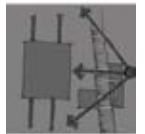
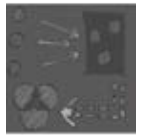




context

The location and character of the Pretoria West Power Station is presented.





2.1. Location_





fig. 21_ location Mapping of Pretoria West Power Station

WHY INVEST IN INDUSTRIAL AREAS IN SOUTH AFRICA?

According to some global companies (Acer Africa, Agrid South Africa, Britannia Biscuits, etc.) with a presence in South Africa, there are many advantages for setting up shop in our country. Our low labour costs and infrastructure form an adequate base for export of products to international destinations (SouthAfrica.info, 2010). On a continental level South Africa’s trade with countries increased since 1994. Today South Africa is the fourth-largest export destination in Africa. (Economy, 2010).

The Study Area

“The sophisticated business environment of South Africa provides a powerful strategic export and manufacturing platform for achieving global competitive advantage, cost reductions and new market access”
_Jim Meyer (president of the American Chamber of commerce in South Africa)

2.2. Pretoria West

According to the Integrated Compaction and Densification strategy for Pretoria West Residential Precincts (2008), the Pretoria West area was established in 1892 and is one of the oldest townships in Pretoria, along with Arcadia, Sunnyside and Muckleneuk. At first this was only a residential area but over the years it grew and the character of the area changed to mixed-use, industrial developments, businesses, flats and single residential areas (Planners & Designers, 2008).

Pretoria West is exceptionally well located in relation to Pretoria Central and for employment opportunities in the surrounding areas. The precinct is in a fairly structurally sound physical condition,

with a unique urban character (Municipality, 2004).

The area to the North is bounded by the Witwaters Berg. The area to the south consists of well maintained areas, which include military facilities, correctional services facilities, South African Police, and the Weskoppies Hospital on the Schurweberg. In the East, the area consists of the well developed areas of the inner City, consisting out of retail, office developments, and buildings of value for conservation (especially on Church Square). To the West, the area is bounded by residential areas (Municipality, 2004).

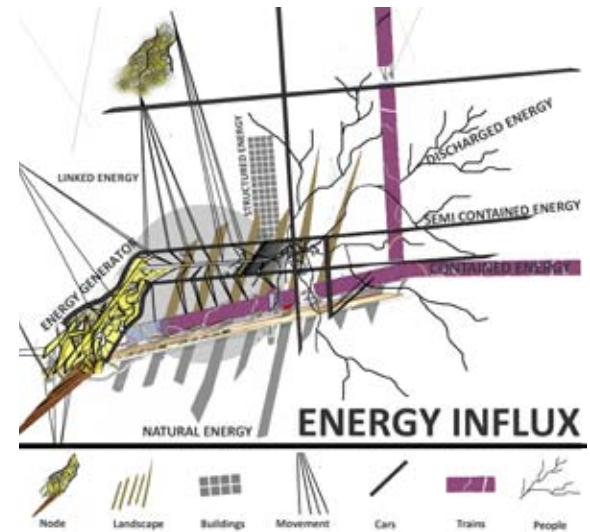


fig. 22_ Diagram illustrating the different forms of energy influx Pretoria West experiences



Atteridgeville & Laudium

Danville

Proclamation Hill

Pretoria West

CBD

Sunnyside

Study Area

Witwaters Berg

Military

Weskoppies

SchurwebergBerg

Pretoria West Industrial

fig. 23_ Location map illustrating the area around Pretoria West. Note how the area is bounded by the mountain ranges in the North and South

