





This chapter contains the urban group vision that focus on the west of Pretoria.

# CHAPTER

Urban Vision

# 2.

*West Fort*

ATTERIDGEVILLE

cemetery

industrial



THE  
DISCARDED LANDSCAPE OF THE WEST

Figure 2\_5 Group vision

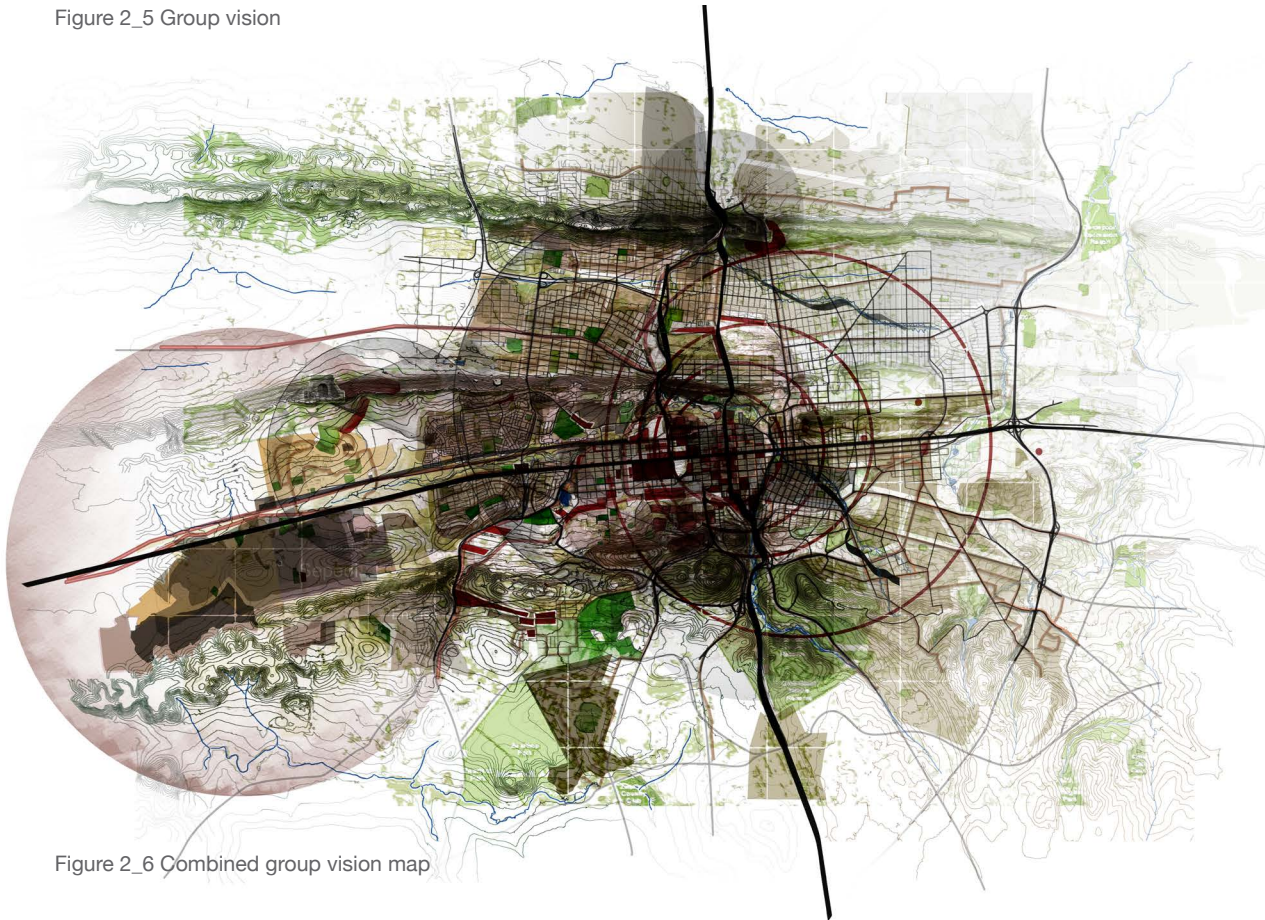


Figure 2\_6 Combined group vision map

The perception of the west of Pretoria is that it is a landscape fit for discarding. The west is treated like Pretoria's backyard. The west is where one of the first leprosy hospitals were built and the memories of leprosy in South Africa now lay discarded.

The west is where our predecessors decided to build a mental institution and locate the prison. The west is littered with old age homes, homes for the disabled and burial places for the dead. The west is where people were relocated to. The west is divided by a highway that goes nowhere. The west is the graveyard of past industrial dreams. The west is the home of poverty. The west is a discarded landscape.

If you look at the historical development of Pretoria, it is clear that from the beginning there has been a strong emphasis on development of the city to the east. In time this has resulted in an unbalanced city, unable to control its own growth. The ever increasing eastern urban sprawl has made Tshwane the largest metropole in the world and in addition one of the most unsustainable. In new development, the CBD of Pretoria has been side-lined,, discarded as historical birthplace with no role to play in the future of the city and as a consequence the west of Pretoria has been continually isolated from the life force of the city, discarding with it the thousands of residents who call it home.

From our internal approach to rediscover the west of Pretoria, we defined the study area within the borders, as everything west

