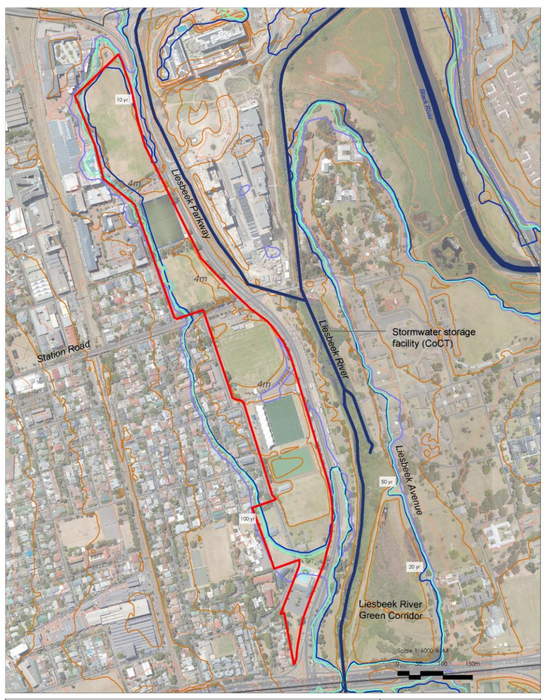
# SITE INFORMANTS

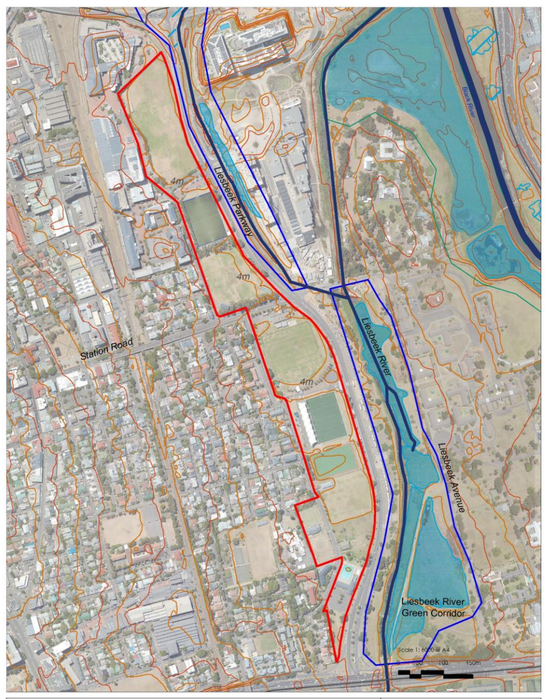
## HARTLEYVALE SPORTS PRECINCT CONTEXTUAL FRAMEWORK

## NATURAL SYSTEMS



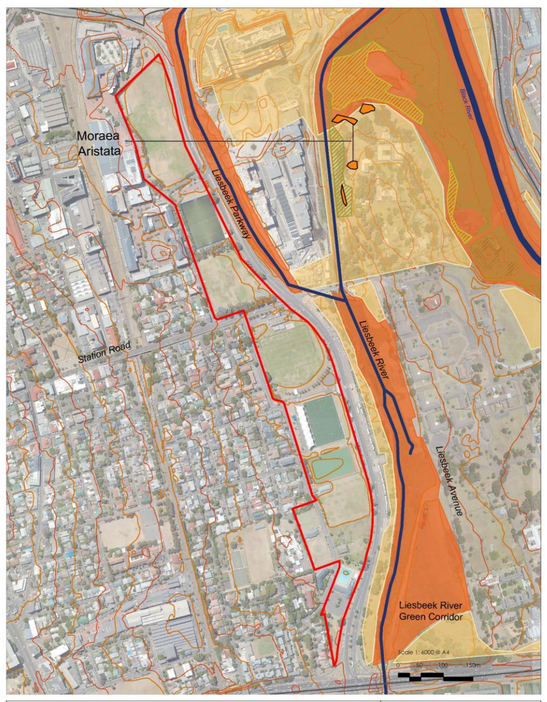

The HSP is low lying, at an average height of 4m above sea level, and falls within the 1:10 year floodplain. Playing fields are likely to be wet in winter unless subsurface drainage is provided.

