



URBAN LIVING 101

A platform for [re]introduction into Johannesburg Inner City



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"The whole is greater than the sum of its parts." - Aristotle

The idea that people can accomplish so much more when they act together as opposed to individually. Imagine the incredible feats people could achieve if they worked in a cohesive manner - life is not about the individual, it is about the effects that individuals can have on each other.

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To Jacques who has been my unwavering pillar of strength. I am indebted to him for his incredible love and support throughout my studies.

Finally, I wish to thank all my friends and family for all their support throughout my life; without you all, none of this would have been worth it.

declaration

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abstract

I believe that architecture is the science of building, but more importantly, it is the element assisting in the building of a stronger economy and moral fibre.

Social integration and development is the process of creating a unified, communal and inclusive society, where each individual can participate on a variety of levels according to his or her personal attributes. No longer should diverse traits of gender, age, race, ethnicity, religion and political beliefs be restricted or condemned, but rather, liberated and respected.

(Cruz-Saco, 2008:1)

ensure this change, it appears that parts of the physical environment are being distorted to accept a selected group of city inhabitants, leaving the marginalised group to fend for themselves. In saying this, there thus appears to be a new form of segregation occurring within the city. As such, the social and physical environments are beginning to lose a certain key characteristic of what a city should be – spirit and integration between all of its parts.

Over 800 000 people access and commute through Johannesburg Inner City every single day. (JDA, 2009) Out of this, a certain group of people enter the city with every intention to find permanent residency and work within the city. They mostly come from afar, rural or semi-rural areas and often from neighbouring countries. Unfortunately, with the continuously changing urban environment, it can be an incredibly difficult process to adapt to alone. As such, this can be the best time and the worst time of their lives, filled with mixed emotions of excitement, disappointment, fear and anticipation. This is the time where one may manage to truly live life, or end up surviving it. The sudden change in lifestyle, security, social and economic conditions, entertainment and habitat can create situations where the very best will fail in their quest to improve their lives and fall into degenerate lives of crime and despair from which very few will emerge stronger.

As I see it, architecture is the science of building, in terms of not only visually inspiring structures but more importantly, structures that can improve the lives of people whilst preserving the environment and assisting in the building of a stronger economy and moral fibre. I believe that architecture is at the root of civilization itself.

However, due to a multitude of varying levels of control implemented into the urban realm of Johannesburg's Inner City, in order to

This thesis therefore investigates a design that strives to create a bridge between Johannesburg's Inner City and the formal environments where new city-dwellers can find respite and are assisted to achieve their goals without succumbing to the pitfalls that would otherwise await them. The design will ensure that the transition between these new-comers' old and new lifestyles and surroundings is as painless as possible allowing them to reach their full potential quickly and hopefully removing the risk that they may become a burden to themselves and society.

This thesis will focus on the construct of a 21st century interpretation of Godin's familistère, not necessarily in its structural make up but rather in its funding, management and programmatic structure to fulfil its mission in a sustainable manner as well as the new idea of connecting these factors into the 'bigger picture'. (Benevolo, 1971) This thesis will address the fundamentals of target group, services provided, training, temporary living accommodation, optimal time of stay, work ethics, funding and most importantly, the spatial framework required for such integration to occur. The results of this thesis will culminate in a full-scale detailed design of such a construct and propose how it could be achieved spatially for the direct benefit of those individuals, as well as the indirect effect it could have on the physical make-up of Johannesburg's Inner City.

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introduction

the quest for [re]introduction into Johannesburg's Inner City



THE QUEST FOR [RE]
INTRODUCTION INTO
JOHANNESBURG’S INNER
CITY

Within Johannesburg’s Inner City, there is a noticeable disconnect between some existing and new city inhabitants and the urban environment. This being said, there are varying levels of human social ineptness as well as multiple physical structures and new developments that allow this disconnect to occur and remain.

The urbanised area of Johannesburg’s Inner City is a dense, energetic and captivating environment. Johannesburg is the primary gateway for almost all business into Africa and as such, through the efforts of government’s initiatives to bring back investment to Johannesburg, space in the Inner City is being increasingly sought after. As such, public and private sector confidence is dramatically returning to the Johannesburg Inner City.

Over the last two decades, multiple strategies have been introduced into the city in the hopes that they would assist the regeneration of the city as a whole, the largest of which, was the introduction of City Improvement Districts (CIDs). **These CIDs have been generated to enhance the development of specific programmes within the City. However, although they were all initiated by a team with common goals, it appears**

that over time, each CID has developed a more personal strategy. Because of this, one can see the varying qualities of physical, social and atmospheric transformation that has occurred in each CID.

Due to a very tumultuous and segregated past, Johannesburg’s Inner City and its people are exceptionally weary of change even though change is necessary to accommodate an ever changing people. However, it appears that as these CIDs are developed more and more according to their own specific codes and rules, they seem to be breaking further away from each other resulting in the dividing of the city once again. **Certain city inhabitants are now becoming marginalised, based no longer on colour or ethnic choice, but on education and social standing. Thus, buildings are being developed to cater to a specific target group of people while ushering away many others. As such, the notion of rejuvenation which is to instigate change and reconnect all parts of the city is being undermined.**

The question then arises as to who is responsible for the change and manipulation of these regeneration principles and what should be introduced in order to bridge this widening gap between city and man.

This document therefore delves into the reasons behind this seemingly natural occurrence; to investigate the root cause

for this mismatched interaction and whether or not there is anything natural about it. Ultimately, this document strives to propose an experimental model that could be inserted into the heart of the city, in order to take a first step at bridging this divide.

No city can function without the happiness and respect of its citizens, and thus, it is vital that a form of [re]introduction into the city is established.

Motivation and reasoning

detrimental to the area as a whole.

Throughout the world, there are a variety of different forms of governance that have been implemented in order to try to bridge this divide. The newest strategies refer to that of citizenship education and social education where it has been discovered that this disconnect is not only created through governing principles, but also due to a lack of social integration and behavioural etiquette. As such, numerous schemes are being developed to better prepare citizens for life within the city.

These schemes are becoming more and more critical, given the fact that 90% of the world’s population will be living in an urban format by the year 2015. With this increasing influx of people into urbanised areas, it is essential that they are given the opportunity to learn the necessary skills that will prepare them for this transition.

In Johannesburg specifically, however, the focus is still aimed mainly on economic development, and leaving the social sector to fend for themselves. This is creating a new layer of segregation over our already fragmented city. New city inhabitants are struggling to interact with the urban framework, and instead of helping them adapt, the governing strategies implemented are separating them further. In order for a city to be truly successful,

With such a fractured and sensitive history, Johannesburg’s Inner City is currently straddling the line between booming investment and declining moral fibre. With so much focus given to attracting new investments into the Inner City, most of the developmental strategies proposed are based solely on profitability and economic sustainability. Obviously, this is an imperative for any one city to function in a sustainable way.

However, as more and more developers, with the sole focus of financial bottom lines, enter into the City and succeed in making their mark, the City itself is beginning to fragment. This detrimental realization is creating a social disconnect between the city and its inhabitants in that, certain inhabitants no longer know how to interact with this adapted model of urban life. As such, the divide between the two is growing increasingly larger, and without careful action could become permanently

it is imperative that the physical, financial and social sectors are all dealt with hand in hand in order to create a sustainable and stable urban environment.

Outline of chapters

alarming effects that this is having on not only the physical environment, but also more importantly, the city’s social fibre.

The second section relates to the proposed strategy to combat the problem discovered in section 1 and is called the RESPONSE.

This thesis is broken down into two sections, each with their own subsections to substantiate the argument.

The initial section is entitled, INQUIRY, focussing on the discovery of the problem and raising various questions that relate to the information uncovered. This section revolves around the research conducted and the theories drawn from it.

Chapter 1:
The first chapter aims at investigating various governing methods within Johannesburg’s Inner City in order to understand the impact that these strategies have on city development as a whole. Numerous questions are raised with regard to this impact and whether these are beneficial or detrimental. A series of studies are included as precedents that help to discover the connotations of varying governing strategies the world over. It then delves further into the governing rule of a certain city developer and uncovers the

This section includes Chapters 2 – 6 that create a distinct argument for the necessity of the solution. The latter chapters also help to test the proposal in an experimental way, in order to discover to the possible outcome if such a scheme were to be set in place.

Chapter 2:
After the analysis and deductions made in Chapter 1, the second chapter presents a strategic concept of an introductive platform, which would be implemented within the Inner City, in the hopes of combatting the negative effects as raised previously. This chapter focuses on a form of business plan for the strategy, explaining various attributes such as a modified form of governance, the facilitative response including the target group, governing methods, funding and ownership as well as the programmatic network and composition. Certain precedents are also analysed here, with regard to how these have been implemented into the Inner City and their efficiency and sustainability.

Chapter 3:
Chapter 3 then delves into the identified

site, allowing a connection to be made between the governing systems and the proposed response. This chapter offers a study of the existing buildings as well as of the immediate area in order for one to clearly understand the context and the historical connection.

