

Social Inclusion

a platform for social integration in Cosmo City



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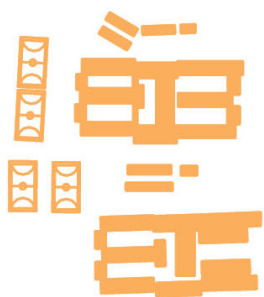
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Declaration





***This document is dedicated to my family.
Thank you for your enduring support and endless encouragement.***

Acknowledgements

To my loving parents, thank you for giving me the privilege to study and for letting me live my dreams. Thank you for always believing in me and supporting me throughout the years. To my papa, thank you for always putting me first when it came to my studies and making sure that everything was ok. To my mama, thank you for always having faith in me. And for helping me with all those last minute models I had to make.

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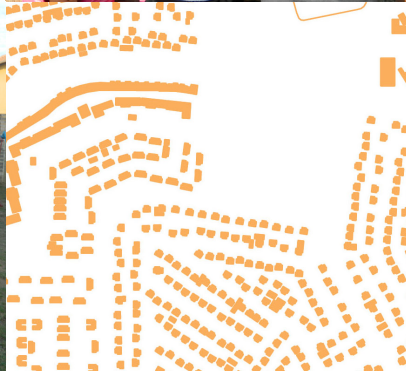
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Abstract

page 2

Introduction

page 3

Chapter 1-Theory

Essay 01

page 5-32

Social Inclusion

Chapter 2-Context

Essay 02

page 33-66

Cosmo City: A 'new city' typology for South Africa

Chapter 3-Research & Mapping

Developing a programme

3.1 Why Cosmo City? The development has created an exclusionary environment

page 71-72

3.2 Why Cosmo City? Lack of facilities and amenities

page 72

3.3 The Inclusive and exclusive location of Cosmo City

page 75-76

3.4 Mapping exclusive spaces in Cosmo City

page 77-80

3.5 Mapping inclusive spaces in Cosmo City

page 81-88

3.6 Analysing an existing support structure in Cosmo City Oasis NGO .Alabama Road,Cosmo City_Ext 4

page 89-90

3.7 Cosmo City Workshop

page 91-100

3.8 The Programme: Cosmo City Sports Centre

page 101-102

3.9 Understanding the 'space' and typology

page 105-112

Chapter 4-Design

Design development

4.1 Charette exercise

page 117-126

4.2 Site Selection & Analysis

page 127-136

4.3 Site response

page 137-138

4.4 Design principles

page 139-140

4.5 Generating Form

page 141-142

4.6 Design development

page 143-150

Chapter 5-Design and Technology

Cosmo City Sports Centre

5.1 Site response and massing of programme on site

page 153-156

5.2 Cosmo City Sports Centre

page 157-174

5.3 Construction and Technology

page 175-184

5.4 Design Summary

page 185-190

5.5 References

page 191-192

Document Structure

1. Introduction

What is this thesis about?

2. Essay

Social Inclusion

3. Context

Cosmo City, Gauteng, Johannesburg,
South Africa.

4. Design

Cosmo City Sports Centre

Abstract

The thesis ,aims to explore, how architecture as a tool can create an inclusive environment that allows diverse people to gather and socialise. And in addition question how principles of movement, access, multi- use and open space can create a design that becomes responsive to its context and users.

The research Context for the thesis is based in Cosmo City. Cosmo City is described as a mixed use inclusionary housing development that was designed to integrate families from different income groups. The development has replicated the forms of an apartheid township. Which has no attempt to create an urban development that encompassed qualities of inclusivity and integration. But in contrast the impression was that of exclusion and isolation.

Through mapping, photographs and sketches I was able to illustrate inclusive and exclusive spaces, informal activity and formal facilities of Cosmo City which gave more insight into understanding the context from all perspectives. Through an in-depth analysis of the context and a workshop with residents.I was able to develop a programme for a Sports Centre facility that aims to provide a platform for social inclusion and development in Cosmo City.

The aim of the design intervention is to create a space that accommodates all users and various types of activity that can bring people together. The design intervention should allow for access to facilities and resources while providing a framework for informal and formal activity to take place freely. The intervention ultimately sets the pre-conditions to allow for inclusive activity and integration to take place in Cosmo City.

Introduction

As cities grow and become more diverse, so too do the boundaries between cities, communities, and individuals. Increased diversity brings with it ethnic, race, national, religious, gender, class, and sexual differences, which are at one sources of creativity and innovation but also of conflict and contradictions (Kihato, et al., 2010:3).

The main catalyst for this thesis was sparked off after reading the book *Urban Diversity, Space, Culture and Inclusive Pluralism in Cities Worldwide* by Caroline Kihato (2010).

The above quote began to question what is the role of architecture and urban design in the twenty first century city as we see cities growing and becoming more diverse, making the boundaries between groups and individuals even closer. (Kihato, et al.,2010:3). This occurrence then begins to affect the way in which people inhabit space and how one designs space, being it a public space or private space.

The thesis aims to explore how architecture as a tool, is able to create an inclusive environment that allows diverse people to gather and socialise. And in addition question how principles of movement,access,multi- use and open space can create a design that becomes responsive to its context and users.

Why Cosmo City?

When looking at the history and process of urbanisation and housing in South Africa, not much has changed from the apartheid town planning schemes of townships, which have failed to create settlements that accommodate and enrich peoples' lives (Dewaar 1991:1).

The apparent outcomes of these so called 'new' developments are shocking. A recent example of a recent housing development in South Africa is Cosmo City, located in the North Western part of Johannesburg. What drew me to this specific development, was its intention to create a mixed-used integrated developed that would house people from different income groups. I was intrigued to see how this development was designed to create an integrated 'community'. However in reality it was awful to see what was being replicated from the apartheid township of Orlando, Soweto. Even though there was a variety of housing typologies, there was no attempt to create an urban development that encompassed qualities of an inclusive and integrated development. But in contrast the overwhelming impression was that of sterility and fragmentation. With each housing type isolated from the other and no visible urban public spaces or civic spaces for people to gather in and use.

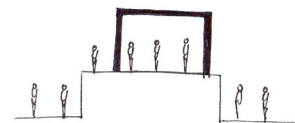
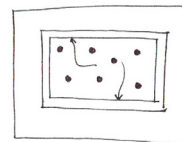
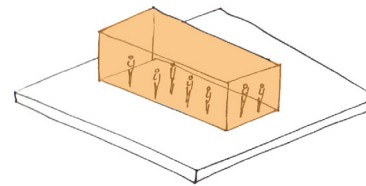
I then began to question why all these so called 'new' housing developments lacked an urban sense and social infrastructure. I was surprised to see that essential forms of social support such as libraries, clinics and schools were not sufficient or did not exist at all. Housing which provides shelter is a necessity for people, however social infrastructure is what builds and develops communities .

This brief visit to Cosmo City then became the foundation for my thesis to develop from, because I saw an opportunity for designing a social facility that could respond to what the development was lacking and address the needs of people at the same time. The first question that emerged from my visit to Cosmo City, was if these social facilities were to exist in Cosmo City, what spatial qualities would they encompass to create an inclusive environment? And In addition how can architecture as a tool, be used to create more inclusive forms for the diverse people of Cosmo City to inhabit.

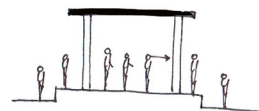
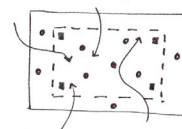
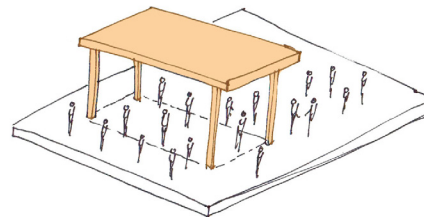
The thesis, to begin with, aimed to analyse and understand the meaning of social inclusion and the spatial qualities of inclusive spaces through theoretical readings, sketches and precedents in an essay. I then spent some time in Cosmo City, where I analysed the context and mapped out the development. Which gave me a chance to engage with local residents in a workshop to find out what was 'good and bad' about Cosmo City. The mapping process and most of the document focuses on understanding the development and the reality of the context. Which allowed me to gain more insight for developing a suitable programme and design intervention for the context.

Through mapping, photographs and sketches I was able to illustrate inclusive and exclusive spaces, informal activity and formal facilities of Cosmo City which gave more insight into understanding the context from all perspectives. Through an in-depth analysis of the context, I was then able to select a site and put a programme together for a Sports Centre facility that aims to provide a platform for social inclusion and development in Cosmo City.

The aim of the design is to create a space that accommodates all users and various types of activity that can bring people together. The design intervention should allow for access to facilities and resources while providing a framework for informal and formal activity to occur freely. The design should ultimately set the pre-conditions to allow for inclusive activity and integration to take place in Cosmo City.



exclusionary space



inclusionary space

Chapter 1



essay 01

Social Inclusion

Introduction

Unpacking exclusion and inclusion in the twenty first century cities

Mutation of public space

Precedent:Fordsburg Market Square

A public space

Inclusionary space

Precedent: Red Location Museum of struggle

Principles of inclusionary space

Precedent:Ahmed Baba Institute

Conclusion

Essay 01

Social Inclusion

Introduction

Historic precedents reveal that a feature of positive environments in the city is its public institutions and public spaces. That set the foundation for movement patterns, urban development and social interaction within a city (Dewar 1991:55).

Public spaces gives cities life and vitality. In public spaces people relax, observe, buy or sell, protest and celebrate. Such spaces permit for the chance to encounter, the spontaneous event, the enjoyment of diversity and the discovery of the unexpected (Franck 2006: 4).

One will seek to understand and examine the meaning of public spaces and their function in society today and question whether architectural design and form can contribute to creating inclusive spaces within cities. Underlying these questions is a search to understand through a series of precedents, and analytical sketches of how added inclusive forms of architectural spatial quality and urban spaces can emerge to encourage inclusion through the use of public spaces and architecture that encompass inclusionary qualities (Kihato, et al., 2010:8).



The sketches illustrate, how forms and spatial layout of a space begin to influence the way, one is able to interact in a space

Unpacking exclusion and inclusion in the Twenty First Century cities

Diversity in the city has brought interesting layers of activity and inhabiting of spaces, in which groups of urban dwellers are creating new platforms for asserting themselves-exposing new languages, cultural forms of expression and trading patterns. Through these activities people are claiming a space in the city. This allows them, to have a voice and a sense of belonging. We can no longer interpret inclusion as simply having a home in the city or participating in the city's economic activities (Kihato, et al., 2010:6). But rather as how one begins to use public urban spaces as social spaces or trading spaces, which allow for inclusivity in the city.

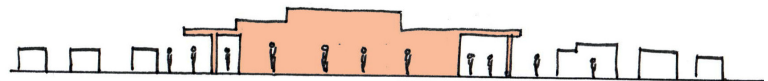
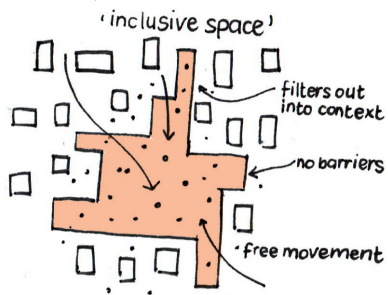
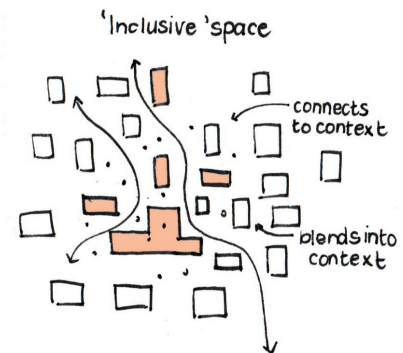
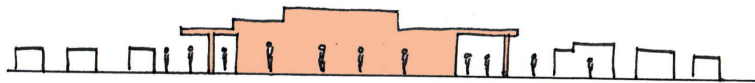
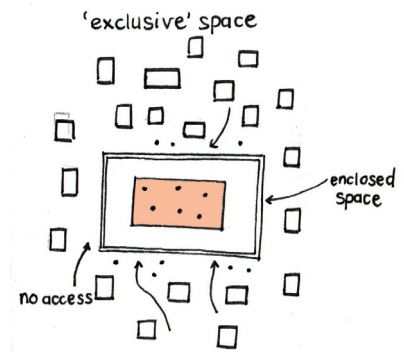
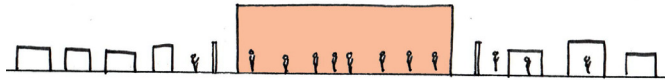
The notion of inclusion has become more spatial over the past few decades, where people are discovering spaces to inhabit as groups or individuals to gather or assert their right to the city. As a result, this current occupying of spaces, in the city by traders and ethnic groups, is changing the way we perceive inclusive spaces and how citizens appropriate these spaces (Kihato, et al., 2010:6).

The normative understanding has been that inclusion is seen as 'good' and 'desirable', while exclusion is perceived as 'bad' and 'undesirable'. Though these two terms can be understood differently when it comes down to citizens choosing to be inclusive or exclusive (Kihato, et al., 2010:6). The notion of inclusion and exclusion becomes selective, as an urban migrant dweller may want the right to trade in the city and require a space for their activity, however does not necessarily seek rights to vote or participate in political activity (Kihato, et al., 2010: 7). Therefore it's the urban dwellers themselves that redefine and give meaning to inclusion and exclusion, through their daily activities and types of exclusive and inclusive spaces they inhabit to carry out their activity.

There has been a debate on whether spaces should become exclusive or inclusive. The topic that sparked this debate was the notion of, economic status, gender, ethnicity and security in public spaces, where certain public spaces have become monoculturally dominated or inhabited by gangs. The debate begins to argue whether public spaces should become exclusive to give people a sense of security or belonging in the city (Shaftoe 2008:16).

Though one may strongly disagree, inclusive urban design has a means of achieving inclusive urban spaces that makes it safer for everyone to gather, rather than creating segregated and exclusive spaces. As a result the inclusive design approach begins to look at issues such as human behaviour, social factors and level of crime in the public realm and physical forms of public space that begin to create a more inclusive environment (Shaftoe 2008:16), through the use of access, movement, openness and visual connections which will be discussed in further detail in this chapter.

Inclusionary versus exclusionary design approach



Mutations of Public Space

In the twenty first century city we no longer see public spaces fulfilling their traditional role as spaces of civic inculcation and political participation. However today the sites of civic and political formation are evolving and distributed as pockets of spaces rather than one central civic space that was situated in the centre of the town. Civic practices and public culture in general are now shaped by other modes of information transfer such as magazines, television and music and not much is transferred in an urban environment (Kihato, et al., 2010:22). Nevertheless there is still a need for people to have public spaces within the city, that allow for personal contact, intermingling and socialising to take place. Public spaces permit groups to gather and interact which becomes visible in a public space and lets people passing by to become curious and engage with the crowds. (Kihato, et al., 2010:22).

Cities are continually making and remaking their public spaces. Whether it's through the revitalising aims of an urban renewal project, or urban regeneration of a public square. Therefore reproducing public spaces (Kihato, et al., 2010: 8). One can understand the mutation of a public square, as a space that was designed symbolically as a place for participation, inclusiveness, open debate and political demonstrations (Kihato,et al., 2010: 9).

However in the twenty first century the square has become a public space for urban retail, a place of entertainment, social gatherings and relaxation. Many successful urban spaces have been designed in such a manner that has allowed them to evolve and adapt to modern lifestyles, where others have become lifeless voids in the city (Kihato,et al., 2010: 9). The Johannesburg inner city is a perfect example of a city that has seen visible transformation in its public spaces. The city has gone through many transformations over the past decade, resulting in the built fabric being left with intriguing voids, which have mutated and transformed city life in Johannesburg.

These open voids tend to be found and occupied by traders that come from neighbouring African countries or Asia. The open pockets of spaces are then transformed to small public urban spaces, which allow for informal activities to take place impulsively along the street edge. These specific trading spaces become a major collector and integrator of spontaneous activities, which aids the city to become a more vibrant and inclusive place for city dwellers (Borden 2000:120). This increase in trading then starts to create an incredibly interesting spatial pattern within the city. Hence trading as an activity in an urban public space in the city context plays an important role in the way that spaces are defined and how people experience these as inclusive spaces.





Fordsburg weekend market on Mint Road

The Fordsburg Market Square

A local example of a mutated space within the Johannesburg inner city is Fordsburg Market Square, which is located on Mint Street. What drew me to this specific example, is that firstly the market has an interesting symbolic history. It is interesting to note, how a historical place that carries old memories is spatially redefined and creates a new space for novel memories in the city that becomes an inclusive space to display cultural differences within the city.

As stated in the book *The Anthropology of Space and Place, Locating culture* by Low (2003). Low states for one to fully understand the concepts of public street and spaces, One must also understand the role that public spaces play in shaping inclusive spaces. In the above mentioned book, Low also speaks about Inscribed spaces, which is defined as the relationship between humans and the environment they occupy, and how people form meaningful relationships with the space they occupy and how they attach meaning to space and transform 'space' into 'place' (Low 2003:1).

The Fordsburg market square, is surrounded by three streets, which allow the streets to facilitate the movement of people and allow them to filter across and around the square. It expresses the site as a place for social interaction and gathering which mainly occurs during the weekends, when the market is set up. The street in this case has two characteristics that are related to form. It functions as both a path and place (Moughton 1992:133).

Over the weekend the pavement on Mint Road is transformed into an extended part of the market that allows the street pavement to become a place for informal trading.

I believe that the architecture and spatial layout of the market in addition plays a role in how the market functions. The Mint Road 'facade' of the Market is open and free of any formal structures .It has no boundaries, therefore allowing people to spill onto the edge of the pavement. The openness of this side of the market also makes it more visible to people from a distance on Mint Road. The Market space is defined by a covered portal frame structure in elevation. In plan, the market layout , has the flexibility and freedom to express the space and trade informally along the street edge and pavement .

One needs to understand the importance of these open public spaces, which become occupied between buildings and streets. And that the open voids then become a 'place' in the city, that allow people to gather and interact. These voids should not be seen as negative spaces or left over land, but rather as an opportunity for city dwellers or traders to inhabit them and transform space into a functional place.

