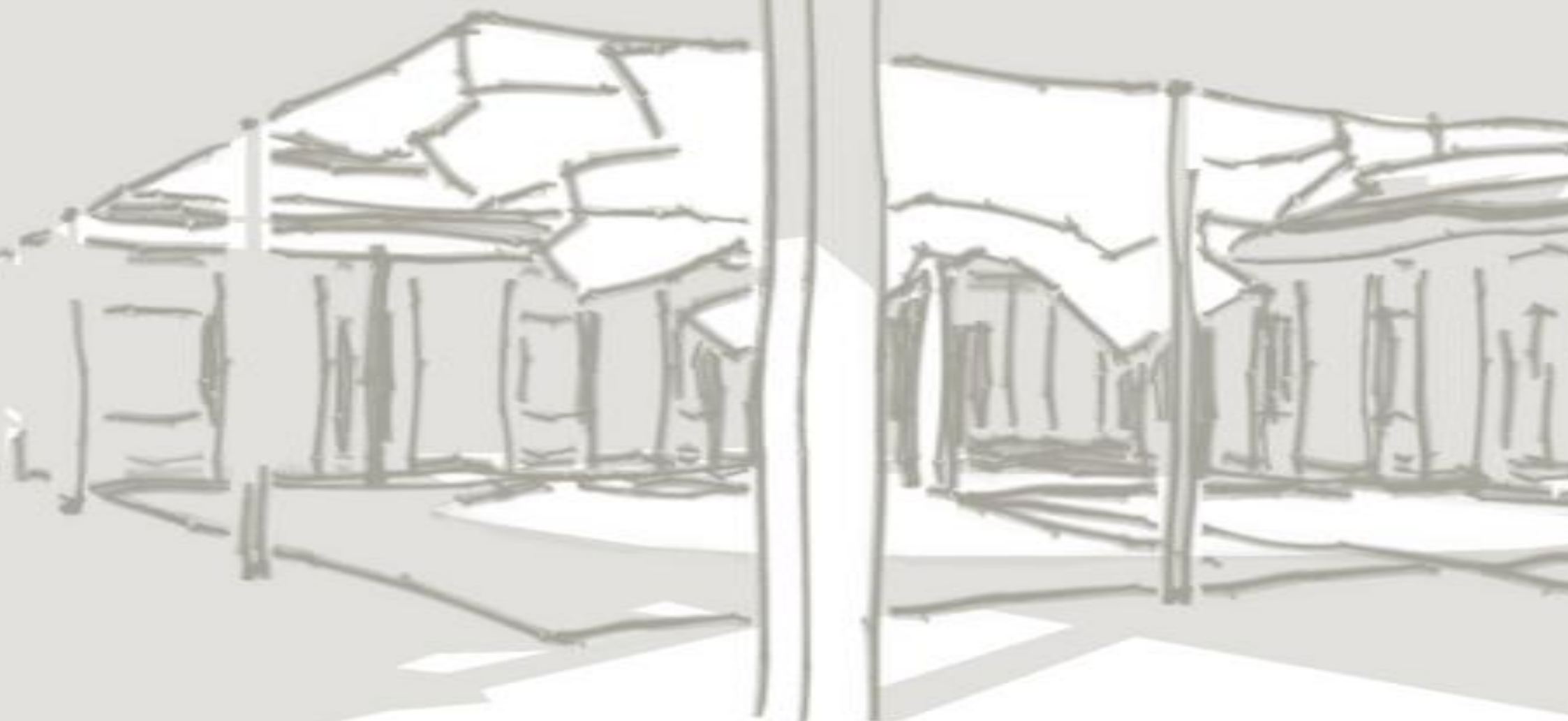




## 4 The Site



“The site should be well placed to share the life of the community. There is always the need to stimulate interest and awareness” (Nellist 1970:25).

Reasons for the location of the identified, new site were given in section 1.7, and it was argued that the most suitable area would be located within Tshwane and specifically around the Pretoria CBD. This section details the site selection for the new home.

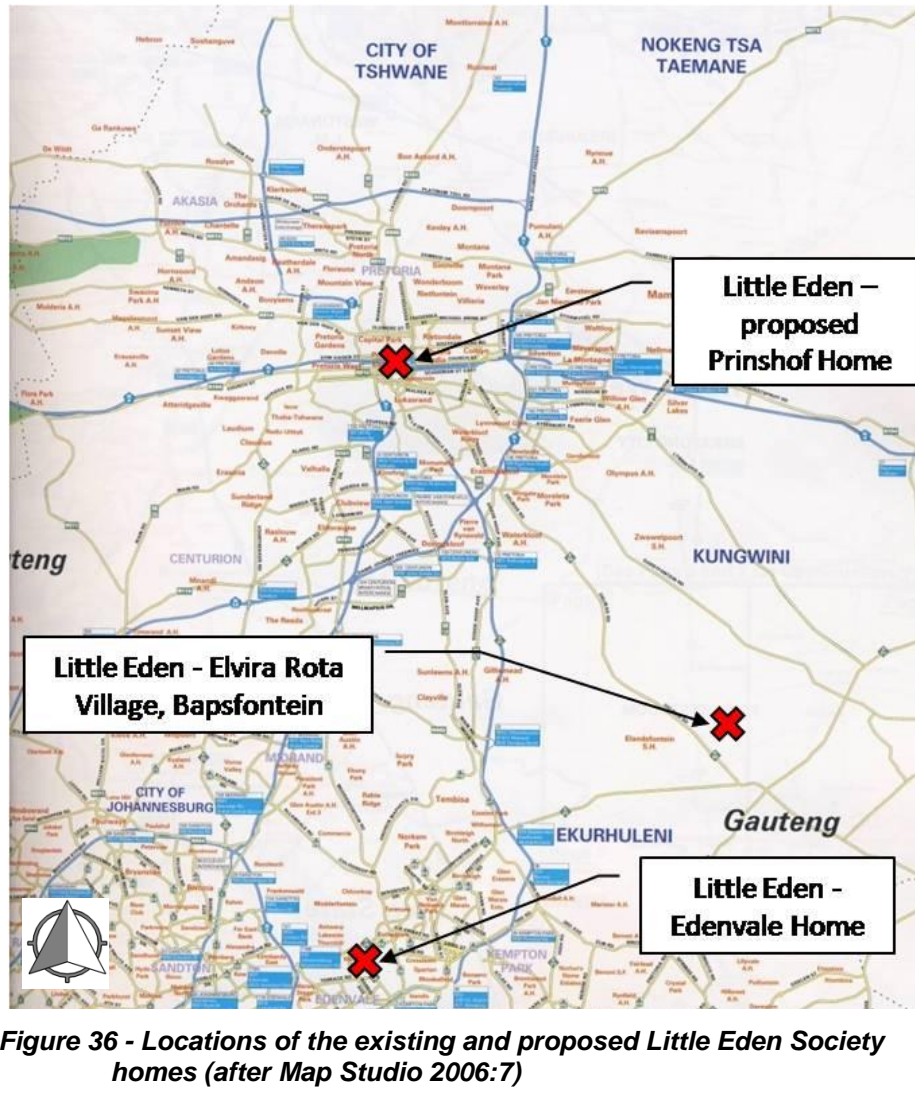


Figure 36 - Locations of the existing and proposed Little Eden Society homes (after Map Studio 2006:7)

#### 4.1 Identified sites evaluation

The area in which the site selection took place was within the recommended designated area, which is situated in the northern part of the Pretoria CBD. Within this area a medical and institutional precinct was identified as the most appropriate in which the facility would be located. The designated area and medical and institutional precinct is illustrated in Figure 37.

Broadly, the site requirements for new premises for the Little Eden Society are:

- *Size*: the size of the site should be at least 10 000m<sup>2</sup> to accommodate the required facilities, and have a capacity for 140+ residents without having to erect a multi-storey facility.
- *Accessibility of site*: it needs to be easily accessible by vehicles (especially ambulances) with proximity and ease of route to medical facilities.
- *Accessibility within site*: it needs to be easily used by wheelchairs, prams and carriages, therefore the flatter the site the better.
- *Access to outdoors and nature*: living in and interaction with the natural surrounds is an important passive therapy for the residents. The natural setting of the site is therefore important.



