

# [03][00][00] CONTEXT ANALYSIS

## [03][01][00] INTERNATIONAL

The Republic of South Africa is a country located at the southern tip of Africa. The South African economy is the largest in Africa and 24th largest in the world. Due to this it is the most highly developed country on the continent - socially, economically, and where infrastructure is concerned.

South Africa is ethnically diverse, with the largest Caucasian, Indian and racially mixed communities in Africa.

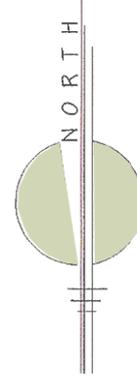


fig. [06] MAP: AFRICA

# CONTEXT ANALYSIS

## [03][02][00] NATIONAL

Tshwane, the administrative capital of South Africa, envisions becoming an internationally acclaimed African capital of excellence, a city that represents the nation and radiates a national identity to Africa and the world.

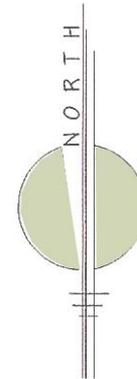


fig. [07] MAP: SOUTH AIR ICA

### [03][03][00] REGIONAL

An important city in the **Gatag** province north of Johannesburg and the O.R. Thambo International airport

Tswane is the centre point in the northern Gauteng on the Witbank/Rustenburg axis, and in addition to this, the area to the north, the Limpopo province with the city of Polokwani and beyond see Tshwane as their main centre for all cultural support.

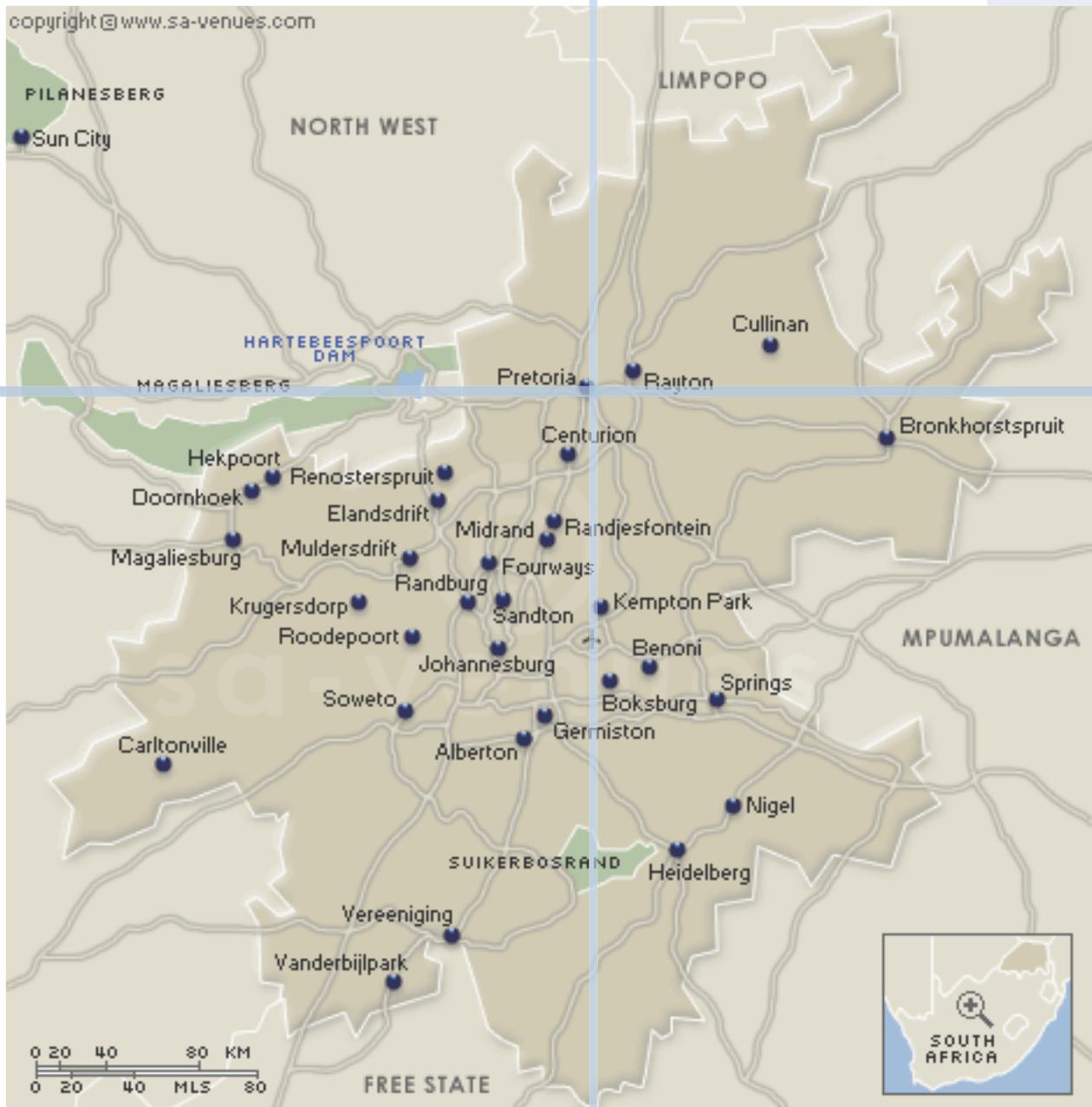
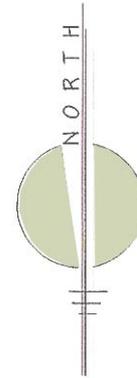


