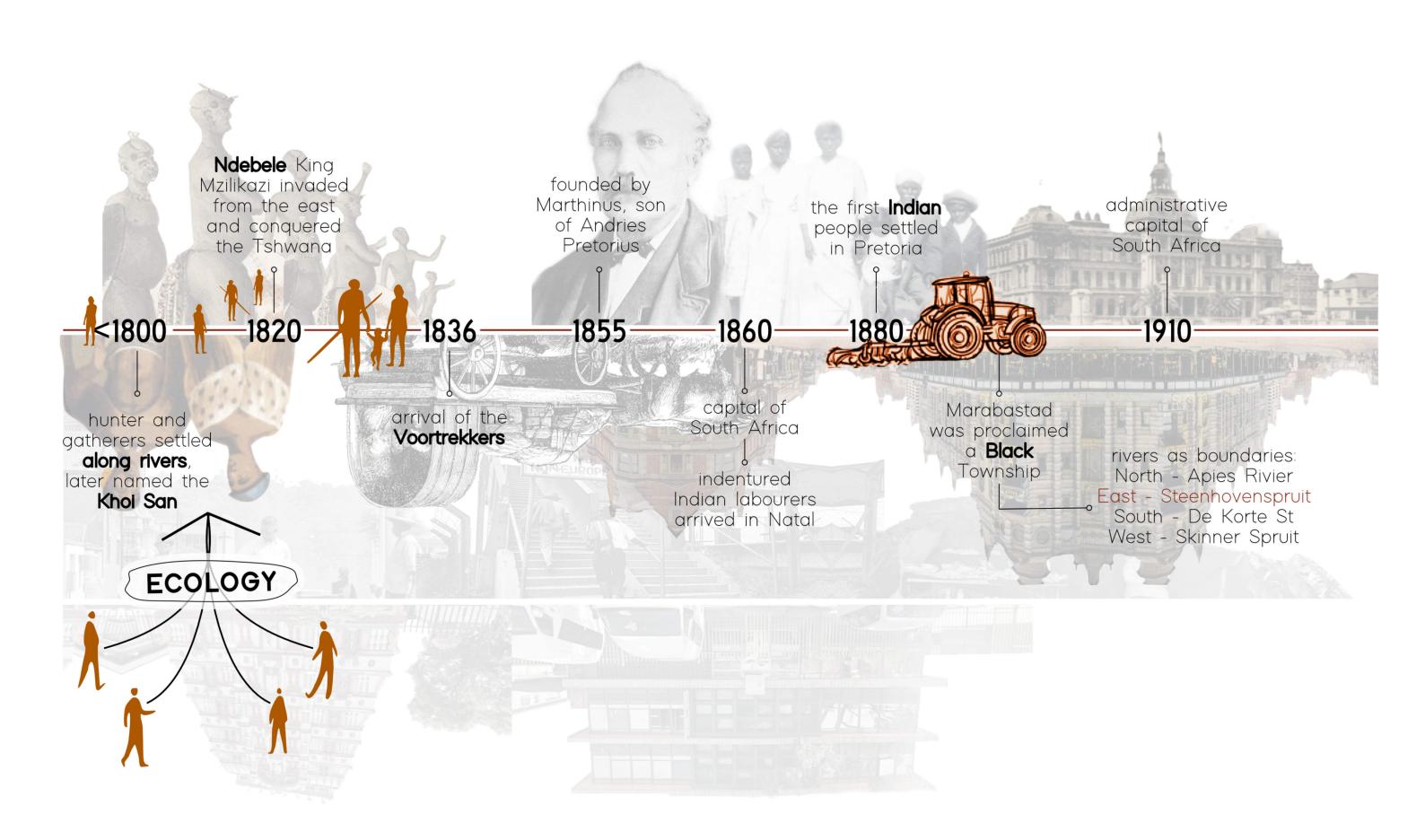
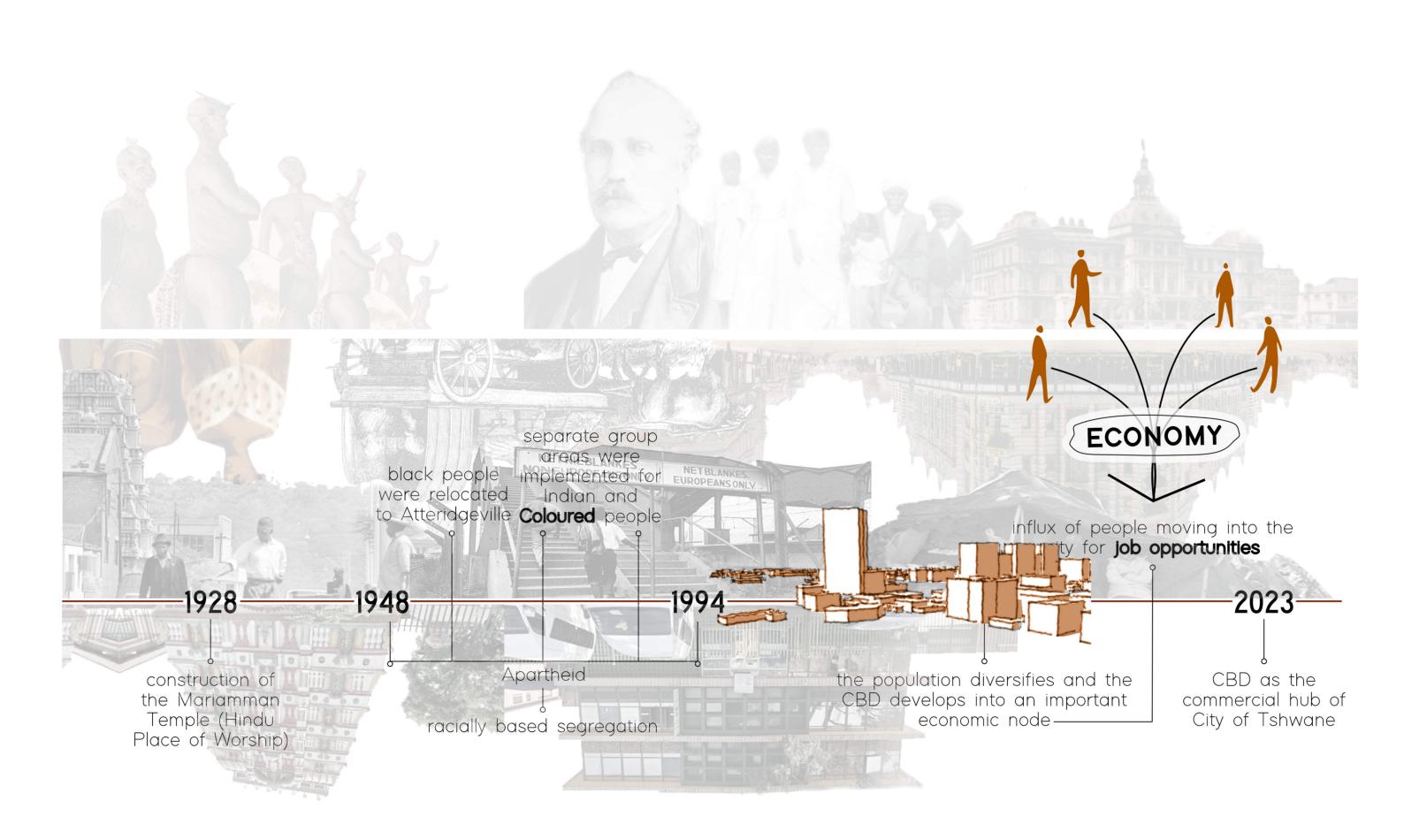