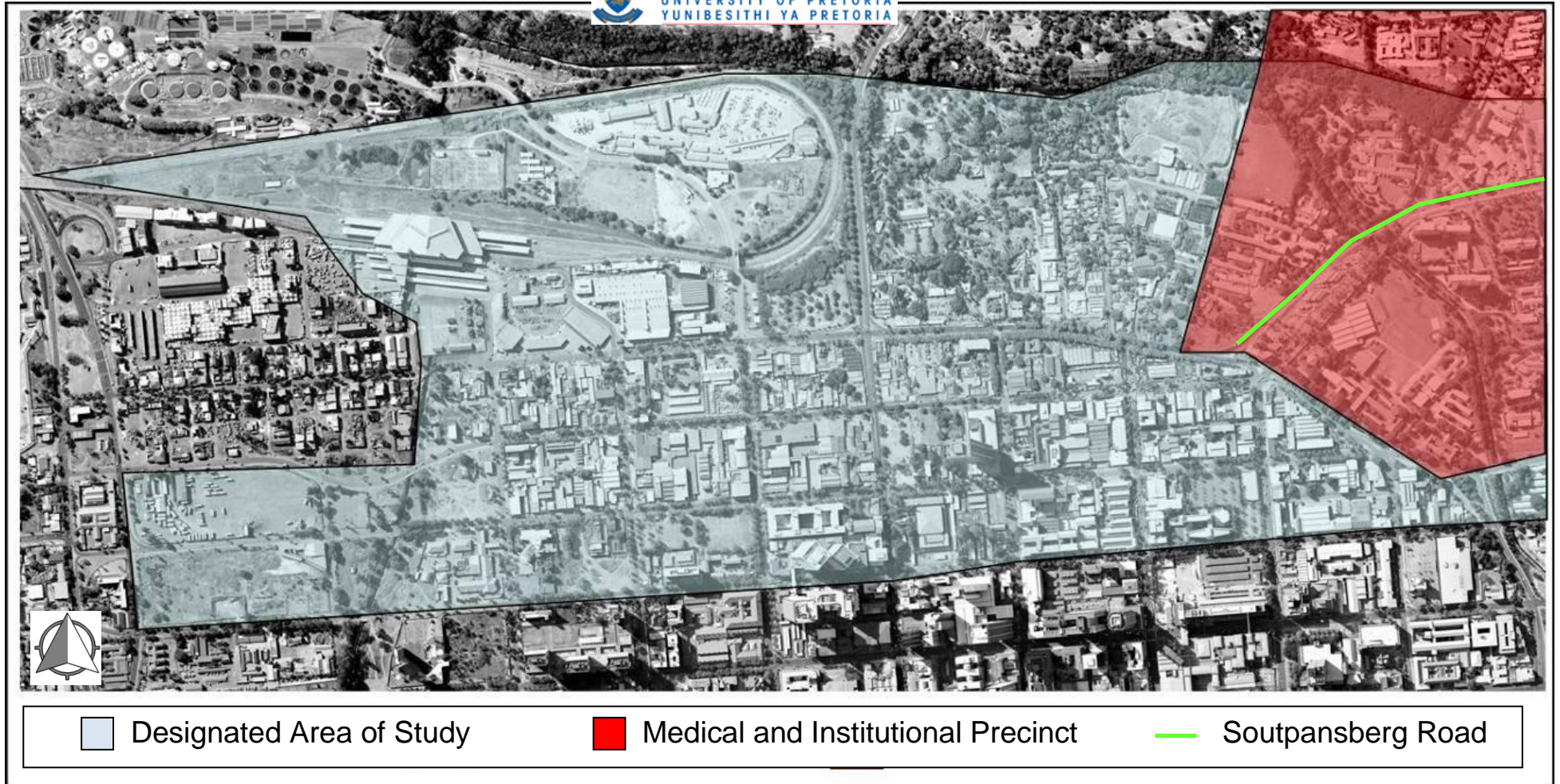
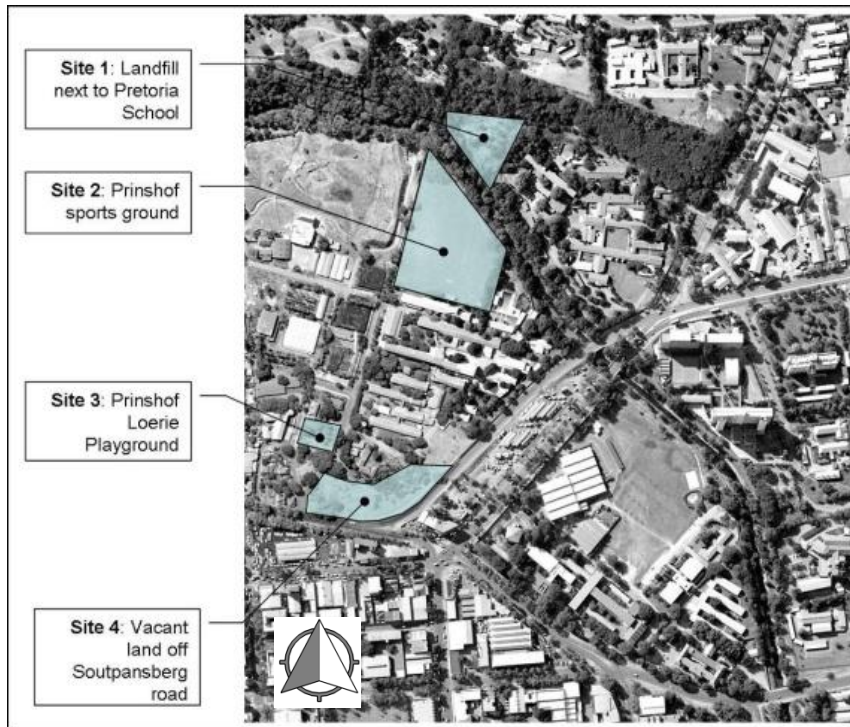


Figure 37 – Designated area and medical and institutional precinct

The focus area was further narrowed down to the northwestern Soutpansberg Road. Here other facilities for people with disabilities are located and to the south and east of this road many medical facilities are situated. Within this area 4 sites were considered as suitable for the home. The location of each is illustrated in Figure 38.



**Figure 38 - Possible sites**

*Site 1: Landfill next to Pretoria School for Cerebral Palsy Children,*  
The approximate area of the site is 10850 m<sup>2</sup> and is suitable for the following reasons:

- It has an excellent natural setting in the green belt, on the ridge and next to the Apies River.
- It is in close proximity of the surrounding medical facilities.

This site was however deemed as not suitable for the following reasons:

- Access to the site would be problematic due to the fact that it is surrounded by the Pretoria School for Cerebral Palsy Children, the Apies River, the Pretoria Zoo and the Association for People with Disabilities. Currently access is through the Pretoria School, which

ould prove to be very problematic. New road access would have to be applied for and zoned and there is insufficient space for this.

- The site is compromised due to its use as a landfill. This would prove expensive to rehabilitate.

*Site 2: Prinshof School sports ground*

This site is north of the Prinshof School for the visually impaired is currently being used by them as a playground and sports field. The north boundary of this site is the Apies River. Part of the site could be a shared field for sport and play for both the Little Eden Society's planned building and the Prinshof School. This site meets all the criteria in that:

- Access to the site can be made from Prinshof Street.
- Being a sports field most of the site is almost flat, making ease of movement for people with compromised mobility more comfortable.
- The approximate area of the site is 18 296 m<sup>2</sup>, well in excess of the 10000m<sup>2</sup> requirements.
- It is located adjacent to the Apies River and a green belt, with the northern edge of the site having a good natural setting.

*Site 3: Prinshof School Loerie playground*

This site is currently used by the Prinshof School Loerie Section for Special Education as their playground. A spokesperson for the school mentioned that plans are afoot to relocate the Loerie section to the north-east of the school grounds, which is currently an unused staff residence, and sell off the Loerie area. The site is suitable because it has:

- easy road access.
- a low site gradient (the site is almost level).

The site is unsuitable for the following reasons:

- approximate area of the site is 2135 m<sup>2</sup>, thus too small.
- it has a poor natural setting.

*Site 4: Vacant land off Soutpansberg Road*

This site is south of the Prinshof School and is currently vacant and unused. It is suitable because it has the best road access of all the sites, being at the intersection of two main roads.

The site is however unsuitable for the following reasons:

- The approximate area of the site is 8086 m<sup>2</sup>, a little short of the requirement.
- It is close to the commercial district, and has little privacy and no natural setting worth mentioning.

