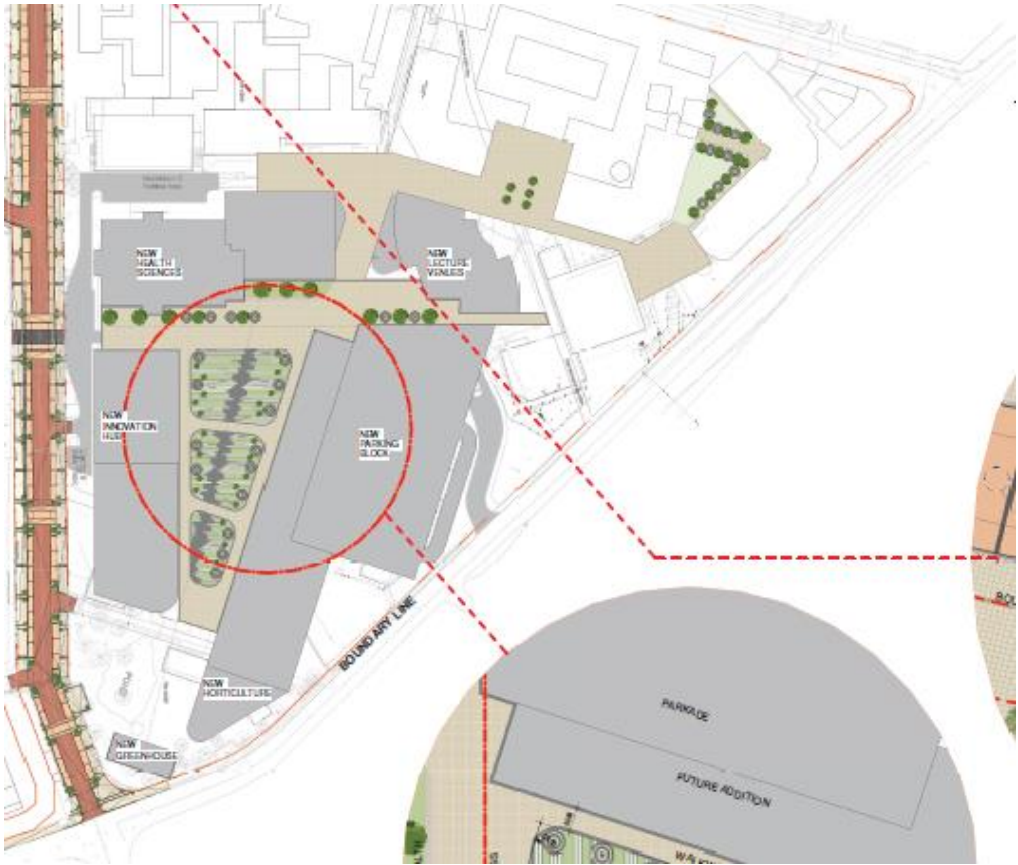


# MOTIVATION

DURBAN UNIVERSITY OF TECHNOLOGY – RITSON CAMPUS

Proposed development of the New Innovation Hub, Lecture Venues, Health Sciences, Arts and Design Buildings



## **Summary**

The Durban University of Technology currently has approximately 33 000 students and is located in both Durban and Pietermaritzburg. The proposed development at the Ritson Campus aims to increase the capacity of the Technicon and the quality of education, while ensuring the promotion of education to serve the interests of a growing population, thereby improving lives and livelihoods.

The proposed development for the Durban University of Technology Ritson Campus, is necessitated by several factors. Firstly, DUT's current campuses are spread out over several sites around Durban, and the new development will amalgamate some of these buildings into a more coherent campus. Secondly, there is a distinct need for additional teaching space as well as more innovative learning environments. Lastly, the development forms part of the long term spatial development plan for DUT. The Ritson Campus development will include the provision of new lecture venues, health sciences, arts and design faculties as well as the provision of improved parking and entrances to the campus.

