

06

CONTEXT AND SITE

6 Context and Site

Background

The city of Pretoria was founded in 1855 and by 1989, the grid system was already visible. At this time Marabastad was not integrated into this grid system as illustrated by the block on the left and the image on the left of Marabastad in 1905, taken from Daspoortrand.



Fig 6.02

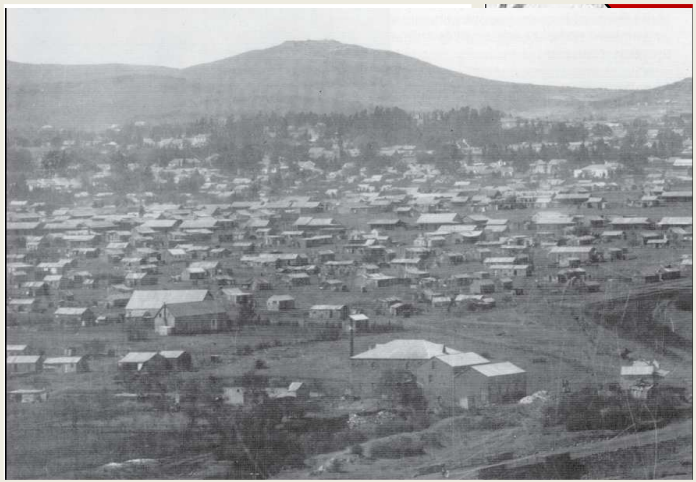


Fig 6.01

6.1 Macro Analysis

Social and Economic Aspects

Problems identified:

- High unemployment
- Lack of social spaces to interact
- Lack of cultural amenities and expression
- Insufficient housing
- Insufficient security

The South African census held in 2001 indicates a growth in population in the Tshwane metropolis. With this growth, are the problems of unemployment, crime and insufficient healthcare services.

Unemployment

The survey held in Marabastad indicated that 5% of the people were unemployed and 18% were earning R500 or less per month, GIS spatial data, 2003: 30 ; census 2001, statistics South Africa. To assist and educate the unemployed community of Marabastad, the Tirisano ya Tswelopele programme was formed. It is located towards the south eastern corner of the Maraba shopping complex. This programme supports the community through counseling, referral and information services, skills training, free medical consultations by Pholateng medical staff (Pholateng clinic: west of DF Malan drive) and a childcare programme.

The dissertation proposal creates pre-conditions in which the community can apply their skills and generate income. This reduces unemployment and poverty levels, thus benefiting not only the Marabastad community, but the Tshwane metropolis as a whole.

Informal Trade

Informal trade offers a means of survival to many people in Tshwane. It provides an income to the trader and affordable goods to the consumer. Marabastad informal traders constitute of 18% of the informal trading in Tshwane, having 658 licensed informal traders in 2004. However, most of the traders are illegal, and their equipment and products are confiscated by the municipality every month. To operate legally, the informal traders should register with the municipality. In order to register they need to own a table, sheltering structure and a license. Acquiring the permit does not guarantee the traders water and electricity supply. In turn, the traders acquire the water illegal.

The dissertation proposal offers the informal traders the facilities that make registration easier, whilst offering a legal supply of clean water.

Immigrants

South Africa has experienced a surge in immigration because it forms a large economic hub, not only in southern Africa but in Africa as a whole. The majority of the immigrants are from Zimbabwe because of the political instability and hardships in that country. The Gauteng province forms the economic backbone of the South African economy, and Tshwane is part of that province. In Pretoria, Marabastad has high numbers of illegal immigrants, with there presents validating the fact that the area is in an unsafe and uncontrolled state.

Issues of xenophobia were experienced in the poorer communities in South Africa in 2008. This created fear and uncertainty for the immigrants living in these communities. The dissertation proposal addresses these complexities by facilitating pre conditions in which the different groups and cultures can co-exist and interact without marginalizing any particular group.

Safety and Security

Crime is often associated with poverty, poor living conditions, insufficient services and a lack of law enforcement. Upliftment of living conditions and the urban

Environment significantly reduces levels of crime, whilst creating better conditions that offer pleasure of use. This assists in creating a sense of community and pride in ownership. Ownership and a sense of community are fundamental tools in lowering crime levels.

Public Survey

Aziz Tayob Architects and Meyer Pienaar Tayob carried out a public survey in Marabastad in 2002. The information from the survey is translated in diagrammatic format below.

