CHAPTER 3_CITY ANALYSIS

3.1 Growth of Pretoria and the emergence of wastelands

According to Jordaan (1989: 28), Pretoria is placed on a classical landscape, described as a landscape that consists of defined places with valleys and mountain ranges which give the city its strong individuality (ibid). Pretoria started out as a settlement form that was sympathetic to the landscape. Nature existed next to the city and the settlement was naturally bordered with rivers and mountain ranges (ibid), as shown on illustration 43. In Pretoria one could see the separation that existed between city and nature. One could identify the three separate natures. As the city grew it began to stretch past the mountains and rivers. With the natural boundaries of the city now hidden and ignored, the city continues to expand. Due to factors such as urban sprawl and decentralisation, the city centre became punctured with wastelands and brownfield sites (see illustration 43). Pretoria continues to change form and is a good example of Cedric Price's illustration of the 'scrambled egg city' (see page 15). Illustration 43 further illustrates Pretoria's growth: its **origin**, its **urbanisation,** its **urban sprawl**, the **decay of its centre** and its desperate need for **regeneration** and **densification.** Pretoria's CBD has evolved from an active, dense, vertical, architecturally dominated and contained place, to a CBD punctured with dilapidated, abandoned, wasteful, wasted and underutilized spaces. First, second and third nature has become inseparable in Pretoria (see illustration 44). It is scarce if a spot in Pretoria, however remote, is free from the impact of human activity. With communities moving to suburbs east from the supposedly crime ridden and polluted centre, the CBD landscape appears wasteful and poorly planned, designed, and unmaintained and as irregular and careless leftovers from more dominant forms of development. Although these spaces are often described with negative connotations and are associated with deterioration and abandonment, they possess an intriguing quality, as oppose to non-places (see illustration 1). Shane highlighted the leftover void spaces of the city as potential commons (2006: 58-59). These wastelands are slowly becoming valuable city assets. The in-between landscapes lie dormant, "awaiting a societal desire to inscribe them with value and status" (Berger, 2006a: 29). Most of the wastelands in Pretoria were once highly functioning areas; they were previously active sites, located in close proximity to populated urban areas. Sites dismissed as useless, inadequate, destroyed or simply abandoned have the potential to heal our decaying urban form. Lewis' argument is that today's city is so diffuse that it has become a "galactic metropolis", a city resembling a galaxy of stars and planets, with large empty areas in-between, held together with something similar to gravitational attraction (as cited by Berger, 2006a: 28). These large empty areas are what he terms "new metropolitan tissue". Lewis asks the reader to accept the fact that this tissue is here to stay as the result of the horizontal urbanisation, and he provokes readers to instead rethink its use. The design should aim to acknowledge the inevitable growth of Pretoria, while using and transforming the in-between wastelands to maximize their value to the city. In the following pages the open space of Pretoria will be looked at in order to find opportunities for the regeneration of wastelands into enigmatic public open space.

origins of Pretoria　　urbanisation　　decay of centre　　regeneration?

urban growth

post-industrial sites (brownfields)