Proposals on the HSP must consider the potential impact on flooding on the surrounding residential properties.




The area between the southern HSP and Valkenberg has medium freshwater ecological sensitivity, according to 2015 specialist studies.

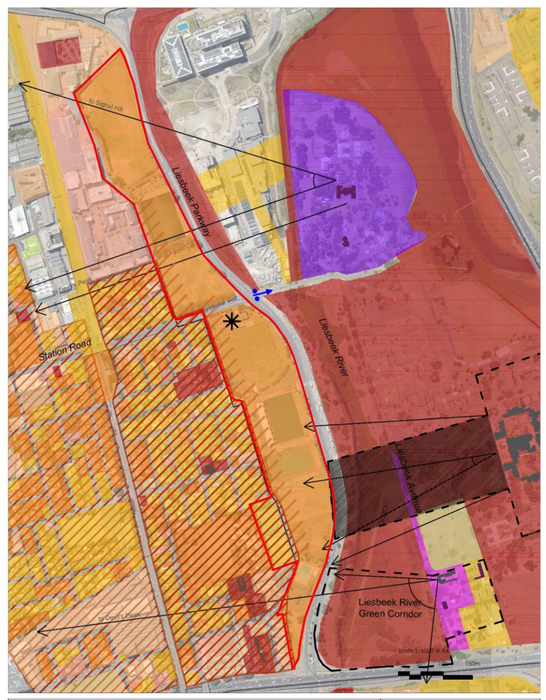
Proposals may trigger the need for environmental applications where updated specialist studies will be needed.




The area between the HSP and Valkenberg has no botanical sensitivity but is deemed to have medium to high faunal sensitivities according to 2015 specialist studies.

Proposals may trigger applications in terms of environmental legislation and require updated specialist studies to assess impact.

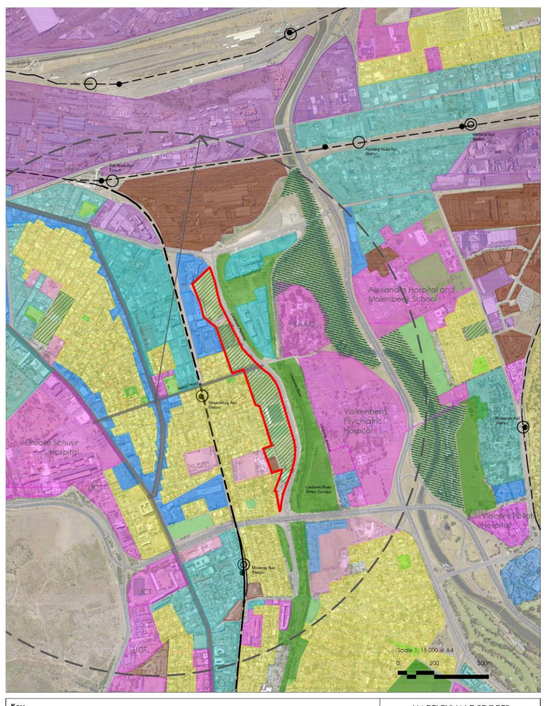
## HERITAGE INFORMANTS




As part of TRUP, the HSP has significant socio-historical and cultural significance. The HSP is graded part 3B and part 3C. It is also located adjacent to the Observatory Heritage Protection Overlay Zone (HPOZ).

Proposals must consider the heritage significance of the context and may require heritage approvals.