fig. [08] MAP: GAUTENG

# CONTEXT ANALYSIS

## [03][04][00] CITY

The Tshwane University of Technology's arts faculty is located in the north-eastern sector of the city centre, at the northern end of Nelson Mandela Boulevard. It is bordered by the Apies River canal to the east, Boom and Du Toit Streets to the west and Dr Savage Drive to the north.

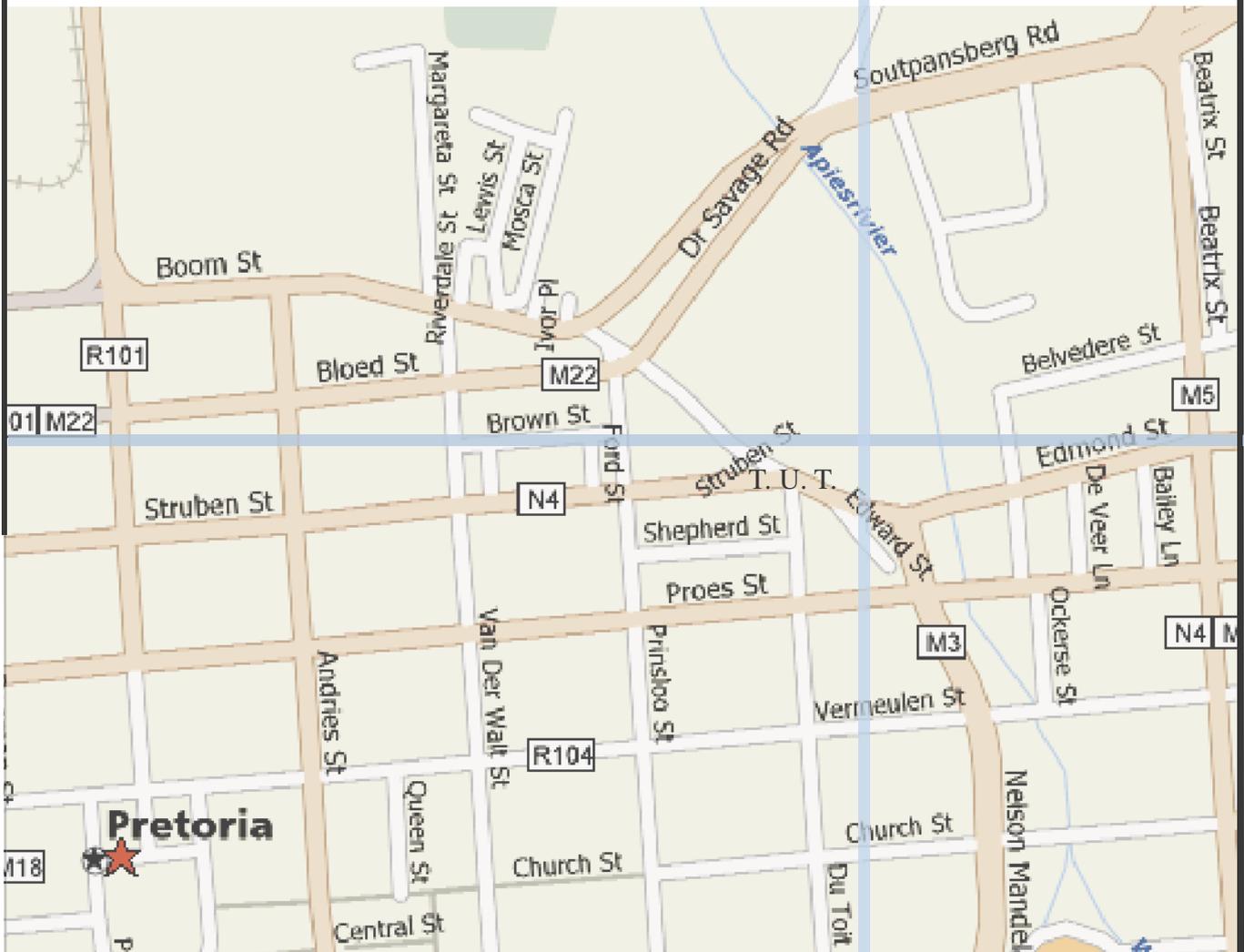
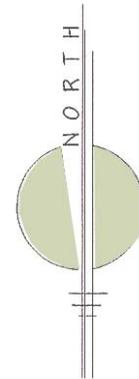