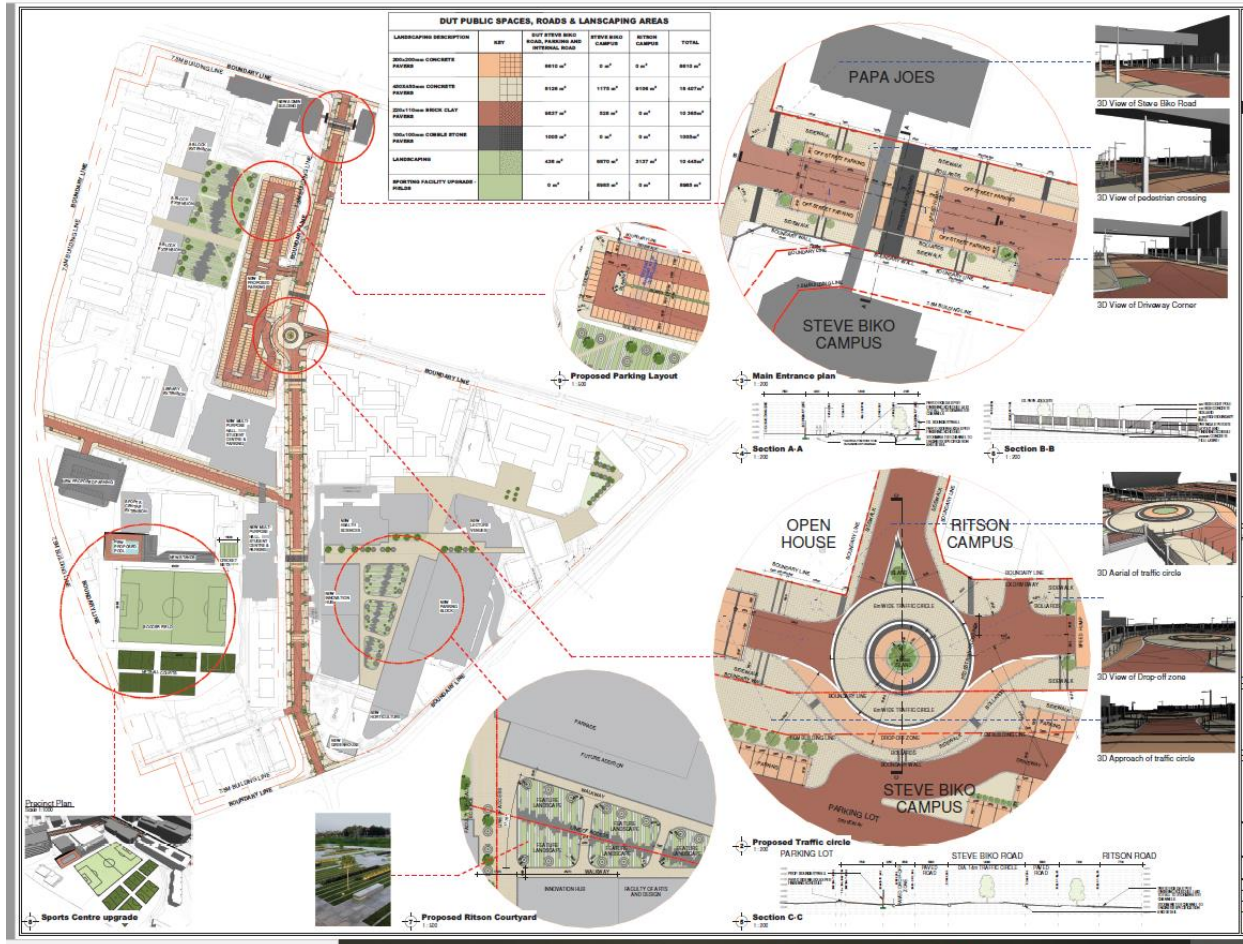
## Project Description

The proposed development is to be undertaken on a portion of the Durban University of Technology – Ritson Campus. This has been demarcated in red in the image below.



**FIGURE 1: THE DURBAN UNIVERSITY OF TECHNOLOGY - RITSON CAMPUS (GOOGLE EARTH)**

The proposed development for the Durban University of Technology Ritson Campus, is necessitated by several factors. Firstly, DUT's current campuses are spread out over several sites around Durban, and the new development will amalgamate some of these buildings into a more coherent campus. Secondly, there is a distinct need for additional teaching space, as well as more innovative learning environments. Lastly, the development forms part of the long term spatial development plan for DUT. The Ritson Campus development will include the provision of new lecture venues, health sciences, arts and design faculties, as well as provision of improved parking and entrances to the campus (DUT Spatial Plan 2020 - 2040).



**FIGURE 2: THE PROPOSED DEVELOPMENT AT THE DUT RITSON CAMPUS (PRAGASEN GOVENDER ARCHITECTS)**  
(See Appendix C for full image)

The planned development on Ritson Campus, shown in Figure 2 above, will comprise several buildings, with a total bulk of approximately 52 000 square metres. Although there will be minimal demolition, the scale of the development necessitates that its effect on the proposed and neighbouring sites, as well as the urban landscape, be examined. This heritage impact assessment will analyse the impact of the new development on the protected structures, trees and buildings on and around the proposed site.

