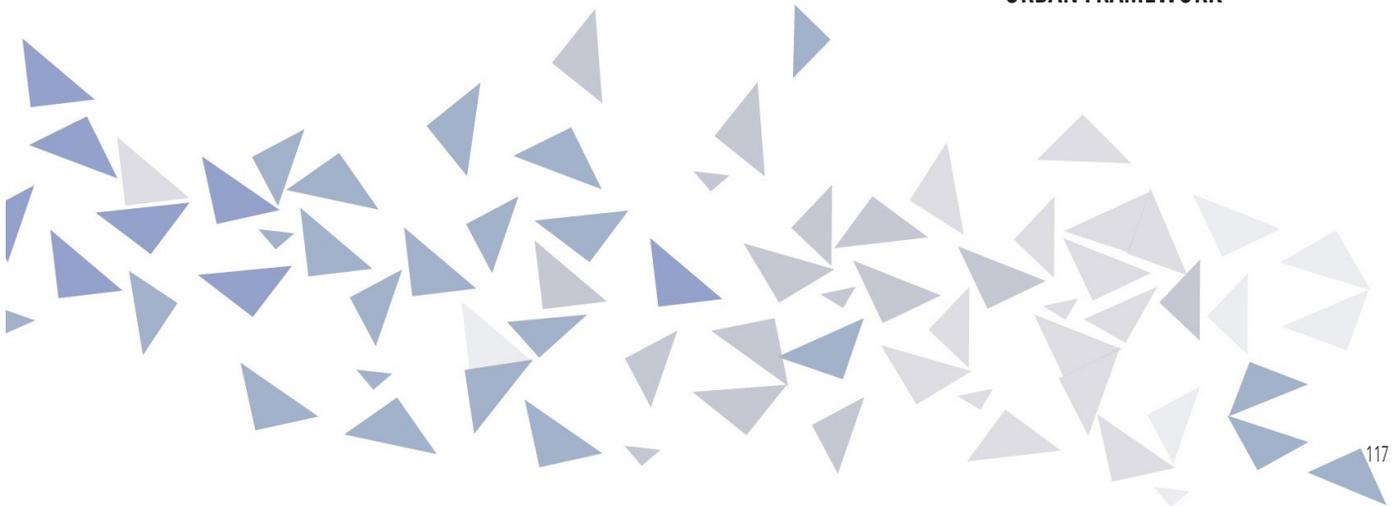


CHAPTER 7

URBAN FRAMEWORK



IMPORTANT CONCLUSIONS FROM PREVIOUS CHAPTERS

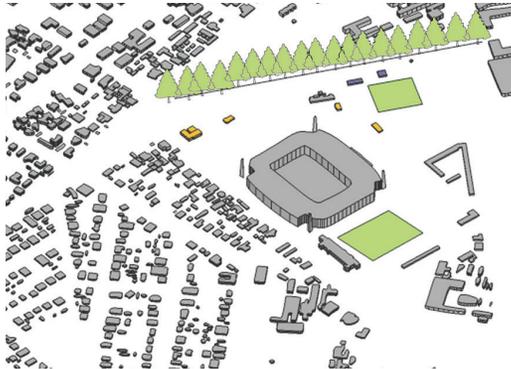


Figure 07.01: Existing that should be kept (Author, 2015)

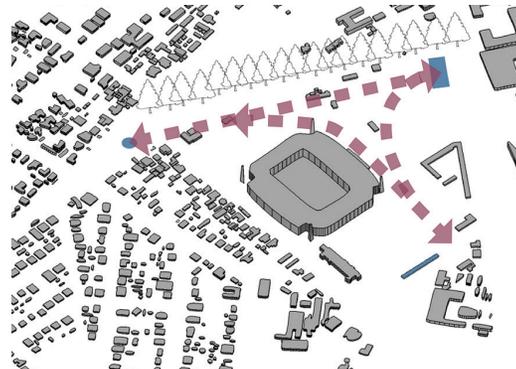


Figure 07.04: Connections between transport nodes (Author, 2015)

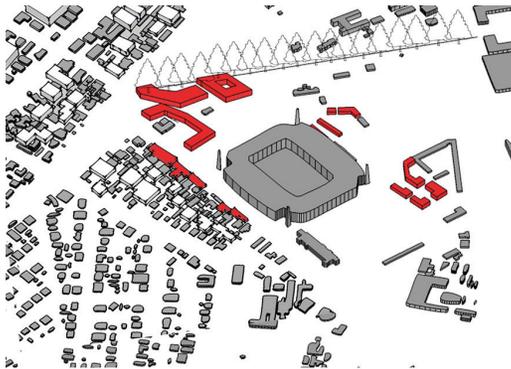


Figure 07.02: Considering the edges - continuing urban fabric through the deserted island (Author, 2015)