Fig 6.03 Mode of transport

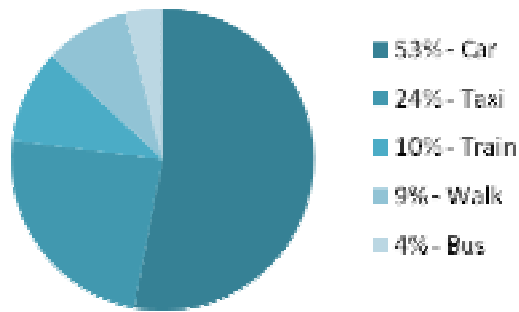


Fig 6.05 Victims of crime

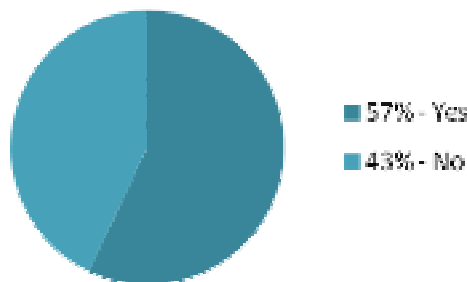


Fig 6.07 Time spent travelling to Marabastad

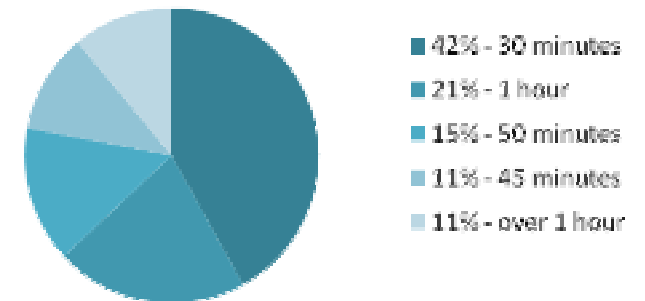


Fig 6.04 Household income after taxes

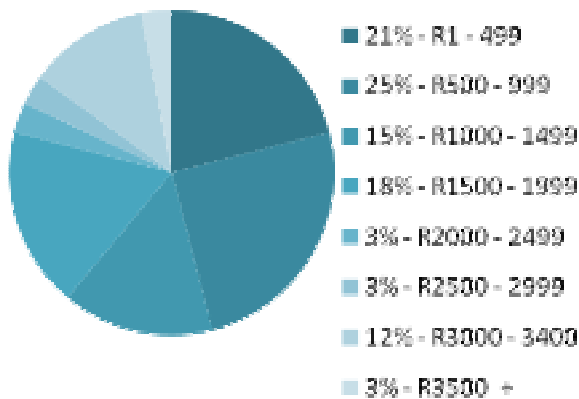


Fig 6.06 Reasons for being in Marabastad

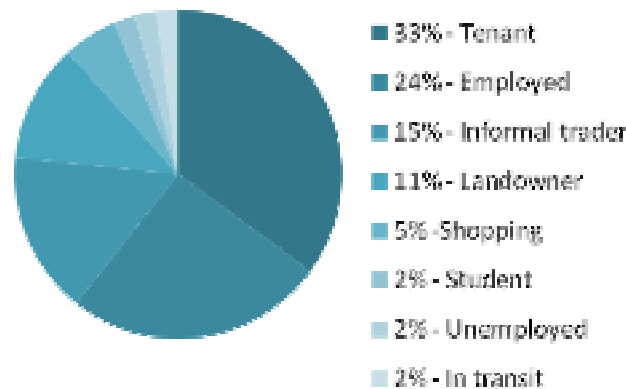
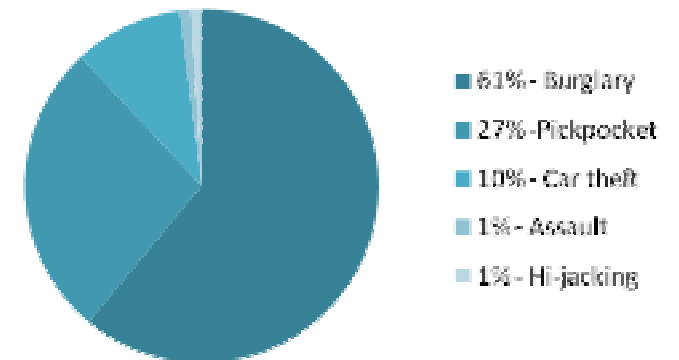


Fig 6.08 Nature of crime





Locating Displacement

Fig6.10

The analysis shows the historic fabric overlaid with the current fabric. This creates a better understand of displacement patterns. Prior to the implementation of apartheid policies, Marabastad had a functional square which sufficiently served the community, the community having both physical and visual links with the Daasport ridge towards the north. Today Marabastad is fragmented and dislocated from Pretoria C.B.D. The Steenhoven spruit creates a boundary between the two.