urban sprawl

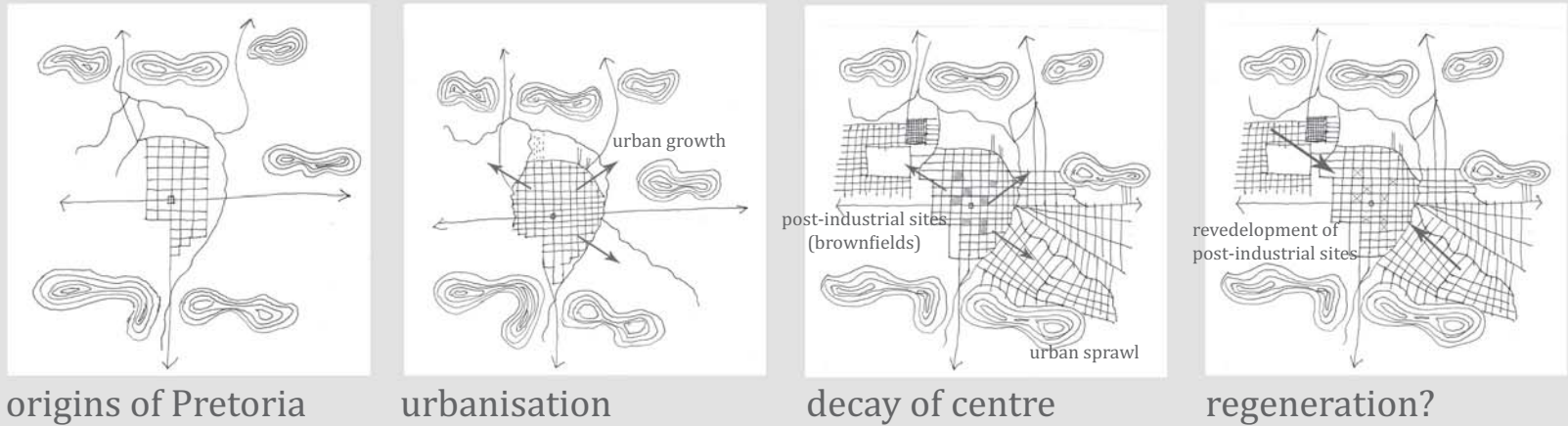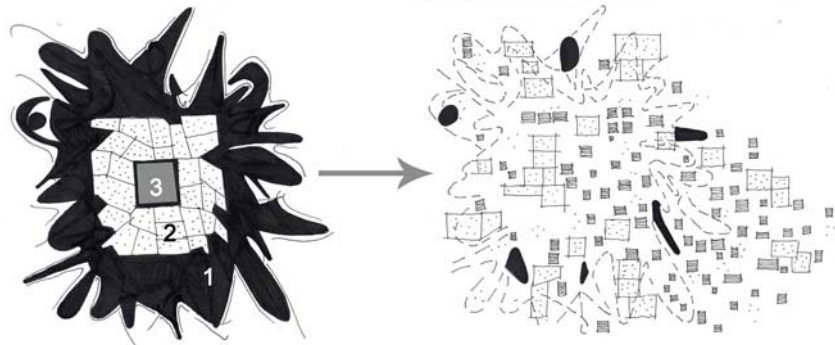revedelopment of post-industrial sites

Illustration 43: Growth of Pretoria, the emergence of wastelands and its need for regeneration.

Description of the three natures as defined on page 14 and 15
1. first nature - primal nature, wilderness
2. second nature - landscape of infrastructure
3. third nature - gardens and parks

Current situation in Pretoria
first, second and third nature have become inseparable as defined in Cedric Price's illustration of the 'scrambled egg city' (see page 15).

Illustration 44: Traditional distinction between city, nature and wilderness to the current inseparation of natures in Pretoria

3.2 Public and private open space in Pretoria

Open space needs to be defined in order to understand the nature of open spaces in Pretoria and their differences to wastelands. According to the Tshwane Open Space Framework (2006: iv), open space is defined as areas predominantly free of building that provide ecological, socio-economic and place-making functions at all scales of the metropolitan area. A city consists of private open space and public open space. See illustration 45 for a map of the public and private open spaces in the city centre of Pretoria and Pretoria west. Private open space refers to open space privately owned which is not freely accessible to the public and where access to the public is controlled. These include private parks such as Freedom Park, school grounds, sports fields such as Berea Park, training fields and golf courses. Public open space refers to open space that is accessible to everyone. These include neighbourhood parks, cemeteries, Church Square, Strydom Square, Burgers Park, Prince's Park and Pilditch Sportgrounds. It is obvious that these are useful open spaces in Pretoria that need to be retained. These landscapes follow the trend of pedigree landscapes and need to be mapped out to differentiate between used open space and lost open space. Following this exercise the wastelands in Pretoria will be mapped in order to identify potential wastelands that can be re-imagined to serve a decaying city with open space, yet not be reduced to non-place.

Illustration 45: Map of public and private open space in Pretoria CBD and Pretoria West.

3.3 Wastelands in Pretoria

In order to find opportunity in wastelands, they need to be mapped and identified. For this purpose the term 'wastelands' has been divided into three different categories, borrowed and altered from Alan Berger's definition of waste landscapes which can be seen on page 18 (2006a: 203).

> 1. Waste sites: includes municipal solid waste, dumping sites, scrap metal sites, sewage sites and land fills (see illustrations 46-52).

> 2. Wasted sites: includes abandoned sites that have been leftover and forgotten (see illustrations 53-58).

> 3. Wasteful sites: includes oversized parking lots, large storage yards, large temporarily used sports fields, golf courses, inappropriate uses, and divisive landscapes that disconnect and scar (see illustrations 59-65).

Illustration 66 identifies the three different types of wastelands in the Pretoria CBD and Pretoria West. This map reveals Pretoria's punctured and wide spreading almost wasteful character. This map does not imply that every open space and wasteland should be filled with development. It also does not imply that all of these should be left as open green spaces in the city. The waste sites in a city are inevitable and a city needs places for waste to be able to be dealt with. The wasted places are sites that have great potential to become green open spaces to form part of a larger open space network. They contain an intriguing mysterious quality. The wasteful sites in Pretoria are a result of how the city functions. These sites should be dealt with in more efficient and careful ways. More suitable uses and approaches to these should be investigated.