## URBAN SYSTEMS

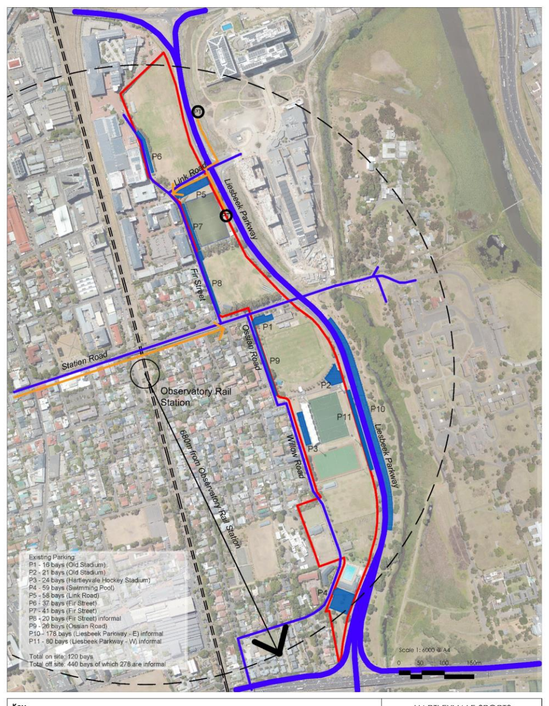



Land use is predominantly residential with rapidly growing densities. Limited open space in Observatory means access to recreational space for local residents should be taken into account in the planning of the HSP. The Liesbeek River does provide space for informal recreation but the pedestrian connection from Observatory needs to be improved.

While the site is close to shops, kiosks on the precinct servicing the refreshment needs of users of the site would be beneficial.


Pedestrian access to the site is hindered by a lack of safe road crossing facilities and the absence of sidewalks in certain locations. East-west linkages between Observatory and Liesbeek River are limited. Crossing of Liesbeek Parkway and Station Road is challenging.

The planned dualling of Liesbeek Parkway south of Station Road could provide opportunities for improving pedestrian safety by providing a median refuge but could remove possibilities to provide a pedestrian path along the eastern boundary of the site.




The HSP is easily accessible by vehicle or public transport. Additional public transport stops along Liesbeek Parkway would be beneficial to service public transport users.

There is limited parking on site to service big events. Existing public parking along Liesbeek Parkway, Fir Street and Link Road support activities on site. Informal parking spaces along Liesbeek Parkway should be upgraded where appropriate to reduce the use of the Observatory road network. Liesbeek Parkway should play a stronger 'Front Door" role to the site.