Fig 6.11

The site forms a gateway as it is on the entrance into Marabastad along Bloed Street. There is no formal gathering node so people gather in small clusters in different zones. This has led to partial thresholds which are non stimulated and lack the complexity to generate identity. There is lack of urban continuity from the C.B.D to Marabastad.

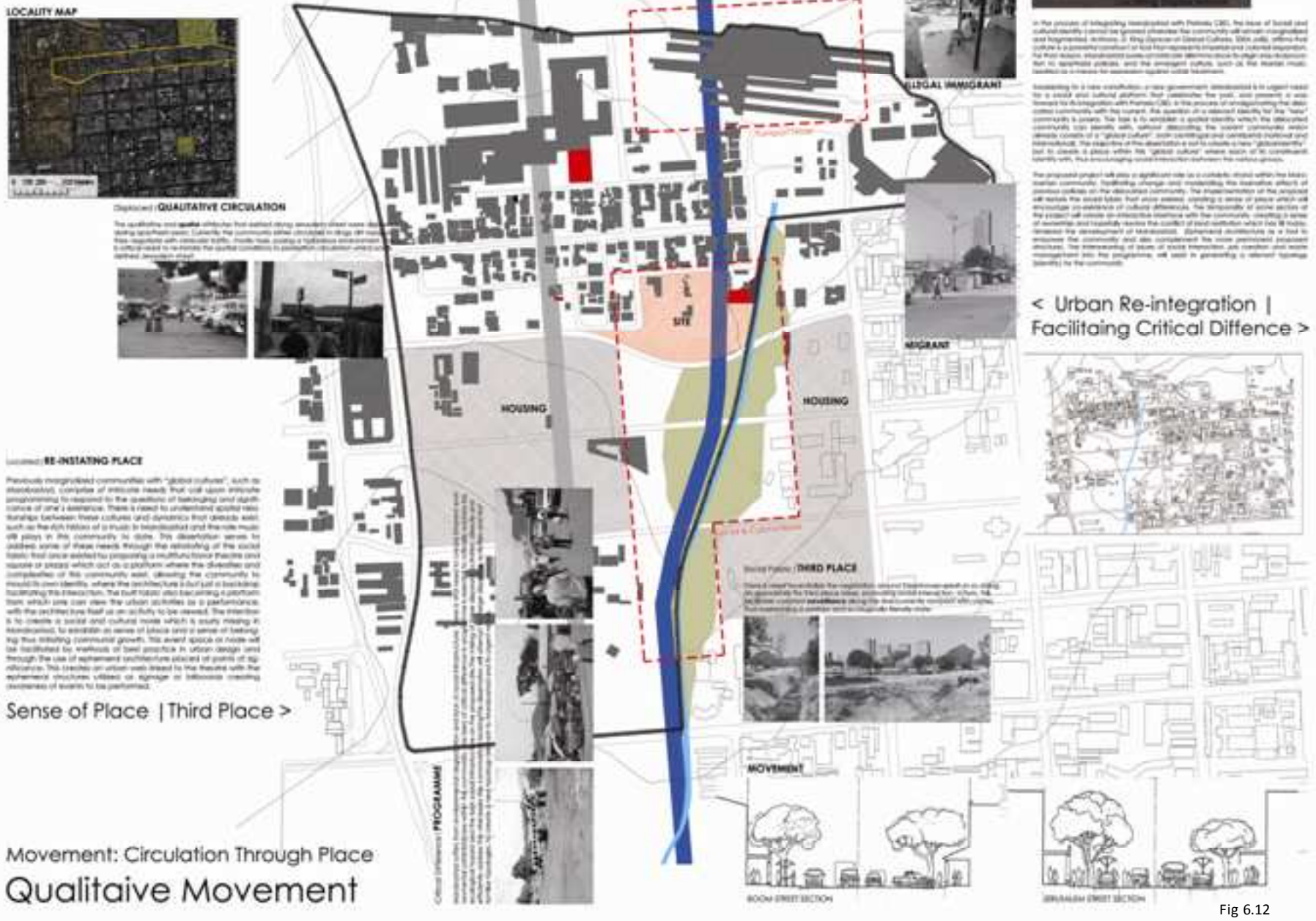


Fig 6.12

The qualitative and spatial attributes that existed along Jerusalem street were displaced during apartheid years. Currently the community either circulates in dingy dirt roads or they negotiate with vehicular traffic, mostly taxis, posing a risk to injury. There is critical need to reinstate the spatial conditions in pedestrian circulation, which once defined Jerusalem street. The blue line in the image above defines a possible route that both enhances the natural resources (Steenhoven spruit) and facilitates connectivity between the north and south, which is currently missing in Marabastad.



