

SITE AND CONTEXT

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Site and Context

Sustainable urban forms will only be achievable if they are underpinned by a policy background which commits to global sustainability goals, but leaves room for local formation and the implementation of solutions (Jencks et al, 2000:1).



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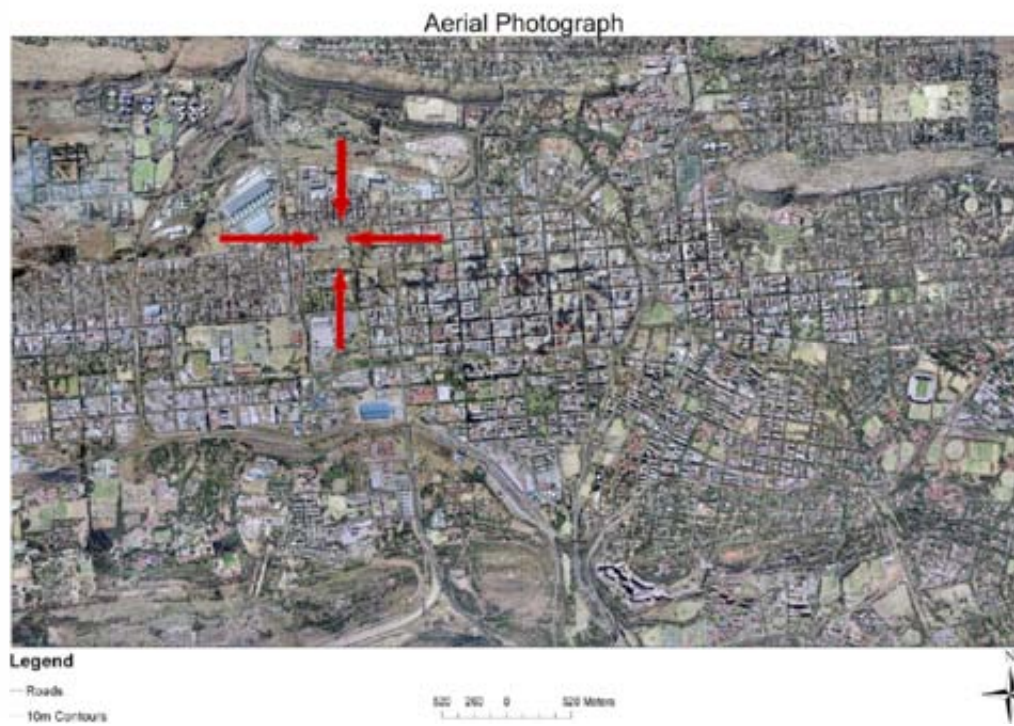
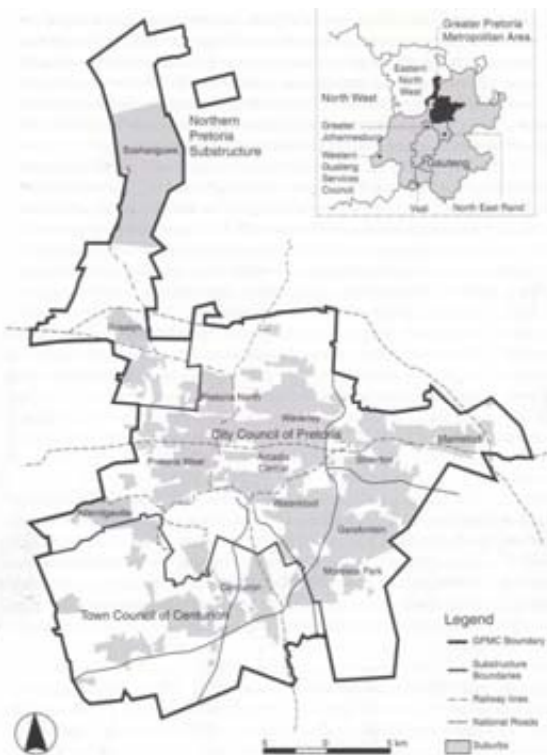
(Fig 021): During the first quarter of 2009, the PUTCO bus company's lease expired and the company relocated to Roseville. This created a vacant site which overlooks the Jazz Centre across from Bloed Street (Author, 2009).