Chapter 4:

The fourth chapter focuses on the development of the building concept with specific relation to the surrounding context. It analyses the various tectonic systems used in the existing buildings and manipulates this into a modernised version and in so doing, various strategies for aesthetic and human interaction are made visible.

Chapter 5:

Here, the focus is on the concept explored in the previous chapter and studies are undertaken as to how best to materialise the strategic idea. This chapter therefore focuses on a specific unifying element

and the detail within such element. Due to the buildings' conditions in the city, it is essential that this element responds to the climatic data of the area, in order to produce as sustainable a project as possible. As such, a climatic analysis is developed for the site.

Chapter 6:

The final chapter shows the work in progress of the design itself, trying to explain key decisions made and the reasoning behind them. Although the building is at the time of writing incomplete, these drawings aim to show the big gestures of the project and how these will fundamentally alter the existing urban environment both physically and socially. As an experimental strategic model, this building raises certain questions as to the introduction of new governing methods into the city, and what the facilitation format should be. This is a building that aims to include and involve the target group of people instead of ignore them.

Problem Description and Statement

The purpose of this study therefore aims at discovering the varying effects of governance on the urban realm and to critically unpack their spatial and mental connotations on public space. From there, this study focuses on developing a new form of institution that will help to bridge the great divide between the city and man. Many precedents are explored in order to fully comprehend and develop the new strategies that need to be implemented into Johannesburg specifically. These help to formulate to final proposal of a [re]introductive platform.

Methodology

When undertaking this research and subsequently formulating the response, a working methodology was crucial in order to develop and substantiate an argument. As such, the methodology was broken down into two main sections: The first being the interaction, experience and investigation of the study area and the second being the analyses and deliberation of such matters.

Thus, it was essential to first retrieve first-hand knowledge of various view points of Johannesburg's Inner City and its developments, in order to create a substantiated discussion. This was achieved in a variety of ways:

Primary Data: Interviews:

Numerous interviews were conducted with governing bodies, property developers and every-day city inhabitants in order to formulate educated perspectives of each. This was crucial in the understanding of the urban realm with regard to the people that plan it, develop it and ultimately use it. Because these are not one and the same, it was interesting to discover the varying perspectives and the impact that each has on the urban environment.

Personal experience:

It was an essential part of the research to interact with the city and the specific

study area as much as possible in order to formulate necessary personal investigations and understandings on the spaces, the people that interact with them and the type of interaction. Only through this, could I begin to engage with the complexity of the topic and start to see the pros and cons of each city attribute.

Walking through the streets and simply watching certain areas; looking at the social profiles as well as the interaction between people with the site was important in order to draw the various conclusions necessary to formulate the argument.

Photos:

Numerous photographs were taken in order to try to pinpoint the various elements necessary to formulate a good argument. Photographic sections were created in order to best understand the varying CIDs and the spatial effects they presented.

Investigation:

Certain investigations were conducted to test the existing scenarios by comparing it to others that were implemented around the world for similar reasons and interest. Through analysing and discovering these systems, and even experiencing them first-hand (in the case of the AIS), it was possible for me to then understand the change in perspective of the urban environment and the necessity of this change.

From the results, it was then possible to start analysing the data collected in order to create a powerful argument, and thus a proposed response. The response culminated in a combination of various worldwide strategic principles, but with specific reference to Johannesburg's Inner City and the issues it faces.

Definition of terms

City-dweller/city-inhabitant:

Any person that has a permanent connection to the city and interacts with the city on a daily basis, with regard to work, relaxation, recreation, and life in general.

City new-comer:

Any person that has recently moved into the city for a multiple of different reasons

Speculative development:

Development based purely on profit and financial gain, rather than social and environmental acceptance. Only when the investment is right, will the development be initiated.

Top-down strategy:

This is a type of approach that focuses on the 'bigger picture'. It takes into account a theoretical basis of information and decisions are made objectively based on this research.

Bottom-up strategy:

This is the opposite of the top-down strategy where a subjective and personal view is considered. This allows one to see through the eyes of the people who are actually involved in and use the strategy on a daily basis. This strategy allows for the engagement with an already existing process.

Urban living:

This term refers to life within the urban environment and the connotations thereof.

[Re]introduction:

This term combines the words 'introduction' and 'reintroduction' in order to emphasise that new-comers as well as certain existing city inhabitants need support with regard to city interaction. Thus, they can both be introduced or reintroduced into the city through this scheme.

Figure 2: Edited photograph showing the urban realm of Johannesburg Inner City.



inquiry

“seeking information through the act of formal investigation.” (Dictionary, 1995)

chapter 01

the interplay between modes of governance and city development in
Johannesburg Inner City

THE INTERPLAY BETWEEN
MODES OF GOVERNANCE
AND CITY DEVELOPMENT
IN JOHANNESBURG INNER
CITY

allow different authorities to assist with the city’s renaissance and rejuvenation. (Peyroux, et al, 2012:6) However, although certain aspects of these strategies have proved very successful, it appears that the governing bodies have contrasting views and theories about what the future of the city and its development should be.

Johannesburg’s Inner City has been subjected to a vast amount of urban regeneration strategies and various forms of adaptation in a very short space of time. From its native purpose as an industrial mining town, to a westernised modern city where a number of retail and commercial opportunities burgeoned, to a large city often confused because of its struggle, through many years, with social, economic and political conundrums, Johannesburg has since culminated in its current form as a ‘world-class’ African City. However, even at this point, the city strives to further rejuvenate itself through the reconnection to its inhabitants and physical environment. (Bremner, 2000:185)

Throughout time, cities around the world have expanded, adapted, transformed and reinvented themselves according to the specific conditions of the time. As such, the traditional city has seen numerous transformations from small towns based on pedestrian scale to large metropolises designed to accommodate the dimensions of the motor car.

Through all of these adaptations, there has been a constant rise and fall between the connection of the cityscape and man.

However, at the dawn of the 20th century, a final and unwavering realisation was made, namely, that the city had to ensure the happiness, comfort, livability and well-being of its citizens in order to survive. As such, numerous theories, strategies and planning models were developed in order to test and discover how best to connect man to his city in a sustainable and successful manner.

Due to the reality of globalization and the desire to be recognised on the world stage, numerous redevelopment strategies, such as the introduction of City Improvement Districts (CIDs) as well as the increase of public-private partnerships (PPPs), have been initiated into Johannesburg’s Inner City, in the hope that they would

Governance: “the act or manner of governing” (Dictionary, 1995)

To govern: “to rule or control with authority; conduct the policy and affairs of an organisation.” (Dictionary, 1995)

A global shift in urban thinking: a newfound appreciation for the reconnection between city and man

Worldwide city development over the centuries and the resultant social forms

The very first city layouts originated from the natural movement of pack-donkeys; meandering, varying, obscure trails imprinted into the landscape. (Kostof, 1991:95) As time progressed and man advanced, these trails were transformed, straightened and ordered according to the direct and purposeful routes of individuals. These routes became consistent, planned and strategically positioned to ensure minimum travel time, when walking from one place to the next, while also promoting values of public order and increased production. (Morris, 1972:70) Various programmes arose and lined these pathways with the purpose to ensure each individual's close proximity to all that they required. (Kostof, 1991:95) Thus, the activation of the urban process of physical change and adaptation occurred. (Kostof, 1991:13)

Trade and methods of exchange flourished, allowing all types of space (open, closed, public and private) to become interwoven with the commercial activities of the area. As such, structures expanded and began to infringe on the adjacent road networks, open spaces and squares. Buildings began to stretch up above

ground level, their upper floors projecting outwards above the streets, enclosing the life below into a world of their own. For the first time, the concept of streetscape and atmosphere of the street became a conscious consideration. (Morris, 1972:70)

As commerce increased and populations escalated, the need for larger, more intricately developed spaces evolved. The dawn of urbanisation brought on rapid enhancements and alterations to the urban realm. The concept of proximity to and diversity of all factors of one's lifestyle surged, and brought with it, the new advanced urban environment. (Gallion, 1986:3) The cities of present time are thus vast, complex, dense compositions of multitudes of individuals that interact with each other and their environment on a daily basis. These crucial interactions allow cities to continuously transform, evolve and expand over time. (Cutler, 1976:7)

As commercialism and industrialism gushed into the urban district, a surge in the value of land brought with it new methods of thought and practical demonstration. The question consequently arose of what are the determinate factors that create successful urban form. In his book, the Urban Pattern: city planning and design, author Arthur Gallion responds by saying, "for the plan to be meaningful, it must encompass the social, economic and political elements that guide and implement the life of our communities." (Gallion, 1986:263) It became apparent that there was a monumental shift in perception with regard to the urban realm. A negligent response to the development of the cityscape authorised the deconstruction of the social element for personal connection to the urban environment. (Gallion, 1986:223)

The culminating element in city transformation revolved around the revolution of the horse-drawn carriageways into congested multilane motorways. The modernist motor age altered the concept of the city to such a degree, that all subsequent changes and developments of the time were based predominantly on the ability to design around the proportions of the motor vehicle. (Marshall, 2005:1)

This new form of city planning and design fundamentally altered the interrelationships between street, building and man. The street, the chief linking component between man and his destination, transformed into a harsh, fast-paced, congested, unsafe environment. The modernist era eradicated all previous notions of the importance of the streetscape not only for city development, but also for the connection of man to his urban environment.