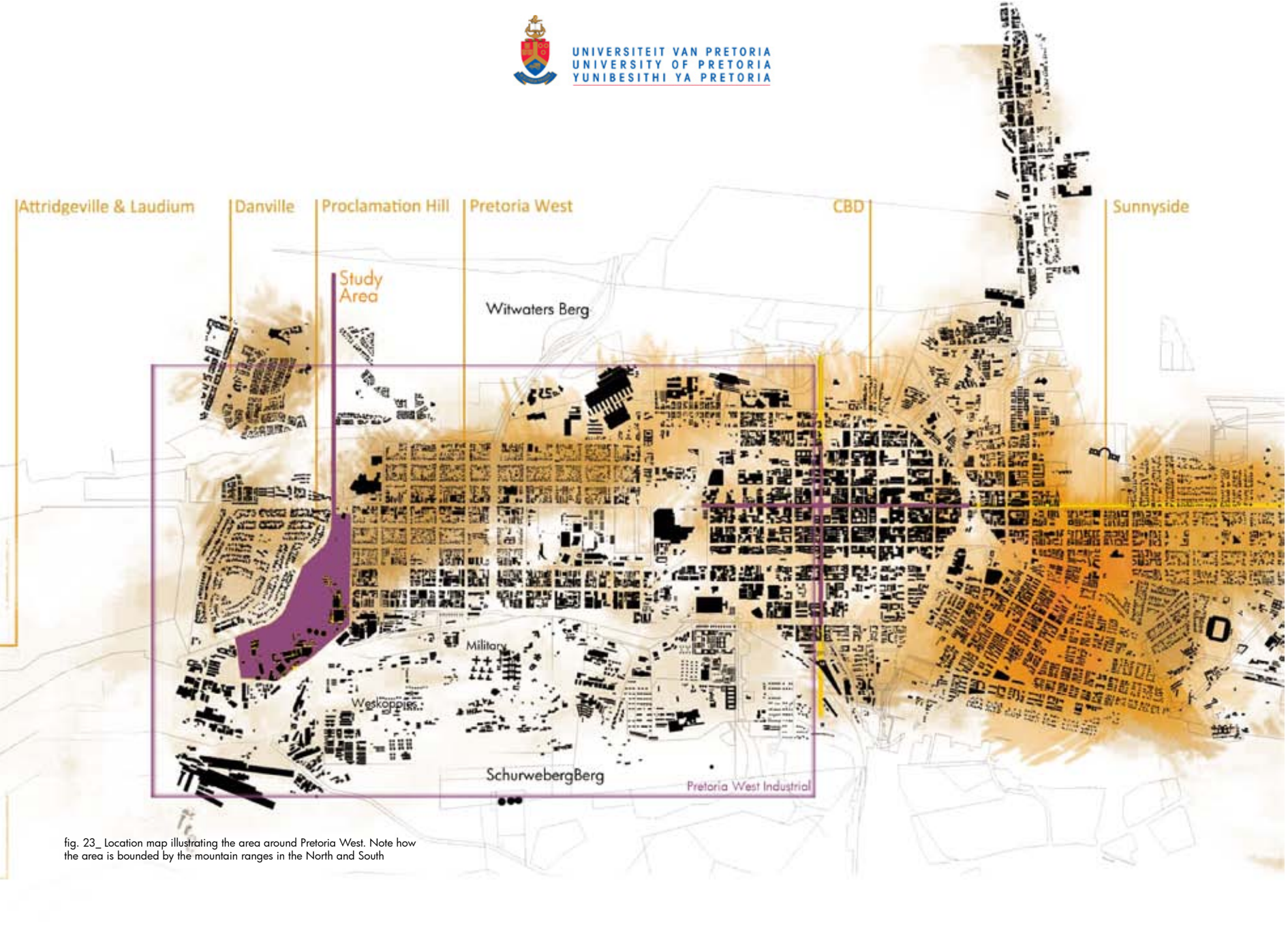




fig. 24_ Image illustrating a city without people

2.2.1. Transport | **BUSSES AND TAXIS**

Bus stops occur on most blocks: residents and labourers in the area have a potential high degree of accessibility by bus.

Mini Busses are also very active as in the rest of Tshwane _ Four important East-West routes pass through this area: Mitchell and Soutter Street (one-ways); Von Hagen Street (on the North edge) and Church Street.

