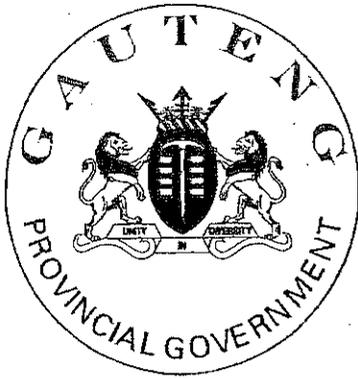


**APPENDIX I:  
ADDITIONAL INFORMATION**

**APPENDIX I1:  
CORRESPONDENCE WITH GDACE**



## AGRICULTURE, CONSERVATION AND ENVIRONMENT

Diamond Corner Building, 68 Eloff & Market Street, Johannesburg  
P O Box 8769, Johannesburg, 2008

Telephone: (011) 355-1900  
Fax: (011) 337-2292

Reference: Gaut 005/08-09/0590  
Enquiries: Lindiwe Motaung  
Telephone: 011 355 1283  
E-mail: lindiwe.motaung@gauteng.gov.za

Bohlweki Environmental SSI  
P. O. Box 867  
GALLO MANOR  
2052

Attn: Grace Thikoi Motsoene

Fax: 011 798 6006  
Tel: 011 798 6000

Dear Madam

### THE PROPOSED JABULANI CBD THEATRE SITUATED ON ERF 2591 JABULANI EXTENSION 1

The above-mentioned proposal has reference.

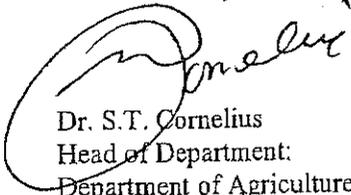
The information provided indicates that the proposal entails a stand alone theatre building on erf 2591 Jabulani Ext 1 which is 16.537 m<sup>2</sup> in extent.

The information submitted indicates that the proposal entails an activity or activities that are not listed in terms of the Environmental Impact Assessment Regulations, 2006, (GN R.385) published under the National Environmental Management Act (NEMA) (Act No. 107 of 1998)(as amended) and therefore does not legally require environmental authorisation from the Department. Further, the Department has no objections against the proposal.

Although authorisation, in terms of NEMA, is not required for this activity, all relevant legislation and requirements of other government Departments (i.e. National, Provincial and Local) must still be complied with.

If you have any queries concerning this issue please feel free to contact the relevant official at the number given above.

Yours faithfully

  
Dr. S.T. Cornelius  
Head of Department:  
Department of Agriculture, Conservation and Environment  
Date: 04/11/2008

Botswana  
Kenya  
Mozambique  
Zimbabwe  
South Africa  
Johannesburg  
Bloemfontein  
Cape Town  
Durban  
East London  
Germiston  
Kimberley  
Knysna  
Ladysmith  
Mafikeng  
Mossel Bay  
Pietermaritzburg  
Polokwane  
Port Elizabeth  
Port Shepstone  
Pretoria  
Queenstown  
Vryheid

Date: 15 September 2008

Our Reference: E02.JNB.000229

Head of Department  
Dr Steven Cornelius  
Gauteng Department of Agriculture, Conservation and Environment (GDACE)  
PO Box 8769  
Johannesburg  
2000

Fax No: 011-355-1000

Attention: Dr Steven Cornelius/ Pirate Ncube/ Hein Pienaar/ Lindiwe Motaung/ Mogole Mphahlele

Dear Sir/Madam

**RE: REDEVELOPMENT OF THE JABULANI CENTRAL BUSINESS DISTRICT (CBD), SOWETO**

As part of the City of Joburg Property Company's (JPC) plans to focus and strengthen economic activity in Soweto, the JPC, on behalf of the City of Johannesburg, is embarking on an incremental process to redevelop the Jabulani CBD.

The first, high priority stand-alone Mayoral project associated with the redevelopment is the construction of a theatre to the north-west of the existing Jabulani amphitheatre. The new theatre, a double-volume building, is earmarked for construction in time for FIFA 2010 Soccer World Cup. The 400-seat performing arts theatre complex will be developed at a cost of R60m and will form a 'cultural heart' of the redevelopment. The building has the support of the City of Johannesburg and contractors are awaiting appointment.

As the independent environmental consultants appointed by the JPC to undertake any necessary environmental studies for the project, Bohlweki-SSI Environmental have investigated the proposed stand alone theatre building and the development site and do not believe this specific activity triggers the 2006 NEMA EIA Regulations. Our Client, the JPC, therefore urgently requires written confirmation from

SSI Engineers and Environmental Consultants (Pty) Ltd, trading as 'SSI' Reg No. 1966/001916/07  
Building No. 5, Country Club Estate, 21 Woodlands Drive, Woodmead, 2191 / PO Box 867, Gallo Manor, 2052, South Africa  
Telephone +27 11 798 6000 Facsimile +27 11 798 6006 Email corporate@ssi.co.za

GDACE that it may proceed with the construction of the theatre as a standalone project, on which construction must start immediately to be ready in time for the 2010 Soccer World Cup.

However, the JPC intends to subsequently commence, upon completion of the required environmental studies, with the redevelopment plans for the Jabulani CBD, through the development of a mixed land use (commercial, offices, residential and open space) project on land parcels A – D to the south and south-west of the theatre site. The site, <20ha in size, together with upgraded infrastructure, will require a Basic Assessment. We therefore attach the Notice of Intent to Submit an Application for Environmental Authorisation for this component of the redevelopment, together with supporting diagrams/plans. The Notice has also been submitted to the GDACE Administration Unit for a reference number.

Any further development of the site, on land parcels G – K to the north and north-west of the theatre site will be informed by market analysis and the take up of space developed under the project component described in the previous paragraph. This component will be the subject of a separate Application to be submitted at a later stage should it prove viable.

The components of the Jabulani CBD redevelopment project have been discussed with Mr Hein Pienaar, Ms Lindiwe Motaung and Mr Mogole Mphahlele of GDACE at the regular CoJ/GDACE co-ordination meetings (28 May 2008 with Mr Pienaar and 31 July 2008 with Ms Motaung and Mr Mphahlele).

We would appreciate your urgent response on the proposed theatre building. In the meantime, we will proceed with the Basic Assessment for the mixed use development (Parcel A – D) unless otherwise advised by GDACE.

Yours faithfully,



Mark Freeman  
Principal Specialist  
Bohlweki-SSI Environmental  
Tel.: (011) 798 6426/082 554 4130

cc: Alan Dinnie, JPC  
Rajeshree Bhana, Environmental Management, CoJ

## AGRICULTURE, CONSERVATION, AND ENVIRONMENT



Diamond Corner Building, 68 Eloff & Market Street, Johannesburg  
P O Box 8769, Johannesburg, 2008

Telephone: (011) 355-1900  
Fax: (011) 355-1000

Reference:	Gaut 002/08-09/N0631
Enquiries:	Zama Ngidi
Telephone:	(011) 355-1830
Email:	<a href="mailto:zama.ngidi@gauteng.gov.za">zama.ngidi@gauteng.gov.za</a>

Bohlweki-SSI Environmental

Fax no: 011 798 6010

Dear Sir/ Madam

**Intention to make application for environmental authorisation / Development of Erveu  
(Land Parcels A-D) in Jabulani CBD, Soweto**

The Department acknowledges receipt of your letter/notification form received on 15/09/2008 indicating that City of Johannesburg Property Company intends making an application to this department for environmental authorisation.

The application has been assigned the interim reference number Gaut 002/08-09/N0631.

In order to determine whether a biodiversity assessment is required and, if so, which specialist studies are required, please send a shapefile (WGS84 datum; geographic co-ordinate system) of the application site to our biodiversity information service ([GDACE\\_BiodiversityInfo@gauteng.gov.za](mailto:GDACE_BiodiversityInfo@gauteng.gov.za)), the e-mail clearly indicating the project reference number. Where biodiversity assessment is required, please ensure that it is conducted consistent with the *GDACE Requirements for Biodiversity Assessments*. A copy of this document can be obtained by e-mailing [GDACE\\_BiodiversityInfo@gauteng.gov.za](mailto:GDACE_BiodiversityInfo@gauteng.gov.za) or can be downloaded from [www.gdace.gpg.gov.za](http://www.gdace.gpg.gov.za).

Kindly quote this reference number in any future correspondence in respect of the application.

Yours faithfully

*Special*  
Mr. Ntlanhla Makhathini

Assistant Director: Strategic Administration Support

Date: 18/09/2008

---

CC: Bohfwcki-SSI Environmental

Attn:  
Tel:  
Fax:

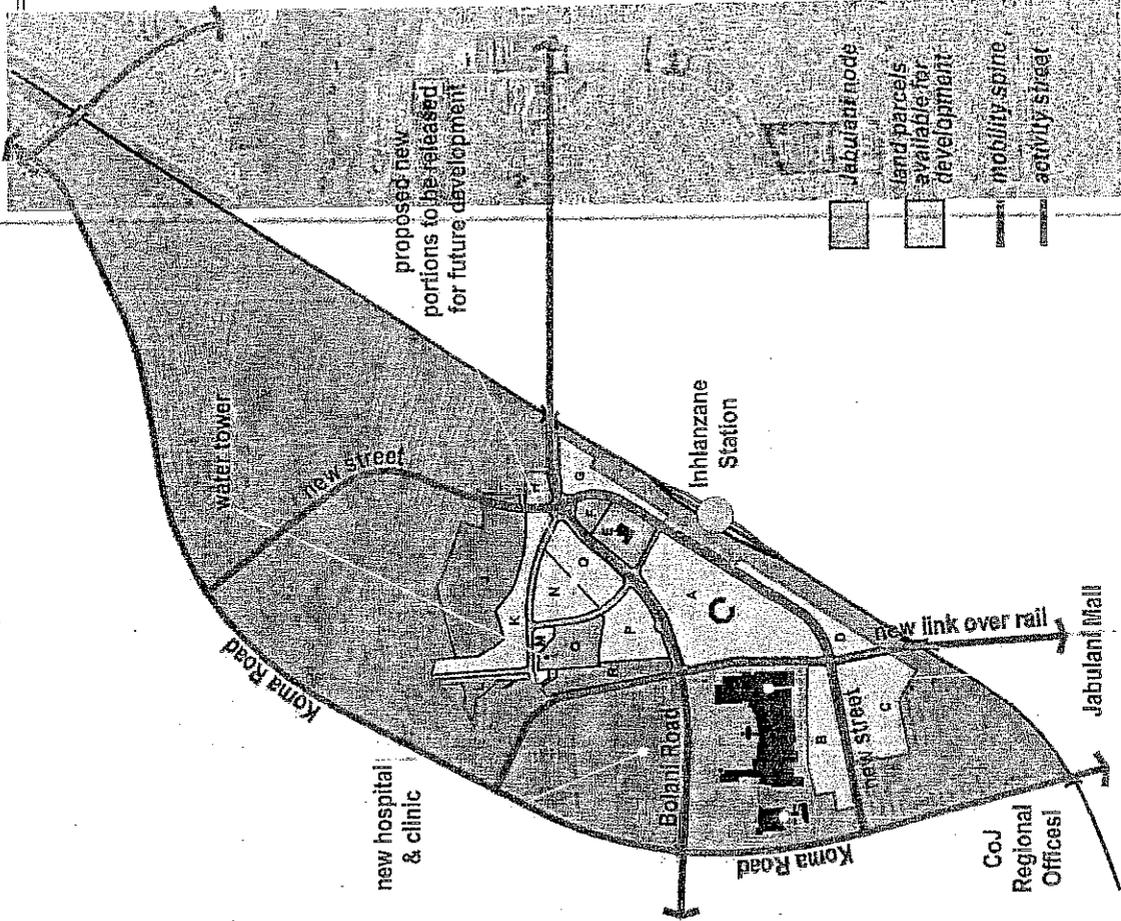
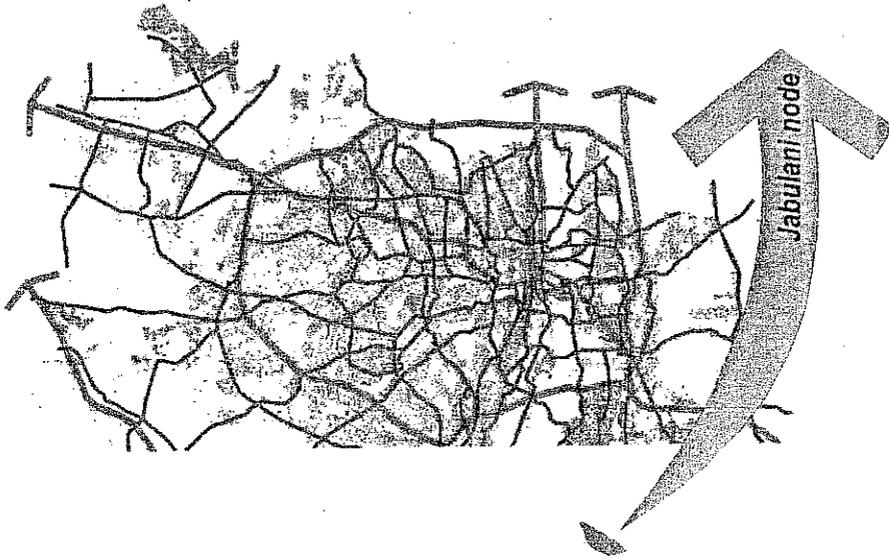
Alan Dinnie  
011 339 2700  
011 705 1000/339 2727