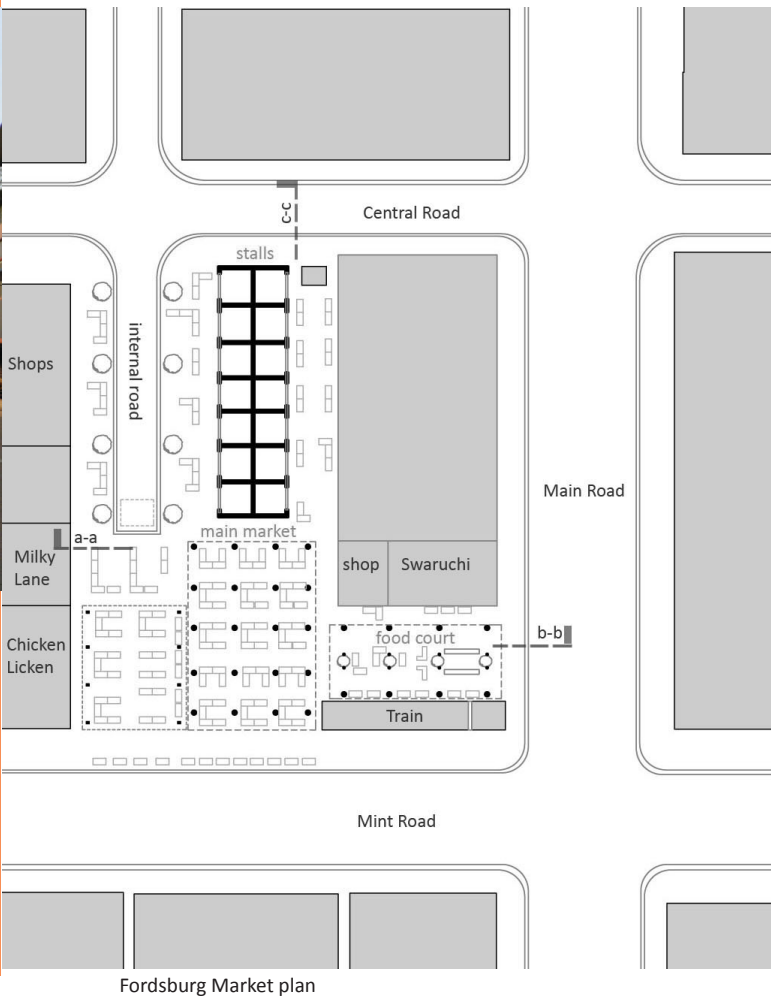
Fordsburg Market has a positive impact on the built environment and community of Fordsburg. Apart from the space being regenerated and transformed into an Indian Market, the space also provides a place in which the Indian community have the opportunity to embrace and share their culture, food and atmosphere of an Indian Market with the rest of Johannesburg. Such inclusive spaces such as the Fordsburg market are necessary in the city to help integrate the diverse community of South Africa.



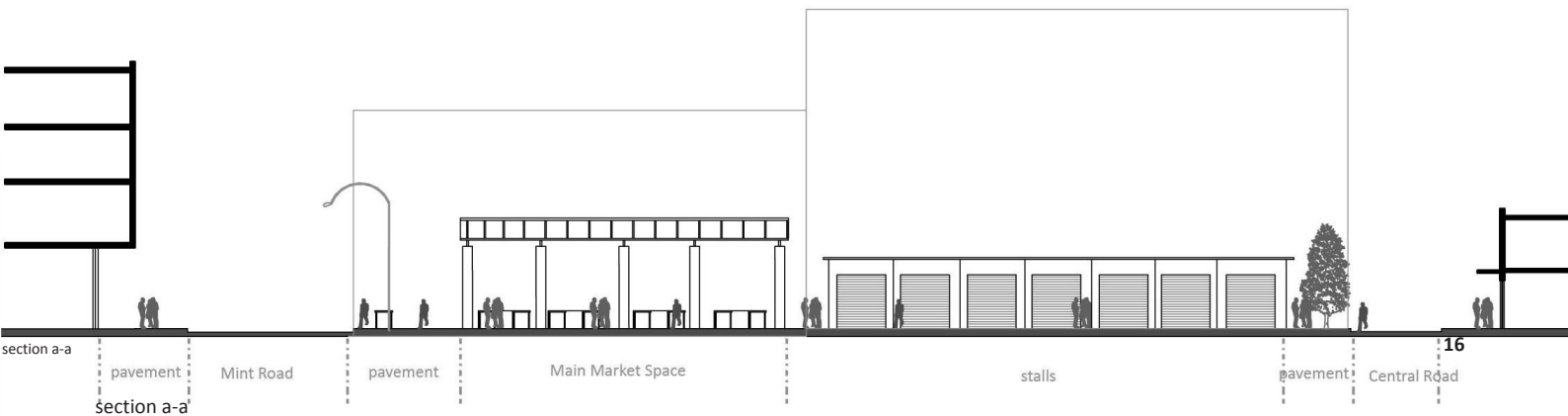
Mint Street Pavement on a weekday



Transformation of the Mint Street pavement on the weekend



Flexible trading space in the Market Square





When public spaces are successful,...they will increase opportunities to participate in communal activity. This fellowship in the open nurtures the growth of public life, which is stunted by social isolation of suburbs. In the parks ,plazas, markets, waterfronts ,and natural areas of our cities, people from different cultural groups can come together in a supportive context of mutual enjoyment. As these experiences are repeated, public spaces become vessels to carry positive communal meanings (Kihato, et al., 2010: 21).



A public 'space'

The term 'public space' connotes the idea of a space that is accessible to everyone-people of all ages, nation, ethnicity, gender or physical handicap (Altman 1989:1).

Urbanists have long held the view that the physical and social dynamics of public space play a central role in the formation of public culture. A city's streets, parks, squares, and other shared spaces have been seen as symbols of collective well-being (Kihato, et al., 2010:22).

One cannot classify a public space as a type, as they come in various forms and scales. They can be interpreted as open spaces, parks, markets, streets and squares. And as closed spaces, such as malls, libraries, town halls, swimming pools, clubs and parks. Every public space has its own rhythms of use and regulation that give it its own identity. The square that is empty at night becomes full during peoples' lunch break. The street that is confined and quiet can become a gathering point for a protest (Kihato, et al., 2010: 27).

These public spaces are used differently by urban dwellers based on their form and activity that occurs within them. One begins to understand that the form of a space does have an impact on the activity that occurs within. Clearly, how people behave in a noisy square where pedestrians are constantly avoiding other bodies and objects will be different from their behaviour in smaller square laid out for cafe life and mingling (Kihato et al., 2010:28).

Public spaces are no more than that – places where the general public are allowed. But at the same time public spaces, not only become important as a social space, but a space for health, wellbeing, learning, conflict resolution, tolerance and solidarity, to mention but a few benefits (Shaftoe 2008:12).

Public spaces serve a number of practical functions, they are used as ,places for trading, meeting, conversing, resting and so on. Yet there is an additional dimension to public space – it can fulfil certain psychological needs as well as purely physical ones. By 'psychology' in this context, I mean anything that affects our behaviour or feelings. There has been substantial interest and study over the years into the relationship between human behaviour and urban form (Shaftoe 2008:12).

Urban theorists have gone as far to blaming poorly designed built environments for 'causing' the high levels of crime being committed in them. At the other end of this field of thinking about the degree to which design of space can influence behaviour are those who note the degree to which people can adapt to their surroundings and 'make the best of a bad job'. In truth it is likely that we both affect and are affected by space. In terms of designing good public spaces, it helps to understand how people are likely to respond and relate to the space available and how they make spaces work for them. Some of this will relate to some basic human behavioural characteristics such as territoriality, interpersonal distance, distribution and the need for different types of observation and communication platforms (Shaftoe 2010: 51).

Inclusionary Space

Inclusionary Space can be described as universally accessible; it offers one of the few opportunities for people to directly encounter other people with different norms, behaviours and cultures. So, for example, in the same city-centre space, skateboarders may be observed by office workers on their lunch-break and people of different ethnicities and abilities can share a bench. People can thus learn about what makes up their society and how other people can have different attitudes, backgrounds and values (Shaftoe 2008:13).

Public spaces also offer opportunities to build up a sense of commonality with your fellow citizens, both through informal encounters and through organized events such as festivals and demonstrations (Shaftoe 2008:13). Without such inclusionary spaces, cities, towns and villages would be mere accretions of buildings with no deliberate opportunities for casual encounters and positive interactions between friends or strangers (Shaftoe 2008:13).

Cities are composed of a great variety of place types that have the potential to become inclusive spaces. In between the more constraining ones such as enclosed malls, churches and office towers, lie public spaces that are often outdoors (Franck 2006: 2). These spaces tend to be more open, fluid and less exclusive. Where there is a greater accessibility and freedom of choice for people to pursue a variety of activities. These spaces then become the breathing space of city life, offering opportunities for exploration and discovery (Franck 2006: 3). Which sets the pre-conditions for integration to occur openly within the city.

As Shaftoe (2008) describes in his book *Convivial Urban spaces*, public spaces are more than just arenas in which people can have a good time; they are at the heart of democratic living and are one of the few remaining loci where we can encounter difference and learn to understand and tolerate other people. Without good urban public spaces, we are likely to drift into an increasingly privatized and isolated society, with all its affiliated problems (Shaftoe 2008:13).

Aside from creating a space that allows people to gather and participate in social activities, urban public spaces also have the potential to generate economic benefits; through people trading informally on the steps of a public square or setting up a food market over the weekend, playing soccer in an open space. These types of activities begin to attract a variety of people. This is an essential element in creating inclusive cities (Shaftoe 2008:19).

Red Location Museum of Struggle (2006). Eastern Cape, Red Location, Port Elizabeth, South Africa. Noero Wolff Architects

A successful example of form and design being able to create an inclusive space is the Red Location Museum of Struggle by Noero Wolff Architects. The museum is located in Red Location, Port Elizabeth. Where its surrounded by run down shacks and nearby industrial area (Gerneke 2009:370). Red Location was the first black township of Port Elizabeth, it was established in 1902 after the end of the Anglo-Boer War, and its name is derived from a series of corrugated iron barracks that are a rusty red colour .The Red Location community was one of the first to confront Apartheid laws. The museum was designed to commemorate the community and the historic events that took place in Red Location. The museum comprises of an auditorium, library, art gallery and office space. There is also a memorial space to commemorate the local hero's of the struggle (Knipe 2005:13).

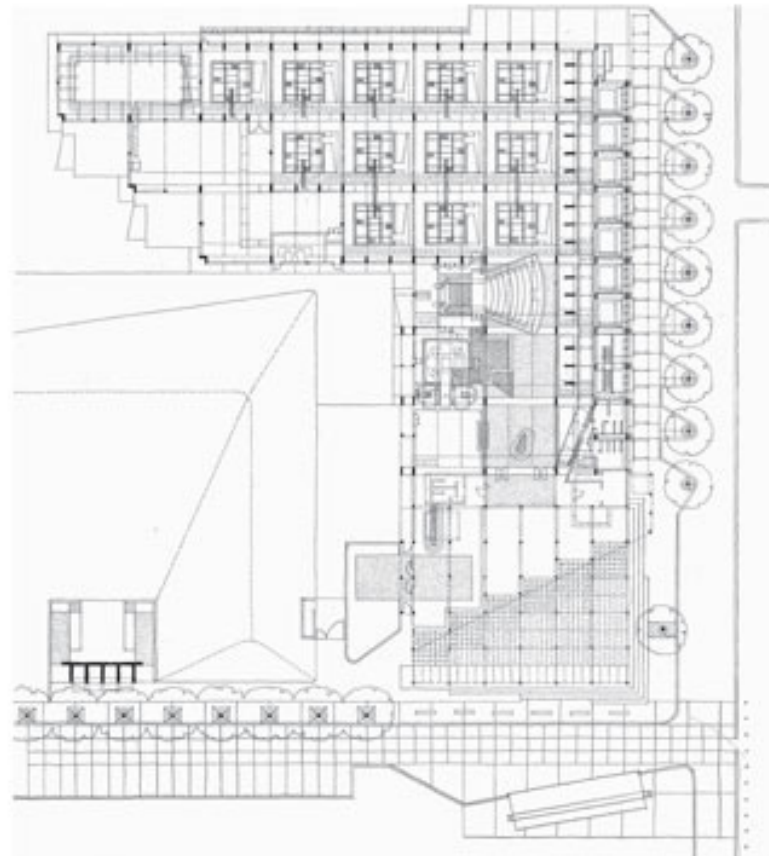
When analysing the scheme, the first element that makes the museum an inclusionary form is its chosen materials and form of the roof. The use of corrugated sheeting and saw tooth roof has been reflected from its surrounding context of shacks and warehouse structures. The use of concrete allows the structure to be robust and allow for people to engage with the building freely, while also showing its permanence as a public building .Even though its scale is larger than its surrounding neighbours, the building becomes one with its context through form and materiality. Secondly what makes the museum an inclusive space, is its response to the context and layout of the building, although the main focus of the space is a museum, the exterior space of the museum has been designed to respond to the context and allow for other informal activities to occur around the museum space.

For example the eastern side of the building becomes a habitable wall for trading, seating, a play area for children and a parking space for taxis. The front entrance comprises of a gigantic covered pergola structure, which marks the entrance to the building, but at the same time becomes a public gathering space. The scheme also provides a softer grassed area outside the gathering space which has a huge screen for an outdoor cinema (Knipe 2005:17).

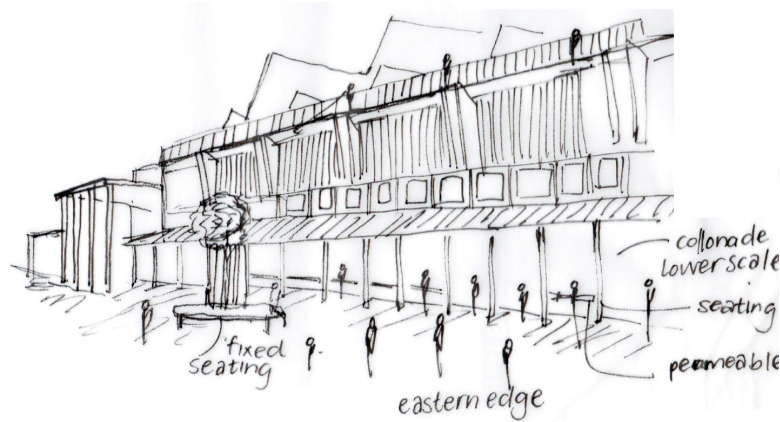
The Red Location museum becomes an inclusive space through the use of design elements such as access, materiality and multi-use. This allows the surrounding residents of Red Location to use the space freely as an extension of their own yard, where adults gather and children play in the public space. There are permeable boundaries that exist in the scheme that allow people to access the space freely, allowing it to blend into the context. As stated by Allison and Peter Smithson in their seminal work *Ordinariness and Light*, they describe architecture as having the ability to act as a framework that become the backdrop against which people can act out their daily lives, which Red Location Museum has achieved through architecture (Knipe 2005:14).



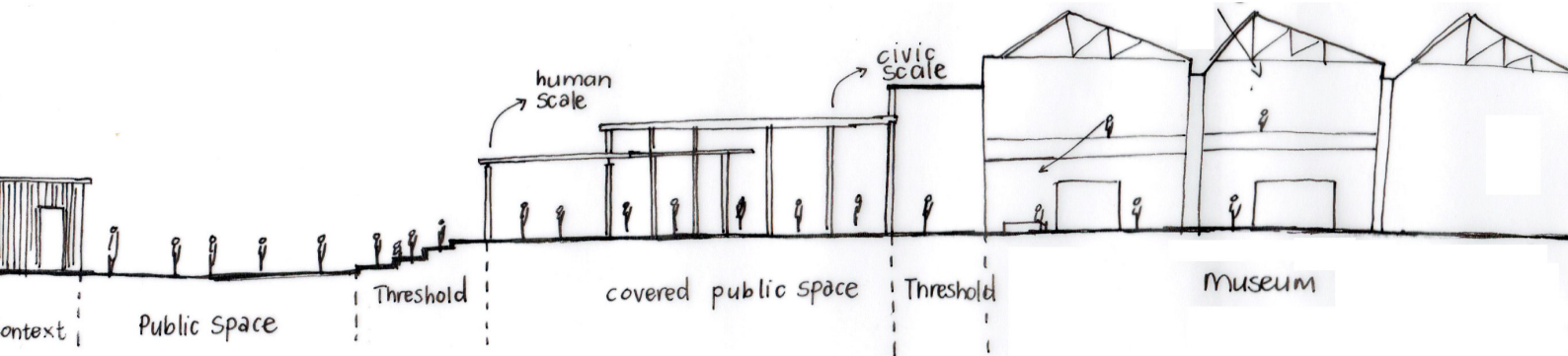
01.Red Location Museum of Struggle



Ground floor plan (Neuro Wolff Architects)



The eastern edge of the museum, that allows residents to inhabit the edges and use the space for trading or informal gatherings



Section and perspective after Neuro Wolff Architects



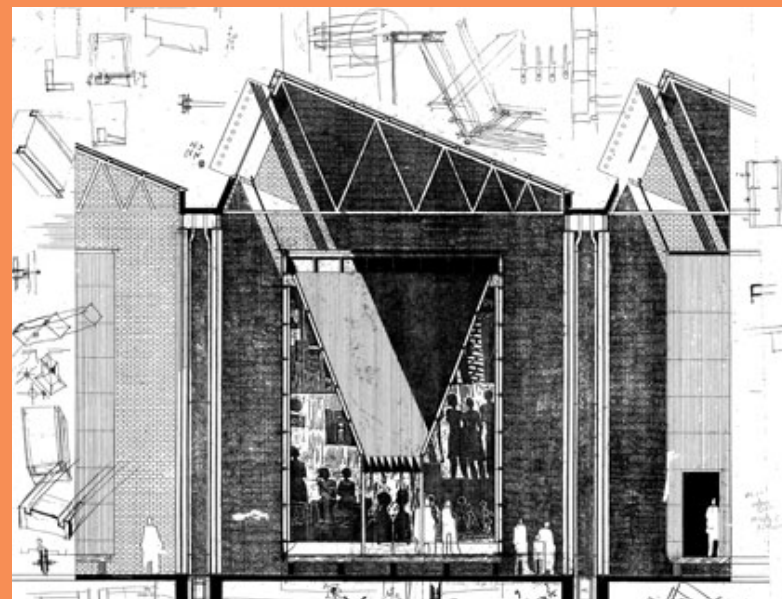
02.Red Location museum in the heart of the Township



03.'Informal edge of the building' East elevation of the museum



04.Multi-use public space being used for public HIV Aids campaign

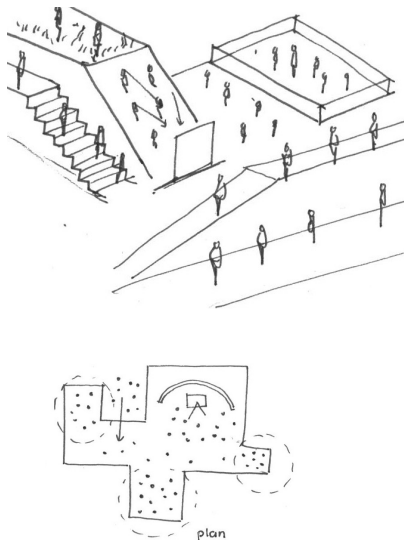


05.Section through the museum showing the roof structure

Principles of 'Inclusionary' space

Public spaces depend highly on the people that occupy the space and the activity or programme that takes place in a space that allows for people to gather and mingle, however at the same time the physical form and aesthetic of the public space is also critical, in the success of that space and the way it's being used. Therefore the openness, form, programme, arrangement and movement in public spaces become, an important factor in shaping human interactions in a public space (Kihato et al 2010: 27).