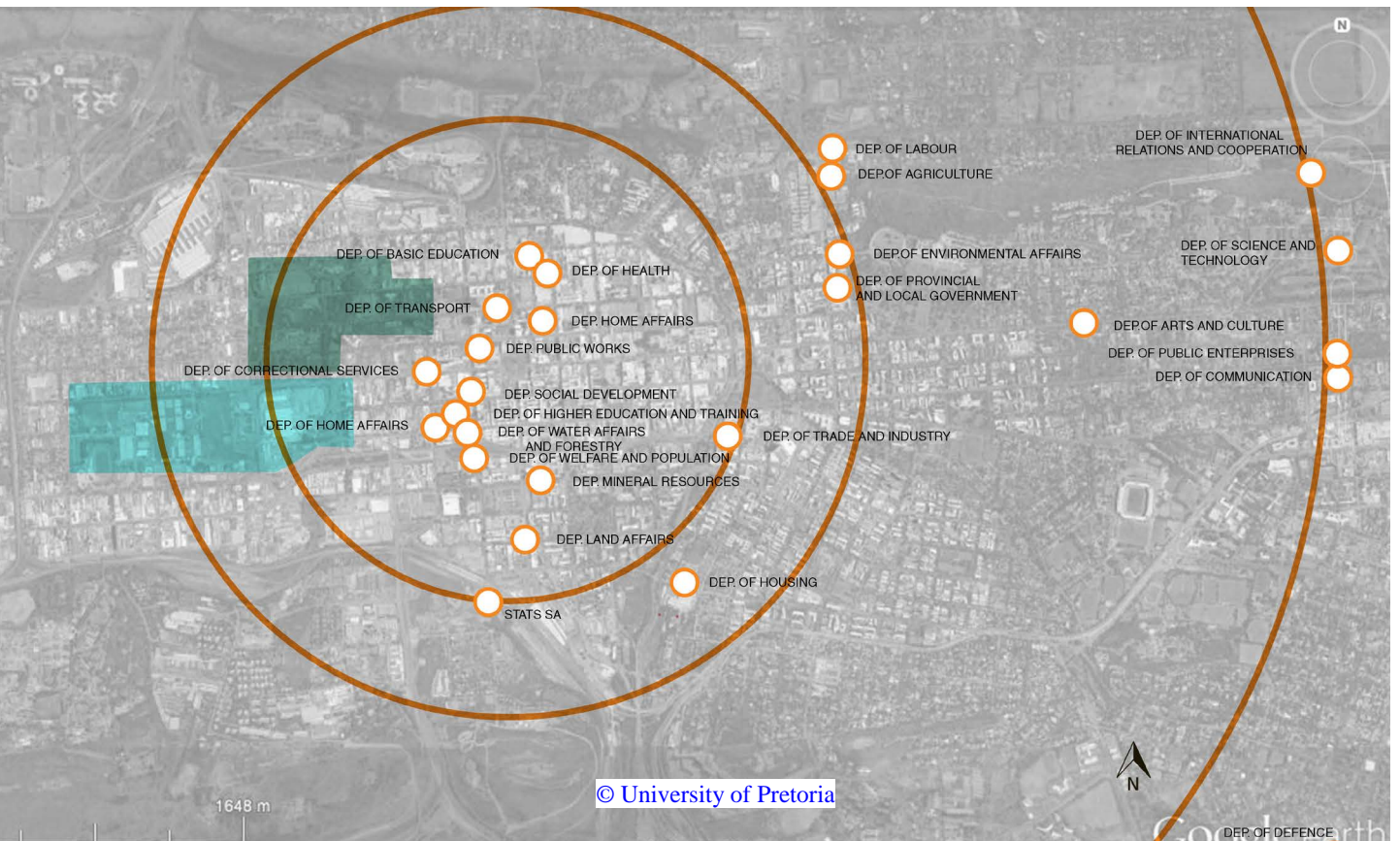
of Paul Kruger Street reaching the western borders of Atteridgeville between the ridges north and south. We have used four lenses to analyse the latent potential of this area, namely: ecology, heritage, public and economy.

The west of Pretoria is the backyard of our city, filled with discarded space, people and memories. And yet . . .

The west encapsulates immense cultural diversity and public energy which can be utilised to the regeneration of their context. Vast tracks of land close to the CBD lay open for potential development. The west is rich in cultural and historical narrative which can be harnessed in the celebration of this unique and significant environment. The development of the west will re-establish the developmental balance to the city at large, ensuring its sustainable continuation. It will enable the people of the west equality in access to the city and enforce their claim to its opportunities.

This urban vision does not attempt to create a compact and closely integrated urban framework. Instead the attempt is to create a theoretical link and a general hope for the city's future. This urban vision will be implemented on different scales and on various parts of the west of Pretoria.





The purpose of the following maps are to illustrate general observations concerning the development pattern of Pretoria.

The figure top left focus on the development of the bank head offices and represent the private development of the Pretoria inner-city.

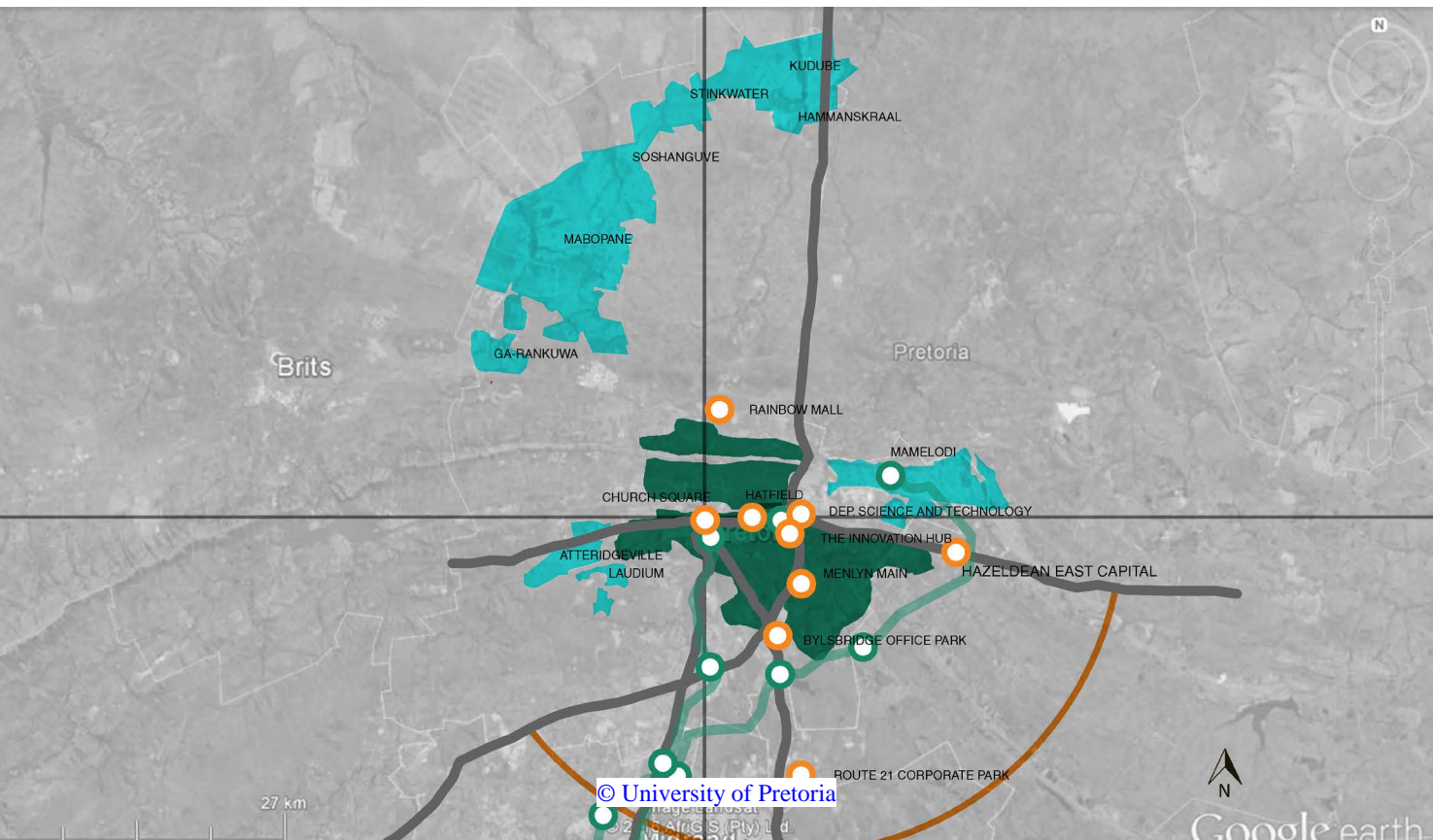
The figure bottom left illustrates the spreading of public government departments and how the new additions are developed increasingly to the east.

