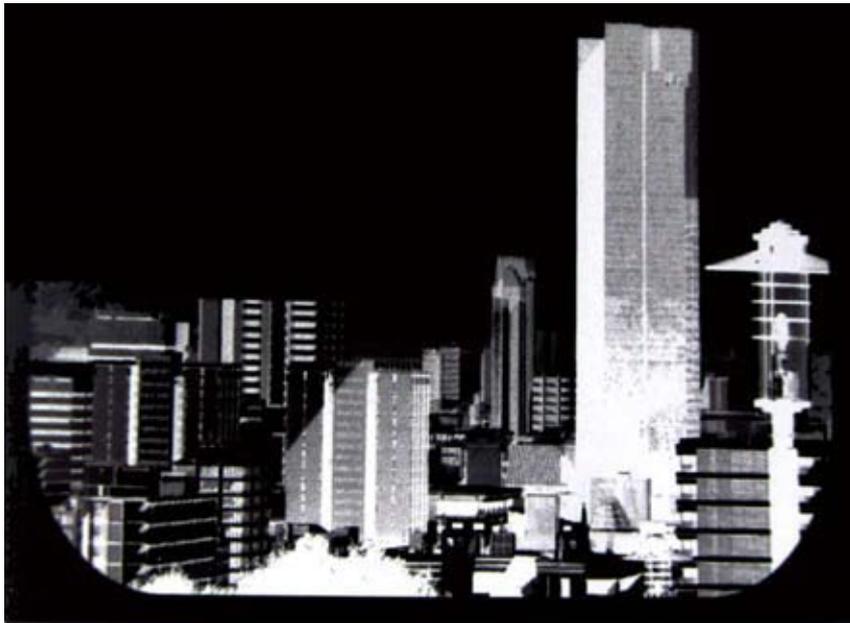


Cultural Heritage Agency
Ministry of Education, Culture and Science

HISTORY IN PROGRESS

Future Perspectives of Pretoria's Historical Core

Report of the Heritage Field Academy
Tshwane, September 21-30, 2009



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1. PREFACE

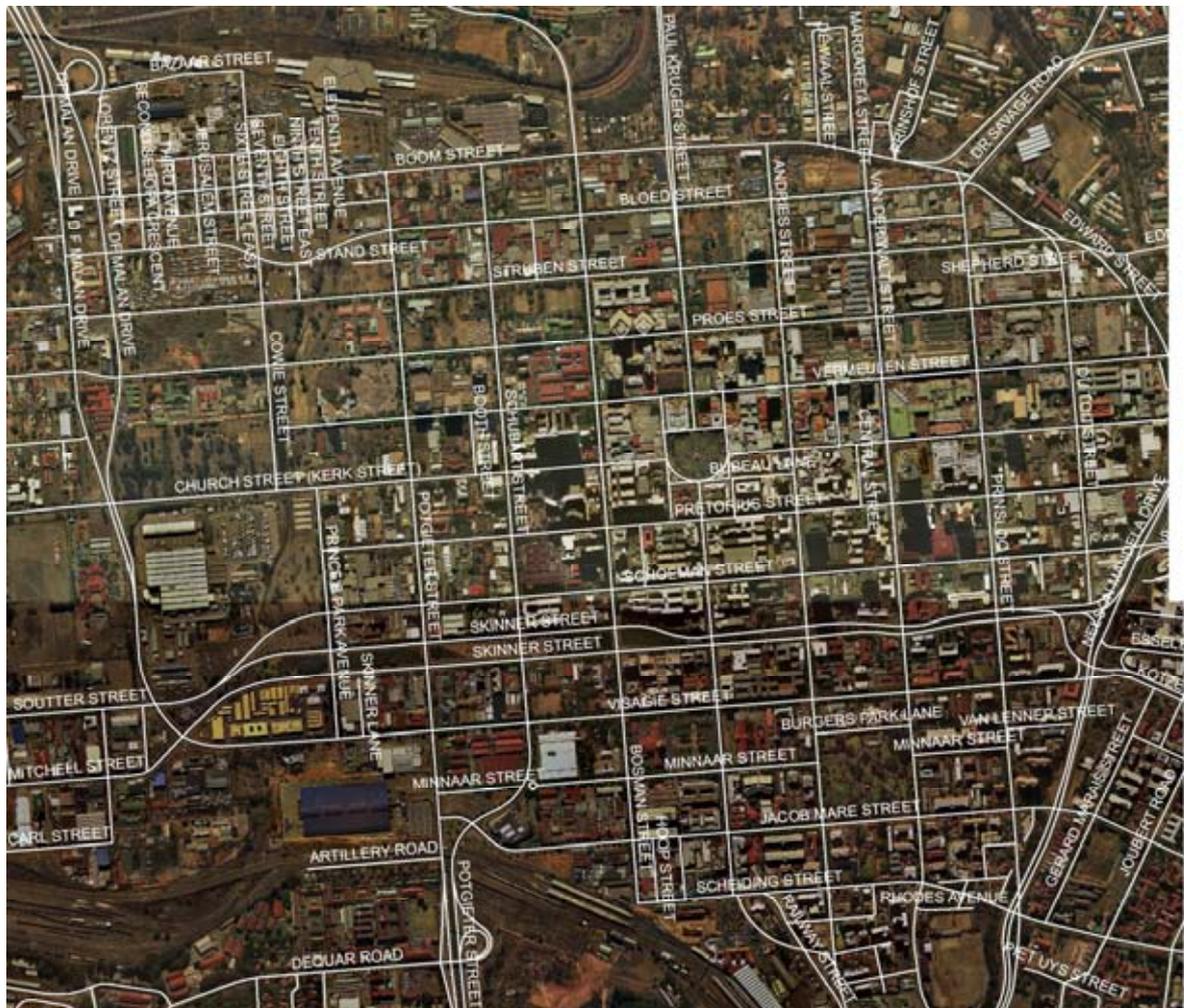
Today's Pretoria is the historical core of the larger City of Tshwane. The City of Tshwane, in its turn, is the capital city of the Republic of South Africa and besides seat of its executive power. Legislative power meanwhile is located in Cape Town and judiciary power in Bloemfontein. Since the City of Tshwane is expected to expand largely in the near future, the pressure on the historical core is bound to increase. For that reason local administration is preparing a regeneration strategy for Pretoria, which at the same time should solve present urban problems and issues.