fig. [09] MAP CITY CBD

### [03][05][00] THE SITE

#### AERIAL VIEW.

Aerial view of the urban context. The proposed project embedded in the landscape of this education node, with the medical educational facilities to the north. The Bosman street taxi transport node to the west and the central business district to the south.

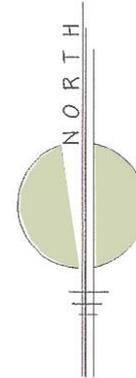


fig. [10] MAP: CITY CBD SITE; AERIAL VIEW

### [03][06][00] CONTOURS

Enclosed by a gentle slope to the north and the Apies River, the site is an ideal, open space amongst the existing face-brick buildings. It is entered from the south and has a northern orientation. It lies in close proximity to the city centre and is bordered by the Nelson Mandela Corridor. It forms part of the Tshwane University of Technology's arts campus in the education node, with the medical training facilities to the north. An access route will be created across the square to the main campus.

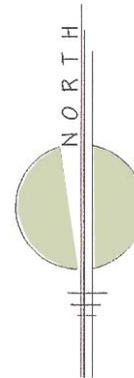


fig. [11] SITE; CONTOURS

# CONTEXT ANALYSIS

## [03][07][00] THE SITE

The alteration of this environment will be aesthetically appropriate and will add to the character of its surroundings. The design will be sensitive to the site and the existing structures where height and historic distinctiveness is concerned.

The continuity of the development process will manifest through the built form and in the intended pragmatist approach of the proposed project.

Pedestrianization of the site is a priority and access from Edmund Street to the south and the CBD is the link to community participation. Materials used will denote functions and movement routes through the site.

