



## BRIEF HISTORY OF PRETORIA



Figure 2 -1 Statue of Andries Pretorius

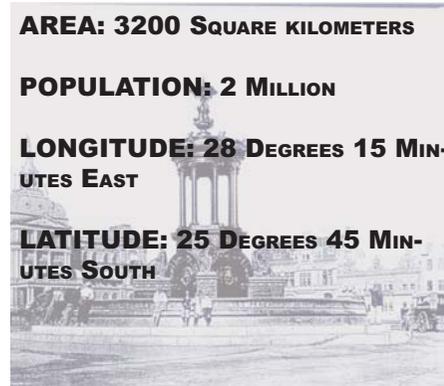


Figure 2 -2 Sammy Marks Statue

“The Pretoria urban design concept was based on a strongly defined image. The town was encircled by the Apies River on the eastern and the Steenvoenspruit on the western side. These water courses conceptually defined the boundary between the inside and the outside of the town, much like the medieval town wall would. From those boundaries the urban domain asserted its presence, which reached its highest intensity in the steeple of the central church, a presence both material and spiritual. The urban grid was ordered around the church and related both to the cosmic order of the sun’s path and to the poorte (openings, gaps) in the Daspoort and the Schurweberg mountain range, thus interpreting the demands of the open furrow water supply system originating at Fontaine (Fountains) to the south of the town in such a manner that the watershed coincided with the central space, Kerkplein (Church Square). As with the wide streets the physical properties of the square reflected the air of the great open spaces.” (Fisher, Le Loux, Mare’ 1998)

“The study area as well as the early developments of the ZAR all centred around Church Square which was initially known as Market Square (Marktplein) because it served as a market place. The more important civic and commercial buildings rose rapidly around this large outspan area in the centre of Pretoria. The magistrate’s office, the post office and the Grand Hotel were built next to the square. There was a time when no fewer than three hotels and five banks faced the square.

From Church Square activities along four streets to the south, west, north and east reached to the four outskirts of the ZAR: to the south Market Street (now Paul Kruger Street) led to the railway station from whence long journeys could

be undertaken by train, or past the station the roads continued to Johannesburg and the Rand; to west Church Street led to the reformed church, the president’s private residence and the cemetery, and onwards to Rustenburg; to the north Market Street led to Bloed and Boom Street, then swerved to the right past the zoo and continued through Hove’s drift across the Apies River through Wonderboompoort to Nylstroom and Pietersburg; to the east Church Street crossed Lion Bridge over the Apies River to Arcardia and proceeded to Middelburg, Machadodorp and the Lowveld.

The Kruger statue (or group of statues) is one of the most well known cultural historical landmarks in Pretoria. This group of statues was presented to Pretoria by Sammy Marks. He donated ten thousand pounds to the city of Pretoria for the sculpting of the statues. Sammy Marks was born in Neustadt, Lithuania, in 1844. He emigrated to England at the age of 18. In 1868, at the age of 24, he departed to South Africa and arrived here as a poor hawker. He settled in Kimberly and with his cousin, Isaac Lewis, founded a successful business. In 1882 he settled permanently in Pretoria and very soon he made name for himself as a businessman and entrepreneur with interest in coal, agriculture and forestry. Nobody had more influence on the business world in the ZAR towards the 19th century than Sammy Marks, who virtually controlled the business circles. It is no coincident that the chosen site is on a remaining portion of Sammy Marks Shopping Centre.” (P.J. Greyling, 2000)

“From the beginning the physical structure and functions of Pretoria was distinct from other cities. Pretoria was laid out on larger city blocks with wider streets. Thus, together with low-rise town planning restrictions applied from the early 1930’s, created a more spacious and lower density city. Pretoria’s administrative and governmental character was deliberated emphasised by allowing civic buildings to exceed the prescribed height limitations, thus ensuring that the presence of the state overpowered that of capital. Clearly the symbolic value of height was embraced by the two cities to express their different characters- Johannesburg, the city of capitals, and Pretoria, the capital city. Pretoria has thus unusually long city blocks on the north-south axis and statutory 30 metre height limitation received International Style Modernism in low-rise developments below eight storeys, of U, L, and E plans, and with parallel wings of north south orientation. The influence of Nienmeyer and Le Corbusier was particularly strongly felt.” (Fisher, Le Loux, Mare’ 1998)