Finally the bottom figure shows the development of new economic nodes that moves increasingly east and south, while underdeveloped regions like Soshanguve outside this development patten remain.

Figure 2\_7 Top left: Bank offices

Figure 2\_8 Bottom left: Government departments

Figure 2\_9 Bottom: General development patterns





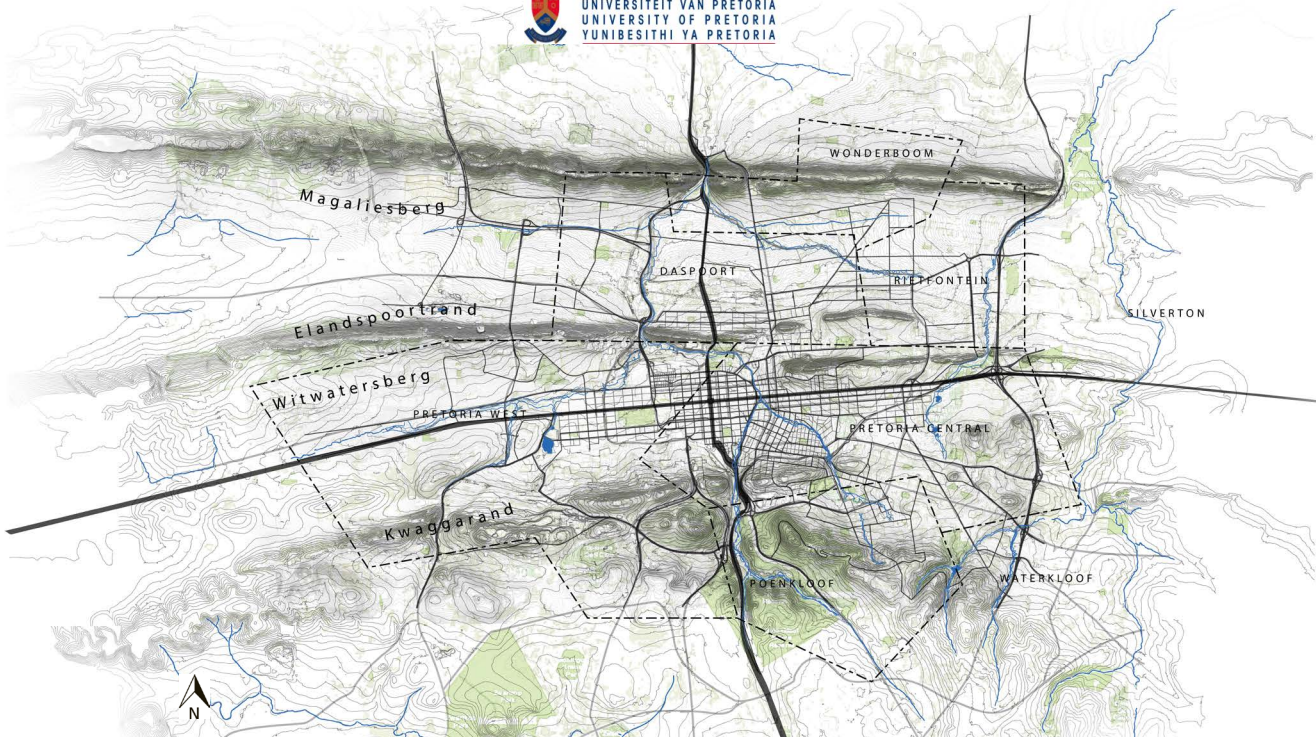


Figure 2\_10 Topographical structure of Pretoria

The top map shows the general topographical structure of Pretoria. Firstly the borders of the city are defined by the ridges that run north and south of it. Secondly the layout of city is greatly influenced by the Apies river that runs through it.

The bottom map shows the focus area where the ridges are disrupted by gateways and so the hydraulic nature of the landscape is influence. There are also specific ecological systems hat are observed at these points.

Figure 2\_11 Gateways and ridges

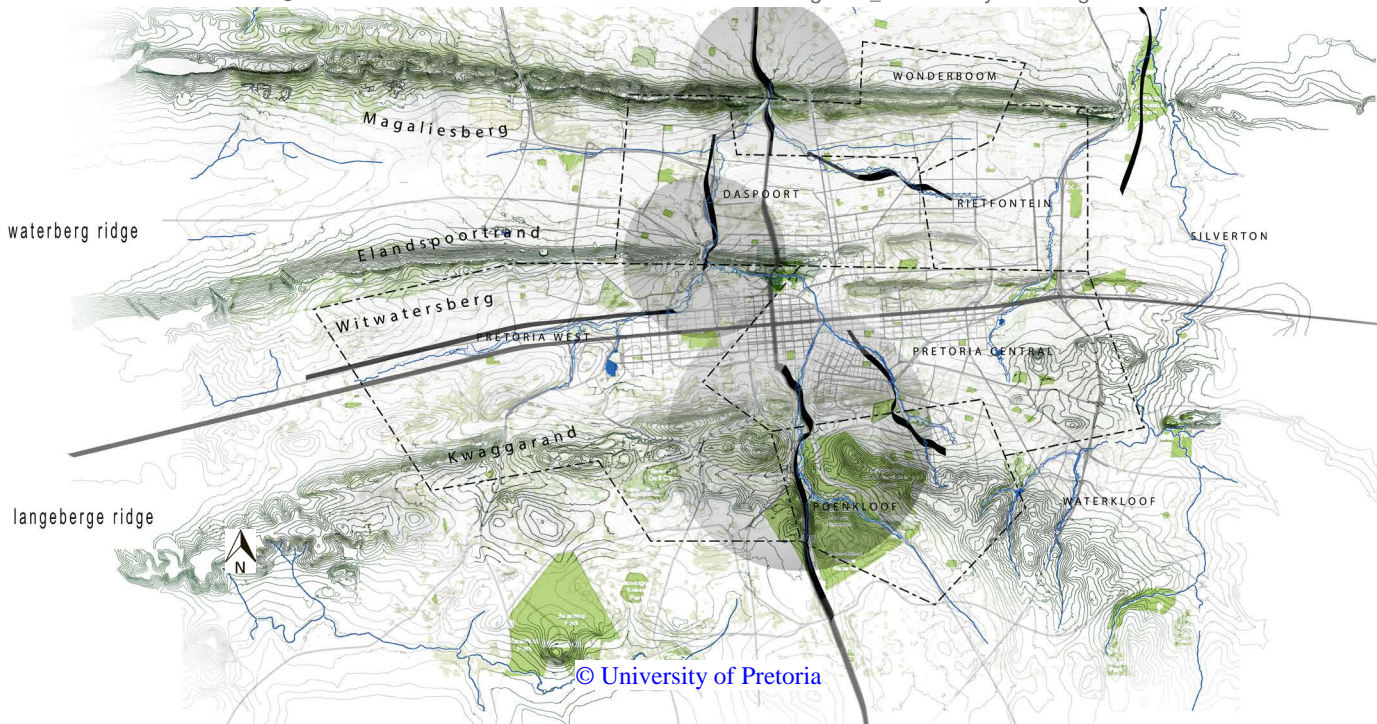






Figure 2\_12 Open green spaces  
The top map shows all the open and green spaces in Pretoria. This includes underdeveloped land sports-fields and parks.