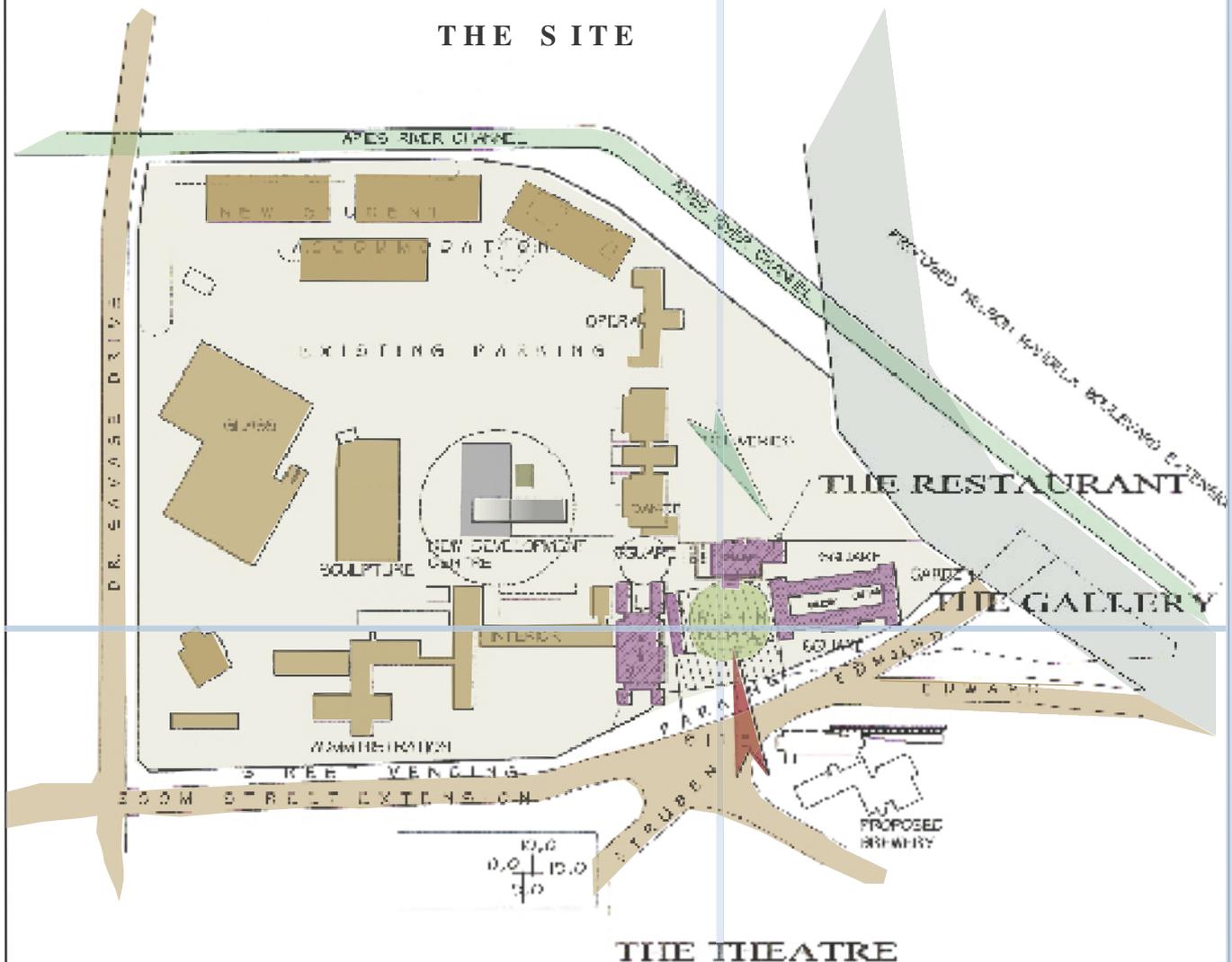
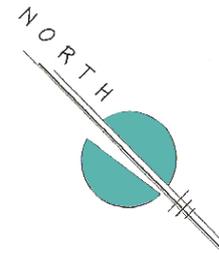
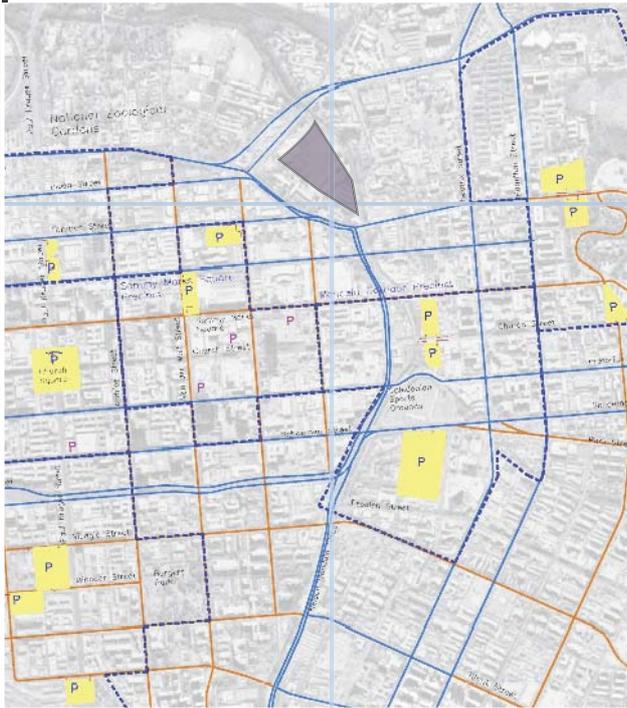
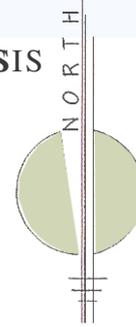