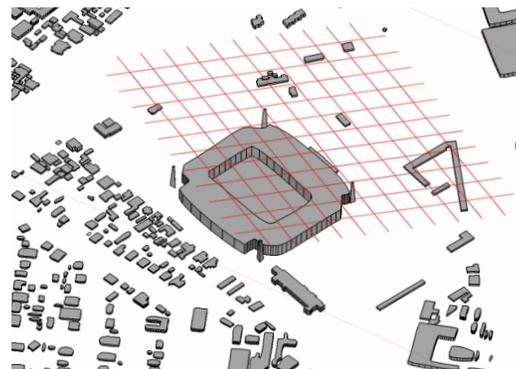


Figure 07.05: Adding grid to emphasise historical trees and to create unity between all the randomly placed buildings (Author, 2015)

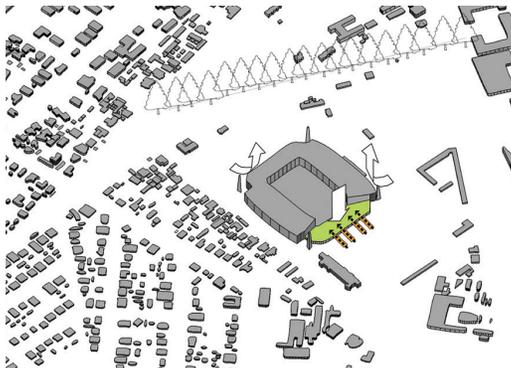


Figure 07.03: Continuing urban fabric through the deserted island (Author, 2015)

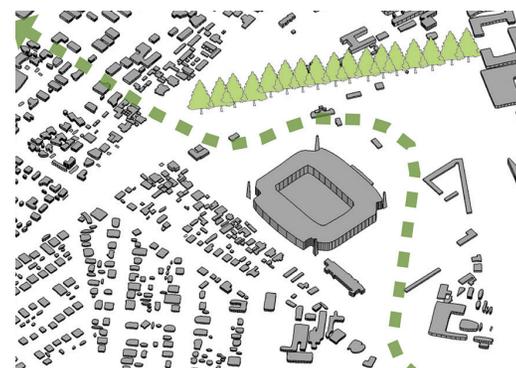


Figure 07.06: Creating a green infrastructural node (Author, 2015)

07.01 INTRODUCTION

In the previous chapters and the investigations done, certain important aspects were highlighted around the site. All these aspects were considered and the most important ones are emphasised (see images on previous page).

-  GREEN OPEN SPACE
-  LAWN AREAS
-  ECOLOGICAL AREAS
-  PLAZA/HARD SPACES
-  STREET BLOCKS
-  PROPOSED RESIDENTIAL BUILDINGS
-  PROPOSED MIXED-USE BUILDINGS
-  HISTORICAL ROWS OF TREES
-  PERMEABLE EDGES
-  INFLOW OF PEOPLE
-  MOVEMENT THROUGH SITE
-  VIEW FROM UNIVERSITY OF PRETORIA
-  GAUTRAIN BUS STOPS
-  TSHWANE BUS STOPS
-  RAILWAY LINE (METRO & GAUTRAIN)
-  TRT - TSHWANE RAPID TRANSIT SYSTEM (A RE YENG BUS)
-  MNT - NON-MOTORISED TRANSPORT SYSTEM (BICYCLE ROUTES)



Figure 07.07: Proposed urban framework (Author, 2015)

07.02 URBAN FRAMEWORK DISCUSSION

The University of Pretoria and the schools around the Loftus Versfeld stadium contributes to making this site a key location for public intervention.

Loftus Versfeld stadium is located within an extremely large city block which does not relate to the rest of the city grid. The biggest concern on an urban level is the fact that the property is not responsive and not integrated within its surrounding environment and as a result becomes a non-accessible and deserted island.

The current Metro station, situated right next to the municipality depot, is replaced by a Metro Station building, designed by Michelle Kotze in 2010 (see Chapter 3) that goes over the railway to enable people to cross from the side of the University of Pretoria to the side of Loftus Versfeld. This building is seen as the first step to integrating the property and to making it accessible.

Large scale commercial development is a threat to open or public space and stirs great concern. It is however important to see the need of commercial activity within this area, especially when looking at the predicted urban growth of 2037. Commercial activity needs to be considered in order to make this a successful public space as well as for secondary revenue creation. The site should become easily accessible - looking at the various public transportation systems which also creates opportunity for some commercial development. Permeable edges are present around the site to ensure an inflow of people into the site as well as easy pedestrian and perhaps bicycle flow.

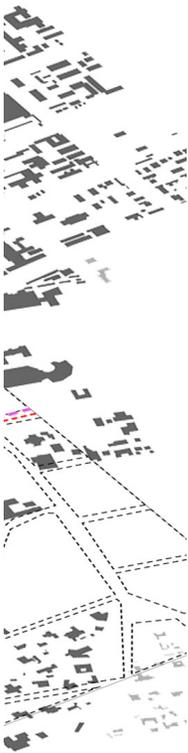
At the moment, the U19 of the Blue Bulls live on the property of Loftus in a small house, and the other teams

(U20 and U21) live in other buildings not close to Loftus Versfeld. The need for residences was identified and therefore creating residential buildings will contribute to better organisation of the professional teams. The main access points of the site will be developed with mixed use buildings that consist of either residential and commercial or office and commercial space.