RAILWAY

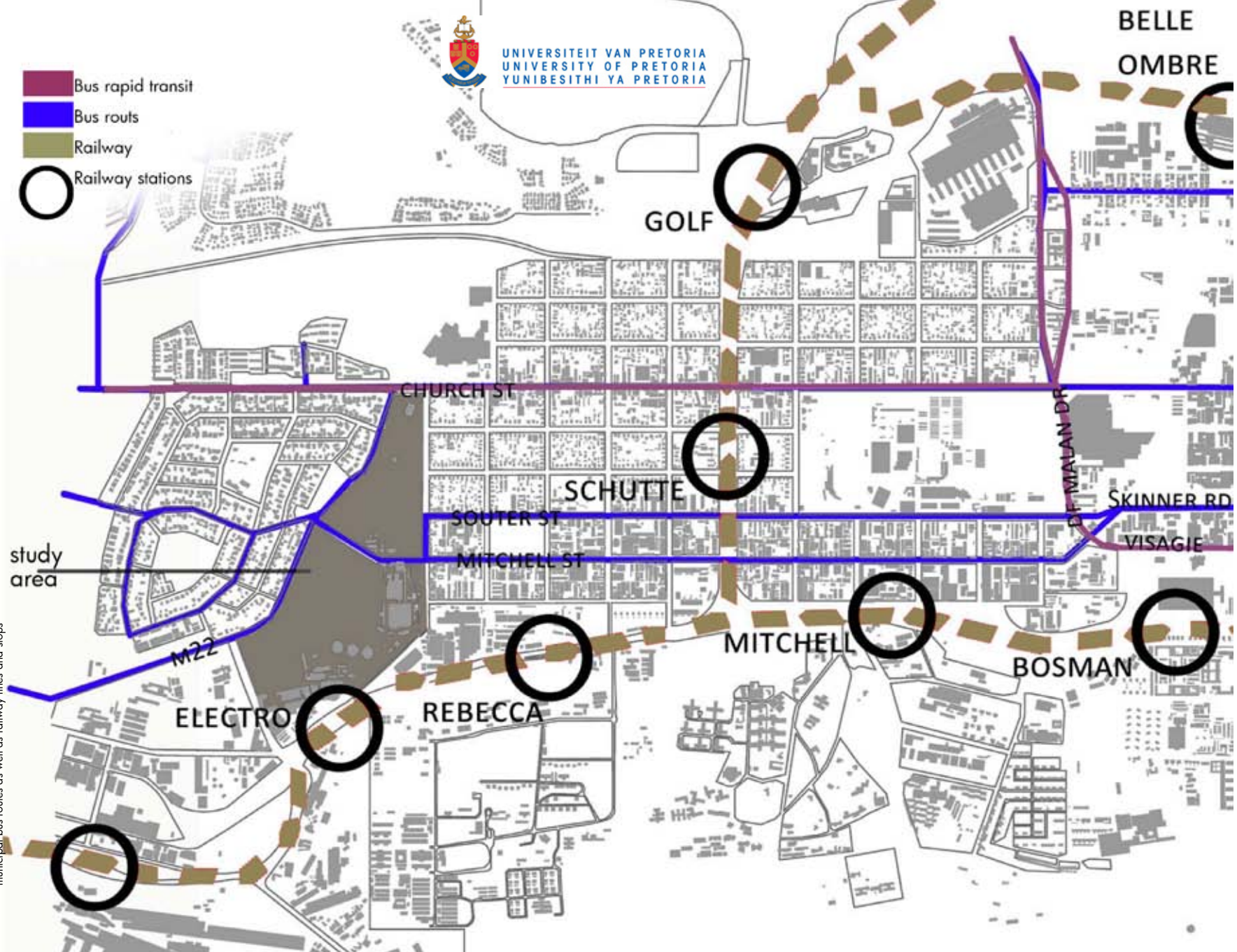
A number of stations are located at close intervals and serves the industrial area adequately. The railway also serves the more regional significant facilities like Pilditch and the Pretoria Show Grounds - these facilities are on average 10 minutes walk from a station. Important linkages will also be established with the rest of the city when the proposed new Ring Rail project comes into play.