The Heritage Field Academy, conducted from 21-30 September 2009, intended to show what Pretoria's historical features -including its Dutch traces- can contribute to the desired regeneration. At the same time it aimed at pointing out the way a regeneration strategy can support Pretoria's historical features. The results of the Heritage Field Academy are for that reason presented in this report as an input for the Tshwane Inner City Development and Regeneration Strategy.

First initiatives for the Heritage Field Academy were taken by ICOMOS's Scientific Committee on Shared Built Heritage in cooperation with the University of Pretoria, in consultation with the Department for Housing, City Planning and Environmental Management of the City of Tshwane Metropolitan Municipality in 2006. The Heritage Field Academy was executed as part of the African Perspective 2009 Scientific Conference, organised in cooperation between the University of Pretoria and ArchiAfrika. The Field Academy was subject to the Dutch Policy Framework on Mutual Heritage and was undertaken within the Memorandum of Understanding as signed by the South African and Dutch government on March 21, 2004.

The Heritage Field Academy has been executed by a bilateral team, consisting of partners from South-Africa and The Netherlands. The Dutch team consisted of Jean-Paul Corten (The Netherlands Cultural Heritage Agency), Peter van Dun (ICOMOS's Scientific Committee on Shared Built Heritage) and Berend van der Lans (ArchiAfrika). The South African team consisted of Karel Bakker and Nicholas Clarke (University of Pretoria, Department of Architecture) and 15 students of the same department, being: Selma Wadee, Minette Teessen, Jan Hugo, Calayde Davey, Dewald Du Plessis, Neda Samimi, Candice Whitomb, Lauren Clark, Jaco van Biljon, Grant Prestedge, PG Smit, Olga-Mari De Villiers, Johan Swart, Dominik Zuvela.

The Heritage Field Academy started on Monday, September 21 at the University of Pretoria with introductory lectures, defining the boundaries of the area to be investigated and an introduction to the fieldwork. The following days the students executed a quick scan of Pretoria's historical core in order to determine its historical features, state of maintenance and land use. For that reason all streets and every visible structure within the defined boundary were investigated. The gathered data were mapped digitally. Based on the information of the fieldwork the Field Academy was able to analyse the strengths and weaknesses of the city's historical core.



Pretoria's historical core, 2009

Based on the outcome of the fieldwork and the analyses of Pretoria's spatial development through time, the Heritage Field Academy formulated future perspectives for the city's historical features. They consist of a map, showing development opportunities and risks, and more detailed perspectives for six selected precincts in the city centre. They were presented to the City of Tshwane Metropolitan Municipality (CTMM) and stakeholders from the real estate sector on September 29, 2009 as input for the Tshwane Inner City Development and Regeneration Strategy.

2. INTEGRATED CONSERVATION

As mentioned in the preface to this report, the Heritage Field Academy aims to define the future perspectives of Pretoria's historical features, including their Dutch traces. The principles of Integrated Conservation were utilised to reach this goal. Integrated Conservation aims at creating favourable conditions for maintenance of historical features by making use of physical planning. In Europe this approach was promoted by the Council of Europe in its Declaration of Amsterdam of 1975. The International Council on Monuments and Sites (ICOMOS) accepted the same principles in the Charter for the Conservation of Historic Towns and Urban Areas in 1987 (The Washington Charter). In The Netherlands it was put into practise during the programmes of inner city renewal, as executed during the last quarter of the 20th century. The methods used during the Heritage Field Academy are derived from this experience.

Revitalization

Conserving urban structures is not merely a matter of repairing physical dilapidation. Usually physical dilapidated areas result from social and economic disorder. The underlying challenge thus is to restore the social cohesion and economic feasibility, in order to provide a sustainable base of existence for the structures to be preserved and restored. Whereas the preservation of an individual dilapidated building sometimes can be achieved by incidental funding, such strategy generally does not work for larger areas. Usually the investments required are simply far too high to be covered by subsidising bodies. The main task thus is to tempt inhabitants and investors to invest (in an appropriate way) in the dilapidated area. Therefore a clear perspective on the area's future is a first prerequisite. This can only be provided by the (local) authority and legally secured in an appropriate development plan.

Revitalizing urban structures of historical significance is internationally addressed as Integrated Conservation. A policy on Integrated Conservation aims at revitalizing existing built-up area by reusing the existing building stock and infrastructure, and adapting them to today's society in a solid social and economic way. Integrated Conservation is not a professional game of planners, intellectuals and government officials. Integrated Conservation relates to the society at large, it reflects people's history and cultural beliefs and it affects their daily lives and future existence. The revitalization of a site should -apart from the conservation and reuse of existing structures- cover all aspects concerning the quality of life in a social and in an economic sense. Moreover, the target group are the regular inhabitants and users. They should profit from the revitalization and related conservation. Integrated Conservation is for this reason a political issue.