## SPATIAL INFORMANTS

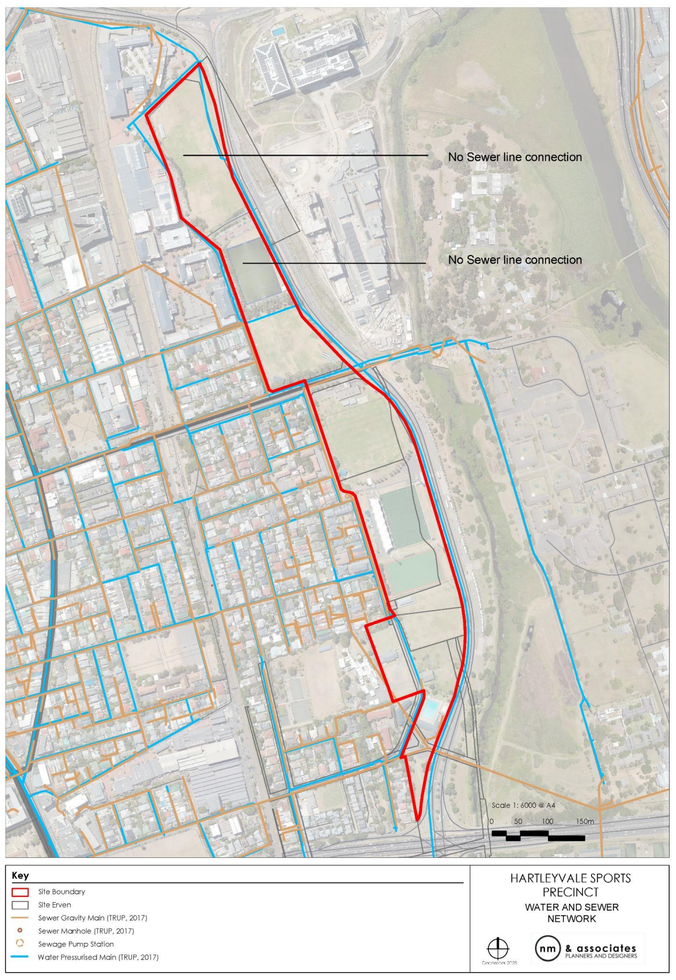

The site has a strong sense of place based on its setting on the slopes of Devil's Peak and location alongside Liesbeek River. Visual connections between the site and these landscape features must be protected. The stadiums act as landmarks in the area. Established tree planting frames the site and sub-precincts. This helps with issues of legibility and scale and defines a set of more humanly scaled spaces.

The Observatory and Black River Office Park built edges provide a sense of containment but offer minimal passive surveillance over the site.

# SITE INFORMANTS

## HARTLEYVALE SPORTS PRECINCT CONTEXTUAL FRAMEWORK

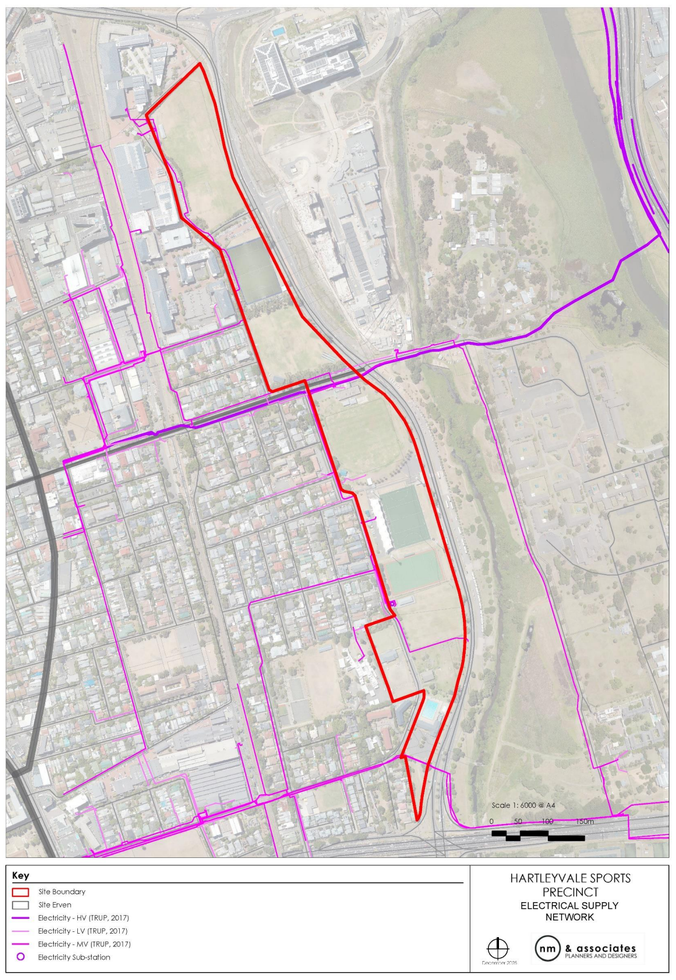
## ENGINEERING SERVICES AND ELECTRICITY SUPPLY NETWORKS




The area is supplied with potable water from the Molteno Reservoir.

The absence of sewer mains to the north limits the serviceability of the Malta B, C and D fields. Alternative arrangements to share ablution facilities should be explored. The placement of future buildings must take into account the location of existing pressurised water supply and sewer mains.