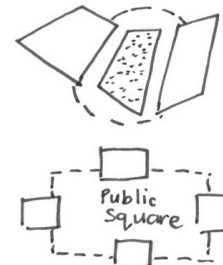
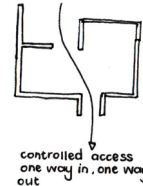
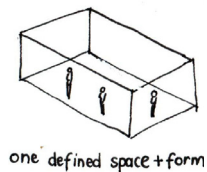
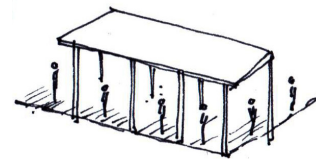
Public spaces should be designed to be multi-functional, they should be made with a generosity and generality which enables them to accommodate a variety of activity (Dewar 1987:56). These spaces should be designed to allow for people to experience economic, social, cultural and recreational opportunities within a single space (Dewar 1991:16).



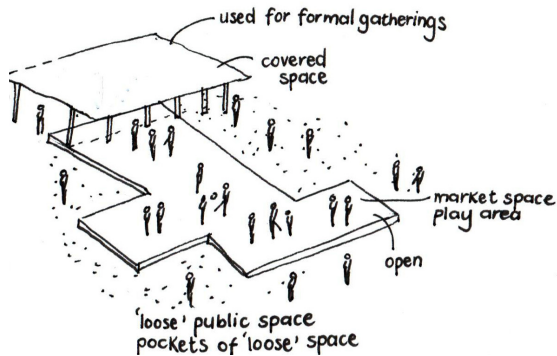
Multi-use and 'Loose' space

Many writers have pointed out the increasing privatization, commodification and sanitization of public space in cities. These controlled environments place people in the role of passive consumer rather than active creators or participants. Therefore highlighting the importance and need for multi-use space or as Karen Frank (2006) refers to it as "loose" space within our cities (Franck 2006: 4).

In urban public spaces around the world people practise a very rich variety of activities some of which, were not originally intended for that specific space. These activities may occur along sidewalks, streets, undeveloped piece of land or city squares. The accessibility, freedom of choice and physical layout of a space all contribute to the potential of it becoming a "loose" space. These spaces in addition also become "loose" through peoples activities that then make the space multi-functional (Franck 2006:2).



Multi-use space also means the freedom and flexibility in which a space can be used; therefore urban environments should promote the maximum positive freedom of use of space for individuals to act. Appropriately, the creation of urban structures should be designed to release the energies and talents of many people in the making of the environments. Only in this way can truly stimulating, diverse and complex environments emerge. It is in the flexibility and overlapping of activity in a space that then reflects and contributes to the richness of the human experience in a space (Dewar 1991:19).

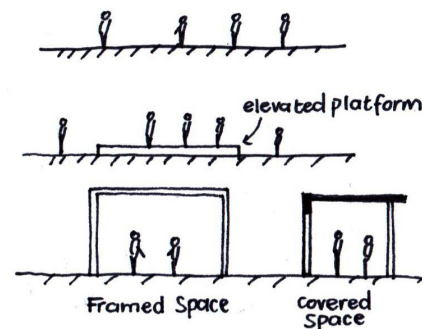


The idea of 'multi-use' space should be based on promoting social contact, exposure and interaction. These places of greatest interaction in cities are the places of greatest opportunity. Multi-use spaces should allow for informal and formal activity and interaction to take place freely within a space. It promotes the idea of creating collective activities in an urban space, rather than more private activity that occurs in isolation, creating a duller environment (Dewar 1991:17).

Physical qualities of urban spaces should be loose to accommodate all users and types of activity, it can frame opportunities for expression and social engagement such as elevated platforms, intersections, paths and doorways. These are examples of where performers might occupy a space to gain attention from people in a public space. This allows the space to become multi-use. (Franck 2006:9).

The fundamental idea underpinning this approach to 'multi-use' or 'loose' space is jointly to create an integrated neighbourhood, which is open and capable of building 'social capital', as people are more likely to know each other and interact (Shaftoe 2008:48). The spaces should allow for people to inhabit them freely and allow for a diverse range of activity to take place. Multi-use spaces should also cater for individuals that want to observe an activity and at the same time provide spaces for groups of people wanting to participate in an activity.

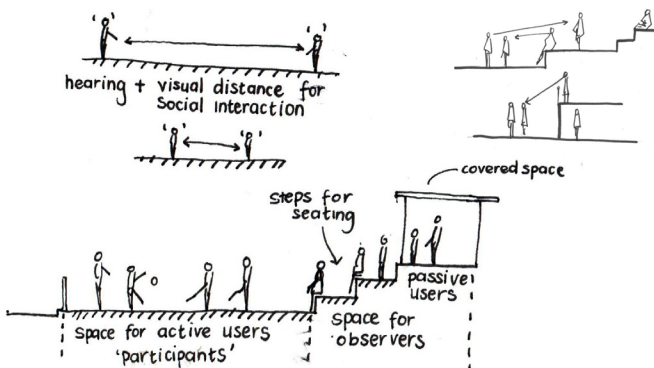
Urban spaces should be designed in a way, that the spaces become a framework, that provides constraints, while not preventing people from using the space freely. This will allow for the same space to be used for formal markets but at the same time be used for spontaneous activities such as social gatherings and protests (Dewar 1987:56).



Observation and communication

Familiarity with human senses-the way they function and the areas in which they function, is an important prerequisite for designing and dimensioning all forms of outdoor spaces and building layouts. Sight and hearing are related to the most comprehensive of the outdoor social activities-seeing and hearing. It's important to understand all other forms of direct communication and human perception of spatial conditions and dimensions (Gehl 1987:65).

Interpersonal distance will be determined by the activities people are engaged in, in public spaces. People who are only there 'to watch the world go by' will want to be further away from others than those who are hoping to have some kind of casual interaction, who in turn would be further away than those who are interacting with close friends. A good public space will offer the chance for a whole range of these activities to occur and this has implications for the arrangement of places to sit or linger. If the space consists of an area of closely cut grass then this range is easily accommodated but if the area is hard landscaped then careful consideration will have to be given to the location of benches, as well as informal seating and leaning opportunities such as ledges, steps and low walls. The ideal is movable seating, but this is not always practical (Shaftoe 2008:53).

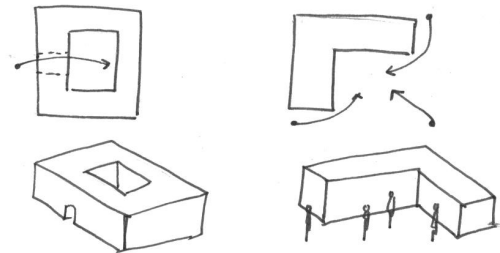


Movement and Access

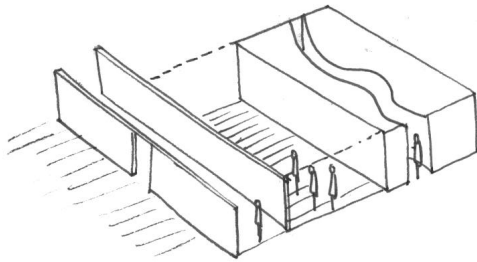
'Movement through a public space becomes the heart of an urban experience. Movement becomes an important factor in generating life and activity within a space' (Carmona 2003:169).

Public spaces need to consider the ease of access to opportunities and facilities that exist, so that it becomes an inclusionary space that's easily accessible. If there is no open access to a public space, it is not considered as an inclusionary space. Urban inhabitants should enjoy easy access to urban opportunities such as public parks, libraries and pools (Dewar 1991:16).

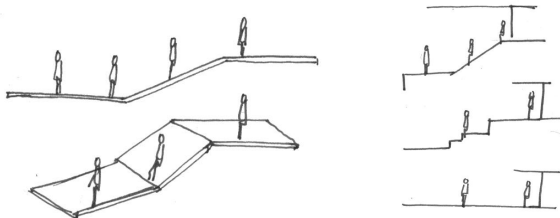
The concept of access has both spatial and a spatial dimension. The form and layout of a space begins to set the pre-conditions that allow for a space to become accessible and permeable. The primary physical barrier to ease of access is the cost of overcoming friction of distance. The best situation obtains when people can access most necessary daily activities on foot. Therefore movement also begins to inform the scale of a public space or urban development in a context (Dewar 1991:17).



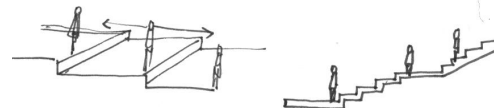
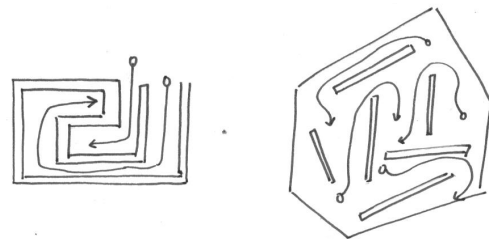
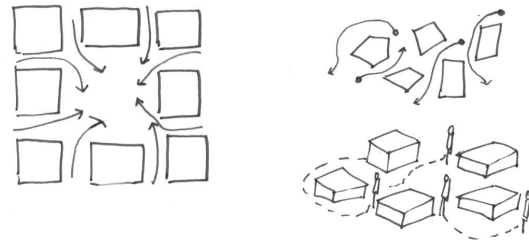
Movement through a space also determines how one perceives and experiences the space, movement through space has to be factored into any consideration of aesthetic principles, and this applies just as much to non-visual as to visual aspects. Unless we are sitting, lingering or loitering, we generally experience the environment as we move between places (Shaftoe 2008:60).



In relation to non-visual aesthetic experience this will include the feeling of surfaces underfoot, and the effort of passing through a space, particularly if this entails climbing or descending. All these factors should therefore be considered as part of the movement through a space, we should optimize surface treatments, size and scale of movement routes or paths, change in levels and gradients to provide the best sensory experiences (Shaftoe 2008:60).



Movement through a public space allows for people in the same space to meet, pass by one another, or merely view. Fluid movement through a space also allows for spontaneous activity to occur, as a direct consequence of people moving about and being in the same space, which is a contrast to creating a space that is structured and determines peoples movement and type of activity that can occur in a space (Gehl 1987:14).

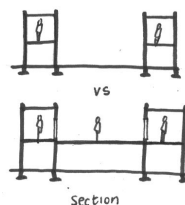
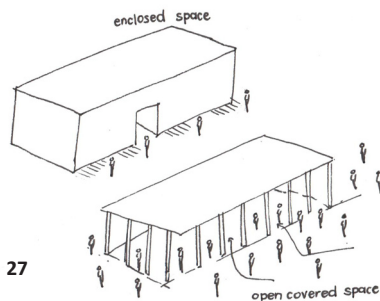
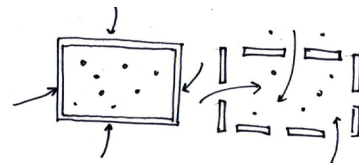
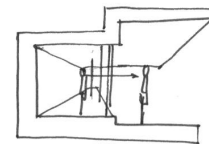
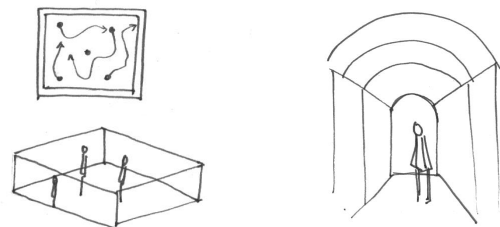
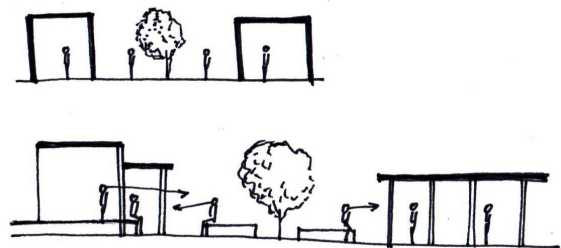


To open up or enclose

'If our understanding is limited to a visual understanding, we only concentrate on shapes. If, however, we go beyond appearances, we start a spatial understanding, a three dimensional experience. We can enter this space, rather than just see it. The same applies to the design of spaces. We do not create mere appearances but spaces that we can use for different purposes' (Shaftoe 2008:58).

Contact through experience between what is taking place in the public environment and what is taking place in the adjacent shops, factories and workshops can be marked as an extension and enrichment of possibilities for experience, when spaces and programme within a space begin to open up and overlap in a space. Allowing a space to open up does not necessarily mean its physically open, but perhaps it is visually open and transparent allowing people to view across or into a space. By visually exposing activity in a space, it begins to attract people passing by (Gehl 1987:123).

Recent developments have seen the tendency to create public spaces within private buildings that become enclosed and exclusive spaces, an example of this, is the indoor "squares" in shopping malls that don't respond to the "outdoor" context, then creating duller and isolated spaces in the city. If the same space were to be open and accessible, that would create a different reaction to the city becoming vibrant and inclusive (Gehl 1987:127).



Climatic weather patterns, influence the way in which many public spaces are designed. Buildings become covered outdoor spaces, such as markets and transport interchanges, however these spaces are still accessible by the public, and permit for people to filter through the spaces freely. Therefore in this case, the openness of the space is then associated with movement and accessibility, where it creates a space that allows one to engage with easily (Shaftoe 2008:58).

Positively-made and celebrated public spaces and buildings are essential social infrastructure of successful urban environments. They are places through which people experience the city and engage, both formally and informally, in its collective life. (Dewaar 1987:56).



Farmer's Market in Granville Island



Pittsburgh Market Square

The Ahmed Baba Institute. 2009. Timbuktu,Mali.dhk Architects

An example that best represents an inclusionary space that encompasses inclusionary spatial qualities of access, openness and multi-use is the Ahmed Baba Institute in Mali.

Just a few miles from the Niger River Delta in Mali, Timbuktu appears as a labyrinth of single-story mud buildings. Despite its remote location, the city boasts a heritage of scholarship that has produced an astounding number of manuscripts. The new Ahmed Baba Institute of Higher Islamic Studies and Research, completed in 2009, introduces state-of-the-art techniques for conserving, exhibiting, and studying these famous Timbuktu manuscripts (James 2011).

The ground level of the complex comprises of a covered ceremonial arrival galleria on axis, a book restoration and digitising workshop, a photographic studio, meeting spaces, a library, guest house for visiting academics and public courtyards. The lower level has been laid out in such a way that the new buildings would form part of Timbuktu's existing mud structures, and through routes and pathways join the functions to form an interactive whole (Spies 2009:92).

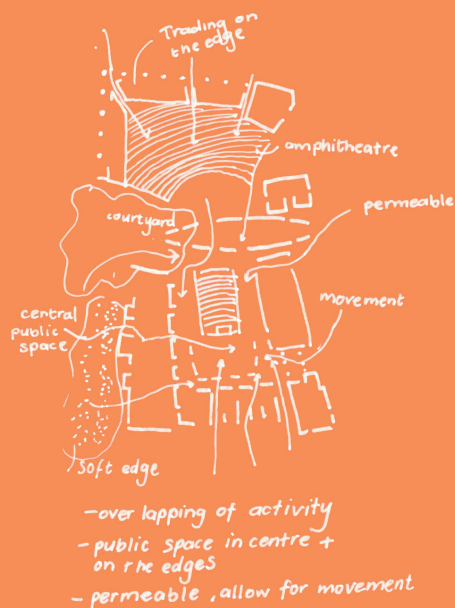
An inclusionary approach allows the spaces to be linked by a system of internal 'streets' and courtyards which reflects the historic context. Then allowing the built form to easily blend in with its surrounding context .At the heart of the complex ,is where the central courtyard and auditorium is located for lectures and public functions.



1. Amphitheatre
2. Islamic Studies
3. Gathering space
4. Galleria
5. Auditorium
6. Research unit
7. Library
8. Digitization and restoration
9. Courtyard
10. Trading

The generosity of the building extends to a raked amphitheatre which fronts the arrival galleria. The outer single-storey edge then becomes an active retail edge that's linked to the public square (Spies 2009:93).

From analysing this precedent, one can see how design creates an inclusionary space, by allowing the edges of the building to become permeable allowing people to filter through the site, and addition allowing the edge to be used for other activity such as trading and gathering. The programme of the building had been designed in such a manner that it allows for both formal and informal activity to occur. The library space is used as a quiet study area, while students gather and socialise in the courtyard. Through the use of higher volumes and glazing, the spaces overlap and become transparent, allowing one to view into the workshop spaces and Library as they move through the building.



Plan: Permeable edges of the building



Double Volume Library Space



The ramp wraps around the workshop spaces, allowing people to circulate around them and view into the transparent workshop space



Exterior View showing sculptures

Conclusion

Public spaces can represent the loci of an entire community's energies and resources. They are places where most social experiences are played out and they act as extensions to private dwelling unit, they are places where people meet, children play, teenagers read and study when their house is overcrowded. The way in which they are made profoundly affects the performance and enjoyment of these activities. When the public spaces are rich social spaces, the entire environment is positive (Dewaar 1991: 56).

Social inclusion is achieved by allowing spaces to evolve into urban public spaces where all people can gather and come together, and that these spaces remain public in the sense of providing a place for everyone to relax, learn and recreate, and are open so that we have places where interpersonal and intergroup cooperation and conflict can be worked out in a safe and public forum. Rather than providing spaces that encourage dangerous activity to occur ,resulting in isolation of groups in society (Kihato, et al.,2010:24).

However, one cannot at the same time be too bold to assume that making a city's public spaces more vibrant and inclusive will improve social inclusion, however they begin to set the pre-conditions and the environment to encourage social gatherings and interaction, which in time will assist in building a sense of belonging and community (Kihato, et al., 2010:24).