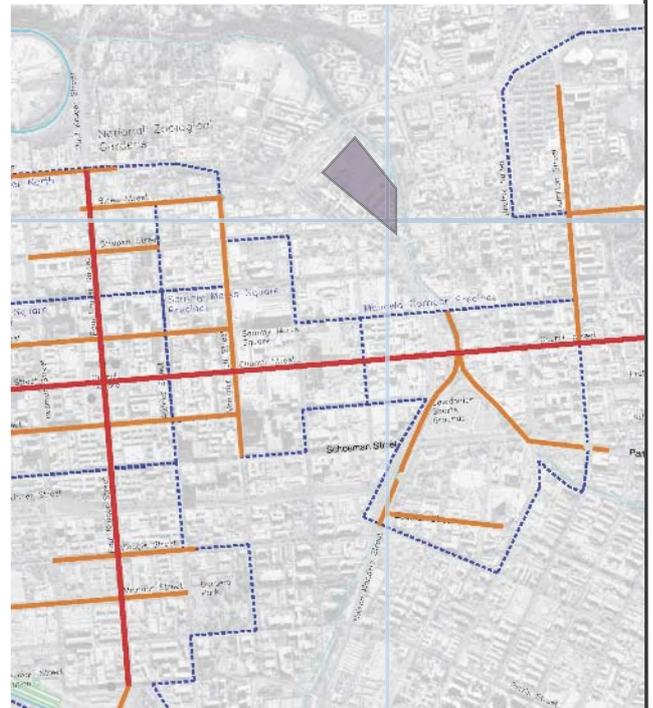
fig.[12] SE ; PROPOSED

[03][08][00]MAKRO SITE ANALYSIS

Macroanalysis of the site reveals that the proposed project is located on its perimeter and is including the Site Development Framework of The Tshwane Inner City Project. Main roads and pedestrian routes analog to Stage Drive, Bond Street and the Nelson Mandela Corridor that frame the site. The site also lies in close proximity to the Church Street and Paul Kruger Street Development Corridors.



Private Roads and Parking



Minimum Secondary Pedestrian Routes

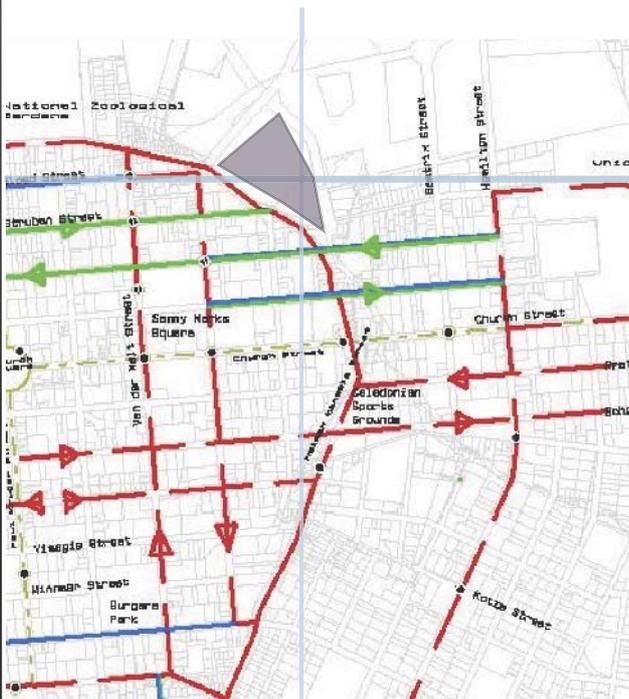
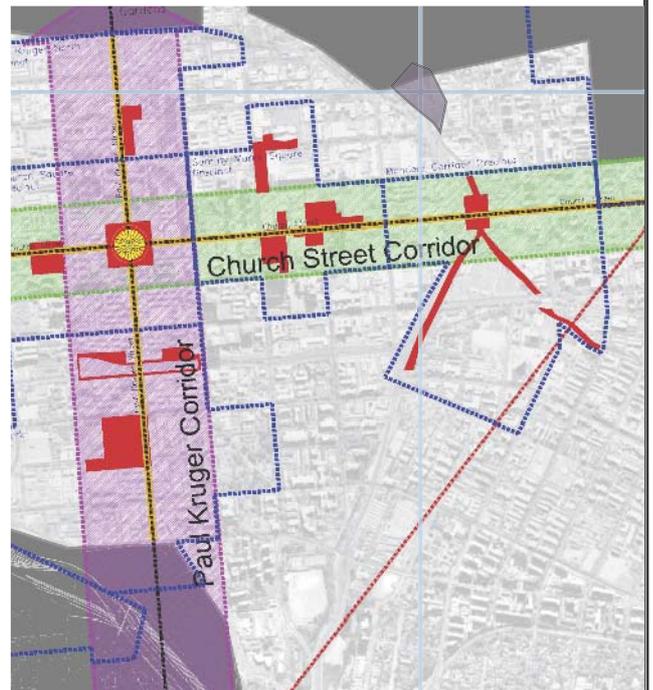