For the Pretoria Power Station development or any of their labour intensive industries to be successful, one needs people. People, not only from the Pretoria West area but also from in and around Tshwane. The analyses of the transport systems in the area proved adequate

placement and routes. The proximity of the railway line to the Power Station site, can only add to the success of the site as a industrial precinct.

- Bus rapid transit
- Bus routes
- Railway
- Railway stations

fig. 25_ Nolly Map of Pretoria West precinct, illustrating bus rapid transit and municipal bus routes as well as railway lines and stops



2.2.2. Pretoria West Industrial

In 1928 the Parliament established the South African Iron and Steel Corporation Limited (IsCOR) on the site just south of the power station. During the worst years of the great depression this big construction programme did much to relieve unemployment and bring some measure of prosperity to the city. IsCOR rapidly began to expand and the steel industry sprawled into the rest of Mitchell street and for that matter South Africa. They not only produced steel products like rails, structural steel sections, bars and rods, but also a wide range of by-products. These by-products like road tar, ammonia liquor for the explosives industry and creosotes formed new industries that also located in the west (Engelbrecht et al., 1952:103).

At present the closure of IsCOR is unfortunately seen as a blessing in disguise: they were the biggest polluter in the West and to a certain extent sterilising the area for various other types of new development.

Though industrial areas are generally associated with a neglected urban environment, the potential for a quality industrial area can be seen in many newly established industrial townships. The Pretoria West industrial precinct suffered neglect largely through the primary industrial nature of the ISCOR site and the power station. The polluting character of these primary industries caused considerable degradation of the area. The industrial precinct is a well established industrial node consisting of the Pretoria Industrial Township and ISCOR and is

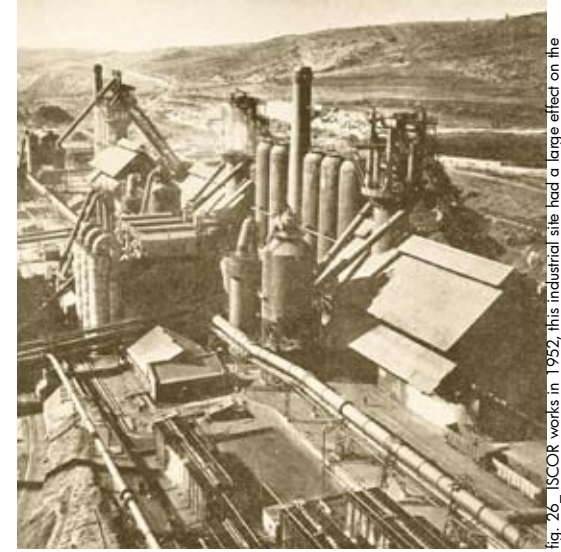


fig. 26. ISCOR works in 1952, this industrial site had a large effect on the industrial growth in the West and the whole of South Africa

located closely to well established residential suburbs. The ISCOR land is considered central to the unlocking of this precinct, creating new large manufacturers and other commercial enterprises (Municipality, 2004).

“So it is that from the efforts of a few enthusiasts, Pretoria has become, in a remarkable short space of time, the nerve centre of a great industrial complex on which much of the prosperity and growth of South African Industry, in fact of the whole South African economy, depends.”

(Stark, 1952:105)

2.3. Pretoria West Power Station_

The first building on the Power station site was called the A-station. It expanded from one building, which housed three 3MW turbo-alternators and six boilers. The plant grew in phases as the demand for power continued to increase. In 1940 the capacity of the station was 54 MW, and the station was starting to reach its limits. In 1952 the Pretoria West Power station sold more than 400 000 000 units per year and more than 10 000 street lamps were kept burning every night. It was also the year that the new B-station was commissioned. In 1954 Station A was decommissioned.

The years to come Station-A was mostly used for storage space of machinery.