To implement an urban revitalization scheme, three aspects are of main importance; political commitment, public awareness and economic feasibility. Decision makers - usually the local authorities- are responsible for strategic decisions concerning the future of the area to be revitalized. For that reason they should be convinced of the (social and economic) potentials the historical features offer. Political decisions however will only work out if they are supported by the public. One should for that

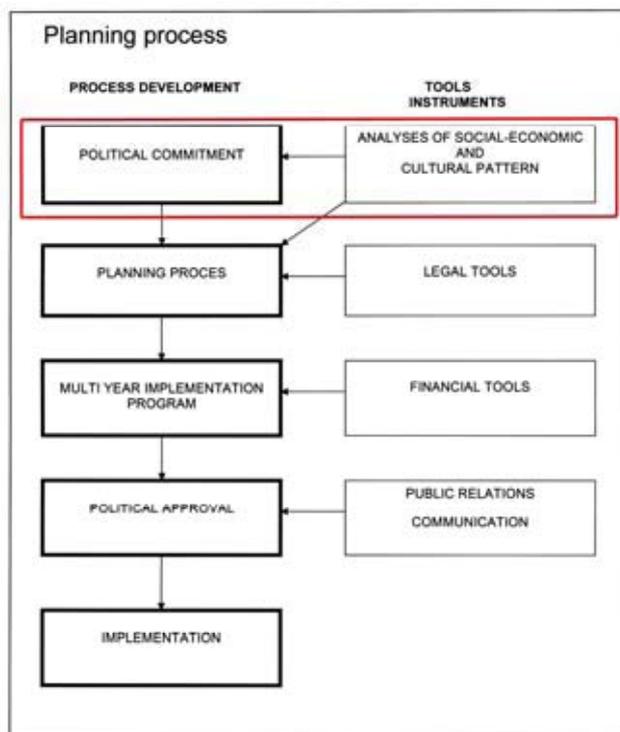
reason show the inhabitants and users what they will gain from keeping the historical features. Last but not least, a sustainable revitalization scheme needs a sound financial plan. The revitalized area should be profitable enough to cover necessary investments and regular maintenance.

Quick scan

Figure on page 4 shows the steps that are usually included in a planning process. Before an implementation programme can get started it needs approval from the decisive political body. Besides, the public should be informed properly about the plans, time schedule and expected results. To reach the defined goals and to secure the desired results, the available legal and financial tools should be put into action. Usually the first step in such planning process is taken by the decision makers, who should be convinced of its necessity and use.

The first challenge in the case of Integrated Conservation thus is to draw the attention of the decision makers to the development opportunities the historical features offer. A so called quick scan is a useful tool in this respect. A quick scan provides data concerning historical identity, state of maintenance and land use in a relatively short period of time. Based on these data a SWOT-analyses of the area can be executed, showing strengths, weaknesses, opportunities and threats to the historical features. The outcome can be used by the local authorities to define a spatial policy, offering future perspectives to the historical features of the area.

It is recommended to get the quick scan and annex SWOT-analyses executed by students of a local university. It offers fresh and unprejudiced input, and provides young professionals with a useful experience. One should keep in mind however that the quick scan is not a listing of individual monuments, nor does it offer designs for restoration. These activities can only be executed after political approval of a revitalization programme has been achieved.



Planning scheme

3. PAST DEVELOPMENTS

Pretoria is today the historic core of the larger City of Tshwane. It is located on the plains in the Apies River Valley; situated some 1.300 meters above sea level in the Mageliesberg mountain range. Tshwane in its turn is located in the Gauteng Province, the economic heart of the country and in a way even of the whole African continent. Gauteng's position is based on its natural resources, processing industries and commercial activities. The City of Tshwane, forming the administrative capital of the country, presently contains some 1,6 million inhabitants, while the Gauteng as a whole contains over 10 million people. However, within 15 years the City of Tshwane is expected to form part of a megalopolis of 20 million or more people. Dynamics and changes, started in a not too distant past, thus tend to accelerate at an unprecedented speed; all the more reason to have a closer look at Pretoria's history in progress.

Historical development

The history of the city of Tshwane can be traced back to the early 1850's, when the Boers established Pretoria as the capital city of the Zuid-Afrikaansche Republiek (ZAR), granted independence in 1852 by the British who at the time dominated Southern Africa. Although the Boers were about the only settlers in the region by then, they were certainly not the first ones. For hundreds of years already the Apies River Valley supported a large population of Iron-age peoples of different cultural groupings, notably small tribes of the AmaNdebele. However, the militant growth of the Zulu and the splintering of the Matabele people during the first half of the 19th century, resulted in great disruption and massive dislocation of the original peoples. When the Boers arrived in the year 1841, they trekked into a temporary uninhabited region and settled in an area over which a vacuum of power existed.

The first plans for what still had to become the city of Pretoria date from the time the tiny frontier village was created as Capital of the ZAR. To accommodate the capital's needs, an orthogonal grid was designed. The width of the streets forming the grid, was determined by the length of the oxen wagons, used by the Boer famers, which should be able to make an U-turn in the streets. Till today they are evidence of Pretoria's rural origin. The building blocks within the grid consisted of one storey buildings for residential use with large backyards, or contained offices for administration and regional services as well as shops for retail trade. While building blocks were mainly closed, building lines were strictly regulated in order to keep the orthogonal grid. Citizens were obliged to plant and maintain trees in front of their property to provide shade in the streets. Dwellings were provided with fresh water by gutters that were running along the streets and were fed by the Apies river. At the crossroad of the central axes of the orthogonal grid there was an open square, containing the church where the Boers of the region gathered for Sunday services and where they put their tents for the duration of their stay in the capital.