**APPENDIX I2:  
JABULANI URBAN DESIGN FRAMEWORK AND DESIGN GUIDELINE AND DETAILS  
OF PROPOSED NEW THEATRE**

# 1 CONTEXT

## PLANNING CONTEXT

Jabulani is one of the significant nodes in Soweto and a major public-lead investment area in the City of Joburg. In terms of the Density Strategy, higher density residential around nodes should be encouraged. Due to the Inhlanzane Station at a strategic locality in the node, the node is envisaged to be a transportation-based node to be developed in line with the principles of transport-oriented development. Jabulani Node has further been identified as a key focus area in Region D. The aim is to enable the development of multi-functional mixed uses in such a way that they not only benefit the immediate community but also play a catalytic role in stimulating further economic investment in the precinct. Bolani Road further forms part of the tourism route.



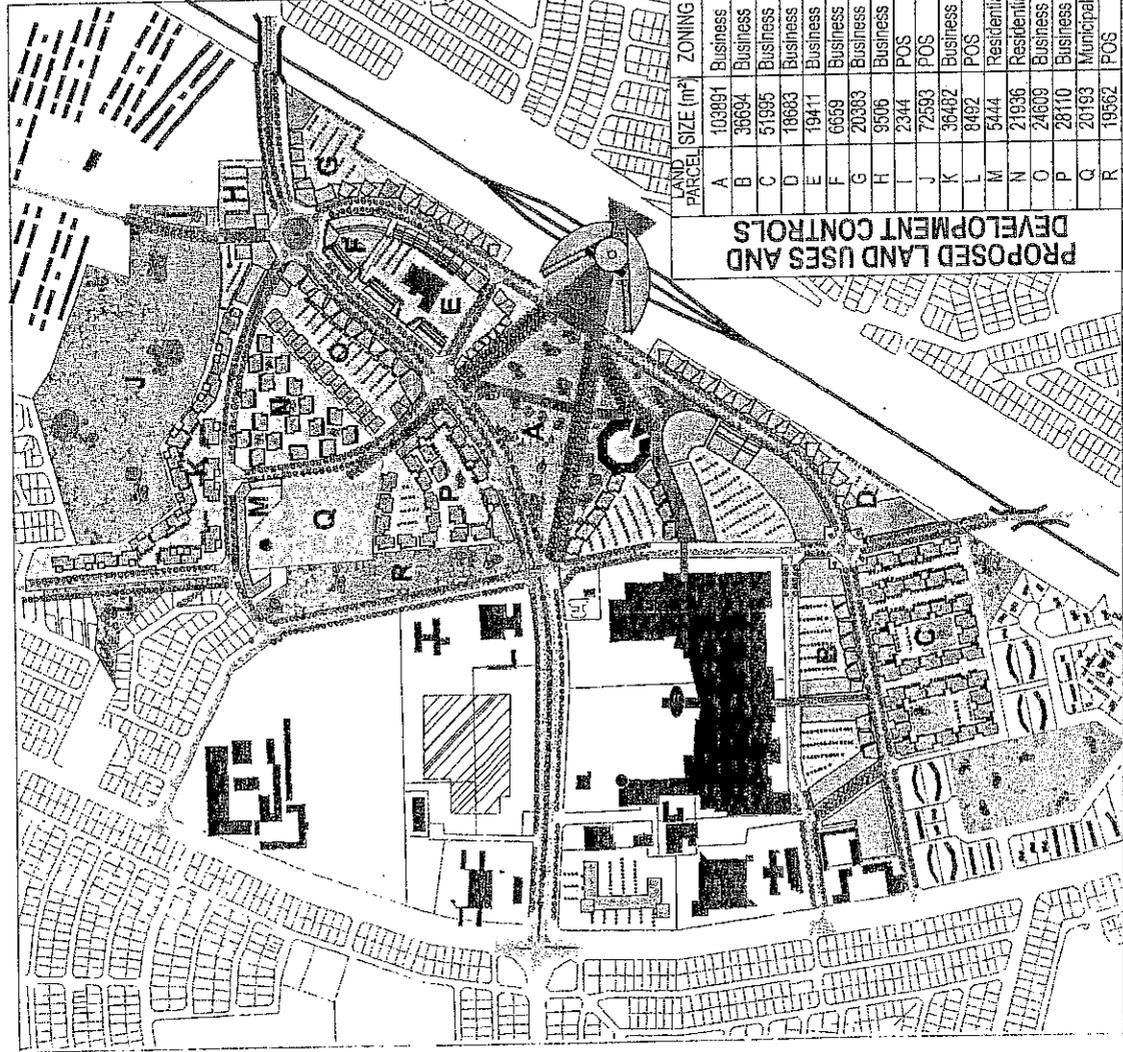
Joburg



JABULANI NODE DEVELOPMENT GUIDELINES LAND PARCELS A, B, C, D, G, K, M, N, O, P



# 2. DEVELOPMENT VISION



## LOCAL CHARACTERISTICS AND DEVELOPMENT VISION

Jabulani has a few institutional facilities clustered together. It also has been able to generate adequate private economic interest in the last few years. In terms of the "ideal" node, the station is situated almost in the middle of the north-south axis of the node and thus possesses the ability to become a local hub. However, the node is currently characterised by strong placelessness. Large tracts of vacant land with no formal pedestrian connector routes exist. Large numbers of pedestrians move daily through vast, ill-defined and undefined spaces. Pedestrian linkages through these vacant areas (through dusty and with uneven surfaces) do, however, provide for shortcut linkages. Sadly enough, large private developments demonstrate the negative effect of cutting off these shortcuts through large, impermeable buildings and fences with often dead and unsightly facades on the public space.

Any development should address and turn around existing poor pedestrian linkages; a poor quality public environment; and the current lack of identity due to segregated single-use developments. Due to the above, an approach should be followed whereby large portions of available vacant land are developed with high intensity and density in mind. At the same time, development should be managed in such a way that pedestrian connectivity, permeability and public space integrity are maintained (and enhanced) through the creation of a permeable and responsive public interface.

Any development proposal for any portion of land will not be merely evaluated in terms of its financial viability. Neither will it be evaluated merely in terms of the number of residential units and/or square meters of business and/or number of job opportunities. It is of utmost importance that whatever is developed on the vacant land will in all aspects promote the development of an integrated node and contribute towards an enhanced public environment. In light of the above, the following pages provide guidelines for the development of Land Parcels A, B, C, D, G, K, M, N, O and P forming part of this tender. The purpose of guidelines is to ensure that development contributes towards the realisation of a proper and unique node.

## PROPOSED LAND USES AND DEVELOPMENT CONTROLS

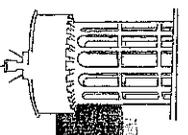
LAND PARCEL	SIZE (m <sup>2</sup> )	ZONING	LAND USES	HEIGHT	COVERAGE	FAR
A	103991	Business	Retail / commercial ground floor; Offices upper storeys; Residential encouraged; Entertainment focus	5	50%	1,8
B	36634	Business	Retail / commercial ground floor; Offices upper storeys; Residential encouraged	4	70%	1,5
C	51995	Business	30% Retail / offices; 70% Residential; Stormwater attenuation pond	4	60%	1,5
D	18663	Business	Retail / commercial ground floor; Offices and residential upper storeys	3	60%	1,2
E	19411	Business	Retail / commercial ground floor; Offices and residential upper storeys	3	70%	1,2
F	6659	Business	Retail / commercial ground floor; Offices and residential upper storeys	6	70%	1,2
G	20383	Business	Retail / commercial ground floor; Offices and residential upper storeys	6	60%	1,2
H	9506	Business	Retail / commercial ground floor; Offices and residential upper storeys	6	60%	1,2
I	2344	POS	Public park			
J	72593	POS	Public park			
K	36492	Business	30% Retail / offices; 70% Residential	5	60%	1,2
L	8492	POS	Public park			
M	5444	Residential	Residential	3	50%	1,5
N	21936	Residential	Residential	3	50%	1,5
O	24809	Business	30% Offices on street; 70% Residential on upper storeys and further from street	5	60%	1,5
P	28110	Business	30% Offices on street; 70% Residential on upper storeys and further from street	4	60%	1,5
Q	20193	Municipal	Water reservoir			
R	19562	POS	Public park	1	80%	0,8



Joburg



# 3. DEVELOPMENT AND DESIGN APPROACH

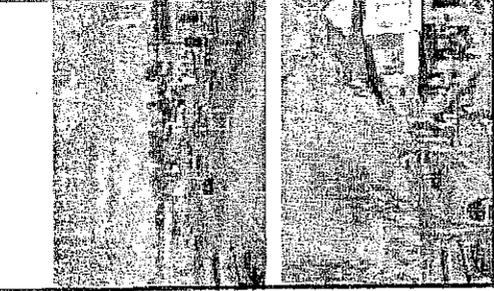


To create a unique node, Jabulani needs to be transformed. To achieve this, all role players have to transform their way of thinking about development.

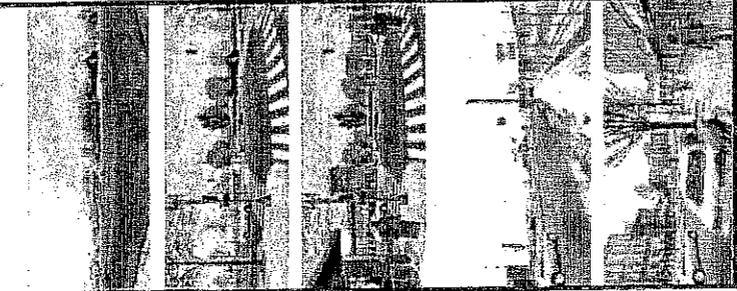
... from design for private vehicles to transit-oriented-development (TOD) intensified around public transport facilities.



... from design for cars to design for pedestrians.



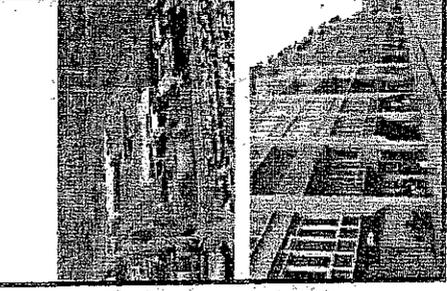
... from buildings in amorphous spaces to buildings defining and enclosing public spaces.