Informal Trading Nodes

Fig 6.15

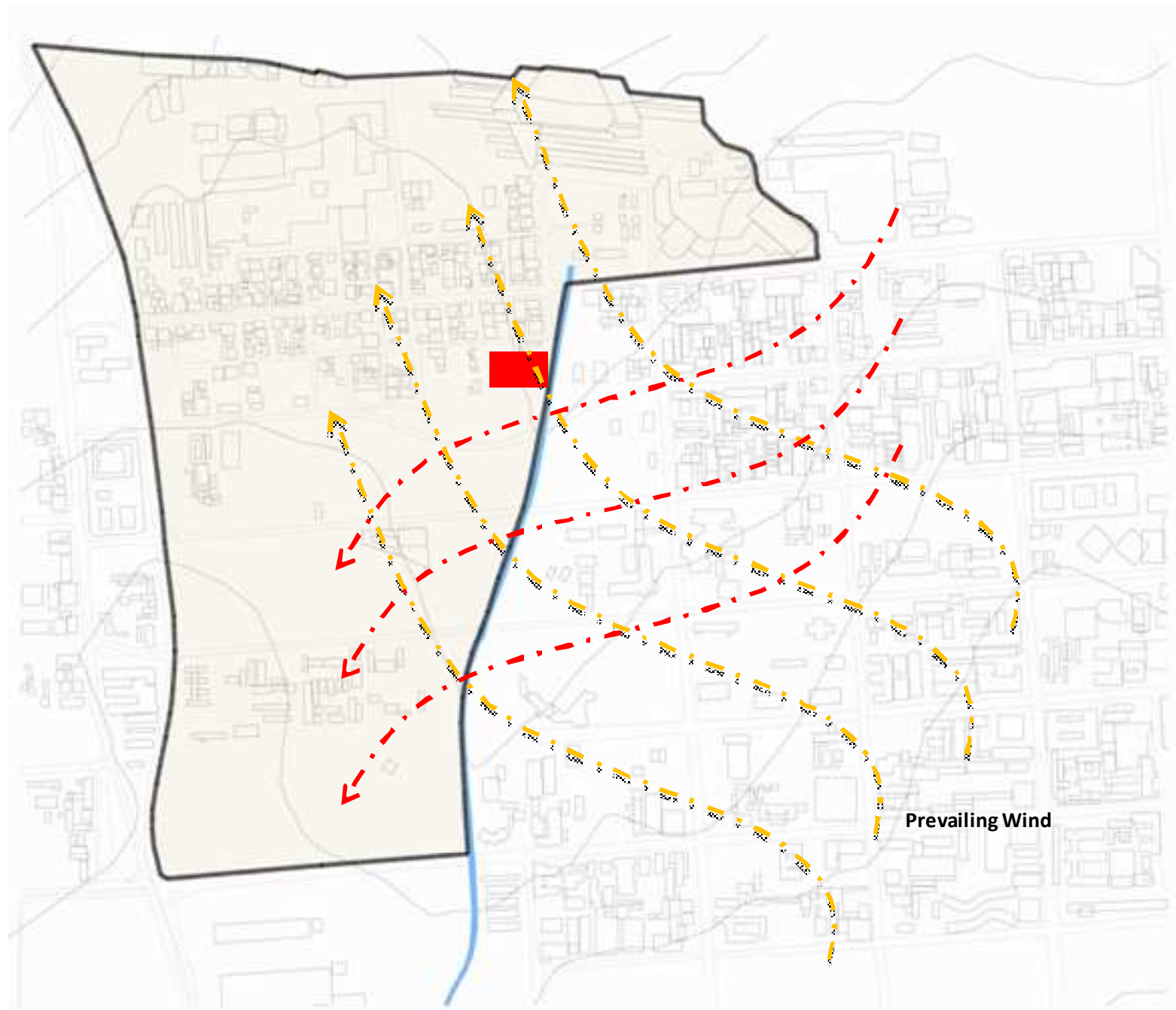


Fig 6.14

Informal Traders

The informal traders have insufficient space for growth so they encroach the pedestrian pavement, forcing the pedestrians to walk on the vehicular road. The traders shelter themselves with umbrellas, whilst using makeshift tables to display their products. Each trader has at least 15 litres water containers to collect water for cleaning and drinking.