This is summarised in Table 6



**Table 6 - Site evaluation matrix**

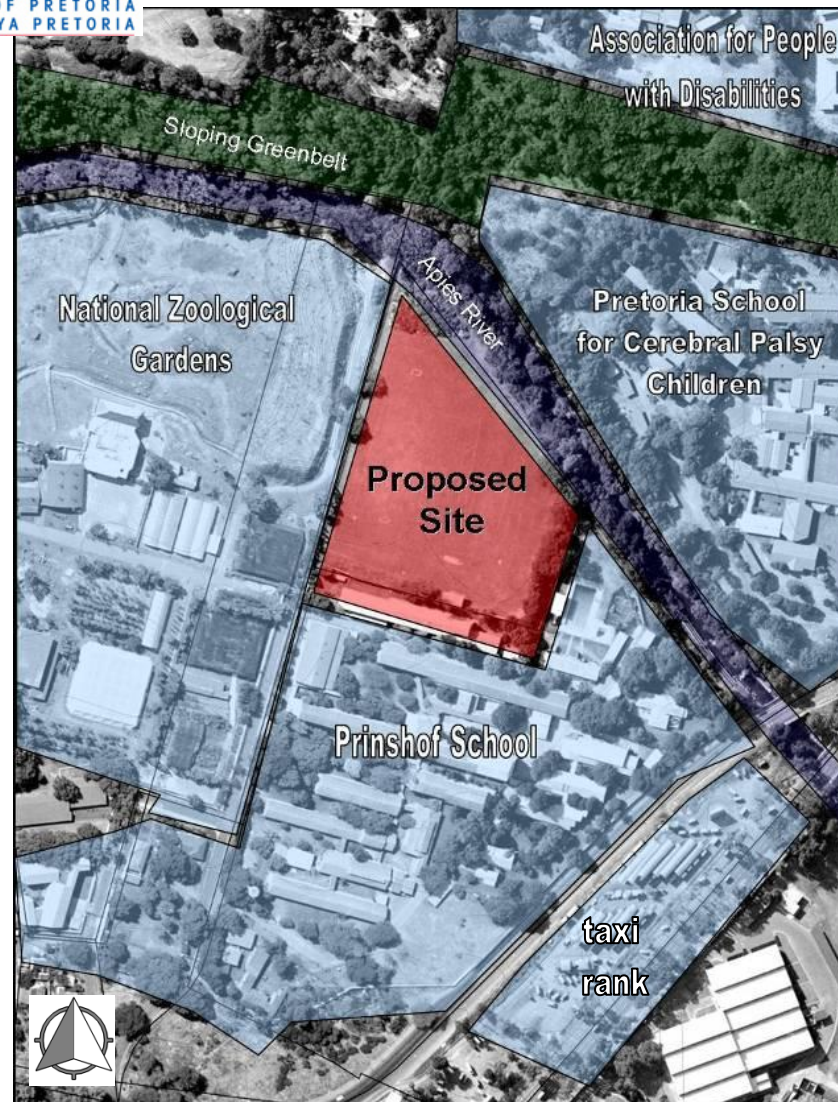
Site #	Site size	Road access	Gradient	Natural setting	Proximity to medical facilities	Score
Site 1	10850m <sup>2</sup>	No	No	Yes	Yes	3/5
Site 2	18296m <sup>2</sup>	Yes	Yes	Yes	Yes	5/5
Site 3	2135m <sup>2</sup>	Yes	Yes	No	Yes	2/5
Site 4	8086m <sup>2</sup>	Yes	Yes	No	Yes	2.5/5

From the matrix it is clear that the most suitable site is the Prinshof School sports ground. This will therefore serve as the location for the new home.

#### 4.2 Selected site overview

The chosen site, Portion 64 (made up of R/61 and 62) of the farm Prinshof 349-JR, is owned by the City of Tshwane Metropolitan Municipality and is used by the Prinshof School as a sports and play area. Part of the site needs to be left open for space for sports and play and for holding fund-raising activities such as fêtes. The open space should be situated in such a way as to accommodate the Prinshof School as well. The site is surrounded by:

- *To the west*, the National Zoological Gardens (hereafter referred to as the Zoo).
- *To the south*, the Prinshof School which caters for people with compromised sight, sometimes accompanied by other physical disabilities.
- *To the east*, the Pretoria School for Cerebral Palsy Children (hereafter referred to as the Pretoria School).
- *To the north*, the Apies River, Association for People with Disabilities, and the sloping green belt.