Trading becomes a social activity, that activates a space



Parks are inclusive public spaces in Cosmo City



A Low cost house becomes a multi-use spaza shop for inclusive activity



Soccer generates inclusive activity in Cosmo City



Streets, become spaces for social activity and interaction in Cosmo City



Trading activates the streets, in Cosmo City

Chapter 2

essay 02

Cosmo City a 'new city' typology for South Africa

Introduction

**A 'new' approach to town planning in South
Africa**

Apartheid Plannning

Cosmo City

Urban planning intentions of Cosmo City

The context: Cosmo City in reality

Conclusion

Introduction

South Africa is currently experiencing rapid growth in its urban population. Urban spaces and cities are becoming increasingly diverse, which brings differences of class, race, gender, wealth, language and ethnicity. Despite the enormity of this occurrence, there are few questions being asked about what role will architecture and urban design play in this rapid shift. What new forms need to be present to allow for integration, and what qualities will they encapsulate (Kihato 2010:3). After the transition into democracy, government has begun several initiatives and projects such as Cosmo City, which is aimed at, creating an integrated and sustainable settlement for people, which aims to move away from the apartheid design approach.

However one may argue that elements of the past still subsist in these so called cities. One will analyse and further understand what is the design approach to these cities and what type of environment are they creating for the future of South African cities and city dwellers. Furthermore can one classify them as a city, if they still resemble a township or suburbia. One will need to consider and question the way in which we look and think about urban environments as it surrounds us and constitutes the framework for our daily lives (Read 2005:2). These urban environments represent the condition of social life and therefore are an integral part of planning.

Similar to other developing countries all over the world, South Africa is currently experiencing rapid growth and change in its urban population. More people are migrating to urban centres and suburbs. Despite the importance and enormity of this phenomenon of urbanisation in the country, there are very few essential questions being asked about how urban growth should be accommodated and managed to meet the best needs of the inhabitants. Or what qualities should be encapsulated within our cities to ensure that qualitatively rich, efficient and that socially supportive environments emerge and are improved over time (Dewar 1991: 10).

Rarely in this day and age, if ever, do nations consider that they can design an entire planning system for a city from scratch (Harrison 2008:04). However after the African National Congress (ANC) government came into power in 1994, the government of South Africa identified that the planning of townships had to be reviewed for thorough change, given that planning had played an enormous role in creating spatial fragmentation and racial segregation (Harrison 2008:4).

New models of city planning and urbanity began to appear around the country, one of them being Cosmo City in Johannesburg, South Africa. Cosmo City represents the first built typology of a mixed- used integrated development in South Africa, which had formed part of governments breaking new ground policy. Cosmo City will be analysed and discussed in the essay, in order to better understand the thinking and approach of government's and planner's response to creating these 'new' cities.

The intention of the essay is to understand what the approach has been to urbanisation and creating 'new' human settlements that move away from the apartheid 'township' design approach .And in addition how will the making of these new cities occur and where will they lead us to in the future. Furthermore, what values will these new cities and urban spatial forms seek to promote in order to create integrated and sustainable cities.

Planning in the post-apartheid era cannot be correctly understood without reference to the prior history of struggle against a system of racially and ethnically based spatial ordering that had its roots deep in the colonial era (Harrison 2008:39). Therefore a brief analysis of the apartheid township, Orlando in Soweto, Johannesburg will be made, to give support to ones understanding of how the approach to planning has moved forward or remained the same in the past few decades of re-planning human settlements in South Africa.

A 'new' approach to town planning in South Africa

The new government of South Africa in April 1994, emerged from a system of the apartheid regime that was based on racial segregation. The government was faced with the task of reviewing and renewing all legislation, regulations and bureaucratic structures that were set up during the apartheid era. Planning had played an enormous role in creating spatial fragmentation and racial segregation in South Africa, and therefore the planning system was highlighted as a target for thorough change (Harrison 2008:4).

The African National Congress's Reconstruction and Re-Development Programme (RDP) noted that there was a lack of adequate housing and basic services in existing urban townships and 'informal illegal' rural settlements. Government then went on to endorse the principle of 'housing as a human right', adding that one of "the RDP's first priorities is to provide for housing and basic services for the homeless" (Ndaba 2008).

However throughout the years of providing housing, the focus was such that too little attention was given to the siting of these housing developments, particularly in respect of, access to centres of employment. And especially the lack of social and economic infrastructure that is required to sustain human settlements (Ndaba 2008).

The focus has also changed from building housing stock to the notion of integrated settlements, based on an acknowledgment that, while RDP houses were the first step towards housing millions of South Africans who had been left without adequate shelter, the outcomes were flawed.

Following Cabinets' approval, the Breaking New Ground (BNG) initiative kicked off in September 2004. It was launched to establish an integrated, sustainable human settlements, and is being implemented in all nine provinces. BNG aims to create non-racial, diverse communities and offer a choice of housing, from government-subsidised housing, affordable bonded houses with a supply of rental accommodation for those not yet ready to buy a home or for people who have left behind a BNG home in another city or province. BNG approached housing delivery in a more sophisticated system (Ndaba 2008).

The economic benefits were no longer merely limited to the job-creation spin-offs in the construction of these houses. The emphasis has now shifted to assert the role of houses as assets, with title deeds assisting in the development of the secondary market (Ndaba 2008). This approach means that houses can be traded or used to ensure the security of a family. Either way, the house becomes a tool in poverty alleviation.

This shift is fundamental as a home is at the heart of every community, of every society. Flexibility and mobility are also key ingredients, which is why it is now also permissible to sell a subsidised house after five years. The target remains the eradication of all slums, or informal settlements, by 2014. For this to happen, some 500 000 new units a year must become available, according to the Department of Housing's Strategic Plan 2008 to 2011 (Ndaba 2008).

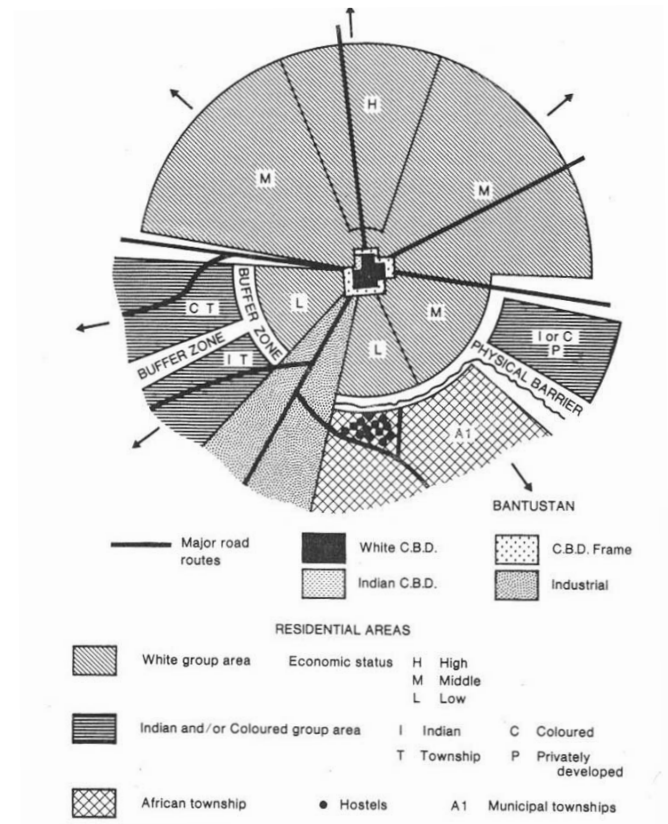
Apartheid Planning

Planning, as a function of government, has long been used in South Africa to play both a managing role in relation to the spatial separation of racial groups, and a welfare role in relation to the planning of housing and facilities for those of African and non- white population. The former role, of racial segregation, manifested itself primarily, to remove slums and 'unsanitary' areas, and to provide public housing for those so displaced. In the post-1948 years, however, urban racial segregation became an explicit policy of government, and town planning was viewed as a prime tool through which the new urban landscape could be fashioned (Harrison 2008:10).

At an urban level the application of principles of apartheid resulted in cities and towns with very distinctive spatial forms. They were ,of course, highly segregated by race and consequently also by income. The poor were forced into long and expensive daily trips to work and shops, or were physically trapped in areas where there was little possibility of generating an income, forced removals to the townships broke up communities and social networks resulting in social breakdown and escalation of crime, growing poverty and social exclusion (Harrison 2008:11).

The apartheid housing scheme was based on the principles of mass housing, in urban areas small single-storey one-family units were built in the middle of the plot. These one family units were used all over the country. No consideration was taken into climatic differences or cultural traditions (Vestbro 1999:16).As a result of this neighbourhood model that was chosen for Bantu housing, it has contributed to a vast landscape of sprawl all over South Africa (Vestbro 1999:17).

The Bantu housing approach was a typical modernist approach to housing. It was based on the central governments organisation, instant planning and mass production, which were all central elements in modernist town planning .At the same time, apartheid did not recognise the concept of universal human needs, which was also central to modernism (Vestbro 1999:18).



Apartheid City Diagram (Lemon 1991)

Orlando township as we know it today ,forms part of Soweto, it was designed as one of the first apartheid townships that was planted on the dusty veld to the South-west of the metropolis. The township as it was termed had no distinct town centre or employment region within close proximity. The township had also lacked industries and community spaces for recreation and leisure (Beavon 2004:121).

What emerged over the next few years, was a large, sprawling urbanised area without any urban amenities to sustain a human settlement of this scale (Beavon 2004:121). It was threaded through by dusty, unpaved roads along which monotonous rows of identical, single-storey 'matchbox' houses that stood without electricity or basic services. As a result of its isolated location on the periphery, lengthy expensive travels had to be made to Johannesburg to purchase daily necessities and then had to be carted back from the city (Beavon 2004:121).

The real Soweto was far from the 'model village' design intended for Orlando, which won a town- planning competition in 1931 for a 'model native township' and was supposed to have a 'garden-city' flavour which would incorporate the inclusion of neighbourhood squares, linear green belts along the Klipspruit, and main roads arranged in manner to avoid the monotonous landscape of a township. However in reality it was very different from what had appeared on the drawing boards. There were no parks, no green belt, shopping centres nor industrial complexes. As Beavon describes it, "it was in fact little more than a bleak residential outpost on the veld" (Beavon 2004:121). The ideal of the Garden city is explained in further detail in the next chapter.

By analysing the layout, one can see there are very few entrances to the townships, and in addition the radial grid patterns was used as a planning method to control the movements of the inhabitants more easily. In addition the thoroughfares were often several kilometre too long (Vestbro 1999:35). Many elements in apartheid planning were used as tools to create a sterile and monotonous environment of control, that took away peoples' livelihoods and sense of belonging in a township.



1.Soweto,Meadowlands,Johannesburg,South Africa in 1986 (Hulton Deutsch collection:1965)



2.Soweto,Johannesburg,South Africa: Visible patterns of the Apartheid town planning approach (Charles O' Rear:1996)



3.Cosmo City,Johannesburg,South Africa: Planning similarities to Apartheid Township



4.Soweto Social Housing 2010

Cosmo City Location

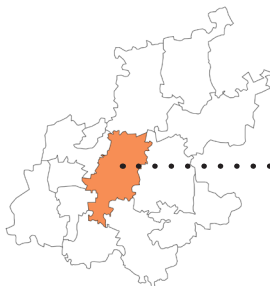
South Africa



Gauteng

11 328 203 people

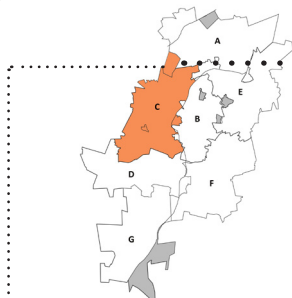
Gauteng



Johannesburg

3 888 180 people

Johannesburg



Region C

316 332 people



Cosmo City

70 000 people

Cosmo City

Cosmo City is a green fields development in the north-western part of Johannesburg commissioned by the City of Johannesburg in conjunction with the Gauteng Provincial Housing Department (Cowden 2006).

Cosmo City emerged out of an urgent need to provide accommodation for the informal settlers of Zevenfontein and Riverbend who had been illegally occupying privately owned land 25km North West of the Johannesburg CBD (brdevelopment 2009). The project was conceptualized to become a benchmark for a mixed-use urban residential development where people of different income groups live in the same area utilising similar amenities.

The aim was to create a community based on the principles of inclusivity and sustainable development. And at the same time be able to put into practice governments ' Breaking New Ground' strategy for creating more integrated human settlements (Cowden 2006).It would be a total departure from the tradition of relocating poor people to the fringes of South Africa's metropolitan areas, far removed from job opportunities and other city amenities (brdevelopment 2009).

The 1 100 hectares of land where the Cosmo City development is located is owned by the City of Johannesburg after expropriation from its previous owner. The Cosmo City Development was a Private Public partnership between the City government and the Gauteng provincial government and Codevco, a private entity formed between Basil Read and Kopano Ke matla. CODEVCO (Pty) Ltd was appointed as the main developer for the project and it's a joint venture between Basil Read and Kopano Ke Matla (Cowden 2006).

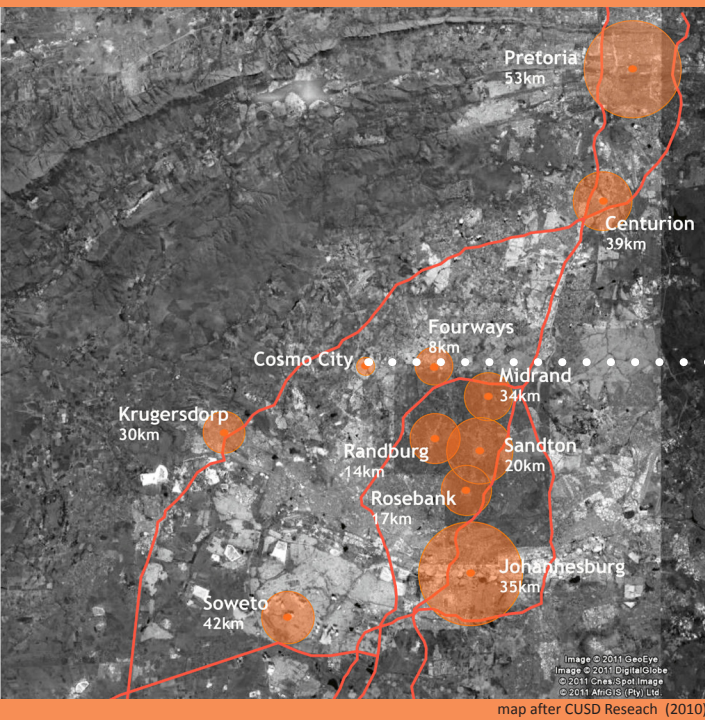


Cosmo City show house for affordable houses



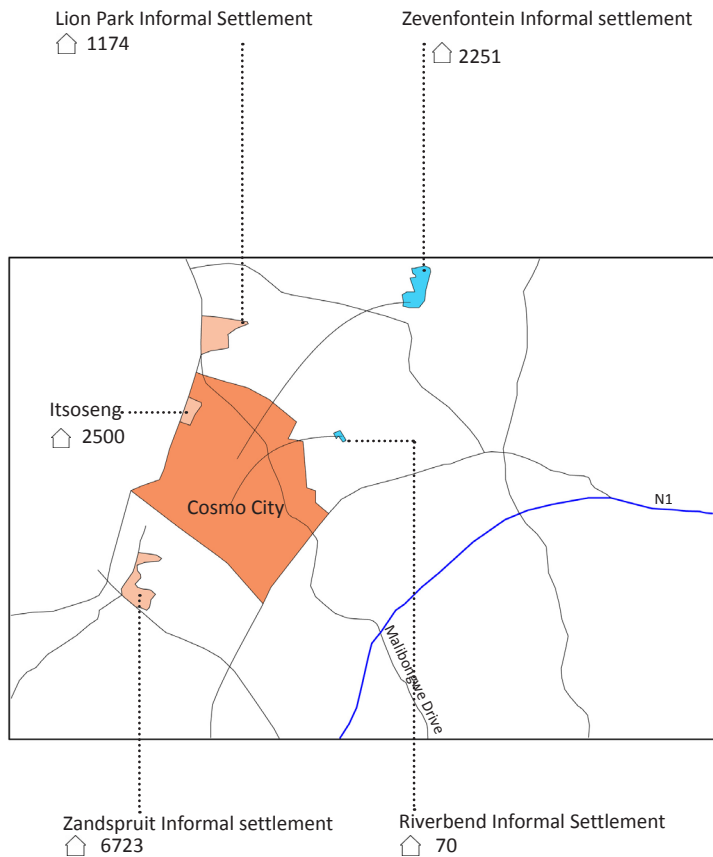
Cosmo City

Nodes in relation to Cosmo City



Cosmo City: Access Points





Number of shacks
[\[http://ims.joburg.org.za/joburg/infsettlst.aspx\]](http://ims.joburg.org.za/joburg/infsettlst.aspx)

The developers vision of Cosmo City is a development that is not only affordable and sustainable, but one that provides the community that lives there with a socially encouraging environment including facilities such as a commercial precinct ,city square,open public spaces and ultimately a sense of belonging. This development will consist of different housing types, from low income units and high density units that will be fully subsidised, to partially subsidised financed & bonded houses, and non subsidised bonded housing (Cowden 2006).

Cosmo City has been commissioned to accommodate identified beneficiaries from communities of two informal settlements, namely, Riverbend and Zevenfontein. These informal settlements were characterized by substandard living conditions with limited access to basic services. The socio-economic profile of both communities is based on very low income levels, high unemployment rates and low educational levels amongst other breadline issues.

The idea was that the loaction of Cosmo City would create jobs and stimulate local economic activity for these people. The objectives of the development was to assist in meeting the pressing demands for housing in the north-western part of the City. It will also assist the City to resolve the conflict between environmental considerations, economic considerations and social responsibilities.

Cosmo City aims to be first green-fields development that will attempt to comply with the integration and sustainability principles as per governmental policies and legislation. This approach to planning will make a statement towards integration along with racial and social grounds and the negative perceptions that exists around such integration(Cowden 2006).

The completed development will ultimately have:

-5000 RDP or “give away” units (fully subsidised), which are based on a 36 m² of floor space placed on a 250 m² stands and consisting of two separate bedrooms, bathroom space with a flush toilet and a living area. The houses are designed in such a manner as to allow for future extensions, which will have to comply with the standard building regulations. These units will accommodate the qualified beneficiary groups from the neighbouring informal settlements.

-3000 finance/credit link units that are partially subsidised (the beneficiaries will have to provide partial payment). These units will be provided to qualified beneficiaries from the surrounding informal communities and the Provincial Housing list (Urban Dynamics 2005).

-1000 institutional units in two to three storey buildings. These will be partially subsidised but for rental.