A shift in perception of the urban realm and its social connotations

As the chasm between city and inhabitant amplified worldwide during the late stages of the nineteenth century, citizens and professionals alike became more and more distressed with their homes, jobs and lifestyles; the bulk of the population of industrial cities saw a reduction of standards in their living conditions. A severe unhealthy and uncertain inhumanity of the 'industrial city' and its principles developed and therefore, the citizens believed that it was necessary for a reorganisation of the city itself, of its spaces, programme and character. (Benevolo, 1971:127)

Certain professionals were thus moved to create a new form of city living, and ideally, a new form of the city altogether and were known as the 'Utopians'; a group of reformers who strived to restructure the town into a modern derivative. (Benevolo, 1971:148) This concept of a new co-habitable space was carried into the twentieth century through a variety of different systems. Three systems that should be considered at various periods in

time include Robert Owen's New Lanark Village (1817), Fourier's phalanstère and Godin's familistère (1856) and the Jewish Kibbutz (1909).

Although very different in timeframe as well as programmes, the interest here lies in these various projects' abilities to produce a holistic environment with an interwoven world where their residents can live, work and play in a single communal setting, while still connecting in some way to the outside world as well as to their co-inhabitants. There are various degrees of success associated with these projects, based on programmes, trade-offs, funding, time of stay and most importantly, the governing models. It is of interest to understand the basic principles on which these schemes were constructed in order to appreciate their victories as well as their failures.

The analysis that follows delves into the understanding of each of the following three schemes in order to determine each one's effect on its inhabitants, as well as the governing principles to which they were subjected. The analysis culminates in a discussion of the positive and negative connotations of each scheme.

robert owen

“I know that society may be formed so as to exist without crime, without poverty, with health greatly improved, with little, if any misery, and with intelligence and happiness increased a hundredfold: and no obstacle whatsoever intervenes at this moment except ignorance to prevent such a state of society from becoming universal”. Robert Owen 1816

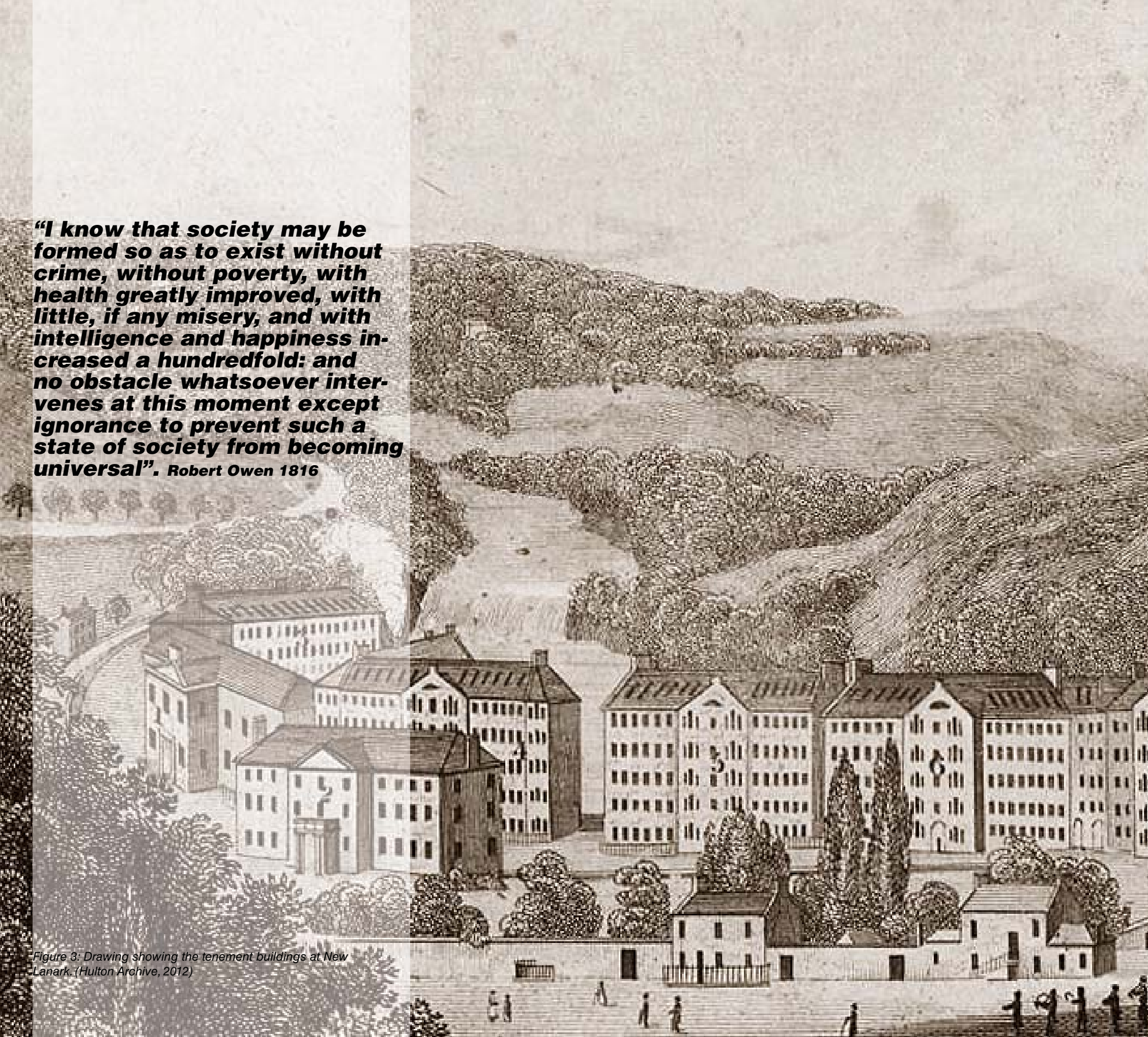


Figure 3: Drawing showing the tenement buildings at New Lanark. (Hulton Archive, 2012)

Owen, as a chief socialist, strived to create a new model of civilization that would focus on profitability as well as the idea of human management. (Bloom, 2003:275) He strongly believed in two fundamental principles, the idea of community and the economy of co-operation. In terms of community, he condemned all institutions that led to an ‘individualized man’, he believed only in common ownership (the idea that no one individual should own their own property), and most importantly, Owen believed in the idea of the community where the inhabitants lived in harmony with each other. (Harrison, 1969:47) **Owen created a scheme where the inhabitants lived peacefully, co-operated with all the rules, worked without complaint and in return, were given good wages, social amenities, reasonable working hours and good living accommodation.** (Benevolo, 1971:149)

The concept of economy of co-operation meant that exchange occurred based on labour time as opposed to monetary value. As such, Owen believed that a new form of ‘human currency’ would be valued as a much more equitable form of exchange. (Harrison, 1969:72)

ROBERT OWEN and his NEW LANARK VILLAGE in SCOTLAND

This scheme aimed to reform the existing workforce of the New Lanark Mill, while striving to improve their working and living conditions.



governance type

Owen was the sole leader of this scheme in that he made the fundamental decisions of how the community would run and why; he only employed ‘managers’ and ‘community leaders’ that understood and believed in his new strategy of management and order. As such, Owen sought to discover the natural leaders of the community in the hopes of convincing them of his principles and therefore, winning the trust of the community as a whole. (Bloom, 2003:276)

Some of his principles included:

- 1 The area of land that would be cultivated was based on the ratio of 1 acre/person (by hoe, not plough) so as to emphasise the importance of work and labour.
- 2 The surplus of food produced by the community could be freely exchanged based on the type of labour undertaken by each member.
- 3 Members were still regulated by common law and were required to pay taxes in cash.
- 4 A ‘workingmen’s insurance system’ was introduced to benefit the community members, but would be deducted from their paychecks each month. (Benevolo, 1971:150)

funding

The scheme was self-funded by Owen himself and his partners.