3.3.1 Waste sites
Includes municipal solid waste, dumping sites, scrap metal sites, sewage sites and land fills.

Illustration 46: Scrap yard, Pretoria West

Illustration 47: Dumping site, Salvokop

Illustration 48: Dumping site, Rebecca Station

Illustration 49: Dumping site, Salvokop

Illustration 50: Dumping site, Rebecca Station

Illustration 51: Dumping site, Pretoria Station

Illustration 52: Dumping site, Salvokop

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3.3.2 Wasted sites
Includes abandoned sites that have been leftover and forgotten.

Illustration 53: Abandoned house, Barracks Station

Illustration 54: Abandoned workshop, Marabastad

Illustration 55: Demolished building currently used as skater park, Pretoria West

Illustration 56: Unused railway lines, Barracks Station

Illustration 57: Unused railway edge, Rebecca Station

Illustration 58: Abandoned Pretoria West Power Station

3.3.3 Wasteful sites

Includes oversized parking lots, large storage yards, large temporarily used sports fields, golf courses, inappropriate uses, and divisive landscapes that disconnect and scar.

Illustration 59: Tractor storage yard, Pretoria West

Illustration 60: Bus storage yard, Salvokop

Illustration 61: Golf course, Pretoria West Golf Course

Illustration 62: Large cemeteries, Rebecca Cemetery

Illustration 63: Large sports fields, Pilditch Stadium
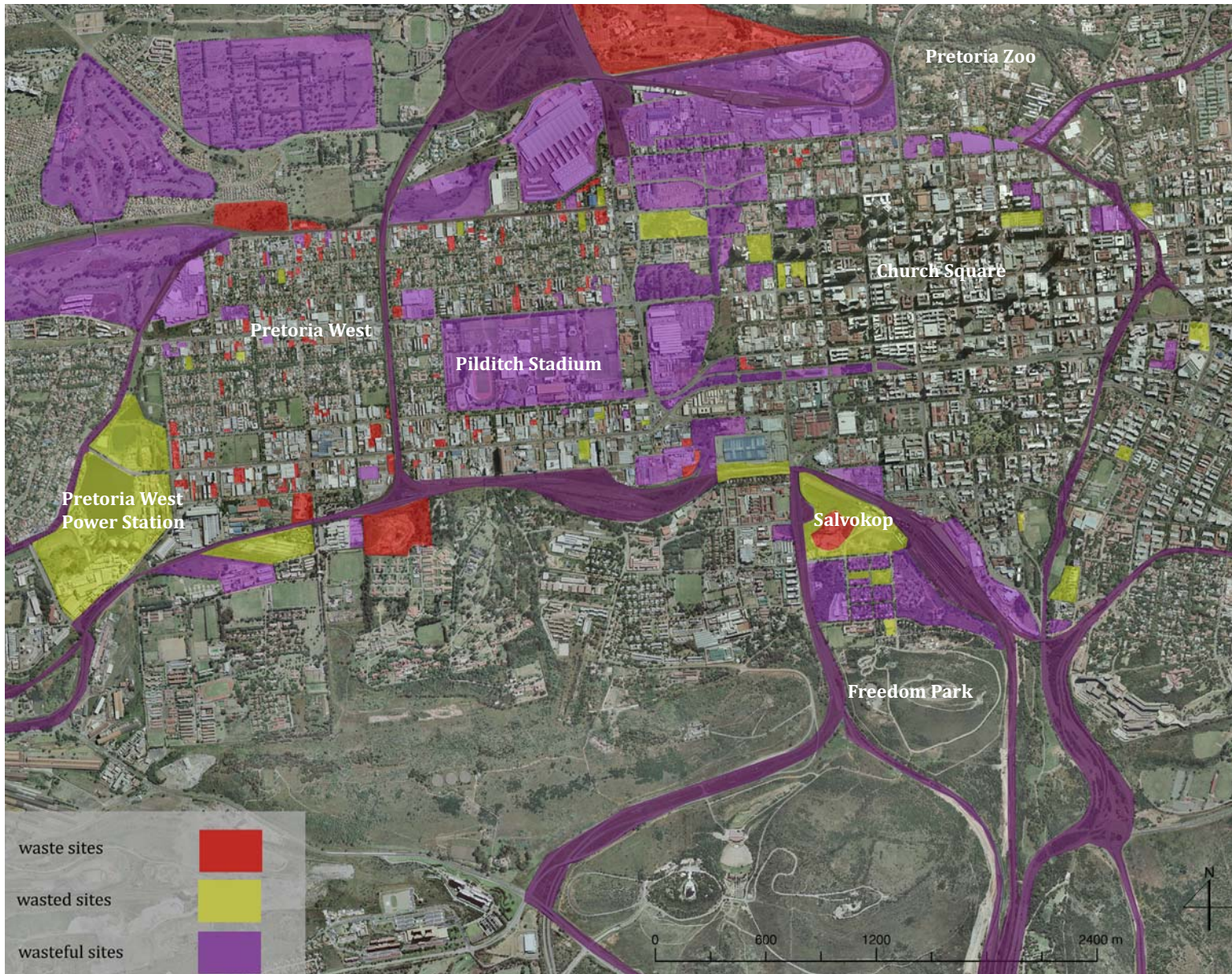

