CHAPTER 3_ An urban vision of “Rurban” place making

3.1 HANS STRYDOM _ BOTH AN EDGE AND A PATHWAY

“A large street could be both an edge and path, thus ambiguous intentions”. (Lynch K. 1960).

As noted by Lynch this is not an unfamiliar situation, however he states it tends to ambiguity, this ambiguity leads to lack of identity and presence of place but more important hierarchy of areas, places and spaces.

Therefore it becomes important that the intervention and development along these paths are carefully organised and policy appropriate decisions on high, low and middle order facilities placement are defined. Figure 8. By this it is envisioned that the Community Engagement facility could intervene and start a catalyst of development.

“the magnitude of urban problems are often in direct proportion to economic growth rate, population and rural density”

This will in turn develop the current undefined path into hierarchical nodes with edges defining districts and subsequently leading to distinctive spatial experiences along the edge and path. Figure 9.

“By adding identity one avoids dehumanisation.”

Thus the plausible deduction one can make, is that the Mamelodi East town, has two districts, it is divided by a single cause way, currently dividing these to districts. However, this current seemingly negative situation emits great positive light. It allows for the development of a nodal interchange and hence it leads an informal development of districts divided by edges that currently also serves as paths as noted by Kevin Lynch. The clear definition of edge and path is lost in the greater definition of a district, and one is lead to believe that Mamelodi is currently faced with the major problem of not having defined districts if one uses the definition of Lynch:

“Examples of definition of districts: texture, space, form, detail, symbol, building type, activity, inhabitants etc.

Then it is apparent that there are 2 districts in Mamelodi East, they do not differ in function, but they differ in economic and social class, hence they are clearly indicated as the formal developed housing units and the informal shack housing. This raises the concern that the lower order facilities such as housing now overpowers the higher order facilities creating this very apparent unbalanced community and township city.

Thus the statement: Hans Stydom_ Both and edge and pathway becomes more

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Hans Strydom road is earmarked for future development and economic density as per Tswhane IDP framework plan. Emphasising the future linear development and urban catalytic density resulting thereof. The possibility for successful development does have a reality, as the two parts could provide individual identities, but more importantly they each have a centre that emanates and radiates social and economic growth.

Two centres growing towards one another. As seen in figures 11a-c one can assume that the Hans Strydom nodal development will be the core centre for the Mamelodi East as Mamelodi East is bound by a Freeway, the N4 and the Magaliesberg mountain range and terminates into the first shopping complex in Mamelodi East. Restricting further growth.

As seen in figure 10_.

The problem faced comes in the form of a mass housing fabric dominating the city, see figure 7_. The lack of higher order facilities strengthen this precept and points out the subsequent lack of hierarchy nodes and districts and social civic functionality.

Mamelodi East in particular lacks civic and retail facilities, it does not support the informal development of nodal interchange and hence it leads to an informal development of districts divided by edges that currently also serves as paths as noted by Kevin Lynch. The clear definition of edge and path is lost in the greater definition of a district, and one is lead to believe that Mamelodi is currently faced with the major problem of not having defined districts if one uses the definition of Lynch:

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Then it is apparent that there are 2 districts in Mamelodi East, they do not differ in function, but they differ in economic and social class, hence they are clearly indicated as the formal developed housing units and the informal shack housing. Thus the roadways becomes the edges, paths and even a district with the housing fabric becoming the backdrop. See figure 7 & 8_.

“Disorganisation of districts can be seen by divides”

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Thus the statement: Hans Stydom_ Both and edge and pathway becomes more
Figure 7. Mamelodi site context

Figure 8. Urban development diagram

Figure 9. Urban Nodal Diagram

SITE
Roadways, development corridor
Railway, commuter transport connection

An urban vision for suburban place making
Figure 10. Urban development

Figure 11a. Urban minor centre development

Area of Civic, Education and Community Intervention Centre of New and Future IDP Development

Retail, Commercial, Mixed-Uses Intervention and Development

 Zones of Transition, Infiltration, Public Space

Future Required Amenities: Civic, Community, Education

Roadways, Pedestrian Ways, Vehicles, Taxi, Bus and Bicycle

Mamelodi Gardens current nodal connection

Housing
Light Industry
Light informal retail

PTA East Nodal connection

Housing
Retail
Industry
Figure 11b. Urban major centre development

Figure 11c. Urban total centre development

Mamelodi West nodal Connection
Housing Industry retail

Figure 11c. Urban total centre development

Mamelodi Gardens current nodal Connection
Housing Light Industry Light informal retail

Future Mamelodi East nodal connection
Housing Light mixed-use informal retail

PTA East Nodal connection
Housing Retail Industry
3.3 MAMELODI EAST DEVELOPMENT VISION

Attempted in group format, a phased development scheme was established to address the negative and positive possibilities of Mamelodi East. Incorporating the university and the community, in doing so pulling the community into the university through refocusing the relevant functions and spatial layouts while also pushing the university into the community by proposing future expansion and future links to the internal campus.