“Socialists were those who emphasized a social as opposed to an individual approach in all fields of human endeavour – including, though not limited to, economic organisation.” (Harrison, 1969:46)

trade-off

The trade-off compares the ‘give and take’ of the scheme between its members and the scheme itself. The scheme offers various amenities and concessions, permitting that its members contribute back to it by adhering to the rules provided. (Benevolo, 1971:150)

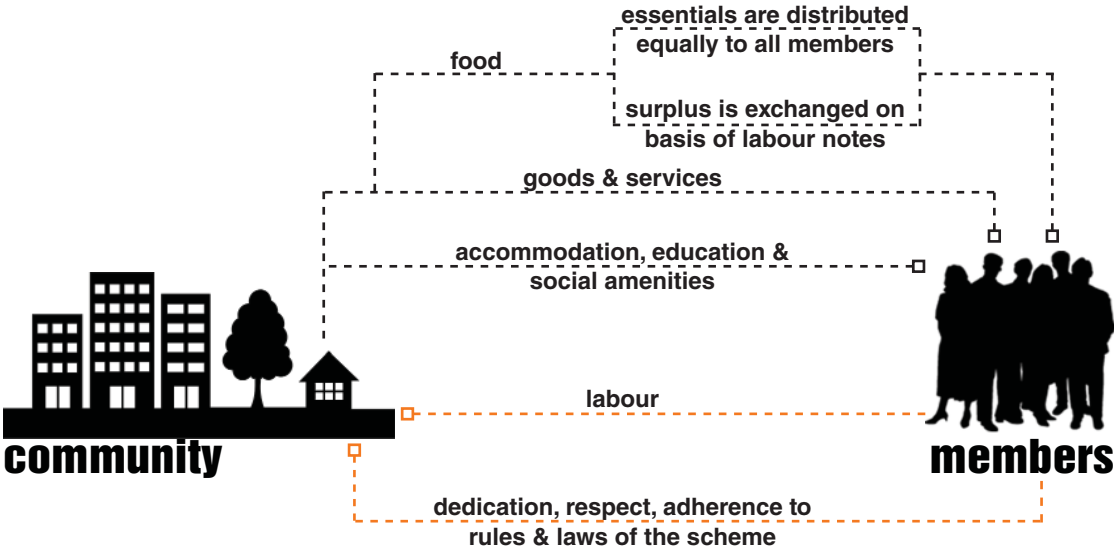


Figure 4: Oblique aerial photograph of New Lanark Road, Scotland, 1932 (RCHAMS, 2012)



programme

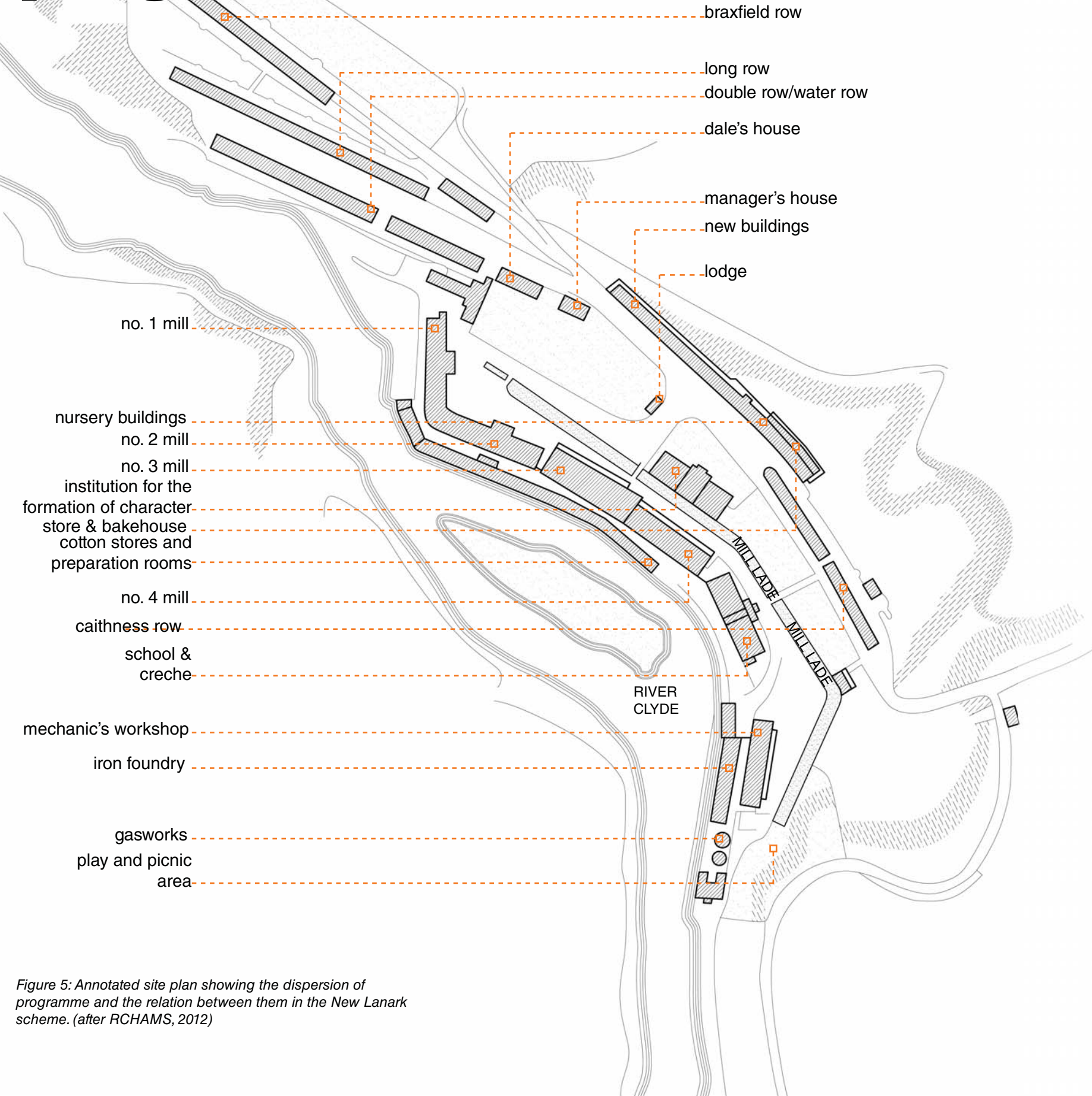


Figure 5: Annotated site plan showing the dispersion of programme and the relation between them in the New Lanark scheme. (after RCHAMS, 2012)

a global shift in urban thinking: a newfound appreciation for the reconnection between city and man

devices of control

His new managerial position led Owen to introduce a series of manipulative devices in order to reform the existing community of the New Lanark Water Mill. (Bloom, 2003:277)

- 1 The improvement of the goods outlets for the workers aimed to increase the quality of goods and reduce the prices by 25%, thus ensuring the workers' acceptance.
- 2 Food was bought by a 'food cooperative' at wholesale prices and then distributed locally, therefore improving the quality of the food eaten while further disconnecting the community from outlying areas.
- 3 Supervisor ratings were established to guarantee quality control of worker performance.
- 4 House inspections were conducted regularly with the promise of receiving prizes to ensure cleanliness and a respectable image.

Figure 6: Image of a labour note used within the New Lanark Mill scheme. (Harrison, 1969:180)



target group

This scheme was aimed at the existing workforce of the New Lanark Mill.

“A village for a limited community to work collectively on the land and in the factory and to be self-sufficient, possessing all the basic amenities.” (Benevolo, 1971:149)

However, as Owen converted his theory into practice and even though the scheme became commercially successful, it ultimately failed in a social manner. Although his socialist approach was one of merit in certain regards, these drastic changes to the existing community were not entirely accepted and over time, the workers rebelled. The architectural form did not relate to the Owen's vision, and as such, certain poorly designed spaces created unattractive and dull environments that hindered the community members' interaction. (Benevolo, 1971:151) Numerous social and economic problems also arose; community relationships matured at the expense of the individual family unit, while social distrust was established through the addition of schools where no reward or punishment was ever given. **While every sense of the scheme revolved around the concept of equality and community, there was one man who still created all the rules and dictated the what, the why and the how... Robert Owen himself.** (Harrison, 1969:160) However, the failure of this scheme led to numerous other manipulations of Owen's ideals in the search to create the 'perfect' community.

charles fourier and godin

“The common people must enjoy a guarantee of well-being, a minimum income sufficient for present and future needs. This guarantee must free them from all anxiety either for their own welfare or for that of their dependants.” (Beecher, 1986:278)

Figure 7: The central courtyard/atrium space of one pavilion within the familistère. (Unknown, 2011)

Charles Fourier was a close contemporary of Owen; however, he based his theories on the understanding of human action and interaction, more than on economic gain. According to Benevolo, in his book, *History of Modern Architecture*, Fourier envisioned a town where, **“life and property would be completely collectivized...” (1971:152)** However, in contrast to Owen, Fourier believed that accommodation should be completely communal, where all the inhabitants would interact with each other on a daily basis and in all various activities.

