PRETORIA STATION PRECINCT
&
COMMUNITY DEVELOPMENT CENTRE

PRESENTED BY
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Dedicated to my beautiful beautiful, Marcelle
The vision for the City of Tshwane is to be:

“The leading international African city of excellence, that empowers the community to prosper in a safe and healthy environment”

(GAUTRAIN: Pretoria SDF_ OCT 2003)

The Pretoria inner city is envisioned to embark on a major redevelopment era with the Pretoria ISDF (Integrated Spatial Development Framework) outlining specific areas to which these developments are proposed to take place. With the re-alignment of the proposed Gautrain Rapid Rail Link through part of the city, the Salvokop area to the south has been recognized as an important site to compliment the development of Freedom Park, and a Gautrain station has been proposed in close proximity to Pretoria Central Station. Here a mere pedestrian tunnel is envisaged to become the link between the two stations and that of Salvokop en route to Freedom Park and the area East of the historical Sir Herbert Baker-designed building has been earmarked as a parking reserve, whereas a great opportunity lies in creating a functional and meaningful space that could bring many aspects of urban form into play.
The great synergy embodied in the meeting of two railway stations as major areas of arrival and departure, passage of movement and opportunity for social interaction and gathering is extremely important in the urban landscape. This synergy needs to be embraced and can be harnessed in many forms within the city as is shown by numerous international examples such as Madison Square Gardens in New York City, the new Lehrter Stadt Bahnhoff in Berlin and even the Johannesburg Park Station to some extent.

All these examples reflect how building forms serve as catalysts that enhance social, economic and cultural values, and through meaningful association the area between Pretoria Central Station and the Gautrain Station can become a successful urban place.

The proposed Pretoria Gautrain Station should not be seen in isolation, since it forms part of the historical Pretoria Station precinct, and it’s vital that it is integrated into the precinct from both a functional and spatial perspective. The interrelationship between the proposed Gautrain station, the latest Salvokop Vision (December 2003), the Freedom Park National Legacy project, and the historical Pretoria station along with the Paul Kruger Street spine towards Church Square, is of particular importance.

According to the Urban Design Framework of the Paul Kruger Street Spine prepared by the University of Pretoria (2000) the Pretoria Station precinct is “one of the most important public spaces in the city and its development can do much to enhance the image of the inner city”.

This thesis investigates and develops an urban design framework for the Pretoria Station Precinct. This framework proposes the development of an inter-modal facility, with retail and commercial potentials, as well as the establishment of a community-based facility. The focus of this study aims to produce a suitable development that addresses the needs of the local community, whilst incorporating the principles of adaptability where building functions are designed to accept change and accommodate growth.
Major stakeholders who are directly involved with the development of the Pretoria Station Precinct are the following:

**Intersite Property Management Services** (on behalf of SARCC – South African Rail Commuter Corporation)

**City of Tshwane Metropolitan Municipality**
- City Planning
- Inner City Partnership
- Transportation Planning

**Gautrain Project Team** (on behalf of Department of Public Transport, Roads and works: Gauteng Province)

**Freedom Park National Legacy Project** (including Salvokop)
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CBD: Central Business District  
CSAR: Central South African Railways  
DTI: Department of Trade and Industry  
du/ha: Dwellings per hectare  
HIA: Heritage Impact Assessment  
ICOMOS: International Council on Monuments and Sites  
IDF: Inner city Development Framework  
ISDF: Integrated Spatial Development Framework  
JIA: Johannesburg International Airport  
SAR&H: South African Railways and Harbours  
PSP: Pretoria Station Precinct  
NZASM: Nederlansche Zuid Afrikaansche Spoorweg- Maatschappij  
SAHRA: South African Heritage Resources Agency  
SAR: South African Railways  
SARCC: South African Rail Commuter Corporation  
SATS: South African Transport Services  
UNESCO: United Nations Educational, Scientific, and Cultural Organisation  
ZAR: Zuid Afrikaansche Republiek