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(Fig 022): Locality map of the Greater Tshwane Metropolitan Council area (Jenks, 1995). (Fig 023): Aerial photograph of Tshwane with study area indicated by red arrows (City of Tshwane, 2009).



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Fig: 024



Fig: 025



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(Fig 024): Market place near Maraba Shopping Complex (Author, 2009). (Fig 025-029): Photographs of the Marabastad streetscape taken on Boom street (Author, 2009).



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The site chosen for this thesis project was originally a residential zone in the Asiatic Bazaar and Cape Boy's location since 1903. The Asiatic Bazaar originally displayed the layout of the typical Transvaal town with its grid of streets around major intersecting axes. The area eventually housed about 60 percent of South Africa's Indian population (Tayob & Malan, 2002).

After the Anglo-Boer War, Blacks migrated to Pretoria. The report of the South African Native Affairs Commission of 1905 allowed other races to buy property; however, freehold ownership was never granted in the Marabastad and Asiatic Bazaar areas. The community was only allowed to erect buildings on their individual stands. The Asiatic Bazaar developed into a vibrant mixed-use urban environment. In 1950 the Group Areas Act came into being. This legislation severely affected the community at large, and in 1958 the Asiatic Bazaar and the entire Indian and Asian communities were relocated to Laudium, some 12 kilometres south-west of central Pretoria. This spelt the end for the once vibrant community of Marabastad.

Site Information

Zone: Northern Transvaal (Holm, 1996. P.69)

Altitude: 1372m above sea level (Holm, 1996. P.69)

	Summer	Winter
Average day temperature	29 °C	20 °C
Average night temperature	17 °C	5 °C

Table 1: Temperature (Holm, 1996. P.69)

380mm - 700mm	November to March (peaks in January)
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Table 2: Rainfall (Holm, 1996. P.69)



(Fig 030): Aerial photograph (not to scale) showing Marabastad focus area (yellow) and site location (red) (City of Tshwane, 2009).



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Summer	North-Easterly to South-Easterly
Winter	Predominantly South westerly, occasional north-east

Table 3: Wind (Holm, 1996. P.69)

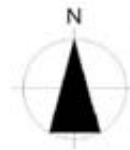
Coverage: Not set **Height Restriction:** Undetermined **FAR:** Not set

Parking: 1 bay per teacher/instructor. Business: 2 bays per 100m²/floor area

Site Area: 2827m²

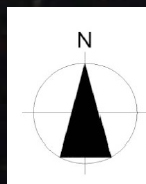


(Fig 031): Aerial photograph (not to scale) with site location (red) (City of Tshwane, 2009).



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(Fig 032): Municipal drawing (not to scale) showing Marabastad city planning with site location (red arrows) (City of Tshwane, 2009).

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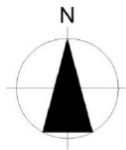


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Belle Ombre station
Maraba shopping complex



(Fig 033): Figure-ground (not to scale) with site location (red) and Steenhovenspruit (blue). There are high building densities to the eastern quadrant of the city and much lower densities to the west. The site is situated in an area with low densities except to the north where the greater part of Marabastad is visible. The figure-ground study shows how poorly linked and integrated Marabastad is with the rest of the city. Other areas are also marked including the Maraba shopping complex and Belle Ombre station (2009 Marabastad Group work team). (Figure 034) The Self-Help Skills Training Centre (Author, 2009) and (Figure 035) Church Square (Author, 2009).



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Fig: 036



Fig: 037



Fig: 038

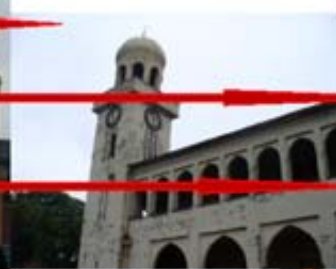


Fig: 039



Fig: 040

Fig: 042



Fig: 041



Clockwise: (Figure 036) Aerial photograph with site (red) (Author, 2009), (Figure 037) The Islamic Mosque (Author, 2009), (Figure 038) The 'Saracenic' campanile (Author, 2009), (Figure 039) The Mariammenn Temple (Author, 2009), (Figure 040) The PUTCO bus stop (Author, 2009), (Figure 041) A dilapidated wholesale centre (Author, 2009) and (figure 042) The Tshwane University of Technology (TUT) (Author, 2009).



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(Figure 043) Group framework (Marabastad Group work team, 2009).