Fourier strived to create a community where the workforce would not be exploited but rewarded for their skill, labour and dedication. As such, Fourier believed that work should be varied throughout the day to ensure the utmost productivity of each member. Like Owen's New Lanark Scheme, Fourier's phalanstère revolved around agricultural and industrial activities. (Fons, 2012)

Although Fourier's concept was unsuccessful in its realization due mainly to monetary constraints, Jean-Baptiste Godin, an industrialist, socialist and disciple of Fourier, managed to create a successful version known as the familistère. Although many socialists at the time believed that whatever wealth existed should be distributed evenly among the masses, Godin took on a slightly different approach. He knew that the markets of that time were incredibly competitive and thus, it would not be possible to grant every person access to material wealth. He therefore strived to give his workers the equivalent of this wealth in other aspects of their daily lives. (Lallement, 2012:36) His intentions sought to improve the housing of the factory workers in Guise, as well as to upgrade multiple services such as production, supply of goods, exchange, education and recreation. (Fons, 2012)

CHARLES FOURIER’S PHALANSTERY and GODIN’S FAMILISTÈRE in FRANCE

This scheme allowed for the workforce of existing factories in Guise, including Godin himself, to be brought together under one common entity and as such, allowed these workers to interact with its new social model.



governance type

The phalanstère was to be run as a public entity with a limited society of roughly 1600 people. (Beecher, 1986:277) The main governing principle revolved around the idea of a democracy; where certain groups of people would run specific activities in order to allow many individuals to connect to ‘authority’ as well as giving the members a sense of belonging and appreciation. (Fons, 2012)

Some of the principles to be followed included:

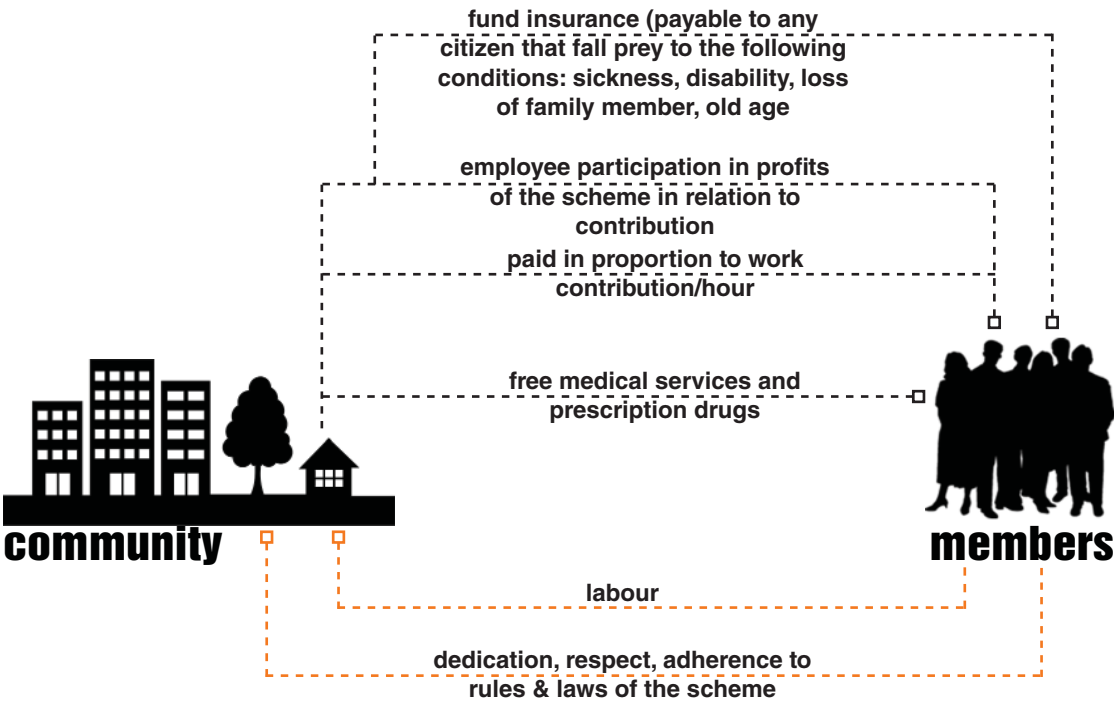
- 1 Everything must be kept clean at all times and always look elegant.
- 2 Labour must be divided in terms of the inhabitants age, gender and skill level.
- 3 Everyone has the right to work and to take part.
- 4 Tasks to be performed in ‘friendship groups’ that form naturally. (Beecher, 1986:277)
- 5 PROFITS were divided into 12 parts and distributed to each community member as follows:
 - 4/12 – capitol invested/member
 - 5/12 – work done/member
 - 3/12 – technical and scientific experts

funding

The scheme was funded by investors and shareholders of the scheme

trade-off

The trade-off compares the ‘give and take’ of the scheme between its members and the scheme itself. The scheme offers various amenities and concessions, permitting that its members contribute back to it by adhering to the rules provided. (Beecher, 1986:277)



PHAL-AN-STER-Y “A self-sustaining co-operative community to facilitate relationships between individuals to allow the full effects of compassion and co-operation.” (Dictionary, 2012)

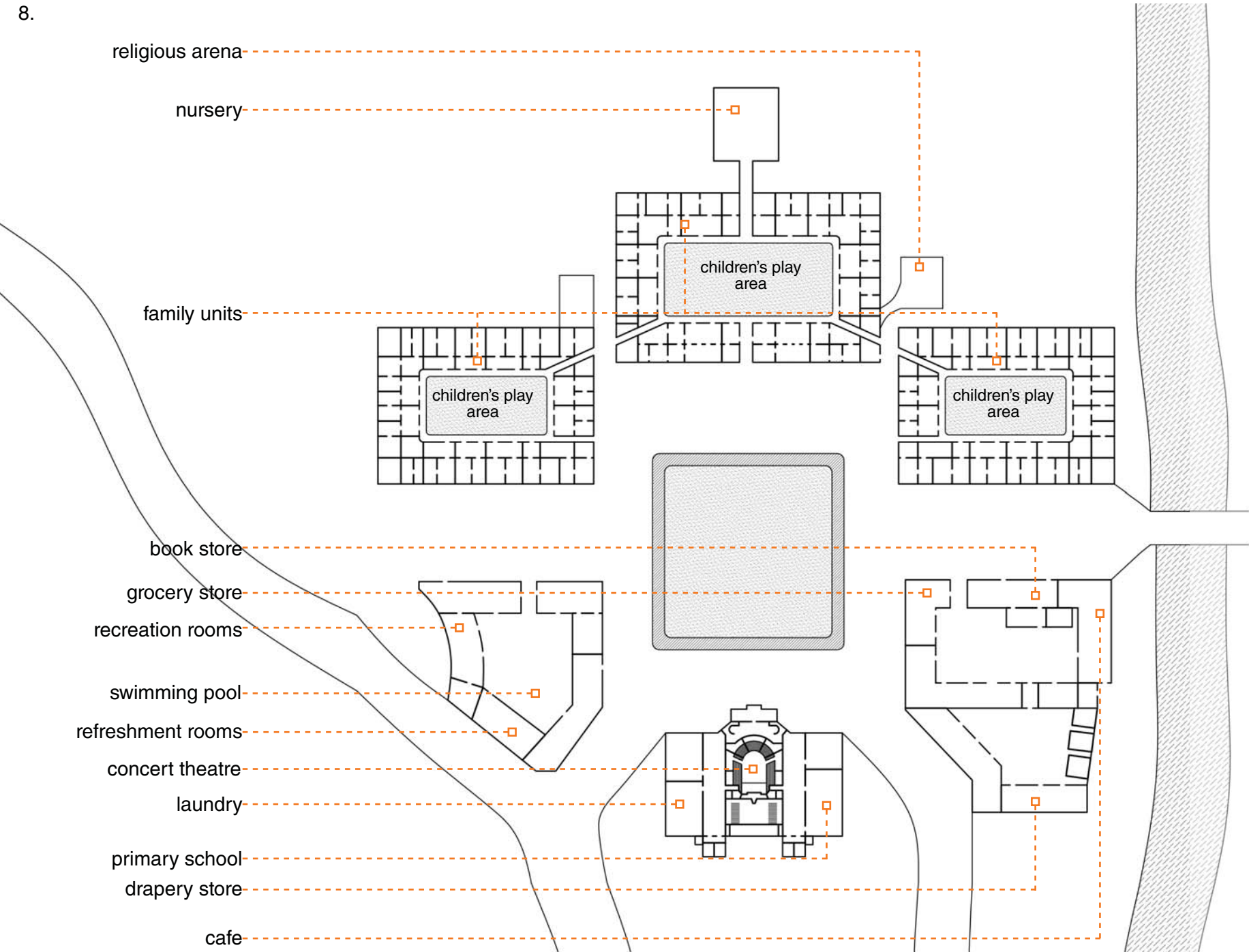
ownership

Employees within the scheme were allowed to invest part of their wages into the co-operation and in return, receive shares. This capitol allowed the scheme to evolve and grow over time, but more importantly, the concept enabled the ownership of the scheme itself to be passed over to the community shareholders themselves. (Anonymous, 2012)