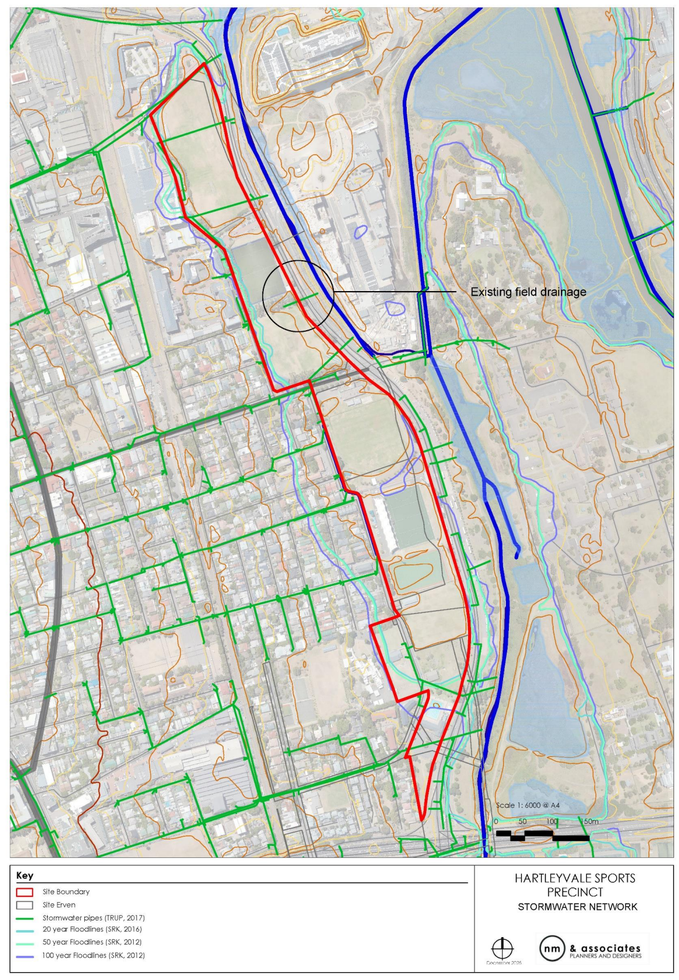
New development on the site will require investigation of the current network and Waste Water Treatment Works capacity for planning purposes.




Power supply infrastructure is located along Station, Willow, Ossian Roads and Fir Street.

Medium voltage lines cross the site in the vicinity of the former South African National Circus site and south of the Observatory swimming pool parking area.

There is also an electricity sub-station located on the Willow Road edge of the HSP site.

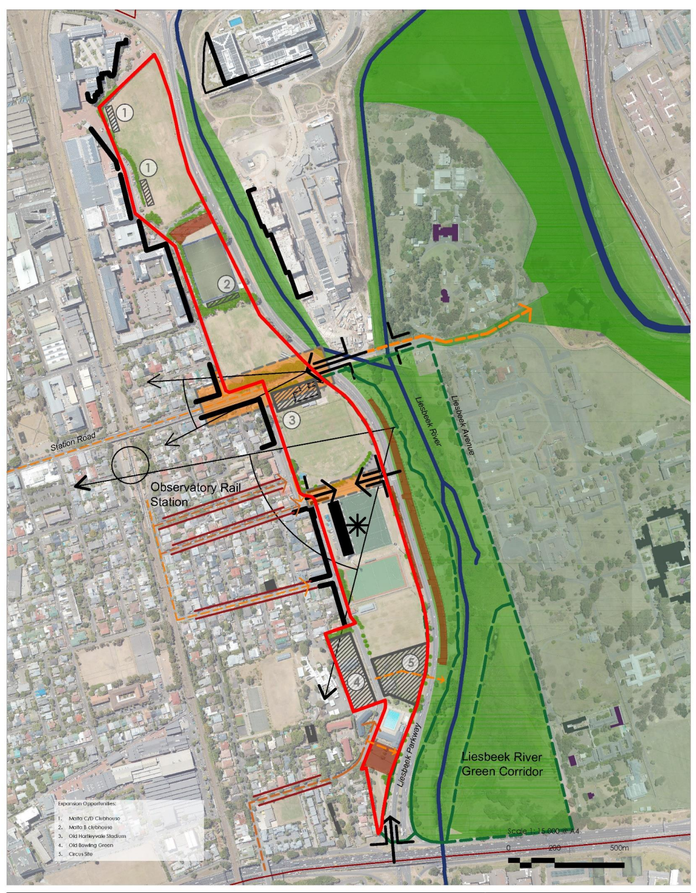



The HSP is low lying and receives stormwater during heavy rains. The site does not play a formal stormwater retention nor detention role.