**Figure 39 – Overview of the selected site and immediate surrounds**

### 4.3 Context of the site

#### 4.3.1 Site photographs

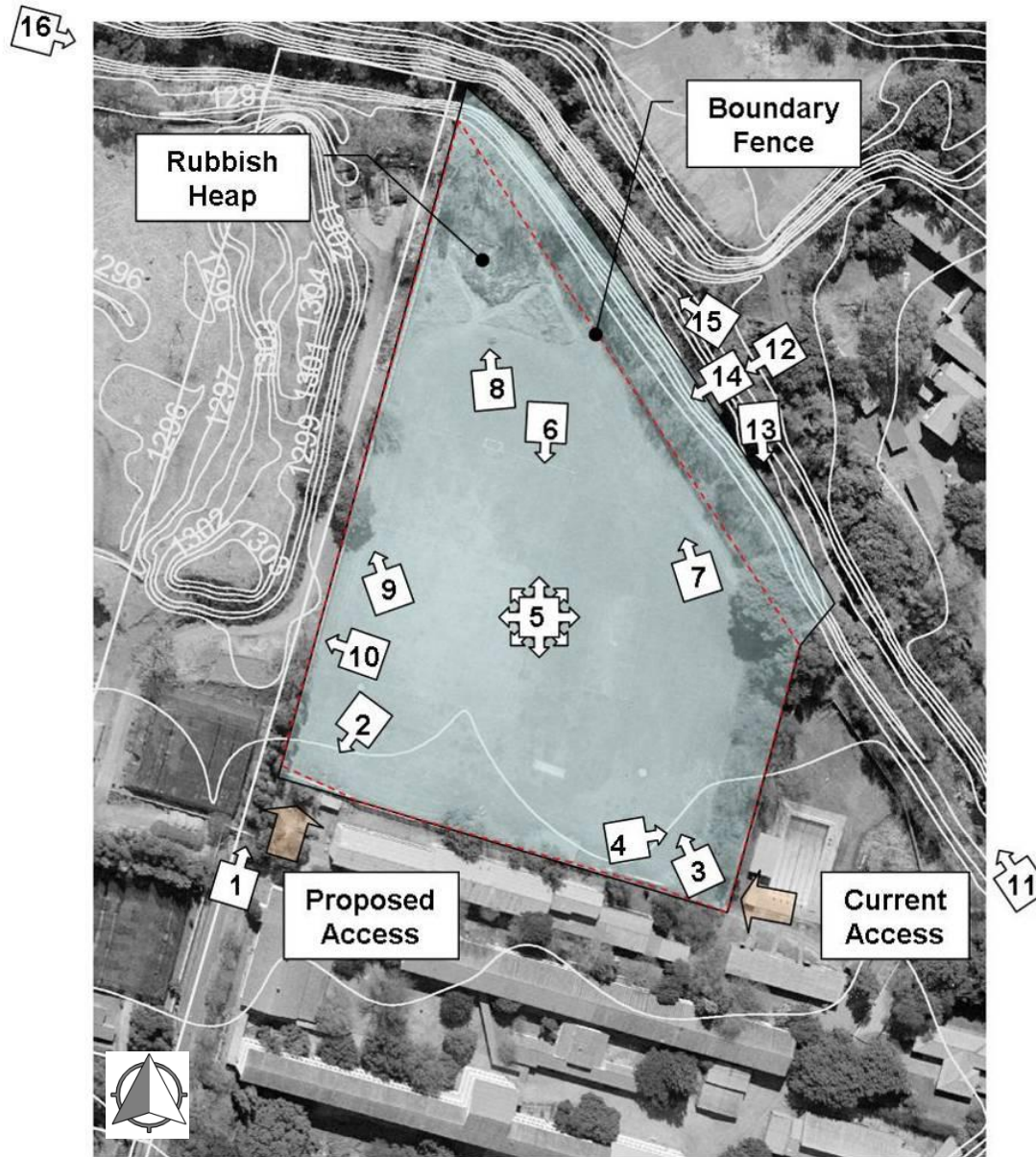


Figure 40 - Camera positions for the subsequent photographs





**Figure 41 - Position 1 - Panoramic view of end of Prinshof Street**



**Figure 42 - Position 2 - Position of proposed access**



**Figure 43 - Position 5 - 360° Panoramic view of site**





**Figure 44 - Position 3 - Panoramic view of site from school access**



**Figure 45 - Position 6 - View towards existing access**





*Figure 46 - Position 7 - View along boundary fence towards refuse heap*



*Figure 47 - Position 8 - Refuse heap at the northwest corner of the site*



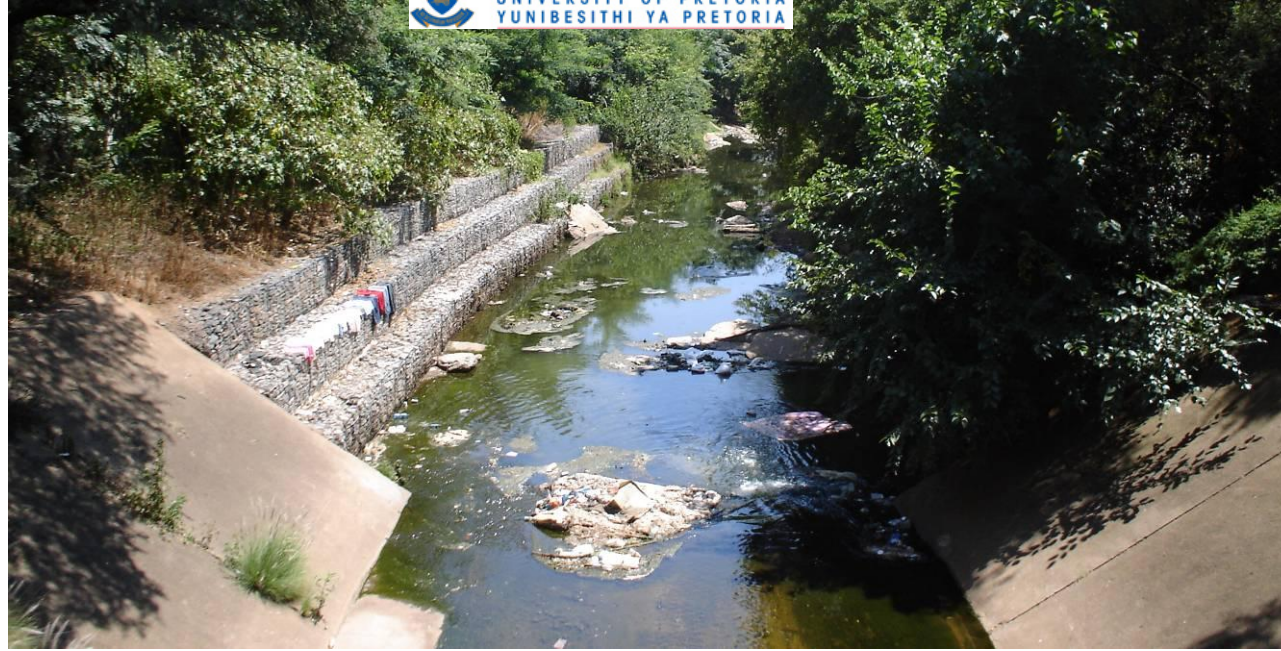


**Figure 48 - Position 9 - View along west boundary with Zoo**



**Figure 49 - Position 10 - View through fence towards Zoo**

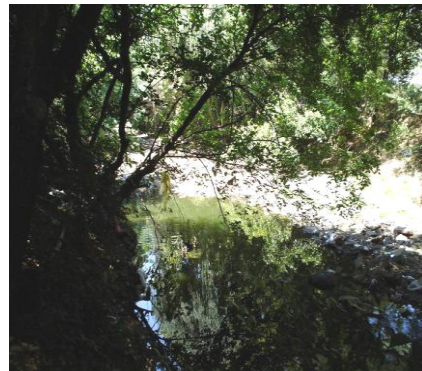




**Figure 50 - Position 11 - View along Apies River from Soutpansberg Road**



**Figure 51 - Position 4 - View along east border**



**Figure 52 - Position 13 - View east along Apies River from opposite bank**

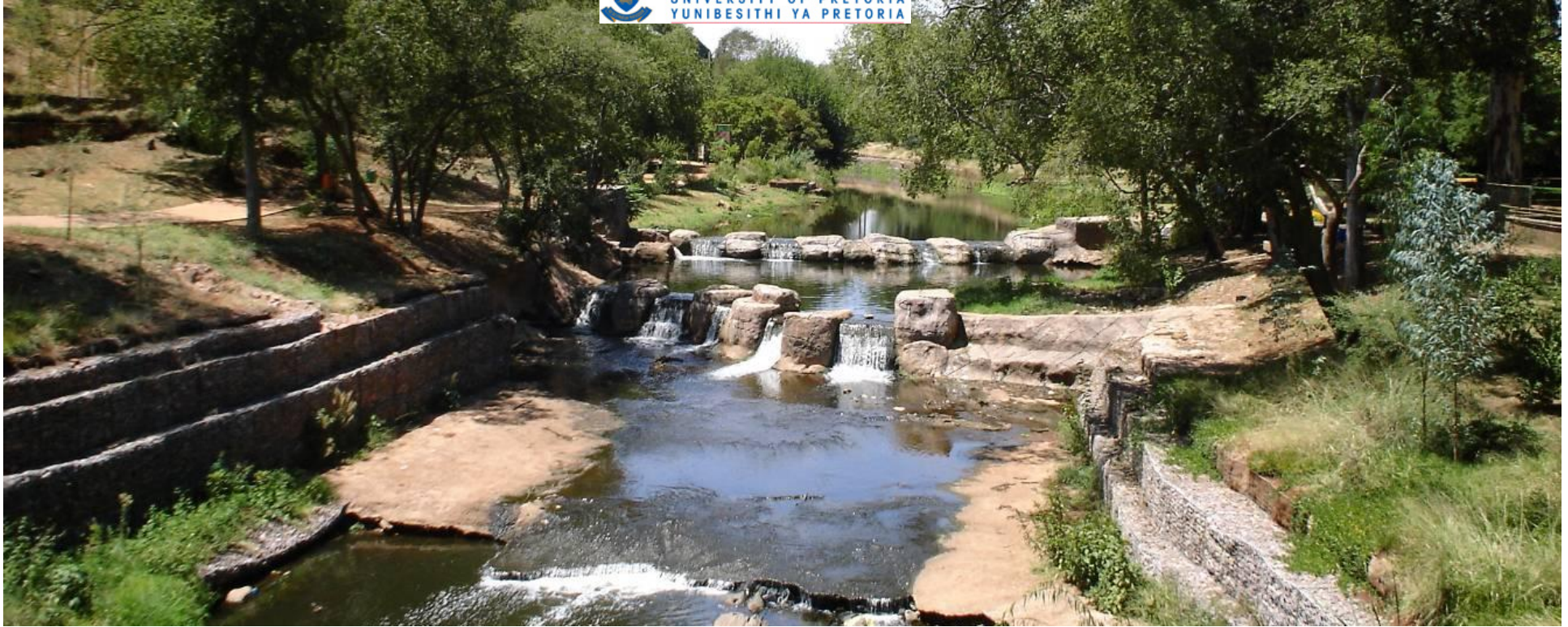


**Figure 53 - Position 14 - View across Apies River towards site**

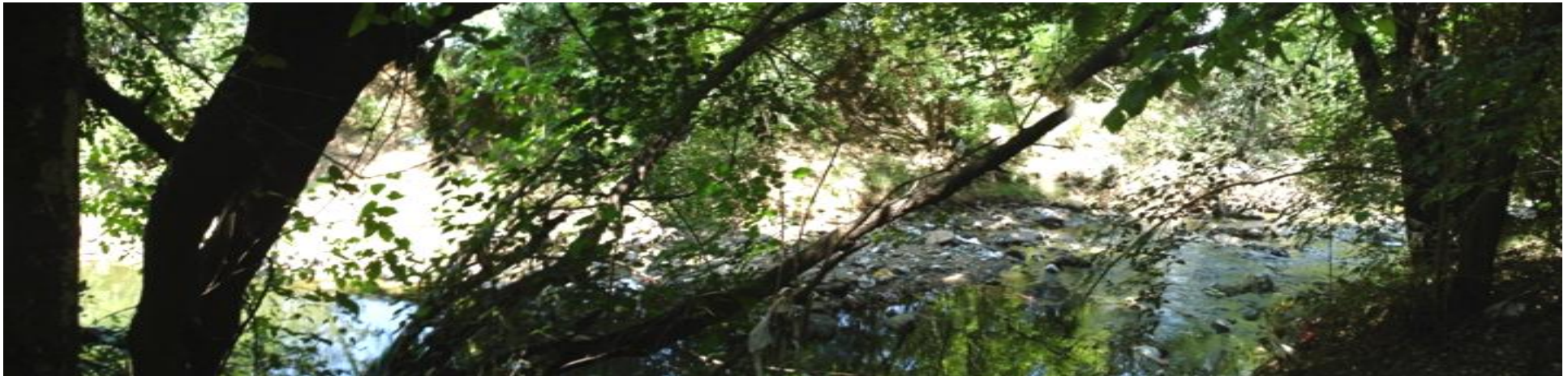


**Figure 54 - Position 15 - View west along Apies River from opposite bank**





*Figure 55 - Position 16 - View east along Apies River from Zoo*

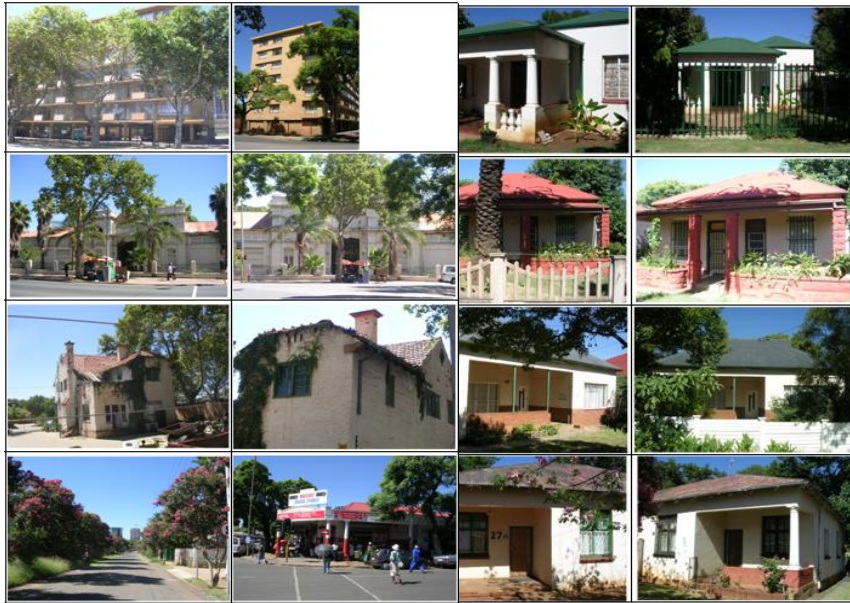


*Figure 56 - Position 12 - View of Apies River from opposite bank*



### 4.3.2 Architecture of the surrounds

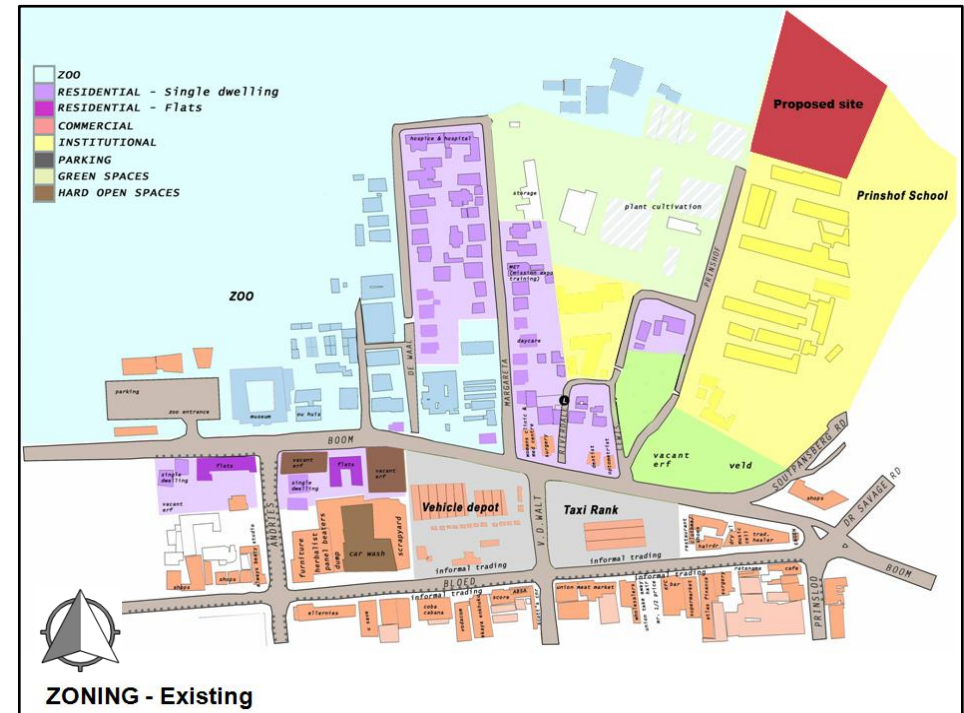
The architecture of the buildings surrounding the site particularly those in the residential area are noteworthy for the following aspects:



**Figure 57 – A collage of images of various buildings in the immediate area, around the site (class group work 2007)**

- Buildings are mostly single storey in height with only a few double storeys. This includes the outskirts of the commercial district, however further south the buildings become taller.