FAM-IL-IST-ERE “a meeting place for families; a community of people living together as one family” (Dictionary, 2012)

programme

Figure 8: Annotated site plan showing the dispersion of programme and the relation between them in Godin's familistere. (after Unknown, 2008)
Figure 9: The pavilion Cambrai. (Unknown, 1886)
Figure 10: The right wing of the first floor to the roof Cambrai. (Unknown, 1889)
Figure 11: A sketch portraying the ambiance and social activities within a familistere courtyard. (Benevolo, 1971:153)
Figure 12: The Flag Cambrai Court as it stands today. (Fessy, 2003)



a global shift in urban thinking: a newfound appreciation for the reconnection between city and man

awareness campaigns and laws

These campaigns and ultimately laws of the community revolved around the idea that labour was turned into an ethic itself. Godin stated that “the mission of any man is to become a worker.” (Lallement, 2012:41)

Various rules were passed that had to be adhered to, such as:

- 1 All inhabitants were to care for the household and ensure its cleanliness and hygiene levels.
- 2 Interaction between community members was to be at a standard of excellent social behaviour and etiquette. (Diplomas, public honours, bonuses were awarded for good actions.)
- 3 Children were not allowed to throw rocks or play with anything that could be a danger to them or other members.
- 4 Education was based on practical knowledge of the factory itself and not on arithmetic or applied knowledge.
- 5 Differences of skills and workmanship were to be recognised to a degree but never to undermine those less advanced; therefore emphasising the idea of social integration.

target group

This scheme was introduced to the workers of the existing factories on the site.

“To train and educate the rising generation will at all times be the first object of society, to which every other will be subordinate”. (The Social System, 1826)

Fourier based his scheme on the utopian ideal of varied work throughout the day, which ultimately led to the downfall of the scheme as productivity did not meet the requirements of the external markets and so, a profit was never made. Godin thus decided that work endured by the members would be tough, strenuous and focussed in order to compete in the markets of the time and generate a profit, which he successfully did. (Lallement, 2012:44)

Ultimately, Godin's scheme proved incredibly successful on an economic basis, and successful in many of the social aspects. However, one of the downfalls that arose due to the inhabitants living and working within such a restricted space was the fact that as soon as a person committed the slightest of faults, they were continuously criticised and ostracised by the community itself. (Lallement, 2012:45)

“Families living alongside each other and sharing a common ideology, mutual responsibility for each other; many social activities performed together with other members, and common ownership of their means of livelihood” (Leviatan, 2008:2)

Figure 13: The sunflower fields and living units at Kibbutz Barkai. (RickP, 2006)



the jewish kibbutz

A traditional kibbutz was a communal society of very close family units that shared very strong and common beliefs and ideals about life. The Kibbutz Programme Centre website refers to this society as, **“a voluntary democratic community where the inhabitants live and work together on a noncompetitive basis.”** (KPC, 2012) The fundamental principle of a traditional kibbutz was to create a socially and financially sustainable community, where people lived and worked together in harmony, while striving to be a completely independent yet inclusive society. (KPC, 2012) Due to particularly interesting arrangements of educational, social and organisational programmes, citizens would interact with each other on a daily basis which helped to create a stronger social dynamic and moral fibre. **Similar to Godin’s familistère, the kibbutz was a society based on communal activity and acceptance.** (Leviatan, 2008:3)

However, **due to the massive amount of agricultural and industrial produce created as well as their organisation leaders to adapt the model over time, the kibbutz movement has survived for over a century and still thrives in the present day** albeit, with certain changed and adapted morals and organisational structures. (Leviatan, 2008:3)

There are over 200 varying kibbutzim throughout Israel, each with their unique take on social life, while still existing under the same ruling principles. Although they have struggled through economic crises, the Kibbutz programmes are still being used today. (KPC, 2012)

THE JEWISH KIBBUTZ in ISRAEL

There are over 200 Kibbutzim throughout Israel today, each with the goal of providing an integrative community, where hard dedicated work is rewarded with social and personal satisfaction.



governance type

The governing principles formed in order to create a common identity among all the original kibbutzim were structured carefully on collective and selfless values. Each of these values helped to enforce the ideals of the kibbutz as being a democratic and communal scheme that would house people with equality and mutual responsibility. (Leviatan, 2008:1) However, due to the economic crisis experienced in the mid-80s, there was a shift in the thinking of many kibbutzim members. Many thought that their way of life had become inefficient and incompetent and as such, two opposing forms of kibbutzim evolved. While the one group believed strongly in traditional collective methods and ideals, the second group transformed its values into ones of individualism and egocentricity. (Leviatan, 2008:11)

KIB-BUTZ “a communal farm in Israel, cooperatively owned, with members who receive no pay but who gain housing, clothing, medical care, and education from the cooperative” (Dictionary, 2012)

funding

Due to their establishment without their own capital, kibbutzim depended completely on loans from various financial institutions. In order to sustain their development (with the continual introduction of new jobs and the preservation of old jobs, modern amenities and high-performance equipment) kibbutzim borrowed enormous amounts of money from the banks. However, due to their admirable economic performance as well as their ‘mutual-guarantee arrangement’, the banks were very happy to ‘sponsor’ the kibbutzim development. (Leviatan, 2008:9-10)

trade-off: ownership

Traditional collective structure	New individualist structure
1 Communal ownership of property, social justice and equality.	Boards of directors were constructed to oversee various domains
2 Distribution of goods and services to members based on their specific needs	Privatised public budgets (equal distribution of goods and services to members)
3 Restrictions on the types of work positions of the members and therefore, salaries were based on personal and family consumption budgets; therefore providing an equal lifestyle to all.	Lifting of restrictions on the types of work positions of the members and thus the introduction of differential salary arrangements (salary based on skill levels, managerial positions and contribution to the scheme)
4 Land owned equally by all members	Privatisation of property: certain properties were transferred to individuals over time

wages

All living expenses and studies are financed by the work that each member does for the Kibbutz. (Leviatan, 2008:8) However, after some time and the transition of many kibbutzim from the tradition structure to the new individualist structure, the wages that each member earned were based on three different models.

- 1 The Traditional Collective: members are compensated equally, regardless of what work each member does. Each member receives a budget proportional to their needs, regardless of job type
- 2 The Mixed Model: Each member receives a small percentage of his/her salary as well as a common salary
- 3 The Renewing Model: a member’s income consists solely of his/her individual income from his/her work.

programme

“Qualitative equality: whereby the individual expects from the community the satisfaction of his or her unique needs while the community expects from the individual to contribute to it all his or her abilities and resources.” (Leviatan, 2008:11)