LOCATION | MACRO, MESO



PRETORIA CENTRAL: A HISTORICAL SUMARY



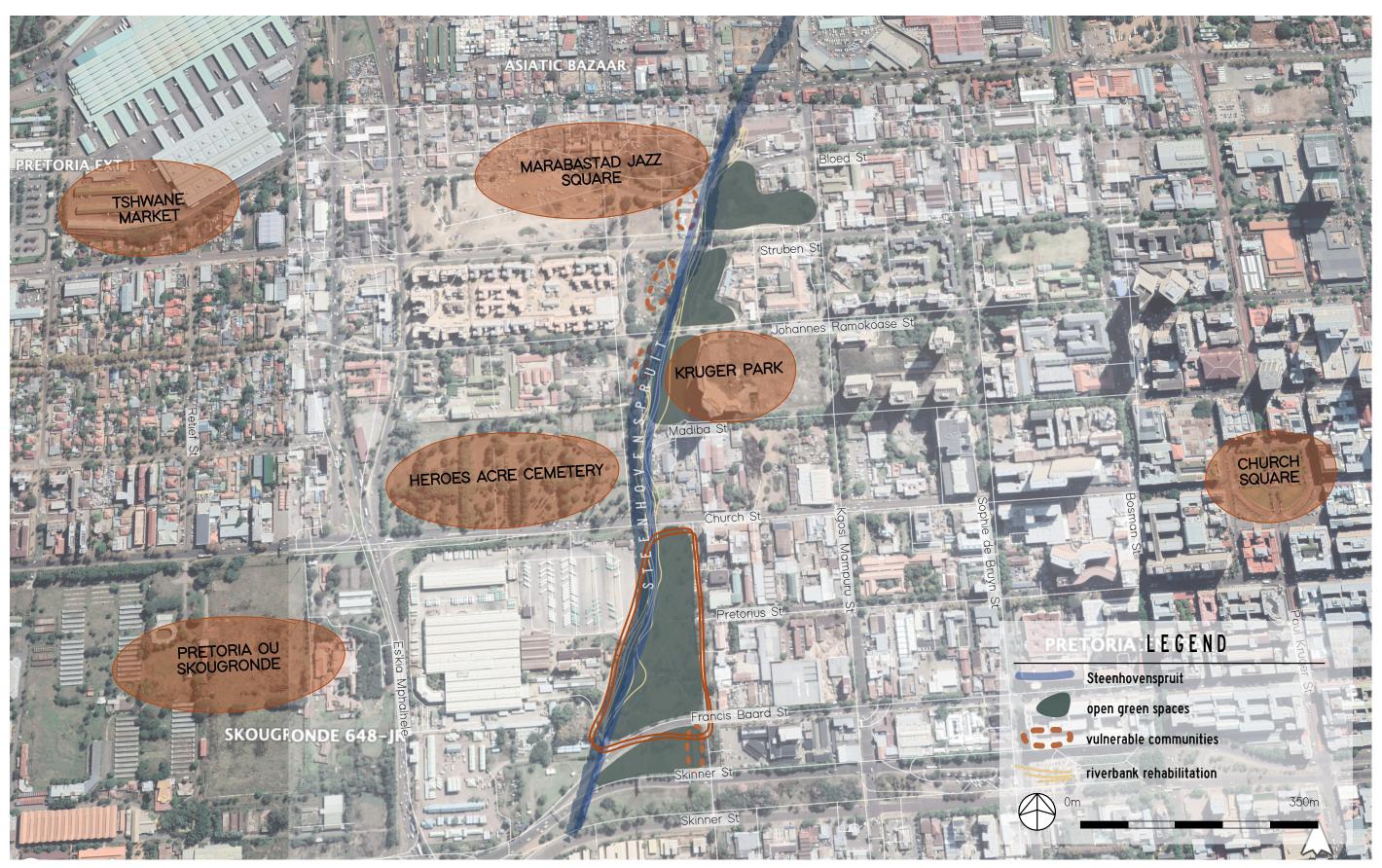
PRETORIA CENTRAL: A HISTORICAL SUMARY



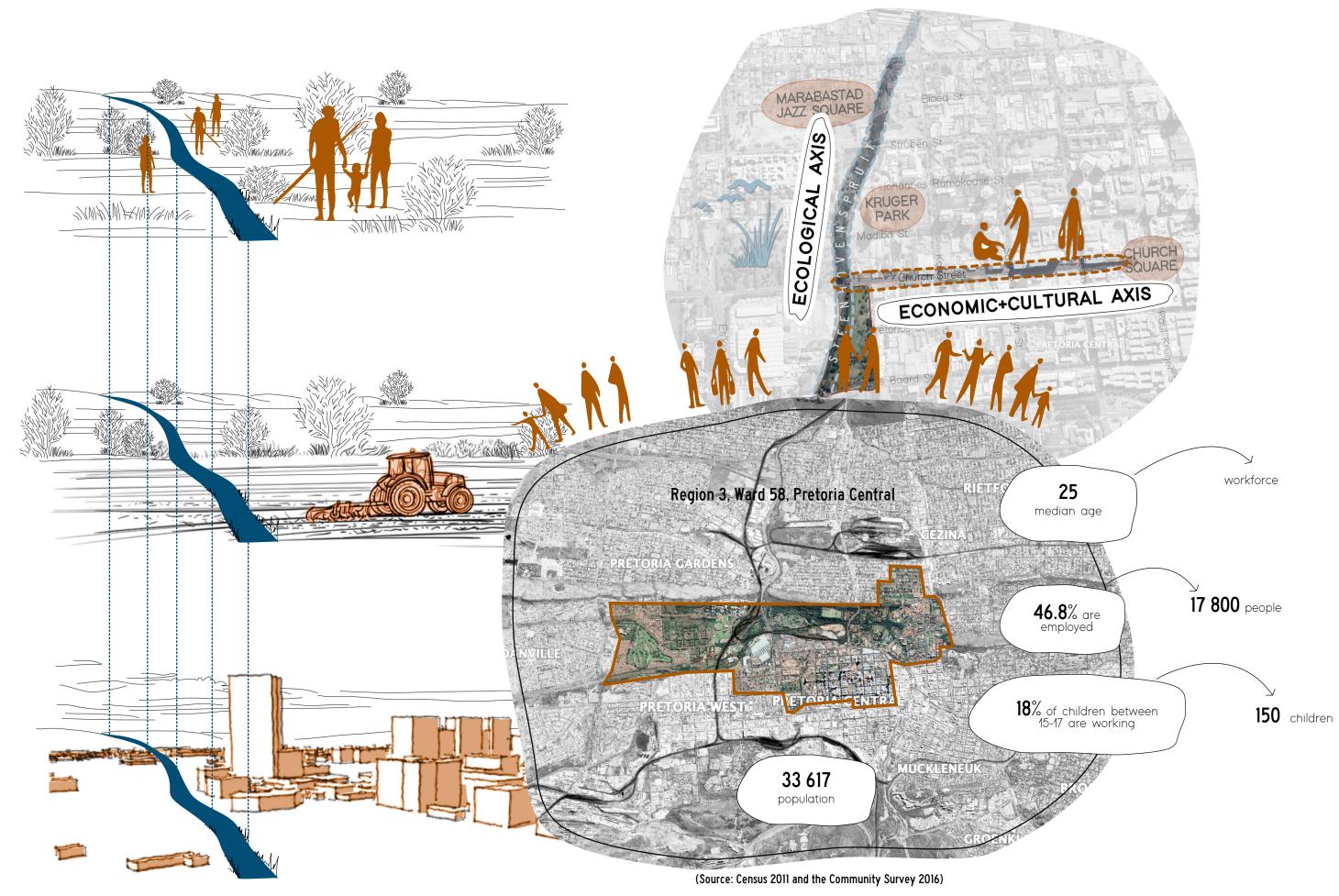
## PEOPLE IN THE CBD



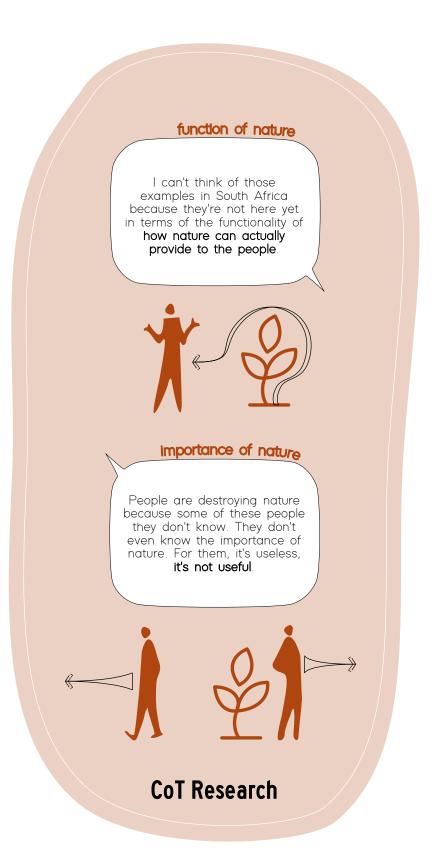
RIVER IN THE CBD

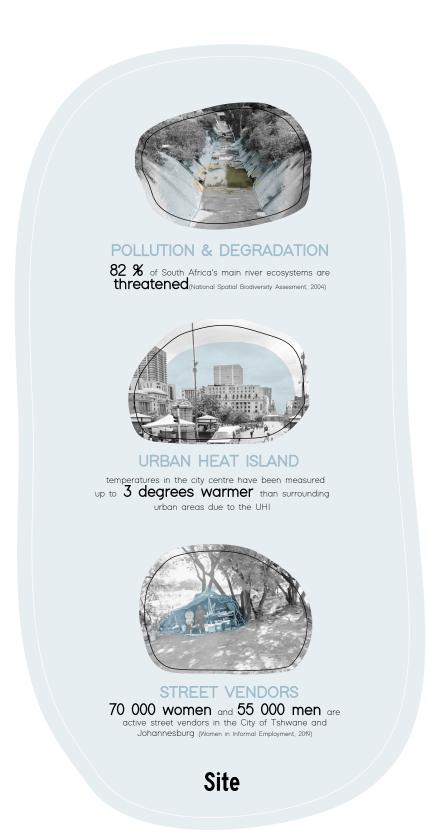


-25.748604, 28.178174 | City of Tshwane, 0183 | South Africa



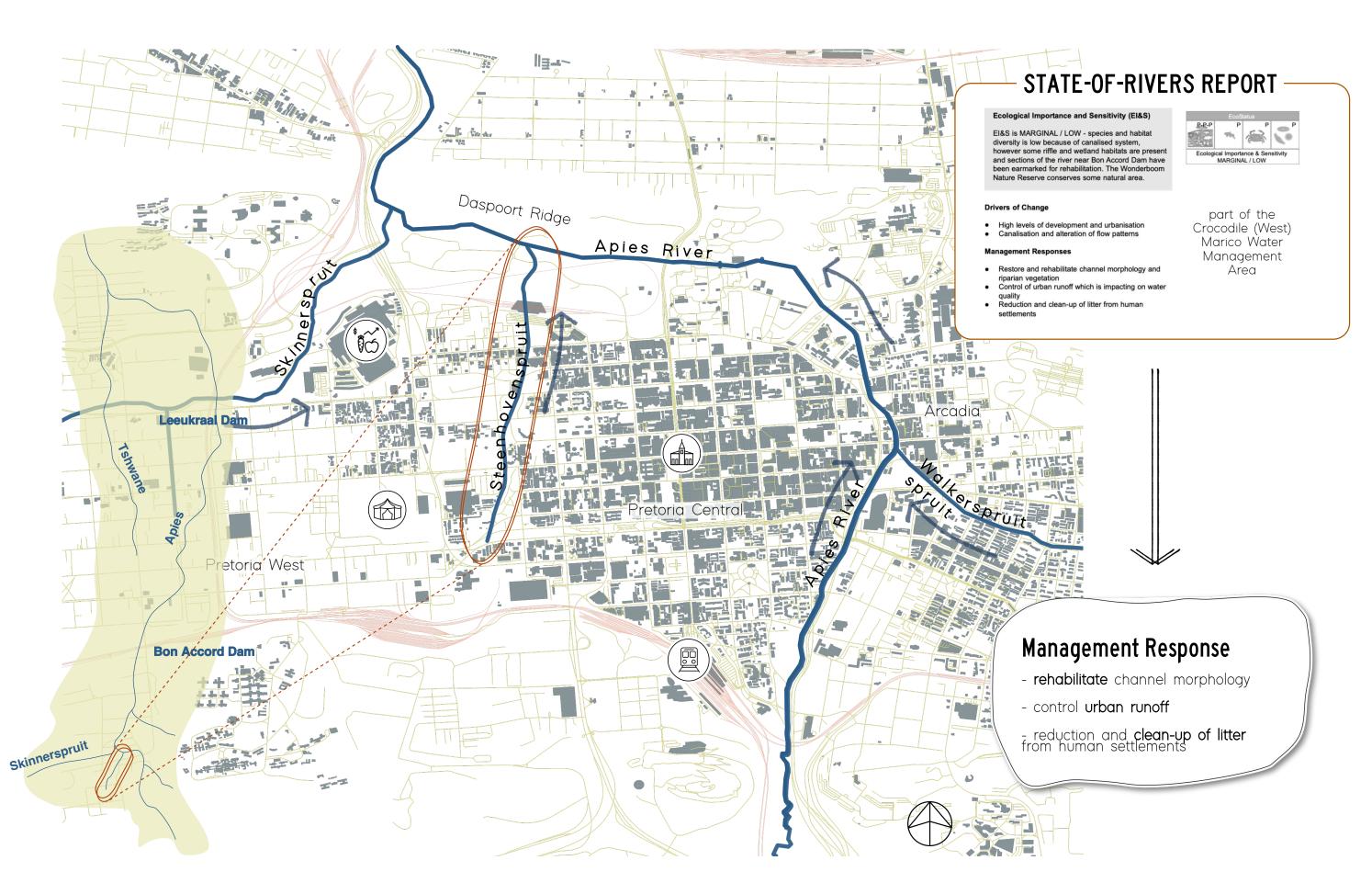
PEOPLE OF PRETORIA CBD







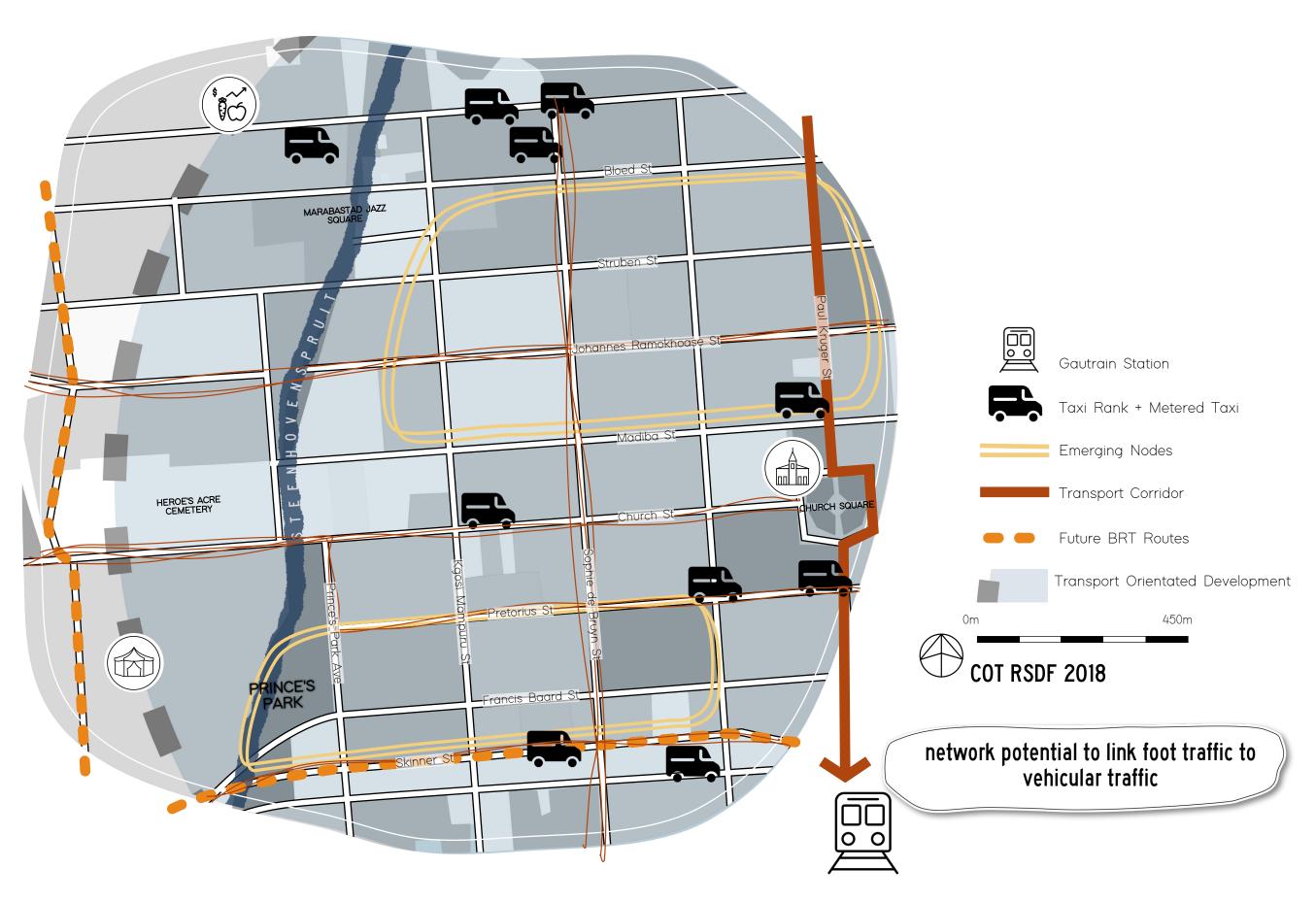
How can **nature based solutions** form infrastructure frameworks for **small economies** in the urban domain towards a **resilient** urban environment for stronger **human-nature relationships**?



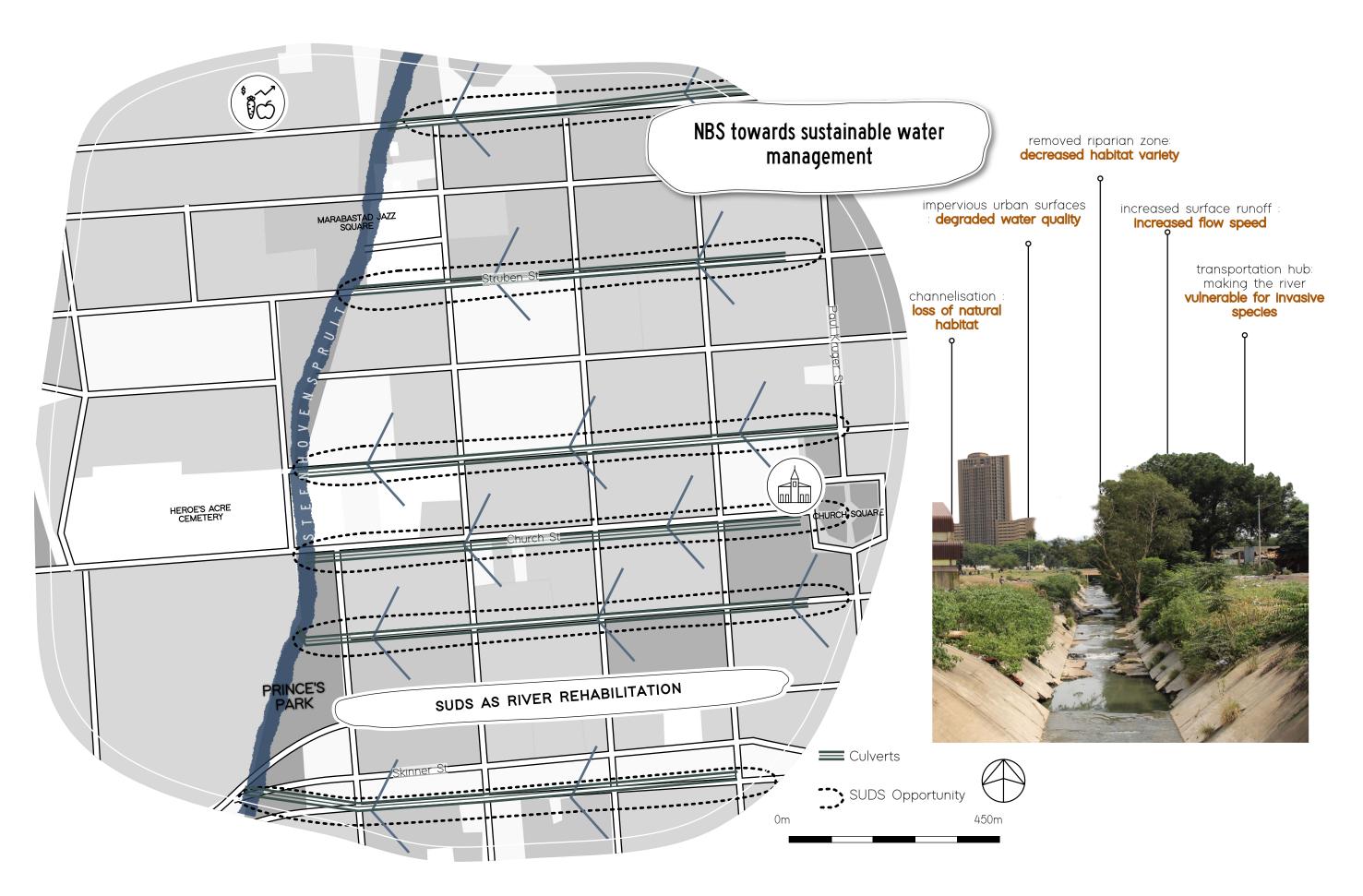
**CONTEXT WATERCOURSES** 



REGIONAL ZONING



TRANSPORT NODES AND CORRIDORS



STORMWATER AND SPRUIT CURRENT STATE

#### **Existing Frameworks**

- Regional Site Development Framework (RSDF)
- Municipal Site Development Framework (MSDF)
- C-Plans

#### **Existing Acts**

- National Environmental Act
- National Environmental Management Biodiversity Act
- National Water Management Act
- Spatial Planning
- Land Use Management Act
- City of Tshwane Town Planning Scheme

#### Zoning (Tshwane WebGIS)

Zoning: Public Open Space Land Use: Retail

### Gauteng C-Plan 3.3 (SANBI BGIS)

National Biome: Savannah Biome

National soil description: Red, yellow and / or greyish soils with low to medium base status

National soil class: Association of Classes 1 to 4: Undifferentiated structureless soils

National threatened terrestrial ecosystem: Marikana Thornveld

- extend: vulnerable

#### RSDF 2020 (Tshwane WebGIS)

Region 3, Ward 58

classified as Open Space - Other Natural Area

Falls on western edge of the largest transport node of City of Tshwane Tshwane

Park classified as Ecological Support Area 2 along Steenhovenspruit

#### **EXISTING POLICIES**

### **Public Amenities Bylaw**

"The municipality adopts this By-law with the aim of controlling access to and use of all public amenities owned by or under the control of the municipality."

#### Land Use Management Bylaw

"To provide a framework for spatial planning and land use management in the Republic; to specify the relationship between the spatial planning and the land use management system and other kinds of planning; to provide for inclusive, developmental, equitable and efficient spatial planning..."

#### City of Tshwane Town Planning Scheme

relating to the following matters:

- Part 1: Introduction.
- Part 2: Streets, Building Lines and Building Restriction Areas.
- Part 3: Use of Buildings and Land
- Part 4: Development Conditions
- Part 5: Parking and Loading Facilities
- Part 6: Amenity in and of the Environment and Appearance of Buildings.
- Part 7: General Conditions.
- Part 8: Schedules

#### INITIAL SITE INFORMATION

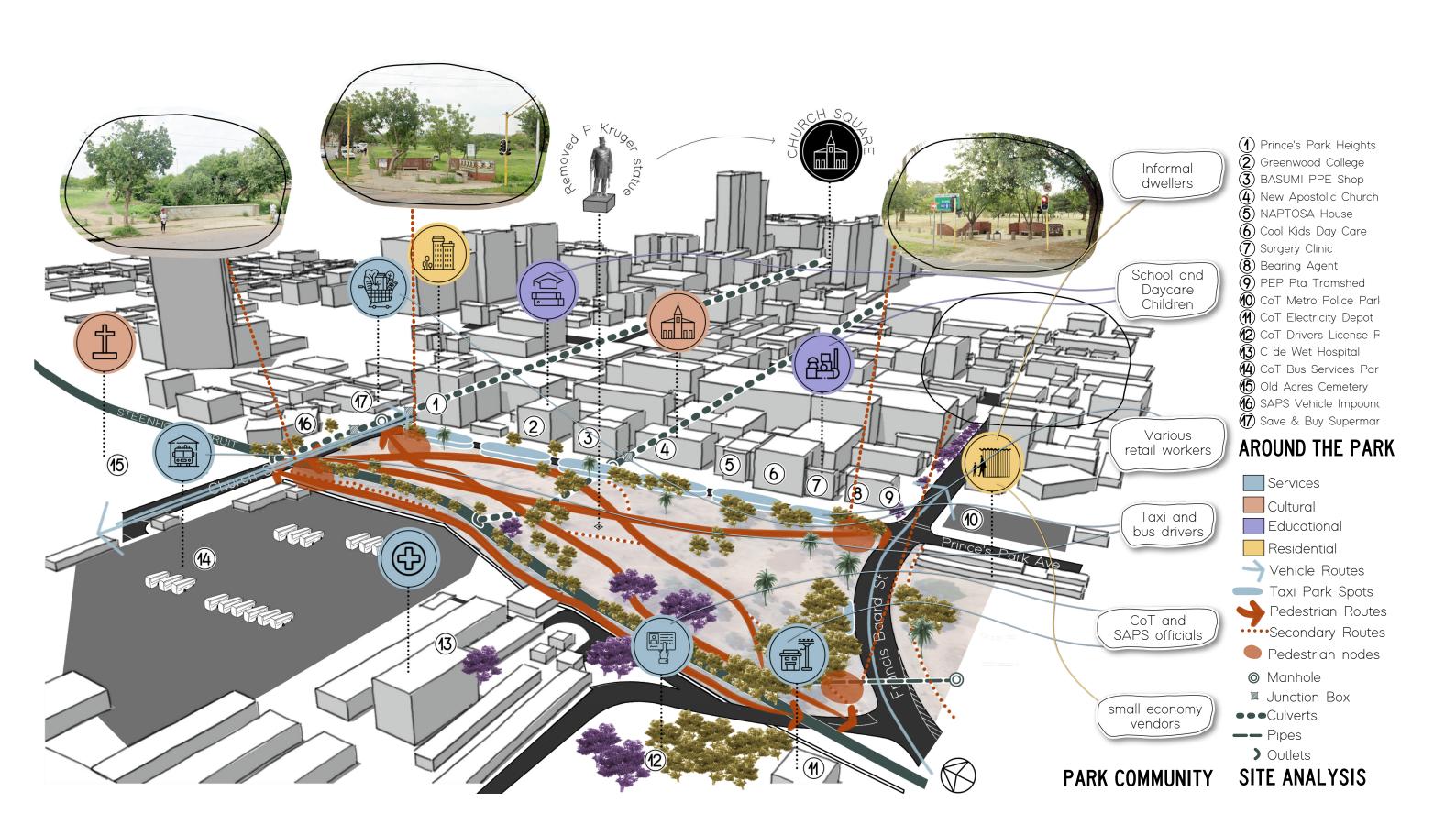
where can zoning and land use meet: retail vs public open space?

how can the transport sector be involved to support small scaled economies?

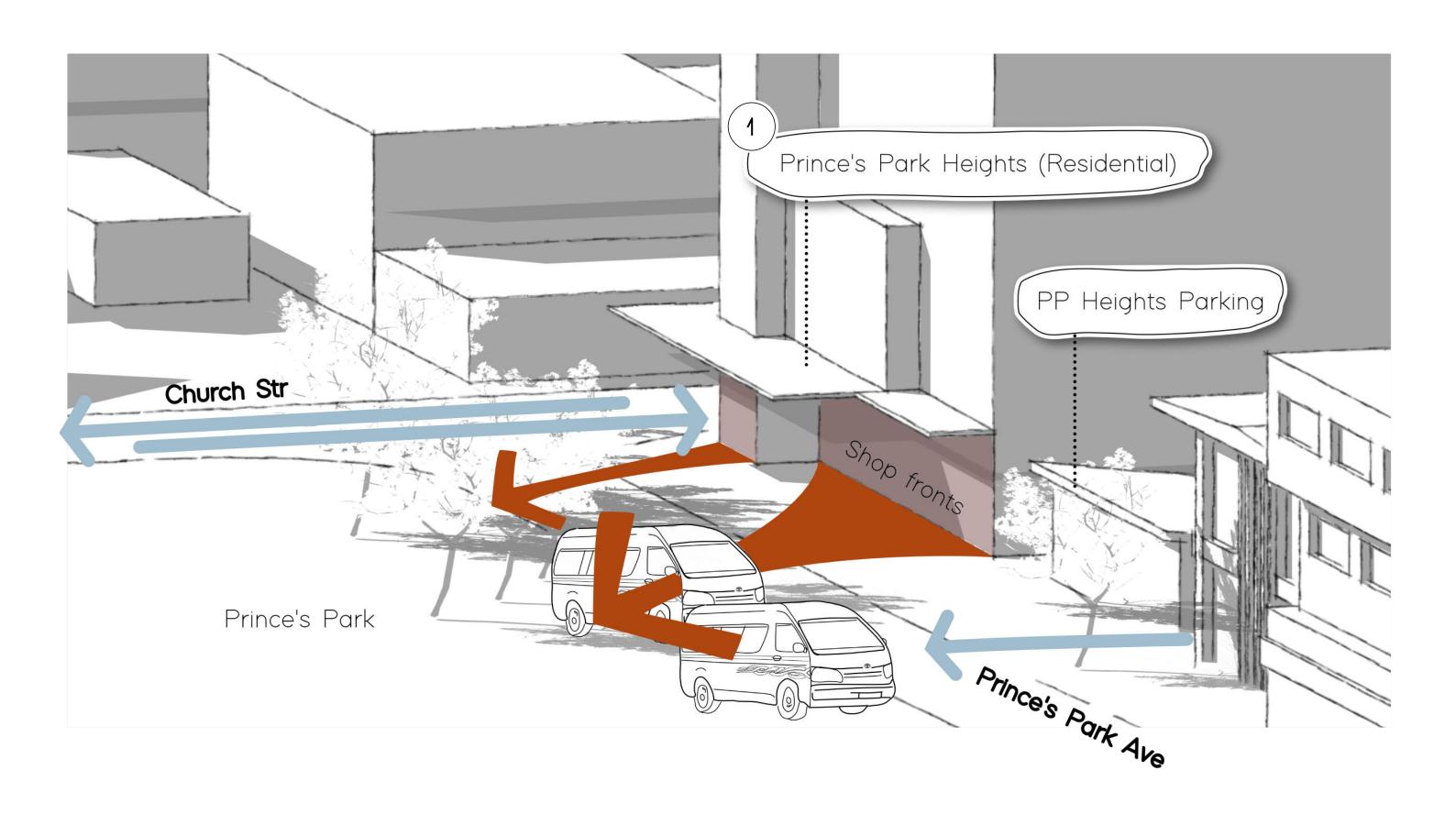
how can interventions be inclusive, developmental, equitable and resilient?