-3300 bonded houses, which will be available on the open property market.

-12 schools, crèches, clinics, public transportation facilities, and other social services.

-Approximately 50 hectares will be used for commercial and industrial uses .

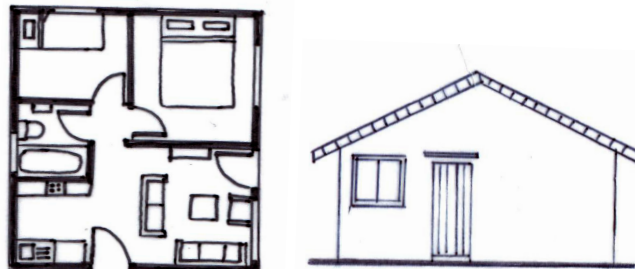
-Approximately 250 hectares will be for open conservation land.

Low cost House [RDP]



36m² house on 200m² stand

Affordable House [Credit link house]



45m²-60m² house on 200m²-280m² stand

Option 1: 2 bedroom-45m²

Option 2: 3 bedroom-55m²

Option 3: 2 bedroom-40m²

Option 4: 3 bedroom-60m²

Cosmo City Housing Region layout

The graphic illustrates the number of proposed houses estimated to be built by the completion of the project

Bonded Housing
3337 houses

Affordable Housing
2959 houses

Low Rise Flats
9 flats

Low Cost Housing [RDP]
4992 houses



map and figures after Urban Dynamics 2005
images from:

<http://www.mestates.co.za>

<http://www.bidorbuy.co.za/html>

Affordable house information from www.eliteprop.co.za

Cosmo City: Surrounding Context

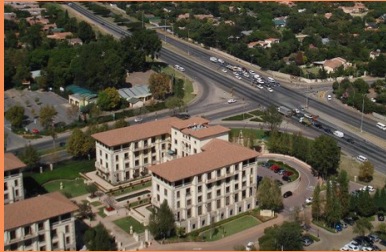




a Cradle of Humankind



b Lanseria Airport



c Cosmo City



d Itsoseng Informal Settlement



e Lion Park



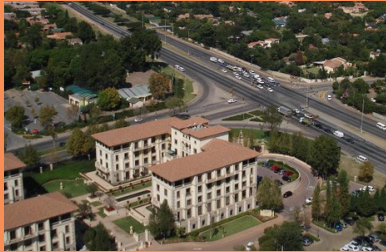
f Diepsloot



g Fourways



h Kya Sands Industrial Area



i Farmall small holdings



j Zandspruit Informal settlement



k Jackal Creek golf estate



l Northgate shopping Centre+Coca Cola Dome

The Urban planning intentions of Cosmo City

In order to comprehend Cosmo City as an integrated and sustainable development, it is important to analyse and understand the principles, concepts and intentions of the development that was envisioned from the beginning by the planners and designers that were involved in the project.

The regional context of the sites show that it is situated approximately 10km from the Randburg CBD, and approximately 4km from the Malibongwe on-ramp onto the R28 (Krugersdorp highway). Lanseria Airport is located approximately 12km to the north of the site. This site is situated to the north of Kya Sands industrial area, abutting Malibongwe Drive to the north (in parts) and to the south.

The Lion Park facility is situated to the northern part above Cosmo City, Farmall agricultural holdings to the northeast and the Zandspruit area to the south. The area is located between the existing urban fringe and the established urban edge, within the 'Zone of opportunity' (Urban Dynamics 2002).

The project was conceptualized in the early 1990's. Thereafter the public participation process started through the Land Development Objectives process when the former Northern Metropolitan Local Council initiated various meetings with people from the surrounding informal settlements and private small holding properties within the area. The development was highly resisted by private land owners in the area, who felt that including low cost houses in the development would result in bringing their property value down (Urban Dynamics 2002).

The main objectives of this development was to commence a process that looked at creating new systems, forms and structures for human settlements. This development would have to work harmoniously with nature and be planned in such a way that the development and construction process would be rapidly accelerated in comparison to previous RDP developments in the past. The key principle was to totally reject the low density and sprawling fragmented, mono-functional settlements that were established during the apartheid era (Urban Dynamics 2002).

The proposed housing approach was that the provision of affordable housing must be integrated with other land uses in order to create a balanced development rather than the type of “township development” such as Diepsloot. Therefore the settlement had to incorporate higher density housing along with bonded and RDP houses. This development had to be designed at a scale that is suitable for both, pedestrians and people using public transport. The urban planning scheme as a whole should have a public quality to it. And the concept of integration does not call for artificially enforced mixing but for the challenge to set up spatial structures within, so that all potential land users can find a sound place in terms of their own requirements (Urban Dynamics 2002).

The development is located in a zone of opportunity that would allow for economic benefits and job creation. The existing industrial area, Kya Sands is located within close proximity to the site and in addition a more recently built industrial area, Mosyt Park, is located on the western part of the development , which forms part of the Cosmo City framework.

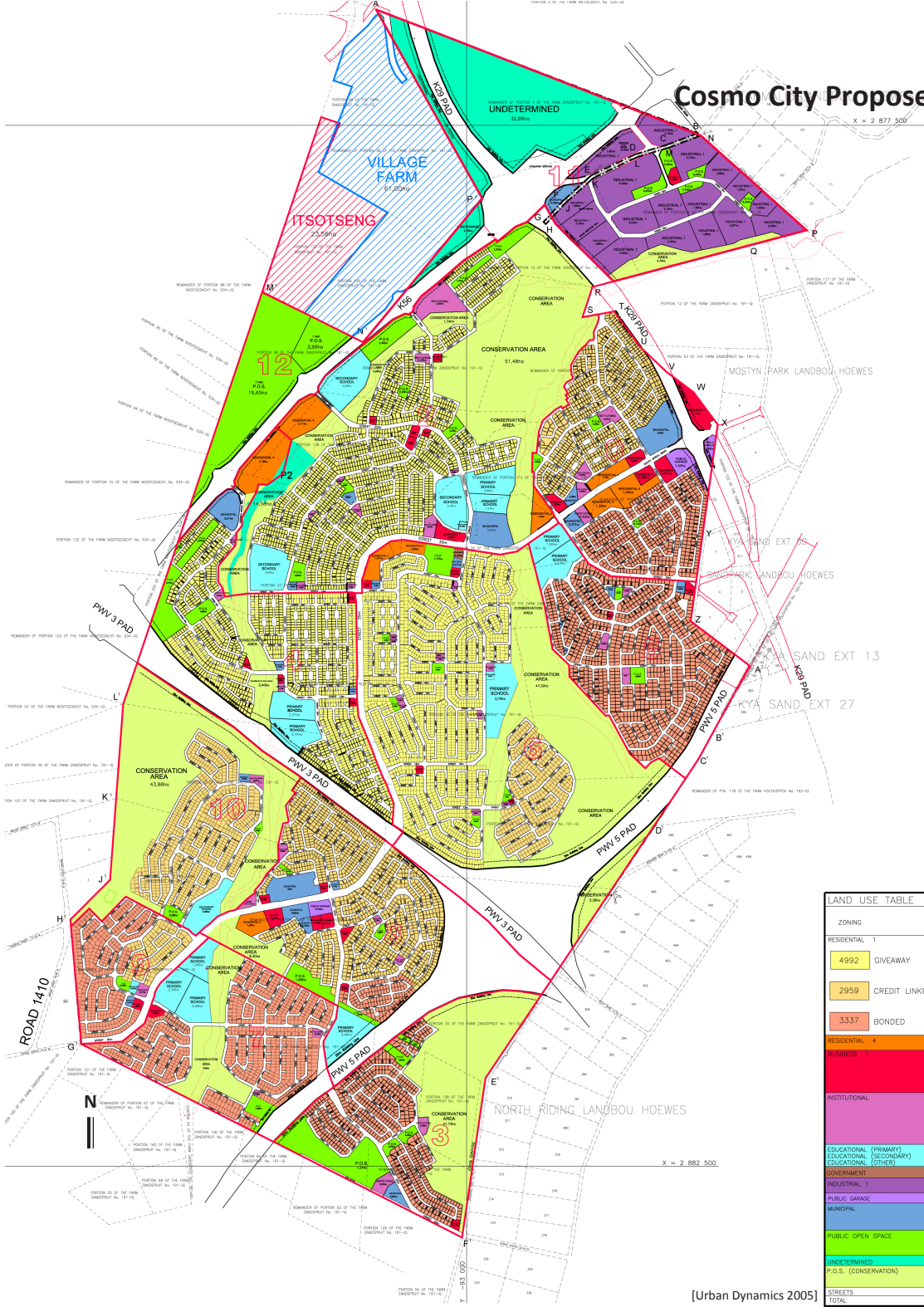
The Spatial Development framework has identified Cosmo City as a mixed-use area. This mixed-use development will develop linearly at strategic points dictated by market forces along Malibongwe Drive towards the R28 and Lanseria.

The position of the urban edge, which coincides with the alignment of the proposed K56 Road. This portion of land is to be utilized to create a balanced high density development including significant housing development for a range of affordability levels. With respect to special development of the site, which might include retail in combination with formal housing(Urban Dynamics 2002).



Extensions of Cosmo City

Cosmo City Proposed Urban Framework



LAND USE TABLE	
ZONING	
RESIDENTIAL 1	
4992	GIVEAWAY
2959	CREDIT LINKS
3337	BONDED
RESIDENTIAL 4	
BUSINESS 1	
INSTITUTIONAL	
EDUCATIONAL (PRIMARY)	
EDUCATIONAL (SECONDARY)	
EDUCATIONAL (OTHER)	
GOVERNMENT	
INDUSTRIAL 1	
PUBLIC GARAGE	
MUNICIPAL	
PUBLIC OPEN SPACE	
UNDETERMINED	
P.O.S. (CONSERVATION)	
STREETS	
TOTAL	

Collector roads spaced evenly facilitates effective public transport planning and creates a sense of place and legibility. Integration is further facilitated by the provision of similar servicing standards and levels throughout the project. Given the size of the project it is essential to utilize a design, which will enhance the neighbourhood concept and intensify the identity of place. A system of loop roads which divides the area into zones, neighbourhoods and residential blocks are incorporated. The road hierarchy and design discourages through traffic within residential cells but enhances access to collector roads from each individual stand (Urban Dynamics 2002).

The natural aspects of the site must be utilized to counteract the monotony associated with affordable housing developments. This has been achieved through maximum accessibility to the public open space areas or environmentally sensitive areas. The position of the environmentally sensitive areas support an open space system which will not only be visually pleasing within the development, but will also break the potential monotony of large scale residential development (Urban Dynamics 2002).

The Cosmo City Development Framework 2000 can be summarised into the following aspects. The Development should be approached realistically to achieve sustainable, life enhancing urban environment for all individuals as well as the protection of the sensitive environment.

Cosmo City should not be developed as an “island” with its own CBD and urban facilities, but should rather be integrated with developments to the south of the site. In general Cosmo City should provide housing and economic opportunities for various income sectors.

However, in the interest of a sustainable development it is essential that the employment generating land uses are included in the framework. Opportunities for all should be maximized to obtain access to social facilities, amenities and services to ensure that acceptable standards are met. The development should include subsidized housing within the body of the area, graded to uses associated with higher land values along the edges, which might include retail and commercial uses. The development of subsidised housing should be continuous with other types of housing development in order to maximize the potential benefit of mixed development whereby different income groups can offer services and resources (Urban Dynamics 2002).

Conceptual model of Cosmo City



Diagram from: Building sustainable human developments in Johannesburg.

What's interesting to note is that the conceptual model depicts a completely different scheme to what has been built in reality. The conceptual model proposes a business node along Malibongwe Drive which would be an ideal location for business parks and light industries to establish themselves, which would then create more job opportunities in the area. In reality this area is currently underdeveloped and has a small shopping centre and un-used taxi terminus.

The conceptual model also illustrates that the central part of Cosmo City would become the city centre with churches, retail, public square and schools. However in reality the development has failed to create a civic centre that would become the heart of Cosmo City

The Context

Cosmo City in reality

At first glance Cosmo City appears to be a chaotic mix of housing typologies with green patches of vegetation separating each housing region. One feels like one is in a suburb, yet in a township at the same time. The development was intended to create an integrated environment for diverse people to live within, however physically the housing regions and spatial environments are isolated, fragmented and detached from each other.

South Africa Drive was designed with the intention of being a boulevard with street lamps, paving and trees along the sides. This main road runs through as the thoroughfare, and functions as the spine and glue holding the fragmented parts of the development together. This road is filled with pedestrians and taxis' stopping along the edge, people trading and school friends meeting. Cosmo City has a vibrancy to it in all parts of the development, especially the low cost housing region which sits in the centre of the scheme.

Unlike the clinical suburbs and housing estates within Johannesburg, the streets of Cosmo City becomes a place for public life, to play, eat, meet people or wait for a taxi. In contrast to the previous apartheid approach that forcefully removed people from their homes and broke up communities that had existed for decades. The Government's alternative approach was to move two complete communities from Riverbend and Zenerfontien, and house each family within Cosmo City. These people were over-joyed and believed that finally ANC's promise of providing housing for those in need had come true.

The residents living in the bonded housing section in Cosmo City, felt differently about the low cost housing region, and felt that the low cost housing section had a negative visual impact on the development, and has an "outlook of a township". In addition to that, the residents of the bonded houses, believe that the crime occurring in the area, is caused by the people that live in the RDP section.



The chaotic mix of housing typologies: The image shows the bonded houses in the foreground, with an endless view of the low cost houses in the background



South Africa Drive, the main spine of Cosmo City

When the development initially started, phase one of the project was aimed at selling the bonded properties, which would generate the capital to build the low cost housing section. Many people had bought land as an investment because of the location and good bond packages that were being offered at the start of the development. Cosmo City had become a popular development at that time. However after the commencing of the construction of the low cost housing section, a few of the residents, sold their property and moved elsewhere.

In more recent years, Cosmo City has become home to a more permanent group of residents. There is a diverse group of local people and foreigners from all around Africa, especially, Zimbabweans and Nigerians that are residing in Cosmo City.

Distinct from the apartheid townships that were positioned on the periphery far from amenities and job opportunities, Cosmo City is located in a central and extremely accessible part. Its located closely to nodes, such as Fourways, Northriding and Randburg. Even though its located in an accessible part of Johannesburg, the development is still isolated and hidden. This point is discussed in further detail later in this chapter.

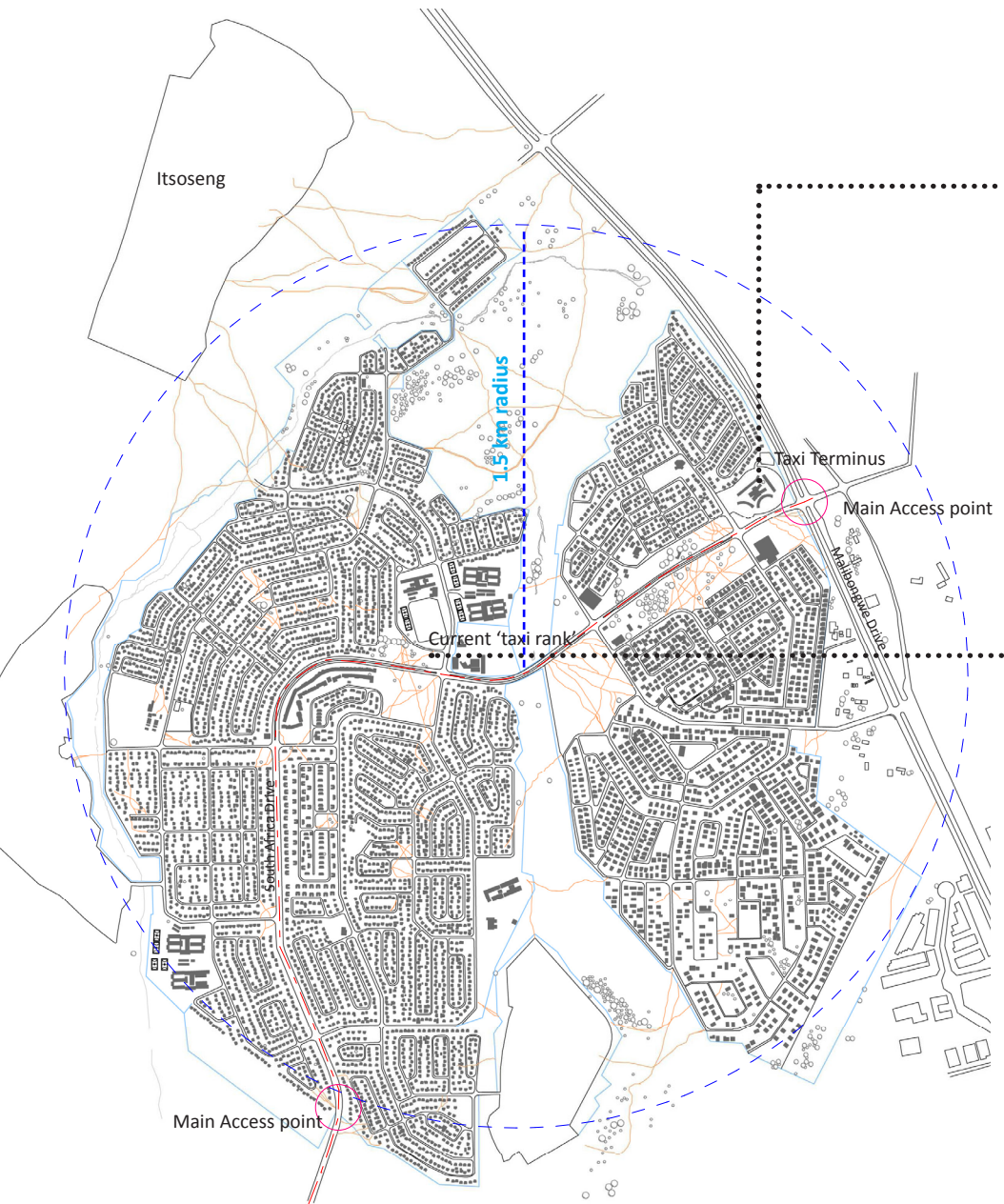
During my interview with Mrs Groenewald an Urban planner, who was involved in the project, stated that Cosmo City was not designed as an isolated island, its located within an area that will grow and develop over time. "As planners we have insisted that Cosmo City becomes part of the future developments of that area, and be included in the BRT transport system and future urban framework developments planned for the area".

The existing informal settlement of Itsoseng that is located on the upper part of Cosmo City, will be developed in the future to tie into Cosmo City, and be designed with the same concepts of sustainability and integration. The Cosmo City future master plan does include the integration of its surrounding context.