The bottom map shows the various public transport routes, specifically focused on local bus routes. This also shows the surrounding areas that are linked by these transport routes to the inner-city.

Figure 2\_13 Public transport

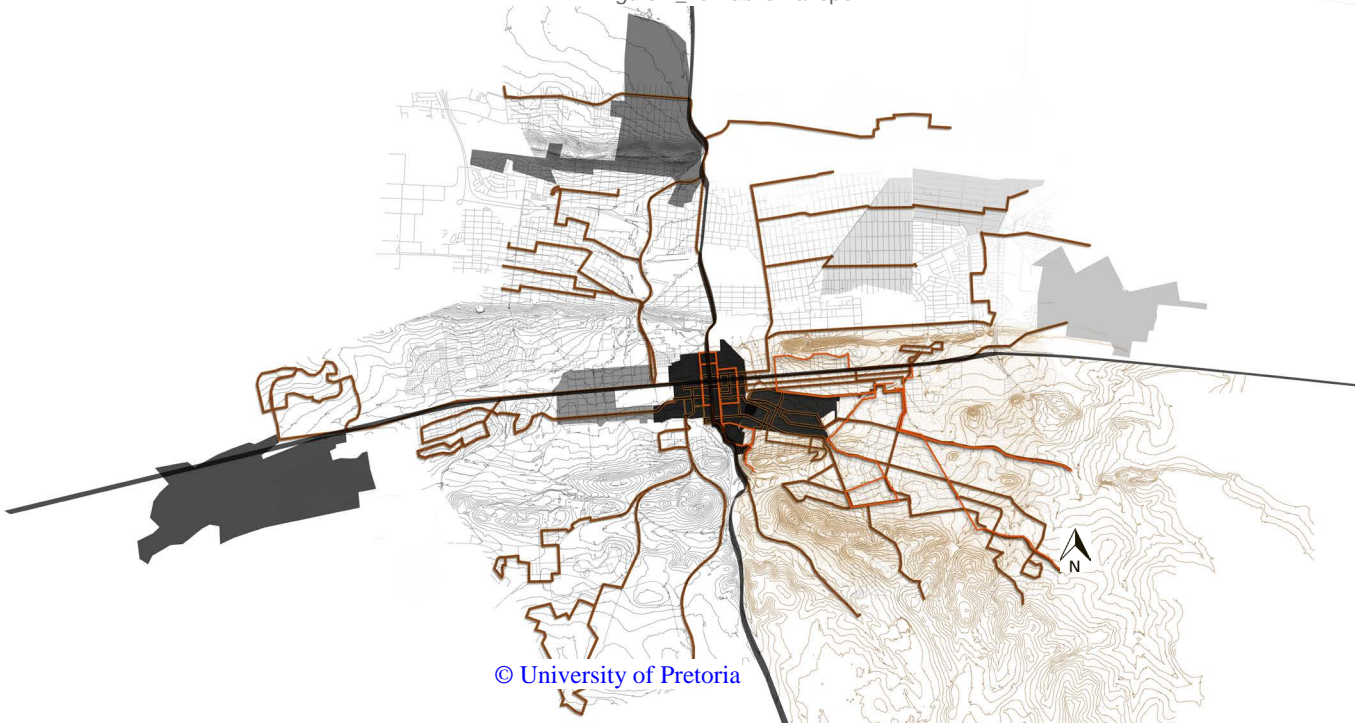


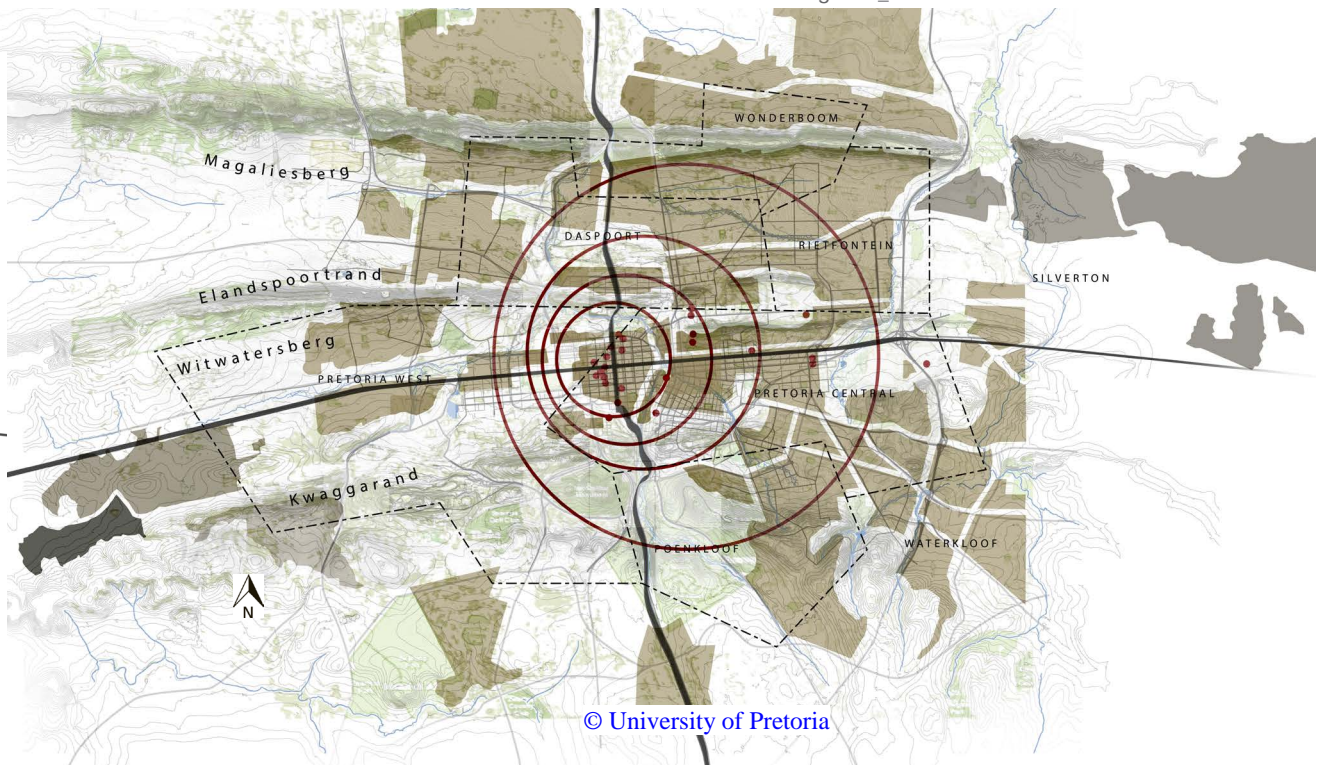




Figure 2\_14 Development pattern of Pretoria  
The top map shows the development pattern of public investment, specifically focused on government departments.