**EARLY CONSIDERATIONS** 

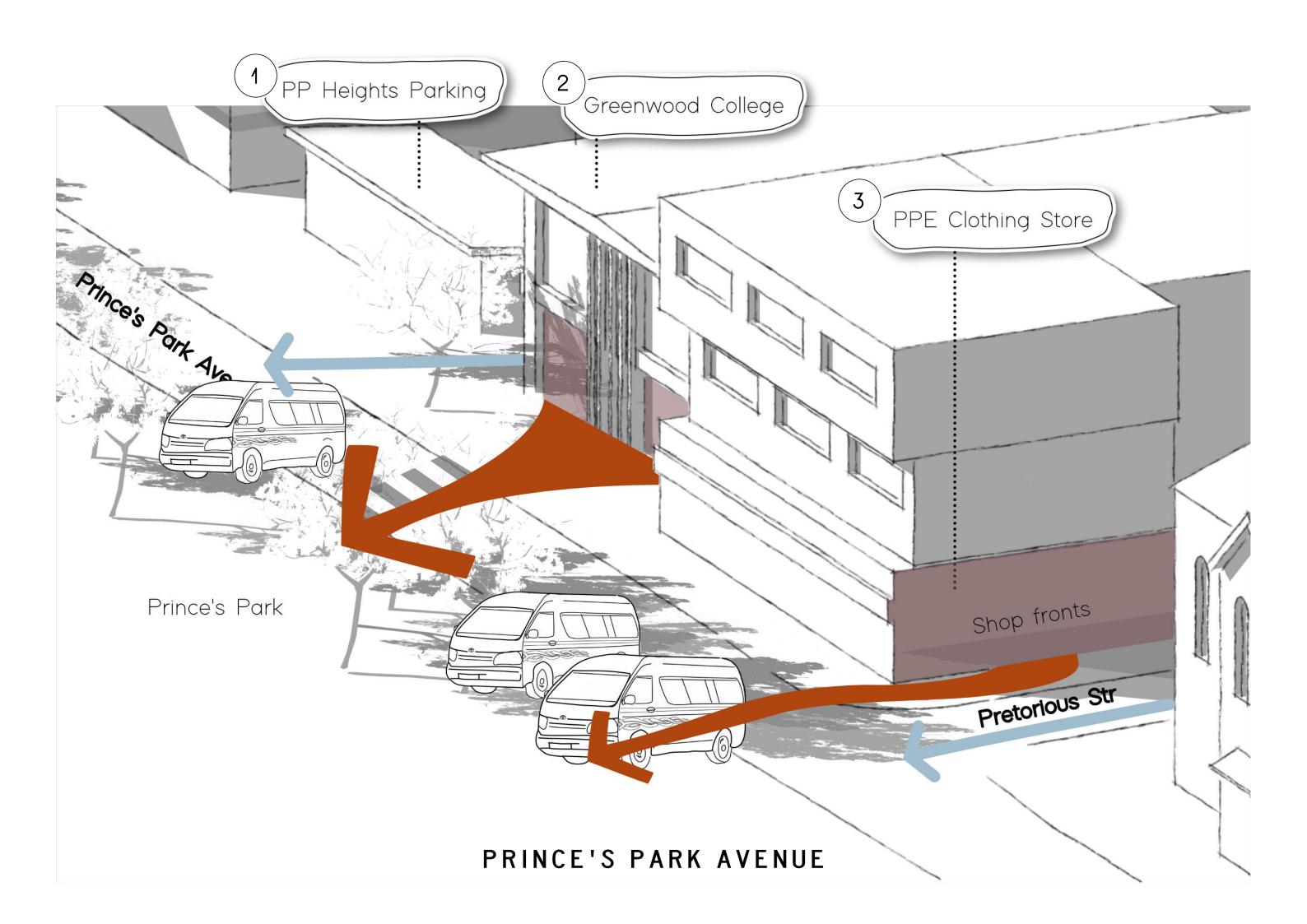
**RELEVANT SITE BYLAWS** 

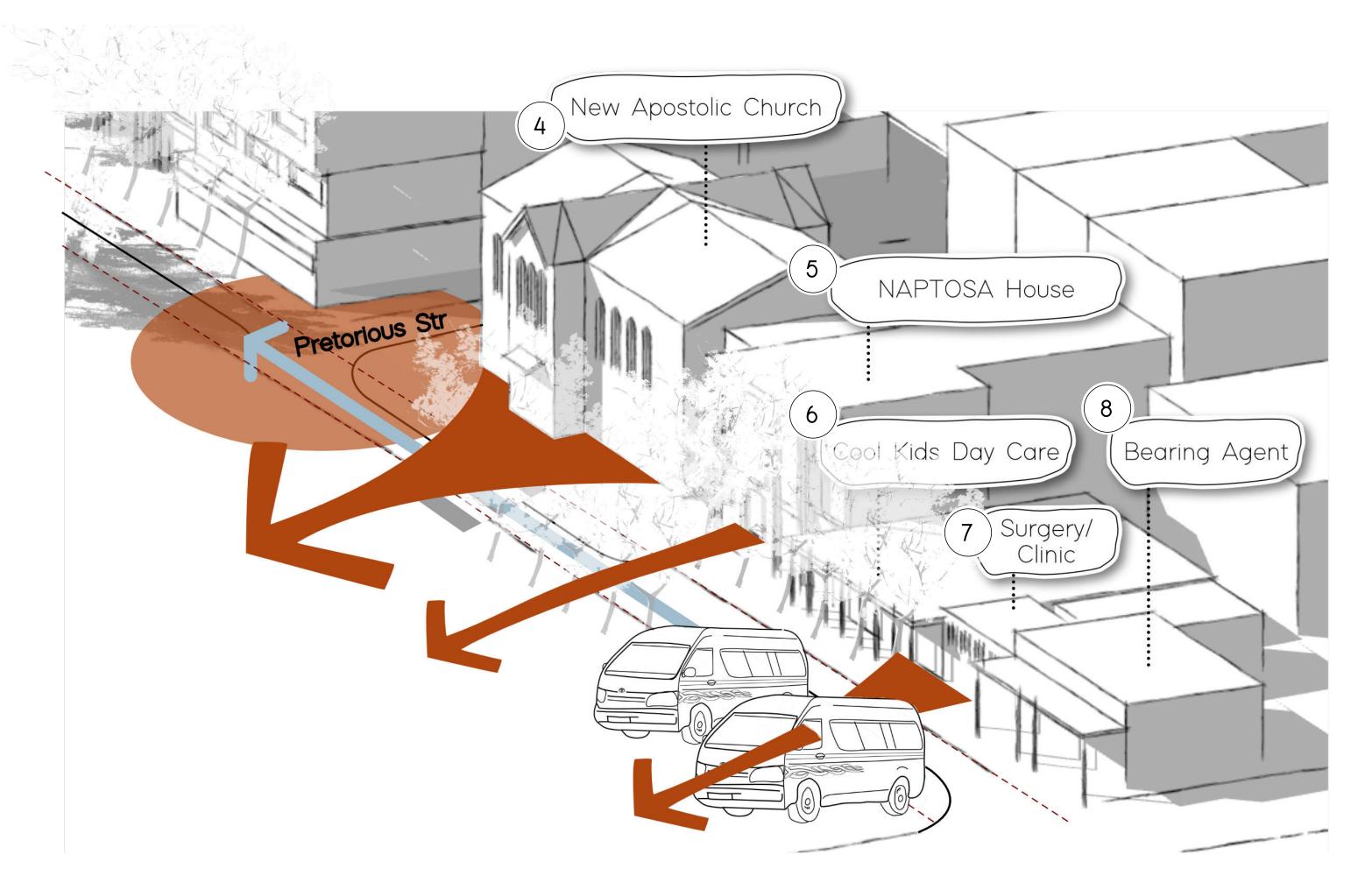


SITE AND CONTEXT ANALYSIS

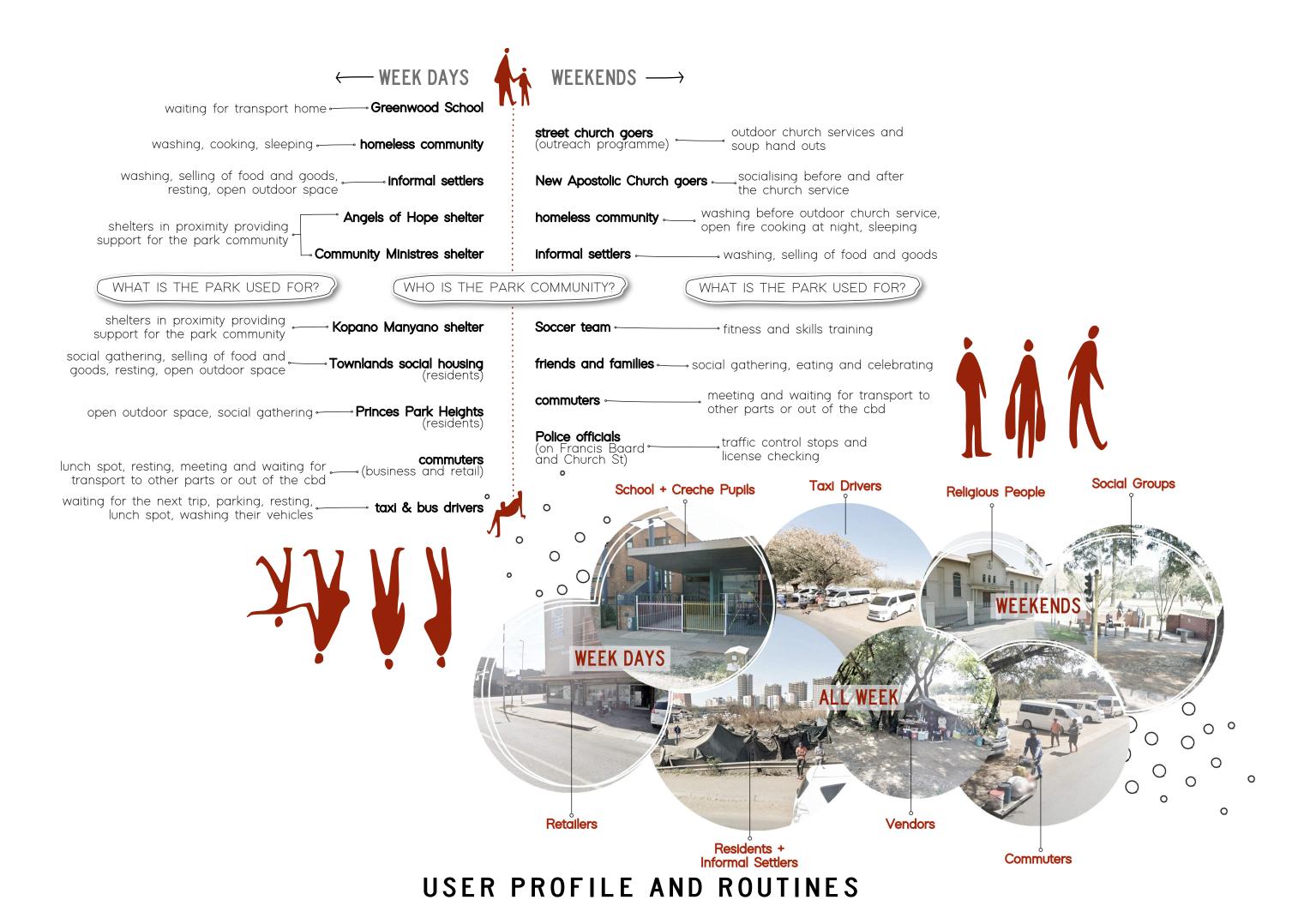


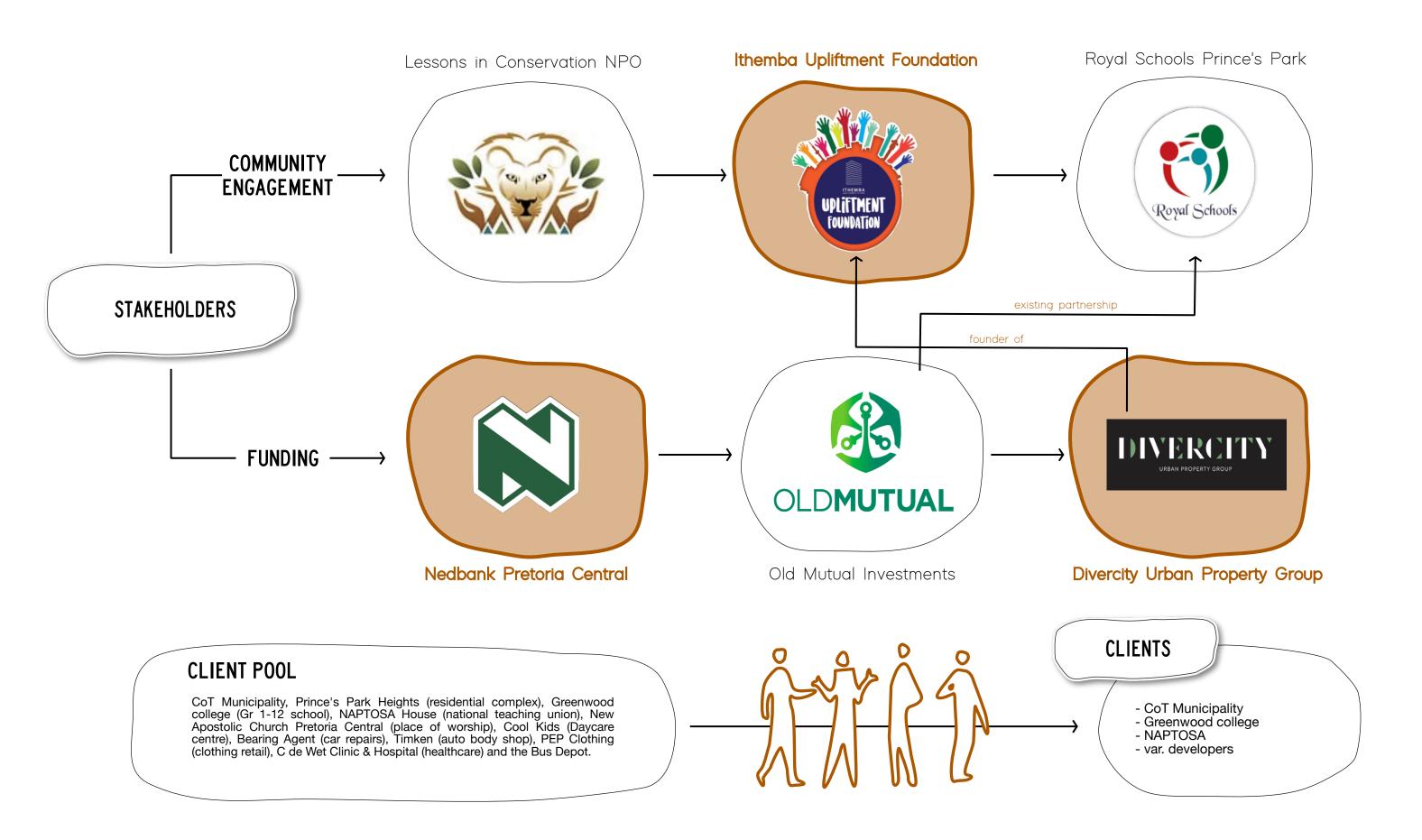
PRINCE'S PARK AVENUE



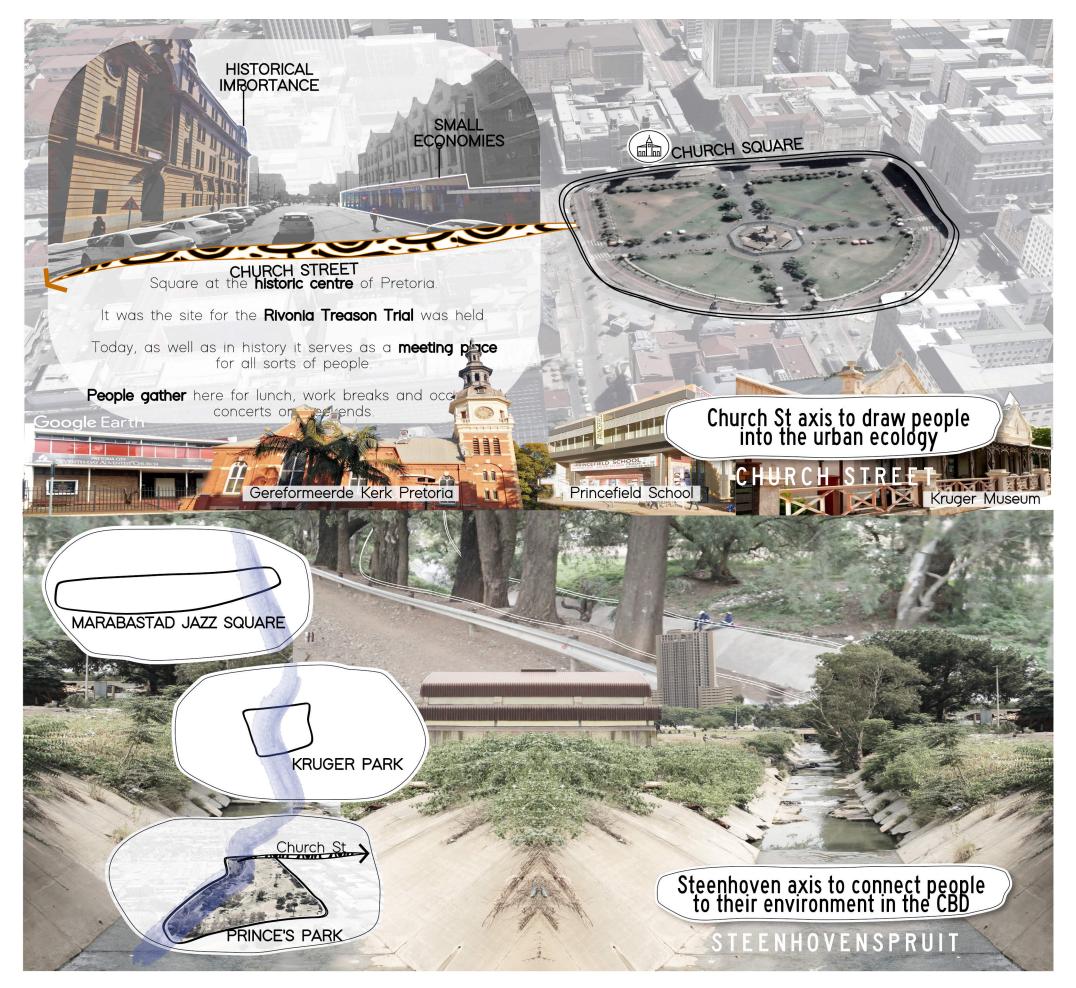


PRINCE'S PARK AVENUE

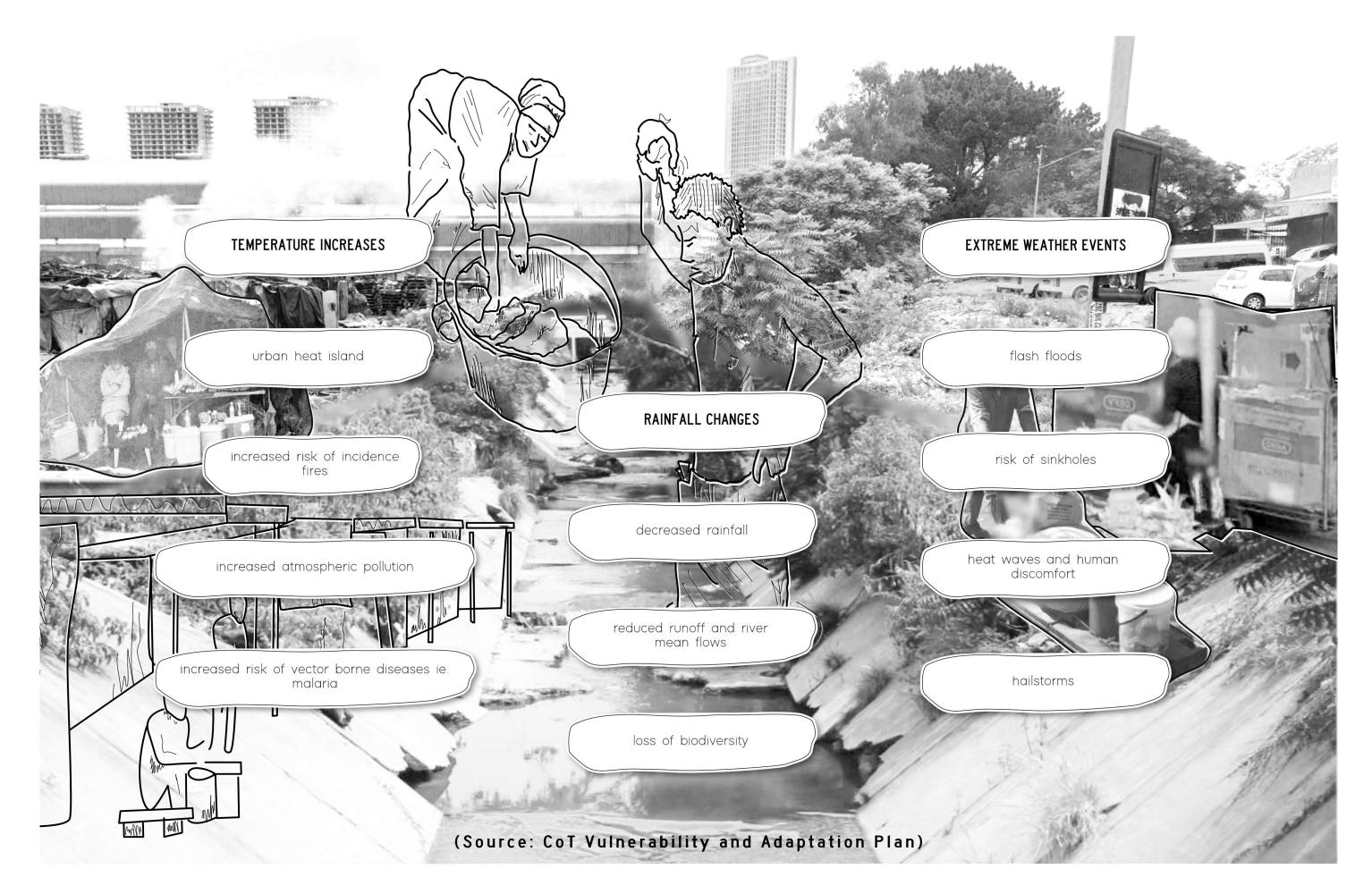




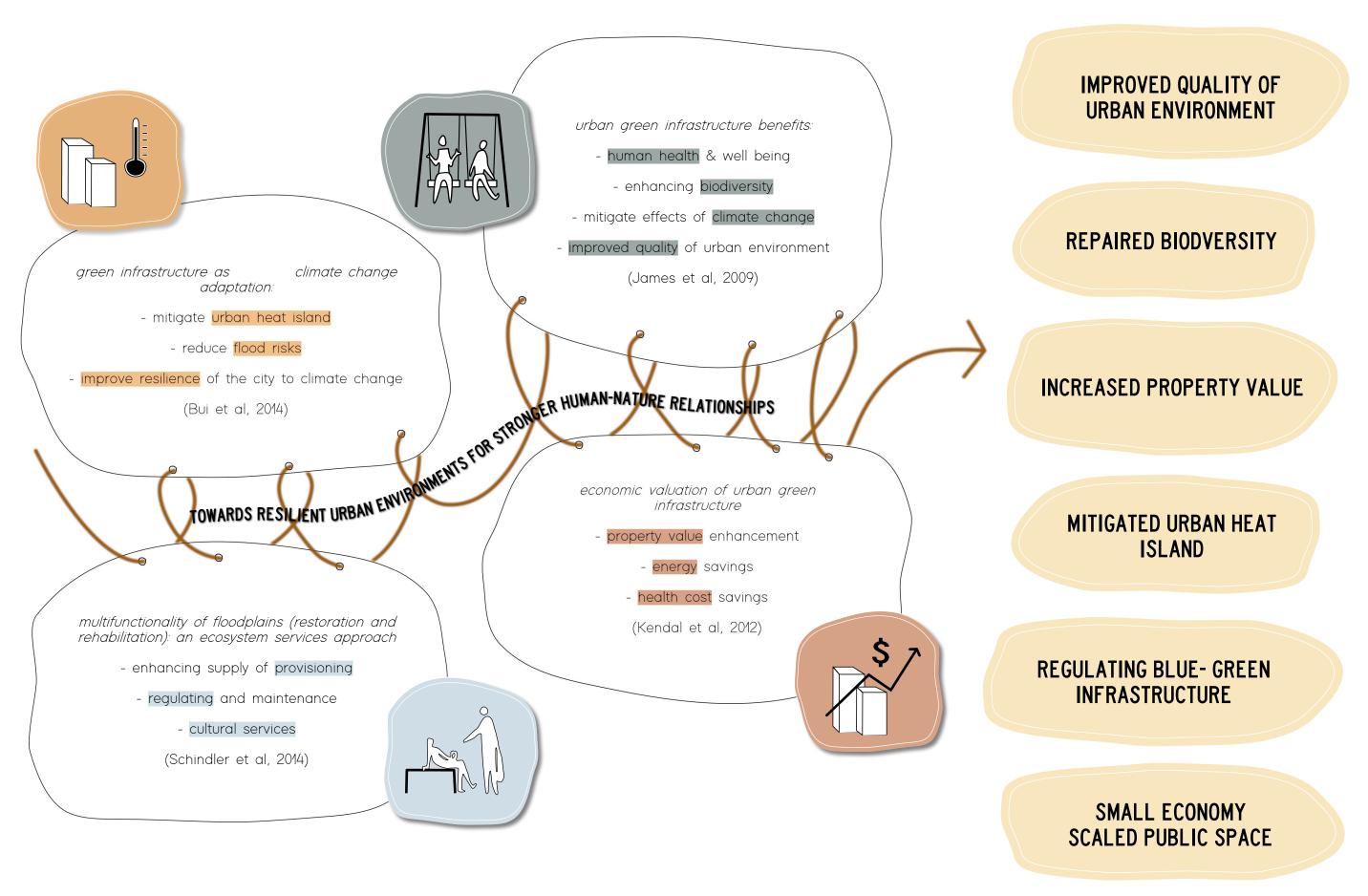
## CLIENT AND STAKEHOLDERS



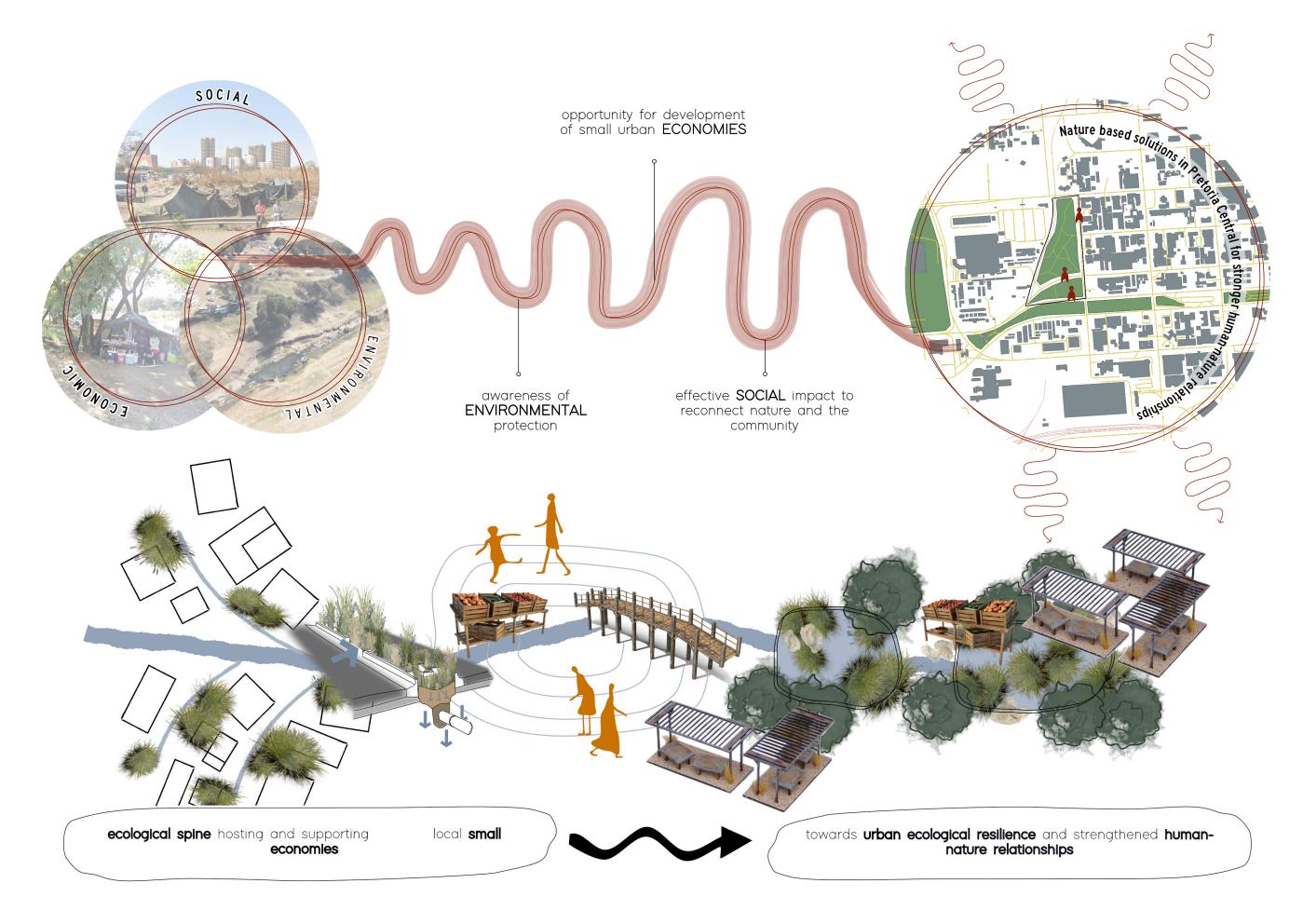
WHERE TWO AXIS MEET



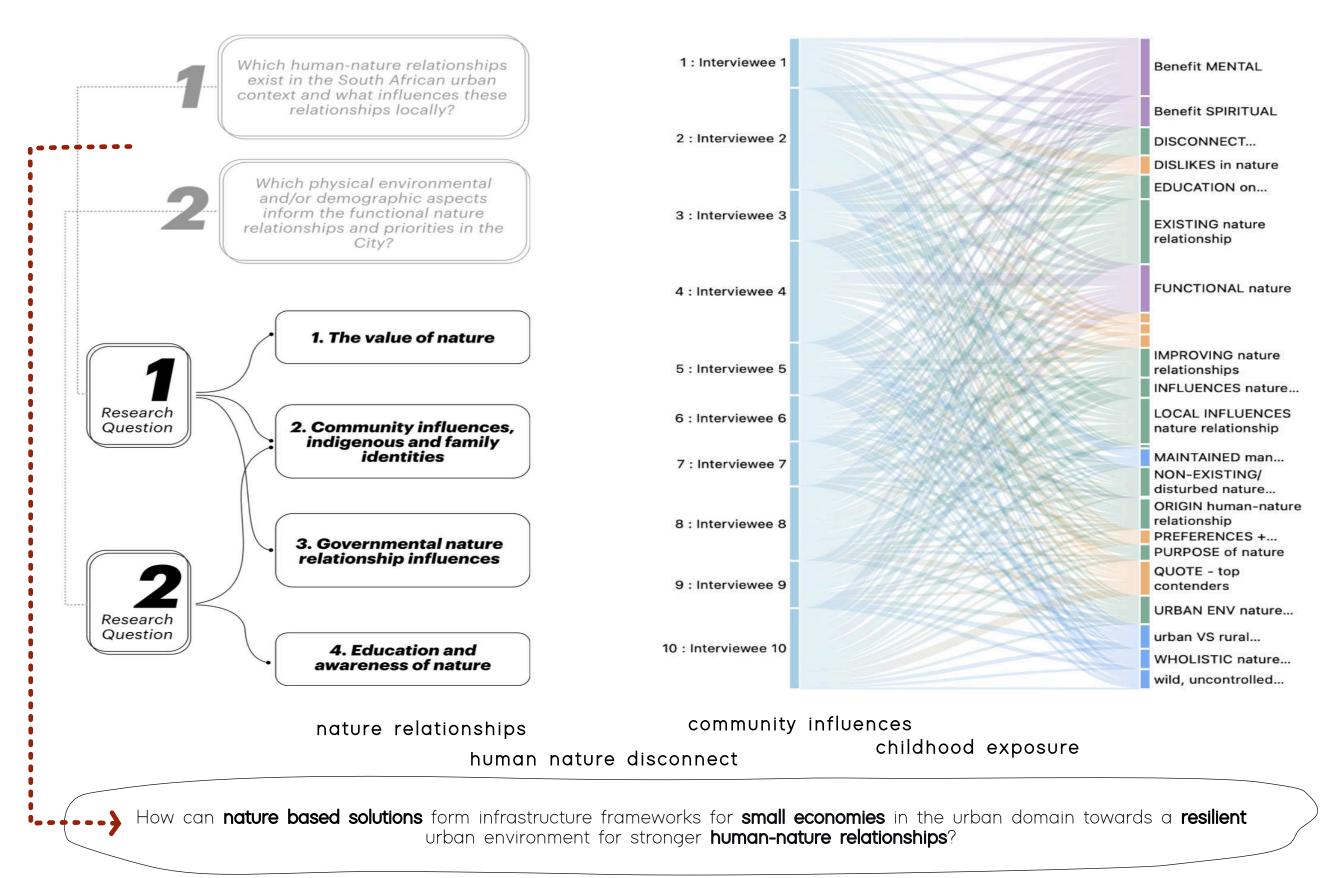
URBAN REALITIES



BROADER SPATIAL THEORY TOWARDS DESIGN GOALS



EARLY VISON DEVELOPMENT



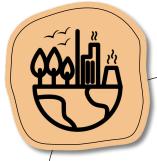
economy over environment

accessibility

knowledge and awareness

governmental influence

COT FIELDWORK RESEARCH



adressing climate change in Sub-Saharan African cities:

- requires community enablement and comanagement of urban spaces

- Low-carbon solutions - lower capital costs - higher local job creation - easier to maintain when built on local knowledge

(Lemaire, 2021)



actions to protect, sustainably manage, and restore natural and modified ecosystems that address societal challenges effectively and adaptively, simultaneously benefiting people and nature.