- The use of steel sheeting as a roofing material is fairly pervasive. Most residential building roofs are hipped.
- Walls are mostly white painted plaster, some with face brick. The use of face brick in some of the multi-storey commercial buildings is not uncommon.
- For a more in-depth look at the heritage values of the surrounds, see Appendix E – Group research

Much like the Edenvale home, the Prinshof home will be located in close proximity to residential and commercial zones. The site itself is nestled in an institutional zone, with the green zone of the Zoo to its west. To the south west of the site is a residential zone. To the south of the site are a commercial zone and the southern end of the Pretoria CBD.



**Figure 58 - Existing uses around the site (class group work 2007)**

#### 4.3.4 Services

All services are available on site or are within 200m of the site. This includes:

- *Sewerage lines* which run through the north of the site.
- *Refuse collection* which stretches all the way to the south west corner of the site.
- An *electrical distribution box* which is not more than 100m south of the site.
- *Water lines* are less than 200m from the site.

Accessibility to services will therefore not be an issue for the site.

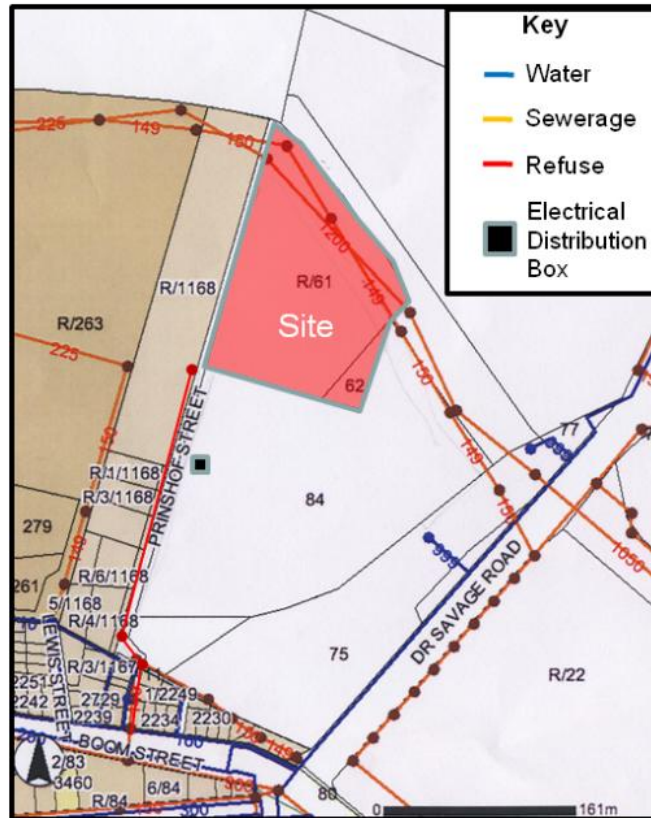


Figure 60 - Overview of services' in the immediate area

The transport infrastructure and services in the immediate area are good. This is evident from the proximity of bus and taxi routes and ranks which are concentrated just south of the site. As already indicated vehicle access would be from Prinshof Street which itself is accessible from major routes such as Soutpansberg Road and the N4. Pedestrian walking distances from the main taxi ranks are only 5 minutes to the site.

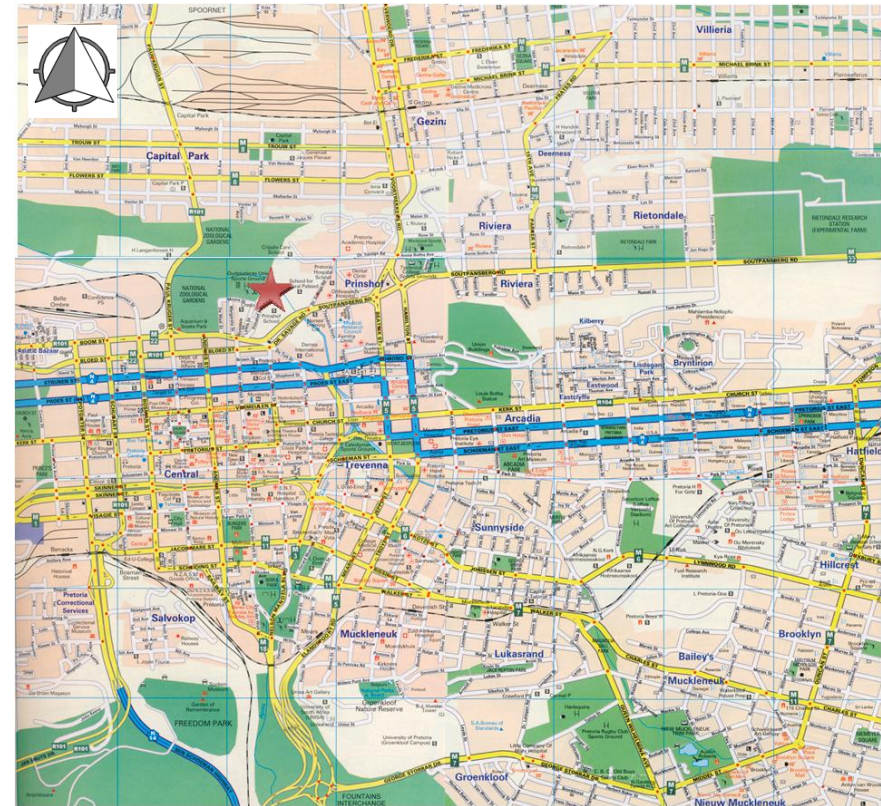


Figure 59 - Street map showing the proposed Little Eden Society Prinshof site (Map Studio 2006)