fig. [13] Movement and Access  
MPO MAPS



Overall Context

# CONTEXT ANALYSIS

## [03][09][00] GEOGRAPHY AND CLIMATE

Gauteng is said to offer one of the world's best climates: summer days are warm and wind free and winter days are crisp and clear. The rainy season occurs in summer. Rainstorms are often harsh, accompanied by thunder and lightning and occasional hail. Pretoria is situated in the transitional area between the highveld and the bushveld, approximately 50 km north of Johannesburg in the north-east of South Africa. Pretoria's climate is similar to that of Johannesburg, it lies at a lower altitude than its neighbour and its air temperatures are about two degrees higher.

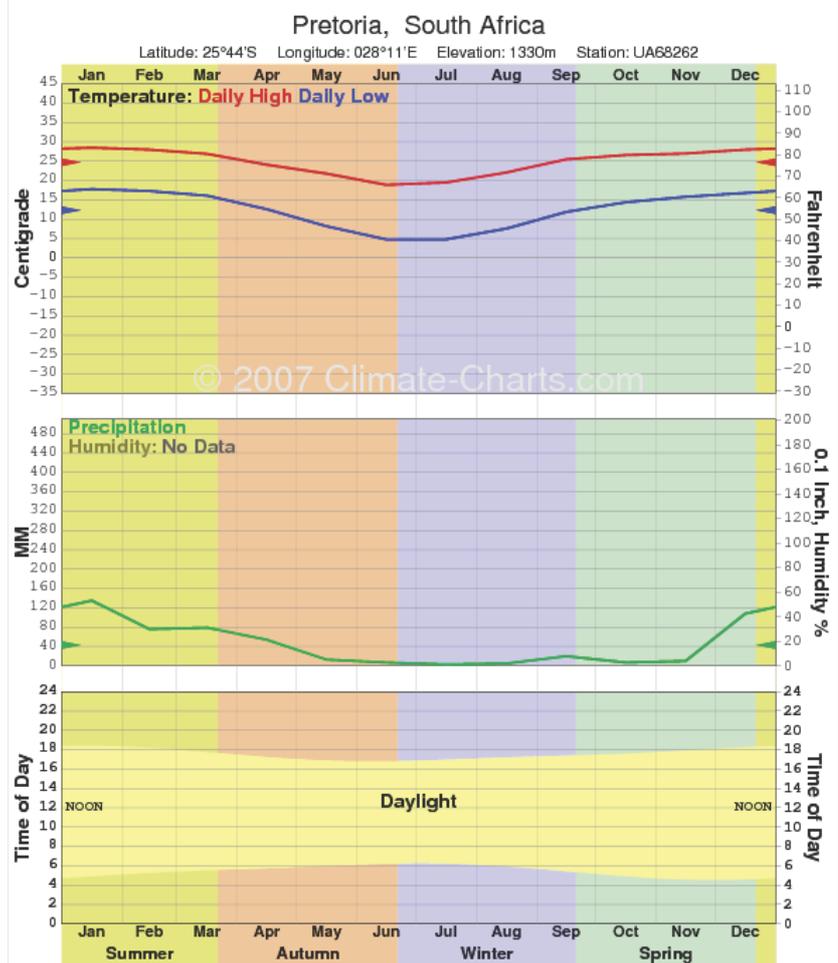
The city lies in a warm, sheltered, fertile valley, surrounded by the hills of the Magaliesberg mountain range, 1,330 m above sea level. The city's coordinates are approximately 25° 44' S 28° 11' E. Snow is an extremely rare event, which may occur once or twice in a century, with the last recorded snowfall on 27 June 2007.