(International Union for Conservation of Nature, 2020)

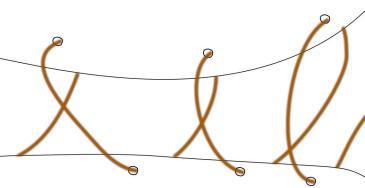


towards resilient cities:

- a healthy city implies a closer contact with nature through biophilic design and biomimicry

- the recognition of urbanity as the creation of commons

(Chatterton, 2019)



green economy in the cbd:

- green space improves an area's image - attracts high value industries, new business start-ups, entrepreneurs and workers (NENW, 2008)

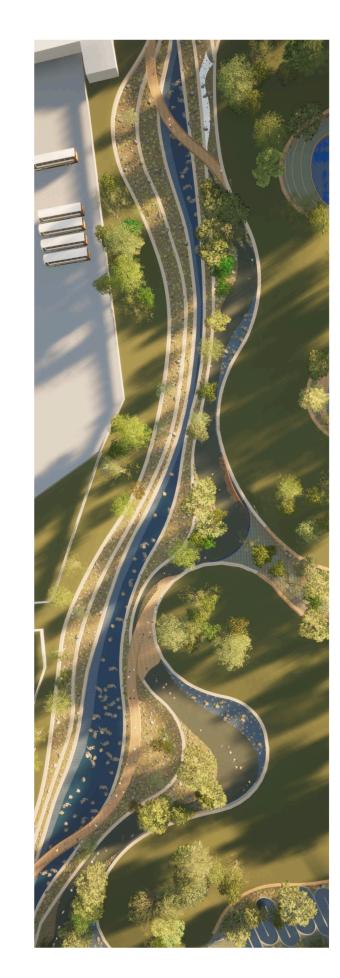
- create new jobs, limit the environmental impact of towns and cities, and capital city cost savings of 15 to 80% (SDC, 2010) + (LID, 2007).

- study in Turkey - a 100hectares park can lower city air temperature detectable up to 4km away

(Bayram et al., 2012)



## FOCUSSED DESIGN QUESTION THEORY



## URBAN CHALLENGE

degrading river channel infrastructure

river access and safety unmanaged water runoff

invasive specie domination

rising urban heat

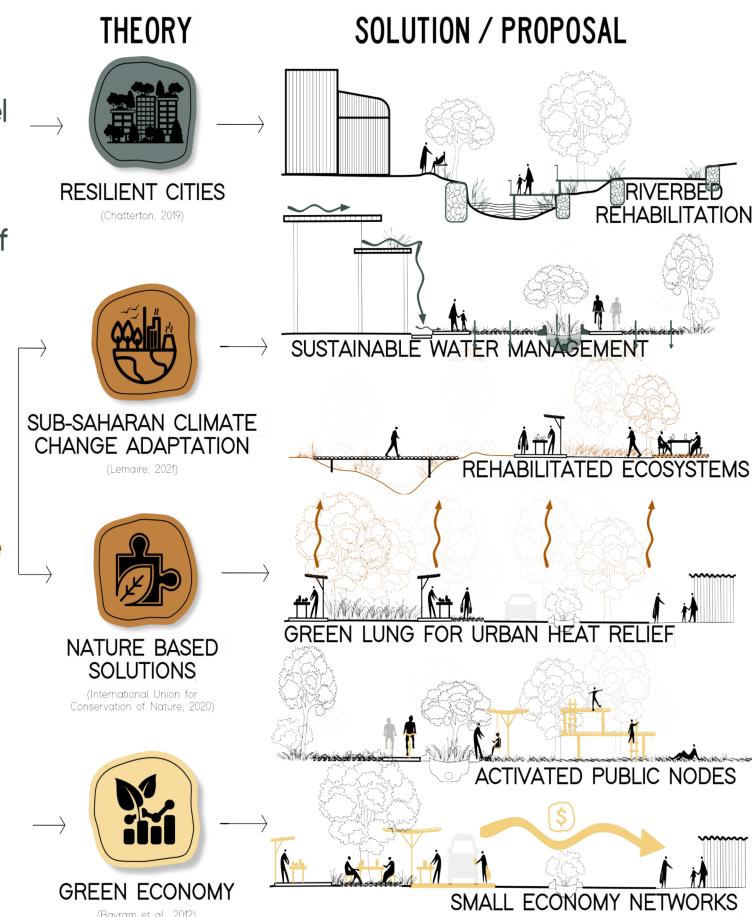
weather-exposed produce sale tables

vulnerable infrastructure and homes

temporary gazebo vendor stalls

trolley vendors inbetween cars

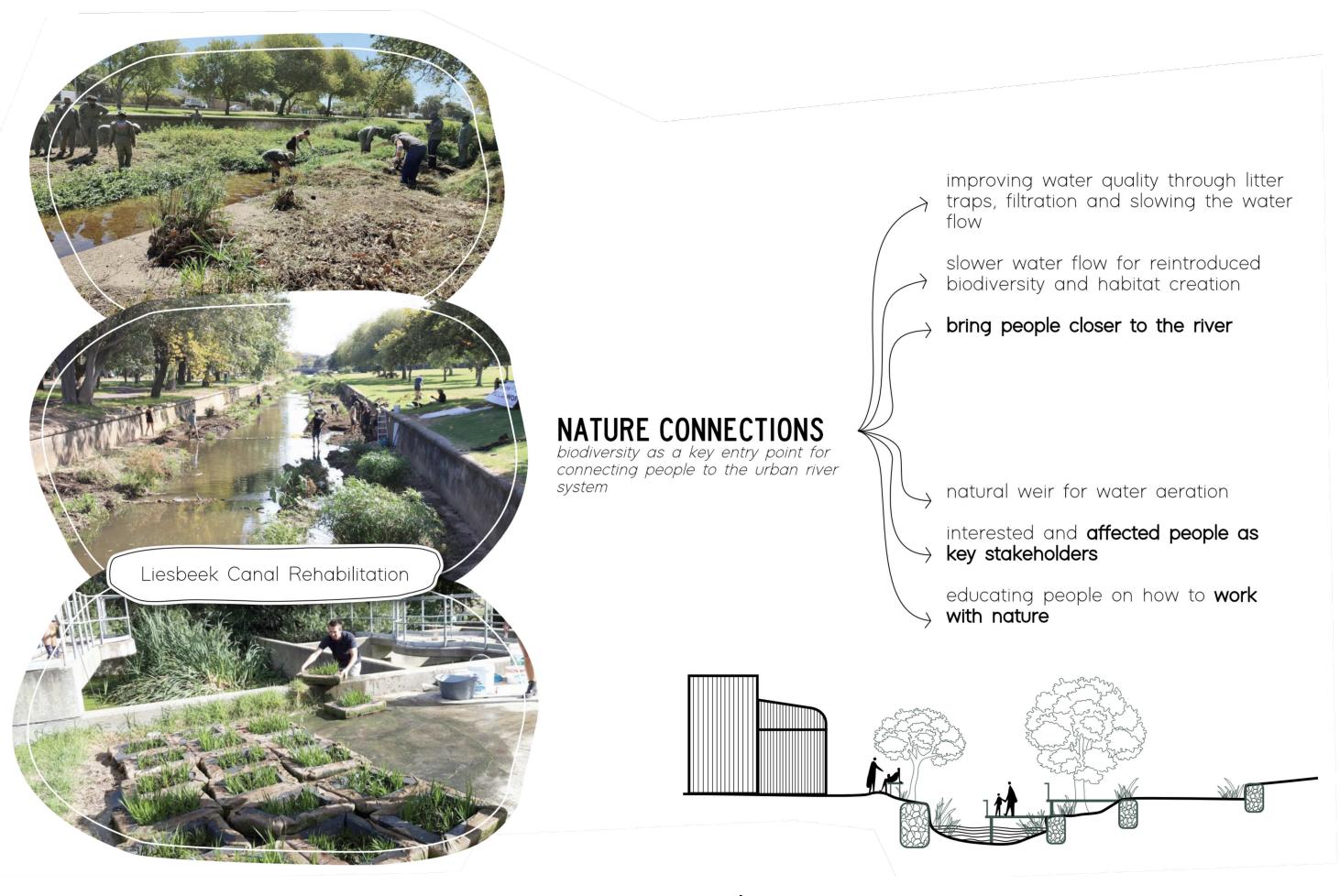
limited accessibility of existing vendor stalls



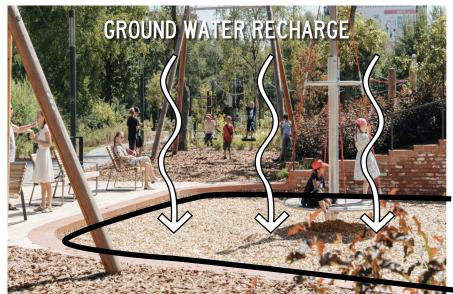
# THEORY INFORMING DESIGN DECISIONS | SUMMARY