# TSHWANE INNER CITY DEVELOPMENT STRATEGY

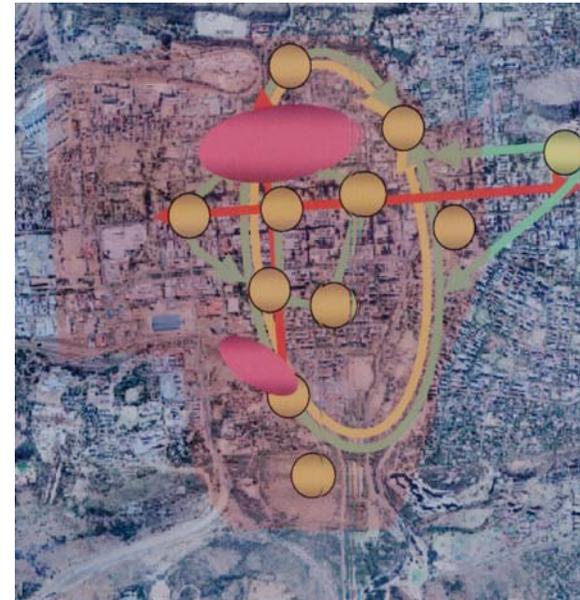


PROPERLY DEFINE MAJOR GATEWAYS TO INNER CITY  
MAJOR LANDMARK ENTRANCE FROM THE SOUTH (INTERNATIONAL GATEWAY)

Figure 2 -3

## BUILDING BLOCK 1: ANNOUNCING THE DESTINATION

The significance of the Inner City as destination must be announced in bold terms by defining the gateways into the city from north, south, east and west.



-  MAJOR NODES AND PLACES OF INTEREST
-  LESS FORMAL CULTURAL ZONES (MARKETS, STREET PERFORMANCES, SMALL BUSINESSES ETC.)
-  AXIS OF EXPRESSION
-  FIXED MONO-RAIL CONNECTING MAJOR NODES IN INNER CITY
-  PEDESTRIAN ROUTES CONNECTING MAJOR PLACES ON INTEREST

Figure 2 -4

## BUILDING BLOCK 2: CULTURAL CIRCLE

In keeping with the vision that Tshwane and its Inner City should be developed as the Cultural City in Africa, the main structuring component for the future physical development of the Inner City is the proposed Cultural Circle. This concept is based on the identification of all existing cultural landmarks and facilities and the enhancement thereof, as well as the development of new, contemporary cultural landmarks, and the linking of these elements through a system of mono-rail transport and pedestrian routes. The development of the concept of the Cultural Circle is vital for the branding and identity of the Tshwane Inner City as a unique and special place in the country that can attract visitors from all over the world.



Figure 2 -5

-  FRAMING GRID: WELCOMING BOULEVARDS
-  CAPITAL ANCHORS: CHURCH SQUARE, THE UNION BUILDINGS AND FREEDOM PARK
-  AXIS OF EXPRESSION: CHURCH STREET PEDESTRIANISATION AND FORMAL LANDSCAPING
-  GOVERNMENT CLUSTERS AROUND PEOPLE'S SQUARES
-  PEOPLE'S SQUARES: HIGH QUALITY PUBLIC SPACES CELEBRATING OUR HERITAGE, CULTURE AND FREEDOM

### BUILDING BLOCK 3: DEFINING THE CAPITAL PRECINCT

The function of the Capital City with regards to the concentration of government headquarters and its ceremonial and celebratory role are most appropriately placed within the Inner City as the functional and symbolic heart of the Capital City. The areas that will comprise the largest concentration of the Capital City elements are defined as the Capital Precinct. The Capital Precinct is defined by a road grid that frames the Inner City and creates a system of welcoming boulevards. These welcoming boulevards also link important strategic locations that should accommodate landmark developments and capital symbols.