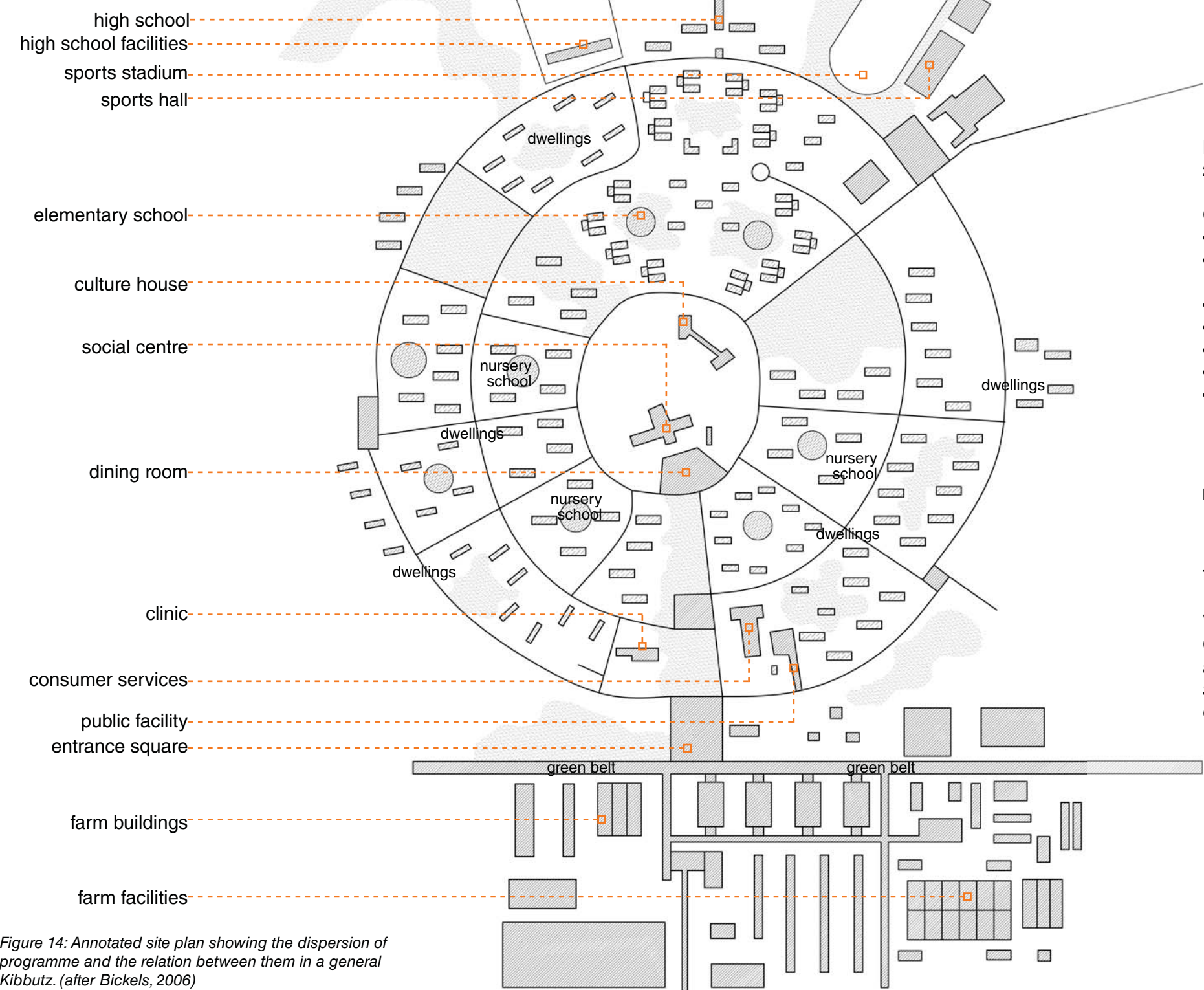


Figure 14: Annotated site plan showing the dispersion of programme and the relation between them in a general Kibbutz. (after Bickels, 2006)

a global shift in urban thinking: a newfound appreciation for the reconnection between city and man

adaptation of principles over time

Kibbutz life managed to change and adapt according to the style of general society at any one point in time. (Leviatan, 2008:5)

Certain of these changes included:

- The work domain (job types, workforce, size of groups, technologies, organisational bodies)
- Community governance: the number and density of governing bodies and ruling parties, certain topics discussed and the inclusion of the society in this, decision-making processes
- Consumption: what type of produce would be available, how this produce and other goods would be distributed through the society
- Education: changed depending on the type of work undertaken
- Family: communal living for children as opposed to family units or private units
- Leisure: the multitude of activities that would occur as community based projects
- The public: the inclusion of the public into these schemes as long as they adhered to the rules

target group

There are two groups of people that interact with Kibbutzim around Israel.

- Volunteers:** 19-35 years old, no votes, restricted use, temporary stay
Chavers/full members: have voting privileges, full use of facilities, permanent stay and have two categories :
Sabras: people who live permanently in the Kibbutz and believe in the traditional ideals
Olim: immigrants from foreign countries

The kibbutz is a very successful example of how governance can so accurately control the dynamics of a space, while still providing the necessary atmosphere and public connection to its members. However, a valuable lesson to be learned here is that there is always a certain level of inequality in every society and so, it needs to be dealt with carefully. One should consider as to where to draw the line between over-powering individualism and undermining collectivism. Each person has a unique role to play within any society, and so it is important to understand the workforce and what he or she is able to do.

Discussion of the positive and negative connotations of each scheme

An interesting conclusion can be drawn from this analysis. While each of these schemes is unique and ranges over various timeframes, it is noticeable that there is always a common theme of striving to create social inclusion and acceptance of all members into a society. It proves that carefully structured governance and a well-developed trade-off system can allow people to integrate with and appreciate the ideals of the scheme. However, there is a fine line to walk between an over-powering single-minded governing body, as in the case of Robert Owen and his New Lanark community, and a completely communal authority as in the traditional kibbutz. One can see in Godin's familistère and even the new individualist kibbutz, that a certain diversity and critical mass of members is essential for keeping order as well as to retain member's acceptance of such beliefs.

One must also understand that no facility can succeed without a fool-proof funding plan; the system needs to offer the right facilities in order to include and involve the community members completely, while still ensuring that they work and produce at a level that is acceptable. In the comparison made between Fourier and Godin, it is visible that financial stability is key to the success of any project. Fourier's scheme failed within a short amount of time due to the labour undertaken being unproductive and inefficient, while Godin's scheme

flourished because of the hard labour and ensured production. In the case of the kibbutzim, production was so successful that they contributed to 35% of Israel's agricultural sales and 10% of industrial exports. (Leviatan, 2008:3)

On a social level, it is important to note that all three of these strategies have permanent residency for their members, while still allowing 'outsiders' to come into the scheme. The kibbutzim specifically have volunteer positions where any person from around the world can live and work on a kibbutz for up to 6 months. This level of connection to external societies is incredibly important for the interaction of kibbutzim members with the outside world; these interactions often help to strengthen their morals and beliefs within the community.

Finally, one of the most important factors to note in this analysis is the ability for adaptation and change over time. Owen's, Fourier's and even Godin's schemes all culminated in termination due to the fact that the governing and organisational models did not adapt over time. The kibbutz system is thus to be commended on its ability to shift its values, work ethics, education styles and levels of production according to the markets of the time. This was a major component in terms of the success of the scheme altogether.

As these schemes developed alongside their hustling and bustling city counterparts, a direct transfusion of certain of their principles, values and organisational systems occurred. More and more emphasis on the necessity for the city to respond and connect with its inhabitants on a daily basis arose. This new and improved way of thinking

revolved around a new form of urbanism; one where city planning, governance and development were to consider the pedestrian on all fronts.

What is incredibly interesting when evaluating the above schemes is that they are all based first and foremost on political ideologies ranging from communism to socialism with a hint of capitalism. Philosophical treatises such as the works published by Voltaire, Descartes and Pascal for example try to reconcile the need and the rights of the majority over that of the few. This requires however, a group of people that are cut from the same cloth, speak the same language and who have been brought up with the same sense of values, religion and moral standing.

These criteria existed in the past as it was difficult to travel long distances and thus the populous within a city did not change radically over a short space of time allowing moral standards and mental attitude to adapt to the changes that occurred the world over. Communication was also not greatly developed thwarting the flux of information from reaching these environments without controls and some level of oversight.

This made the above plans workable to some extent until more and more of the people that resided within these locations became more independent thinkers as a result of further education, the industrial revolution and the easier dissemination of information via, the printing press, the telegraph, newspapers, radio and television and more recently the revolution in media as facilitated by Facebook, Twitter and the like.

The point here is that systems of

dictatorship governance, which under certain conditions may achieve wonders at an accelerated pace seldom last when the crisis of the time is attenuated or completely eliminated. People tend to work together when in need rather than when in abundance. As political systems such as democracy developed and became the only acceptable base for governance, the systems became to be controlled by the people that could fund projects rather than those that presented idealistic solutions. This is now the way of the world whereby funding is the key to any and all formal developments and unfortunately the developments approved are not always in line with the best interests of all the people and certainly not necessarily in line with long term stability.

The South African apartheid system for example, with its very strict and well-designed segregation policies formulated the landscape which resulted in the construction of many of our towns, cities and townships. The investments that were made in these different locations defined the architectural, specific and logistical make-up which still exists today.

There is therefore no doubt that the political, socio-economic, financial power and morality of the companies, individuals, governmental departments and the like involved have a greater effect on the governance, approvals and decisions that are made regarding any development aspects of the city as a whole often without too much regard for the needs and aspirations of the greater public at large.

As a result of the political transformation of 1994, two very different sets of governance, morality, culture, history and aspirations were thrown into the mix

resulting in a conundrum which is best illustrated by the varied landscape as observed in the City. The older city is a representation of the old South African era whilst the changes, specifically those that affect the inhabitants’ make- up, is that of the township mentality and expectation. This mixture is a little like oil and vinegar whereby the one wishes to take over in totality but the best result is the dressing that these components can bring in association with each other. Most cities in the world today are divided into sections, quarters, each of which embraces the cultural aspirations, language and way of life of a certain segment of the population. As an example, Paris, France has the Jewish quarter, the Latin quarter, etc. There is often a financial connotation and sometimes a financial connection between the cultures and the people who live there, including their religious beliefs and the

language they speak. It often transforms the entire architectural developments in the area as for example, the construction of a Synagogue or Muslim centre or the conversion of large unused buildings into dormitories or places of work. The work found in these areas is also very different in both the way that these businesses are operated and marketed.

In concluding, it is clear that Johannesburg’s Inner City will still translate into one that is far closer to the people that live and wish to live and work there rather than one that maps cities of more developed countries.

Much is to be done to understand the dynamic as it is this dynamic that will inform long term developments and changes

Current systems of reconnection in the form of ‘new urbanism’

Since this emergence of ‘new urbanism’ as a developmental theme, a dynamic shift occurred with regard to cities of present day. With the vast numbers of individuals, services, facilities and utilities existing within the tightly packed urban framework, cities were required to address a multitude of various urban facets. No part of the city could address only one singular aspect; a new sustainable, multifunctional, systems-approach methodology was to be inserted. (Marshall, 2005:9) Developed countries around the world introduced goals of creating stable and productive employment opportunities, lifting the veil of poverty from their citizens and providing a series of services equally to all members and introducing the need for social equity. The final and most significant goal was to create a cohesive and stable society, in amongst the city inhabitants as well as between the cities themselves. Various new forms of pedestrian connection to the city have since been established in order to emphasise the importance of creating a humane urban environment.