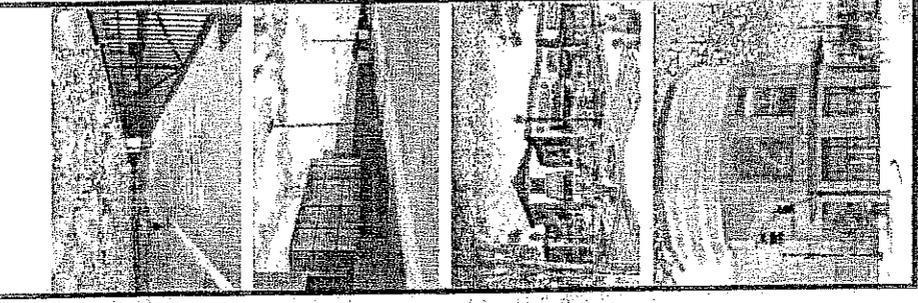
... from one-house-on-a-stand suburban residential developments to alternative housing typologies.



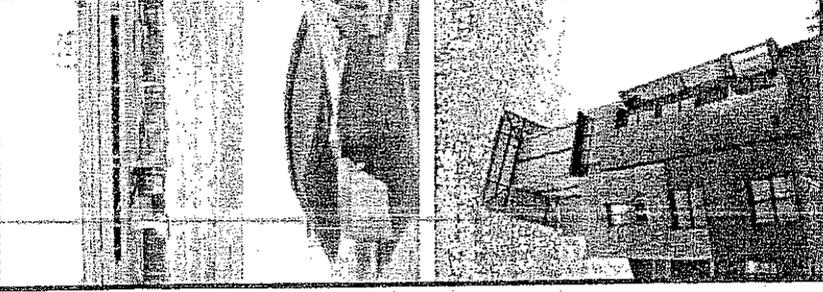
... from single-use to horizontal and vertical mixed-use.



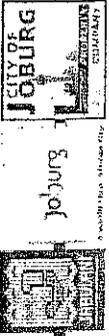
... from dead public spaces to lively public-private interfaces.



... from monotonous, dreary architecture to identity-building local architecture.



Any development should indicate how these have been incorporated / applied in the layout of the site and the design of buildings.



# 4. DESIGN RATIONALE

## IMPORTANT ELEMENTS

- future stormwater retention pond
- proposed intermodal transfer facility adjacent to proposed station square
- new hospital and clinic - under construction
- future stormwater retention pond to be provided by developer
- station - a critical element that needs to be upgraded and visual and physical access improved to stand central to a transit-oriented node
- amphitheatre with heritage value - if structure is retained and integrated in the development as it is, it should be commemorated through a well-designed replacement
- Jabulani Mall - currently an introverted design that needs to be opened up in the east and south to ease pedestrian access and integrate it with the node
- Co.J Region D People's Service Centre
- overhead electrical lines running parallel to site boundary - can be retained, moved or dropped underground at developer's cost if needed
- existing road - to be extended to the south over the railway line; part between mall and entertainment centre to be dropped to provide on-grade crossing for pedestrians
- future stormwater retention pond (weland-park) to be provided by developer

## IMPORTANT LINES

- vista line between station and water tower - to be preserved and enhanced
- view onto amphitheatre (or replacement structure) from Bolani Road - to be preserved mainly when entering the area from the east, but preferably also from the west
- main existing pedestrian desire line - to be acknowledged and defined through well designed walkway
- station to be designed to cross railway lines, with station square on both sides to facilitate pedestrian link to station from east
- future pedestrian link from station to entertainment centre (once established) and into Jabulani Mall with on-grade bridge over road and future new entrance
- view over Soweto - to be visible from the larger part of the amphitheatre and to be taken into account in the development
- future new pedestrian entrance into Jabulani Mall - to link mall and southern residential area
- future new pedestrian link through development to link activity street and service centre
- proposed activity street with pedestrian focus, through human scale interface, wide sidewalks, sidewalk activities

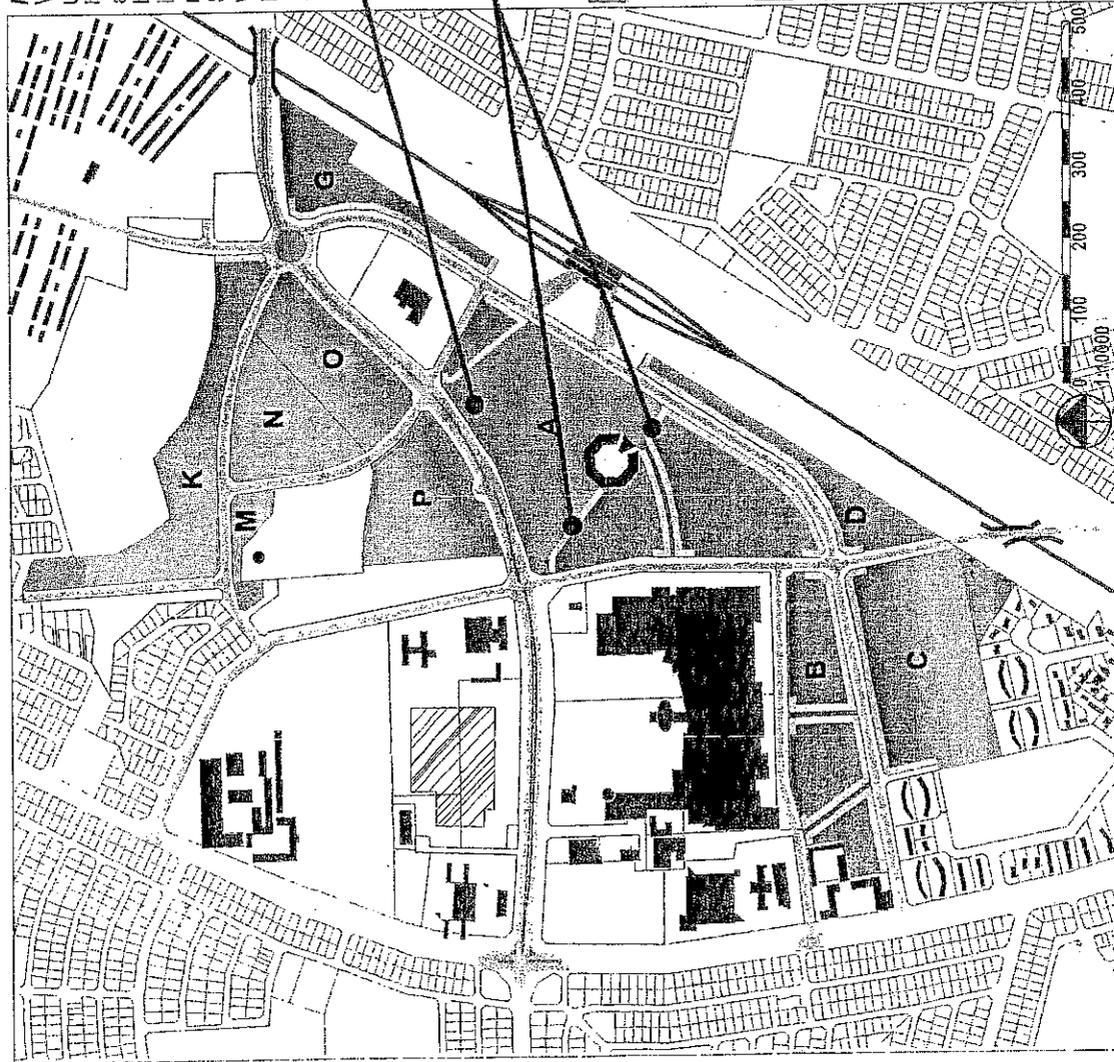


Joburg



JABULANI NODE DEVELOPMENT GUIDELINES LAND PARCELS A, B, C, D, G, K, M, N, O, P

# 5. GUIDELINES - LAND USE



**Premise for development in the node:** The basic land use for developing in a node, should be mixed-use. Vertical mixed-use is thus promoted as far as possible. The ideal is to create higher intensity non-residential uses in the core of the node, supported by higher density residential on upper storeys and in alternative housing typologies on the periphery of the node. The real intensity required in nodes is often difficult to grasp in an environment where planning focuses on the reduction and control of intensity. Potential developers should be absolutely clear on the need to promote higher intensity as opposed to the mere control of intensity. The importance is to create quality environments, which should rather be evaluated in terms of guidelines than mere development control figures. A residential component is a requirement on all land parcels, A and B. Should residential uses be accommodated on these parcels, an additional storey could be added. Portion A will have a strong entertainment focus (also theatres in line with CoU specifications) and will, together with the public park, form the heart of the node.

A park of approximately 3ha should be provided. The exact boundaries will be determined by the detail design of the site and specific proposals regarding the amphitheatre. Important lines as identified in Section 4:  
Design Rationale should be incorporated in the design of the building.

The commercial edge will not necessarily be located here, but the principle of an active edge should be implemented.

Public open space with stormwater retention facility on Parcels A and C (size in line with engineering requirements) designed as focal point element adding to the aesthetic / recreational value of the park. The park in Parcel A should be designed to provide outdoor recreational facilities for public use.

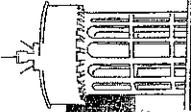
Residential at least 100 units / ha in line with residential guidelines.

Vertical mixed-use with non-residential on ground floor, offices and residential on upper storeys.

Horizontal mixed-use with non-residential on street boundary and residential further away from the street - residential could (preferably) also be accommodated on upper storeys in line with mixed-use on street boundary.

Minimum requirement of commercial (retail, restaurants) min 10m deep on ground floor in buildings bordering central public open space, activity street or public walkways. No single-use development.

# 6. GUIDELINES - BUILDING LINES



**Premise for development in the node:** The intention with guidelines for building lines (and build-to lines) is to ensure that the building is located close to the street in order to contribute towards definition of the street space and interaction with the public space. A narrow, higher building covering almost the whole street boundary is thus promoted, as opposed a low spread-out building that sits somewhere in the middle of the site.

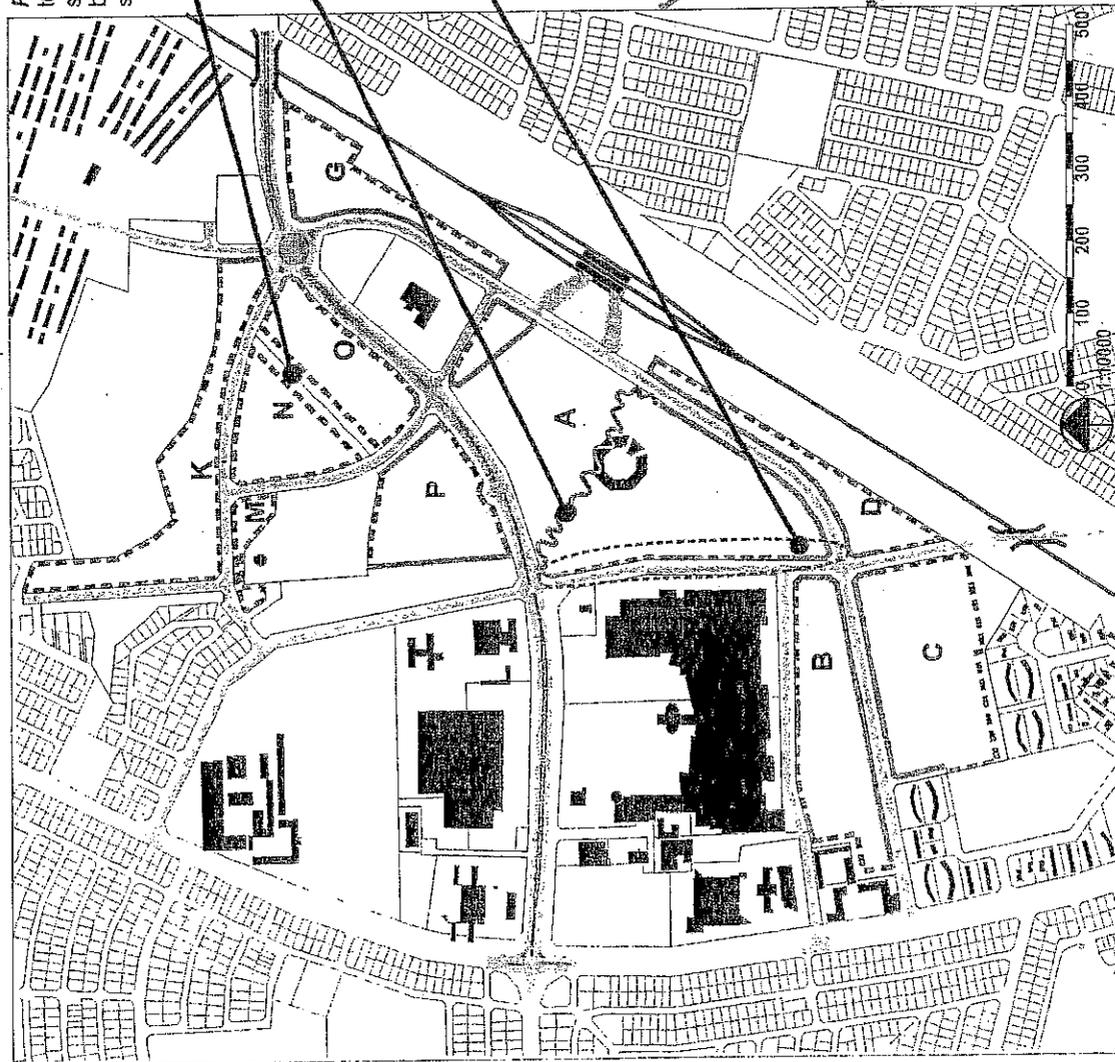
10m building line on either side of the boundary. Parcels N and O could be designed as an integrated development (e.g. perimeter block covering both parcels), in which case there will be no building line applicable.