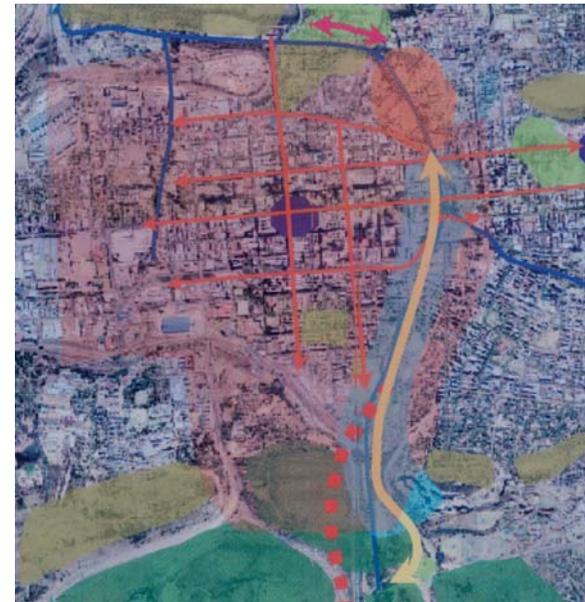


Figure 2 -6

-  NELSON MANDELA BOULEVARD
-  NEW INTERCHANGE FROM BEN SCHOEMAN DIRECTLY INTO INNER CITY
-  WIDENING OF THE APIES RIVER, DEVELOPMENT OF AN WATER PROMENADE

### BUILDING BLOCK 4: NELSON MANDELA CORRIDOR AND THE APIES RIVER PROMENADE

The Nelson Mandela Development Corridor is situated alongside Nelson Mandela Drive on the eastern edge of the Inner City. This corridor is a future focal area for arts, culture, government, business, sports, entertainment and commercial development. Nelson Mandela Drive has been upgraded to a dual carriageway and is the new main entrance to Pretoria. The corridor allows prime exposure on Nelson Mandela Drive.



-  ZONE OF URBAN REGENERATION
-  Urban Park
-  HOUSING
-  BUSINESS DEVELOPMENT (RESIDENTIALLY ORIENTATED) AND RESIDENTIAL AMENITIES INTEGRATED WITH RESIDENTIAL DEVELOPMENT

Figure 2 -7

**BUILDING BLOCK 6: ZONE OF URBAN REGENERATION**

The western and north- western (Marabastad) parts of the Inner City are highly neglected areas that are in desperate need of urban regeneration. This area is ideally suited for the creation of a true integrated urban residential environment on the edge of the business district (the more central part of the Inner City).



-  CONFLUENCE OF WALKER AND APIES RIVERS AND THE INTERSECTION OF NELSON MANDELA BOULEVARD AND CHURCH STREET
-  SITE OF A MAJOR FOCAL NODE (HIGH QUALITY WORLD CLASS CONVENTION FACILITIES, MAJOR MUSEUM)

Figure 2 -8

**BUILDING BLOCK 5: TSHWANE CROSSING- A MEETING PLACE OF OPPORTUNITY**

The meeting place of the Apies River, Walker Spruit, Nelson Mandela Drive, and Church Street has been identified as a strategic location for a landmark catalytic development in the Inner City. This location has been chosen as the physical embodiment of the principal of confluence that serves as the symbolic foundation of the Inner City Development Strategy.