Illustration 64: Oversized parking lots, Quagga Centre, Pretoria West

Illustration 65: Divisive landscapes, railway lines, Rebecca Station.

3.3.4 Wastelands mapped

Illustration 66: Map of wastelands in Pretoria CBD and Pretoria West.

3.4 Parks vs. wastelands in Pretoria

In the search for ways to re-imagine the wastelands of Pretoria without destroying their mysterious quality a comparison of parks and wastelands in Pretoria needs to be done in order to understand their fundamental differences. Figure 2 compares parks and wastelands. Are parks in Pretoria wild or controlled, what is lacking? Pretoria at present has open spaces which are both sterile and enigmatic. Parks include Freedom Park, Burgers Park and Princes Park. These landscapes are controlled, high in maintenance and provide safe places for outdoor activities. Pretoria's controlled landscapes are becoming inaccessible for different types of people. Enigmatic landscapes include the wastelands in Pretoria. Free, process driven landscapes. These places, although having an intriguing quality, are dangerous, avoided and neglected. Pretoria's only ecologically wild landscapes are nature reserves. These are fenced off from the public to keep out the unwanted and an entrance fee is charged. A comparison of these two different landscapes reveal that a city needs both controlled and wild landscapes, landscapes where nature dominates over man, where freedom is emphasied and highlighted. It seems Pretoria has two extremes: on the one hand there is Freedom Park, a controlled landscape, and on the other hand there are large wastelands for example in Salvokop, that are so free that they become no man's land and destructively unsafe. We need to retain certain qualities and characteristics of wastelands, but improve and transform them to add value to the city. The aspiration is not to replace the one with the other as concluded previously, but rather transform wild wastelands as one type of nature in Pretoria that requires care and respect. The question then is: why turn wastelands into 'pedigree' parks in Pretoria when they already exist? By changing these wastelands one continues to generate more non-place in a city. Why not retain their mystery and strangeness? A case study of a project in Pretoria now needs to be critiqued.

parks in Pretoria	wastelands in Pretoria
pedigree landscape	enigmatic landscape
sterile	unsterile
relatively safe	unsafe
relatively clean	litter ridden
realtively neat	dirty and overgrown
definite and controlled	uncertain and vague
maintained	not maintained
removal of invasive plant species	taken over by invasive and exotic plant species
owned	no man's land
controlled	fortuitous
man dominates over nature	nature dominates over man
contained	wild
surveillance	free
little dynamics of natural processes	process - patterns, flows, energies
pruned	freedom of growth
instant	time
supressed	overgrown
static	constant change and motion
erase and ignore history and heritage	history, memory and palimpsest
planned spaces	leftover
lacking vitality	inspirational
entrance fee	no entrance fee
race, gender, age and class restrictions	open to all races, ages, classes and genders
private or enclosed	true public space
playgrounds	not a safe place for children
large parking areas	entire waste landscapes are used for parking
designated activities	neglected and avoided
large lawn areas	no lawn areas
formal pathways	informal pathways
active	stagnant
economically viable	economically poor
Foucault Panopticon - powered	*terrain vague* - mysterious

Figure 2: parks vs. wastelands

3.5 Case study: Freedom Park (2004)

Location: Salvokop in Pretoria, South Africa

Landscape architects: Newtown Landscape Architects, Bagale, Green Inc, Momo Landscape Architects (NBGM)

Description: Freedom Park is a monument to democracy; a landscape narrative that tells the story of South Africa's pre-colonial, colonial, apartheid, and post-apartheid history and heritage, spanning a period of 3.6 billion years of humanity, to acknowledge those who contributed to the freedom of the country. It is a space where South Africans and visitors to the country can reflect on the past. It is regarded as one of the most ambitious heritage projects the South African government has invested in; an attempt to encapsulate the heart and soul of South Africa in a physical space.

