



UNIVERSITEIT VAN PRETORIA  
UNIVERSITY OF PRETORIA  
YUNIBESITHI YA PRETORIA

## Chapter 3

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PROBLEM ANALYSIS



01 DUCAMP DESCENDING A FLIGHT OF STAIRS  
LIFE MAGAZINE:1952

South Africa has recently been diagnosed with shocking obesity statistics amongst our children. ([www.health24.com](http://www.health24.com)) No matter what the cause - be it school funding cuts, shortage of facilities, computers or the internet - many kids today are not involved in enough physical activity to achieve and maintain a healthy lifestyle. Especially in Pretoria CBD where schools aren't adequately equipped with sports facilities and not many sites are dedicated to the development of sports. Sport Education does in fact not carry much weight on the Pretoria City Planning Scheme's priority list. (Aziz Tayob Architects:2002) South African society is following down a path of difficult return.



02 ATHLETE JUMPING HURDLES  
MAREY DEMENY:1896

#### SUB-PROBLEM 1:

How can one promote the importance of physical health amongst our youth within the Pretoria CBD?

The young minds of today are mostly intrigued by computers and technology. Unfortunately, sedentary activity is worsened by the lack of awareness of physical health within Pretoria CBD. The only sporting experience available are obstructed views to fenced sporting grounds. Often activities are held behind enclosures, making them unavailable to the passerby. In addition, existing initiatives that are dedicated to the enhancement of physical health through sporting activities lack facilities to operate from.

#### OBSTACLES:

1. It is not feasible to erect a fully equipped sports facility purely for non-profit initiatives. Although the centre might focus on the development of the youth to obtain certain levels of fitness, motor skills, and attitudes, it is simply not economically feasible.
2. When creating a centre open to the public, security control becomes a major problem, especially with the high crime rate and vandalism in Marabastad.

#### OPPORTUNITIES:

1. Chance to develop a sports facility whose activities are visible and accessible to the passerby in order to promote awareness of a healthy lifestyle.
2. Use of technology and adaptable architecture to spark interest in sports activities within the Marabastad community.



## SUB-PROBLEM 2:

How would the issue of security be addressed, especially within Marabastad?

Marabastad is regarded as a crime hot spot, even with two police stations within 1,5km vicinity. A police service point has been established in the south-eastern corner of the Maraba Centre, where the SAPS as well as the Marabastad Policing Forum maintain a presence. A definite need for visible policing in the area exists. For proper security and protection of the end users of the centre, fencing will be necessary. However, the requirement regarding visibility of activities is of equal importance. At night time crime prevails due to the lack of efficient lighting (*CSIR Building and Construction Technology:2001*), a problem this dissertation attempts to address.

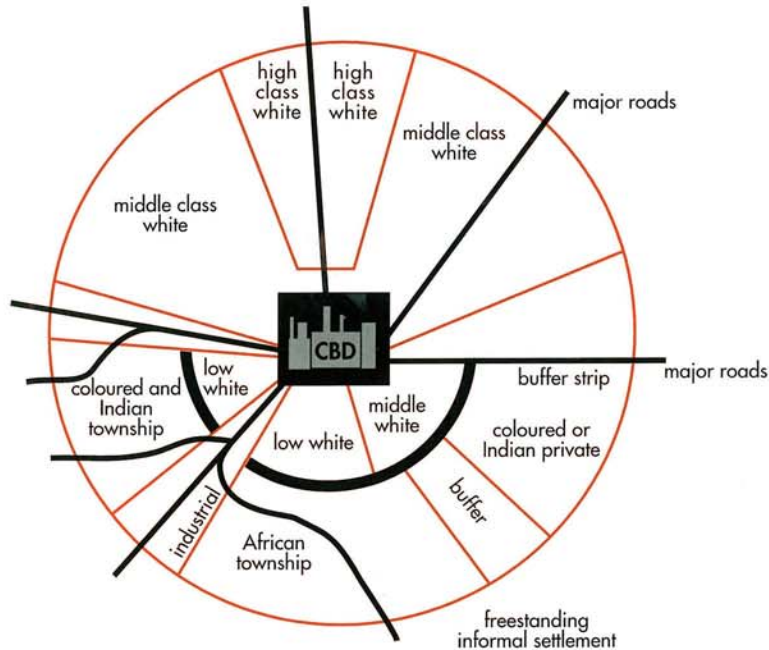
### OBSTACLES:

1. Opening up a structure to the public, complicates control and therefore security.
2. Marabastad, a "rotting cavity"\* and undesirable location in public opinion, discourages dwellers from outside of town to visit the area.

### OPPORTUNITIES:

1. The topographical slope can help to address security problems. Especially at the sports field, terraces create seating for the public to watch games without gaining access to the fields.
2. The structure will need facilities that are able to host the public at certain times of day, but can also be closed off for protection and private use. Kinetic design principles could facilitate in this ideal.
3. Lighting can promote safety and security with this type of facility. Especially at night time, better visibility will reshape society's dark perceptions of Marabastad into thoughts of light and orientation.

\* "Rotting cavity" as defined by Aziz Tayob Architects. (*Aziz Tayob Architects:2002:92*)



### 03 CHARACTERISTICS OF SOUTH AFRICAN CITIES

*CSIR BUILDING AND CONSTRUCTION TECHNOLOGY : 2001*



### SUB-PROBLEM 3:

#### Why would a sport centre be successful in Marabastad?

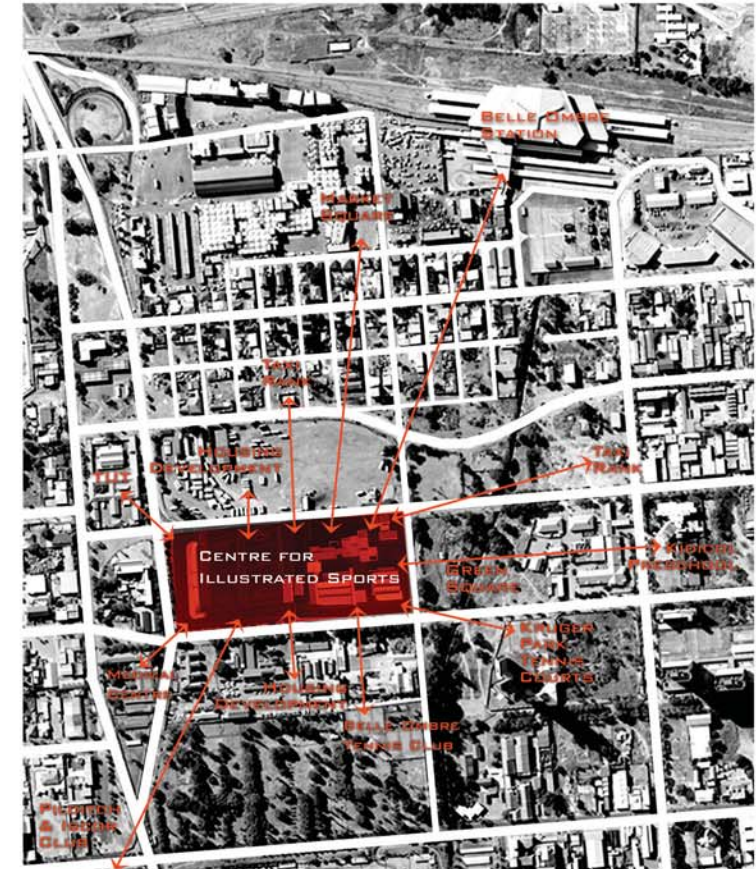
The rigid grid, size and lack of vacant lots within the remainder of Pretoria Inner city, makes a sport centre highly improbable. Over the past four decades all development within Marabastad was frozen. (Aziz Tayob Architects:2002:73) Presently a number of open spaces are available for development within this area. The proposed site between Struben- and Proes Streets hasn't supported any built form except for a motor repair shop since the seventies. (Aziz Tayob Architects:2002:52) The site is ideally situated to carry a landmark building, celebrating the western edge of the Pretoria CBD. Marabastad has become a major transport node and that makes it further suitable for such a development. In addition, Marabastad offers a unique nature of vibrance and adaptability that could embrace such a structure within its daily events. The sports grounds would serve schools, clubs and individuals from within the CBD as well as from neighbouring settlements.