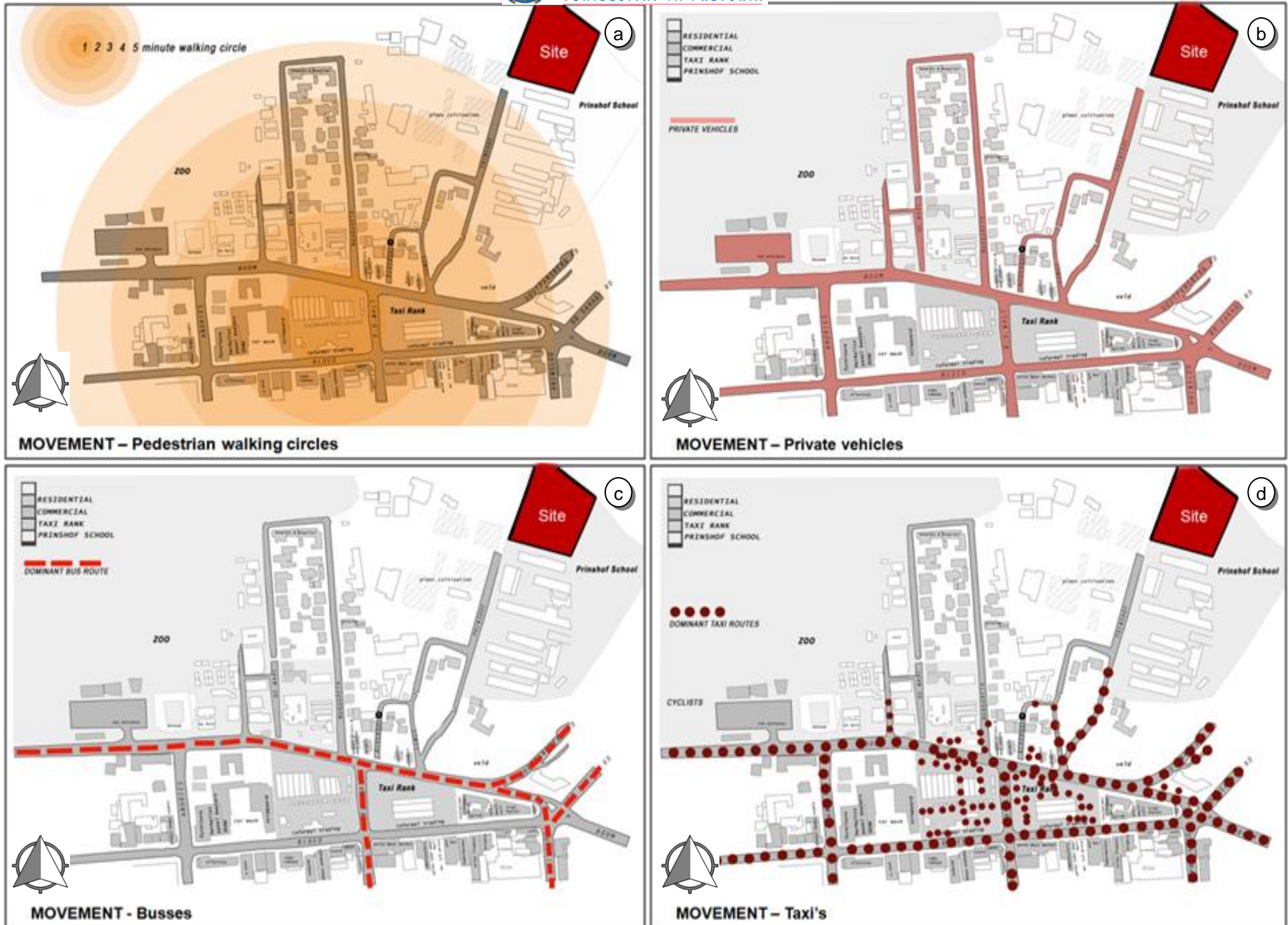


Figure 61 – Transport infrastructure and services in the immediate area: (a) pedestrian walking times (b) vehicle access (c) bus routes (d) taxi routes (class group work 2007)

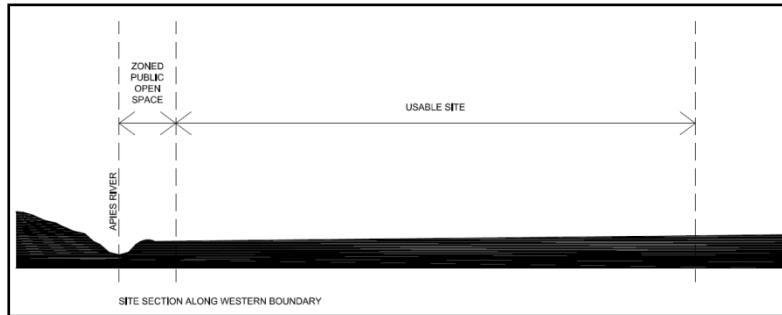


#### 4.3.6 Geography

According to information obtained from the University of Pretoria's Geography department, the soil type in the Prinshof area is shale with plinthic catena: upland duplex and marglitic soils rare, dystrophic and/or mesotrophic; red soils widespread. The vegetation in the area is classified as urban temperate Bushveld.

Previously used as a sports ground, this site has a gentle fall north towards the Apies River. From the boundary fence towards the river there is a slope up about half a metre presumably over the sewerage pipes and then a steep slope down to the river.

Nellist (1970) mentions that there are advantages to a site with a slight rise, in that it gives the advantage of a pleasant and open outlook even when surrounded by buildings. In the way in which he describes the ideal site in the northern hemisphere, it can be deduced that in the southern hemisphere a gentle north facing slope with access from the south or west would be a good site choice.



**Figure 62 – Section along the west boundary and contour plan**



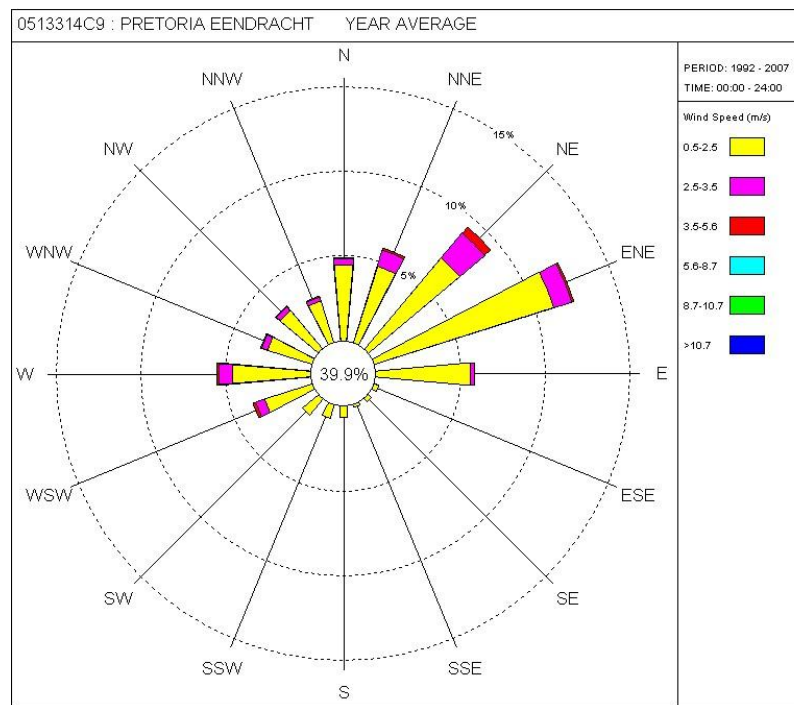
### 4.3.7 Hydrology

The Apies River is directly adjacent and runs to the north of the site. There is a 50-year flood-line which extends into the north of the site in the section zoned as public open space. The flood line does not extend past the northern boundary wall into the site.



**Figure 63 – Illustration of the flood lines for the Apies River to the north of the site (City of Tshwane Metropolitan Municipality 2007)**

*Wind* – According to wind roses received from the South African Weather Service, the average prevailing winds from August through to April are from the north-east and east-north-east, with the prevailing winds in May and June blowing from the west. During July the wind blowing from the east-north-east is only slightly stronger than that blowing from the west and the north-east. Figure 64 shows the average wind directions and speeds, with fewer than forty percent calm wind speeds. See Appendix for individual wind roses.