Critique: With regard to the two different landscapes discussed previously, Freedom Park will be critiqued in terms of pedigree and enigmatic landscapes as well as non-place and non-site. On visiting Freedom Park, an entrance fee of R45 is charged. A lengthy process then leads one through booms (see illustration 69) and security guards that direct one to the beginning of a tour. Every corner is met by security guards (see illustration 70) and almost every space is under surveillance (see illustration 71). Security cameras watch each move. Signage tells the visitor exactly where to go and what to do, where to stop, where to sit, where to stand, where to have a picnic, where to take your shoes off, where to rest, where to contemplate, where to pray and where to learn (see illustration 72). Freedom Park ironically allows no freedom. Certain aspects of Freedom Park can be considered non-place as defined previously by Marc Augé. The Panopticon is a type of building designed by English philosopher and social theorist Jeremy Bentham in the late eighteenth century. The concept of the design is to allow an observer to observe all inmates of an institution without them being able to tell whether or not they are being watched. This park almost becomes a landscape equivalent to the Panopticon, completely controlled and powered. The private park denies access to the poor and is a cut-off island from Salvokop. Freedom Park is successful in telling the story of South Africa's struggle to freedom. However, one is urged to ask if this place should not have rather been named the *Outdoor Museum to the Freedom Fighters of*

South Africa. Can museums be categorised under non-place? A museum is a controlled and secured place where one goes to learn and look at artefacts. A museum doesn't allow exploration or adventure. It is something you look at, learn from and move on. It is a place that brings special things together that one may not touch or take or smell or feel. In terms of ecology, Freedom Park is successful in rehabilitating the site and creating a rich endemic ecological system, these areas require almost no maintenance (see illustration 68). The amphitheatre area covered in lawn (see illustration 67) however calls for high maintenance. Freedom Park creates a successful ecological balance between neat lawned areas and wild growing endemic areas. Ecologically, Freedom Park leans toward an enigmatic landscape approach. In conclusion, this case study documents primarily a pedigree approach to the site that creates non-site and secondarily an ecological enigmatic approach. The analysis of this case study will assist in making informed decisions of what to do and what not to do in the design that follows in this dissertation.

Illustration 67: Amphitheatre in Freedom Park, Pretoria, South Africa

Illustration 68: Endemic vegetation in Freedom Park, Pretoria, South Africa

Illustration 69: Booms and security gates controll access into Freedom Park, Pretoria, South Africa

Illustration 70: Security guards patrolling Freedom Park, Pretoria, South Africa

Illustration 71: Surveillance camera's in Freedom Park, Pretoria, South Africa

Illustration 72: Signage in Freedom Park, Pretoria, South Africa

3.6 Healthy and potential nodes in Pretoria
An overlaying of the map of wastelands with the map of open spaces reveals healthy and potential nodes in the city.

Illustration 73: Map of healthy and potential nodes in Pretoria CBD and Pretoria West.
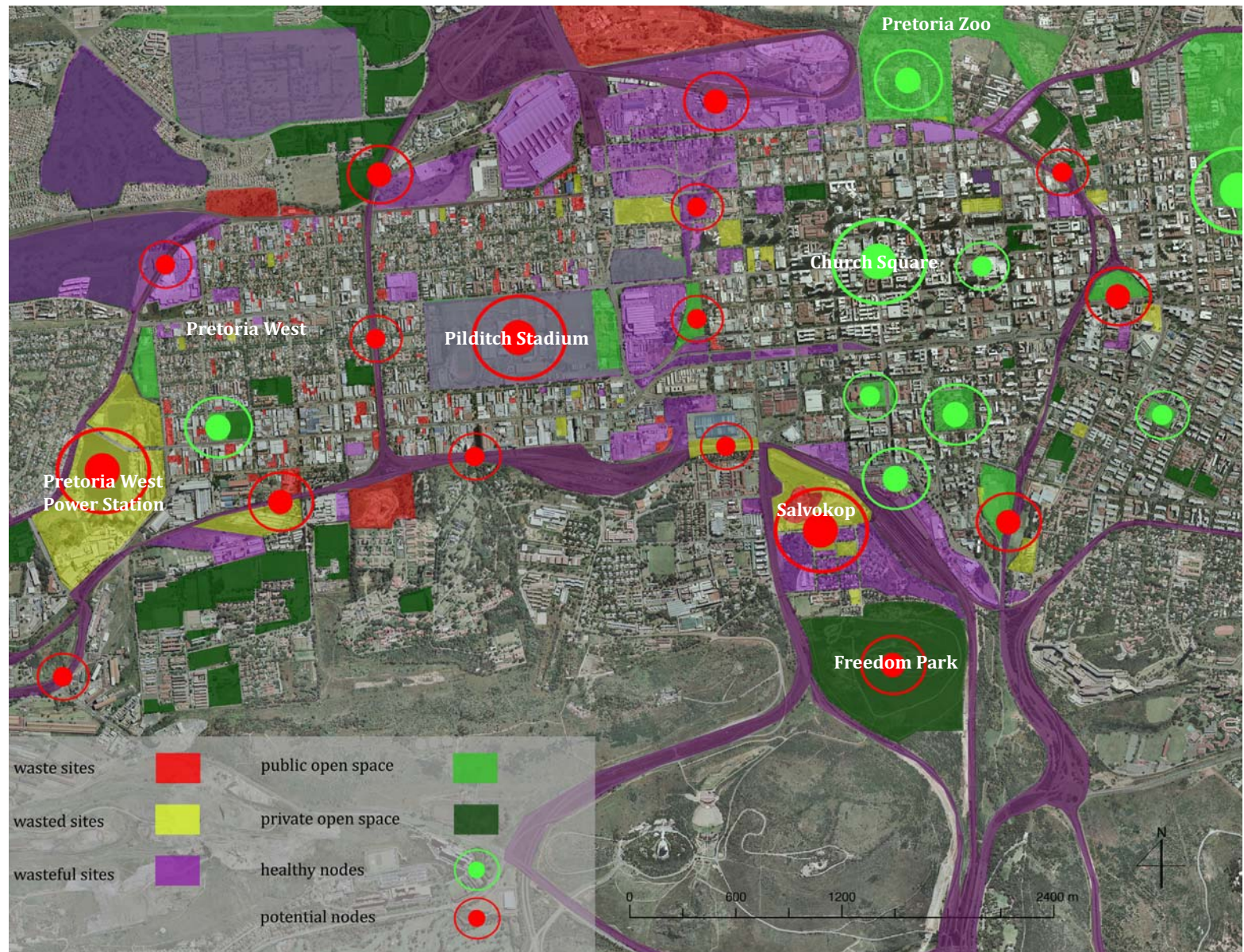
3.7 Vision for Pretoria's wastelands