The discovery of gold in the Witwatersrand in the year 1886 had a major impact on the ZAR as a whole, as well as on its, thus far, unpretentious settlements. For the

town of Pretoria the gold rush not only caused an enormous influx of people, but also transformed a rural community to an urban society. First expansions of the city was accommodated within the central grid, being bordered by the Apies river in the North, East and South and by the SteenhovenSpruit (rivulet) in the West. But already at the end of the 1880's the city expanded outside its central grid. While administrative use expanded within the city centre, a new orthogonal grid was laid out to the South-East to accommodate residential dwellings. The new city quarter was baptised optimistically Sunnyside. The next expansion, called Arcadia in the same optimistic mood, was also directed Eastwards, using Church street, one of the main axes of the central grid, as its base of expansion and connection to the city centre. Expansions to the North and South were limited due to geographical reasons and to the West due to the Horse Racing Track, located beyond the SteenhovenSpruit (rivulet). Only halfway the 20th century the Western side of the city developed, in the end incorporating the Horse Racing Track.



Pretoria's city plan, 1841



Pretoria's city plan, ca. 1855

The economic and social transformation, underlying Pretoria's growth and morphological changes during the second half of the 19th century, caused quite some tensions within the young and somewhat feeble republic. They had a political impact and in the end caused military conflict. Pretoria thus was the scene of several disputes during the second half of the 19th century; among the Boers, between Boers and indigenous tribes and between the Boers and the British rulers over the South of Africa. These conflicts culminated in the second Anglo-Boer war (1899-1902), bringing the ZAR under British rule. The first half of the 20th century, on the contrary, was a period of political stability and economic growth. The city prospered especially after 1910, when Pretoria became capital city of the new and greater Union of South Africa, under British crown. Its importance as administrative centre grew, bringing in new offices and civil servants. Meanwhile industrialisation really took off. Both developments caused further urbanisation and a building boom.

When Prime Minister Verwoerd withdrew South Africa from the Commonwealth in 1961, Pretoria became the capital city of the newly born republic. By then economic recession and Apartheid politics, dating from post-war times, had already brought about new major change in Pretoria's features and urban morphology. Racial segregation deprived blacks and coloureds from their rights to live -and sometimes even visit- the city quarters reserved for whites. New townships, like Mamelodi to the far East of the city centre, were constructed to house the non-white population and within the city public facilities for whites were separated from those for blacks.

Racial segregation left its marks to the city of Pretoria, even noticeable after Apartheid was abolished in 1994, and still is present today. While the Union Buildings -once the home of a racist regime- now is the symbol of cultural diversity and reconciliation, the city centre has not yet regained its diversity of functions and facilities that are needed to serve an urban society and rainbow nation.



Pretoria's city plan, ca. 1900



Pretoria's City Plan, ca. 1936

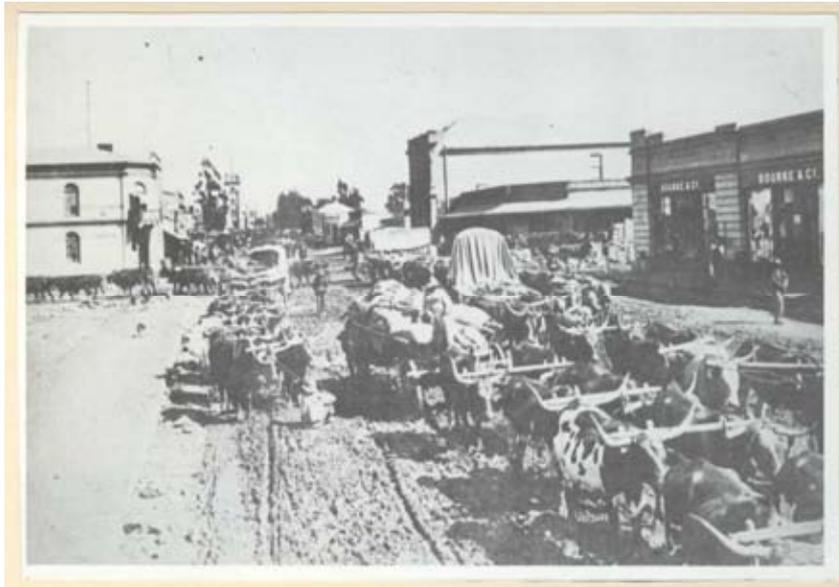
Historical continuity

Most lasting of Pretoria's features is its identity as capital city and centre of administration. It is still apparent today and the city is most likely to stay the seat of government for the near future, notwithstanding the long distance to the Legislative Power in Cape Town and Judiciary Power in Bloemfontein. Morphologically, Pretoria's urban grid is one of its main historical features, turning out to be the most lasting and sustainable one. It dates from the start of the city's existence and has been able to accommodate a remarkable number of developments and changes since that time. Only at Skinner Street has it been altered to accommodate a new, yet never completed, traffic circulation plan. The urban grid seems flexible enough to accommodate future developments and is expected to have a lasting future. Pretoria's urban fabric on the other hand, seems to be less sustainable. Although the parcelation and building lines of most urban blocks date back to early times, the urban fabric of many of these blocks has been altered through time -especially if it comes to building heights and volume- yet always within the urban grid. Architecture and construction are, not surprisingly, even more variable than the urban fabric and have frequently been changed and altered to suit an ever changing vogue.

The Dutch connection

Today's Pretoria still bears traces of a Dutch related past. Most of the Boers that reached Pretoria halfway the 19th century had roots in a distant Holland. Nevertheless they were influenced by other European cultures as well, and besides were moulded by an African experience for centuries. Once settled in Pretoria, Boer culture evolved further in its own way and merged with other cultures and features, although by times the bonds with The Netherlands were emphasized and tightened. Most apparent evidence of a mutual past is the large number of Dutch family names still to be found in the area of the former Boer republics. Names like Moerdijk, Potgieter, Bakker and Jansen all show family ties through time with The Netherlands. In this respect Dutch influence in South Africa has been more lasting than in any of

the other priority countries within the Dutch policy framework on mutual heritage. Also in the Afrikaner language we find strong Dutch influence, although it bears traces of other cultures as well.