Materials

- Profiled sheeting roofs Timber for stalls & fascia boards
- Plastered and painted brickwork Canvas for umbrellas

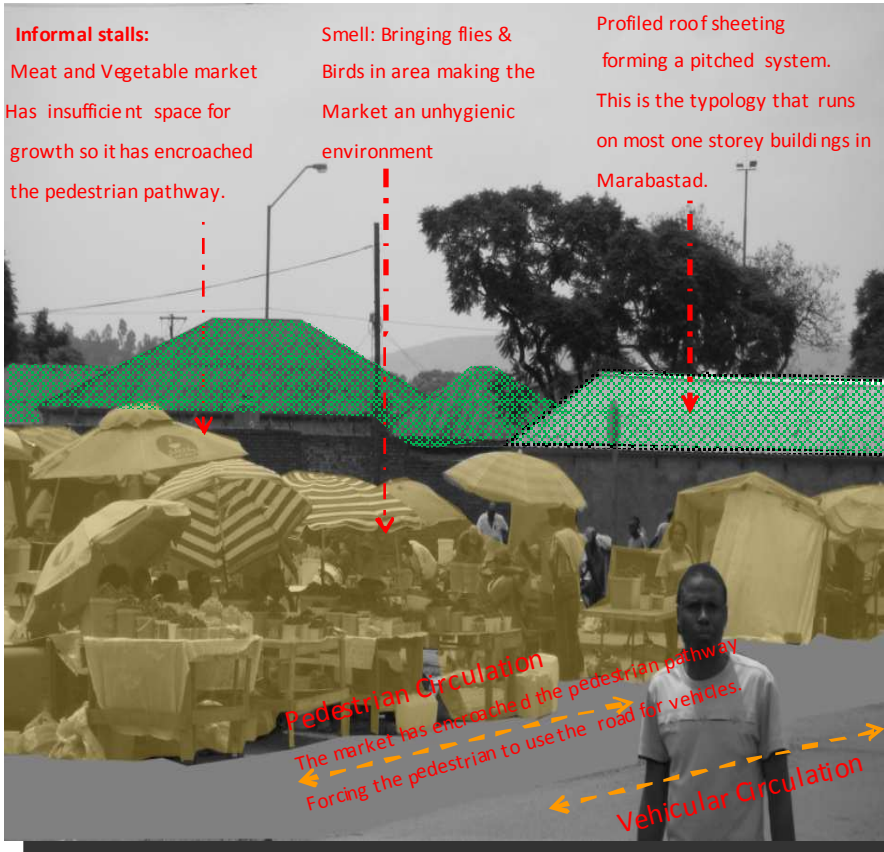


Fig 6.15

Routes

The study area has large open land parcels which are often utilized as dump sites. In some cases, these dump sites form part of the pedestrian routes. Informal traders always follow pedestrian circulations, so they wind up setting shop in the dump area (image below). This poses a health risk to not only the traders but to the consumers as well.

Materials

- Canvas for tent Plastics
- Face brick for building Rubber (tyres)



Fig 6.16

Scale

Marabastad has a height restriction of 3 storeys and most the buildings are dilapidated or underutilized. The C.B.D buildings are in excess of 5 storeys. This contrast or juxtaposition in scale can be enhanced to create a conscious awareness of the transition from Marabastad to the C.B.D.

The dilapidated buildings in Marabastad house the homeless and they also act as hide outs for criminals. The buildings need to be restored and utilized or demolished as a means of addressing crime in the area.

Traders' stalls

Traders' stall were installed too close to the electricity pylons, making them unusable. These stalls can be uprooted and relocated to a conducive and safer location in the area.

Materials

- Steel for the traders' stalls
- Profiled sheeting for the roof
- Plastered and painted brickwork for the walls