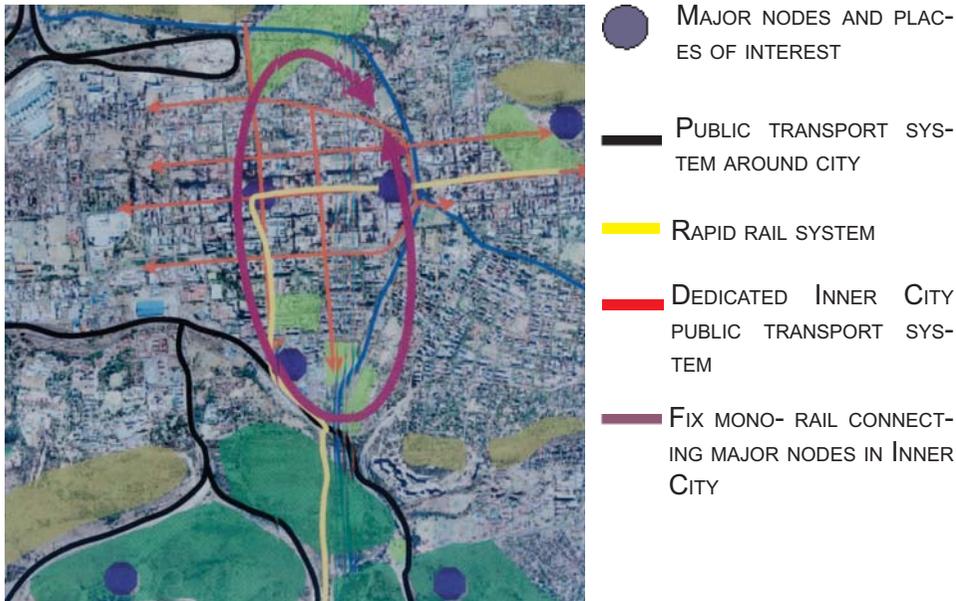


Figure 2 -9

### BUILDING BLOCK 7: MOVEMENT AND ACCESSIBILITY

The linking of strategic places is an important element of the Strategic Development Framework. These linkages are functional but also contribute to the experience of the Inner City as a destination. The role of public transport in this regard is critical and requires significant interventions and the establishment of a management framework.

The movement and accessibility building block comprises three main sub- strategies, namely:

- Moving people between Johannesburg, Johannesburg International Airport and Tshwane Inner City.
- Moving people between the Inner City and other destinations in Tshwane.
- Ease of movement within the Inner City.

The position of the **Gautrain** station is a major factor in linking the Capital Precinct and Inner City Core Area functionally and effectively with a larger functional area. Unfortunately the current position does not contribute specifically to releasing energy into the Inner City. If the position is reconsidered, it is proposed that the Gautrain Station rather be accommodated underground in the core area (between Church Square and Tshwane Crossing) instead of or in addition to the Pretoria Station location. The importance of the rapid rail is significant, and this link to Johannesburg International Airport and Johannesburg is most important for the Capital Precinct. (TSHWANE INNER CITY DEVELOPMENT STRATEGY)



The purpose of the Tshwane Inner City Development Strategy is to lay the foundations for the repositioning and regeneration of the Tshwane Inner City. The proposed site for this dissertation falls within the Tshwane Inner City Development Strategy of the City of Tshwane. The following is some specific guidelines and the relevance thereof on the chosen site and proposed development:

- To complete the vision of the exceptional public environment, it is necessary to ensure that all buildings within the Inner City, but specifically those landmark and prominent developments, be of exceptional contemporary architectural quality. The quality of all new buildings in the Inner City must be of exceptional, world-class standards. Ensure that all new buildings are of contemporarily contextual design quality incorporating typically, local materials such as sandstone, slate etc. to give the architecture in the Inner City a distinctive yet global appearance. Developers should also be encourage to develop “green” or environmental friendly buildings, as this in itself can become a part of the tourism potential of the Inner City.

Relevance: With the design of a five star hotel quality plays an important role for the general image of the hotel to the public and is partly responsible for the success of the development in the future. This dissertation will attempt to be of exceptional contemporary architectural quality within the Inner City. Roof gardens and atriums will form part of the structure, as this will help the development to be more sustainable and environmental friendly as well as to match the gardens around the Reserve Bank on the opposite block. This “greening” of the development will fit in perfectly with the functions of a wellness hotel from a functional as well as a marketing point of view.

- Investors, workers, residents and visitors need the assurance that their personal safety and the safety of their belongings will be reasonably guaranteed in the Inner City. This means that the probability and perception that someone will be the victim of any form of crime in the Inner City has to be reduced drastically.

**Relevance:** In this design the principals of panoptic space will play a big part in the prevention of crime. The African architecture is a spatialization of social discourse. Panoptics is a method of spatialistic intent, capable of dividing space and leaving it open at the same time, while an authoritative look capable of assuring supervision, is to be global and individualistic simultaneously. In the Gurunsi (Wes- African tribe) social concept of space, each and every one’s occupied position overlooks the whole society, cores communications with each other. Regards do not meet any obstacles, the integrity of someone’s opinion is always preserved: the authority of the eye is very cheap compered to the monarchic power that functions at high political cost. Punishment should be glaring in order to be a deterrent. In Africa, the problem is not to punish people, but to place them in such a position that they dare not behave abnormally.



Fig.2 -10 & 2 -11 Members of the Gurunsi compound working and observing each other.