Cosmo City is positioned along the border of Malibongwe Drive, which is a main road linking the development to other parts of the Johannesburg region. There are four access points to the development along the edges from various sections of the site. Which has similarities to the apartheid approach of planning ,which uses one way in and one way out for control reasons.

Because of the scale and vastness of the development the internal main roads are too long. Which makes the walking distance for pedestrians' even longer, this has resulted in pedestrians' taking shortcuts throughout the development. The current taxi terminus sits on the border of Malibongwe, and has not been operating since its completion three years ago, due to the ongoing taxi negotiations. The taxi terminus, sits in a distant corner, where many of the residents would have to walk for kilometres to reach it. Currently taxis' stop on a vacant piece of land, which sits in the central part of the development just off South Africa Drive.

According to Mrs Groenewald, the existing portion of land where the taxis stop has been built, was zoned for a high-density mixed use development. The planners had no control over what City Council had decided to do with the land once it was handed over to them. Mrs Groenewald said that, there was always good intentions in all their proposals, however with the unpredictable nature of council and people in administration. These design intentions are lost. "We fight for them on paper and in reality they don't turn out according to what was planned". That is the prime reason for parts of the development, especially along the spine, having open vacant pieces of land that are left undeveloped ,causing the scheme to become loose and fragmented with undeveloped land.



Existing un-used Taxi Terminus



Vacant site being used as a make shift 'taxi rank'



Pedestrians walking along South Africa Drive

One of the visible elements of Cosmo City planning, are the green belts or buffer strips as we know them from the apartheid years. In the case of Cosmo City, the buffer zones are not separating race groups, but rather the different income groups.

The green belts are situated in most cases where the topography makes it difficult to develop residential areas, such as wet lands, valleys or riverbanks. Though vast sections of the land was reserved for conservation purposes to make the project more sustainable. Buffer strips have been and still are efficient boundaries, they are not areas for carefree strolls, on the contrary, they are very inhospitable (Vestbro 1999:36). These green belts do have a positive visual affect of breaking the monotonous landscape of residential sprawl, however in reality they have become physical boundaries and divisions between each group.

These green belts are not used as transparent permeable spaces for interaction between the different groups, but rather as boundaries for division and no visual connection and access across each region. The conservation belt could have been seen as a link between the various housing regions, and become common areas for social activity. Though in this case its been used as a physical barrier.



Conservation reserve that functions as the 'buffer strip' in Cosmo City

Cosmo City was designed with the intention to have common facilities and amenities that would cater to all the various groups within Cosmo City. Many of these amenities were to be grouped along the main spine, to create intensity along the spine. Currently the development has six schools, a small private medical centre, local shopping centre with a KFC, Shoprite and PEP cellular store, and parks in each extension, which function extremely well. However these five parks, are not sufficient spaces for leisure and recreation for a population of 70 000 people. Due to the lack of recreational facilities, several pieces of vacant land have been appropriated and used by children as soccer fields.



Private medical centre in Cosmo City



Shopping centre located along the Corner of South Africa Drive and Malibongwe Drive

The development lacks an urban civic space, that defines the centre of the development and becomes a landmark for the residents, which could also begin to function as a platform for integration.

One of the biggest if not the main issue about the development, was its approach and choice in housing typologies, such as the low cost housing units and credit link houses. Which have created a vast landscape of urban sprawl in that area. The low cost housing typology replicates the same visual aesthetic of an apartheid township, even though the houses are slightly better and have been finished off with plaster and paint. They lack a sense of identity, and visual and social cohesion. One of the main principles of the development, was to totally reject the low density and sprawling fragmented, mono-functional settlements that were established during the apartheid period (Urban Dynamics 2002). Clearly that has not been achieved.

Cosmo City has replicated a similar aesthetic of an apartheid township, this has resulted in the general public thinking negatively about the development as a whole. The approach of using single dwelling housing typologies on a stand and not high-density medium rise apartments or row houses, has resulted in a development that creates even more sprawl than what was intended for the development.

Apartheid townships were designed on the periphery of the metropolis, they had no distinct town centre or employment region within close proximity. The township had also lacked formal industries and community spaces for recreation and leisure (Beavon 2004:121). In contrast Cosmo City, is located within an accessible part of Johannesburg, that links it to various nodes and job opportunities around Cosmo City. Though similar to apartheid townships the development, lacks an urban space for recreation, public gatherings and ceremonies. The design did cater for a mix-use development, so that schools, shops and health facilities would be available to the residents.

However these existing facilities are not substantial and adequate for the growing population of Cosmo City. The location of some of these facilities such as the medical centre, taxi terminus that is being un-used and Shoprite seem too isolated and out of reach for many of the residents who live in lower half of Cosmo City. The residents of Cosmo City have taken the lack of amenities as an opportunity to provide their own services such as children day care facilities, doctors consulting, take-aways, spaza shops and beauty salons to generate an income. This layer of activity has created an astonishing liveliness in the streets, which allow the residents to interact and socialise through these local amenities and services that are set up by the residents.

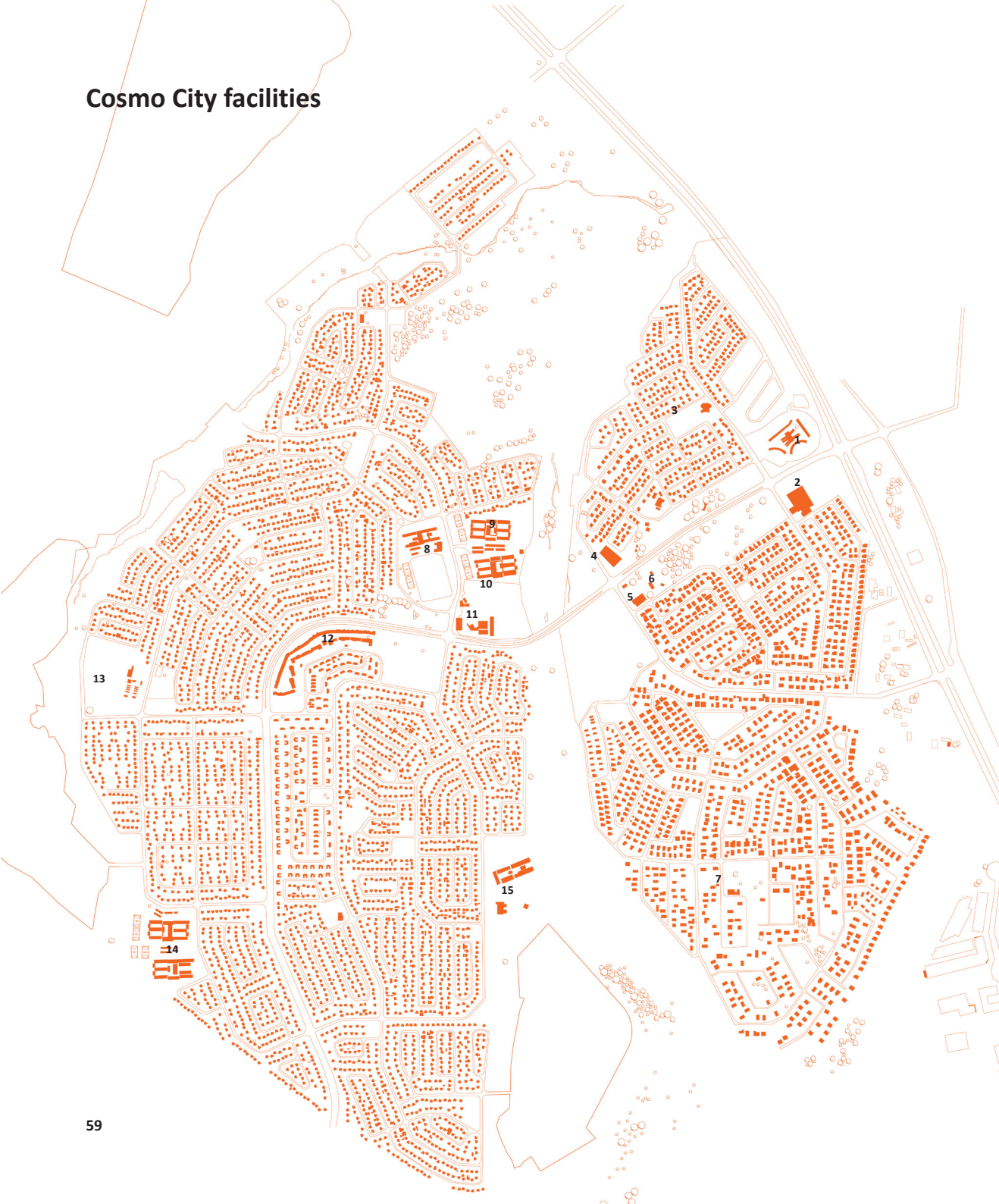


Cosmo City : A vast landscape of sprawl



Informal Trading that takes place along side the shopping centre. This is an ideal location for informal traders because of all the vehicular and pedestrian traffic it receives from the shopping centre

Cosmo City facilities



1 Cosmo City Taxi Terminus

2 Shopping Centre

3 Church

4 Trading Centre

5 Cosmo City
Medical Clinic

6 Von Tonder Kerk

7 Church

8 Cosmo City Secondary

9 Cosmo City Primary No.1

10 Cosmo City Junior Primary

11 Cosmo City
Community Centre

12 Hlanganani Gardens Flats

13 Cosmo City Secondary No. 3

14 Tirisano Mmago Junior +
Cosmo City West Primary School

15 Sgodiphola Secondary school



1

The taxi terminus was built 3 years ago. However is not currently operating due to ongoing taxi negotiations. The design consists of a single story structure that have lockable trading stalls and a covered waiting area.



2

The local shopping centre is situated along the main road. It has a Shoprite, KFC, Liquor store, Pep Cell store, Fish and Chips store and ATM. The centre does well, and is used by the Cosmo City residents and by other people living in the surrounding area .The location of the centre however is quit far for people living in the low cost housing region. Such amenities should be located centrally,where its accessible to residents.



4

The trading centre was built for local traders to rent a space in this building. However construction has come to a halt, because the surrounding residents complained about the scale of the building.

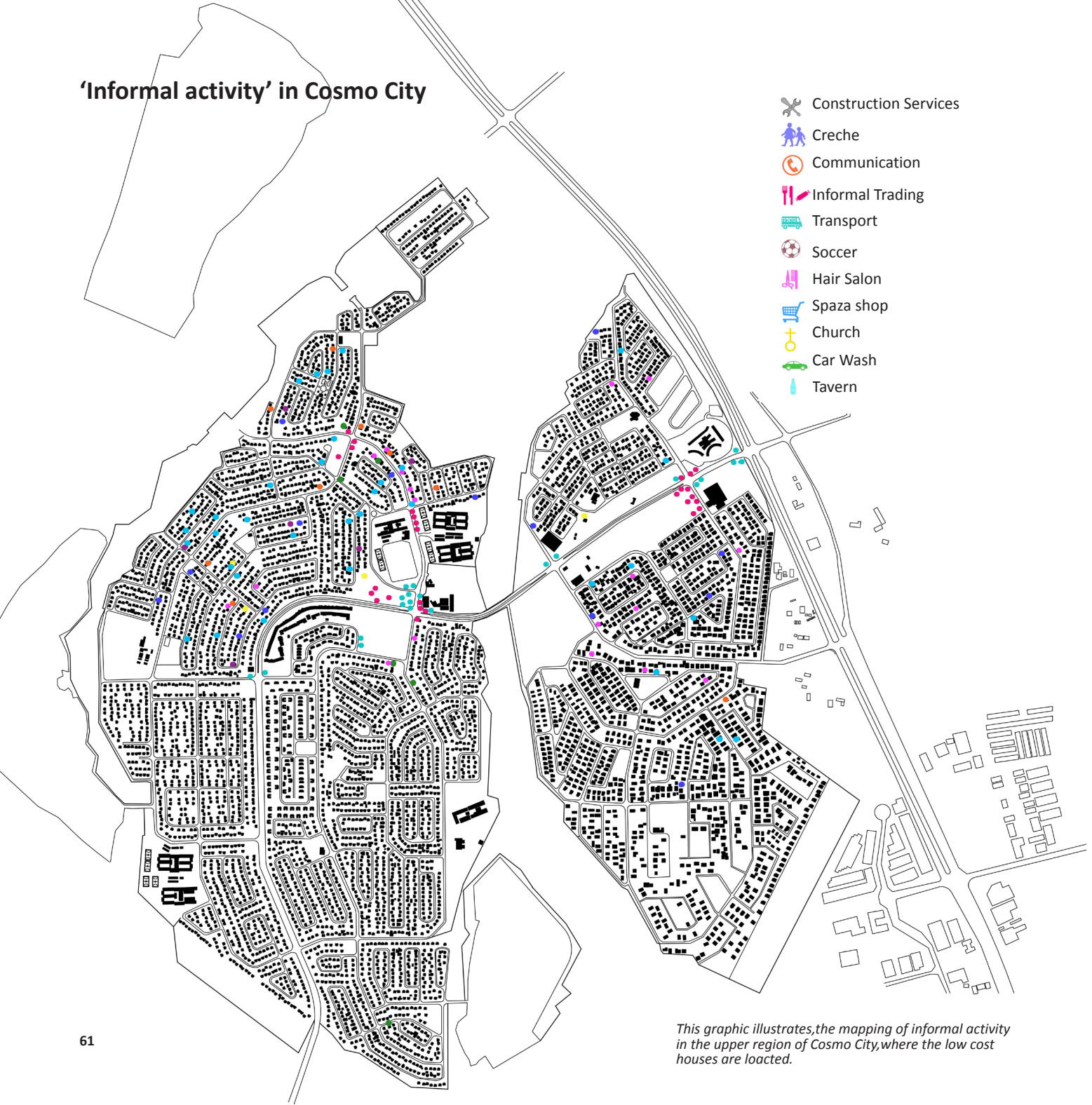


6

The Von Tonder family church forms part of the remaining buildings that were on the site. This building was left untouched because it is a heritage building.

'Informal activity' in Cosmo City

-  Construction Services
-  Creche
-  Communication
-  Informal Trading
-  Transport
-  Soccer
-  Hair Salon
-  Spaza shop
-  Church
-  Car Wash
-  Tavern



This graphic illustrates, the mapping of informal activity in the upper region of Cosmo City, where the low cost houses are located.



Spaza Shop 61%



Hair Salon 14%



Creche+Day Care 10%



Informal Trading 8%



Communication 4%



Car Wash 3%

A Summary of Mapping 'informal' activities

Based on my mapping of the informal activities in some of the regions of Cosmo City, I was able to summarise it into this graphic that shows what the most common informal activity was in Cosmo City.

The lack of facilities in Cosmo City has become an opportunity for the residents to generate an income. I thoroughly enjoyed the mapping process, because it allowed me to observe peoples' daily lives and understand how they have adapted to the lack of social and economic infrastructure. Its interesting to note that quit a few of the Spaza shops are run by Somalians or Bangladeshi people who live in Cosmo City. People from both the low cost housing and bonded section are providing various services [hair salon ,Day care facility, electrician, car wash] which they are operating from their garage, living room or additional space that they have built onto their house .

This scattered layer of informal activity has created a positive environment within this fragmented development. Through trading and providing services, the people of Cosmo City have an opportunity to engage and interact with each other. However at the same time, one can clearly see peoples' desperation to make a living through informal activities. The development did not consider how people were going to set up their own businesses from their homes or consider designing a market space that allowed people to trade or provide services.

Informal Activity in Cosmo City





Conclusion

Cosmo City is a population that is living in an artificial settlement that is a segregated and dispersed type of suburbia that is neither urban nor rural. The development could be classified as an exurban centre, combining standard amenities and residential uses with conservation reserves. This development offers an upgraded version of living for many of the residents, ideal through better living conditions if one came from an informal settlement.

Isolation has been created through the fragmented nature of planning, which has resulted in a level of social segregation. The new so called city ,does not have an urban quality to it, but can rather be classified as a hybrid between a township and suburbia.

Cosmo City created a development that aimed to move away from the apartheid township approach of design, however elements of that town planning era are still visible in the planning approach. Though, being the first development in the country to test out this different approach to planning a housing development, it is remarkable how they have managed to bring people from different income groups and backgrounds to live together in this development. The development has become a popular place to live in especially for those people coming to Johannesburg to find job opportunities.

There are visible social and spatial problems in the development, nevertheless there are initiatives that could begin to break down these social barriers, through resident meetings and social gatherings or allow for a space to become a platform for social interaction and community meetings. Such spaces and activities assist people in becoming better neighbours and form a sense of community and belonging within Cosmo City.

One will need to consider and question the way in which they look and think about urban environments as it surrounds us and constitutes the framework for our daily lives (Read 2005:2). These urban environments represent the condition of social life and therefore is an integral part of planning. We need in particular to go beyond those habits which have made the city an object to be engineered with the aim of containing and controlling social processes. Planning methods, with their strongly utopian background, have often presumed a fixed spatial order underpinning an idealized social stability. They have conceived an ideal associated between spatial form and a regular social process, and have imposed that form, fixing futures in an often ordinary way of representing the exact utopia (Read 2005:11). The approach is visible in the planning of Cosmo City, that is creating this sterile fragmented environment for people to inhabit.

What we need-more today than ever before, it seems-is a framework for understanding the city as not a static object, but rather as a organism that can develop and change over time. And create a framework that allows for social formation and integration ,social involvement and belonging (Read 2005:5). As people who attempt to build living environments which empower people, we need to build an understanding of the ways people's surroundings are integral with their lives and how these surroundings may liberate and enable people to search for and find their own realization in a continuing cycle of creative adaption (Read 2005:11).



Fragmented layout of Cosmo City

Chapter 3

Developing a programme

3.1 Why Cosmo City? The development has created an exclusionary environment

3.2 Why Cosmo City? Lack of facilities and amenities

3.3 The Inclusive and exclusive location of Cosmo City

3.4 Mapping exclusive spaces in Cosmo City

3.5 Mapping inclusive spaces in Cosmo City

3.6 Analysing an existing support structure in Cosmo City
Oasis NGO .Alabama Road,Cosmo City_Ext 4

3.7 Cosmo City Workshop

3.8 The Programme:Cosmo City Sports Centre

Looking at the Context

Why Cosmo City?

3.1 The development has created an exclusionary environment

3.2 Lack of facilities and amenities

Process of developing a Programme

The process of developing a programme for the scheme was done through mapping and analyzing the context, investigating existing support structures in Cosmo City and conducting a workshop with a small group of Cosmo City residents, which will all be discussed in further detail in this chapter. Each process was able to produce information that could be translated back into developing a programme.