3.7.1 Proposed framework on a planning level
Illustration 74 shows the balance between using the wastelands in Pretoria to create an unbroken network of open spaces and to increase the building density in the city. Together these will densify the city, attracting people back from the sprawling boundaries and create open breathing spaces within the city. The open space network will contribute to a healthier city.
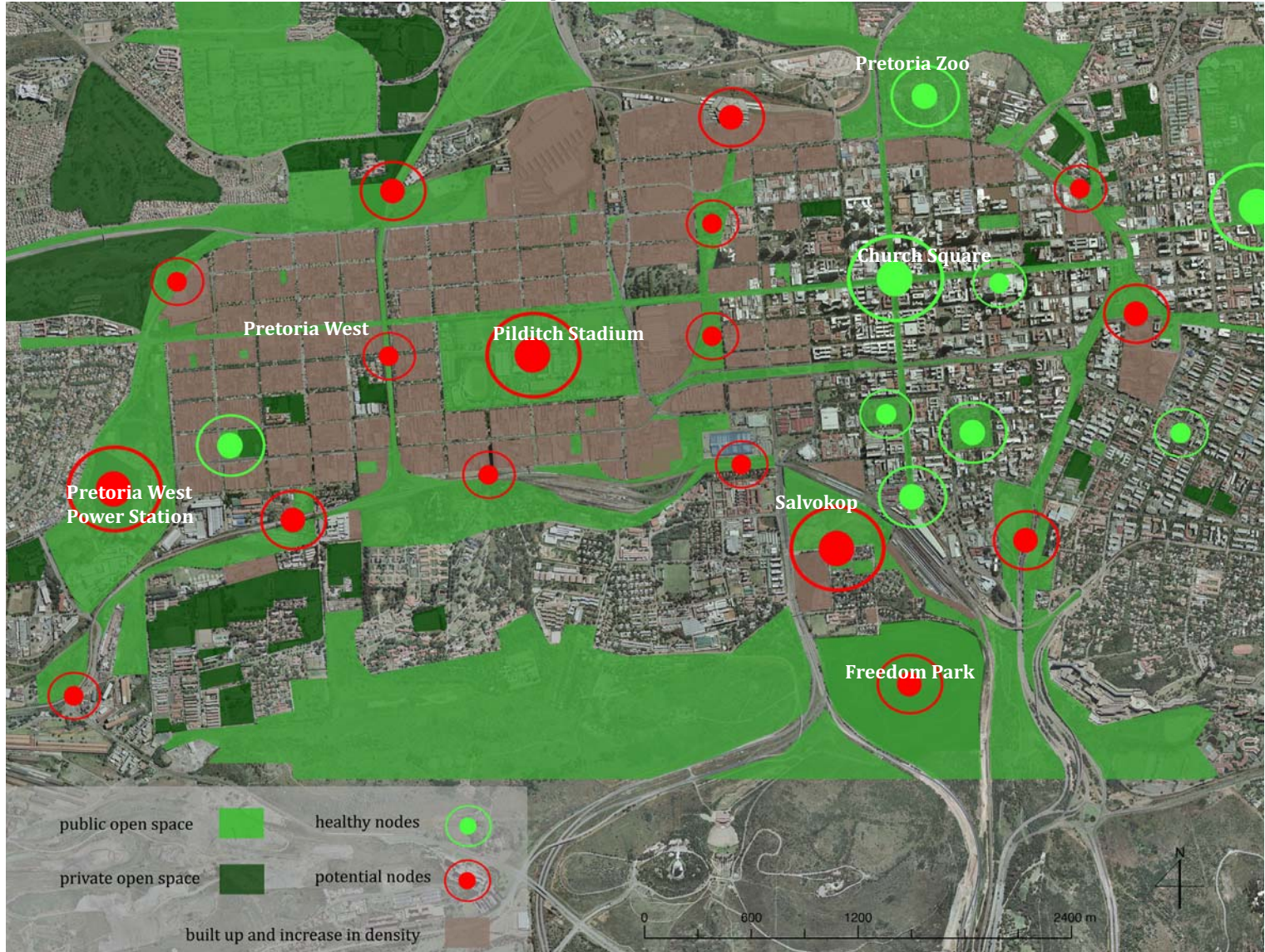
Illustration 74: Map of proposed open space network and densification framework