The bottom map shows the relative income of the surrounding areas, based on census data. The darker the colour, the less household income is available in the area.

Figure 2\_15 General income





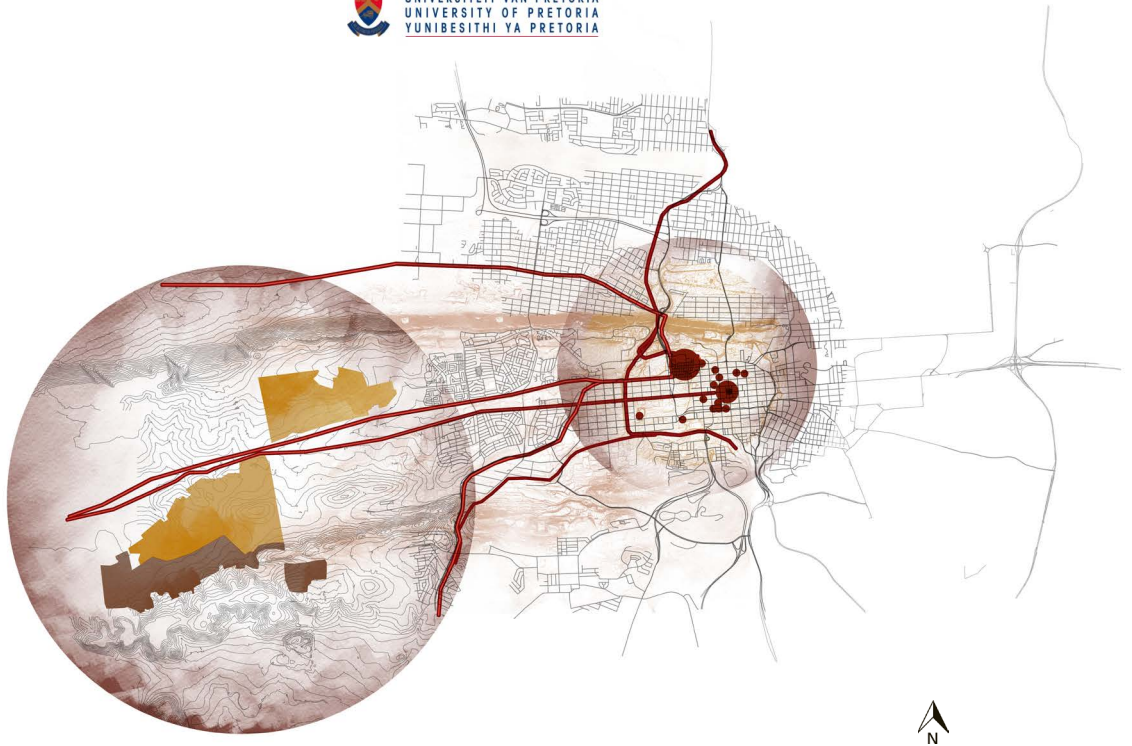


Figure 2\_16 Economic routes  
The top map shows the economic routes in the city, specifically focused on the informal trade and the consumers thereof. This also shows the economic nodes and the linking thereof.

The bottom map is an analysis concerning cultural groups in specific areas. The conclusion is based on household language. The data is obtained from general census.



Figure 2\_17 Cultural groups





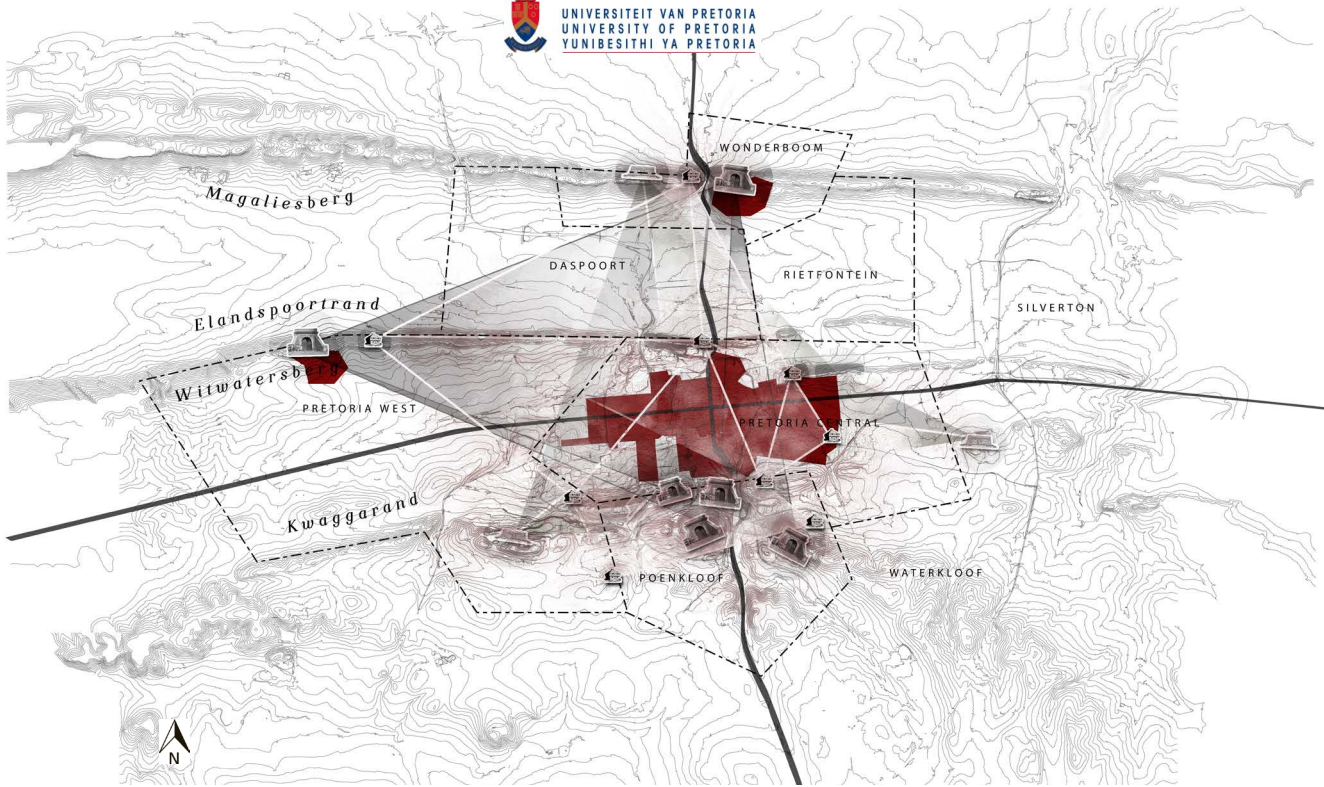
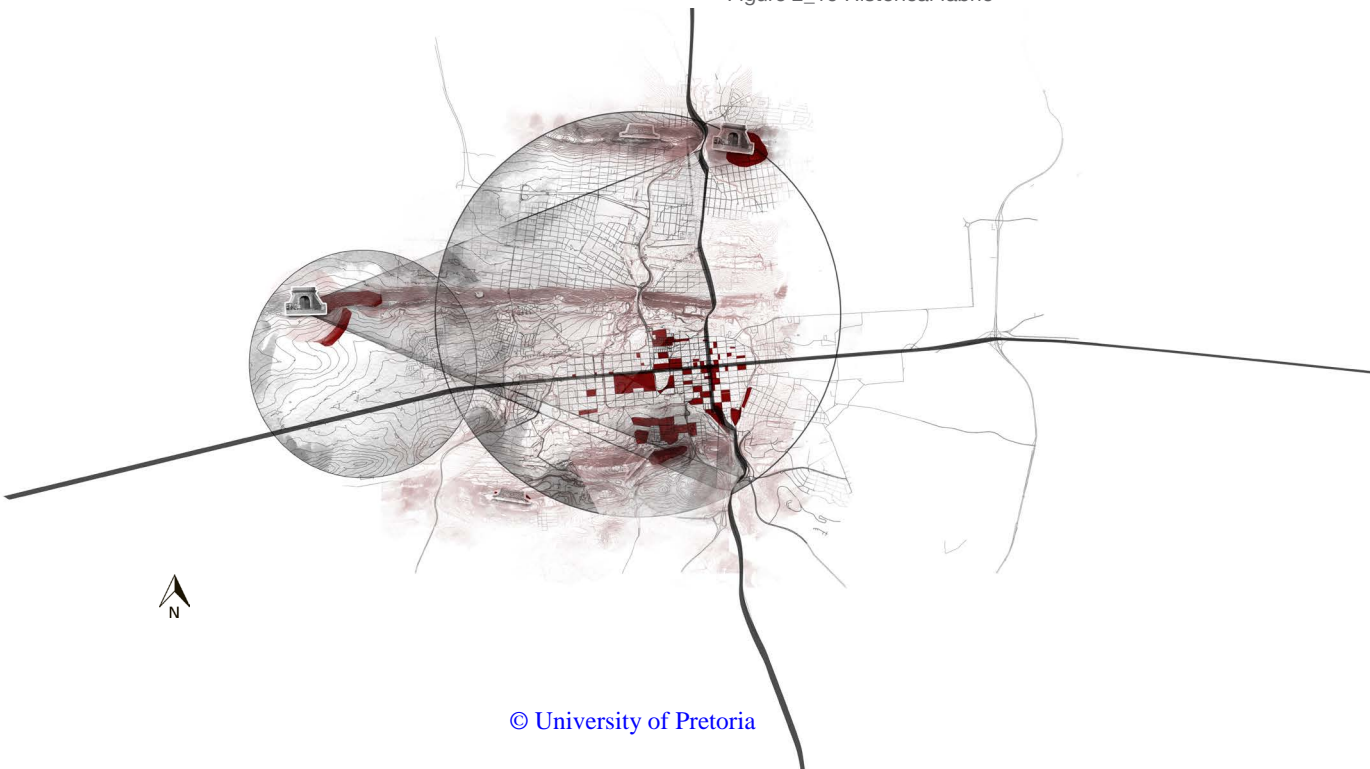