Currently, the Ritson Campus, houses a number of buildings that cater to the Health Science, Arts and Design and Accounting and Informatics faculties. The proposed development site is located to the east of the existing buildings on the campus, where there is currently a parking lot in the centre, which is accessed off Winterton Road. Two smaller parking areas are located off Steve Biko Road and one off Ritson Road.

## SITE PHOTOGRAPHS



TREES LOCATED IN THE EASTERN CIRNER OF THE SITE



TREES LOCATED IN THE EASTERN CORNER OF THE SITE



TREES LOCATED IN THE EASTERN CORNER OF THE SITE



TREES LOCATED IN THE EASTERN CORNER OF THE SITE



PROPOSED PARKING LOT FOR FUTURE DEVELOPMENT



PROPOSED PARKING LOT FOR FUTURE DEVELOPMENT



PROPOSED PARKING LOT FOR FUTURE DEVELOPMENT



LISTED BUILDING – DUT DRAMA BUILDING





LISTED BUILDING – DUT DRAMA BUILDING



LISTED BUILDING – DUT DRAMA BUILDING



LISTED BUILDING – DUT DRAMA BUILDING



LISTED BUILDING – DUT DRAMA BUILDING



PROTECTED BUILDING



PROTECTED BUILDING



PROTECTED BUILDING

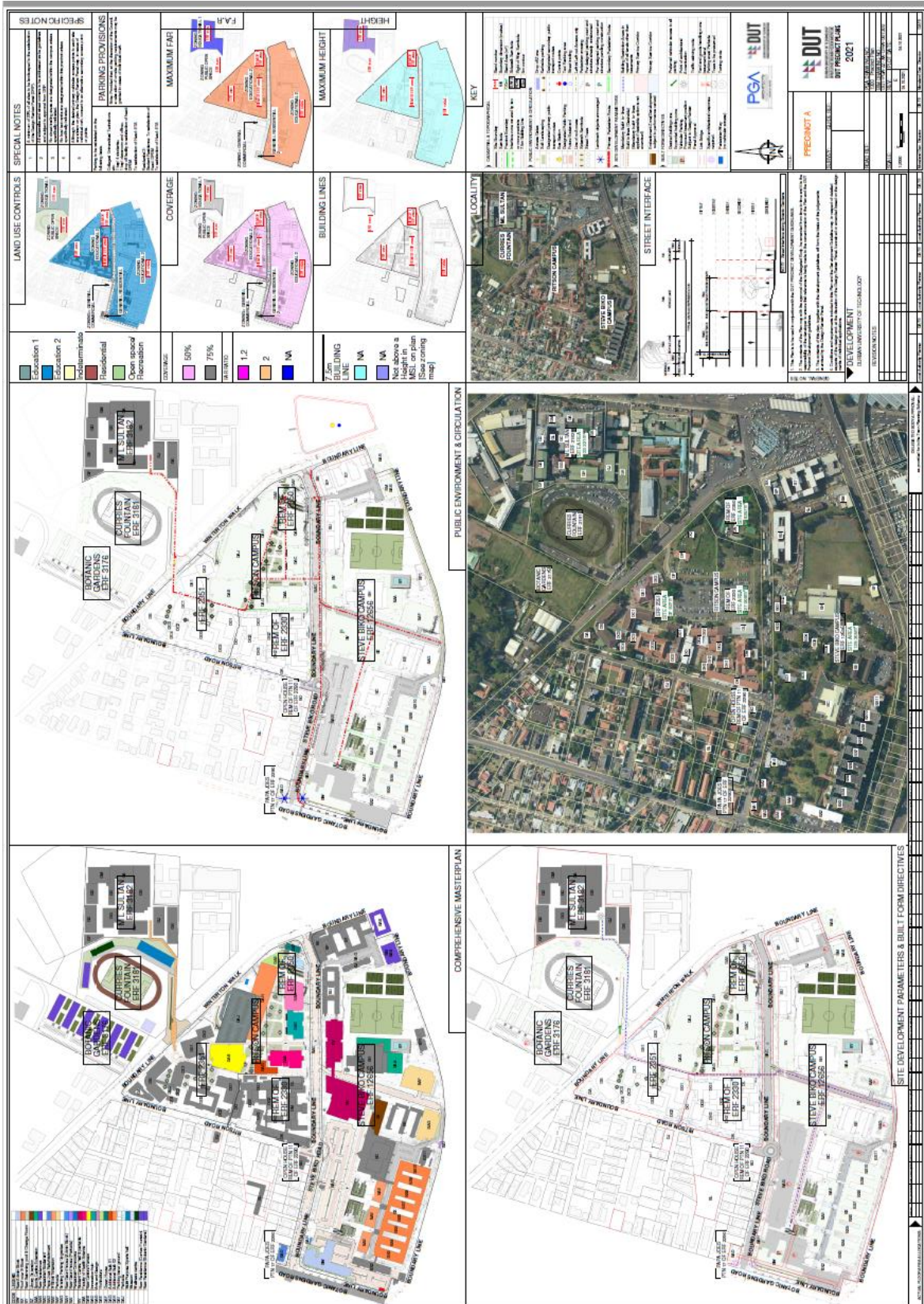


CURRIES FOUNTAIN

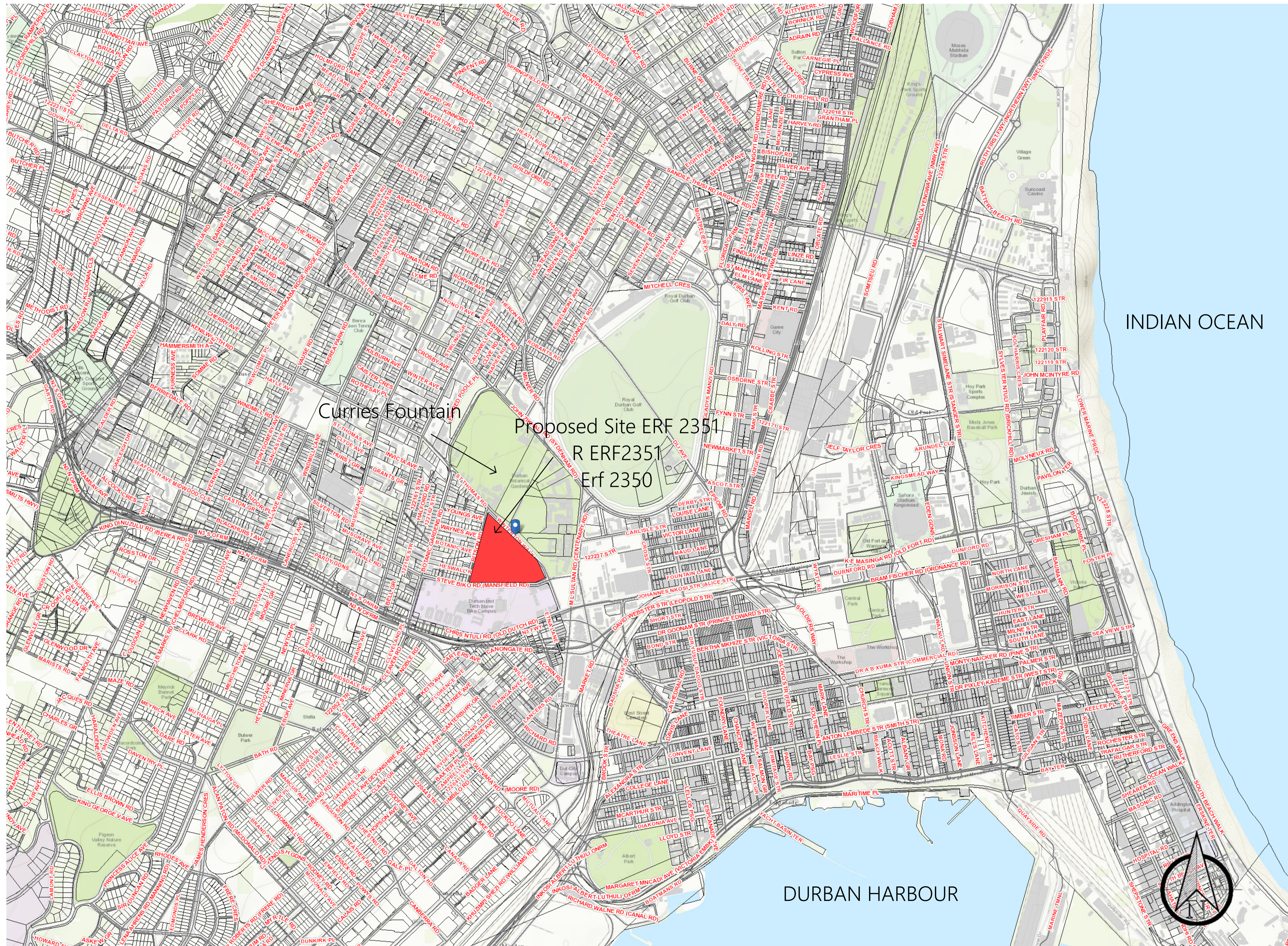


CURRIES FOUNTAIN

