

The Optimal Utilization of Centrally Located Land: The Case of the Bloemfontein Show Grounds

Authors : D. F. Coetzee, M. M. Campbell

Abstract : The urban environment is constantly expanding and the optimal use of centrally located land is important in terms of sustainable development. Bloemfontein has expanded and this affects land-use functions. The purpose of the study is to examine the possible shift in location of the Bloemfontein show grounds to utilize the space of the grounds more effectively in context of spatial planning. The research method used is qualitative case study research with the case study on the Bloemfontein show grounds. The purposive sample consisted of planners who work or consult in the Bloemfontein area and who are registered with the South African Council for Planners (SACPLAN). Interviews consisting of qualitative open-ended questionnaires were used. When considering relocation the social and economic aspects need to be considered. The findings also indicated a majority consensus that the property can be utilized more effectively in terms of mixed land use. The showground development trust compiled a master plan to ensure that the property is used to its full potential without the relocation of the showground function itself. This Master Plan can be seen as the next logical step for the showground property itself, and it is indeed an attempt to better utilize the land parcel without relocating the show function. The question arises whether the proposed Master Plan is a permanent solution or whether it is merely delaying the relocation of the core showground function to another location. For now, it is a sound solution, making the best out of the situation at hand and utilizing the property more effectively. If the show grounds were to be relocated the researcher proposed a recommendation of mixed-use development, in terms an expansion on the commercial business/retail, together with a sport and recreation function. The show grounds in Bloemfontein are well positioned to capitalize on and to meet the needs of the changing economy, while complimenting the future economic growth strategies of the city if the right plans are in place.

Keywords : centrally located land, spatial planning, show grounds, central business district

Conference Title : ICBB 2015 : International Conference on Bioinformatics and Biomedicine

Conference Location : Istanbul, Türkiye

Conference Dates : May 21-22, 2015