No specific build-to line or building line is specified. Alignment of the building will depend on the exact locality, size and shape of the park. Important lines as identified in Section 4: Design Rationale should be incorporated in the design of the building and Interface Guidelines for buildings fronting onto the park, must be adhered to.

Corner placement and placement on the proposed 0m building line will be determined by the treatment of the overhead electricity lines (e.g. drop within road reserve), otherwise a building line will be determined by services requirements.

**0m build-to line:** Buildings should be placed on the 0m build-to line for the whole length, except where vehicular entrances are provided. Guidelines to create a transparent and active interface in buildings bordering public open spaces, activity street or public walkways should be adhered to.

**Conditional 0m building line:** Guidelines to create a transparent interface promoting interaction with the adjacent public space, should be adhered to. Should this not be the case, buildings should be located more than 5m, but less than 12m away from the boundary, in which case one row of parking could be provided between the building and the boundary and a transparent well-designed fence could be erected on the said boundary.



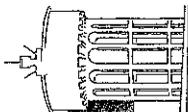
Johannesburg



JABULANI NODE DEVELOPMENT GUIDELINES LAND PARCELS A, B, C, D, G, K, M, N, O, P



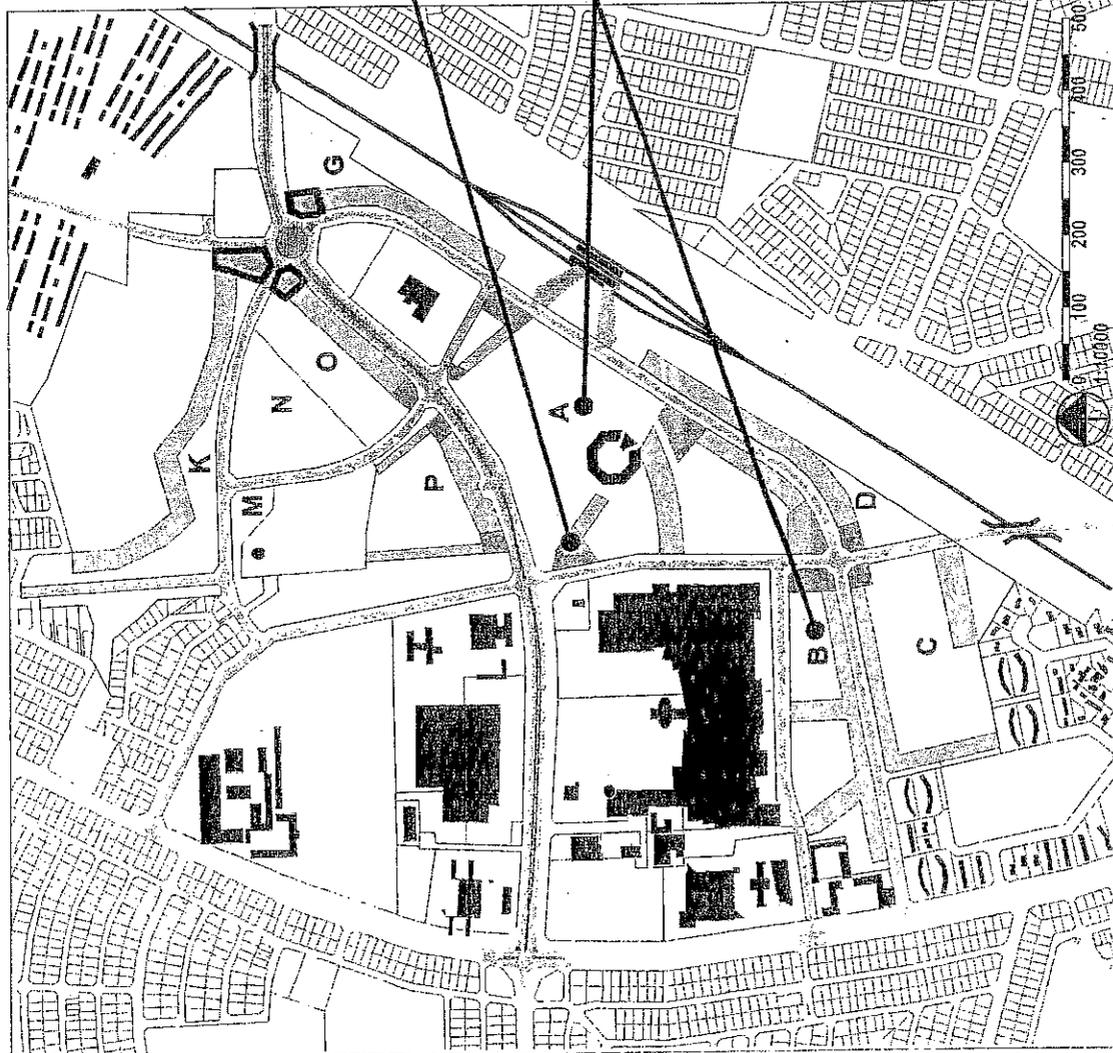
# 7. GUIDELINES - BUILDING HEIGHT



**Premise for development in the node:** The intention with guidelines for building height is to ensure that a certain minimum intensity, as well as definition and enclosure of public spaces are achieved. Guidelines would rather encourage more intensity than that what normally tends to happen. Apart from the maximum building height for a specific land parcel (as defined in the land use table), a minimum building height at certain localities is also imposed in this guidelines. A minimum of two, three or four storeys (also with mixed-use promoted in the building) is thus proposed, depending on the locality. Height is indicated on the plan in "storeys from the natural ground level". Where uses requiring bigger volumes (e.g. cinemas, theatres) are established, the total height of the building should be equivalent to the general height of the specified number of storeys.

The exact locality and alignment of the building will depend on the locality, size and shape of the park, but the principle of minimum 4 storeys on the corner and 2 storeys fronting onto the park should be applied.

The incorporation of a residential component is a requirement on all land parcels, except Parcel A and B. Should residential uses be accommodated on these parcels, an additional storey could be added on these parcels.





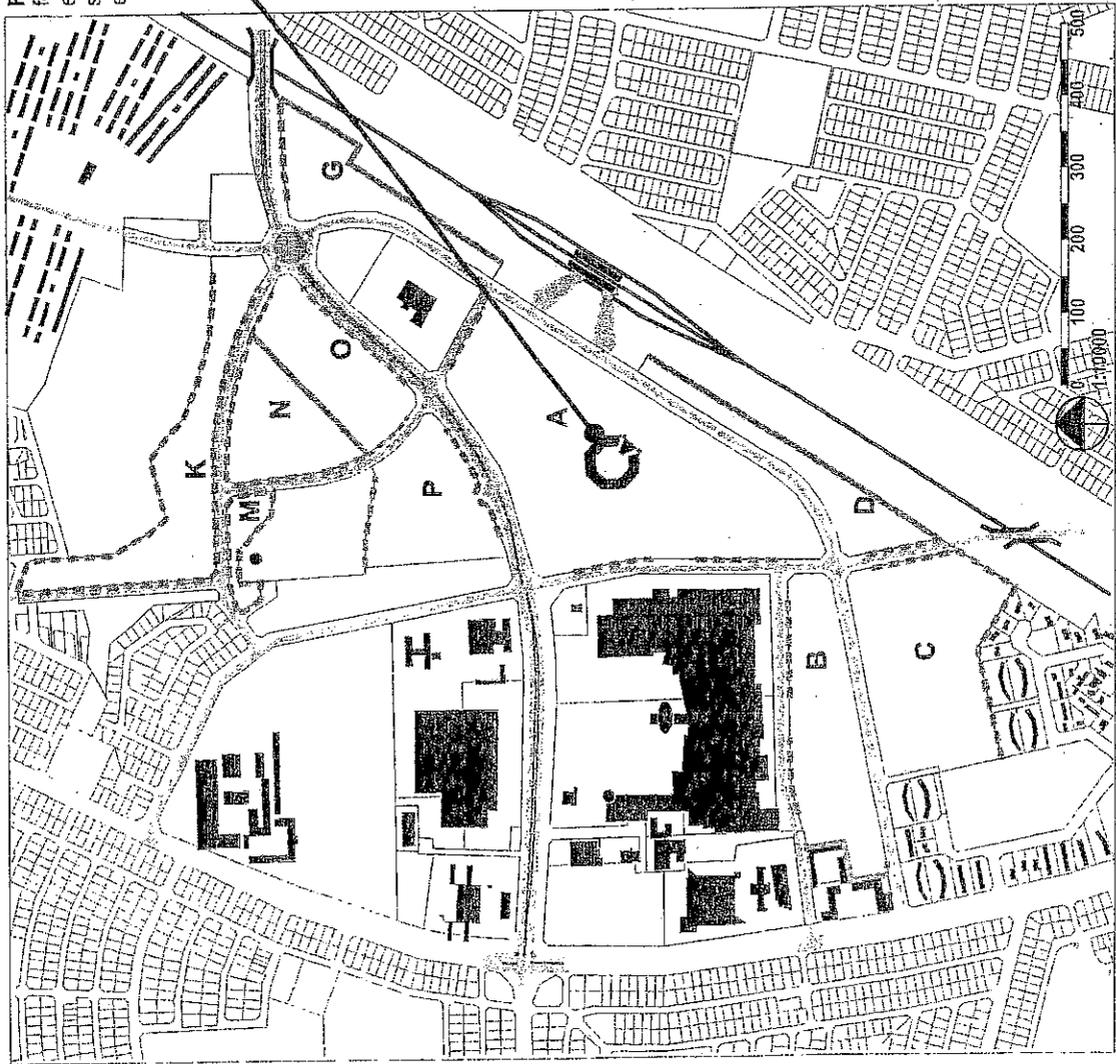
# 9. GUIDELINES - FENCING

**Premise for development in the node:** The intention with guidelines for fencing is to discourage the use of fences and walls and to promote the implementation of environmental-design-for-safety guidelines (e.g. eyes-on-the-street). Security features should be integrated in the design of the building and management of security should be addressed at the entrances into buildings, rather than at the entrances into land parcels / erven.

Existing boundary walls around amphitheatre should be removed. Only controlled security at the main entrance gates into the theatre would be allowed, if needed.