Figure 2\_18 Historical development  
The top map shows the historical development borders of Pretoria at the turn of the century as well as the positions of the historical forts in relationship to the origin of the city.

The bottom map shows the remnants of the historical fabric of the city.

Figure 2\_19 Historical fabric



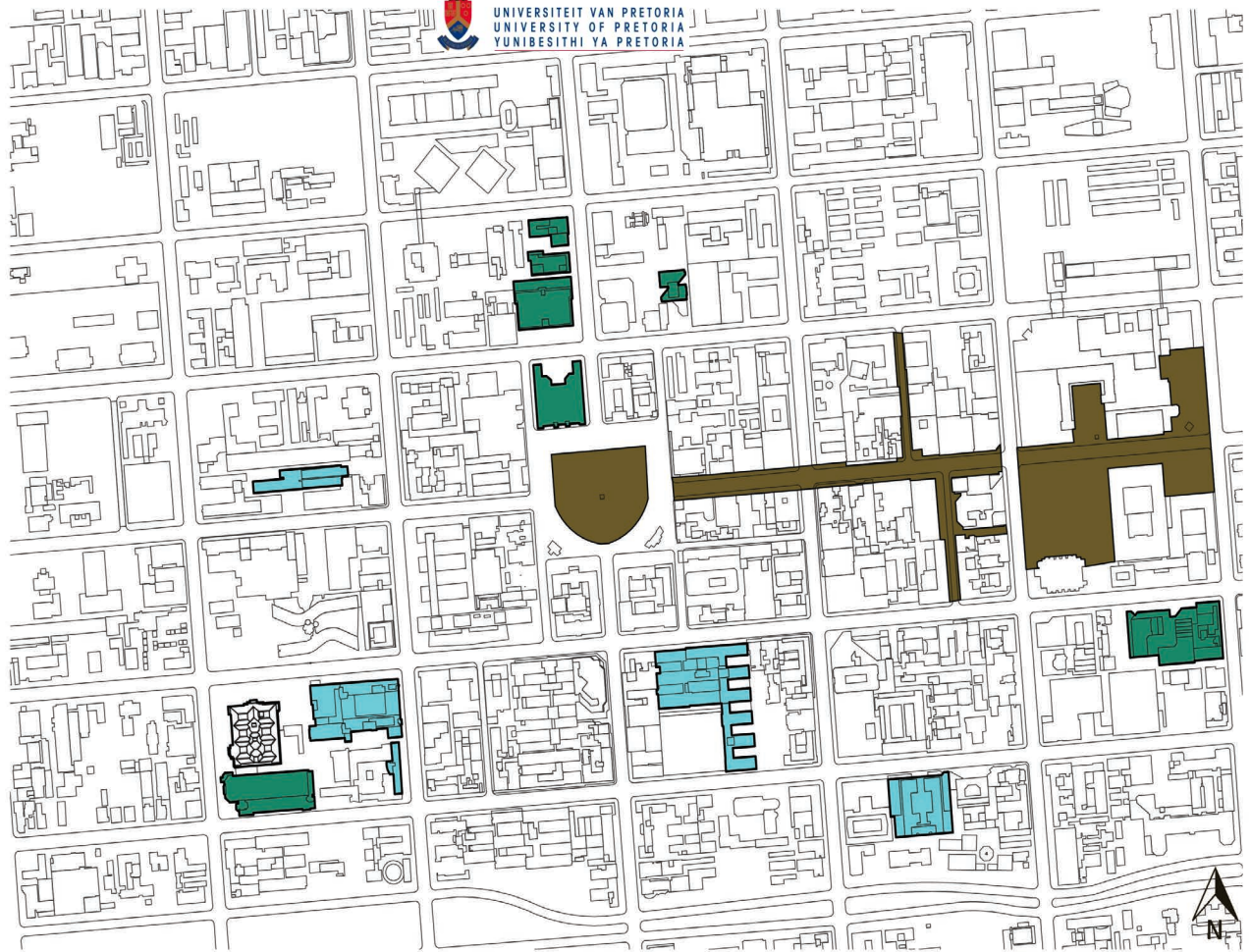


Figure 2\_20 Status quo

## Status quo

-  existing public spaces
-  police institutions
-  judicial institutions

Existing public spaces in the inner-city, that stretches from Church square to the State Theatre. Included is a network of state institutes that forms part of the legal system of South Africa.