3.7.2 Vision

With these wastelands having the potential to become primary and secondary nodes in the city, one can visualize what these interesting enigmatic places can become. Illustrations 75-79 shows a broadstroke spatial vision for the wastelands in Pretoria and what they could and should become.

Illustration 75: Motorways and roads

Illustration 76: Railway stations
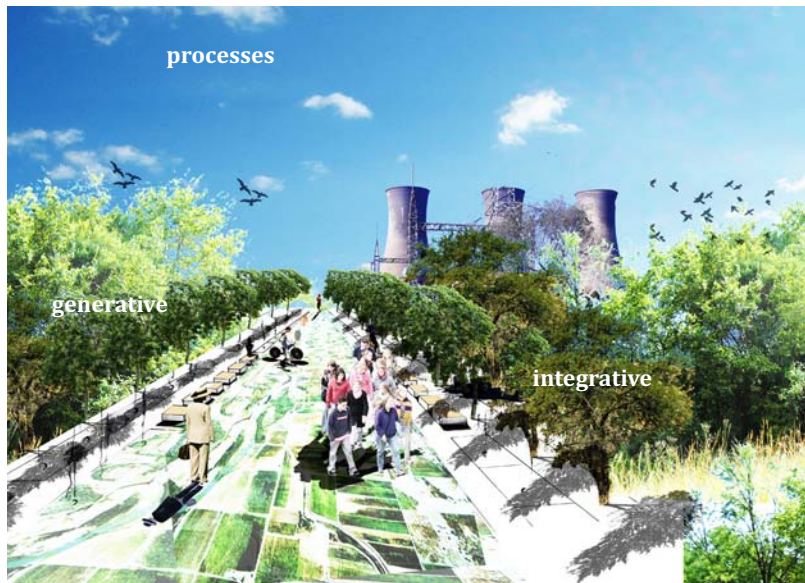
Illustration 77: Pretoria West Power Station