#### OBSTACLES :

1. Marabastad has been declared a *slum* and is shunned by the rest of the inner city. (Aziz Tayob Architects:2002)
2. Major traffic routes pass through the area carrying high speed traffic.

#### OPPORTUNITIES:

1. This dissertation attempts to integrate Marabastad with the CBD as functioning body, linking it with schools and sporting facilities across the city.
2. The proposed historical route (Aziz Tayob Architects:2002:162) will accommodate the pedestrian scale of Marabastad while simultaneously creating lanes, thoroughfares and crossings to lower traffic speed.
3. An attempt is made to reinstate the finer urban grain of Marabastad.



04 A SPORT CENTRE FUNCTIONING IN MARABASTAD  
MAP BY AUTHOR

### 3.3.1 LIMITATIONS AND DELIMITATIONS

1. The proposed design is a **Centre for Illustrated Sports**; that will educate through sports, not a contemporary school.
2. The centre is equipped with a stadium of limited capacity to allow less formalised spectating. Still it has the ability to host practise sessions for teams partaking in the *2010 Soccer World Cup* and major events to follow.
3. It is a centre for the community to practise sport and therefore certain elements will be open to the public. However it is a sports club and, depending on the levels of activity, monthly membership fees will be charged.
4. The centre becomes the stage for existing initiatives to develop community involvement through sponsorship.

### 3.3.2 ASSUMPTIONS

1. A framework is set in motion for the upliftment of the entire Marabastad area (*Aziz Tayob Architects:2002*) and this dissertation feeds off the suggested infrastructure.
2. Teams participating in the *2010 Soccer World Cup* and major events to follow, will use the sports fields as training facility.
3. Although funds will be generated for the development, excessive costs should be avoided during material selection and construction.
4. Frameworks written and composed for the upliftment of Marabastad show that once strategies are set in place, crime rates should drastically decline which will make for a better living environment. (*Aziz Tayob Architects:2002:95*)
5. A relationship or arrangement will exist between the *Centre for Illustrated Sports* and the *Tshwane Events Centre*. Possible problems regarding capacity could be addressed by proper management between the two centres. Athletes from *Pillditch Athletic Centre* can for instance visit the Marabastad facility to improve their techniques and do fitness training and *vice versa*.



05 TSHWANE EVENTS CENTRE AROUND  
PHOTO'S TAKEN BY THE AUTHOR : MAY 2007





The land is owned by *Tshwane Metropolitan Council*. A **Public Private Partnership** will have to be formed between the *Tshwane Metropolitan Council*, the *Department of Sport* and a *private developer*. The developer should be appointed via an open tender process. From this partnership will emerge the managing body of the facility. The private developer will be in charge of setting up a management model and funding proposal. During the construction phase he/she will act as project manager of the works. Additional funding could be generated by donations from major sporting bodies, e.g.: Nike & Super Sport, etc.

The Centre becomes a gathering place to view the **2010 Soccer World Cup** on big screens. It accommodates teams partaking in the event with practise grounds as well as ample seating for their fans. The opening ceremony of the 2010 World Cup also creates an opportunity to involve the whole community.

Client: Public Private Partnership  
Developer: Private sector Developer, eg. *Retail Africa*, *Planet Fitness*, etc.  
Tennants: Physical Activity Chain eg. *Virgin Active*, *Health & Fitness*, etc.  
End User: Any sportsman and sportswoman in training