Pretoria's rural features in the second half 19th century

But also in Pretoria's physical appearance we find traces of Dutch culture. Pretoria's orthogonal grid was designed by the first Boer regime and in that way has a certain Dutch connection. Yet the principle of the urban grid dates back to Roman -or earlier- times and cannot be labelled purely Dutch. On the other hand the townscape of Pretoria was largely influenced by Dutch planners and architects. In 1877 the Dutch architect Sytse W. Wierda was commissioned by Kruger as head of the department of public works. He had an enormous influence on the townscape of Pretoria during a crucial period of its expansion, still apparent today. Amongst others he designed the Ou Raadssaal (1889-1902) and the Palace of Justice (1897). During his rule other Dutch architects were employed in Pretoria, like Willem de Zwaan, who designed the Nederlandsche Bank on Church Square (1897), and Klaas van Rijsse, responsible for the Kruger Kerk (1896-98). The Reserve Investment Building, also located on Church Square, was built by François Soff in 1905 in collaboration with the sculptor Anton van Wouw. 'In terms of their appearance, all these buildings could have been situated in The Netherlands of that time' according to C.L. Temminck Groll (*The Dutch Overseas*, p. 462)

These, essentially late Nineteenth Century examples do not however conclude the impact of Dutch born physical planning on the historic centre of the city. Throughout the 20th Century architects and planners of Dutch nationality, trained in their home country immigrated to South Africa and Pretoria especially. The city had a very active Dutch community with its own social clubs and associations. These architects had a profound influence on the city. Of note are J.R. Burg and his son Jimmy who are responsible for a large number of buildings in the city; buildings which give the city its Modern character. Other names such as Ver Werke, Damstra, Kraan and Horstmanshof colour the list of architects of note associated with Pretoria.



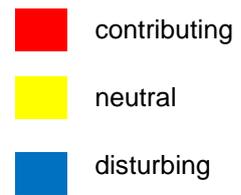
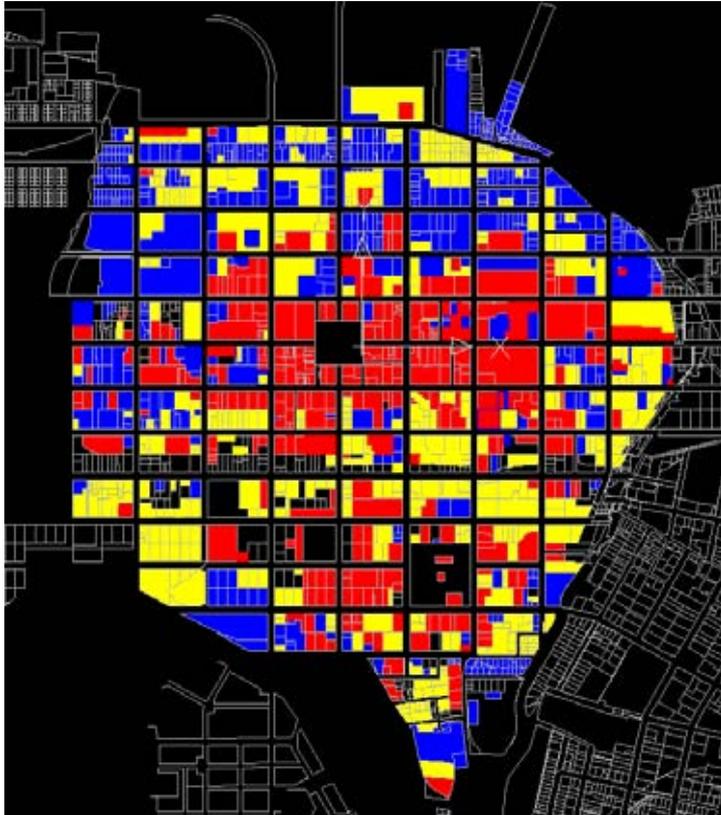
Photographed by

South African Air Force

— Church Square Pretoria —

1931.

Bird eye's view on Pretoria's city centre in 1931



Map 1. Historical identity



Map 2. Technical condition

4. PRESENT SITUATION

This chapter intends to give insight in the present situation of Pretoria's historical core, determined by the past developments as described in the previous chapter. For that reason a quick scan was executed, investigating its historical identity, technical condition and present use. A SWOT-analysis was executed additionally, based on the experiences and insights gained during the field work. These data will be used in the next chapter to define the development opportunities of Pretoria's historical core.

Historical Identity

During the quick scan concerning the historical identity, all built structures within the boundaries of the defined area are validated according to the features of their urban surrounding. Architectural appearance is not the only relevant aspect in this respect. The contribution of scale and position are equally important. Three categories are distinguished: the first category contains those structures that determine –or contribute to- the historical identity of the urban surrounding. They are marked red on the map. The second category contains structures that are neutral to –and fit within- the historical identity of the urban surrounding, and are marked yellow on the map. The third category, marked blue on the map, contains structures that are disturbing –and do not fit within- the historical identity of the urban surrounding. This quick scan is not meant to be an identification of to be listed monuments, but aims at providing an idea of the coherence of the urban surrounding, in order to show the city's strengths and weaknesses in this respect.

Map 1. shows the results of the quick scan. From this map we can conclude that the centre of the historical core, mainly Church Square and surrounding, is a coherent urban precinct. The same is true for the urban blocks East of the central square. Moving North and West of the centre, coherence dwindles. The city quarters North of Proes Street and West of Shubart Street show a considerable number of structures disturbing the historical identity. Also structures on the Southern edges of the investigated area disturb historical identity.