**Figure 64 - Wind rose showing the year average (McBride 2007)**

*Temperature* – Temperatures are mild to hot but rarely above the 35 degree mark or below freezing. At the extremes some level of discomfort will be experienced especially by the patients, many of whom could be extra sensitive to high and low temperatures and thus the design needs to take into consideration the temperature conditions at summer’s and winter’s peaks. As part of the design a low-energy building design philosophy will be applied.





name Prinshof came from the neighbouring property, Prinsenhof, after its owner Joggem 'Tweeduim' Prinsloo.

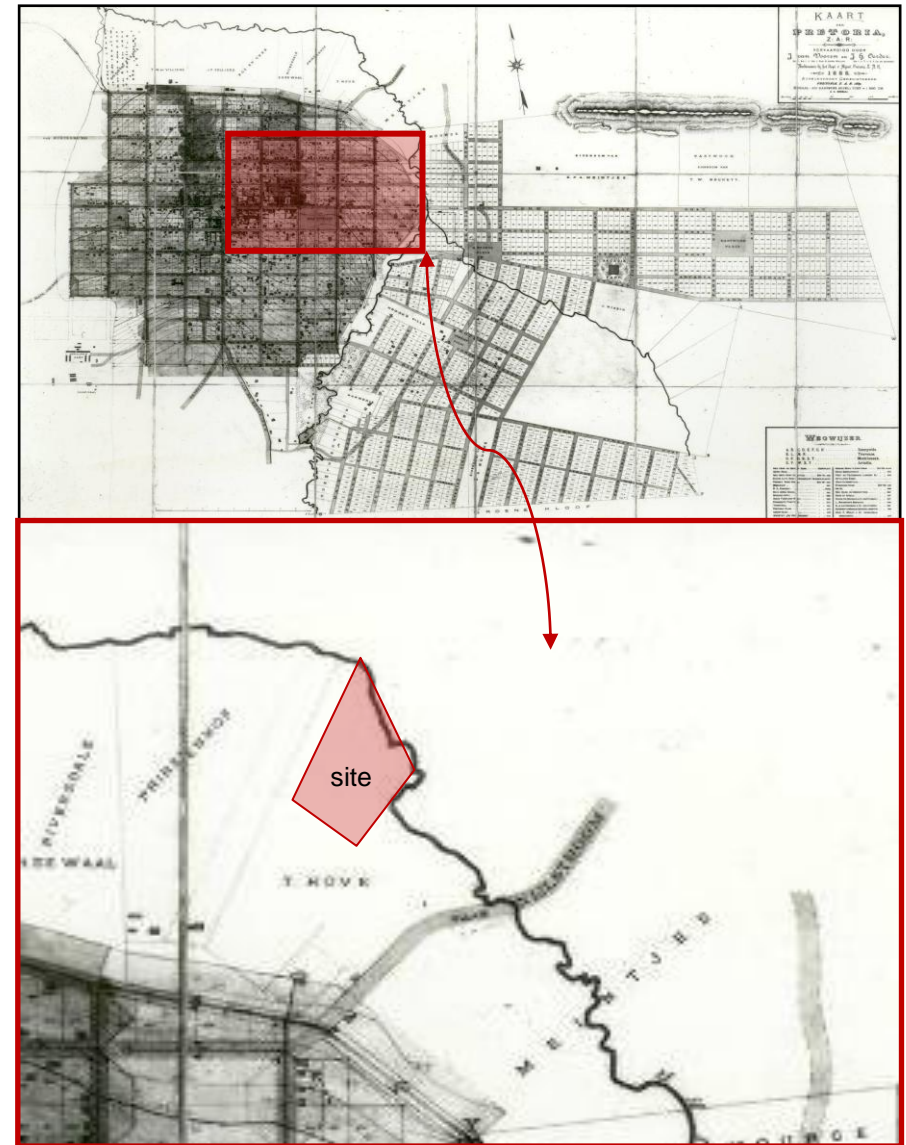
*Precipitation* - Rainfall levels are medium to low. Standard methods of drainage and waterproofing are to be applied throughout the design. Rainwater harvesting will be used for the irrigation of the gardens. The temperature and precipitation data for Pretoria is listed in Table 7.

**Table 7 - Pretoria climatic data (South African Weather Services 2007)**

Climate data: Pretoria	Position: 25° 44' S 28° 11' E	Height: 1330m	Period: 1961- 1990				
This climatological information represents the normal values and is based on monthly averages for the 30-year period 1961 – 1990							
Month	Temperature (° C)				Precipitation		
	Highest Recorded	Average Daily Maximum	Average Daily Minimum	Lowest Recorded	Average Monthly (mm)	Average Number of days	Highest 24 Hour Rainfall
January	10	29	18	8	136	14	160
February	36	28	17	11	75	11	95
March	35	27	16	6	82	10	84
April	33	24	12	3	51	7	72
May	29	22	8	-1	13	3	40
June	25	19	5	-6	7	1	32
July	26	20	5	-4	3	1	18
August	31	22	8	-1	6	2	15
September	34	26	12	2	22	3	43
October	36	27	14	4	71	9	108
November	36	27	16	7	98	12	67
December	35	28	17	7	110	15	50
<b>Year</b>	<b>36</b>	<b>25</b>	<b>12</b>	<b>-6</b>	<b>674</b>	<b>87</b>	<b>160</b>

#### 4.3.9 Historical context of the site

A plan of Pretoria from 1889 shows that the identified site, and the site of the Prinshof school, were originally one plot owned by Theodore Hove (1834-1906). According to Van der Waal (1999) this ground, together with the plots originally owned by Eddie Meintjes (1861-1917) became part of the Prinshof Experimental Station, a farm where various grasses were cultivated in the early 20<sup>th</sup> century.



**Figure 65 - Plan of Pretoria in 1889 (after Van der Waal 1999)**



Subsequently the proposed site and part of neighbouring became the Oudstudente Unie Sports Ground. Of the Oudstudente Unie Sports Ground all but the proposed site was incorporated into the Zoo. The proposed site is currently owned by the City of Tshwane Metropolitan Municipality and is used by the Prinshof School as a playground and sports field.

people can live fulfilling lives and where their needs are addressed at multiple levels.

#### 4.3.10 Mental health services in the region

- *Weskoppies Psychiatric Hospital* (hereafter referred to as *Weskoppies Hospital*) – originally known as the Lunatic Asylum, is a psychiatric hospital offering services for mental illness, and is situated approximately 6 kilometres from the Pretoria Academic complex. The *Weskoppies Hospital* has approximately 1400 beds and a bed occupation figure of 95%. Approximately 5000 patients are admitted annually, whilst the outpatient section handles approximately 5200 patients per annum.
- *Denmar Specialist Psychiatric Hospital* - established in 1951, was the first private psychiatric clinic in Pretoria. It is a 120-bed hospital with day clinic facilities. Today, due to continuous development and upgrading, it is one of the largest private psychiatric facilities in the country.
- *Vista Private Psychiatric Clinic* - provides private mental health services to the general public and has a capacity of 127 beds. Only patients of 16 years and older are admitted. The most common conditions treated at the clinic, are mood and anxiety disorders i.e. depression, bipolar disorders, post-traumatic stress disorders and substance abuse.
- *Paul Jungnickel Home* - is a residential facility that delivers a 24-hour care service to 132 residents who, due to their physical and/or intellectual disabilities, are not able to function independently in the community.
- *YANA* – Assisted accommodation for mentally ill people in Zwavelpoort.