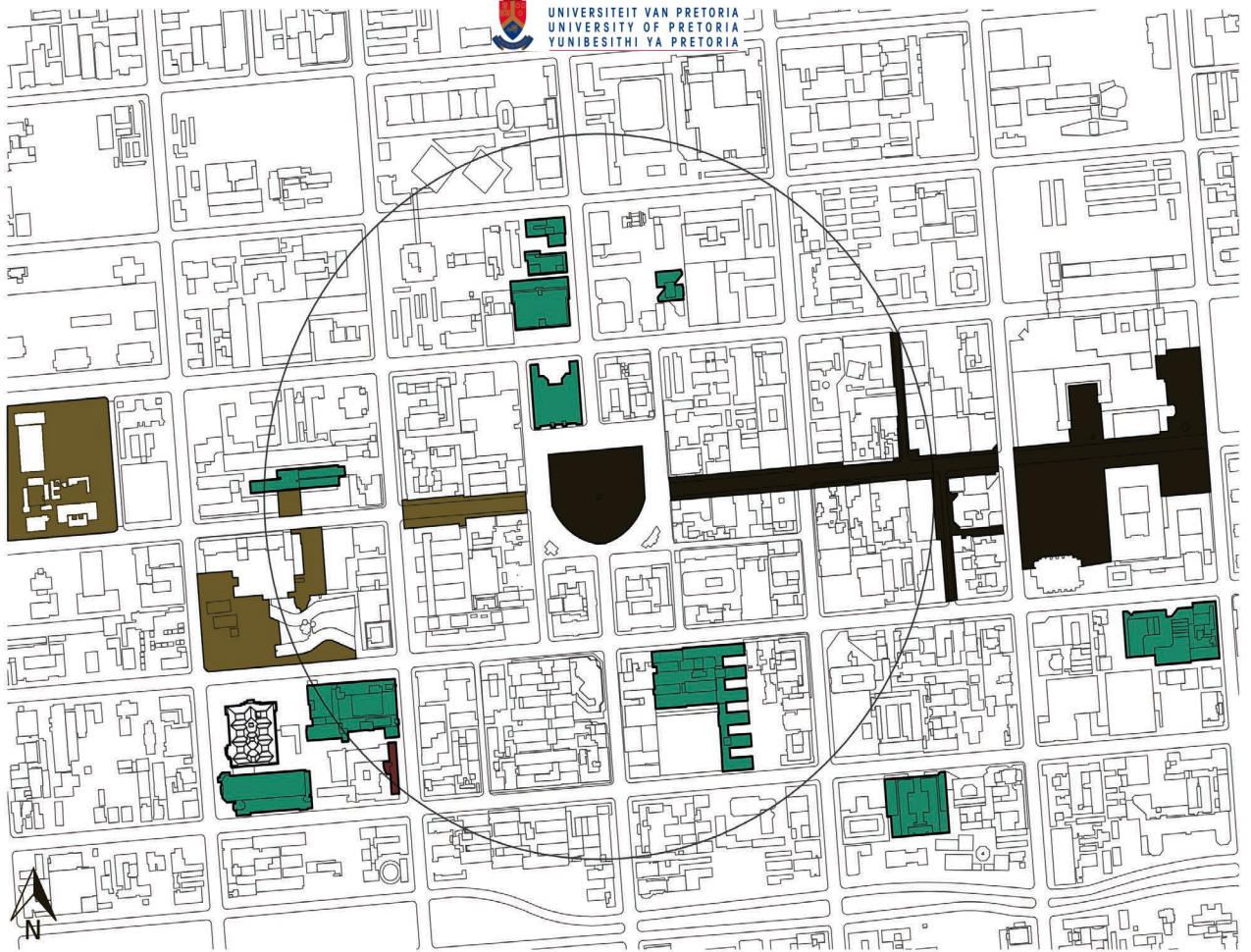





Figure 2\_21 Potential

## Potential

-  existing public spaces
-  institutions
-  potential spaces for public development

The predominant spatial development to the east threatens the balance of development in the inner-city and the draining of its energy.

This diagram shows the potential spaces to the west that could be developed for public use and also the potential integration of judicial institutions and their networks.