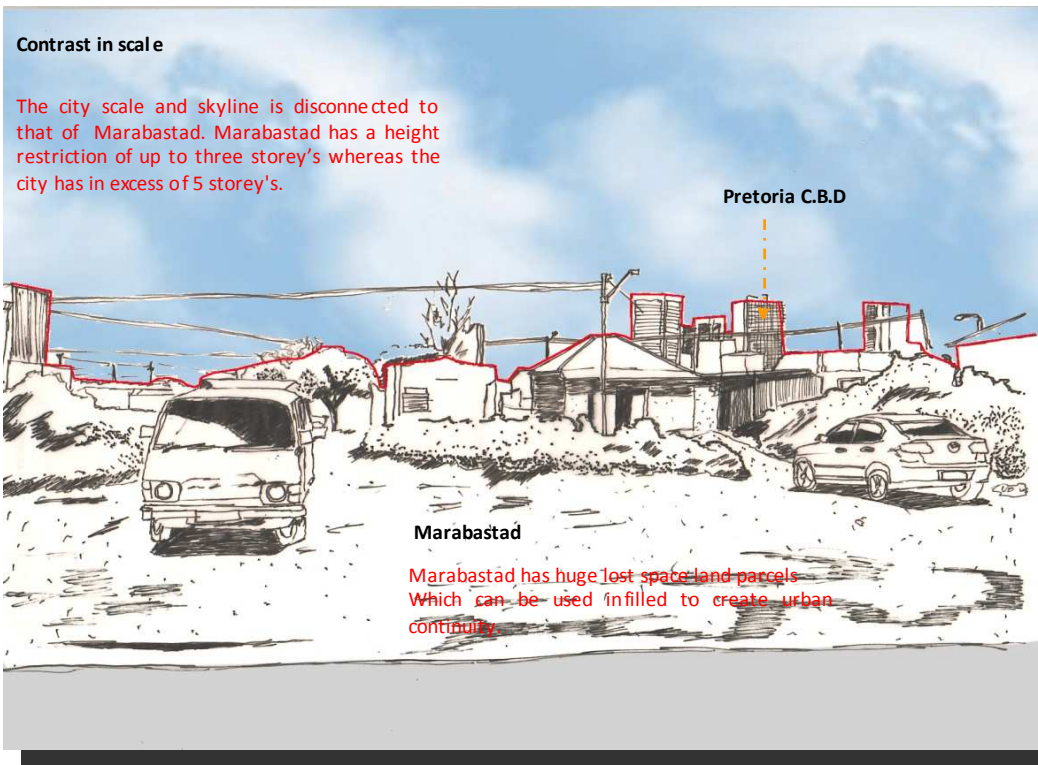


Fig 6.17

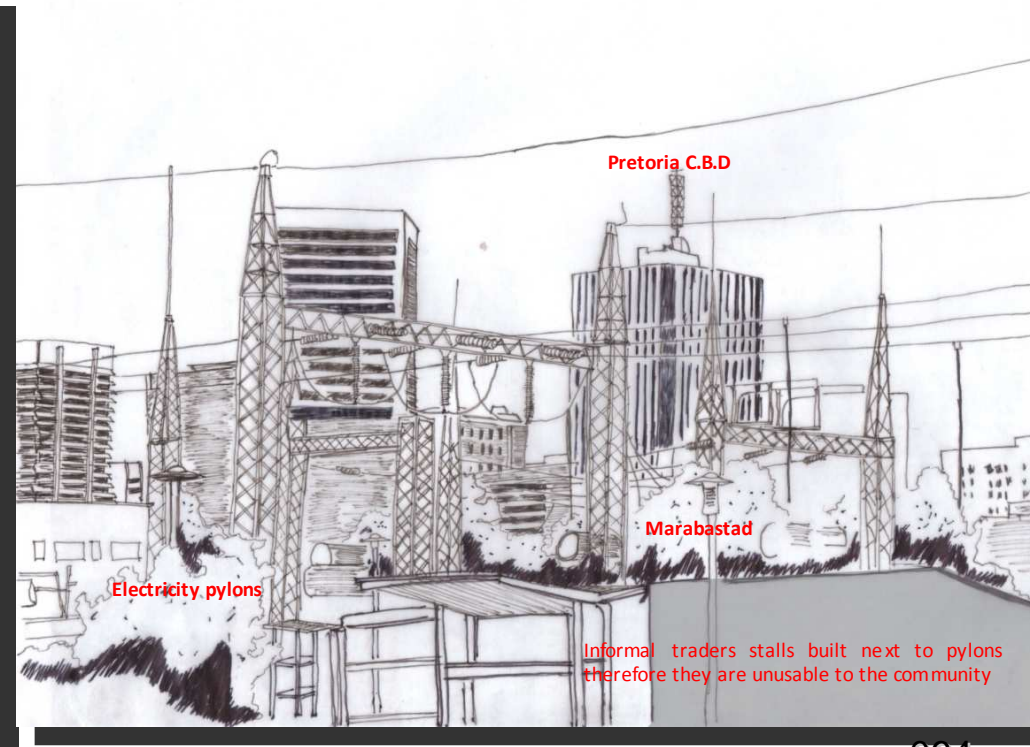


Fig 6.18

City as backdrop

The city forms a picturesque backdrop to the proposed site. The design proposal should utilize and enhance the views towards the city.