- The Inner City should, above all, be a friendly, humane orientated place that caters for the needs of the permanent and daily population in the Inner City. Other factors related to a people friendly place are aspects related to residential quality and the social facilities provided to enable people to interact and develop.

**Relevance:** With a hotel a accommodation component will be added to the site and as statistics have shown, crime will be reduced in and around this area. This development will function eventually as a miniature world with all its social facilities it provides and will secure interaction of people, which in turn will increase a wide range of opportunities.

- One of the most important ingredients for a successful, exciting and sustainable new Inner City is a unique identity, and the branding and marketing thereof. The Inner City is a tradable commodity just like any other, and therefore like any commodity, that which is well known (through marketing) and has special appeal (uniqueness) is more tradable than others.

**Relevance:** Health is now seen as a dynamic process, whose goal can be specified as “high-level wellness”. Wellness is best described as a way of life. It is a lifestyle that you, as an individual, create to achieve your highest potential for well-being. This trend of health and wellness is vast becoming more and more popular by the day. The hotel with the wellness component has the potential to develop its unique identity through right branding and marketing methods especially with the back-up of the Inner City.

- In an economy such as ours, informal trading is the lifeblood of a large section of the population. In addition, the culture of informal trading is part of our heritage and something that can be built out to contribute to a unique African identity. However informal trading can also bring with it a lot of functional and aesthetical problems, so it is important that informal trading in the Inner City be managed in such a way that it makes a positive contribution to the ambience and image of the Capital City.

**Relevance:** Formalizing the informal traders, especially in Church Street, is underway. This includes plans to reduce the numbers of traders to 250 and to force them to display only products that are characteristic of South Africa.

- The Tshwane Inner City is a place of strategic significance, not only in the city, but also from a national and international perspective. However it is generally acknowledged that the Inner City is currently not functioning as it should from an environmental, economical and social point of view.

**Relevance:** The baseline criteria for the hotel will be that of the SBAT (the Sustainable Building Assessment Tool) for the reason that it includes the triple bottom line and that the performance in terms of design methods can be measured in the future.

- The vision for the Inner City is based on three potential niches, namely- Cultural City, Capital City and Investment Destination of choice.

The Inner City already comprises a number of cultural and heritage assets, and by enhancing, expanding and elevating these aspects of the city, it will be possible to carve out a strong tourism niche for Tshwane that can be market

nationally and internationally as a notable tourism destination.

**Relevance:** The hotel offers the opportunity for different culture from areas around Pretoria to be made prominent and be celebrated in the Inner City through vibrancy, colour, textures and every day life and to form tourism niche for Tshwane.



Fig. 2 -12 The vision for the Inner City- three potential niches

- Tshwane (or Pretoria) has always been regarded, as the capital city of the country, but it does not really look, feel or function as a true city of international standards. The City of Tshwane promotes itself as the capital city of the country and potentially of Africa. The current quality of the Inner City however does not support this vision of a world-class capital.

**Relevance:** Providing Pretoria's Inner City with luxurious accommodation will help the city to compete with places like Sandton City and Eastern suburbs of Pretoria, as the current conditions of Pretoria's hotels is so that people prefer to accommodate themselves outside of the city and to travel in to where they want to be. In preventing this current trend, the project will help Pretoria to come one step closer to be a world-class capital.

- The Inner City has to be transformed to an investment destination of choice, i.e. the place that all investors in the city would want to invest, not as a last alternative when an investor cannot afford to invest in one of the other nodes, as is currently the case. It also has to be an investment location that affords opportunities to the entire population of Tshwane.

## PRINCIPLES OF HOTELS

**Relevance:** By playing a supportive role the project will try to include the entire region of Tshwane as far as possible by connecting it with the tourism part of the hotel. This will lift the standards of the Inner City and in time will attract investors to see this region as a destination of choice.

The Integrated Spatial Development Framework that was approved for the city in June 2002 as part of the Tshwane 2020 Integrated Development Plan identifies the Inner City as the area that has to accommodate the capital city functions and that belongs to the entire nation. It stresses the importance of an identified “Capital Core” that should reflect the entire nations values and aspirations; an area where an exceptional environment quality is achieved; and where symbolism and monumentality are ensured.