Illustration 78: Waste sites

heritage

integration of architecture and landscape

mysterious

productive

Illustration 79: Berea park,

3.8 Potential sites in Pretoria

Subsequently, the above analysis presented four potential sites that could be investigated further for the purpose of this dissertation. These potential sites consist of all three types of waste-land and have the potential to become important green nodes, green links and landmarks in the city.
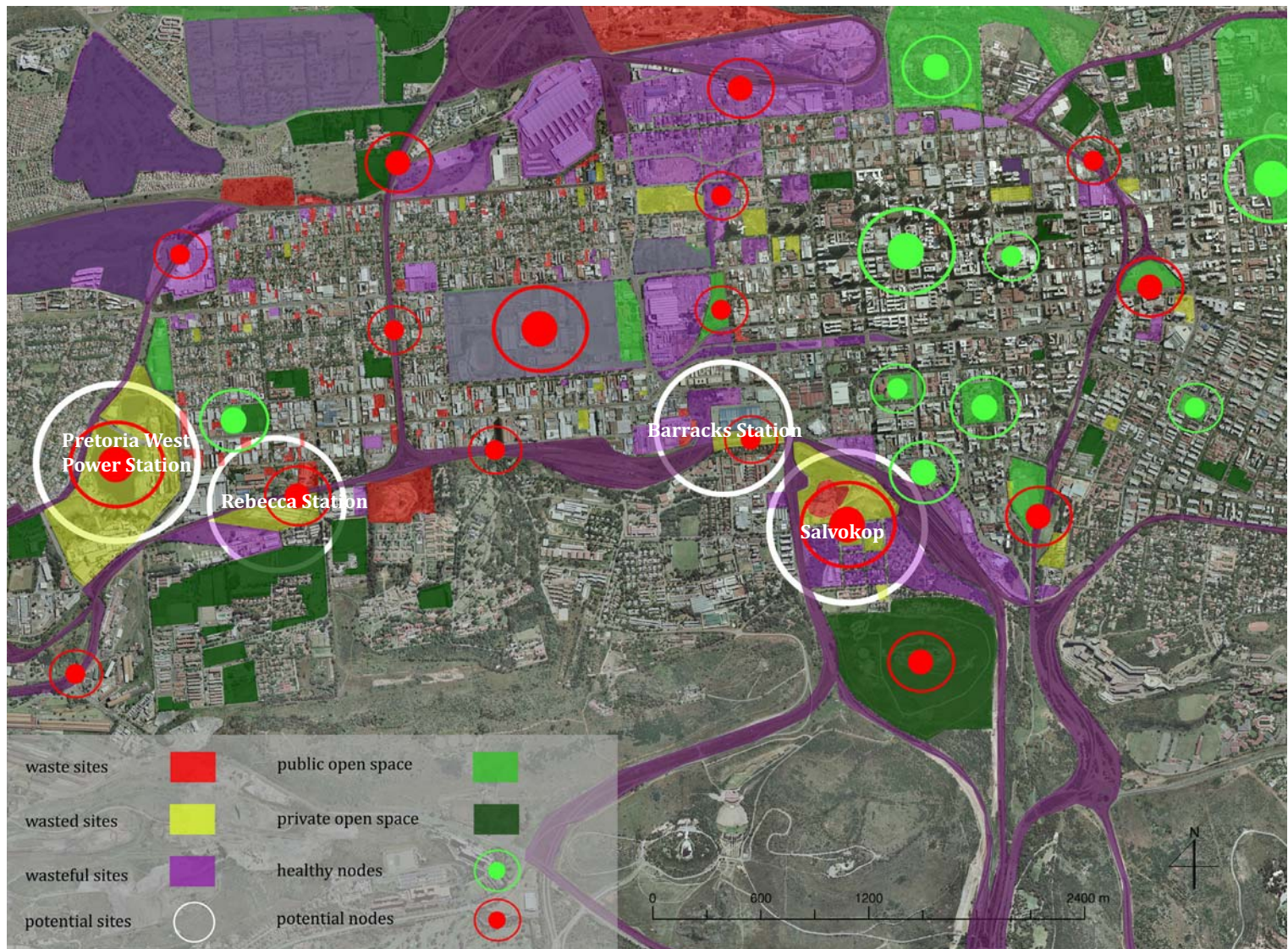
Illustration 80: Map of potential sites in Pretoria CBD and Pretoria West.

3.9 Site selection

A comparison of these potential sites in terms of their charac-
ter, context, uses and physical features (see figure 3) revealed
Salvokop as the most appropriate site needed to further the
investigation. Salvokop boasts great potential, intriguing qual-
ity, richness in character and exciting challenges that are des-
perately shouting to be solved. The selected site consists of all
three types of wastelands and falls under an important potential
node. The site comprises structures and demolished structures
and has an intriguing history. It is one of the largest, aban-
doned wastelands in Pretoria. The following chapter proposes
a framework for Salvokop in order to inform further chapters
leading to the final design.

Figure 3: Site comparison

potential sites | Pretoria West Power Station | Rebecca Station | Barracks Station | Salvokop

	Pretoria West Power Station	Rebecca Station	Barracks Station	Salvokop
Drosscapes				
Terrain vague				
Enigmatic landscape				
Unutilized				
Vacant				
Abandoned				
Waste site				
Wasted site				
Wasteful site				
Derelict				
Forgotten				
Leftover				
Deindustrialised				
Post industrial				
Contaminated				
Accessible				
Historically rich				
Disconnected				
Invisible				
In-between				
Lost space				
Place				
Ruins				
Overgrown				
Obsolescence				
Infrastructure				
Transition				
Silent				
Large				
Disturbed				
Existing frameworks				
Dormant project				
Structures				
Demolished structures				
Mysterious				
Landscape features				
Untamed				
TOTAL /36	28	25	26	34