Existing 'formal' facilities



Medical Centre



Shopping Centre



Taxi Facility



Church



Primary School



Secondary School



Creche



Parks



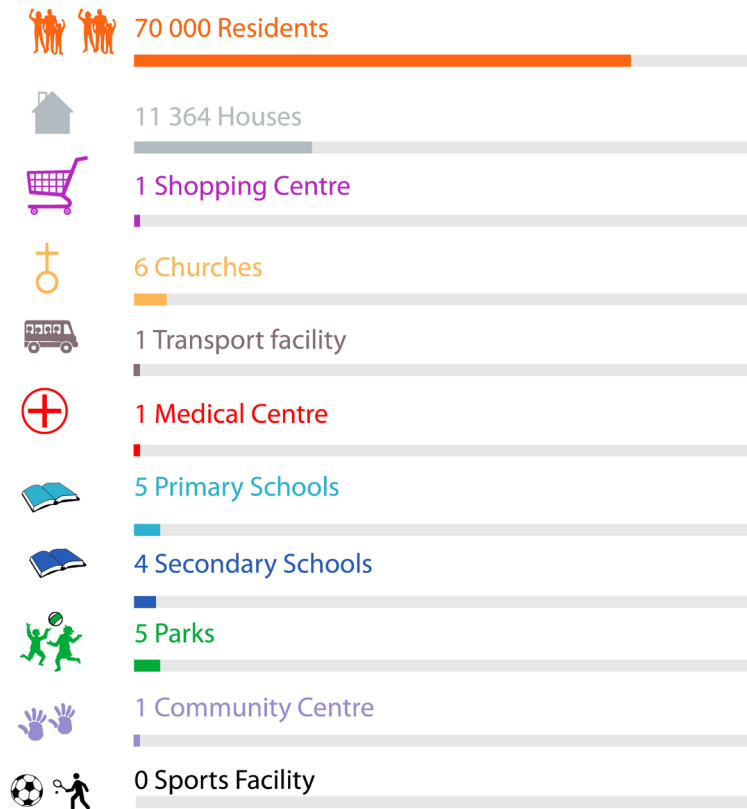
Community Centre

3.1 Exclusionary Development

From the graphic one can see that the layout and design approach to Cosmo City has created a fragmented setting for people to live in. The development intended to create an integrated and sustainable development for all people to live in, however the current layout has created an environment that isolates each economic income group from the other. Therefore resulting in division and tension between the residents of Cosmo City. As mentioned earlier in chapter one, cities and towns are becoming more diverse, making boundaries between communities and individuals closer. Thus one must ask, how does urban design and architecture as a tool begin to affect the environments and spaces they create for people to inhabit. In this specific context, there will be an imperative need to provide inclusive spaces [parks,public square,library and market] which will set the pre-conditions to encourage social interaction.

3.2 Lack of facilities

The mapping of existing facilities and summary of the facilities in ratio to the residents of Cosmo City, show a clear understanding that there is not sufficient commercial, health, education, social, recreational and leisure facilities that are provided for the residents. An increase in these public facilities will provide an opportunity for development and become important as place-making elements.



This graphic illustrates a summary of the mapping on the left, showing that the existing facilities are not sufficient for a population of 70 000 people.

Mapping inclusionary and exclusionary spaces in Cosmo City



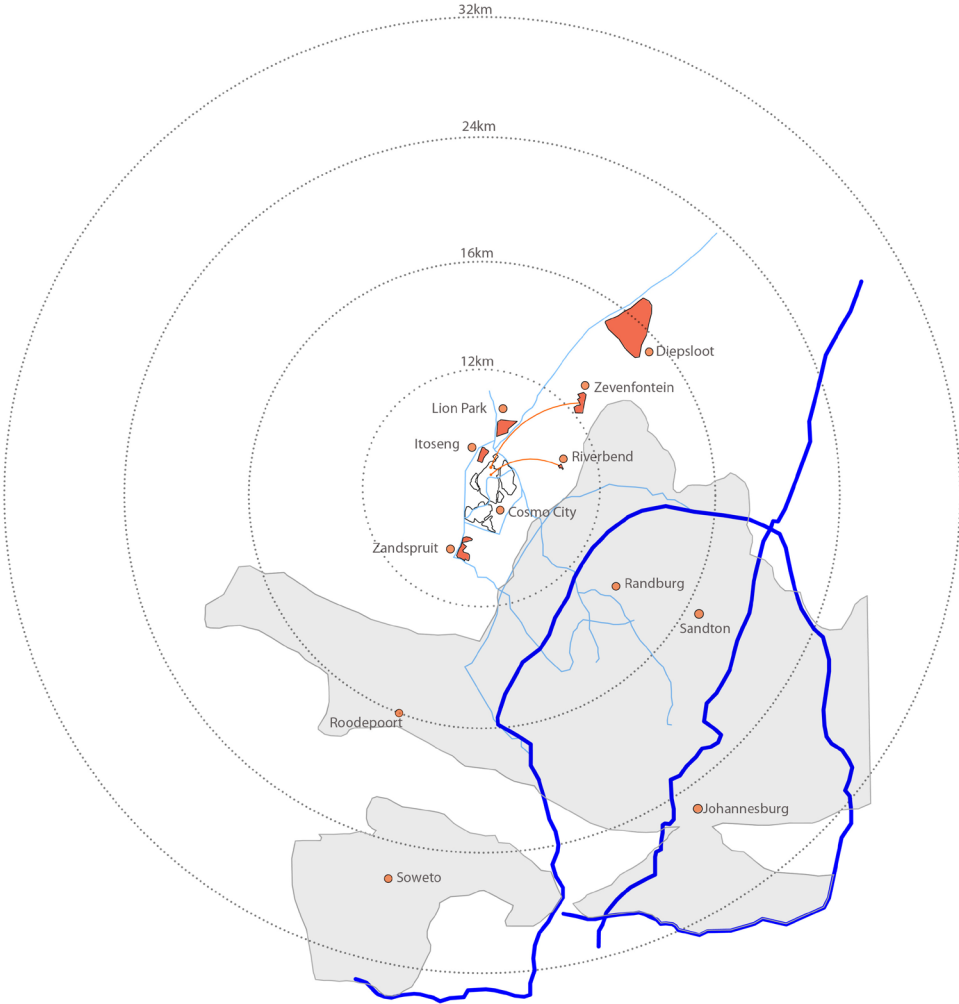
The design approach to Cosmo City has resulted in the creation of numerous exclusionary spaces within the development. A few examples of these exclusionary spaces will be analysed in this section, to further understand how exclusive spaces affect the way people inhabit and use space in Cosmo City. However at the same time, there is an interesting layer of informal activity that occurs throughout the development ,people have appropriated or transformed existing spaces into inclusionary spaces either through activity or the form of a space. Hence this process of mapping inclusionary and exclusionary spaces in Cosmo City will be important to distinguish what type of activity activates an inclusive and exclusive spaces. And in addition what are the spatial qualities of these spaces.

3.3 Inclusive and exclusive location of Cosmo City

Cosmo City is located in the North Western part of Johannesburg where its quit accessible from surrounding nodes such as Fourways and Randburg CBD. Unlike the apartheid townships that were located on the periphery, Cosmo City is located centrally to various established suburbs such as North Riding and Fourways.

However when one analyses the location of Cosmo City, its hidden and tucked away almost intended not to be seen along some parts of Northumberland Road, though becomes more visible along Malibongwe Drive. It is interesting to note, that the grey patch indicates the most populated and developed part of Johannesburg, while Cosmo City clearly lies on the other side of the developed region of Johannesburg, making the development somewhat foreign and isolated in the context .However at the same time Cosmo City becomes an inclusive development for the surrounding informal settlements that relies highly on Cosmo City for daily amenities and facilities such as access to schools and shops.

Location of Cosmo City in relation to its surrounding context



3.4 Mapping exclusive spaces in Cosmo City

Gated Community

Conservation Reserve

Cosmo City Community Centre

Gated Community

An increasing number of existing neighbourhoods, which were originally designed as open neighbourhoods, are being closed off through gates or booms extending across the road and, in some cases, fences that extend around entire neighbourhoods. Access into these neighbourhoods is restricted and controlled by a few access control points, either in the form of remote controlled gates or security manned gates or booms. The roads within these neighbourhoods were previously, or continue to remain, in public ownership, depending on the model used. The size of the enclosed neighbourhoods varies from small cul-de-sacs with less than 10 houses to large neighbourhoods with up to 1000 houses (Landman 2004).

Some of bonded houses have made an attempt to becoming gated communities because of the fear and the level of petty crimes in Cosmo City. However their attempt has failed, because residents have not managed to pay for security companies to guard the area. The existing guard room and booms show that even though the development was designed to integrate people, there is still an attempt for sections of the development to become exclusive spaces.

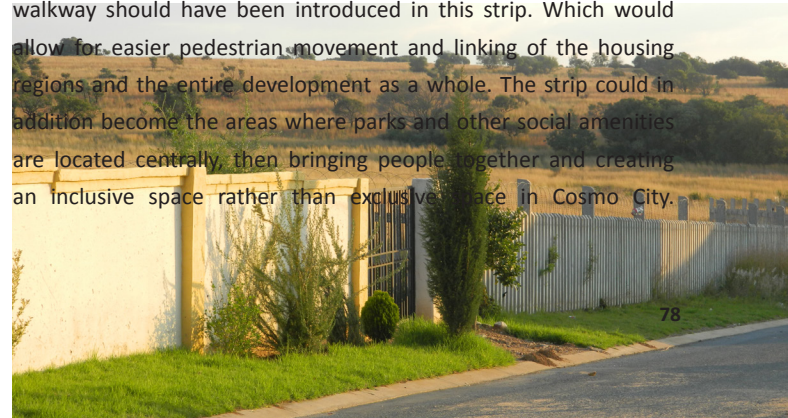


Conservation Reserve

The Cosmo City urban planning layout has a conservation reserve, which contributes to the sustainable approach of the design. However one may disagree and view this intervention as a 'buffer strip' or division between the various housing regions. The strip has clearly created a physical division in the development as seen in the figure ground diagram. The conservation strip was designed for no pedestrian or vehicular access, which is enforced by a concrete palisade fence that encloses the reserve. The reserve has many protected species of plants, in addition to a few animals and birds that have taken residence in the reserve.

The green belts are situated where the 100 year flood plain runs and where the wetland occurs in the topography. This area is difficult to access and cross, however they have become shortcuts for the people walking in Cosmo City. Which is the predominate mode of getting from place to place in Cosmo City. The graphic on the next page illustrates mapping of these man-made pedestrian paths across Cosmo City. They begin to illustrate how the routes start to connect all parts of Cosmo City together.

The paths indicate that movement by foot was not considered when it came to shortcuts and pedestrian movement in Cosmo City. Instead of seeing the strip as a division, one could see the potential in using it as the connecting element between the housing typologies. Given that there are many people moving across this strip on a daily basis. A design intervention such as bridges or walkway should have been introduced in this strip. Which would allow for easier pedestrian movement and linking of the housing regions and the entire development as a whole. The strip could in addition become the areas where parks and other social amenities are located centrally, then bringing people together and creating an inclusive space rather than exclusive space in Cosmo City.





Exclusive space: The 'buffer' strip

The conservation strip is currently being used as a shortcut to get to many parts of Cosmo City. The conservation strip is not an ideal place to cross because of the uneven topography and wetland. These areas furthermore become an ideal spot for criminals to hide in the veld grass and target people walking across the conservation strips. For that reason an interventions such as bridges or lit up walkways at night, will assist with keeping people safe and in addition make movement in the conservation reserve more visible through introducing a pedestrian bridge.

Cosmo City Community Centre



Cosmo Community Centre: The building is fenced off and does not respond to the street edge

Exclusive space:

.....Cosmo City Community Centre



Community centre public space

The Cosmo City Community Centre is currently being completed. The building will house a hall ,library, municipal offices, sports pavilion ,change rooms, soccer field and public space. This building is the first community facility to be built in Cosmo City.The community centre is located centrally in Cosmo City, making it accessible for the three schools and residents living close to the centre.

The design and layout of the centre has created an exclusive and isolated space in Cosmo City. The building does not respond to the context and turns its back onto the street edge, instead of being open to allow for people to access the facility from all edges, it has been fenced off . There is currently only one entrance on the western edge. A positive point about the design is that the building is broken into smaller buildings rather than having one large form. This allows for movement between the buildings. The public space is hidden and does not open up onto any of the street edges. The facility in addition does not respond to the school that sits above the community centre. The community centre stands as an isolated form that does not respond to the context or contributes to making the surrounding street edges and public space active.



a.Workshop and classrooms for social workers

b.Municipal offices and Library

c.Kitchen and hall

d.Sports pavilion, changerooms and grand stands

e.Public space

f.Soccer field

3.5 Mapping inclusive spaces in Cosmo City

This mapping exercise aims to explore the inclusive spaces of Cosmo City and understand what type of activity generates inclusive spaces and in addition, what are the spatial qualities of these inclusive spaces.



Parks



Trading



Soccer



Oasis NGO



Transport

Mapping Inclusive zones in Cosmo City

This graphic illustrates the most inclusive zones in Cosmo City that have been activated by inclusive activity such as trading and public transport.

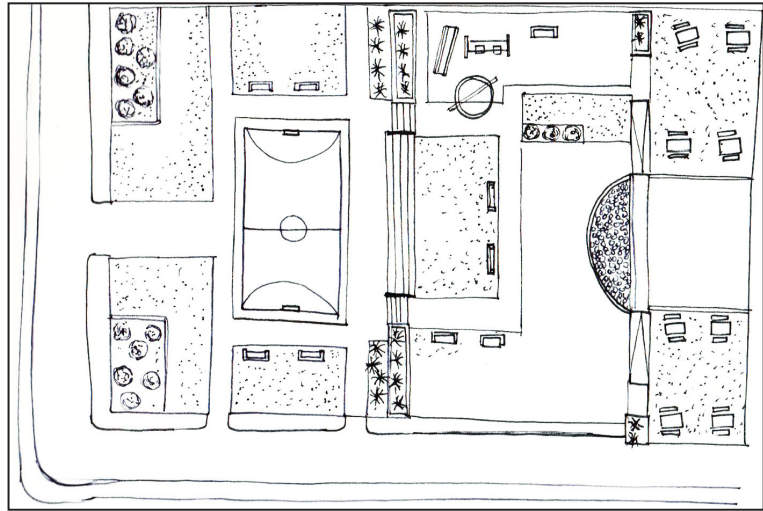




With the use of levels, steps and fixed seating. It allows people to gather, socialise and observe activity in the park.

Cosmo City Park_Ext 4

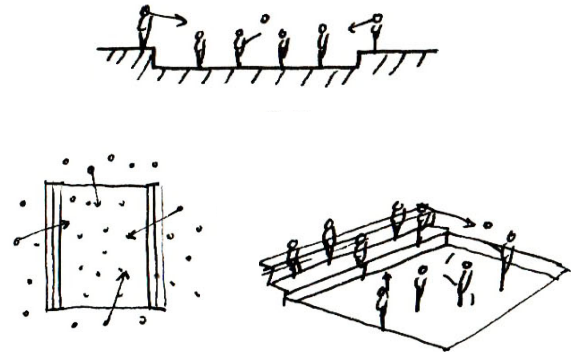
Cosmo City has five parks currently which have been located in different extensions of Cosmo City. They all differ in scale and design layout. The parks are the only social and recreational spaces that have been provided for the residents of Cosmo City. The parks are incredibly popular spaces for social activities in Cosmo City and are used by all ages and genders, especially in the afternoon after school and on the weekends. This specific park in extension 4 is an inclusive space for all people to inhabit. Through the use of clustering of spaces, it allows for younger children to play, while their parents can sit close by and watch them. A group of children can play basket ball while other people sit around and watch the game. The park spaces allow for flexible use and a variety of activities to occur simultaneously in one space.



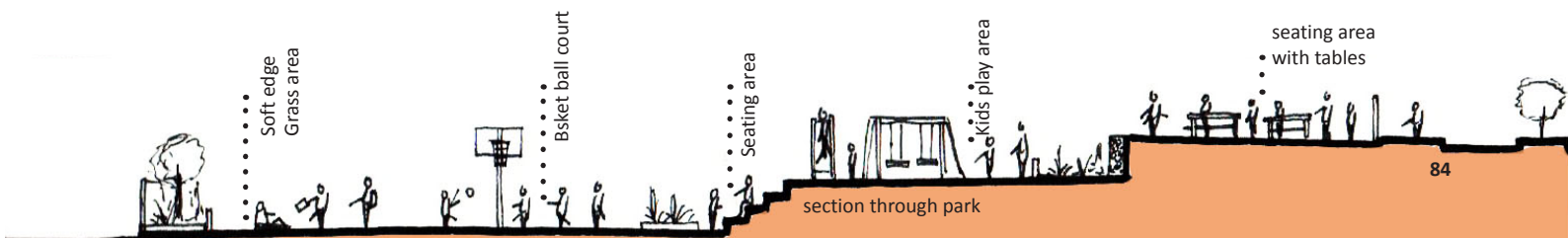
Plan: Cosmo City Park-EXT 4



People socialising under the trees in the park



The spatial quality of a space has an impact on the type of activity that can take place in a space.

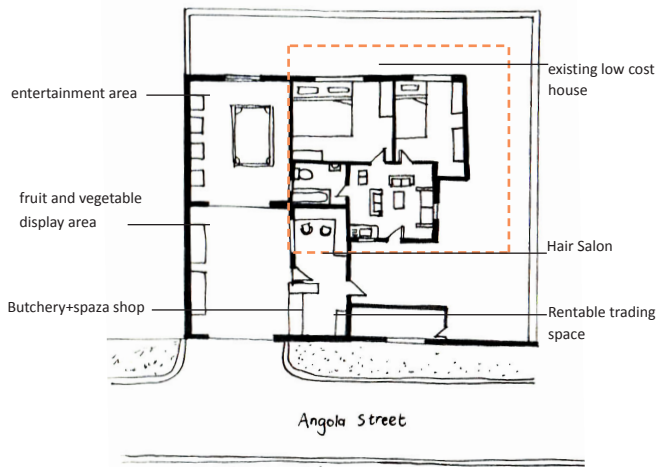




'Hybrid' Spaza shop _Ext 2

This particular spaza shop is owned by a gentleman from Mozambique. He has been running the shop for the past three years. The shop has been built onto an existing low cost house. It was not clear how he became the owner of the house. Though it's interesting to note that quite a few foreigners rent these low cost houses or have bought them from their original owners.