Although it is preferred that buildings define the street / public space and provide security at the building entrances, transparent fencing with lockable gates could be provided on the boundaries in the localities as indicated. Where these overlap with the conditional 0m building line, fencing is not obligatory, but could be provided in the case where the building is located between 5 and 12m from the boundary.

Although it is preferred that transparent palisade fencing is provided where there is a need for such a boundary definition, well-designed boundary walls could be provided on the boundaries in the localities as indicated. No precast concrete structures would be allowed.



Joburg  
City of Joburg  
Urban & Infrastructure  
Development



# 10. GUIDELINES - PEDESTRIAN WALKWAYS

**Premise for development in the node:** The intention with guidelines for pedestrian walkways is to ensure that natural pedestrian desire lines are incorporated in the development as far as possible and that well defined walkways with a sense of enclosure is provided. There is currently a large number of people crossing the area by foot and pedestrian intensity is expected to increase within the paradigm of TOD. Detail design should further promote pedestrianisation and opportunities to negotiate the area by foot should be facilitated through the provision of comfortable, active and attractive walkways. Walkways should be accessible for pedestrians, cyclists and handicapped people and surfaces should be durable to accommodate a large number of users. Public furniture should at least include pedestrian lighting, litter bins and benches. Sidewalks should be treated as an extension of the site as it provides vital pedestrian linkages and contributes towards the image of the area. Walkways should thus be provided on sidewalks in line with the guidelines. Sidewalks should also be landscaped and maintained as part of the property.

Character of this walkway will be determined by the detail layout of the site.

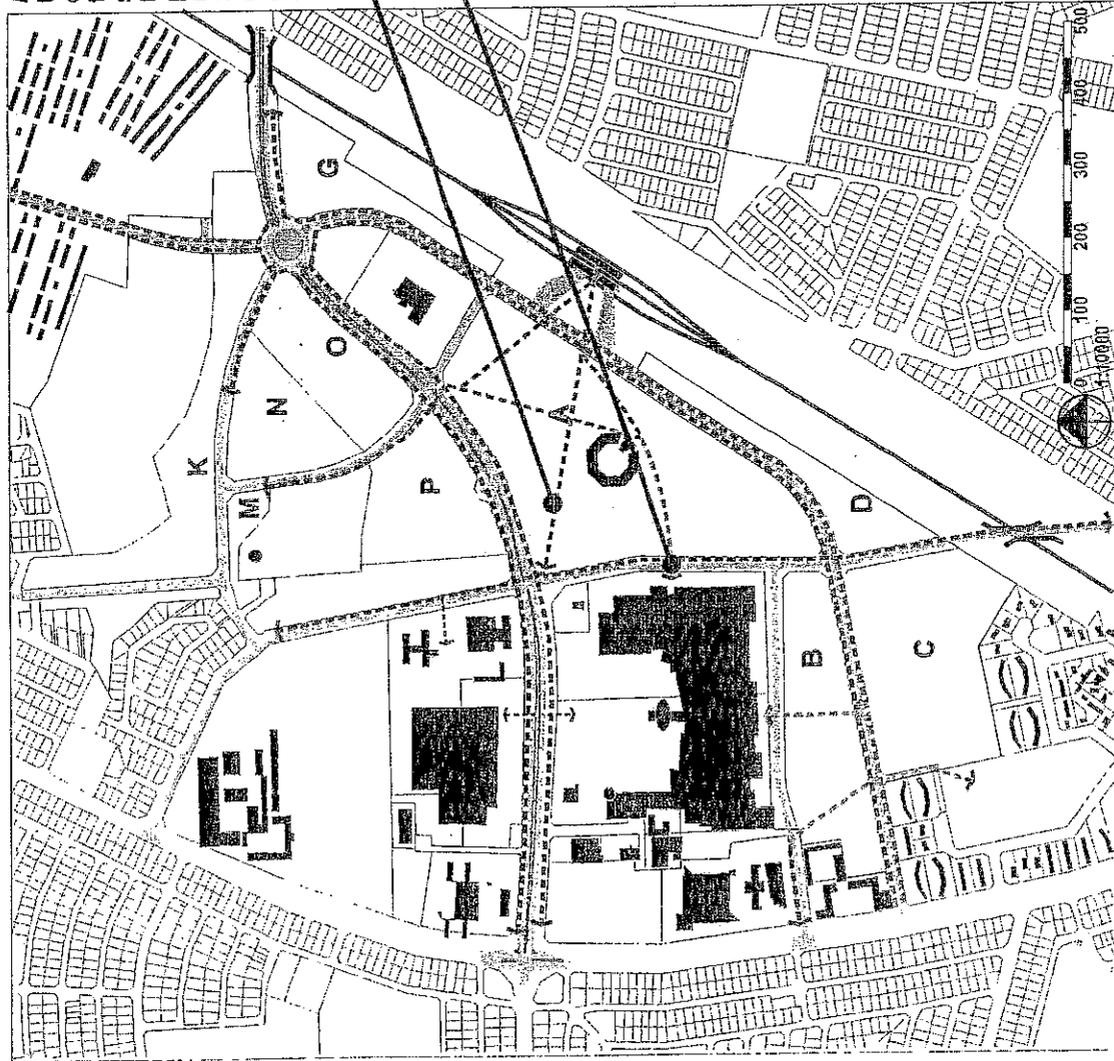
Pedestrian bridge must be constructed over the road into Jabulani Mall. This should be a continuation of the wide walkway through the entertainment centre and should be at least 10m wide.

A 20m wide walkway zone crossing an open public space (e.g. park) should be provided on the land parcels as indicated. Walkways should be paved surfaces of between 10m and 20m wide and should be enclosed by two rows of trees on each side within the 20m wide zone. Trees should be planted 5m - 7,5m apart.

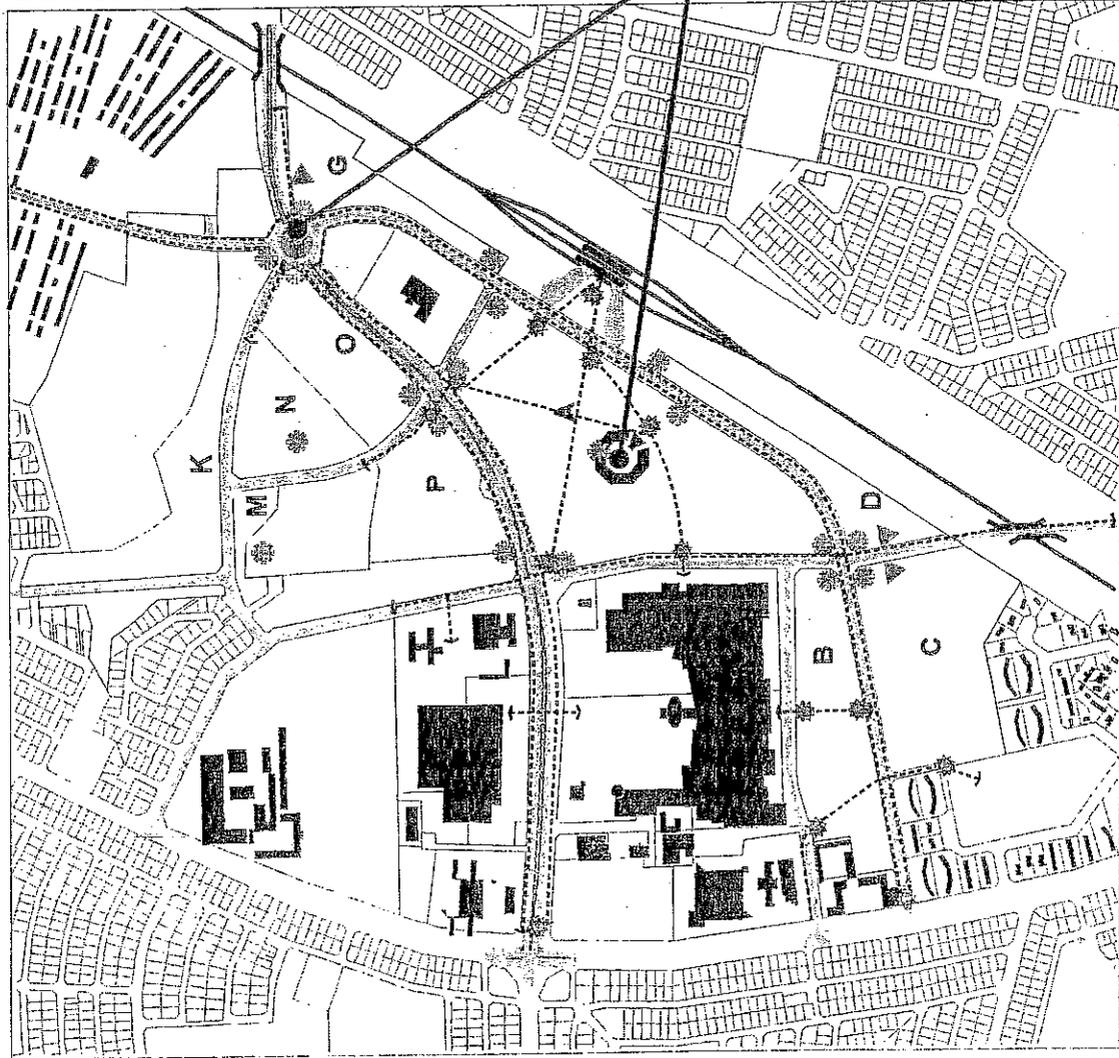
A 20m wide walkway zone should be provided through commercial developments on the land parcels as indicated. Walkways should be paved surfaces of between 10m and 20m wide and should be enclosed by buildings with active interfaces and activities on ground level. The walkway could be covered or uncovered.

Paving should cover the whole sidewalk from the building up to the kerb line and should make provision for pedestrians, cyclists and handicapped people, as well as spill-over activities. A row of trees should be planted on the sidewalk 2,5m from the property boundary, 5m - 7,5m apart.

A paved pedestrian walkway with a minimum width of 1,2m should be provided on the sidewalk on one side of the road (both sides of Bolani Road due to the role it plays in the public transport network). A row of trees should be planted at 5m - 7,5m intervals on the sidewalk all along the site boundary.



# 11. GUIDELINES - BUILDING AND SPACE DESIGN



**Premise for development in the node:** The intention with guidelines for building and space design is to ensure that a sense of place and identity is built into the design of the node. Former township areas developed - for historical reasons - with a strong sense of monotony and dreaminess. Yet, in spite of the monotony in built form, Soweto in particular, developed a distinct character rendering it with richness not found anywhere else. Whilst new developments in these areas are very welcomed and supported, care should, however be taken not to merely duplicate the monotonous built structures and ill-defined public spaces found in traditionally white suburbs in traditionally black areas. It is important that identity of the area is maintained, supported and enhanced without compromising on quality. The creation of liveable 24 hour communities with legible and imageable places and spaces is critical to establish a truly unique node in the Joburg urban landscape.

**Architecture:** Buildings should create an architectural showcase for contextually appropriate and aesthetically pleasing contemporary design in Johannesburg. Special attention should be given to corner definition and focal points, entrance definition, surface articulation, colours, materials and textures, building mass, natural and artificial lighting, signage and detail design. Although the context is completely different (especially with regards to mixed-use vs single-use), the recent "Jozi Style" competition run by JPC provides valuable input into the architectural debate. Environmentally responsible building design ("green buildings") will be favoured.

**Public space design:** South African cities are plagued with left-over spaces. Vibrant and quality hard and soft spaces should not (seemingly) be provided as mere afterthoughts, but should be integrated in the design of buildings, and should become the heartbeat of the area. This is of specific importance in a node where higher density and intensity (per implication more people) are envisaged and promoted. All sidewalks between the site boundary and the kerb line should be treated as an extension of the site.

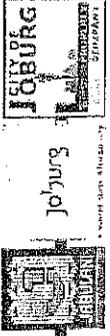
Reception space and focal point defining the major entrance into the node.