Vegetation

The Steenhoven spruit canal has large trees along its length. The proposed jogging trail in the framework should be integrated to the trees to offer shade and pleasure of use. Views from the site to the canal are emphasized as the canal will be a visual resource.

Daasport ridge

The Daasport ridge is one of the few natural resources in Marabastad. The design proposal emphasizes a visual link to the ridge. This creates an awareness that the community is a small part of a greater whole. It also creates appreciation of their natural resource and this is necessary for the preservation of the ridge.

Informal traders

The informal traders take up the pedestrian pavement and the obscure the entrances to the retail outlets.

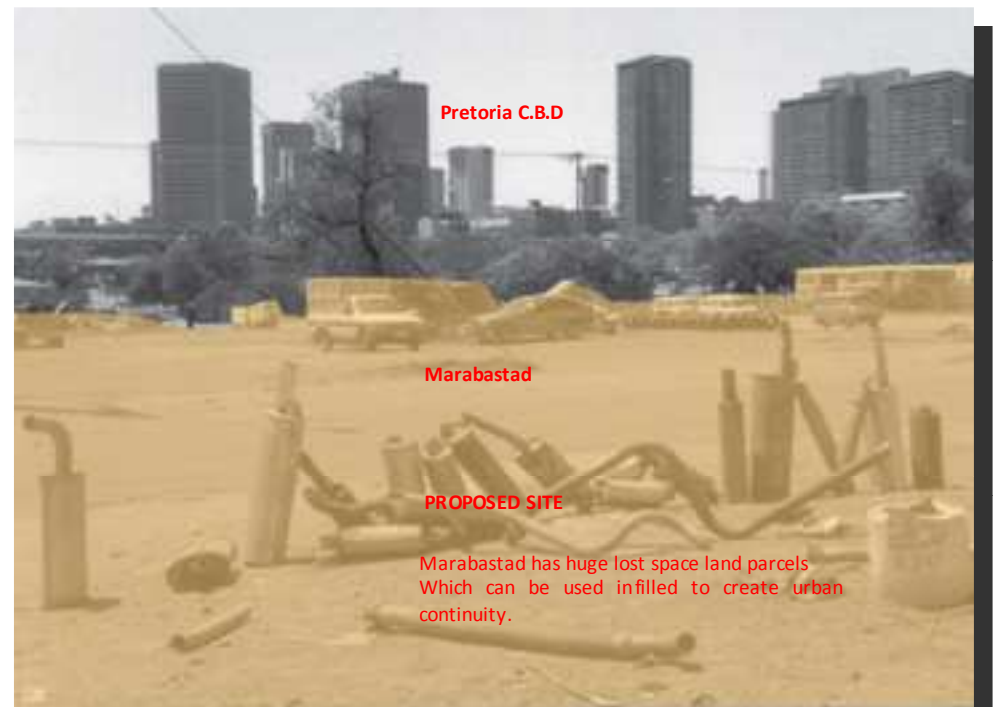


Fig 6.19



Fig 6.20

Informal Traders

The informal traders have taken up the bus stop station. This is a clear indication of the shortage of space and lack of definitive traders stalls in the area. The traders follow pedestrian routes, therefore, informal trading nodes should be setup along pedestrian routes.

The Maraba shopping centre forms a node which attracts visitors in the area.

Materials

- Profiled sheeting roofs Steel for the bus stop structures
- Plastered and painted brickwork Face brick for the walls



Fig 6.21

Hygiene

The traders in the image below setup shop in the proximity of a public toilet and waste collection zone. This poses a health hazard to the traders themselves, and to the consumers that buy from them.