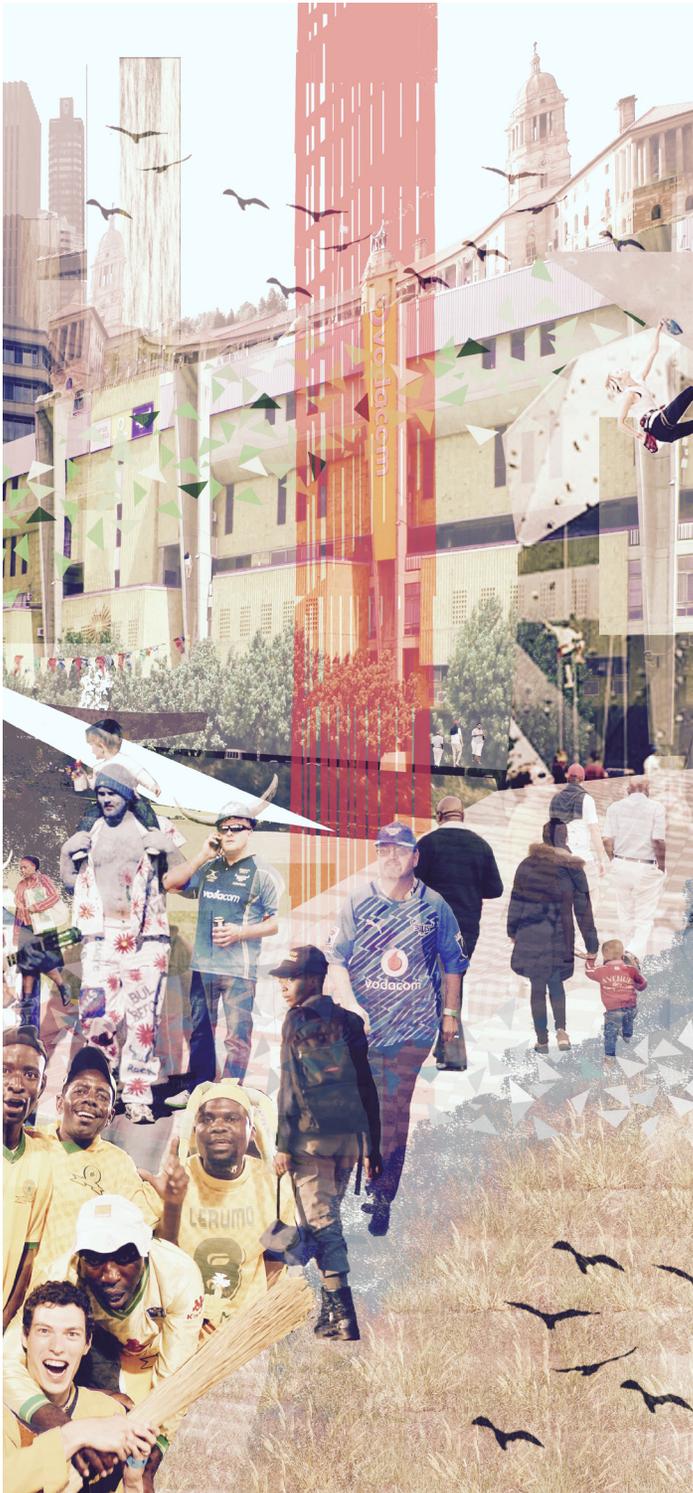
The lack of green infrastructure is visible within the analysis (see Chapter 6). In order to create a resilient system, the incorporation of ecosystem services is very important within the framework. Habitat creation was considered important. In order to prevent too much disturbance from humans, the ecological area was placed towards the east of the site - further away from the dense urban development. The edge towards the municipality depot allows for nesting of birds because of the privacy and little pedestrian movement. Regionally indigenous species will be planted to promote the attraction of birds, butterflies and other local wildlife species.

Physical activity is very important for human well-being and as concluded from the analysis, very few accessible-to-public sports fields and recreational facilities exist. Loftus therefore becomes a regional and/or neighbourhood park for residents and visitors. Fields for practice was kept because of it's need and current use.

Loftus Versfeld stadium is a significant landmark within Pretoria. It attracts large crowds of thousands of people and public plazas are required to accommodate such large crowds. These plazas were strategically placed at the main nodes in order to create arrival space for pedestrians and large crowds.







07.03 URBAN VISION

This image was a visionary image compiled for the Loftus Versfeld stadium landscape. The idea was firstly to tie in with the Green Infrastructural network in Pretoria and to preserve this open space that has potential but haven't been used to its full potential.

This area is, according to studies (see Chapter 3), growing and developing at a rapid rate and therefore a park for the future (2037) will be a great need to the residents around Loftus Versfeld.

People of various age-groups, races and genders can participate in a vast range of different activities. A place where people are able to express themselves in which ever way and where there are possibilities for human well-being in terms of psychological and physical well-being, as well as education.

Figure 07.08: Urban vision (Author, 2015)

07.04 CONCLUSION

An urban framework is proposed for the area in order to make sure that the landscape will be used to its full potential, also to integrate it with the existing urban context. The proposal of this dissertation will tie in with the proposed framework.