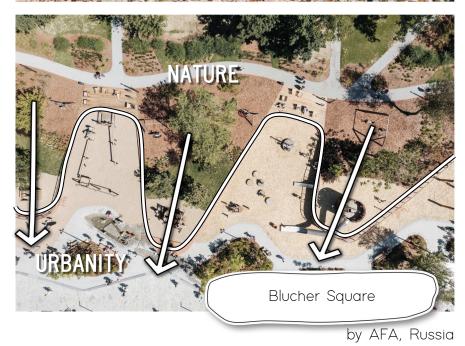


DESIGN DEVELOPMENT | PRECEDENTS





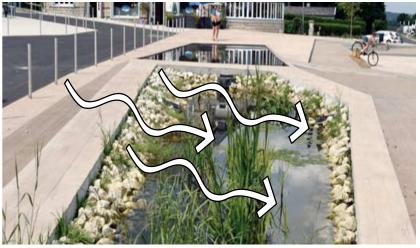




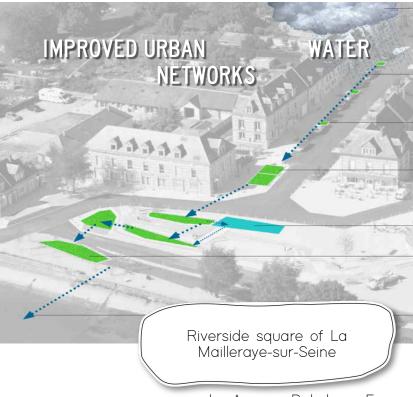








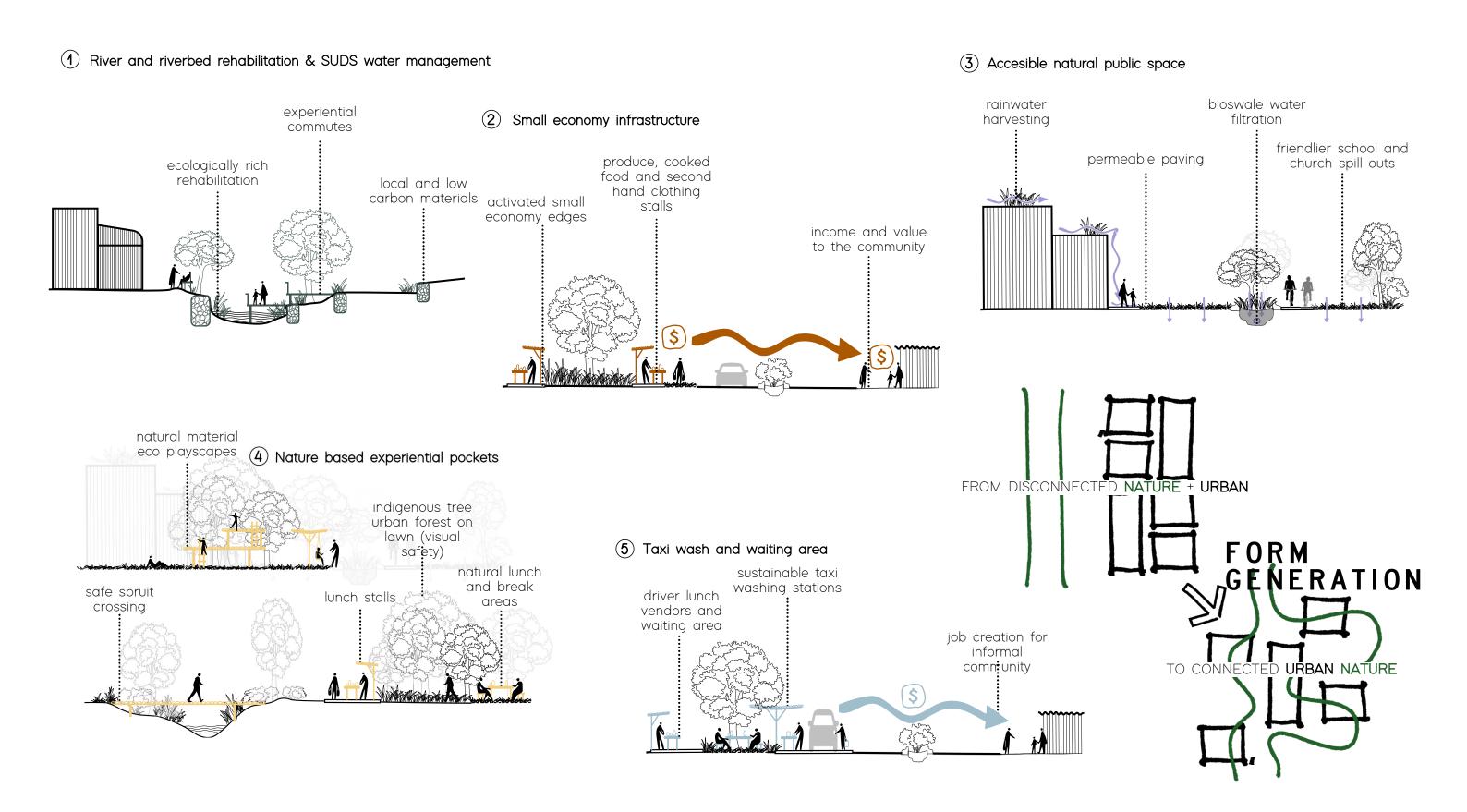




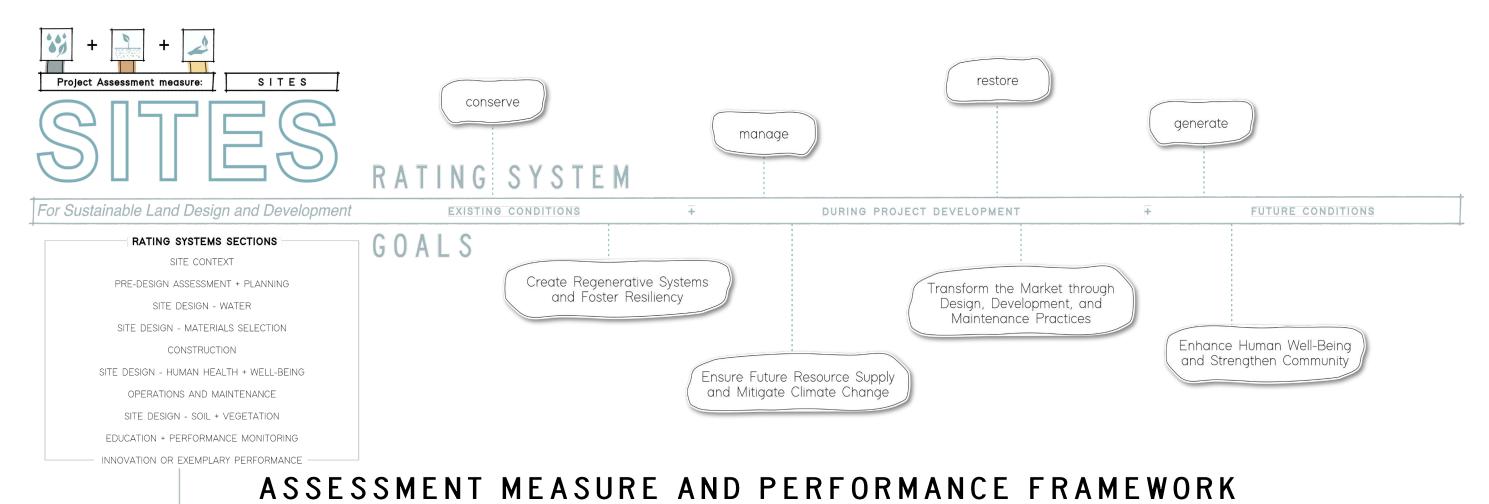
by Agence Babylone, France

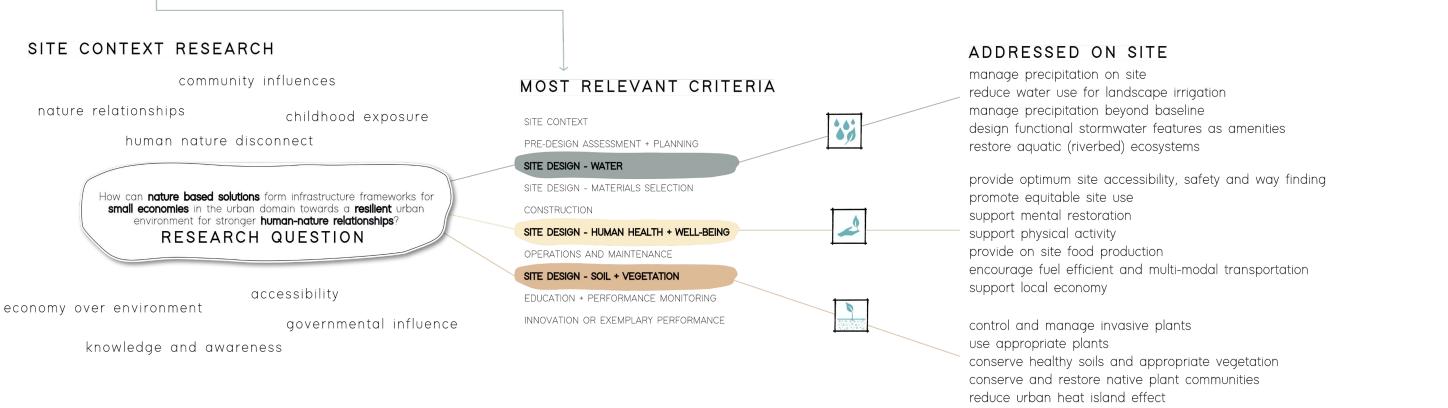


PROGRAMME DEVELOPMENT | INITIAL ZONING



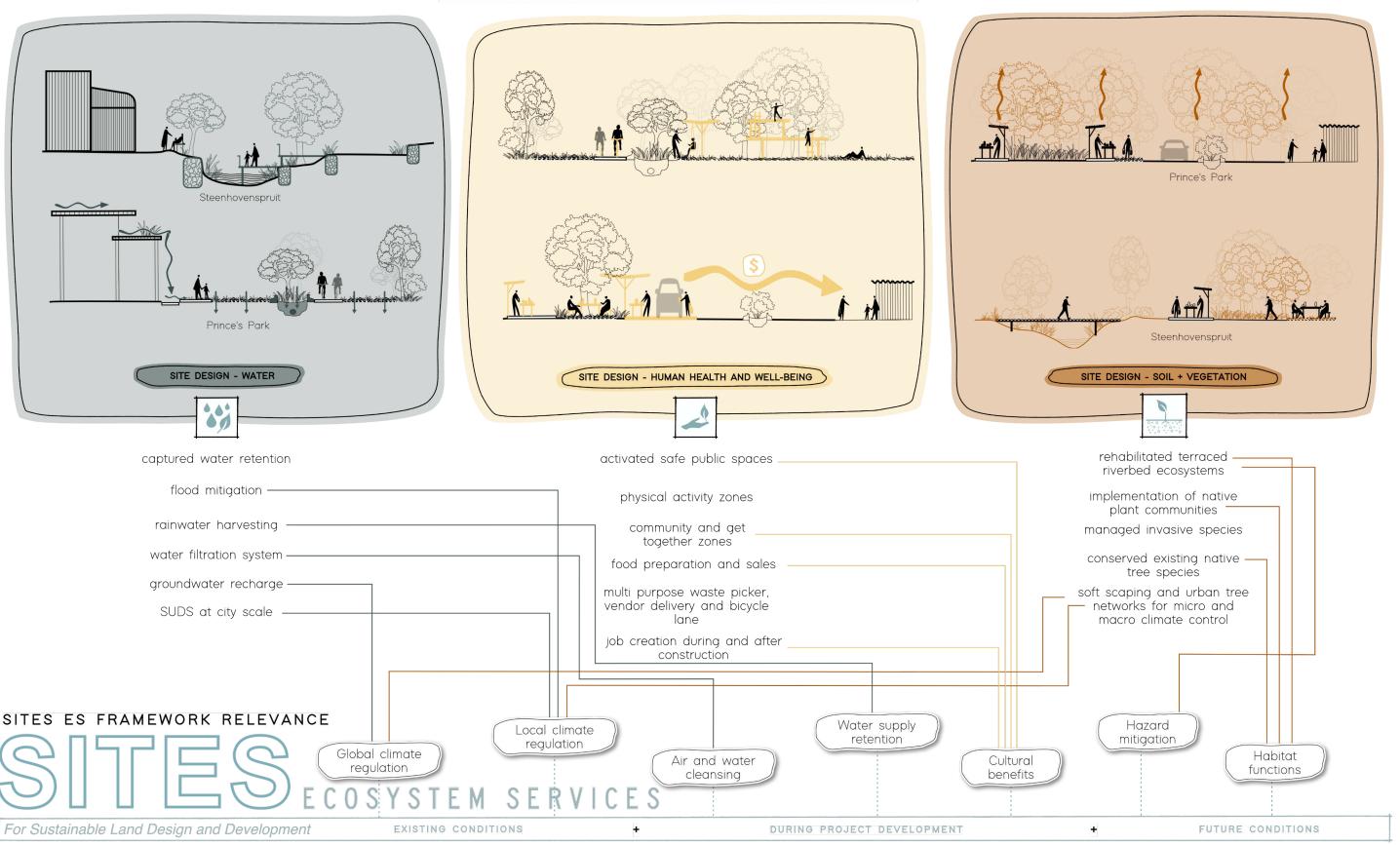