- park & recreation
- linking pedestrian nodes
- future residential community
- mixed use zone
- bus, taxi and rail hubs



The Jazz Centre

While this thesis was being prepared the City of Tshwane Metropolitan Municipality began to rehabilitate Marabastad by introducing a landscaped park proposal on the curve of Bloed Street. This marks the entrance to Marabastad and the park will be known as the Jazz Centre (2009). On 14 July 2009, the author visited the site and found that construction of the Jazz Centre had already begun.



Fig: 044



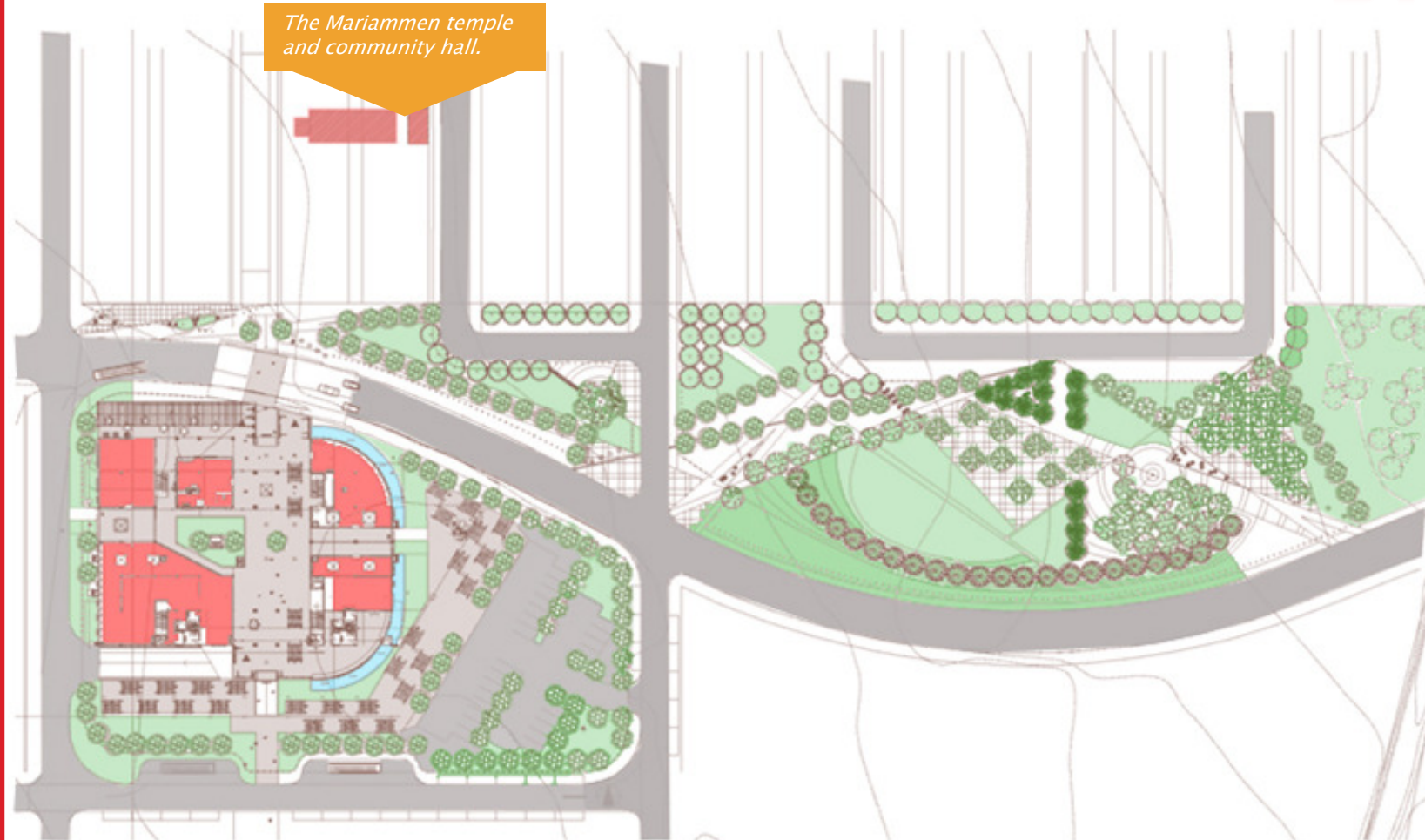
Fig: 045

(Figure 044 & 045) The proposed site for the Jazz Centre. Images show that construction for the project has already begun. Photographs taken in July (Author, 2009).