In the 1990's health and safety acts, demanded that all asbestos needed to be removed from site- most of the old buildings on site contained this material to some degree. As the Pretoria West Power Station is owned by the municipality as a private organisation and, not by ESCOM, funds were scarce. The municipality decided to strip Station-A of all metal components: this included all floors and machinery. The metal was sold as scrap to smelters and the revenue paid for the removal of the asbestos. Today, this building stands only as a shell to an enormous void (for an explanation of the heritage of the site see page 30).



fig. 27_ Pretoria West Power Station and the area where the framework intervention will commence

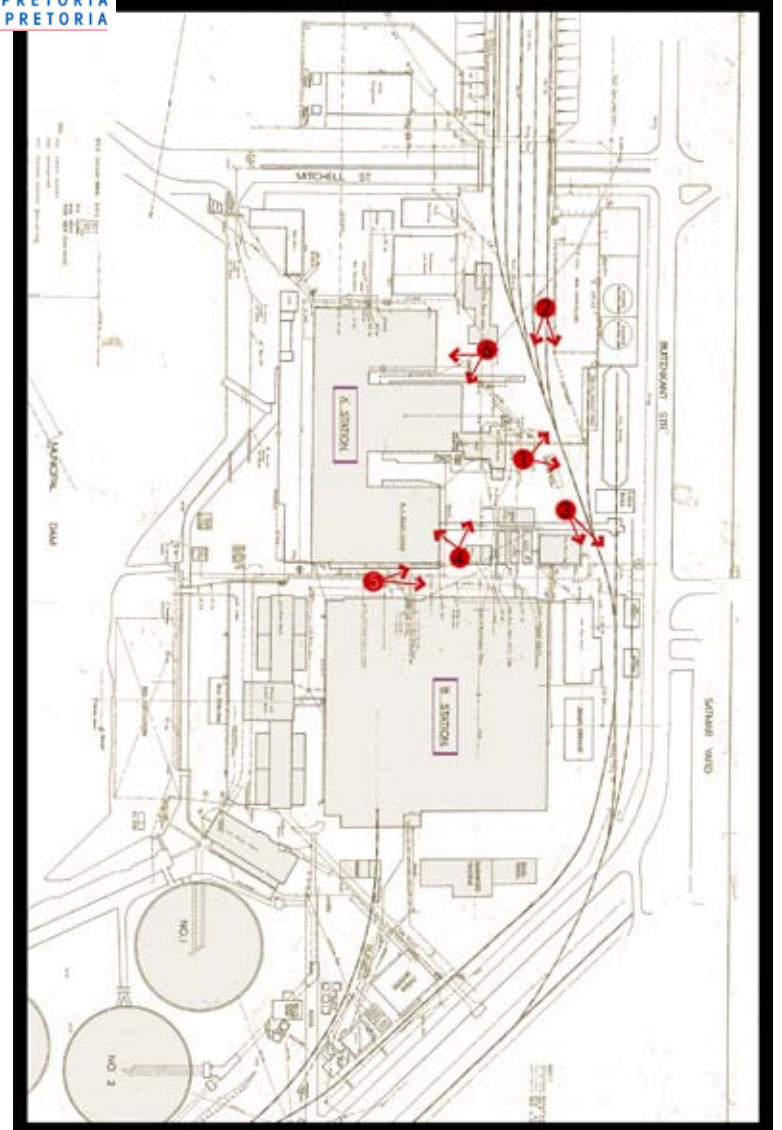


fig. 28_ Site Plan of existing structures on site, note Station A and B as well as views 1 to 6 (page 31)



fig. 29_ View 1: The Coal bunkers_trains enter the site and dump the coal in the bunkers, from here it is taken to the fireboxes by conveyor



fig. 30_ View 2: Station B and the conveyor belt that takes coal from the coal bunkers to the fireboxes



fig. 31_ View 3: Ash hoppers_after coal is burned it is taken here where contractors pick it up for use in for example concrete

2.4. Site views



fig. 32_ View 4: Both these buildings form part of Station A and their interiors have been cleaned out of all metal components



fig. 33_ View 5: Station A on the left and Station B on the right, with moth-balled ash hoppers in-between



fig. 34_ View 6: Station A, some of the buildings on site has been decommissioned for over 60 years