As detailed above, most of these facilities are institutional in nature providing medical based care and treatment of patients over a short to medium term basis. Those that do provide a “home” for patients over a longer term (typically their entire life) and offer a more holistic approach to their care, are limited in number and capacity. A need therefore exists within the community to provide a home in which



#### 4.4 Site analysis – opportunities and constraints

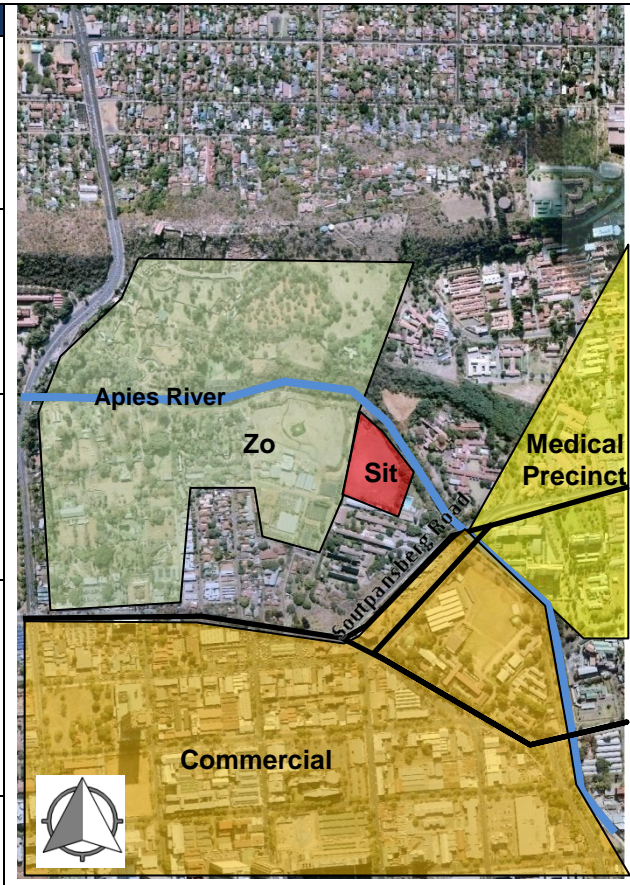
Opportunities		Constraints
<p><i>River:</i> The river it is a link with nature, even if only a visual one. Assuming that the Apies River Urban Design Framework guidelines are followed and the river upgraded, controlled access to the river from the site would definitely be a positive opportunity.</p>		<p><i>River (access and flooding):</i> It is dangerous for people with a disability, who if mobile, may not be able to swim and therefore controlled access to the river is important. Flood lines also become a problem as the ground slopes up before sloping down to the river to accommodate the 1:50 flood line, therefore restricting visual contact with the river and greenbelt.</p>
<p><i>Medical precinct:</i> The site, as shown in the context study, is close to medical facilities as well as facilities dealing with people with various disabilities. This is an opportunity and can provide support for the home in cases of emergency and the possible sharing of facilities. Access to facilities such as the Zoo also creates an opportunity.</p>		<p><i>Low rainfall:</i> Pretoria's rainfall is moderate to low. Water conservation and harvesting of rainwater should be a serious design consideration especially if extensive gardens are planned.</p>
<p><i>Site gradient:</i> The flatness of the site is an opportunity as this makes accessibility easier for users of wheelchairs, prams and carriages. The sharing of some of the ground as a common field by the Prinshof School and the Little Eden Society's planned building is an opportunity that can be used to the advantage of both.</p>		<p><i>Temperature:</i> Pretoria in general, has a fairly hot climate in summer. Provision should be made for the cooling of the facility during the summer months, preferably using passive mechanisms. Making use of the winds during summer months is also recommended</p>
<p><i>Access:</i> the site has access to the main roads without being on a main road which limits the possible traffic noise. There is also a small residential area between the site and the Zoo, which provides the opportunity for local residents to get involved with volunteer work. It will also provide recycling collection points for the surrounding community.</p>		<p><i>River (security):</i> The river also poses a security risk making the northern site boundary less secure.</p>
<p><i>Commercial district:</i> The site is also close to public transport and commercial enterprises within the commercial district south of the site.</p>		

Figure 66 – Opportunities and constraints of the site

a community based organisation, in close partnership with government, that will serve the city's poorest and most neglected residents, creating a better life for them and their families.

## 4.5 Legal and regulatory context

### 4.5.1 Alignment with the Mental Health Care Act, Act 17 of 2002

The new Mental Health Care Act (hereafter referred to as the Act) was drafted and passed in the year 2002. It advocated major changes to the principles and manner in which mental health care is provided and how the sector operates.

The main purpose of the new Act was to make mental health a health issue like any other, and not to separate it out as something totally different from other illnesses. An intrinsic part of the Act was the move to bring community services closer to the mentally ill patient instead of removing patients from the community and placing them in an institution out of sight. The Act essentially rearranges the mental health service and takes it from being a separate vertical programme to being a service that is decentralised and integrated into primary health care.

While this may imply the scaling back and restructuring of facilities and services especially provided to those patients with moderate or mild disability, the need for homes and other intuitions which, address the challenging needs of severe and profoundly disabled patients remains, a necessity. For such organisations the Act defined a new manner in which these organisations must render their services.

### 4.5.2 Alignment with the City of Tshwane Metropolitan Municipality's 'Tshwane's City Strategy'

In late 2004 the City of Tshwane Metropolitan Municipality finalised its strategic plans for the region for the next fifteen years. The proposal for the Little Eden Society's planned building- the Prinshof home (hereafter referred to Little Eden – Prinshof) is examined below in relation to what has been advocated in this strategy.

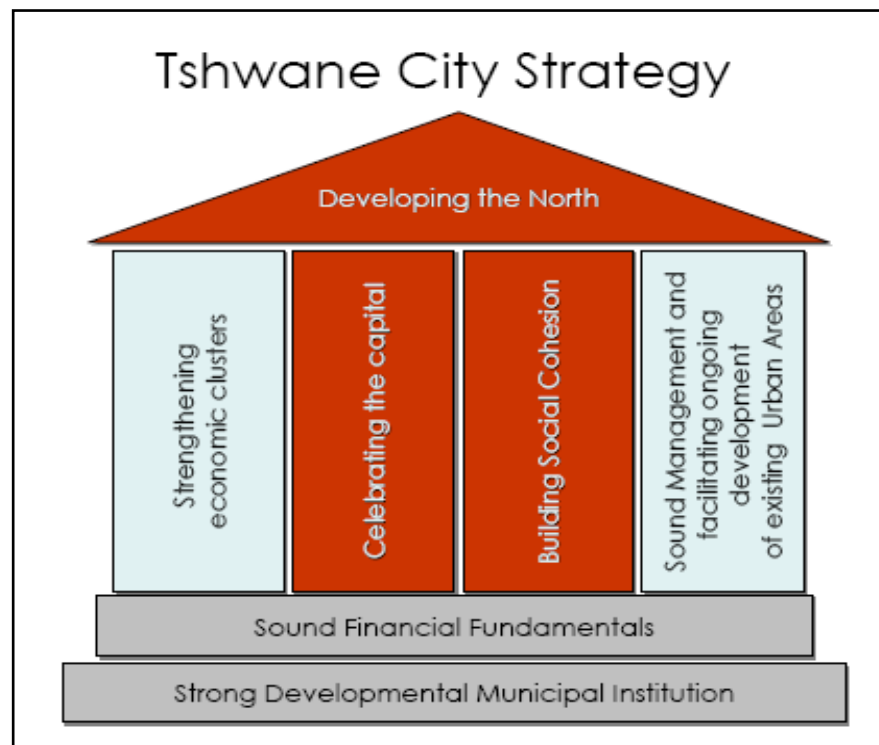
In its executive summary the strategy defines a key guiding principle, being a city that "deals creatively and realistically with the plight of the poor, but which delivers beyond the municipal mandate, mobilising the resources of all spheres of government, the economy and communities to create a better life for all" (City of Tshwane Metropolitan Municipality 2004: 6).

To this end it can be noted that the overall objectives of the Little Eden Prinshof home are closely aligned with the City of Tshwane Metropolitan Municipality's 'Tshwane's City Strategy' as it is an establishment founded

The strategy defines seven focus areas or objectives. Of these, three are noted as central and core to the strategy. These seven focus areas, with the key objectives in italics, are:

- *Developing the north*
- Strengthening economic clusters
- *Celebrating the capital*
- *Building social cohesion*
- Sound management and facilitating ongoing development of existing urban areas
- Sound financial fundamentals
- Strong developmental municipal institution

These seven focus areas, with the three key focus areas highlighted in red, are illustrated in Figure 67 taken from the strategy document.



**Figure 67 - Tshwane's City Strategy (City of Tshwane Metropolitan Municipality 2004: 8)**



The establishment of the new facility is aligned to two of the objectives of the city.

“Focus 1: Infrastructure-led expansion of development potential of the North to tackle poverty” – The strategy advocates a “zone of choice” to be the focus of development and investment activities in the city. This zone of choice is defined to extend from the industrial areas of Akasia and Rosslyn in the west, to the N1 highway in the east.

As a result, this “zone of choice” should see an appreciable increase in population density and thus an increased need for supporting facilities including a home for the intellectually disabled such as Little Eden–Prinshof. The site of the proposed home would be approximately 5kms south of this region with close access via the R101, which runs directly through the northern region.

“Focus 5: Building high levels of social cohesion and civic responsibility to maximise development opportunities.” In line with the community integration model advocated by the Department of Health for institutions catering to intellectually disabled persons, the Little Eden–Prinshof home would by its nature promote social cohesion and civic responsibility within the immediate population through their day-to-day involvement in the home and with the residents. From a direct development impact point of view, the home would obviously provide employment and skills development opportunities for the people of Tshwane. Indirectly this home will alleviate the appreciable economic and responsibility burdens placed upon the families of the residents of the home, which would indirectly increase the economic capacity of those families.