# SITE DEVELOPMENT PLAN







INDIAN OCEAN

DURBAN HARBOUR

Curries Fountain

Proposed Site ERF 2351  
R ERF2351  
Erf 2350

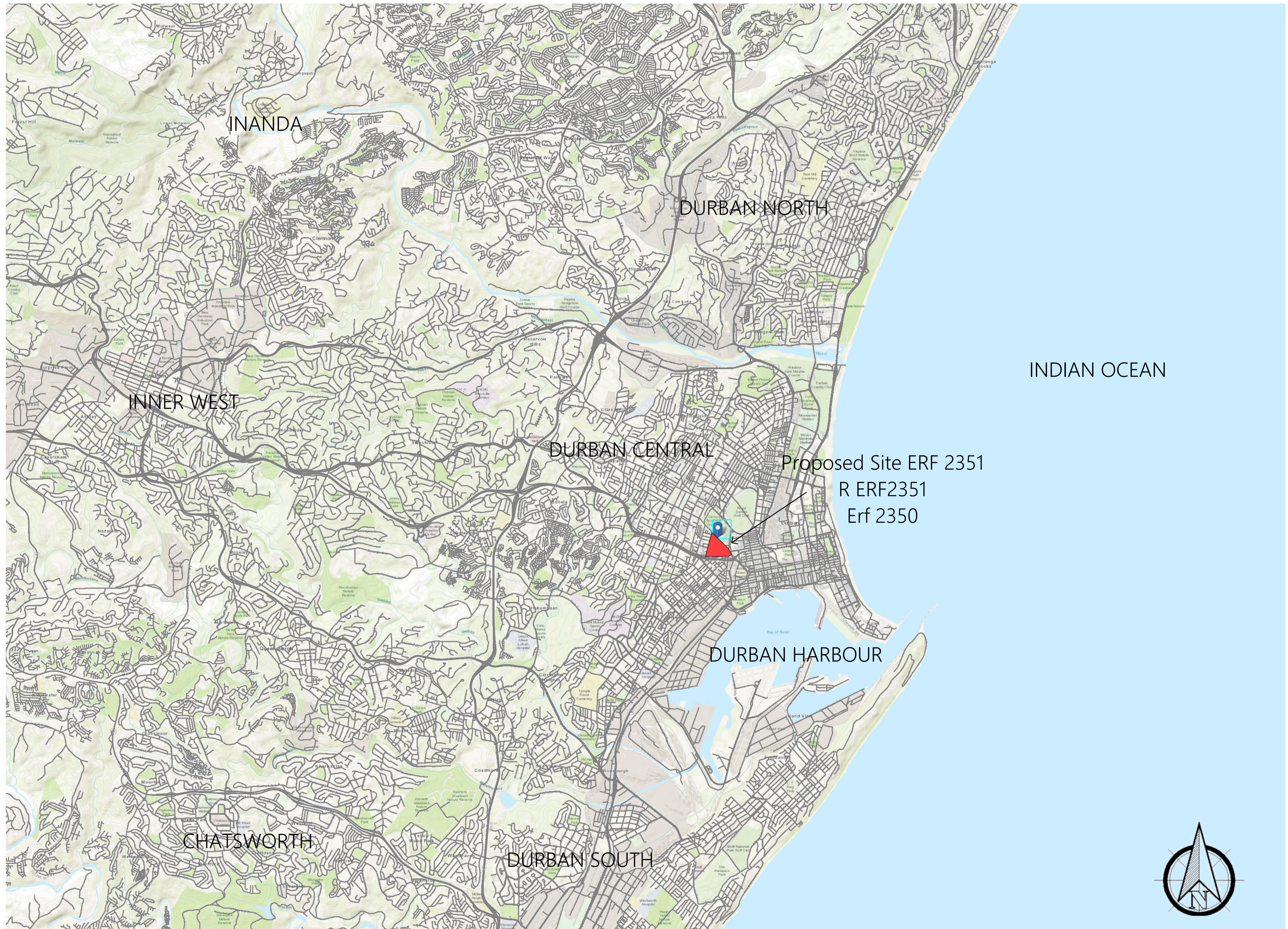
Revision History

RevID	CHD	Change Name	Date

Client Signature      Prof. Signature

1: 10000 Scale Map - DUT Site Development Ritson Campus





INDIAN OCEAN

Proposed Site ERF 2351  
 R ERF2351  
 Erf 2350

DURBAN HARBOUR

INANDA

DURBAN NORTH

INNER WEST

DURBAN CENTRAL

CHATSWORTH

DURBAN SOUTH

Revision History			
RevID	CHD	Change Name	Date

Client Signature	Prof. Signature



1: 50000 Scale Map - DUT Site Development Ritson Campus