## PROGRAMME DEVELOPMENT | OBJECTIVES AND INFORMANTS



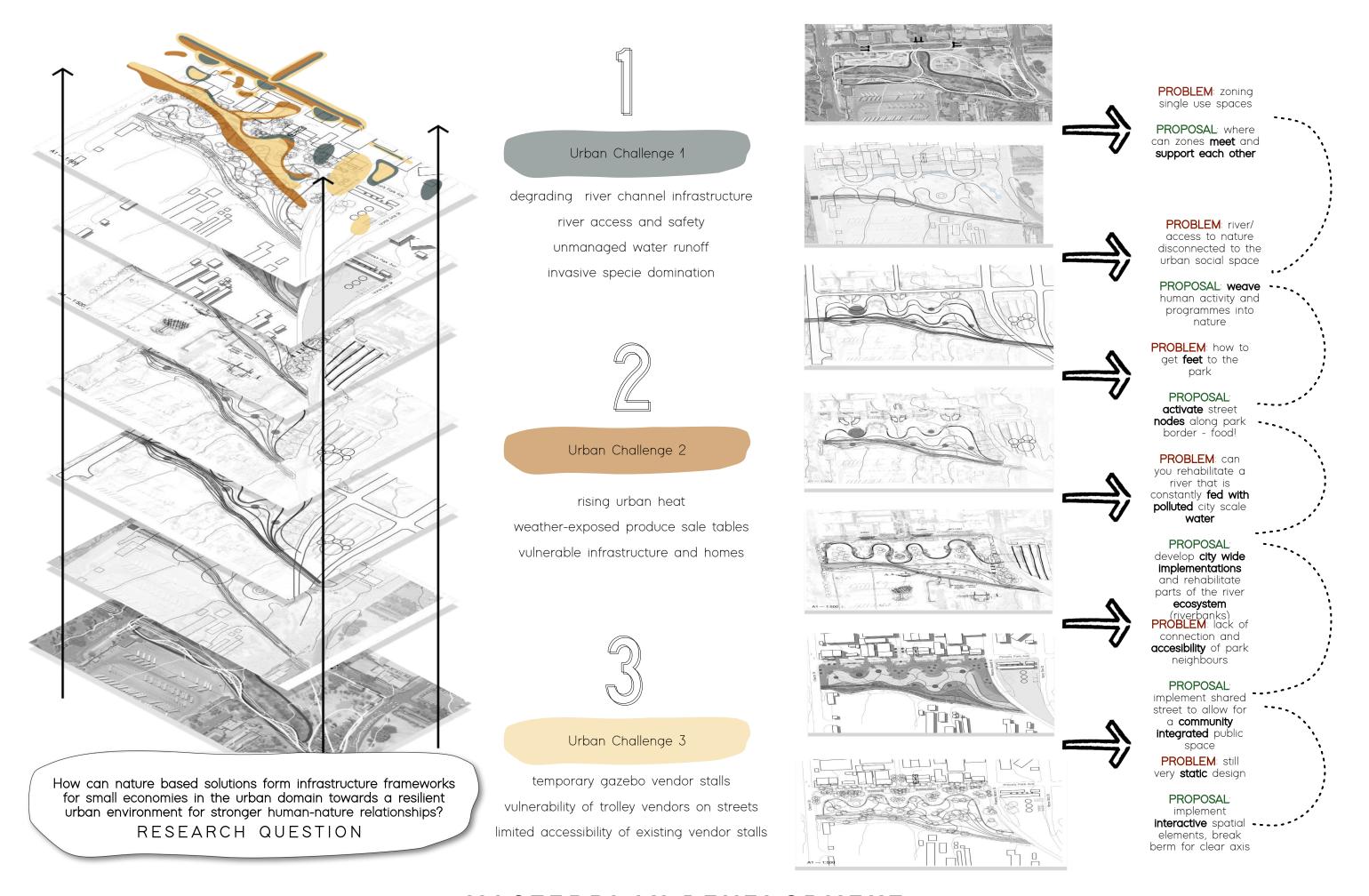


### CRITERIA SELECTION

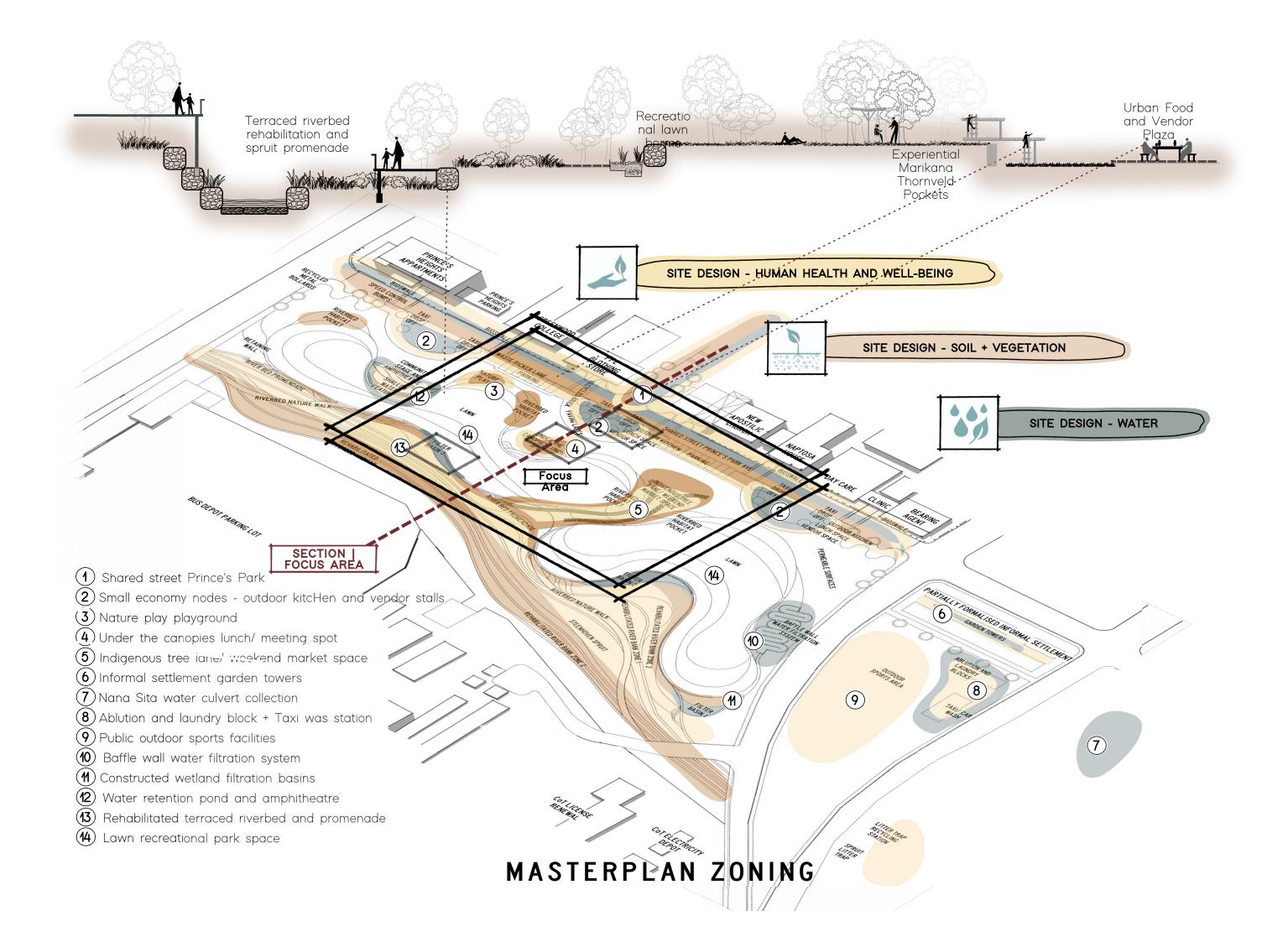
#### CONCEPT AND DESIGN ITERATIONS PER CRITERIA

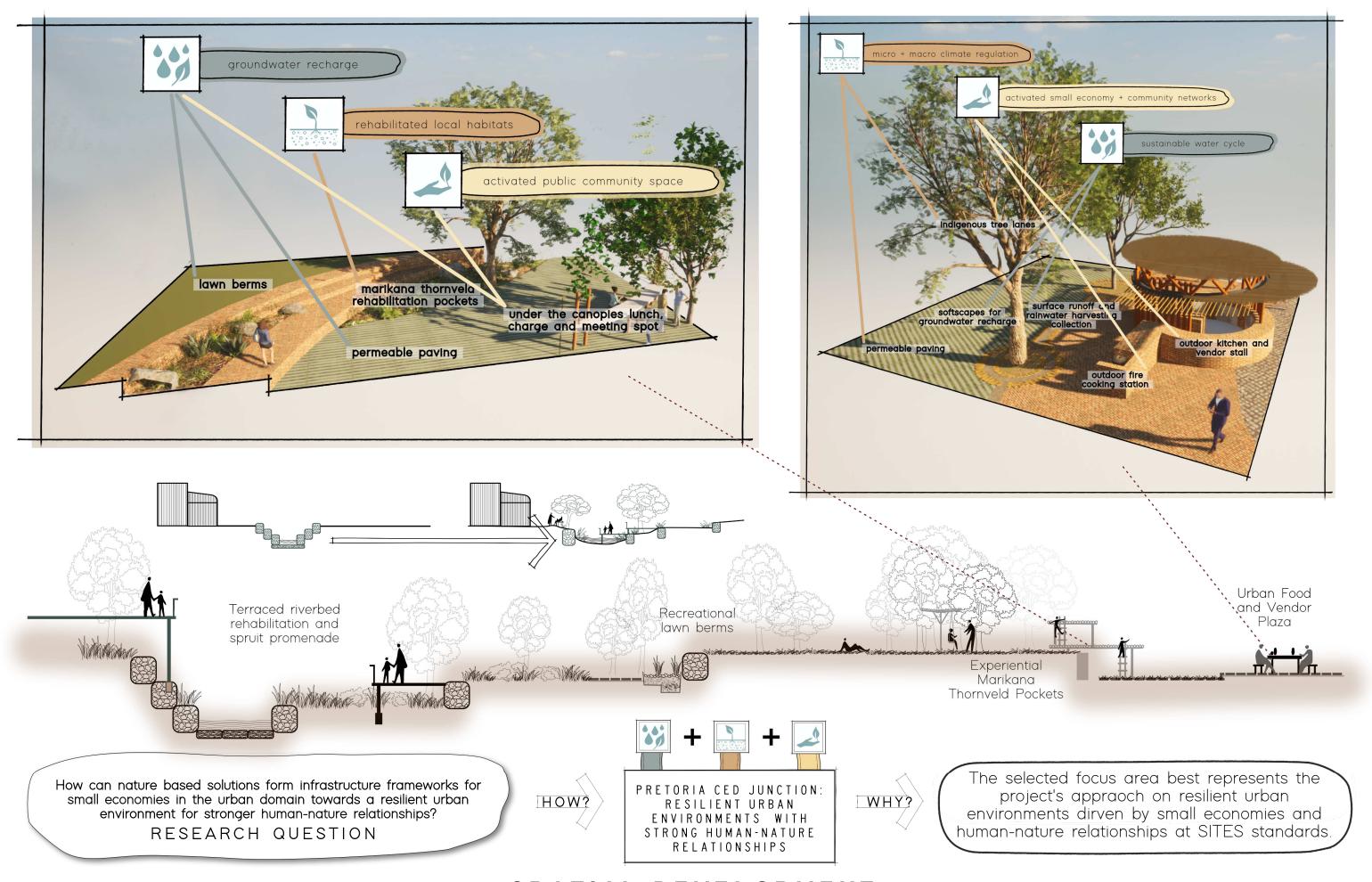


CRITERIA SELECTION

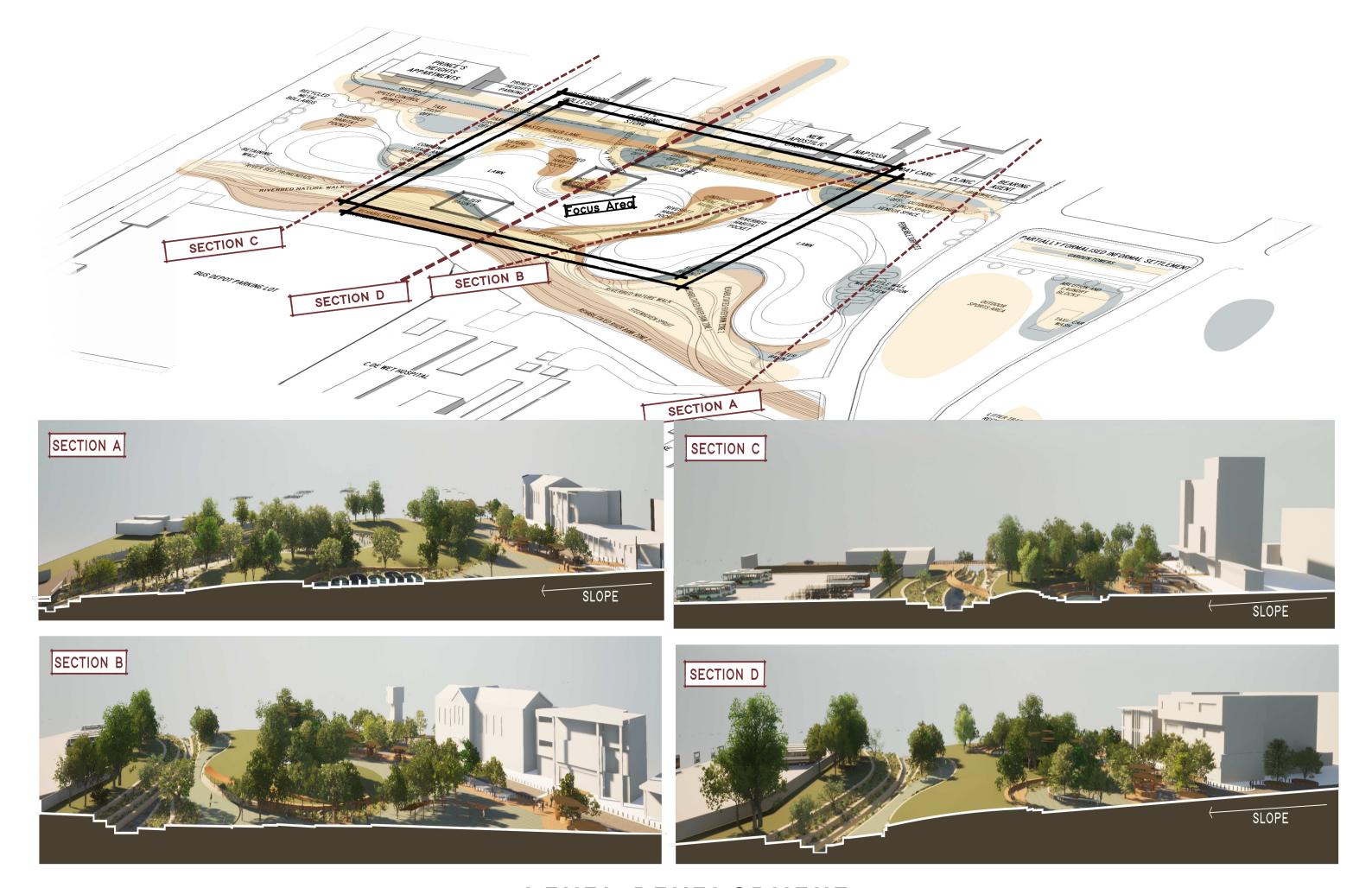


## MASTERPLAN DEVELOPMENT





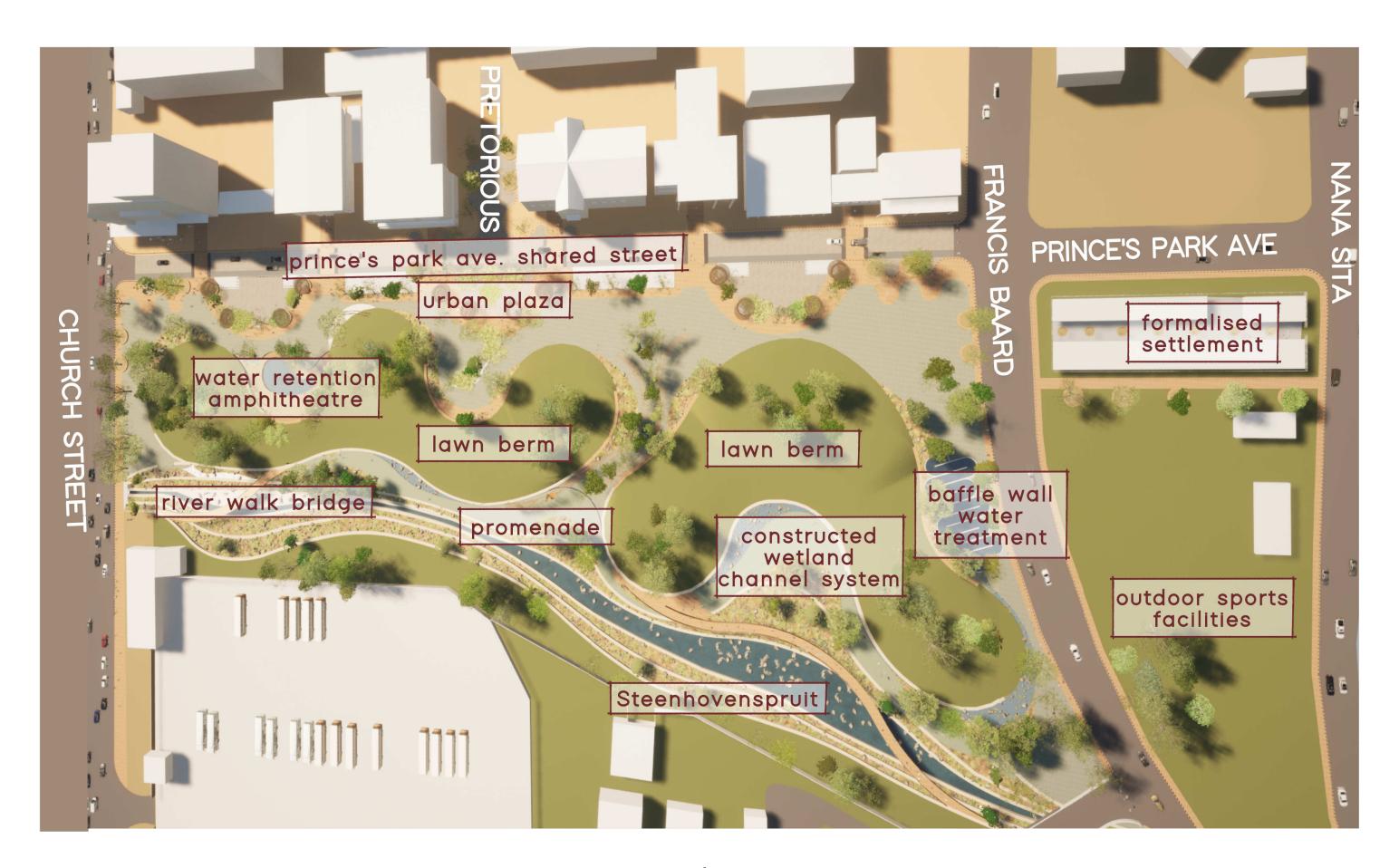
SPATIAL DEVELOPMENT



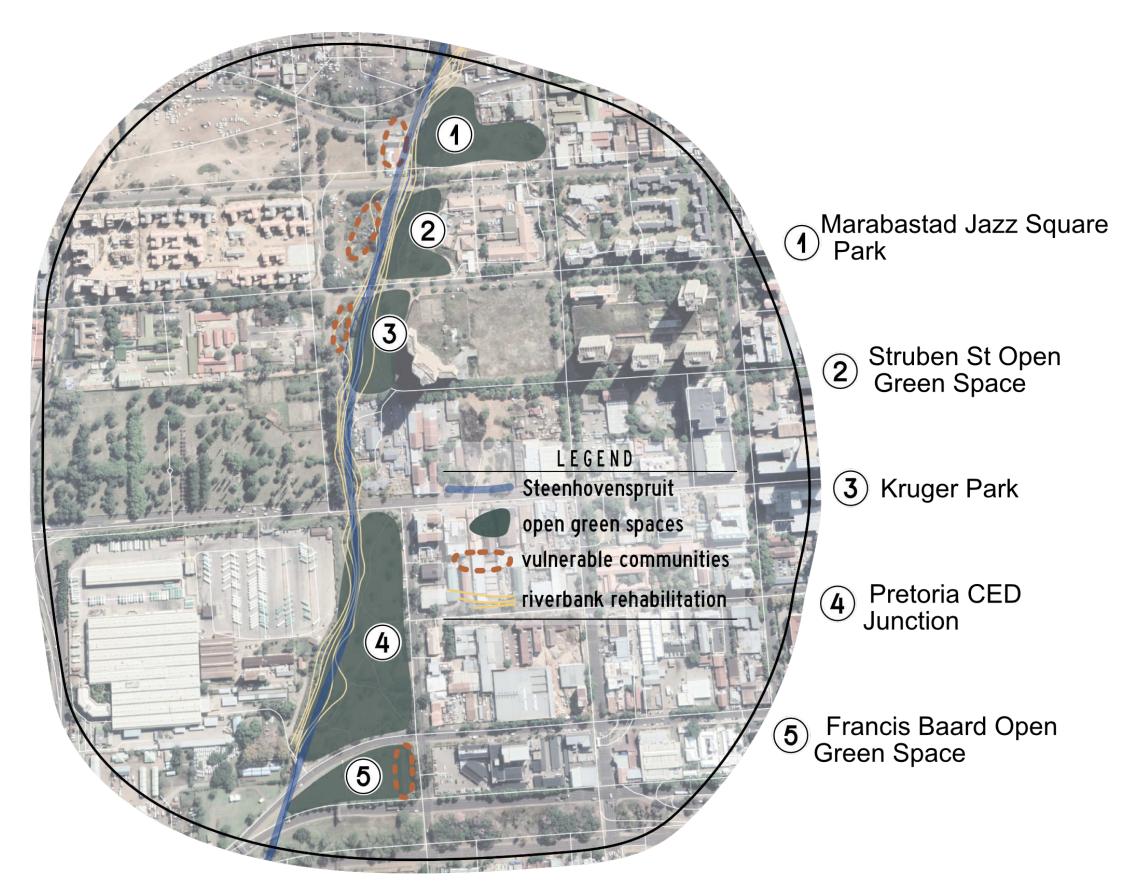
LEVEL DEVELOPMENT