Areas around Ossian Road flood during big storms. Improved stormwater escape from the hardened areas of Observatory under or through the HSP should be considered.

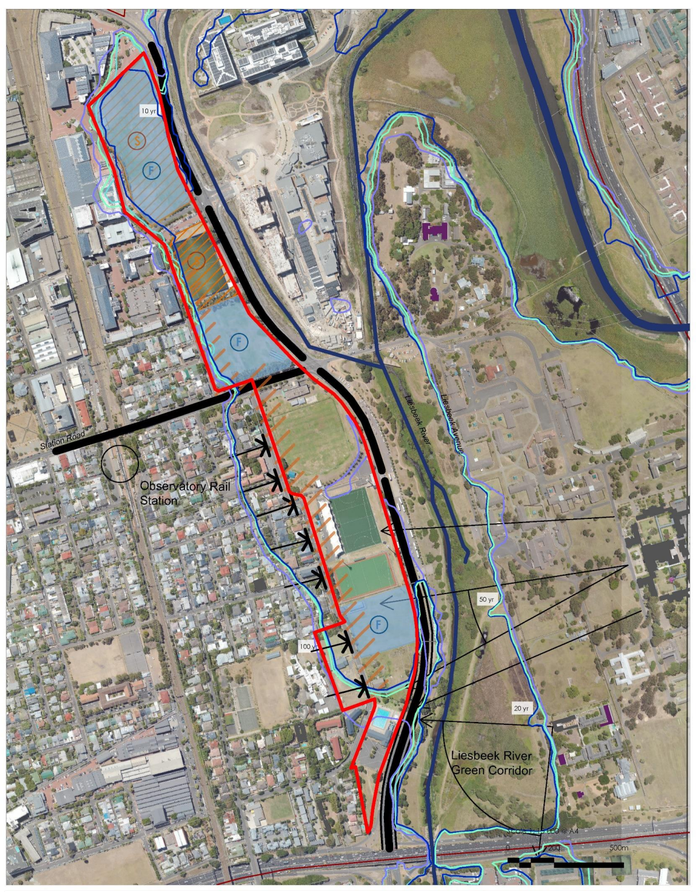
Any further hardening of surfaces on the HSP must be offset with soft landscaping elsewhere on the site.

## OPPORTUNITIES




- Additional east-west pedestrian linkages across the site.
- Circulatory walking/ running route around the site.
- Ossian Road sidewalk widening.
- Spectator decks along western boundary.
- New built form on existing footprints to accommodate facilities that expand on and support current sports and recreational offering.
- Underutilised parts of the site present an opportunity for intensification and expansion of current activities.
- Overflow parking east of Liesbeek Parkway.
- Liesbeek Parkway and Station Road can become the “front door” to HSP.
- Connection to broader system of green open spaces for informal recreation.
- Underutilisation of fields and facilities in non-peak hours.

## CONSTRAINTS AND CHALLENGES




- Located in floodplain.
- Lack of sufficient drainage limiting use of the fields in winter.
- Heritage development limitations.
- Barriers to pedestrian movement in the local area including Liesbeek Parkway and Station Road.
- Site itself is a barrier to east-west movement for residents wanting to access Liesbeek River recreational space.
- Fragmentation of the site into sub-precincts prevents use of the site for bigger events.
- Limited passive surveillance on the southern end of the site.
- Traffic and demand for parking impact on local residents.
- Specific facility requirements of codes limit ability to share.
- Conflict between formal sport users and informal recreational users.
- Secured precincts hinder the public access to the site.
- Legibility of the site is poor.