development of such a caliber on the proposed site will uplift the urban fabric of Marabastad, hence empowering the educational facilities: the Protea College for adult education and Eendracht primary school that exist on adjacent faces of the site of interest with an educational musical component.

The proposed Centre is aimed at harmonizing the immediate urban fabric integration and should not be viewed as a competitive entity to the neighbouring facilities, but rather:

- To generate a clean and safe converging center for Jazz; that will act as a focal point for the district. (A degree of high security center servicing indoor activities daily).
- A well addressed territory as a gathering space for the community members to socialize, have access to indoor social recreational services, where the community is able to mingle.
- To build a vibrant zone that will enhance the two incoherently-linked, (in an urban perspective) but presently energetic nodes (inner city CBD and Marabastad).
- To stimulate the north-western perishing fraction of the CBD.
- To promote compaction and densification in terms of social, recreational amenities.
- To incorporate spaces that are multi-functional and sustain spontaneous activities.
- To establish a harmonious effect in terms of hierarchy with the adjoining building scales encompassing the district.
- To decrease the unemployment rate, hence reduce crime, and drug trafficking.
- To socially and economically create a platform for development growth within this area.
- To generate cohesion of the urban fabric between the vast open spaces of Marabastad and the inner city of Tshwane.
- To revive the historical Jazz vibe in this precinct.

2.3 The goal

The aim of this dissertation is to design an innovative building that addresses social recreational amenities with a Jazz theme as a design generator. The core aim is to incorporate activities that are mainly educational, entertaining (socializing and relaxing) with the intention of drawing a diversly-cultured population. Jazz as an anchor for the design, may include activities

such as: Recording, Performance, Education and entertaining. The social component attached to the Jazz dynamic may incorporate activities such as: chess, billiards, draft and Mrabaraba; A Jazz Club with a snooker section, restaurant and fast-foods, braai and social areas, open green spaces in terms of courtyards for the community to mingle outdoor, and finally shelters for informal trading should be incorporated.

The design of the structure should present itself on a city scale and reveal the street edge views to users. The indoor and outdoor facilities must complement one another in terms of open green spaces stretching into partial of indoor activities. Pedestrians will interact with open spaces visual in limited areas and communicate with formal traders on street edge.

The development intends to act as a catalytic intervention for the urban growth within this region, and therefore collectively integrate the CBD and Marabastad as the core drive for this dissertation. The center for Jazz must complement the neighboring facilities which lack this type of services and thus improve the urban environment for this precinct.

Culture in this dissertation context is in essence about people, their lives and the way in which they express themselves; **Community** refers to the diverse cluster of people residing in this area, from offspring to adult-hood. These aspects should be made prominent and celebrated in the proposed structure.

2.4 Design Positives

The proposed development is aimed at promoting positive values of Jazz by the facilities provided and these aspects of jazz values may include:

- The centre for Jazz seek to knot the Jazz Clubs and the Jazz festivals (Mamelody, Soweto and Capetown) within the cities of South Africa. The presumption i make is that there are no centres for Jazz in South Africa, only Jazz clubs Are dominating South African cities.



... INTRODUCTION

- Jazz artists from all over the world could be invited to this proposed Centre, to promote the recording, education and performance of jazz sessions with their skilled knowledge, and this could add value to South African Jazz artists.
- The indoor social recreational amenities incorporated with the jazz dynamic will influence an affirmative impact in the district in terms of providing opportunity to skilled community members.
- The proposed Centre seeks to contribute to the Marabastad urban design framework and the inner city proposal by reinforcing the urban fabric solidity, and enhance continuity between the inner City of Tshwane and Marabastad.
- The Centre proposed is expected to address the unavailability of social recreational facilities of such nature within the city of Tshwane, which will act as a focal point for the region and the city of Tshwane at large.
- The intention of the Centre proposed is to strengthen the relationship among jazz artist locally and abroad by creating a homely environment, which will contribute to a positive direction of Jazz and therefore a healthy economy in this vicinity.

2.5 Additional aspects in the Proposal

Harmony should dominate within the building public functions and outdoor urban spaces. Cross-ventilation strategy will be applicable in the design to minimize the usage of electricity and promote cost saving. Anchor activities (spaces) will be lease-able to business orientated members so as to sustain the Center in terms of maintenance.

2.6 Scope of the project

A center for Jazz is proposed on partial of the current existing shopping developed area. A portion of the existing shopping development is recommended to be demolished for the anticipated scheme.

2.7 Clients

The new national constitution adopted in 1996 has finally cleared the path to redress past injustice and embark on an urban up-liftment programme in Marabastad and the boundaries of the inner City that truly has the interest of the hitherto ill-fated community of the suburb at heart.

The city of Tshwane Metropolitan Municipality (CTMM) in partnership with the Gauteng Provincial Government (GPG), South African Association of Jazz Educators (SAAJE), Music Academy of Gauteng Youth Jazz Orchestra, Jazz foundation and Jazz Clubs, and

the Sport and Recreation South Africa (SRSA) has opted to develop the piece of land with the intention of leasing the proposal to the community. Lottery funding, program of the Department of Environmental Affairs and Tourism (DEAT), and Sport and Recreation South Africa (SRSA) on behalf of the Gauteng Provincial Government (GPG), and the (CTMM) shall provide funding for the proposed scheme.

Jazz foundation and Jazz Clubs focuses on jazz appreciation clubs which focus on the music rather than live shows. Poverty relief program (DEAT), consider funding projects supported by district municipalities and provincial authorities. Poverty relief projects require an implementer (who sees the potential for a project), to apply for funding with the relevant Municipality. The implementer is obliged to run the project until it is self-sustaining, then handed over to the community. Poverty Relief Projects are meant to benefit community-based bodies not individuals. The project should ideally be situated in one of the primary targeted development areas identified by the Municipality department. The aim of this was to boost the region and stimulate local economic development. Poverty can be defined as the inability to attain a minimal standard of living, measured in terms of basic consumption needs or the income required to satisfy them (<http://environment.gov.za/ProjProg/SRPP/projects/index.html>).

The National Lottery Distribution Trust Fund (NLDTF) fund sports projects in a number of categories:

1. Capacity Building Programs
2. Infrastructure Development for existing Sports facilities.
3. Sports Equipment for existing facilities and clubs.
4. Major Events, it also focuses in sports club face lift and sports equipment.

Sport and Recreation South Africa (SRSA) is the national governmental department responsible for sport and recreation. Their **vision** is to have an active and winning nation; their **mission** statement is to actualize government's objectives by creating an environment conducive to maximize the access to participation in sport and recreation by all South Africans and to enhance the medal-winning potential of the country's athletes in international sporting competitions (<http://srsa.gov.za/News.asp?ID=40/18>).