Technical Condition

During the quick scan concerning the technical condition, the state of maintenance of the existing building stock is mapped and also presented in three categories. Buildings that are in a bad state of maintenance are marked red. Buildings in a moderate state of maintenance are marked green and buildings in a good state of maintenance are coloured yellow.

The general condition of Pretoria's historical core turns out to be good, as we may conclude from map 2. Moving from the city centre –which is in good state of maintenance- towards its periphery, we meet structures in moderate state of maintenance. Only on the edges we find some structures in bad state of repair, mainly situated in the North, West and South. Maintenance of its building stock thus is not Pretoria's main concern.

Functions

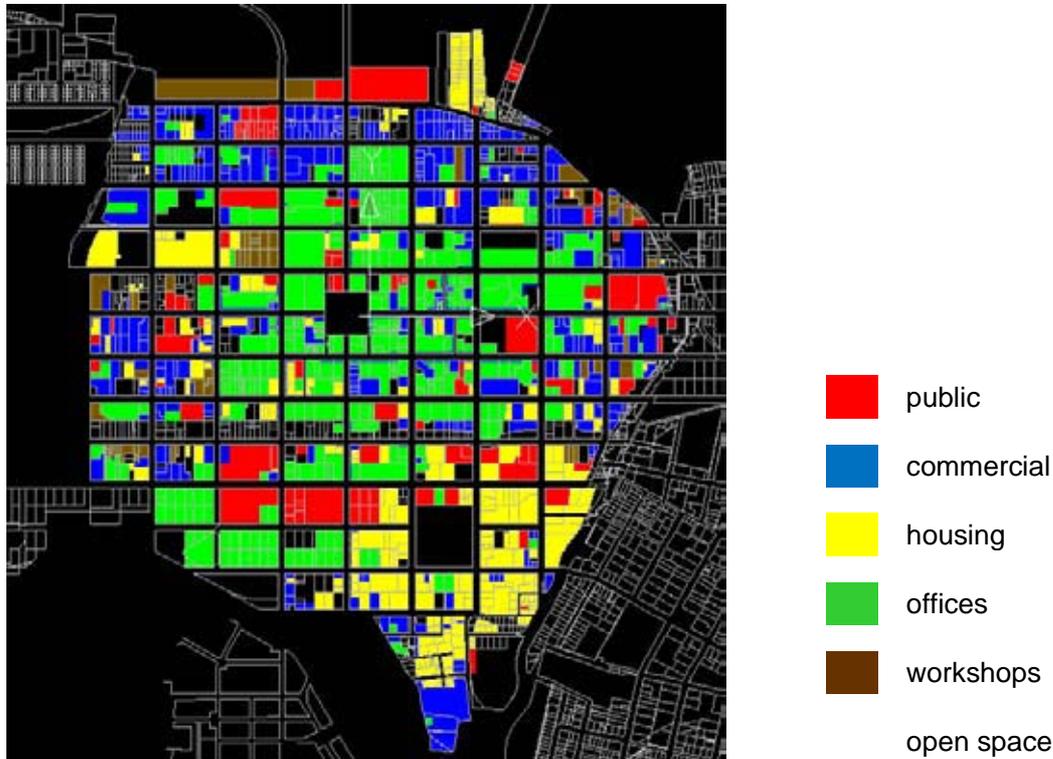
The quick scan concerning the functions consists of mapping present use of the buildings within the boundaries of the defined area. Public services (schools, museums, theatre, religious buildings etc.) are marked red. Commercial activities and retail trade are marked blue. Residential buildings are coloured yellow. Office buildings for administrative use or commercial services are marked green. Workshops and industrial activities are marked brown. Vacant plots and idle buildings are left unmarked.

Map 3. shows Pretoria's unbalanced functioning. The abundance of green blocks, concentrated in the centre of the investigated area, shows the dominance of office buildings, underlining the city's identity as capital city and administrative centre. This, as such, is not a sign of unbalanced functioning. Yet, a large number of office buildings stand idle at the moment; thus providing possibilities for expansion of administrative use. Most striking is the lack of commercial activities and retail trade, as we may conclude from the few blue spots on the map. Church Street, East of Church Square, is one of the few areas within the city centre for 'quality shopping' and besides one of the few pedestrianised streets. Marabastad, North of Struben Street, contains a large concentration of retail trade in an informal yet vital setting. Here the formal and organised 'European city' meets with the informal and creative 'African city', bringing about an interesting and creative confrontation, topical for the African city of today. Cafés, bars, restaurants and entertainment are hardly present in the capital's city centre. Apartment buildings are scarce in Pretoria's city centre, as is shown by the lack of yellow blocks on the map. They are concentrated around Burgers Park. This is a favourable residential area due to the proximity of the park, railway station, city centre and public and cultural facilities. Another residential precinct is located close to the Zoo. The red dots on the map show that public functions are not concentrated but rather scattered over the city centre, which is in accordance with their character. The amount of public services is nevertheless rather small for the centre of a capital city. The lack of residential dwellings, commercial activities and public services may be both result and cause of the common feeling of insecurity. Some industrial activities are scattered around the investigated area, but are mainly found in the Western and Northern part, as is shown by the brown blocks. These are mainly marginal activities and are another sign of Pretoria's malfunctioning.

SWOT-analysis

A SWOT-analysis of the investigated area should give insight in its Strengths, Weaknesses, Opportunities and Threats and is used to formulate future perspectives. It has been executed by the Field Academy after the field work and is based upon the experiences and insights gained during the quick scan.