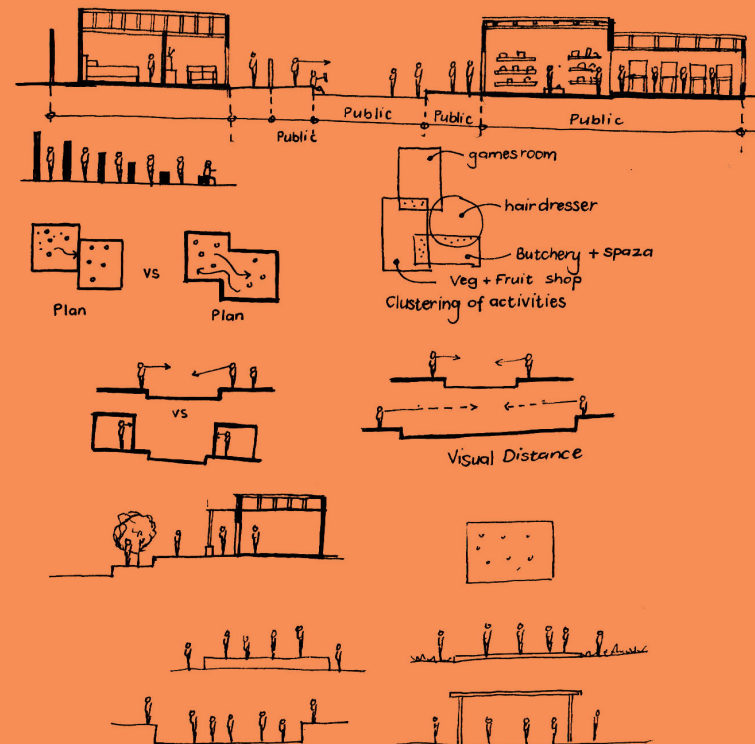
The particular shop was an interesting typology, because of how they appropriated the space and transformed the house into a mixed-use spaza shop. The spaces allow for a variety of activity and services to occur within the same space. The shop create a space that allows children to come and play games after school, while the youth are playing a game of pool. And at the same time it sells fruit, vegetable and meat, while operating a hair salon from the house. Such spaces begin to generate inclusive activity along the street edge and in the shop, through the use of spaces that are open and accesible.



Plan of the hybrid spaza shop



Hybrid Spaza shop is an example of a multi-use space



Informal Trading



Informal trading being it in an enclosed or open space, has the ability to transform any space. A quiet pavement in Cosmo City turns into a vibrant buzzing street through informal trading along the street edge. A group of ladies leave their tables and crates on the pavement and start trading after 1pm when the children finish school.

Transport



Outcome of mapping inclusive and exclusive spaces in Cosmo City

The process of mapping inclusive and exclusive spaces in Cosmo City, has shown that the urban planning layout and framework as a whole has created an exclusionary environment for one to live in. However the mapping of inclusive spaces clearly illustrates that there is a level of social activity and inclusivity that takes place in Cosmo City, especially in the low cost housing region.

Many people have appropriated spaces or transformed their homes into inclusive spaces, which then begins to generate street activity and informal trade along street edges. Therefore the existing informal activity becomes the catalyst for inclusive spaces and has the potential to be translated into an urban forms and design that encompasses some of inclusive spatial qualities that have been mapped in Cosmo City.

3.6 Analysing existing support structures in Cosmo City

Oasis NGO

Alabama Road, Cosmo City_Ext 4



The house is which Oasis is based in

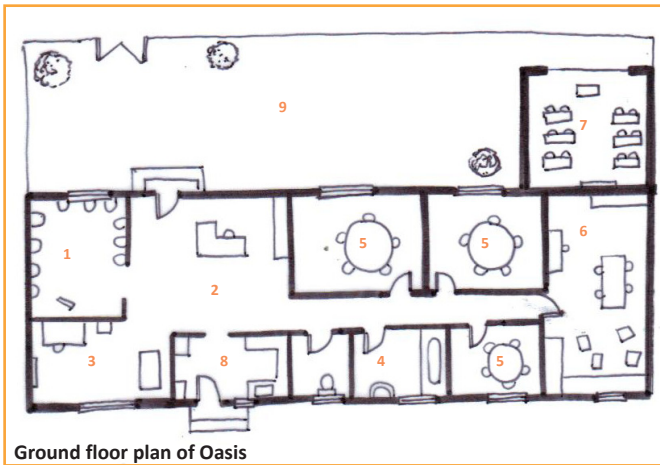
Oasis South Africa is part of a global family of organizations that works in some of the world's most marginalized communities and people in ten countries. Oasis was founded in London by Steve Chalke in 1985. The Oasis NGO set up their first hub in Cosmo City, South Africa in 2006. They are currently based in a house in the bonded section of Cosmo City (OasisSA:2010).

Oasis is involved in a range of community projects, including health, youth and community development activities, which aid in creating new opportunities for disadvantaged people. Their focus is always on further developing communities. They partner with volunteers from Cosmo City to hold workshops that promote healthy living. They run prevention of sexual abuse sessions at schools and offer children counseling. They are also very active in community skills and development programs, while also running homework clubs and a teachers pre-school training programme for the crèches in Cosmo City that have been set up by local residents who have no formal teaching experience (OasisSA:2010).

During my research I spent some time with Bongani who works closely with Oasis and teaches IT classes in the garage space of the Oasis house , which has been converted into a make shift computer class for residents to come learn computer skills.

He explained that the space they are currently in, is too small and limited for all the work they do. On some days they have workshops, classes and children watching cartoons in the same space. Bongani explained "at one stage we had a community clinic operating from one of the rooms, but it became very busy and congested". The clinic was then moved to the Itsoseng informal settlement because an empty container was available as a space to convert into a clinic. Now there is no public clinic currently running in Cosmo City.

Bongani also mentioned that the surrounding informal settlement residents come to Cosmo City for the clinic and other facilities such as schools and shops.



Ground floor plan of Oasis

- | | |
|------------------------------|-------------------------------|
| 1. Workshop area | 5. Workshop and meeting rooms |
| 2. Admin area and office | 6. Workshop and office area |
| 3. Workshop area and tv area | 7. IT classroom in garage |
| 4. Bathroom | 8. Kitchen |
| | 9. Back garden |

Outcome

The work that Oasis conducts in Cosmo City, is crucial in assisting this newly established community. Especially those from the low cost housing region. Though their assistance is also provided to people from all over Cosmo City and surrounding informal settlements. Through the social activities and skills development classes, the NGO is able to assist with thew integration of the Cosmo City residents.

After understanding the important work the Oasis NGO conducts and their contribution towards community development in Cosmo City, one can clearly understand that the space in which they are currently operating in, is inadequate and not ideal for the type of work they do.

This allows an opportunity for the proposed sports centre programme to accommodate flexible spaces that can be used by the NGO when they require larger spaces for workshops, homework clubs ,sport activities and social gatherings.



3.7 The Cosmo City Workshop

Held on the 25th June 2011 at
Oasis, Cosmo City

The Workshop

The Cosmo City workshop was put together with the assistance of my friends and Bongani from Oasis NGO. The purpose of the workshop was to engage directly with the people of Cosmo City in order to help generate a programme for the building but at the same time gain more insight into what they think about Cosmo City as a development and how they live in Cosmo City.

The workshop was divided into three tasks for people to participate in. The fifteen participants consisting of a mix of adults and youth from Cosmo City and the Itsoseng Informal settlement were divided into three groups of five. Each group then had a group leader (Architecture colleagues) that assisted them throughout the workshop.



Chayneeka



Shani



Bongani



Trisha



Marlene



Patricia



Andrica



Sammantha



Yolanda



Kananelo



Sthembiso



Mbali



Monaheng



Thumla



Busi



Vuyo



Esther



Johanna



Olga



Martha

Task 1

The first task was to 'mind map' Cosmo City. The aim of this task was to understand how people of Cosmo City inhabit the development, where does one live and work, where are the social spaces and unsafe spaces. These spaces were graphically illustrated on a figure ground that was printed for each group.

Outcome

At the start of this task, my biggest concern was that people would not be able to relate to the figure ground as a map of Cosmo City, rather than using an aerial map. However people understood exactly where they lived and how they walked to certain places in Cosmo City. The mapping of how people inhabit Cosmo City, began to show layers of pedestrian movement through the development and short cuts that people would take. The school children marked out the schools they attended, parks they socialised in and where they would meet their boyfriend and girlfriend. The adults marked off where the unsafe spaces were and where the taxis dropped them off. All of this information started to tell a story of how people inhabited Cosmo City through marking their daily activities and routes that would take place daily.

Task 2

The second task was to create a collage of images that represented what they thought was lacking in Cosmo City or what type of activities, facilities and amenities was needed in Cosmo City. The images were taken from magazines and pre-cut images from the internet. They were also instructed to give the building a name or describe what type of building it would be.

Outcome

This task was a quick exercise to visually understand what people needed in Cosmo City. What was interesting about this task is that adults and children wanted similar amenities and facilities. I also found that students were more open about what they needed, especially when it came to education.

Many of them complained about the standard of facilities in their school or lack of facilities, such as libraries and halls. The students also discussed that they wanted to learn and do their homework in a suitable environment, where they could also get assistance with homework.

What was also interesting was how they wanted to be exposed to new types of sporting activity and not just soccer and netball. Especially for the girls, they felt that they could learn a new sport and make a 'talent' or career out of it. Most of the adults mentioned that they wanted better schools for their children and more social activities that their children could take part in after school.

Task 3

The final task of the workshop was to present their posters and mapping of Cosmo City in their groups, which then allowed for feedback and discussions to take place.



Groups discussing ideas and putting their collages together

Workshop: Feedback and comments



Kannelo

Lives in ext 5. She moved to Cosmo City from Qwa-Qwa in the Free State after her father got a job in Johannesburg. She has been living in Cosmo City for the past 4 years. And attends Cosmo City Secondary 3.

"We want people to come to Cosmo City and compete with us in school sports"

"We need a centre for music where we can go sing, dance and perform for people of Cosmo City"



Patricia

Lives in ext 2 of Cosmo City and has been living in Cosmo City for the past 4 years. She moved to Cosmo City after their house burnt down. She attends S'godiphola secondary in Cosmo City. Patricia is in Grade 11.

"Students want soccer fields and sports facilities to be open on weekends, we have nothing to keep us busy on weekends"

"We need HIV Aids counselling for the youth"



Johanna

Lives in ext 6 of Cosmo City. She moved from Pretoria to Cosmo City 5 years ago to find a job in Johannesburg. She now works as a volunteer for the Oasis NGO.

"I'm a volunteer health worker for the Oasis NGO. All the people I meet always say that Cosmo City needs a government clinic. There is only one private clinic and that is too expensive for us".



Yolanda

Has been living in Cosmo City for the past 4 years. She is in grade 11 and attends S'godiphola Secondary in Cosmo City.

"We need a place like a library to do our homework after school and get assistance"

"We want a place where we can learn life skills and get advice about careers"

"Some of us like to look slender so a gym would be nice,."



Groups presenting their posters in the workshop feedback session

Mind Mapping Cosmo City



Each person in the group was given a specific colour in which they could mark out where they live, what school they attend, where they work, and where do they socialise with friends. And what routes do they take to get to their house.

The routes that people take from the Itsoseng informal settlement into Cosmo City

Most people who live in Cosmo City,shop at the Shoprite in this centre

Taxi Rank,where majority of the residents catch a taxi

Oasis NGO.Residents come to the NGO for workshops and IT classes

The note tags were given to the participants to write detail comments or thoughts about what they did over the weekend

Collage



Magazine and images were given to the groups to put a collage together of what they would like in Cosmo City. And give ideas of what type of activities and facilities the proposed building should have.

• Cosmo City needs more take aways and restaurants

• Students need access to the internet and printers for projects or for putting a CV together

• Entertainment for the youth

• Students need a place to do homework and get assistance after school

• Swimming classes

• More schools and a college in Cosmo City

Workshop Summary

Sports

- Better sports facility
- Variety of sports,not just soccer and netball
- Learn more sports [As a talent]
- Gym
- Pool
- Sports Hall
- Sport classes during school [Physical education]
- Sports as an extracurricular activity

Arts & Culture

- Drama classes
- Singing classes
- Dancing classes
- Performance space for students
- Practice area for drama groups
- More Churches

Leisure

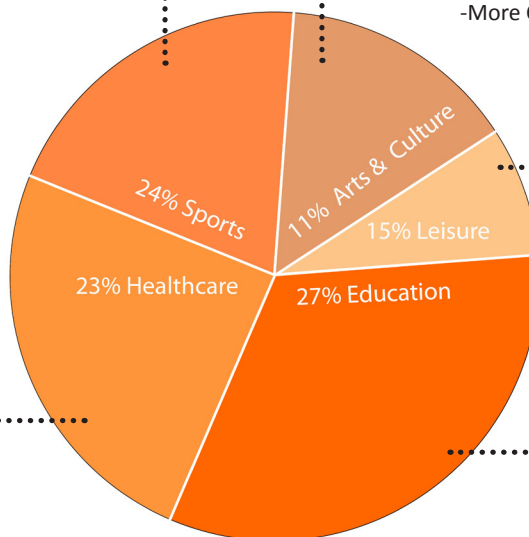
- More Retail in Cosmo City
- Cinema
- Cafe ,Restaurants
- Entertainment[Games,PC] for the youth

Healthcare

- Access to clinic
- HIV Aids counselling and awareness
- Affordable clinic
- Be healthy individuals
- Need more Health workshops

Education

- Better schools
- More schools
- College
- Skills development[sewing, woodwork etc]
- Computer literacy
- Library
- Internet access
- Assistance with homework
- Study area
- Career counselling



Workshop Summary

The graphic illustrates a summary of the workshop, showing that education and sports were the predominate activities and facilities that were needed in Cosmo City. As the workshop was attended on the whole by the youth (ages 15-20), issues that came up the most were mainly related to their needs and not necessarily the adults. The third most important need was access to health facilities. This process of conducting a workshop, was very insightful to understanding the needs of people that live in Cosmo City.

It clearly emerged that they knew Cosmo City did not provide enough in terms of social and educational facilities. And that these facilities were important to the development of the people living in Cosmo City. The youth felt strongly that if they wanted to become a doctor or lawyer, they needed access to good education. And that if they wanted to keep young people away from drug abuse and going to taverns in the area, there had to be alternative social activities such as sports and extracurricular activities. Another interesting point to note, is that many of the workshop participants came from other areas such as Brits, Soweto and Orange farm prior to living to Cosmo City, and they all agreed that Cosmo City was a better place to live in, compared to their previous places of residence.

Most of the adults felt that Cosmo City was located in an area that was accessible for finding job opportunities, and schools for their children to attend. However they felt that it was difficult to find a job, because they had no 'useful' skills or knowledge. And that was one of the main reasons for them coming to the Oasis NGO to learn computer skills or adult skills development. When it came to discussing the issue of separation and housing typologies, they felt that there was a level of tension that existed in Cosmo City.

The adults had strong opinions about the separation issue in Cosmo City, and some felt that there should not have catered for bonded houses, while others felt the opposite. The youth felt that there was tension in the community, but that it was not an issue for them, because they had friends that lived in all regions of Cosmo City. The workshop indicated that there were many issues that people had and that the development did not provide sufficient social, health and educational infrastructure.

Outcome

The proposed programme and design could not accommodate all the needs of the Cosmo City residents, but perhaps consider addressing the social issues of separation in Cosmo City, through designing a building that allows the spaces to become multi-functional and open so that all residents could use the space either for socialising or conducting a formal gathering. The building as a whole should provide spaces that provide opportunities for people to gain access to resources necessary for their development and livelihood, though at the same time instil a sense of belonging.



A pin-up of all the posters produced at the workshop

3.8 The Programme

Cosmo City Sports Centre

01.Sports Centre

02.Public Square

03.Taxi Facility

04.Market

Breakdown of the Programme

01.Sports Centre

Sports centre Main Foyer

- Reception
- Admin office
- Waiting area
- Ablutions
- Sickroom
- Staff kitchen+lounge
- Meeting room
- Open plan office
- Store room

Medium size Muliti-purpose sports hall

- Spectator space
- Sports storeroom
- Sports hall ablution+ change rooms

Cafeteria

- Main kitchen
- Storerooms
- Serving area
- Shop
- Outdoor+Indoor Seating area

Courtyard

02.Public Square

- Seating area
- Open paved area

03.Taxi Facility

- Covered waiting area with seating
- Taxi drop off and collection area
- Ablution facility

6 lane swimming pool

- Spectator area
- Pool plant room
- Pool store room
- Pool foyer area
- Swimming pool change room and ablution

Six Squash Courts

- Pause area
- Spectator area
- Squash court foyer
- Shared ablutions with pool

Gym

- Administration
- Reception
- Studio
- Shared ablutions with Pool+sports hall

Homework area

- Seating area for homework
- Internet area
- Six workshop/studio rooms

04.Market

- Trading stalls
- Covered walkways
- Ablution facility

Existing Sports activity in Cosmo City



Tennis

Netball+Basket ball

Soccer

Cricket

Rugby

This mapping shows where existing sports facilities are located and where sporting activity takes place in Cosmo City. Most of the schools have a soccer field and two tennis courts that are also used for netball. Even though the schools do have these limited sports facilities, they are not taught formally at school how to play these sports. The facilities are locked up after school, and cannot be used over the weekend.

Rugby and cricket is taught at Cosmo secondary 3 after school by a volunteer from outside Cosmo City, because this is the only school that has a field that's big enough for rugby and cricket practice. The parks in addition also provides spaces for soccer and basket ball or netball to take place. The graphic illustrates that there is a limited choice of sports that is currently available in Cosmo City. School children have no after school activities that take place formally at school. Therefore there is a need to provide a multi-purpose sports hall, that can introduce a variety of sport activities for the youth and adults of Cosmo City.



Make shift Soccer field on a vacant piece of land in Cosmo City: This soccer field is currently the most popular space for soccer games. It's used in the afternoons and over the weekends

3.9 Understanding the 'space' and typology

Learning from precedents

Sports Centre

Vertical Gymnasium, Caracas

Market

Taxi Facility

Baragwanath Transport Facility & Trader Market
Soweto

Public Space

Alexandra Heritage Centre, Alexandra

The programme for this building was developed through mapping the context and workshoping the needs of the community. This section aims to give an explanation for having chosen this specific programme [Sports centre, taxi facility, market space and public square] in Cosmo City. Furthermore how these spaces together with their activities begin to create inclusive spaces in the context.

In order to have a clear understanding of the programme, a brief analysis of various precedents will be made. This section, in addition, will also look at precedents to learn and analyse the spatial qualities of the specific typologies, which will assist my design process.