The amphitheatre has significant heritage value. Although preferred, it is not required that the structure be retained in its current state and / or locality. It is, however, required that an amphitheatre is incorporated as part of the development on Parcel A to honour its historic presence on the site. In this regard, the footprint should be acknowledge in some way or another in the design of the development and materials should be used creatively in the new structure. The amphitheatre need not be an enclosed space, but could be orientated as such to provide for performances towards spectators in the park. The amphitheatre should provide a focal point in the space and uplighting of the structure, in memory of the original one, should be incorporated.

Reception spaces (mainly focused at pedestrians) should be well defined through an opening in the built form / landscaping and a wider paved area in the form of a square. These spaces define entry points into the node and/or various parts of it.

Building design should ensure an appropriate corner definition and should provide a focal point for enhanced legibility.

Building design should provide a focal point when entering the area and should not turn a blank (backside) wall to oncoming traffic.



Joburg  
City of Johannesburg  
eThekweni Metropolitan Municipality

JABULANI NODE DEVELOPMENT GUIDELINES LAND PARCELS A, B, C, D, G, K, M, N, O, P

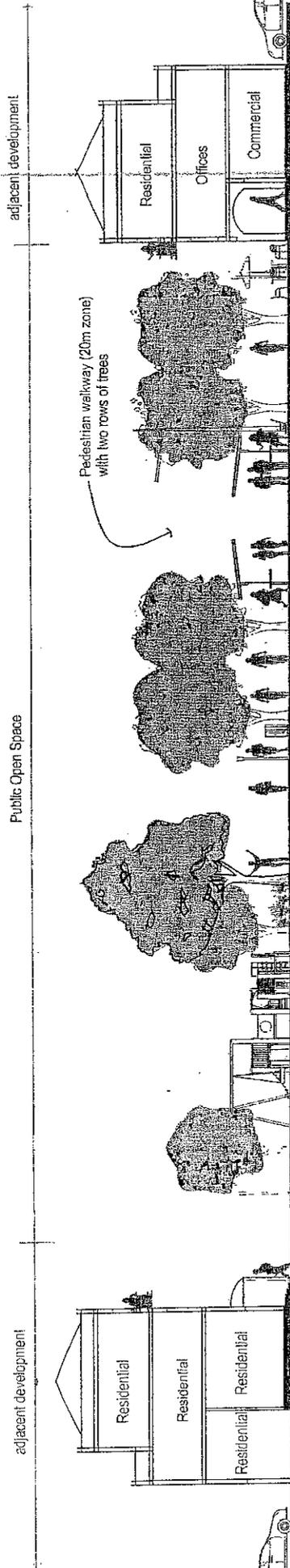




**PUBLIC OPEN SPACE**

*Character of the space:* Public spaces are characterised by vibrant activity (both formal and informal) occupying the space. A fine grain of human-scale development defines the edges of the space.

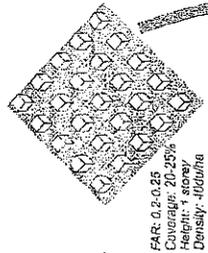
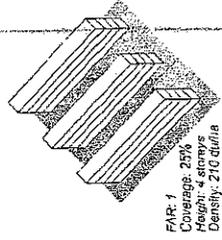
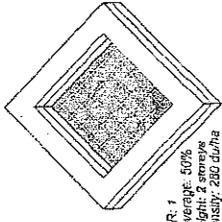
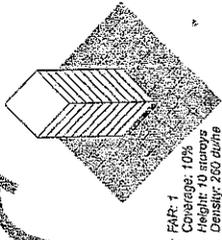
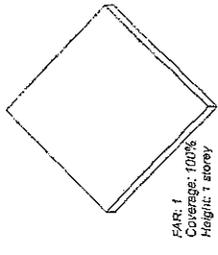
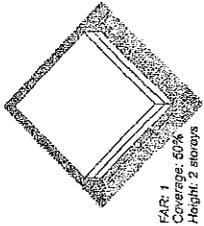
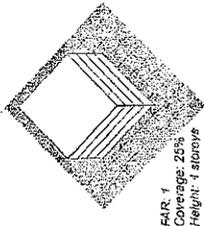
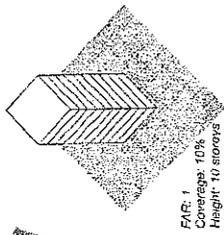
*Building interface:* No introverted building design will be supported. 75% of the ground floor facade must be transparent (e.g. shopfronts), in the case of non-residential ground floor uses, with main entrances provided from the space. Activities inside the building should also create activity on the public open space (e.g. restaurants / coffee shops). No solid wall may be longer than 5m. A continuous arcade or canopy as walkway of at least 1.5m should be provided along the length of the whole building. 50% of the first floor should be transparent. Upper storeys must preferably have balconies looking out onto the space. No fencing may be provided on this boundary. In the case of a purely residential development, the building should also front directly onto the space and entrances into the buildings should be handled at the entrance of the building and should be facilitated through a change in height. Windows and balconies should allow for informal surveillance of the space. Fencing should be provided on the boundary to link two buildings, but should preferably not be provided all along the boundary of the space. No building should have any backside turned to any part of the space.



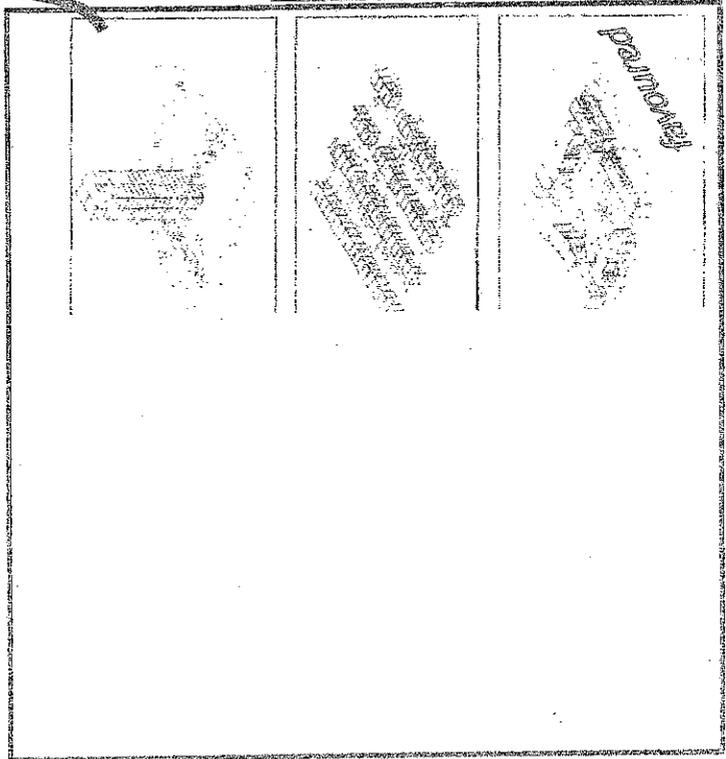
# 13. GUIDELINES - RESIDENTIAL DESIGN

## CHOOSING THE RIGHT TYPOLOGY

Different built forms are created with the application of different controls. For instance, a FAR of 1 could either result in a tower block or in a two-storey building covering half of the site. It is thus clear that different controls should be applied creatively to produce the right built form for the node.



As indicated here, different typologies might have different advantages and disadvantages.

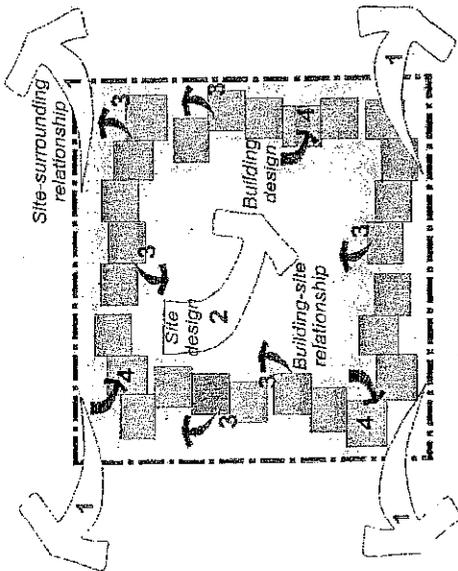


Different typologies seem to work out naturally within certain control parameters, as indicated below.

Building typologies falling within the range of "Walkup flats" is the favoured typology taking into account its advantages in providing for a density of between 100 and 120 dwelling units / hectare as proposed.

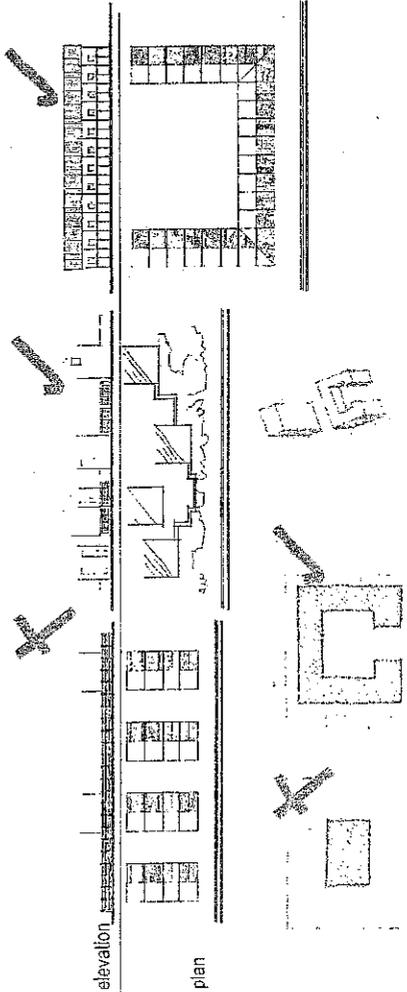
## DOING THE RIGHT DESIGN

The ultimate aim in the development process is not only to provide housing, but to create quality living environments as integral part of sustainable settlements. Sustainability has implications for all levels of settlement making. Thus, to be successful, a housing development should "perform" in four focus areas (see graphic). The principles and implications for sustainability on planning and design in these focus areas are highlighted in the following:



### Focus Area 1: Relationship between the site and its surrounding environment

- **Contextual fit, integration and densification:** The development should respond to the proposed vision and established townscape, landscape and architectural context surrounding the site.
- **Community pride:** The development should be of quality design in order to contribute towards the creation and enhancement of community pride and sense of belonging. The development should be of such quality that it would also contribute towards enhanced quality and increased land value within the node / settlement. At this point it is important to note that "high quality" does not necessarily imply "more expensive". Innovative design could go a far way in establishing quality living environments that are also affordable.
- **Connectivity and integration:** The development should be fully integrated in the surrounding environment through the establishment of a permeable layout that is well-connected (especially on a pedestrian level) with surrounding land uses and movement networks. The development should not only accommodate pedestrian movement, but should also promote it (together with public transport) as preferred mode of transport.



### Focus Area 2: Site design

- **Sense of community and Mixed-use:** The integration and design of buildings, spaces and amenities on the site should contribute towards the creation of a community feeling, enhanced dignity and a sense of belonging for the residents. This includes the integration of play spaces, places / spaces for social interaction and places providing basic economic services. The mix of uses on site should contribute towards the sense of being a community.
- **Sense of place and Liveability:** The configuration of buildings and spaces on the site should contribute towards the establishment of a sense of place (which is more than the mere sum of all dwelling units). Adequate liveable open space on site should be provided.
- **Accessibility and Pedestrian dominance:** Especially within a TOD node it is of utmost importance to embed the importance and dominance of pedestrians in the design. Although vehicular access should be adequately provided for, the design should illustrate the submissiveness of cars through shared parking, reduced vehicle speeds and dual-use of parking areas.
- **Safety through design:** The layout of the site should support the principles of environmental-design-for-safety. No "dead" spaces should be created on site and all spaces should be well-used and overlooked by adjacent buildings to ensure informal community surveillance.
- **Landscaping:** Ample trees and soft landscaping in line with the principles of biodiversity and resource-efficiency (e.g. low maintenance, waterwise, local plants) should be provided for on site. Landscaping contributes to enhanced self-respect and dignity to residents.