“The design of a successful hotel requires from the designer great discipline, subjugation of his own ego, sympathetic understanding of customers and operator, psychological insight into operational problems and their solutions. Not only must a whole miniature world function efficiently within the walls of the hotel, but all the attendant human and psychological factors in such a community must also be carefully worked out and preferably used to the advantage of the public, staff and hotelier alike.

In designing a hotel the following basic principals should be bearded in mind which, through not peculiar to hotel design, are more pronounced in this field than most others:”

(Architects Journal,1970)

### - DESIGN FOR AN IMAGE

Both hotels and the public have outgrown their self- conscious attitude towards each other. Hotels often assumed an image of patronising luxury in the past and clients were inclined to feel their status had risen by entering such premises. Social changes have eradicated this phony attitude and hotels today quite rightly concentrate on catering at their customer’s actual level. Any attempt therefore to over design and any inclination towards sumptuousness, rather than pure practicality within an acceptable level of comfort, should be resisted if for no other reason than economy. Yet it is essential to the future. Social standards are rising and tomorrows guest may not be satisfied with today’s amenities, a degree of built- in flexibility is essential.

### - FLEXIBILITY AND CHANGE

Hotels are amortised usually within thirty to forty years, but they are built for a very much longer life and many changes will occur in the locality during this time. Such changes may exert a strong influence on the viability of the hotel and alterations to bring it in line with the new conditions might well be required. Every hotel obtains its customers by publicity. Most hotel situations have some natural amenities; these must be developed to the full and if possible other created. Such amenities often do not substantially increase the cost of the hotel, yet because of their publicity value, their effect on its success may be important.

## TOURISM GRADING COUNCIL OF SOUTH AFRICA

### ASSESSMENT PROCEDURE

1. The assessor will conduct an assessment of the property including:
  - a) Exterior and grounds under the control of the establishment;
  - b) The public areas, guest facilities and guest services;
  - c) A random cross-section of the guest rooms (the sample must include all types of guest rooms located on the property, in all buildings and on all floors);
  - d) Throughout the assessment the assessor will note the overall attention to housekeeping and maintenance;
  - e) The assessment will be considered in context or “fit for purpose”
2. The assessor evaluates the total guest experience - this may or may not involve staying overnight as a “guest”. During their assessment the assessor will observe guest reactions to service and facilities provided.
3. At the end of the assessment the assessor will provide the owner/ manager/ representative with a verbal summary of the inspection.
4. The grading recommendation will be forwarded to the Grading Secretariat. The grading will be awarded by the Tourism Grading Council of South Africa.
5. The grading decision will be based on:
  - a) Customer feedback received by the Tourism Grading Council of South Africa in respect of the relevant establishment (year 2 onwards);
  - b) The conditions noted by the assessor at the time of the annual assessment.
6. The establishment will receive a full report and certificate for the grading. Plaques and other insignia will also be available.
7. If problems were noted during the assessment or if the property’s rating has changed these will be detailed in the report.
8. If a grading is awarded subject to minor alterations it is up to the establishment to commit to affecting these alterations within a specified time frame. The property must submit a letter to the Tourism Grading Council of South Africa confirming that the alterations have been actioned, upon which the grading will be awarded. Failure to adhere to this will result in the establishment losing their

### - MANAGEMENT AND COMMUNICATIONS

The nerve centre of any hotel is the management area. This is connected to the most departments for issuing instructions and receiving feedback information. Electronics are playing an increasing role in these activities, which pays excellent diffidence by reducing staff overheads and making more accurate forecasting possible, thus also reducing the capital tied up in stock and provision.

### - CIRCULATION

The four main generators of circulation are:

- 1.) Customers- from parking areas they will pass through the entrance and reception then split in two directions: lifts, staircases and corridors leading to bedrooms, or access to public rooms. Customers must not be allowed to pass from their bedroom direct to the car park without passing reception.
- 2.) Staff- they will start from staff housing, via their own entrance and changing- rooms to kitchens, service areas, bars, workshops and so on. At some point their paths may coincide with the customers path- this applies particularly to bedroom staff.
- 3.) Deliveries- two main lines of access will be required: first, for all foods, drinks, dry goods, stores, fuel and other deliveries, leading to luggage entry which will lead to a luggage store and, in multi- story schemes, via a luggage lift to bedroom corridors.
- 4.) Services- all mechanical, electrical and electronic equipment must be distributed in accessibility ducts. Convergence for transport of goods must be built in where required.