The vision provides a platform for development of tertiary skills training combined with the required civic and social requirements of a healthy community, figure 10. The development earmarked for Hans Strijdom road and subsequent vibrancy and increase of people played a major part in the decision to change the university’s main entrance from current Hinterland road to the more vibrant Hans Strydom road, making it centre on the future core as noted previously. The deduction was made that the new face of the university would be best promoted on the main archery of Mamelodi. Hans Strydom Rd.. This allows for the Principle of integrated study and living.

The proposal (includes the leasing of certain portions of property on the north western edge to housing developers such as SHIFT as part of the sub visions of developing a housing development unit at the campus. Other parts of property are to be used for community park space and sport facilities. The is a small portion on the southern edge that is to be leased for multipurpose facility while the remaining edges on the east along Hans Strydom and south along Hinterland is to be sold of for retail and commercial development. See figure

It is believed that the apartheid policies of buffer zones, so evidently placed are clearly fixed in the current informal development of trading, food and other along this “Path” as expressed by Lynch with intensified informal modal interchanges is earmarked as a major development through way.

This road connects the community with their place of work as well as their homelands to the North. Thus this possible evolution of a centre, core or concentrated node will become the link between the peri Urban and peri Rural state of Mamelodi East. Housing alone will not satisfy the need of a community, cores of development and education develops and sustains a society a community. Therefore it becomes integral that this opportunity development leads to education integration, Figure 11c

“Which their influence radiates and of which they stand as a symbol, “called cores”

The major transport carriage way: Hans Strijdom road separates the developing and informal development of Mamelodi East, the rural and urban edges of Mamelodi East. However the carriage way has been transformed into one of three of Mamelodi East major edges, pathways and nodes. The formation of cores, areas of high order facility and community activity also known as concentrated nodes, are derived out of need in a natural progression of development. In Mamelodi as a result of past regime policy and zoning, this natural development has been hindered and thus has not evolved.

We find that the University of Pretoria Mamelodi Campus is and could become a concentrated node, by this I refer to a Kevin Lynch’s description.

“The enclosure of space determines your opinion and perception of space: called structured urban rooms”

Thus expanding the university into these zones and creating a more “structured urban rooms” of living, selling and teaching one can address the problems of the past. According to Roger Transick one needs to design the spaces between buildings not only for the public but for the people who inhabit these buildings, one requires buildings to be integrated and not stand alone post stamps. Through The images of urban space one set backgrounds that creates moods and experiences.

“Squares result from carving of building”
Figure 12: Peri urban peri rural diagram

Figure 3: Mamelodi: A housing fabric
In short analysing Mamelodi East; University Pretoria Mamelodi campus interaction:

**Vision:**
- University engaging with the community
- Interventions must empower people as far as possible
- Permeable society focussing on community interaction
- Place-making, linkages and connections
- Redefine the relevance of the education system in Mamelodi

**Constraints**
- Education system not really appropriate...
- No legibility, no landmarks, fragmented
- No sense of place / identity
- No hierarchy of spaces and circulation patterns
- University isolated, segregated acts as a buffer zone empty, under utilised spaces, sterile, barren and negative sensory perception

**Problems:**
- Little provision has been made for cyclists and pedestrians along the roadways.
- Unemployment (majority 17-25 year olds) due to: a lack of information and awareness of what they can do; a lack of opportunity for employment and crime due to a lack of employment which leads to poverty, and a lack of passive surveillance
- Lack of transport routes and designed modal interchanges
- Lack of sport facilities, no focus on recreational activities
- No student housing / localised residences

**Principles:**
- Building height no more than 12m (4 storeys), for development along Hans Strydom road with a high density erf Coverage of 70%, and majority zoning: Mixed use land-use policy
- Complete relaxation of the building line along the edges of the University property
- University to engage in lease and share development
- Utilise grey water and storm water as far as possible on site for irrigation, rejuvenation of ground water, recreation and education
- Proposed length of new town blocks 20-40m with allowance for permeability, roads every 100m
Pedestrian walkways, cyclist paths and street trees (indigenous) + street furniture

Increasing Hans Strydom road to double carriage way with pedestrian crossings and centre islands

Provision for informal trading with stalls and required public ablution and service facilities

Promote passive surveillance, by the mix-use principle of high density with living and work combined

Community engagement and involvement

Public space creation

Systematic process of opening up the University to the public/community with the end goal to be completely permeable by all, students and community

Across the board densification proposal of study area as well as the remaining development vision node including people and commercial activities

Sustainable principles: water, electricity, waste recycling (collect and separate and use on or near to site)
Group urban proposal and document to be presented and submitted prior to students’ presentation. To be added as an addendum to each students’ thesis document.
An urban vision for rural place making
People of place

A social predicament an informal settlement
A melody once found now lost in r.d.p low cost
In silence I pray, I pray for that day,
that my worries can go away, my family stay

Down the bottle he looks,
for the answers of his way.
How can I judge, he only tries it’s his way;
I feel resent In senseless in depend
This is me I am now,
What I feel, what I am, who I know what it brings

In time I shall find
The sweetness that grew that vine

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