4

ANALYSIS
In this chapter the compiled information will be analysed through different methods. To start with the various suggested claims in the area are analysed and their importance are compared to each other. The Kevin Lynch method creates an understanding for important elements in the project area and through the SWOT-analysis the project area’s function in the city is clarified and the information so far in the report is analysed and summarised.

Analysis of suggested land uses

A number of different land uses have been suggested for the Big Hole precinct. Standing in relation to each other some land claims causes conflicts of interest, although most of them function well together. In the analysis of suggested land uses all land claims are weighed against one another and their importance for the development of the Big Hole precinct are highlighted. The land claims are prioritised in order to determine which ones are the most appropriate for the area.

Land claims in the Big Hole precinct

Map 33. Land claims in the Big Hole precinct
Extension of CBD
Since the Big Hole precinct is the only vacant land available for extension of CBD and since it is significant to strengthen and develop CBD this claim has to be prioritised.

Development of new housing
Because of the immense size of the Big Hole precinct and since mixed land use is advocated, the main focus of commercial developments should be combined with housing developments.

Upgrading and creation of links
To simplify movement and strengthen the connections between Galeshewe and the rest of the city existing links through the Big Hole precinct needs to be upgraded to accommodate space for all traffic modes, particularly pedestrians and bicyclists. Upgrading is especially important for the passing local integrating routes. Besides the upgraded links there is also a need for more links through the project area that can distribute the movement claims of numerous of people travelling between Galeshewe and CBD. It is also significant to connect the new area to the thoroughfare to maximize the number of links to the area.

Upgrading and growth of activity node
As two local integrating routes pass by, this node has possibility to grow and house more attractions, services and activities.

Upgrading and relocation of Open Mine Museum
The relocated Open Mine Museum needs to be incorporated in the surroundings and new developments adjusted to the museum. The planned parking area for the museum will though be taking up valuable space that could better be used for CBD-growth, and mixed land use. A parking area is needed for the museum but it can be reduced in size and/or relocated to another location.

Localisation of conference centre, theatre, and hotel
The conference centre, theatre, and hotel planned south of the Open Mine Museum will attract lots of traffic to the central part of the Big Hole precinct. This will cause conflicts between vehicles and non-motorised traffic along the local integrating route passing by and make it unsafe, mainly for pedestrians and bicyclists. Since the local integrating route is significant for movement between Galeshewe and the rest of the city, these traffic intensive activities might need to be relocated to areas which are not as vulnerable to large amounts of traffic.

Preservation of conservation worthy objects
The claim to preserve the conservation worthy buildings is proclaimed by the government and can therefore not be overlooked. These build-
ings are also important to keep as a reminder of the history. Furthermore are the two oldest mine-dumps important land claims since they are in the process of being declared National Monuments due to their history. These mine-dumps are immense in size which makes them difficult to incorporate in the ambition of building a compact city. Since both of these are strong land claims a compromise is necessary.

The soccer stadium

The plan for a soccer stadium in the Big Hole precinct creates conflicts with several other land claims. To find out if it is appropriate to locate a stadium in the project area and due to the fact that there is no information or evaluation available, we have identified advantages and disadvantages (see appendix I) and analysed them.

We consider that there are more disadvantages than advantages for locating a soccer stadium in the Big Hole precinct. Many of the pro-arguments for the stadium are mostly about what the stadium will bring to the city, and are therefore independent of location site. The con-arguments are, on the other hand, to a higher degree dependent on the Big Hole precinct as location site. It is of significance to consider all the unique conditions for each and every of the different areas proposed for the soccer stadium, to be able to choose the best location for the city, not just the stadium.

The full potential of the Big Hole precinct will not be used if the stadium is located in this area, since important land claims, identified in the previous chapter, have to be sacrificed. The stadium will only be used a couple times a year and leave the area deserted the rest of the time, in contrast to the conflicting land claims that will bring more life and activities to the Big Hole precinct.

A soccer stadium in the Big Hole precinct would prevent and/or complicate movement between Galeshewe and the rest of the city through the area due to its immense size. It is only possible to create a few links that will pass the stadium and connect the surrounding areas. Since the areas surrounding the stadium will be deserted at most times the links passing through the area will be uninteresting and unsafe, foremost for pedestrians and bicyclists.

Disturbances from a stadium in this location will cause major problems for the city, especially the surrounding areas which are residential areas and the CBD. Due to the disturbances, new housing developments close to the stadium will not be appropriate and can therefore not be located in this central area, as wanted by the municipality.

Due to all these arguments we believe that a soccer stadium in the project area would not be suitable in the Big Hole precinct and the stadium will therefore not be considered in our proposal.