### - AUTOMATION

A hotel houses many industries. As with most industrial problems, good communications and transport are the basic essentials for smooth functioning. How far to go with mechanization is not purely a question of expenditure or running cost. There is also a level of customer acceptance to consider.

(Architects Journal,1970)

## HOTEL GRADING CRITERIA

THE GRADING CRITERIA HAVE BEEN DEVELOPED BASED ON GUEST EXPECTATIONS. THE CRITERIA COVER:

* THE BUILDING EXTERIOR;	THE SCORE IS DEFINED AS FOLLOWS:		
* THE BEDROOMS;	EXCELLENT	10	
* THE BATHROOMS;	VERY GOOD	9	
* PUBLIC AREAS;	GOOD	8	
* DINING FACILITIES;	STANDARD	6 OR 7	
* FOOD AND BEVERAGE;	ACCEPTABLE	5	
* SERVICES AND SERVICE; AND	POOR	3 OR 4	
* HOUSEKEEPING.	UNACCEPTABLE	1 OR 2	

### Required Overall Score for each Grading Band

#### 5-STARS

OVERALL SCORE OF 95% - 100%

ITEMS TO SCORE 9 OR 10

NO MORE THAN 2 ITEMS TO SCORE 8

#### 4-STARS

OVERALL SCORE OF 81% - 94%

ITEMS TO SCORE 8 OR MORE

NO MORE THAN 2 ITEMS TO SCORE 7

ALL SERVICE ELEMENTS TO SCORE 8, 9, OR 10

#### 3-STARS

OVERALL SCORE OF 71% - 80%

ITEMS TO SCORE 7 OR MORE

NO MORE THAN 2 ITEMS TO SCORE 6

ALL SERVICE ELEMENTS TO SCORE 8, 9 OR 10

#### 2-STARS

OVERALL SCORE OF 61% - 70%

NO UNACCEPTABLE ITEMS LESS THAN 3

ITEMS TO SCORE NO MORE THAN 2 ITEMS TO SCORE 6 OR MORE 5

ALL SERVICE ELEMENTS TO SCORE 7, 8, 9 OR 10

(WWW.TOURISM GRADING COUNCIL OF SOUTH AFRICA.)

**SEE APPENDIX FOR A COMPLETE REPORT ON FIVE STAR HOTEL REQUIREMENTS**

### ASSESSMENT PROCEDURE

1. The assessor will conduct an assessment of the property including:

- Exterior and grounds under the control of the establishment;
- The public areas, guest facilities and guest services;
- A random cross-section of the guest rooms (the sample must include all types of guest rooms located on the property, in all buildings and on all floors);
- Throughout the assessment will note the overall attention to housekeeping and maintenance;
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2. The assessor evaluates the total guest experience - this may or may not involve staying overnight as a "guest". During their assessment the assessor will observe guest reactions to service and facilities provided.

3. At the end of the assessment the assessor will provide the owner/ manager/ representative with a verbal summary of the inspection.

4. The grading recommendation will be forwarded to the Grading Secretariat. The grading will be awarded by the Tourism Grading Council of South Africa.

### STARS

The Tourism Grading Council of South Africa has secured the exclusive use of the "star" symbol to denote standards in the Tourism Industry. Establishments will be assessed and given a "star" rating. Brief descriptions of what each star level represents can be viewed for serviced and self-catering accommodation.

*Accommodation (Hotel / B&B, Guest House, Lodge, Country Houses)*

\* Fair to good (acceptable/modest) quality in the overall standard of furnishings, service and guest care. Clean, comfortable and functional accommodation.

\*\* Good quality in the overall standard of furnishings, service and guest care.

\*\*\* Very good quality in the overall standard of furnishings, service and guest care.

\*\*\*\* Superior (excellent) comfort and quality with a high standard of furnishings, service and guest care.

\*\*\*\*\* Exceptional quality and luxurious accommodation (matching best international standards). Highest standard of furnishings, flawless service and meticulous guest care. (www.Tourism Grading Council of South Africa.)