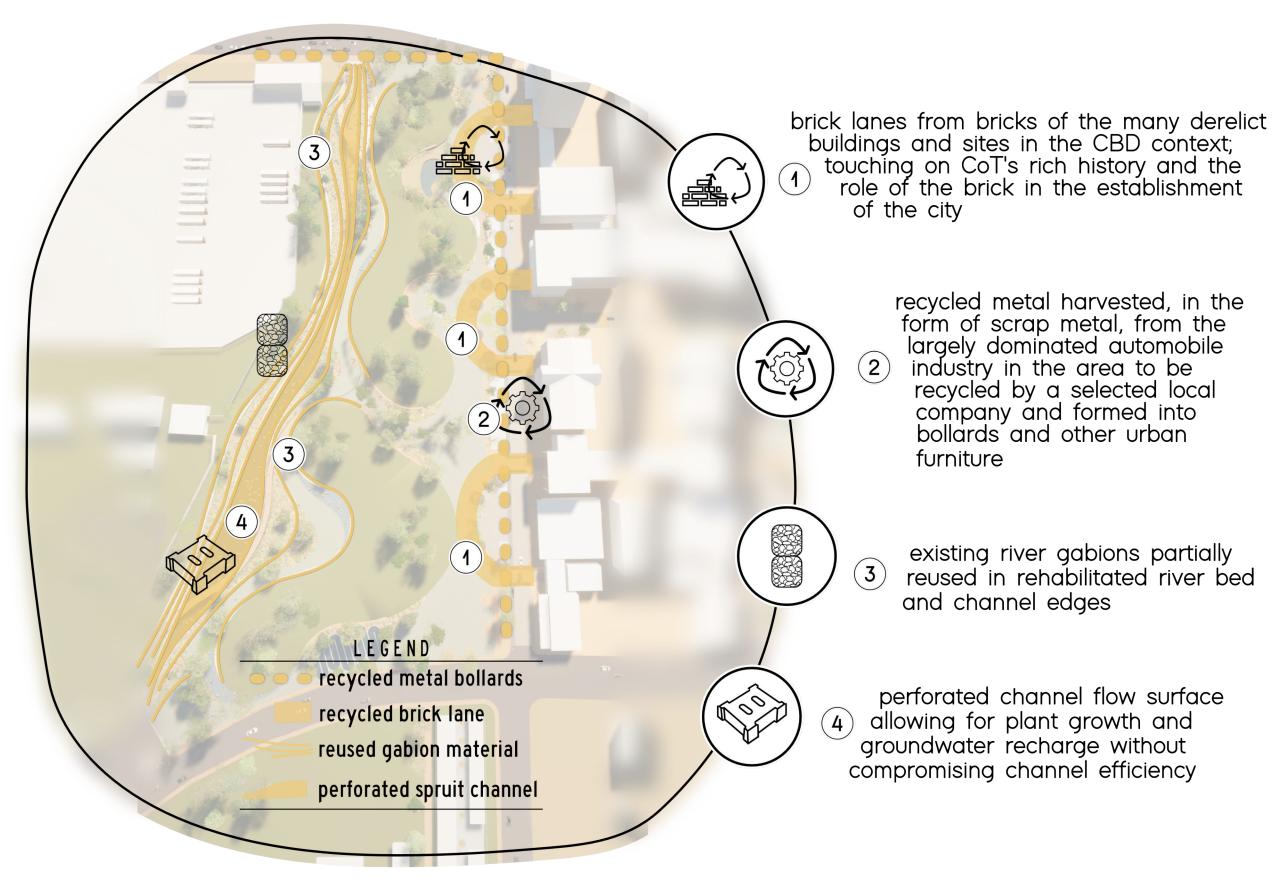
MASTERPLAN | URBAN SCALE



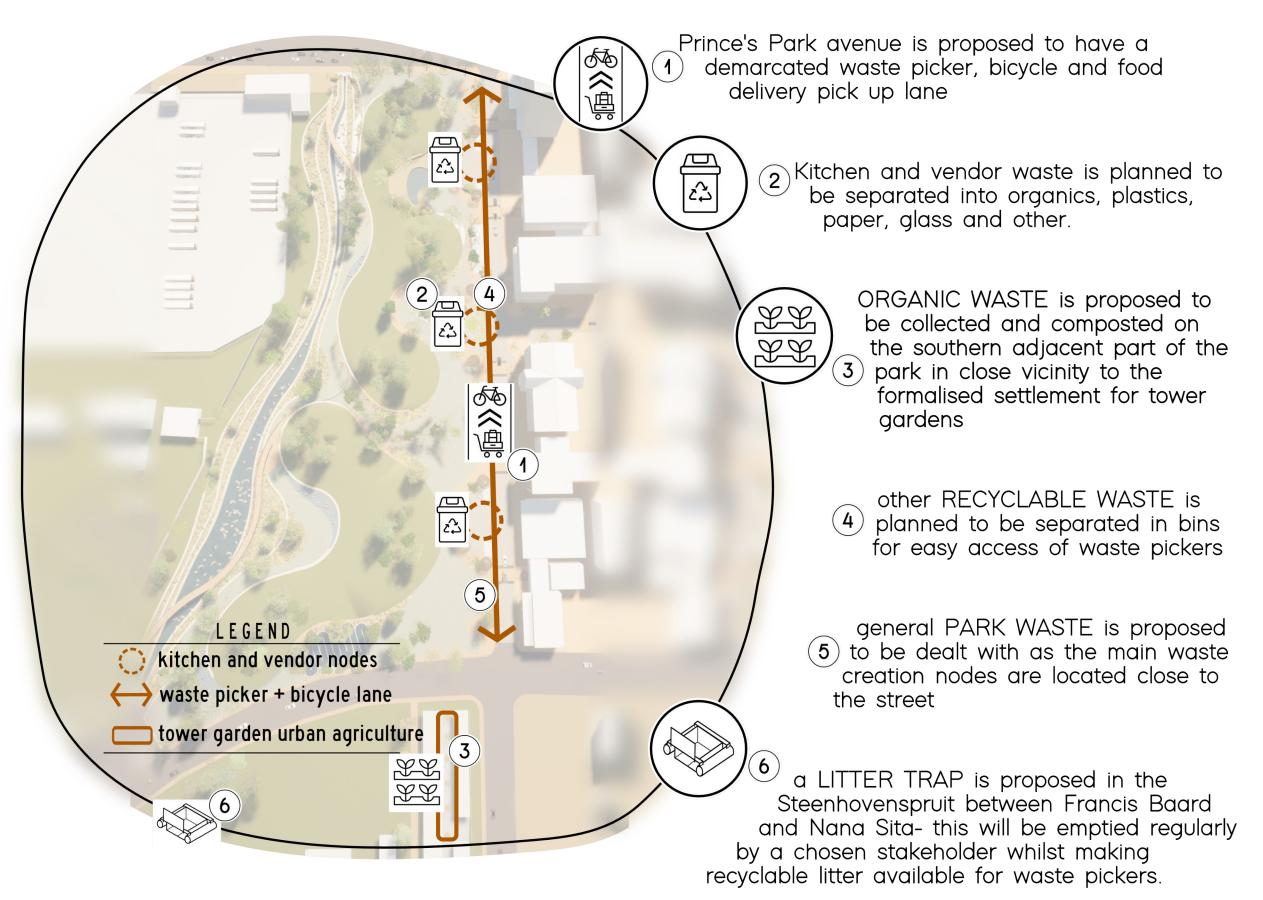
MASTERPLAN | PARK SCALE



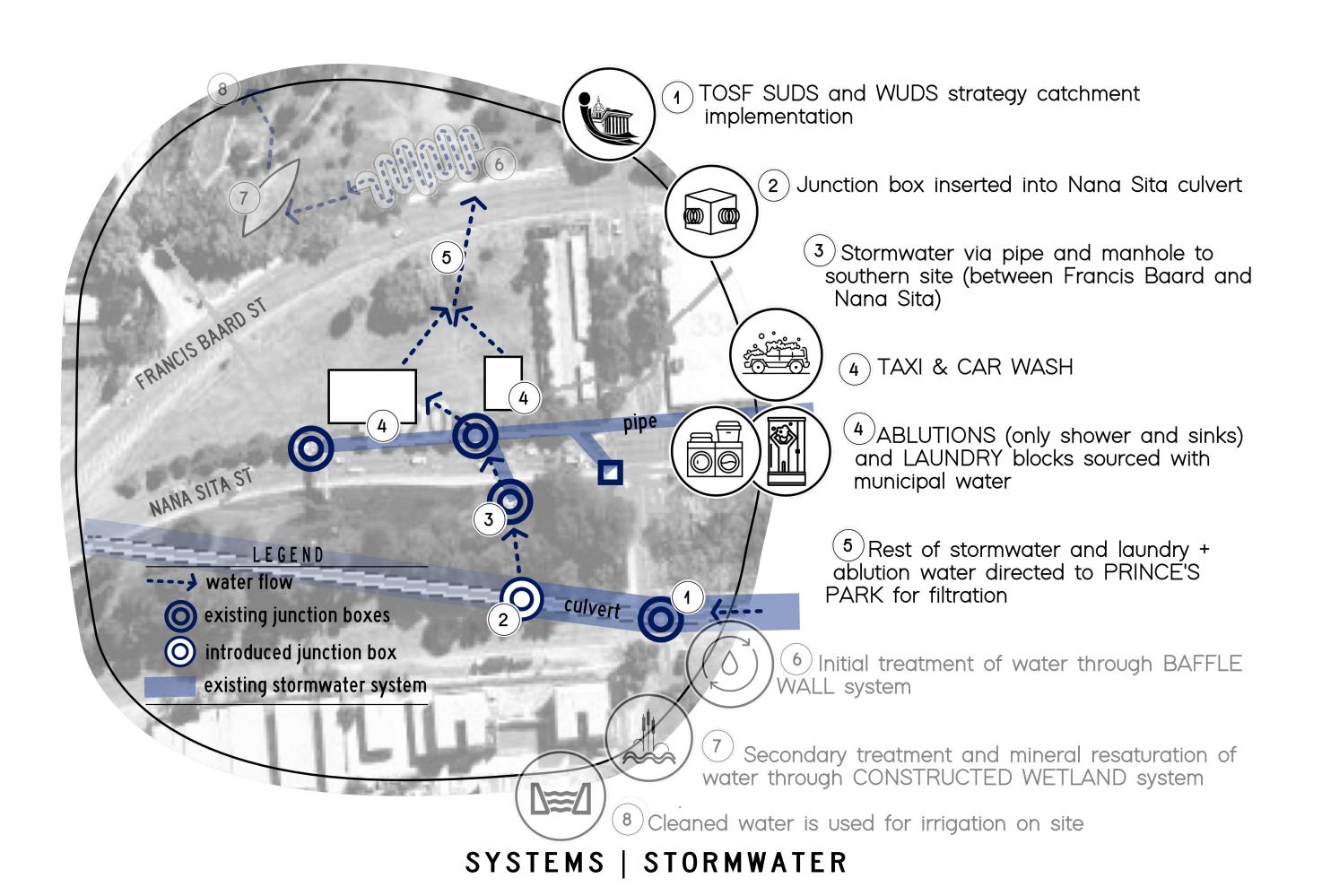
SYSTEMS | PRETORIA CED PRECINT NODES

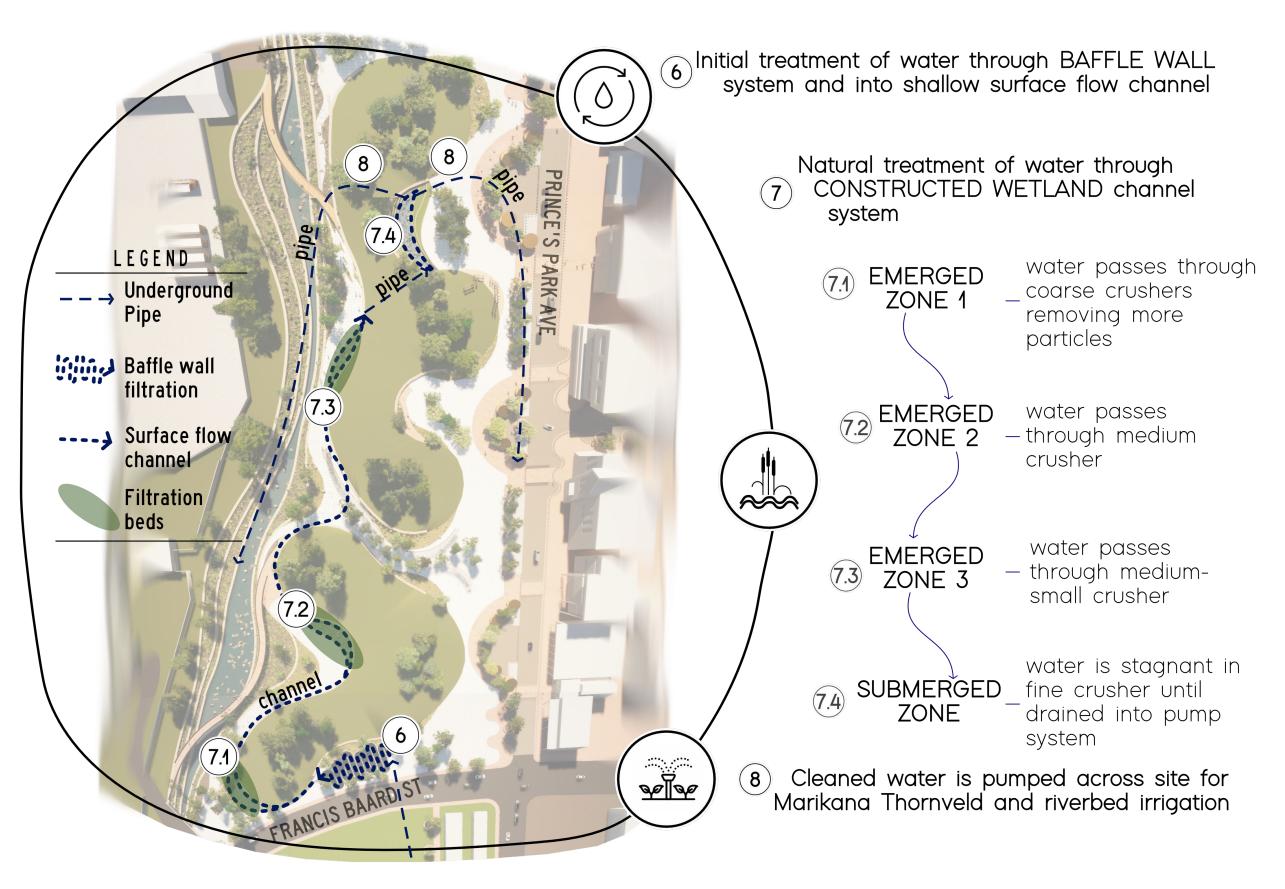


SYSTEMS | MATERIALITY

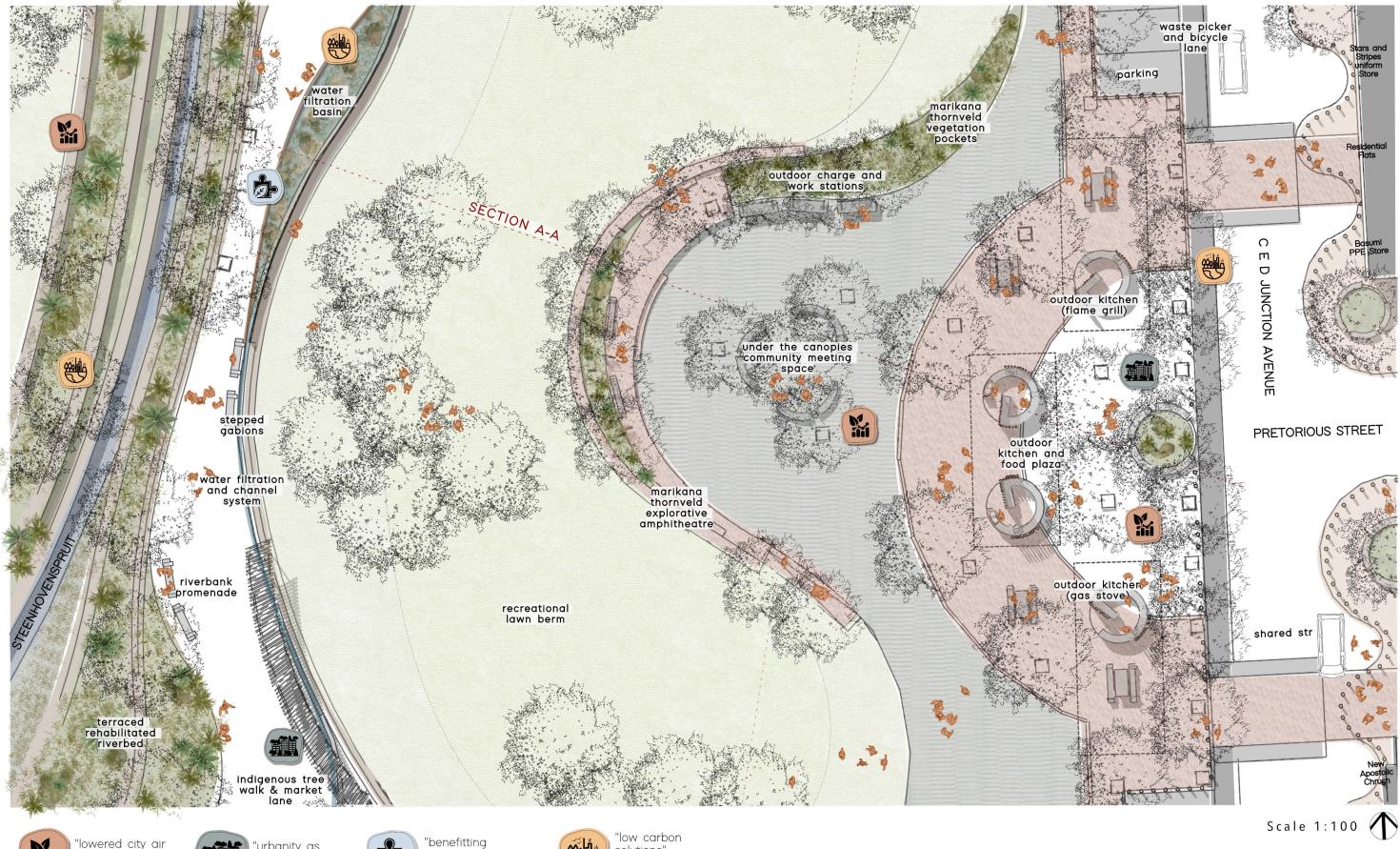


### SYSTEMS | WASTE





SYSTEMS | SITE WATER









"benefitting people and solutions" "community enablement"