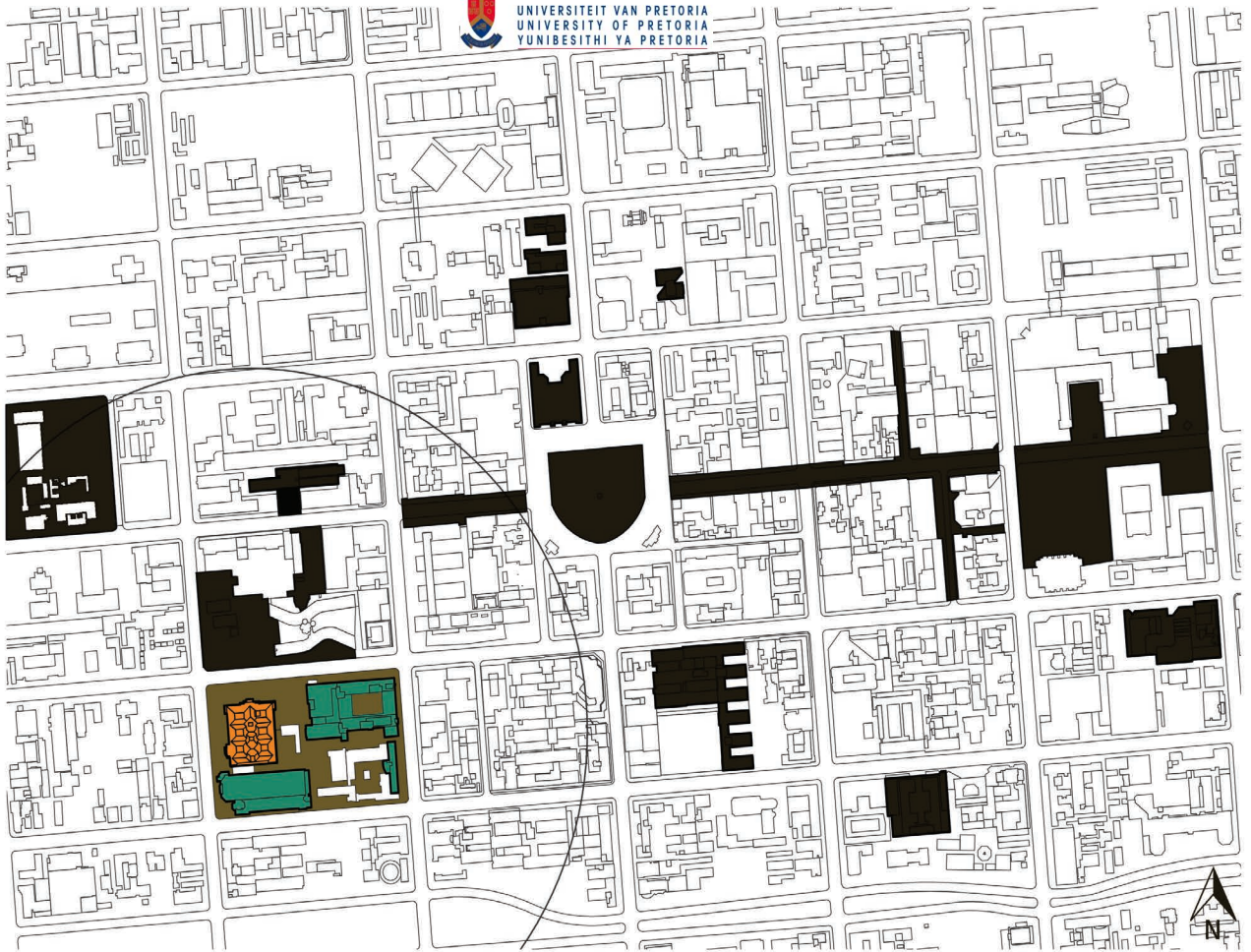


Figure 2\_22 Focus on site

## Focus on site

-  existing public spaces and institutes
-  institutions that could be integrated
-  site of development

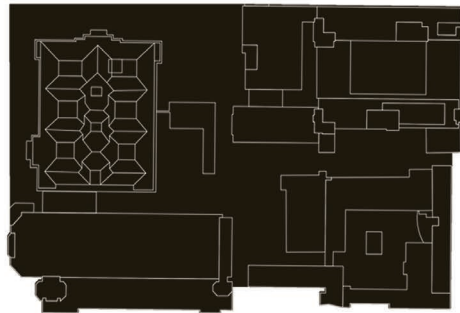
The purpose of this approach to the city block is the integration of the block into one functional entity, that is permeable to the city through public spaces. A coherent city block that can lead to a compact and functional inner-city.



Figure 2\_23 Status Quo 2



Pretorius Str

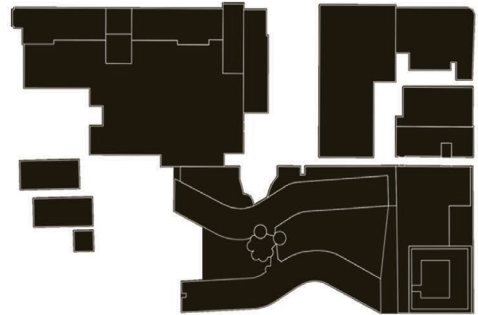


Status Quo

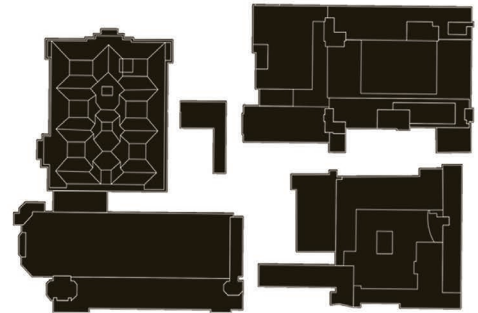


The block is inaccessible and cut off from any unsecured public access.

Figure 2\_24 Remove fences



Pretorius Str

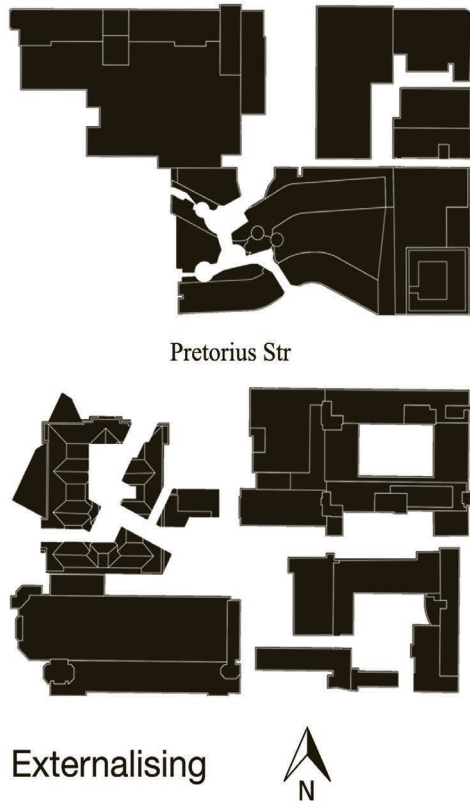


Fences removed



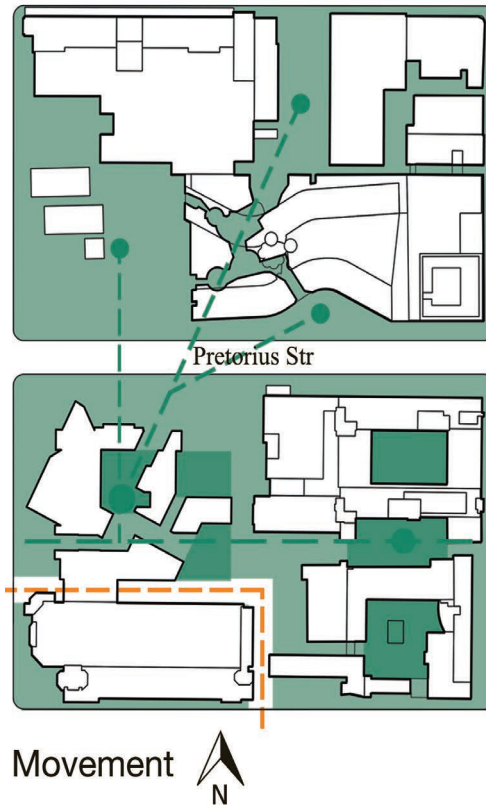
The removal of gates and fences starts to demonstrate the extent of public access possible.

Figure 2\_25 Externalisation



The opening up of internalised spaces and the integration thereof with the public sphere. This will enable the public to move through the city block.

Figure 2\_26 Movement



The linking of public spaces in one coherent network, that facilitates movement through the city and enables public access.

### APPLICATION

With the redevelopment of the Pretoria Magistrate's Court and the considerable investment in this area, this study will attempt to stimulate the local economy of the western part of the inner city. The effect of this development stimulation will then progress along Pretorius Street towards the west. Well-placed interventions will redress the development pattern of Pretoria and restore balance to the city. The urban condition will also be improved through this development, by fragmenting the big city blocks for pedestrian access, creating new open public spaces and linking complementing inner block functions.