### Focus Area 3: Relationship between building and the area of the site surrounding it

- **Spatial hierarchy:** A hierarchy of spaces should be established and should provide clear transitions between public (communal), semi-public, semi-private and private spaces.
- **Safety through design:** The layout of the site should not provide an introverted design with buildings turning their back sides onto the street and other adjacent public spaces, thus creating the need for fences and boundary walls. The design should support the principles of environmental-design-for-safety and buildings should overlook the street space and provide direct entrances on the street to ensure integration with and informal surveillance of the public space.

### Focus Area 4: Building design

- **Variety and Choice:** A wide range of dwelling units should be provided in terms of size and type to cater for various income groups, age groups and family groupings, as well as the disabled.
- **Innovation and Appeal:** Building design should be innovative and attractive in order to contribute to an enhanced neighbourhood quality and should support "destigmatisation" of the area. The design should further be location-specific (one design should not be used all over the country). It should also make use of interesting materials that are applied in an interesting manner. Again it should be stressed that innovative design need not be expensive, with the aim nestled in the challenge to use affordable materials and construction methods in an interesting way.
- **Resource-efficiency:** Building design should be energy-efficient in order to improve liveability, reduce the financial burden on residents and avoid the safety and health risks associated with (especially) space heating in winter. Principles of passive solar design should be applied and energy-efficient and water-saving devices should be installed. Although energy-efficient design is more expensive to implement, it holds tremendous cost-saving and liveability advantages in the long term, with a pay-off time cycle of approximately five years.

# 14. IMPLEMENTATION AND MANAGEMENT

## DESIGN AND IMPLEMENTATION APPROACH

- Phasing might be possible, but it is important to create the right elements in the right place and at the right time in order to ensure that the site has a sense of a coherent unity at any point in time. If phasing is intended, this should be indicated on a plan.
- Although the guidelines establish a framework for development, they do not intend to limit architects' and other designers' creativity. The main purpose of the guidelines is to ensure an appropriate public response and high quality public domain to be created through the development. Should the need arise to change some of the guidelines in the negotiation process, this should be motivated very strongly and considered very carefully. Changing one element might have implications for another component not foreseen at that stage. Thorough investigation should thus precede a final agreement.
- As part of the tender submission the following drawings should be provided:
  - Major elevation on each of the parcels;
  - Section through each parcel;
  - Site Development Plan;
  - Landscaping plan (could be incorporated on the site plan);
  - Phasing plan (if applicable); and
  - A description (text and graphics) of the rationale and detail for the proposed design and illustration of how it supports the approach and requirements as set out in this guideline document.
- Should a specific tender team be accepted, CoJ and JPC retain the right to require modifications on the design concept and/or detail proposals. Once a team has been accepted, Council officials, or anybody appointed by them, should form part of the design process in order to provide inputs in terms of the conceptual and detail design.

## MANAGEMENT

- All public spaces should be accessible by the public for 24 hours of the day.
- Entrances into buildings might be controlled and could only be publicly accessible for "normal" business hours to be agreed between the developer and CoJ.
- The public toilets should be integrated in the design of the entertainment centre on Parcel A. The design could allow for a caretaker unit where a person responsible for the maintenance and cleaning of the facility could stay to ensure a 24 hour presence. Final decision of this should be taken in consultation with the relevant department of the CoJ.

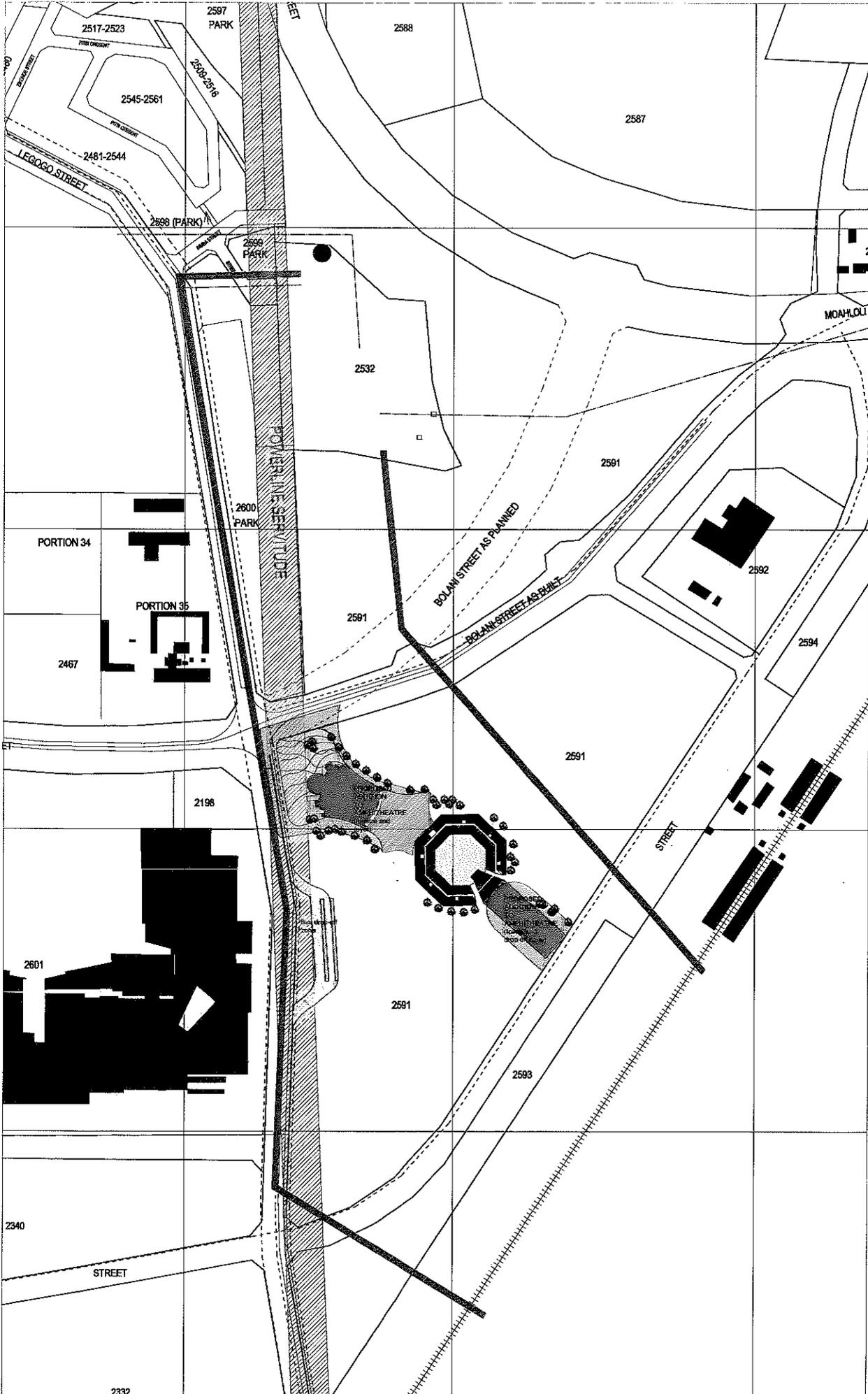


Joburg



JABULANI NODE DEVELOPMENT GUIDELINES LAND PARCELS A, B, C, D, G, K, M, N, O, P





© 2006  
 Drawn: M. J. van Dyk

NOTES:  
 1. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.

NO.	REVISION	DATE

Jabulani Theatre

**AFRI-ETS**

100 The Arcade, Durban 3001, Johannesburg  
 P.O. Box 5001, Durban 3001, Johannesburg 3001, South Africa  
 TEL: +27 31 2 100 1000 FAX: +27 31 2 100 1001  
 E-MAIL: info@afri-ets.co.za

**SITE PLAN**

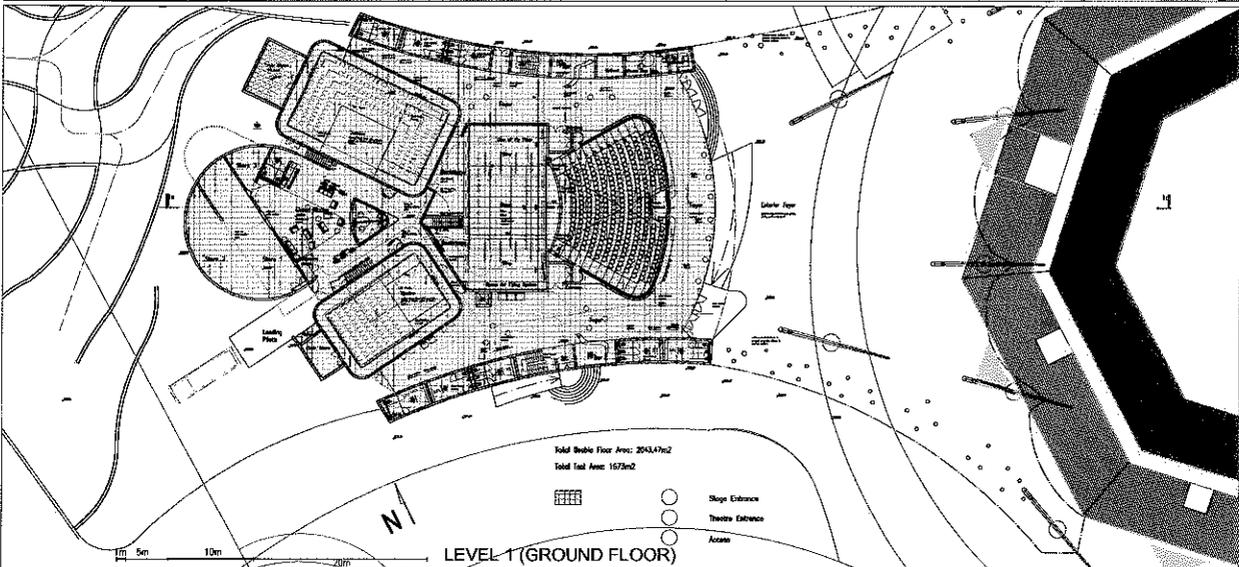
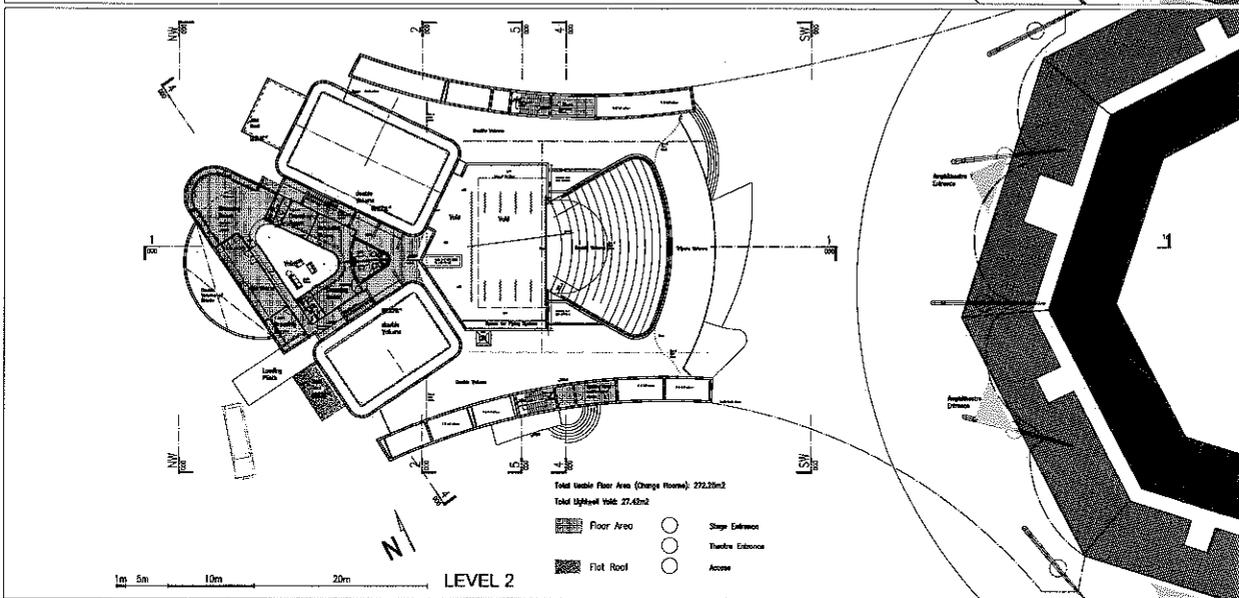
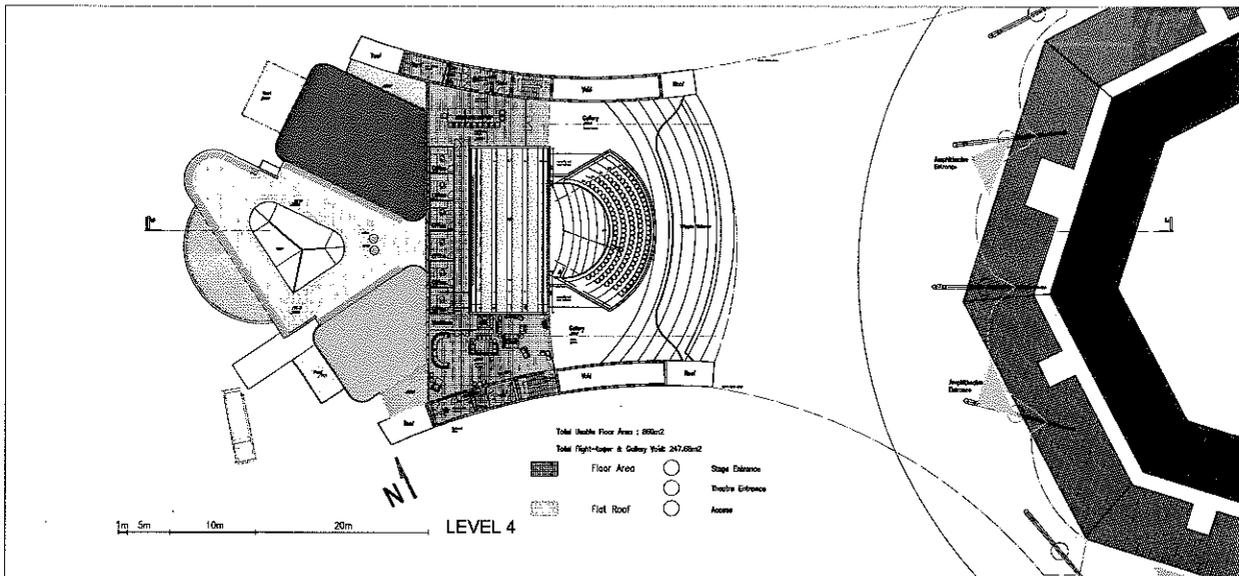
NO.	REVISION	DATE