### CLIMATE TABLE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Highest recorded temperature (°C)	36	36	35	33	29	25	26	31	34	36	36	35	36
Average daily maximum temperature (°C)	29	28	27	24	22	19	20	22	26	27	27	28	25
Average daily minimum temperature (°C)	18	17	16	12	8	5	5	8	12	14	16	17	12
Lowest recorded temperature (°C)	8	11	6	3	-1	-6	-4	-1	2	4	7	7	-6
Average monthly precipitation (mm)	136	75	82	51	13	7	3	6	22	71	98	110	674
Average number of rain days (>= 1 mm)	14	11	10	7	3	1	1	2	3	9	12	15	87
Source: South African Weather Services													

## [03][09][01] SUNRISE AND SUNSET DATA

Use the time-of-day scales, on the left and right, and the month scale at the top and bottom, to tell approximately when sunrise and sunset occur. The sunrise and sunset times shown in the chart are approximate. They are accurate for the latitude, and show the precise amount of daylight. The charts are compiled assuming that the location is in the middle of an evenly spaced time zone. For Pretoria, South Africa, latitude 25°44'S and longitude 028°11'E are used.



## CONTEXT ANALYSIS

### [03][10][00] DEMOGRAPHICS

#### [03][10][01] LANGUAGES

Geographical distribution of home languages in the Tshwane Metropolitan Municipality. The city has a population of approximately one million. The main languages spoken in Pretoria include Tswana, Afrikaans, Ndebele and English. The whole Tshwane Metropolitan Municipality had a population of 1 985 997 according to the 2001 census.

Language	Population	%
Pedi	439 732	22.14%
Afrikaans	422 866	21.29%
Tswana	339 719	17.11%
Tsonga	198 441	9.99%
Zulu	151 200	7.61%
English	129 923	6.54%
Ndebele	98 077	4.94%
Sotho	78 435	3.95%
Swati	37 963	1.91%
Xhosa	37 957	1.91%
Venda	35 242	1.77%
Other	16 425	0.83%

### [03][11][00] CULTURAL AND ACADEMIC FACTORS

Pretoria is one of South Africa's leading academic cities, and it is home to the largest residential university in the country, the University of Pretoria, as well as the Tshwane University of Technology and the largest distance education university, the University of South Africa, more commonly known by its initials, UNISA. The South African Council for Scientific and Industrial Research (CSIR) is also located in this city.

#### [03][11][01] THE CENTRAL BUSINESS DISTRICT

The Pretoria central property market remains stable, primarily owing to attractive rentals and the fact that about 80% of buildings are occupied by government. The western side of the CBD is, however, becoming increasingly neglected and higher vacancies are occurring. Similar to Johannesburg, the conversion of office space to residential is taking place.

The office market is still centred in the CBD, the Eastern suburbs (Hatfield, Brooklyn and Menlyn) and Centurion, with very little activity in the north-west.

## THE SITE AND ITS SURROUNDS

### SITE LOCATION

The site is located in the north-eastern sector of the CBD, with the Nelson Mandela Corridor to the east, the Apies River framing the eastern and northern boundaries, the Boom Street extension to the west and Dr Savage Drive to the north.

### SITE DESCRIPTION

The site lies on the south-east corner of the TUT campus. The student accommodation will be relocated to the north-eastern area of the campus. With the hospital and nurses training facilities to the north, it forms part of the educational node.



APIES RIVER CANAL



APIES RIVER CANAL; SITE - NORTH



SITE, CAMPUS; NORTH TO THE  
MEDICAL TRAINING NODE



SITE, CAMPUS; SOUTH TO THE CBD