# PRETORIA C E D

[the central environmental district] -25.748604, 28.178174











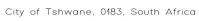


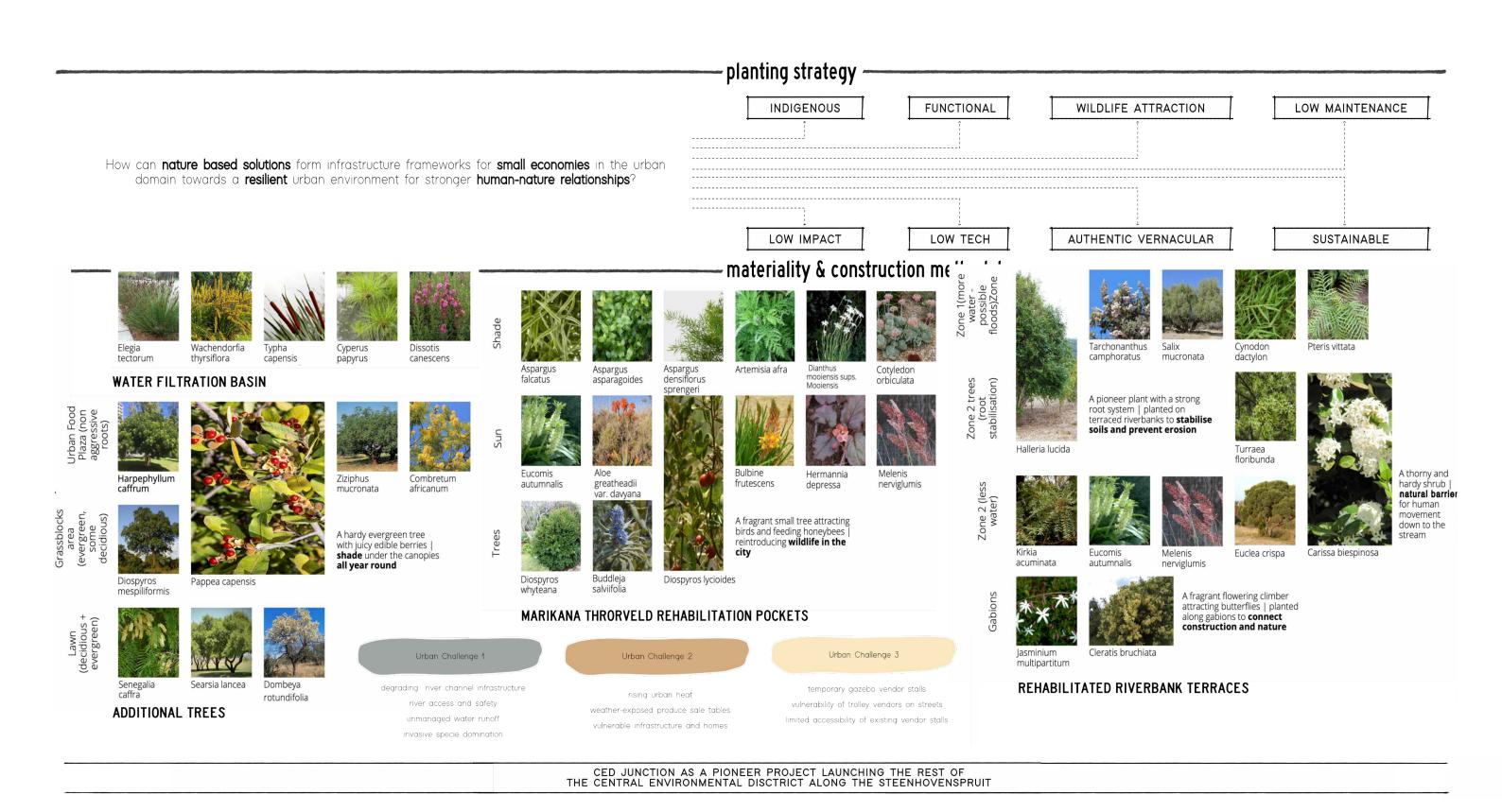




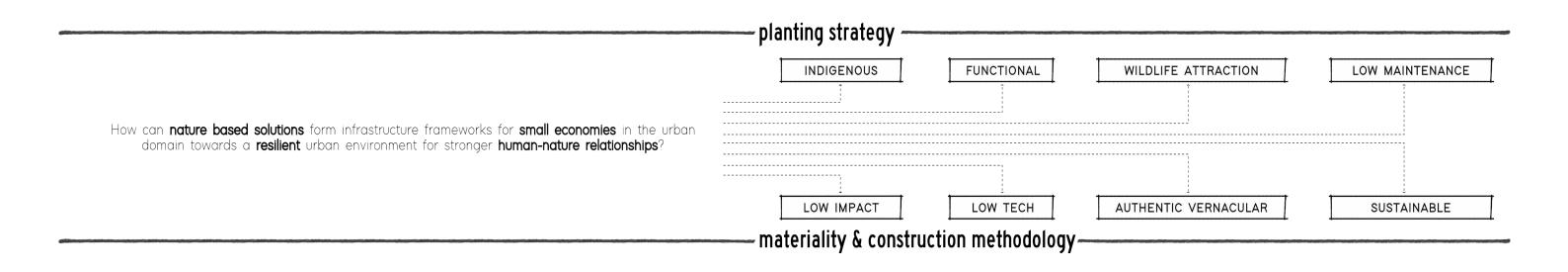


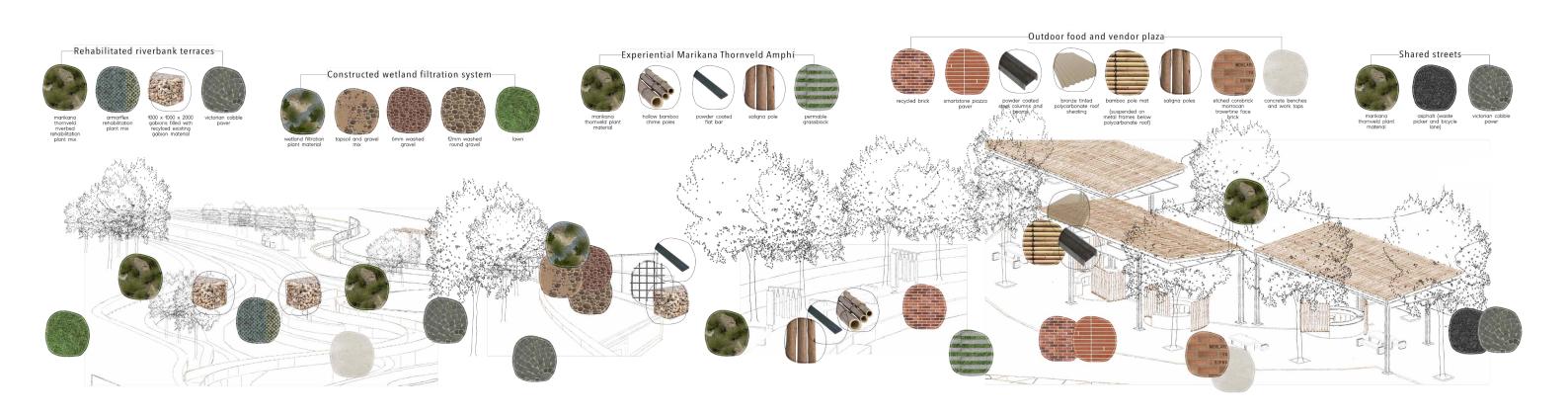






#### PLANTING STRATEGY



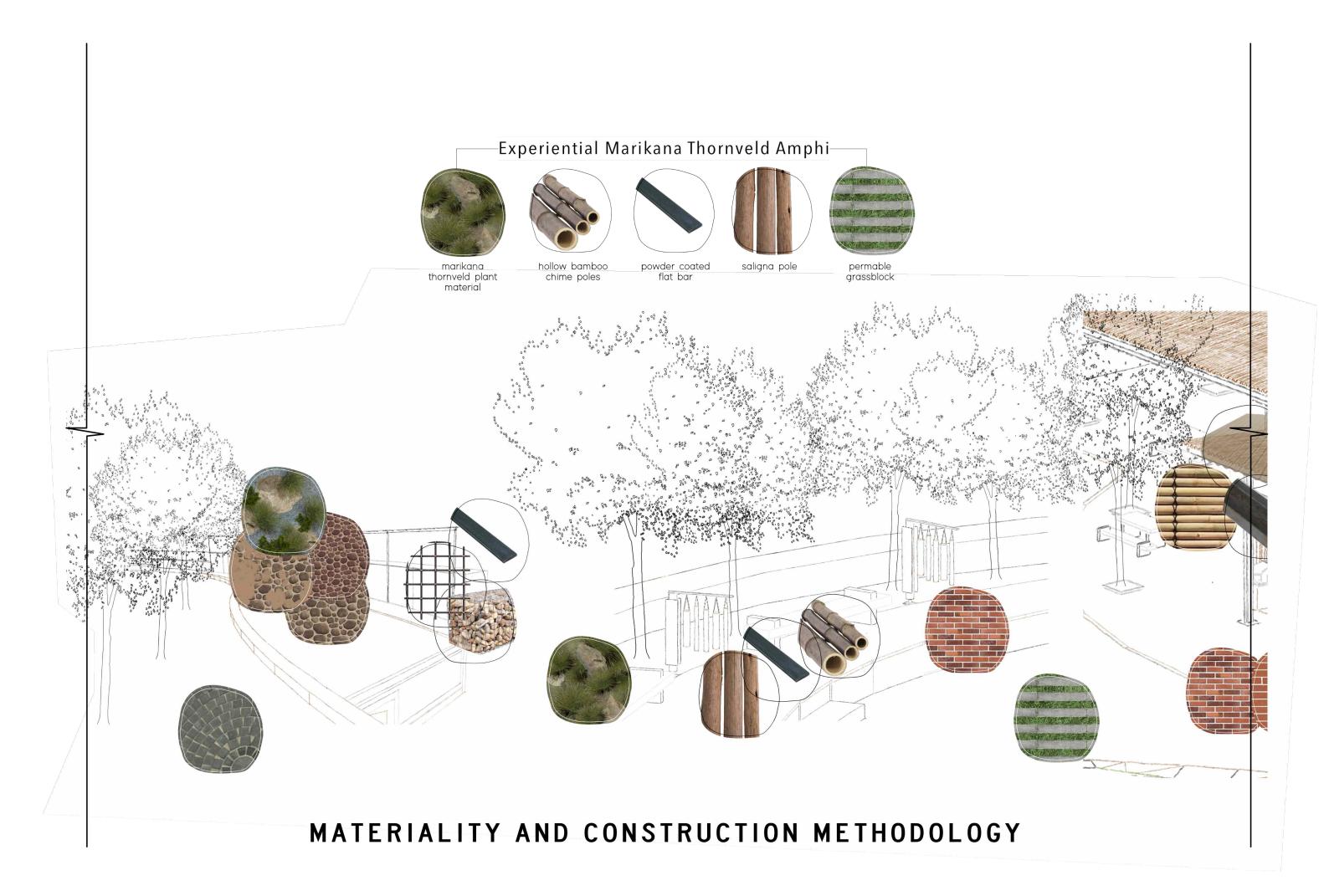


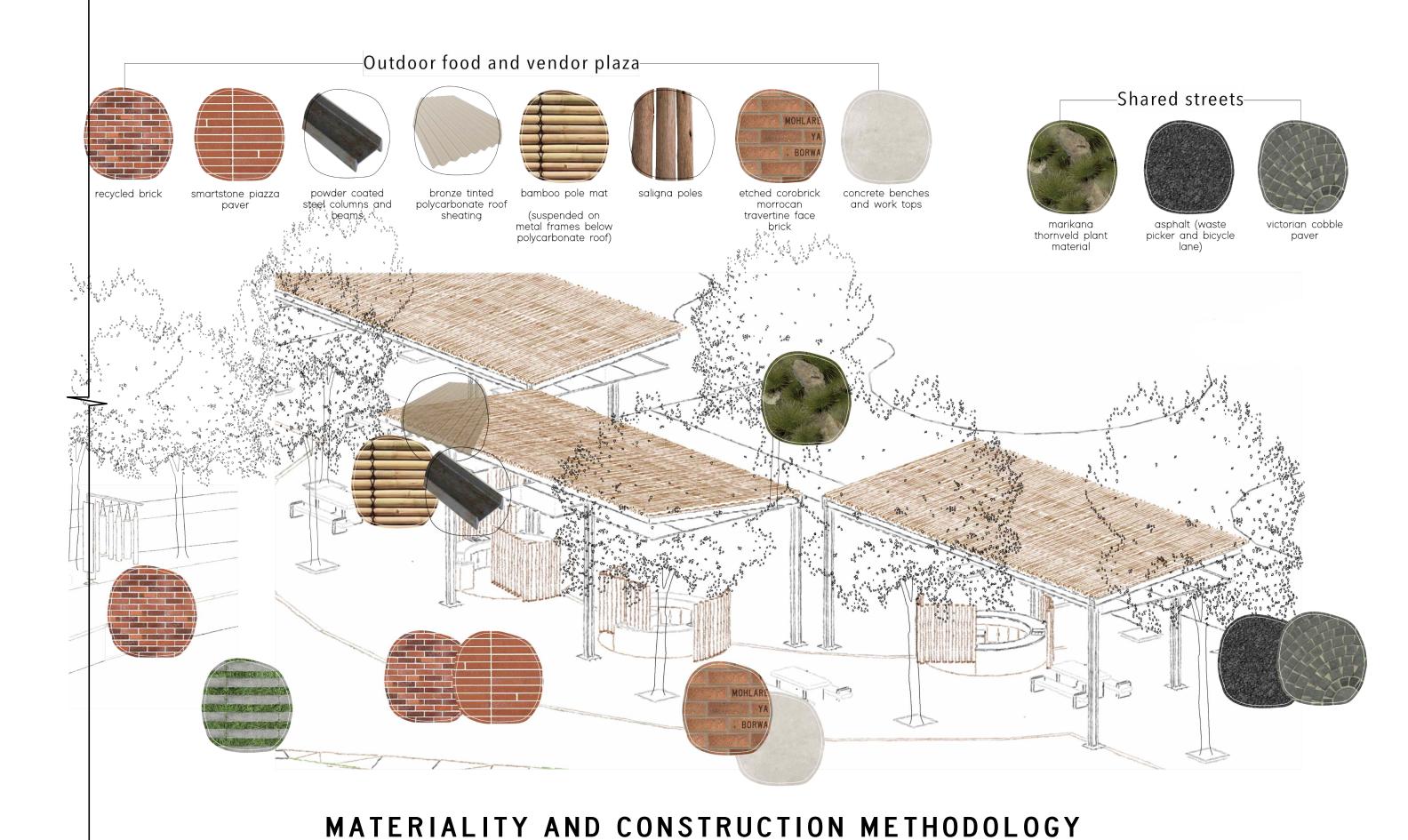
## MATERIALITY AND CONSTRUCTION METHODOLOGY

# Constructed wetland filtration systemarmorflex gabions filled with recylced existing gabion material rehabilitation thornveld paver riverbed plant mix rehabilitation 12mm washed round gravel plant mix topsoil and gravel 6mm washed plant material mix gravel

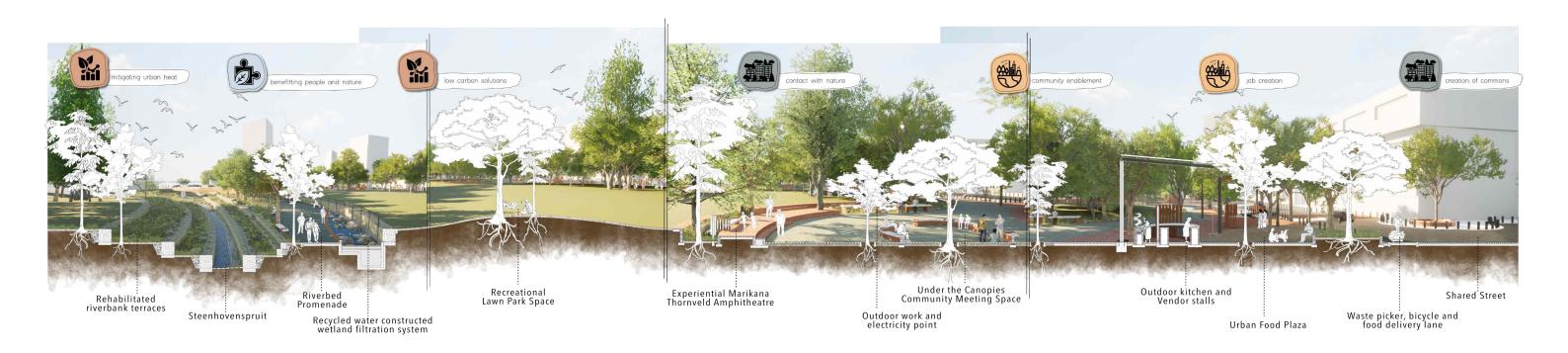
MATERIALITY AND CONSTRUCTION METHODOLOGY

Rehabilitated riverbank terraces—

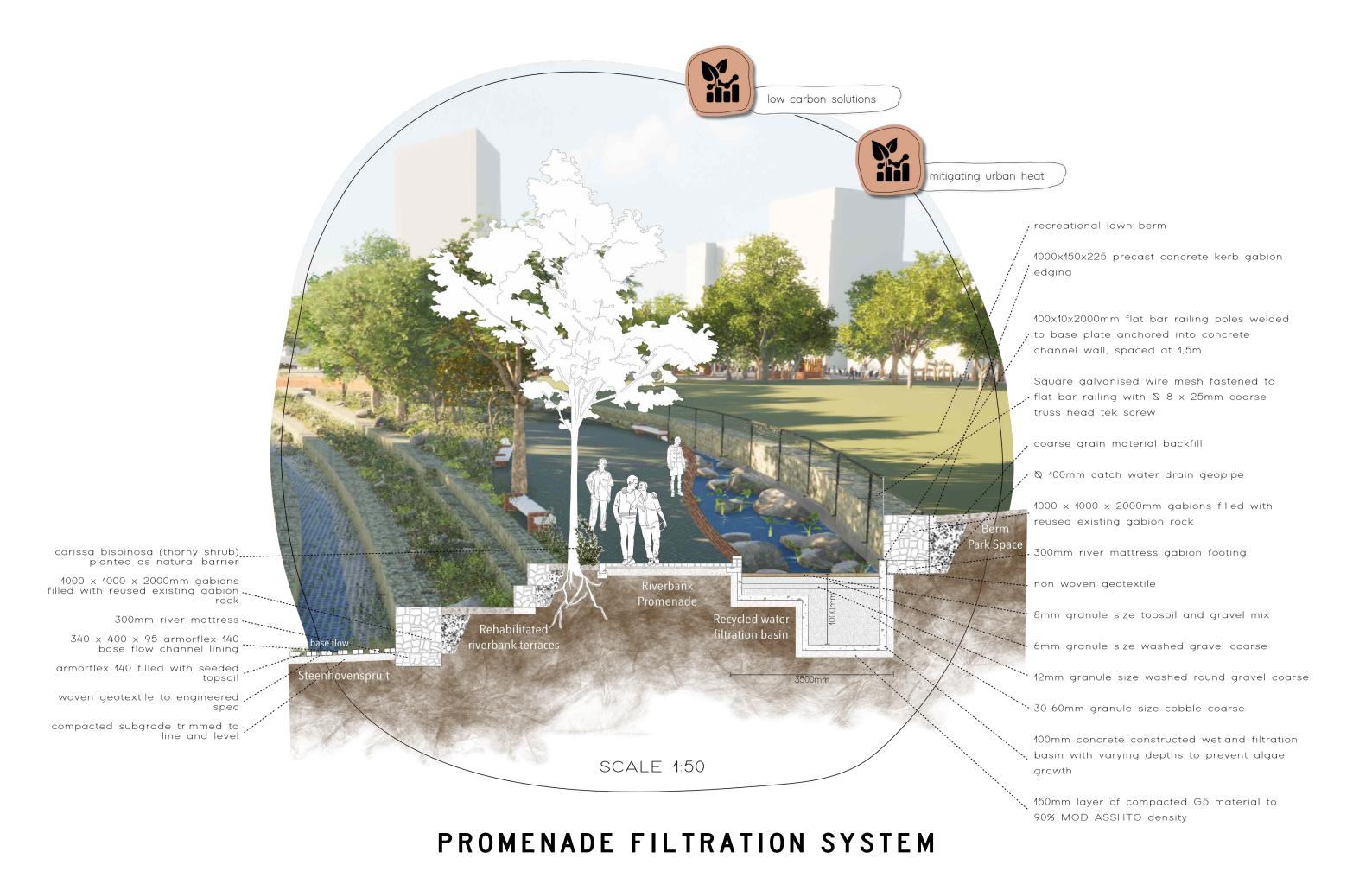


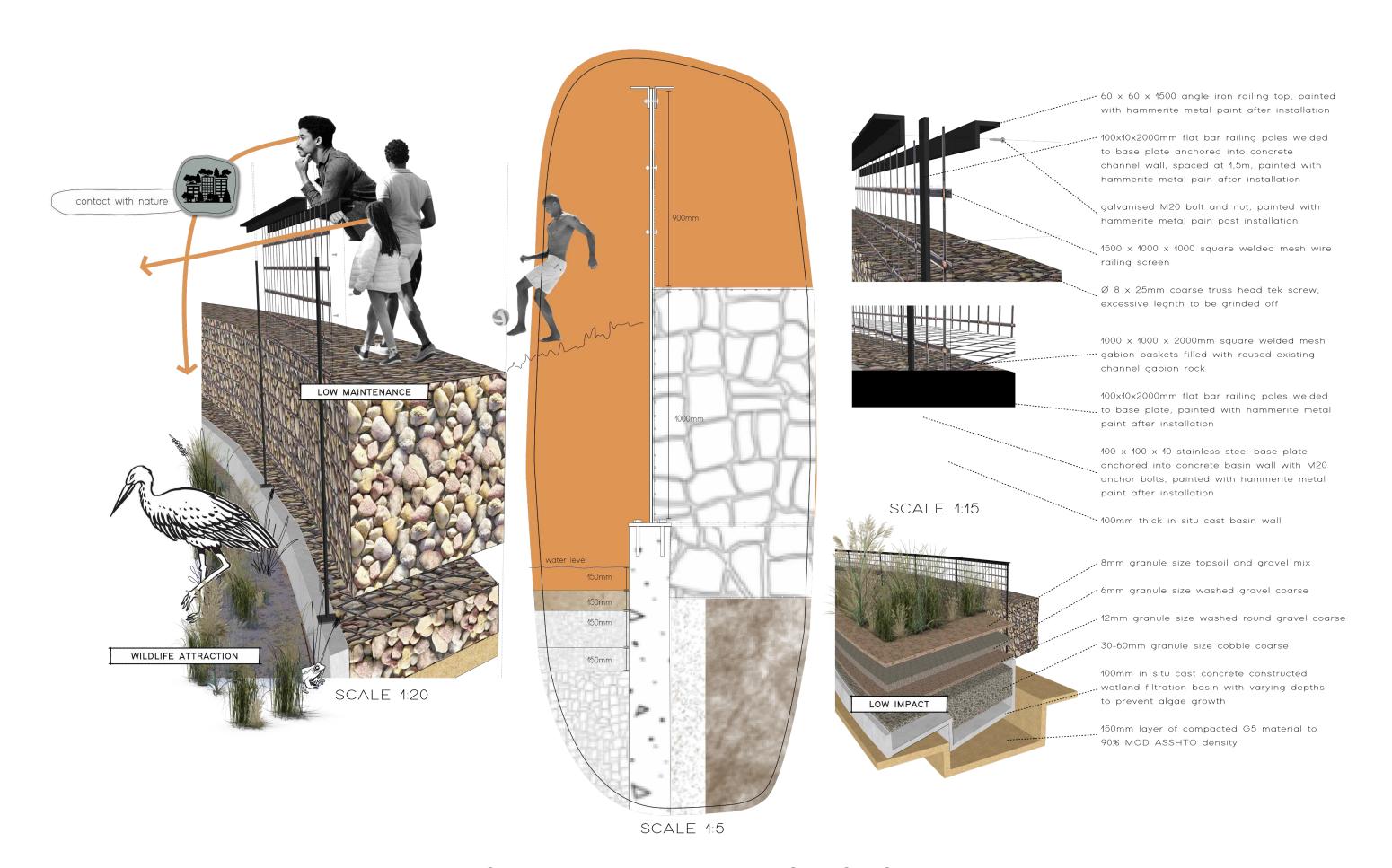




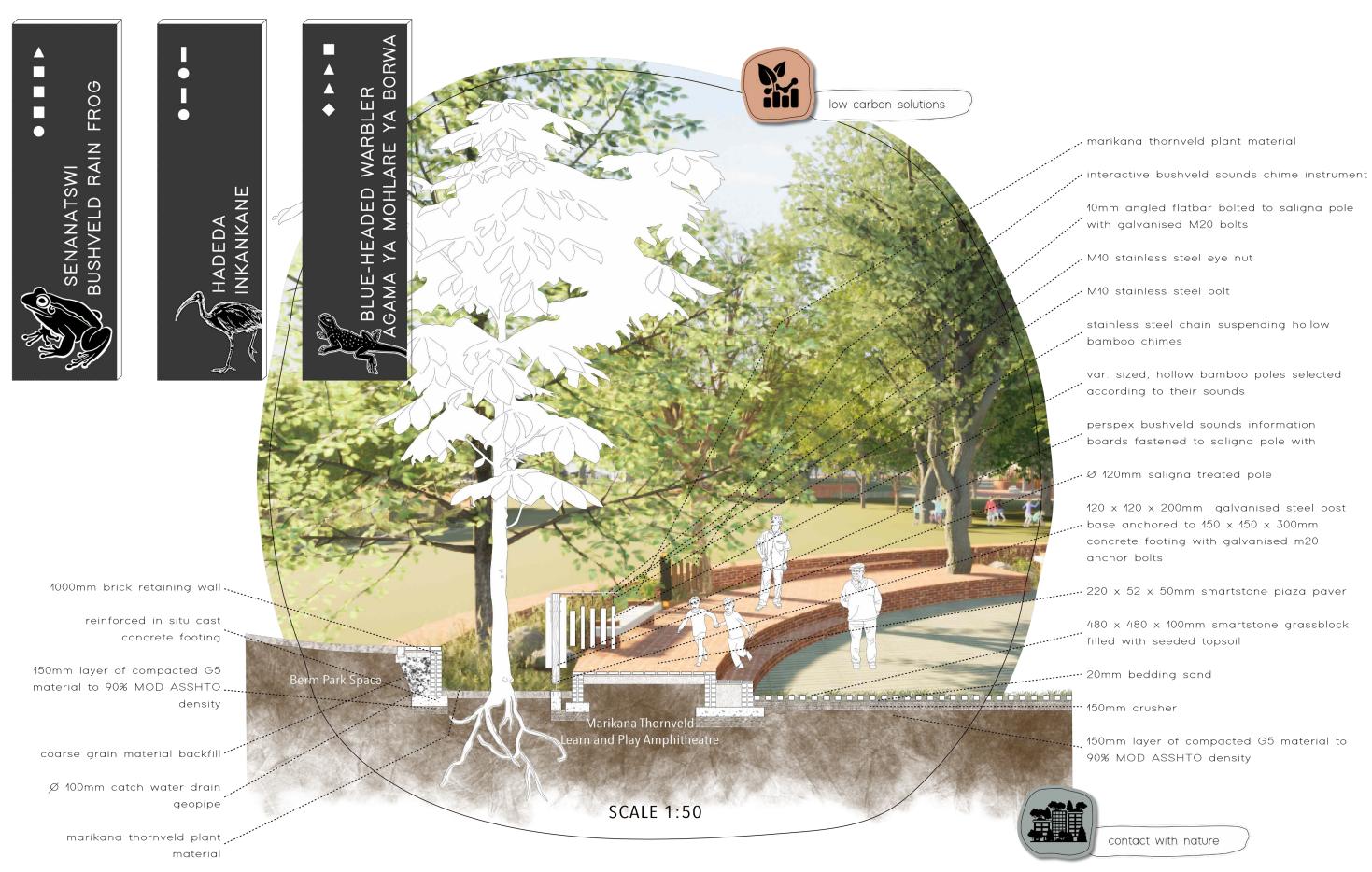


MATERIALITY AND CONSTRUCTION METHODOLOGY





### PROMENADE FILTRATION SYSTEM

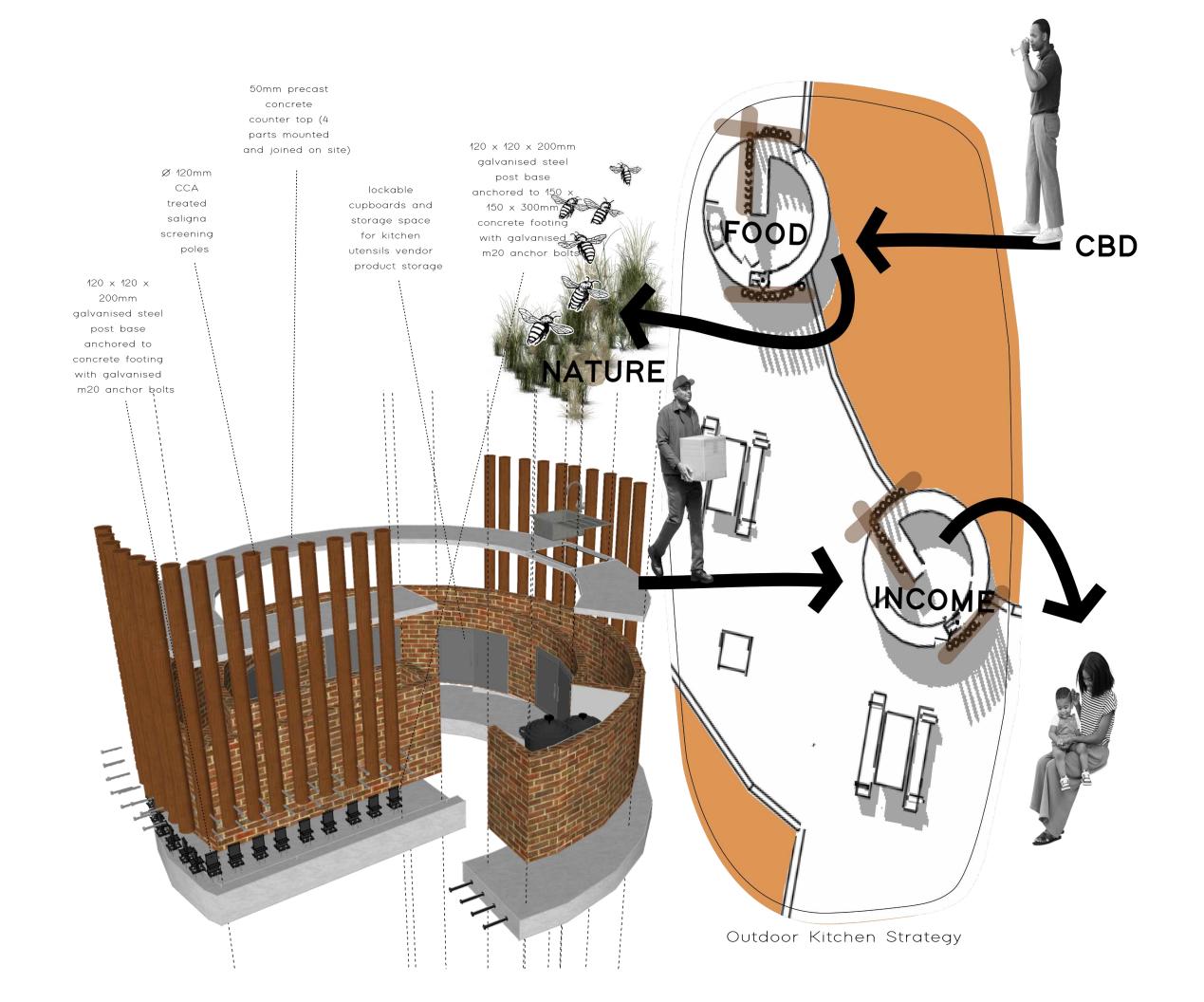


MARIKANA THORNVELD LEARN AND PLAY





URBAN FOOD AND VENDOR PLAZA





MARIKANA THORNVELD LEARN AND PLAY



URBAN FOOD AND VENDOR PLAZA



REHABILITATED RIVERBED | PROMENADE | WATER FILTRATION BASIN



SHARED STREET WASTE PICKER LANE



OUTDOOR WORK AND CHARGE