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The Mariammen temple and community hall.

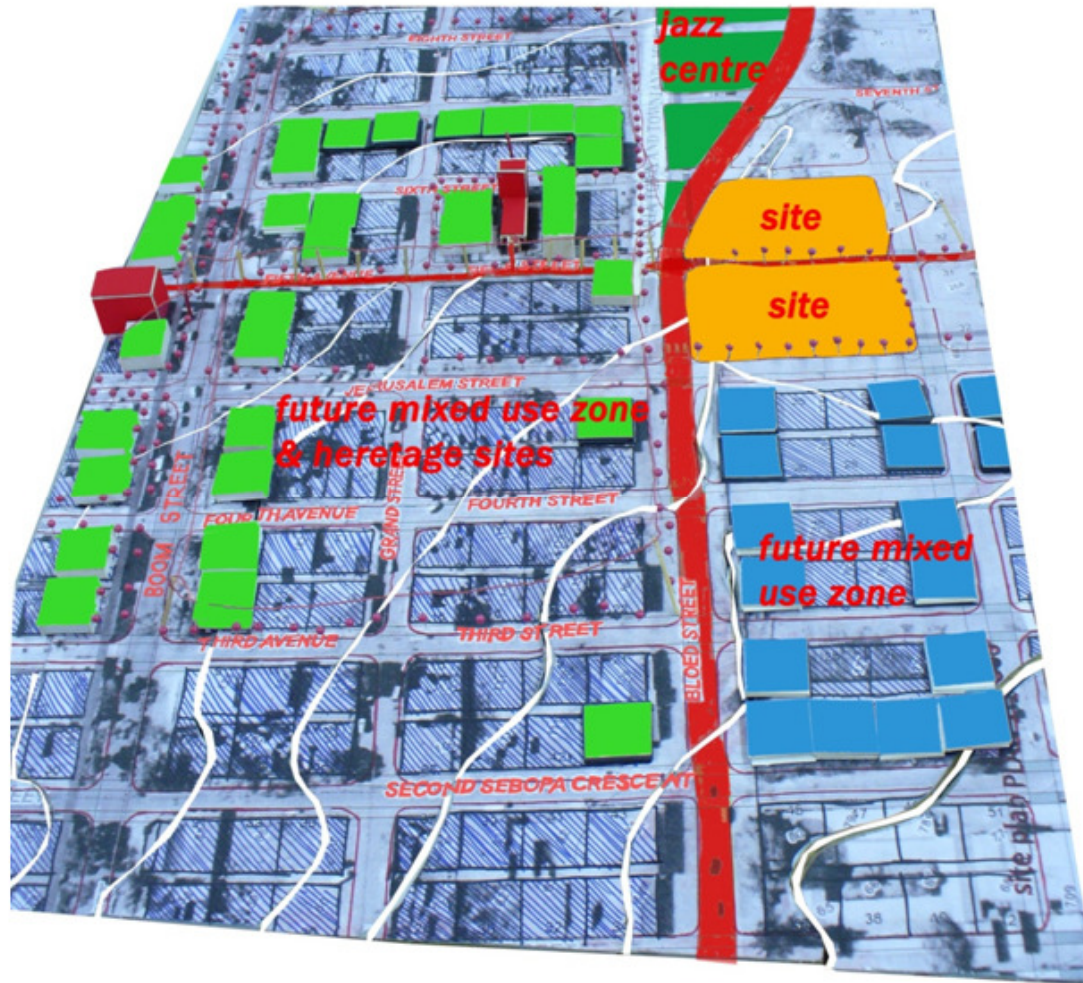
(Figure 046) Preliminary master plan of the Jazz Centre (City of Tshwane, 2009) with the proposed Trader's Centre for Arts plan superimposed on it. The Trader's Centre for Arts is located to the south of Bloed Street. The Mariammen Temple and community hall are located further north (Author, 2009).

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- new building
- Jazz Centre
- Road Barriers
- Mixed use
- The Site



(Figure 047) Context model showing the proposed site, proposed new buildings to be built, the Jazz Centre location, road barriers and the proposed future mixed use zone (Author, 2009).



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