The main strengths of Pretoria's historical core are considered to be its urban structure, with the main axes of Church Street and Paul Kruger Street providing its backbone, furnished with Jacaranda street trees. Also the clear defined boundaries North and South of the historical core -due to geographical circumstances- are considered a strong point, as well as the accessibility of the area. Its building stock is considered a strong point due to the historical features and architecture, and robust quality. Another strong point is Pretoria's identity as capital city of the country. And last but not least, also Tshwane's climate, which is relatively mild and pleasant, should be considered a strength.



Map 3. Functions

Weak points of Pretoria's historical core, on the other hand, are its undefined boundaries to the West and East, as well as the absence of public space. Also the lack of residential dwellings and public services, as well as the large number of vacant plots and idle office buildings are considered weaknesses. They are related to a lack of investments in the capital's city centre, which definitely is a negative point. Besides, the area is dominated by vehicles, and public transport is insufficient. Public safety is generally felt to be a concern and is thus considered a main negative point. A last but not the least weakness is the lack of public pride of the city and the unawareness of its qualities.

Development opportunities of Pretoria's historical core are expected to lay in its identity as capital city of the country and centre of administration. In addition Pretoria's cultural diversity could be exploited and developed further, as could the tourism potential of the city. By adding missing commercial functions and entertainment to the administrative functions, the city centre could become a lively place for 24-hours a day. There are spots in the city centre which offer opportunities for brownfield developments; transforming marginal industrial and commercial sites, as well as vacant plots and idle office buildings into cultural precincts. Marabastad too offers opportunities to be linked to a new and vibrant urban culture. The natural resources in the periphery of the city centre, like the Apies River and Steenhoven Spruit (rivulet), could be exploited and capitalised, thus improving urban quality. Last but not least, public transport could be upgraded, thus improving the centre's accessibility.

Threats to the historical identity of Pretoria's historical core mainly result from a lack of coherent vision for its future and from ad hoc developments and investments. Besides, the tendency of forming ghetto's for specific groups and activities is omnipresent in Pretoria's historical core. Related to that, there is the tendency for residential areas to become slums. On the other hand there also is a danger of gentrification of residential areas, once the city centre will developed in a proper way.



The Heritage Field Academy at work



-  opportunities
-  risks
-  opportunities and risks

Map 4. Development opportunities and risks

5. FUTURE PERSPECTIVES

This chapter presents a view on the future of Pretoria's historical core, based on the analysis in the previous chapters. It wants to show how the historical features can serve social needs and provide a starting point for new developments. At the same time it wants to identify the developments that can provide a base of existence for Pretoria's historical features.

Development Opportunities

Map 4. shows the development opportunities and the development risks of Pretoria's historical core. Green indicates areas where new (social and economic) impulses can maintain or strengthen the historical identity. Red shows areas where present or foreseen developments may easily affect the historical identity in a negative way. This does not mean no changes should take place in these areas, but due to the specific identity a cautious approach should be followed. In addition there are areas to be distinguished with development opportunities as well as risks. They are indicated in green and red stripes.

1. Paul Kruger Street and Church street

Paul Kruger Street and Church Street form the central axes of Pretoria's historical core and are the backbone of the urban grid. They support the city's urban plan and its expansion. Paul Kruger Street, being the main North-South axis within the historical core has a clear beginning at the railway station in the South, and therewith serves as an entrance to the city centre. To the North Paul Kruger Street leads towards the Zoo, functioning as a clear visual ending. Church Street –said to be the world's longest straight street in urban surrounding- on the other hand has no clear endings on either side and lingers on endlessly in both directions, therewith supporting the city's expansion. These central axes offer opportunities to accommodate new administrative functions and office buildings, therewith strengthening the city's main identity as a capital city and centre of administration. Eventual new buildings in the axes should bear representative features, due to their central location. Alongside the administrative functions, commercial services would fit into this pattern. Besides, the city offers opportunities to new impulses in entertainment and leisure, and to a certain extend in tourist facilities and cultural initiatives; therewith strengthening its identity as a centre of a capital city.



Panoramic view on Church Square

2. Skinner Street

At Skinner Street the urban grid has been altered drastically by demolishing the complete Northern elevation, in order to accommodate a new traffic arterial. Since the plan has never been completed, one may doubt its validity. Meanwhile the city is left with a prominent corridor, dividing the centre in a Northern and Southern part. Due to volume and speed of the vehicular traffic, it is rather pedestrian unfriendly, notwithstanding the added greenery along the sidewalks and on central 'islands'. The open lots at the Northern elevation offer opportunities for new investments in office buildings, therewith strengthening Pretoria's identity as administrative and commercial centre. Redevelopment of the Northern elevation at the same time offers opportunities to improve public space and pedestrian needs. For that reason façades should be opened to the street, North and South elevation should be connected and pedestrian friendly crossings should be created.



Panoramic view on Skinner Street, North elevation

3. South and West quarter

The city quarters South-West and West are of mixed use and contain some quite marginalised activities. They lack urban coherence and contain a lot of structures in need of repair and open plots. For that reason these quarters are in need of regeneration and thus offer development opportunities. New impulses should be supportive to the activities on the main axes and should therefore be mainly residential and commercial, eventually containing additional leisure, recreation, tourism, cultural functions and entertainment. The contributing historical buildings could be used as anchor points and reference point for additional constructions and design. There are opportunities for brownfields development in these quarters, using former and marginalised workshops and industrial buildings.



Panoramic view on Paul Kruger Street, West elevation

4. In-between the axes

The striped areas on the map, referring to the locations laying behind the central axes offer development opportunities as well as risks. They are suitable for additional residential use as well as commercial and retail activities, and eventually cultural activities. The opportunity for the development of office accommodation is self-evident. In adding these activities one should however look carefully after the hierarchy in functions and building scale. New impulses in these areas should be additional to the ones on the central axes, but should not predominate them. Also the striped areas on the map referring to the locations in the North-East and South-East offer opportunities for new impulses in residential use and retail activities. They could unify this city quarter and condense the existing urban fabric. They should however be kept under control and should not over-scale or harm the urban quality of these areas.