Materials

- Canvas for tent Plastics
- Face brick for building Steel for signage

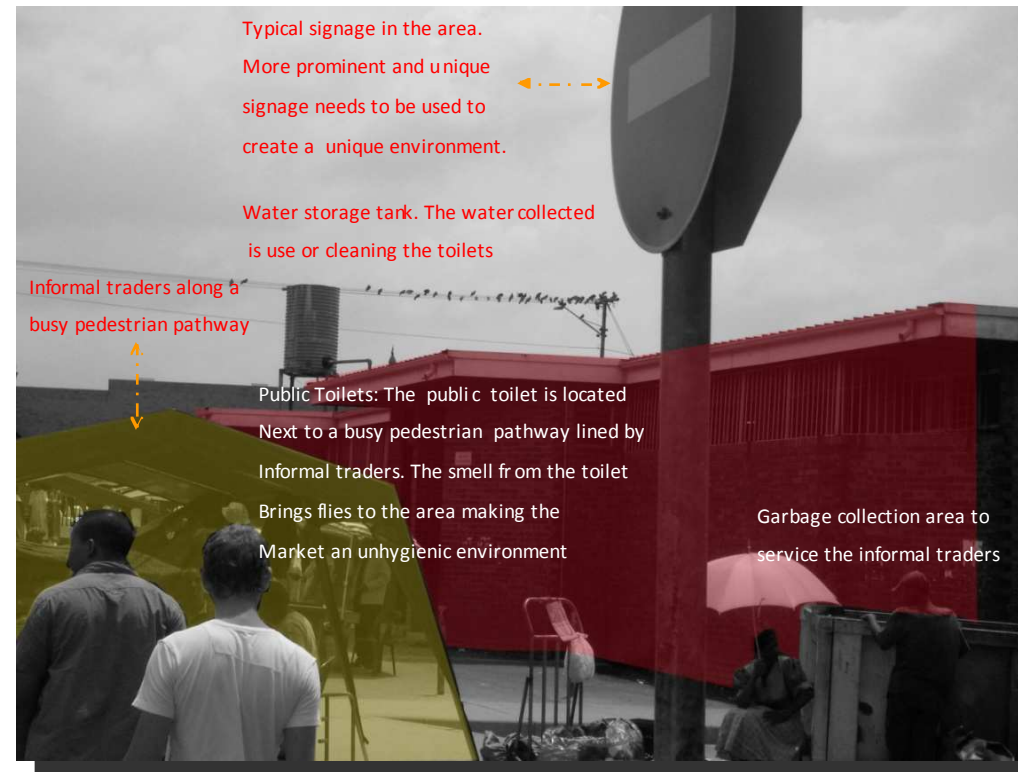


Fig 6.22

Materials

Marabastad has an assortment of materials used in building work. There is need to understand the materials in the area Canvas for umbrellas so as to design a building that is contextually relevant

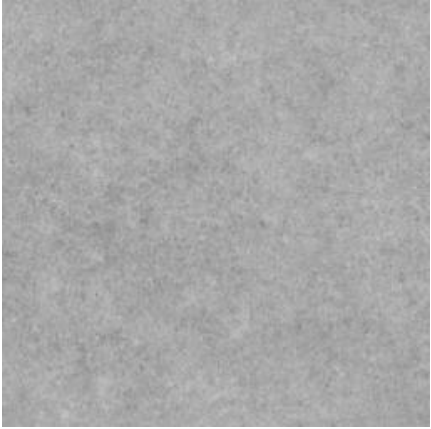


Fig 6.23 Concrete is used for structure and as building skin in the area

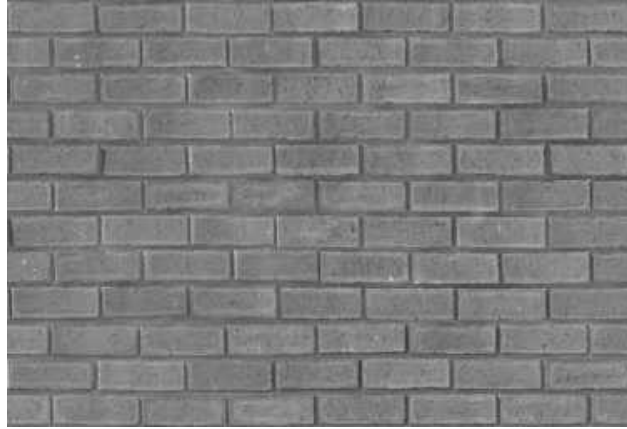


Fig 6.24 Face brick is used in the majority of the buildings

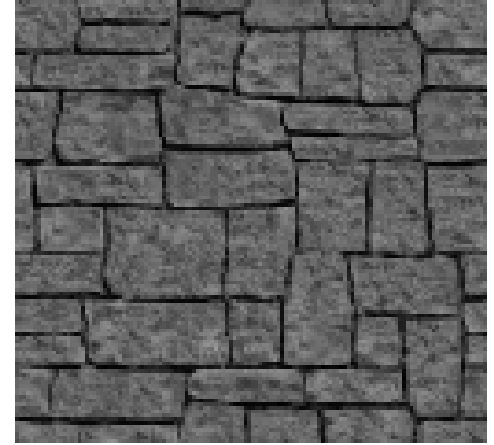


Fig 6.25 Stone is used along the Steenhoven spruit Banks to prevent erosion.



Fig 6.26 Profiled sheeting is used as a roofing material. It is also used as cladding for the traders stall



Fig 6.27 Timber is used for structure and cladding



Fig 6.28 Glazing is used on the windows