Client	CONCEPT DESIGN	DATE	02-12-06
Scale	1:1000	Sheet	35
Project No.	08-127	Drawn by	01 SK Q

**NOTES**

1. All dimensions are in meters unless otherwise stated.
2. All dimensions are to the centerline of walls and columns.
3. All dimensions are to the centerline of walls and columns.
4. All dimensions are to the centerline of walls and columns.

NO.	REVISION
1	ISSUED FOR PERMIT APPLICATION
2	ISSUED FOR PERMIT APPLICATION
3	ISSUED FOR PERMIT APPLICATION
4	ISSUED FOR PERMIT APPLICATION



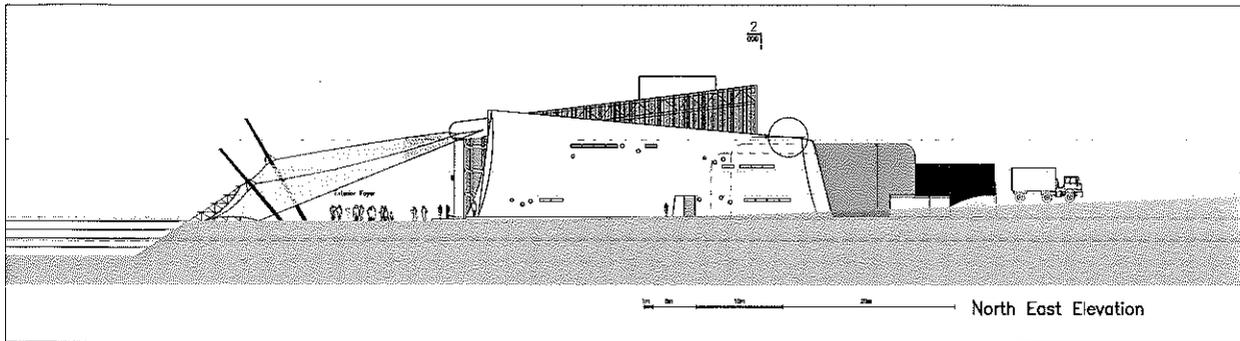
**Jabulani Theatre**

**AFRICANA**

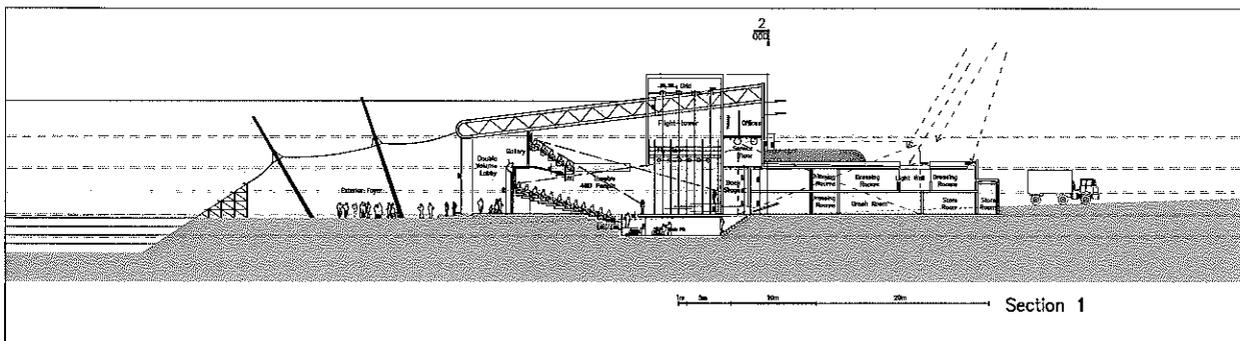
130 De Wet, Pretoria, 0001, 011-455-1111  
 Tel: 011-455-1111, 011-455-1112, 011-455-1113, 011-455-1114  
 Fax: 011-455-1115, 011-455-1116, 011-455-1117, 011-455-1118, 011-455-1119  
 Email: info@afrikanas.co.za

**SCHEMATIC CONCEPTUAL PLANS AND SECTION**

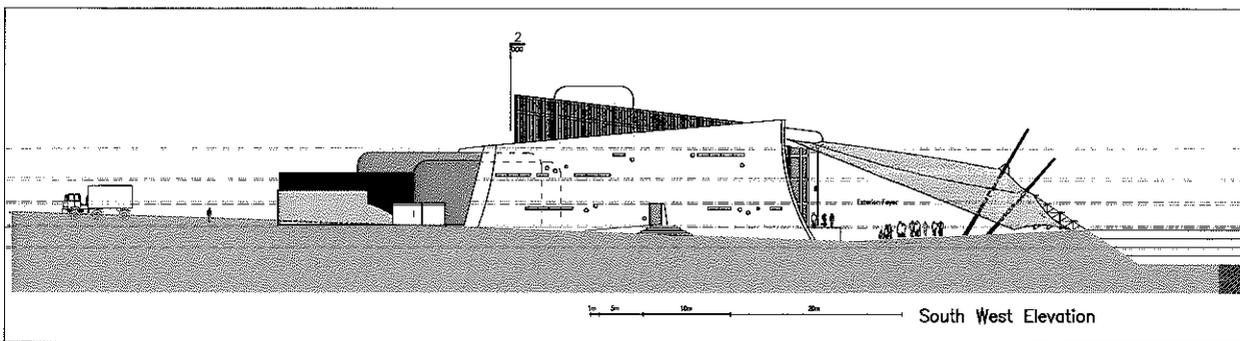
CONCEPT DESIGN		
DATE: 08-12-07	SCALE: 1:200	PROJECT: 14-08-06
NO: 01	SK: 4	



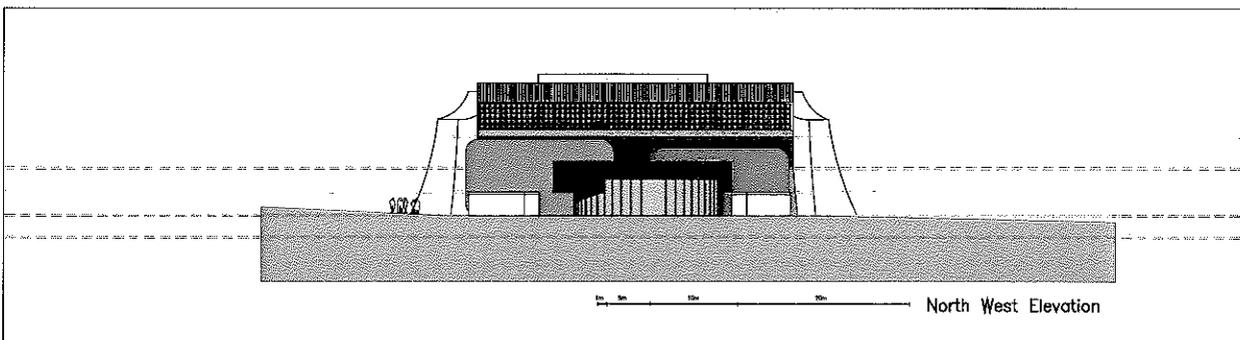
North East Elevation



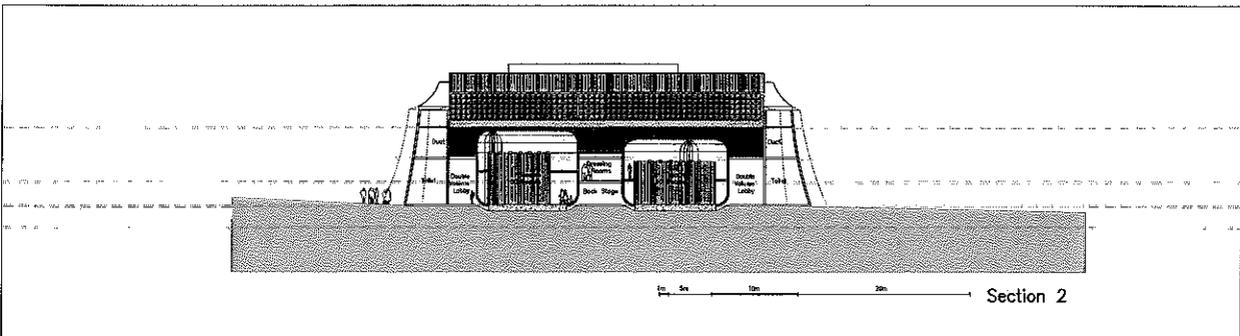
Section 1



South West Elevation



North West Elevation



Section 2

Client: ID  
 Drawing: 08-127

NOTES  
 1. All dimensions are in meters unless otherwise specified.  
 2. All dimensions are to the centerline of the element unless otherwise specified.

No.	Description

Jabulani Theatre



258 San Antonio, Pretoria 0001, Johannesburg  
 P.O. Box 2000, Sandton, Johannesburg 2146, South Africa  
 T: +27 (0)11 444 1000 F: +27 (0)11 444 1001  
 www.afritech.co.za

SCHEMATIC CONCEPTUAL ELEVATIONS AND SECTIONS

CONCEPT DESIGN		
Client	ESDA	03-10-13
Scale	1:200	3D
Project No.	08-127	14 SK 1