Church Square also is considered a place holding development opportunities as well as risks. As physical (due to the grid pattern and central axes running through the city) and historical heart of the capital city it offers opportunities for additional entertainment and leisure facilities, thereby supporting a vibrant and vital urban development. Present functions could be upgraded to support the representative appearance of the place. Also the layout of the square could be improved, to support leisure and entertainment activities and to accommodate a new public transport system. On the other hand one should be careful not to affect the urban coherence and intimate scale by adding these new activities.

5. Marabastad

Marabastad, North of Proes Street, has a strong identity, distinctive from the rest of the historical core. This is the place where the formal European city meets the informal African city. It is a vital, vibrant and creative place due to the commercial activities and retail trade. A strong point is its connection to the rest of the city and the country thanks to the nearby taxi ranks. At the same time it has developed into a ghetto, in use for specific groups and activities only, considered to be unsafe and besides in bad state of repair. It offers opportunities to revitalise the historical core, if one succeeds in linking it to the centre by bringing in public facilities, cultural activities, entertainment and leisure. At the same time there is the risk of the area becoming even more isolated from the centre, of living conditions deteriorating, of security decreasing.



Panoramic view on De Waal Street

6. Residential quarters

The two main residential areas associated with the historical core are located in the South and the North. Both bear a strong historical identity and favour residential use due to their location. Their features may easily be affected by either deterioration, should the historical core not regain its balance, or gentrification should the historical core develop in a proper way. In both cases the current inhabitants might easily be pushed out of the area to accommodate lower or higher income groups. For that reason these areas are considered to be vulnerable precincts.

6. CONCLUSION

The Heritage Field Academy identified Pretoria's historical features, including their Dutch traces. They are related to the urban structure, the urban fabric and the architecture of individual buildings. The analysis showed which development opportunities these features offer and in what way they can contribute to the regeneration of the city centre. A revitalized Pretoria in turn will provide a new base of existence to the city's historical features. In the previous chapter these development opportunities and -risks are presented on a map. This map can be used by the City of Tshwane Metropolitan Municipality as input for a regeneration strategy and provide a base for a development- and land use plan.

Implementation

Revitalizing a city quarter like Pretoria is not in the first place a matter of money, but rather a matter of providing future perspective. A clear policy is a first condition in that respect. Only a politically approved vision on the development of the existing built-up area can provide a sustainable future. As long as a clear policy is missing, renovation activities will remain incidents without spin off or continuity.

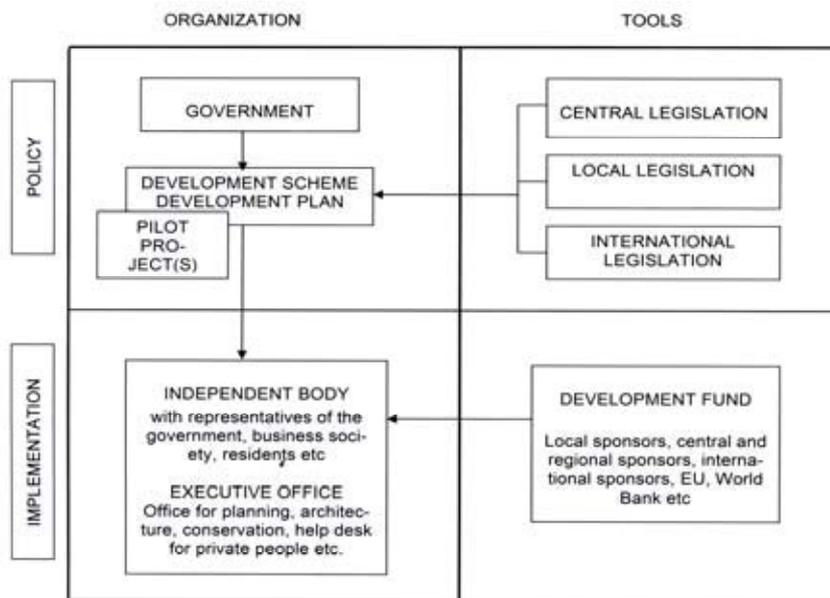
To deal with the legal and political issues concerning the revitalization, one might consider to establish an Authority, operating within the municipal organization. Such body should provide a multi-year implementation programme and renovation scheme, and besides recruit the available financial and legal tools. Scheme 1. shows how tasks can be mandated.



Scheme 1. Mandating scheme

Implementation of a revitalization scheme, on the other hand, could be mandated to an Independent Body. This body won't take any legal and political decisions (that is the responsibility of the Authority) but it implements the results of the political approved renovation and multi-year implementation scheme. It can also acquire funds -from all over the world- needed for the renovations. Its independence must be guaranteed in order to secure the continuity of implementation of the whole programme and it should preferably be commercially based. This Independent Body should have a technical staff and could be managed by a technical manager. If a commercial approach is chosen, a Board of Shareholders can be supportive for the technical manager. Such a board should therefore contain representatives from the

local business community, the municipality, the local financial world and representatives of the inhabitants. A model for an executive organization is shown in scheme 2.



Scheme 2. Organizational scheme

Didactic note

An additional aim of the Heritage Field Academy was knowledge exchange and capacity building. This was achieved through the involvement of students from the University of Pretoria along with their lecturers as executor of the whole process. Not only were students sensitised to their own environment, an additional system of analysis and objective understanding was transferred to them; valuable tools for these future built environment practitioners.