The introduction of the concept ‘social integration’ into numerous policies around the world has seen the start of the next era of the reconnection between city and man.

Described so vividly in her report, Maria Cruz-Saco refers to social integration as the, “highly desirable outcome that reflects the existence of social cohesion, a strong institutional foundation and a culture of acceptance. Societies are better off if they promote social integration through inclusive policies that reduce economic inequality and poverty, and promote sustainable and equitable development.” (Cruz-Saco, 2008:1) Cruz-Saco later refers to Amartya Sen’s definition of development as, “the process of expanding human freedoms.” (Cruz-Saco, 2008:1)

This phrase not only emphasises the ultimate objective of new urbanism, but also portrays the necessity for such a concept to exist. **Social integration and development is the process of creating a unified, communal and inclusive society, where each individual can participate on a variety of levels according to his or her personal attributes. No longer should diverse traits of gender, age, race, ethnicity, religion and political beliefs be restricted or condemned, but rather, liberated and respected.** (Cruz-Saco, 2008:1)

Social integration is a concept developed to ensure that citizens are able to participate fully in and have access to all rights, services and opportunities that would have been previously restricted to a ‘mainstream societal group’. (Cruz-Saco, 2008:2) Having said this, it is essential that one understands what is meant by the ‘mainstream societal group’; who it includes and excludes. From there, it would then be possible to acknowledge

the various personal attributes that would help to ensure an individual’s inclusion rather than exclusion into mainstream society.

A mainstream societal group is one that has access to certain privileges, rights and opportunities that exceed those accessible by the masses. This group is reasonably well educated, acquires stable and decent job opportunities, has a confidence to debate and discuss various opinions and ultimately is independent, well-informed and consists of mainly productive citizens. Ultimately, anyone that does not fit in with this description is in some ways, socially excluded from society. (Cruz-Saco, 2008:3)

As such, goals and objectives for social integration were formulated in order to acknowledge the various types of ‘human freedoms’, and were categorised into four groups. (Cruz-Saco, 2008:7) These categories were based on varying economic, social political and cultural goals that would ultimately influence the individual acceptance of men and women into mainstream society. These goals have been enforced into many city policies around the world in order to ensure that social integration is a primary priority within their respective societies. (Cruz-Saco, 2008:9)

Economic: create productive employment, reduce poverty, review finances, and ensure sustainable social protection services	Political: promote conversation and discussions, create sense of ownership, and participate in decision-making, exercise democratic rights
Social: acknowledge and accept difference, welcome diversity, improve communication, build communities, conflict management, leadership, access to high quality services	Cultural: recognise diverse cultural and traditional values, respect and celebrate difference.

The main argument of the concept of new urbanism is that one cannot only focus on the creation of employment opportunities and the reduction of poverty, but rather, needs to address the social and cultural aspects as well. Social integration goes far beyond material and financial models, and focuses on the ability for citizens to acknowledge and accept a diversity of personal attributes and beliefs. (Cruz-Saco, 2008:9)

Various models have thus been developed in order to try to broaden the scope of social integration and acceptance. Education is a top method to instigate change in these ideals and so, numerous programmes have been introduced into societies worldwide. Two interesting programmes to be considered are the 21st century concept of Citizenship Education in America and Europe and the Australian Institute of Sport in Canberra (1981).

Citizenship Education refers to the ability of one's self to make one's own decisions based on certain opinions and analyses and to take responsibly for one's consequent actions, while being aware of the social, moral and ethical implications. It pertains to a form of social etiquette and moral behaviour that is acceptable within society. The theory here responds to the fact that although each individual has their own unique attributes that should be appreciated and accepted, there is a certain social code to which citizens should adhere. A Dutch enterprise raises the concern of, "what good is knowledge and traditional education, if one does not possess the skills to effectively portray and use them?" (Asscher & van Es, 2012)

The Citizenship Foundation, an independent education and participation charity, has since been established to provide knowledge and educational techniques to communities worldwide. They focus on ensuring the engagement of individuals within the social and urban realm as well as the effective creation of sustainable communities. (Citizenship Foundation, 2012) Their vision as specified on their website reads, "we want a fair, inclusive and cohesive society. We want a democracy in which people have the knowledge, skills, and confidence to take part and drive change as effective citizens, both as individuals and as communities." (Citizenship Foundation, 2012)

The Foundation specifies various performance requirements for individuals to strive towards pertaining to issues of awareness, responsibility and action within the community. (Citizenship Foundation, 2012)

Within these performance requirements, the foundation states that citizens must be:

- 1 aware of their rights and responsibilities
- 2 informed about social and political agenda
- 3 concerned about the welfare of others
- 4 articulate their opinions
- 5 capable of having influence
- 6 active in their community

"Citizenship is about taking an active part in society. It is about how we live together in our communities and about how we 'get on' locally, nationally and globally. Effective citizenship thrives when everyone has the knowledge and skills to understand, engage with and challenge the main pillars of our democratic society: politics, the economy and the law." (Citizenship Foundation, 2012)

The Foundation has thus created a series of different methods of learning that need to be introduced into educational systems, in order to help individuals focus on various attributes of knowledge, skills and values. (Citizenship Foundation, 2012)

These methods include:

- 1 **ACTIVE (learning by doing)**
- 2 **Interactive (debates and discussions)**
- 3 **Relevant (focus on real-life issues and ways to deal with them)**
- 4 **Critical (own-thinking)**
- 5 **Collaborative (co-operative learning)**
- 6 **Participative (own involvement)**

Ultimately, it is visible that the need for citizenship education is imperative to enforce the ideals of social integration. People have to be able to interact with each other with a certain level of moral ethics in order for optimised efficiency of the society as a whole.

The Australian Institute of Sport in Canberra is of particular interest, as this institution not only incorporates citizen education in various **urban forms**, but also ensures the integration of its inhabitants into society on a daily basis. It has also managed to take various values and principles from the precedents discussed earlier and transformed them into very specific methodologies for producing top athletes with high moral codes. It is important to analyse this facility in the same way as the earlier precedents in order to see the progression of these values over time as well as the incorporation of existing values with subtle differences into the scheme.

australian institute of sport

“Outstanding athlete results combined with skilled coaches, world-class facilities and cutting-edge sports science sports medicine services have given the AIS its international reputation as a world’s best practice model for high performance athlete development.” (AIS, 2012)

Figure 15: the fast-paced dedication and sportsmanship displayed at the Australian Institute of Sport. (Harrison, 2012)

Traditionally, Australian sporting structures were based on ‘top down’ theories of how to produce athletes capable of competing on the international stage. However, over the years there were many discussions and no real implementation of strategies to do this. (Australian Government, 2010:1)

After their major successes in hosting the Sydney Olympic Games in 2000, political interest in Australian sport seemed to lose momentum, therefore creating a performance divide from competing nations. As such, the Government strived to reinvigorate their citizen’s engagement with sport and aimed to reform the existing institution to offer top quality services. (Australian Government, 2010:1)

The Australian Institute of Sport (AIS) is now a premier institute for sports training and athletic development. **It combines promising athletes from around the country with the skilled coaches, advanced medical and sports science services and technologies as well as world-class facilities.** The institute offers over 30 different sports programmes in 26 sports. It is the most sought-after institute in Australia for high-performance athletes. (AIS, 2012)

AUSTRALIAN INSTITUTE of SPORT in CANBERRA

The Institute of sport is world-renowned for it top quality services and coaching staff, adapted to ensure the highest level of performance development of Australia’s up-and-coming athletes.



governance type

In order to successfully reform the sporting infrastructure and organisational systems throughout the country, the Australian Government grasped the opportunity to strengthen existing state and territory partnerships as well as to create new ones. Each province was given an agenda with various goals including the need to increase public participation in sport, the strengthening of sporting pathways and the boosting of international competition and investment. (Australian Government, 2010:4) A Board of Directors was set up for each province to oversee performance levels and public interest in their local sporting facilities. This information would then be passed onto the Government to create a ‘bottom-up’ response to the ‘top-down’ theories.

funding

Funding for this scheme is based on income-contingent loans. (AIS, 2003:1) \$23 000 is spent on one individuals scholarship per year, and so, a significant proportion of the funding comes out of taxpayers money. An ethical issue came in to play, where millions of dollars were spent to ensure the training of athletes, but when they became successful and earned that same amount of money through their sporting prowess, they did not necessarily give anything back to the society. Thus, the High Education Contribution Scheme (HECS) was introduced where athletes were required to repay the cost of their training and interact with the community on a continuous level.

“The Higher Education Contribution Scheme (HECS) is a fair and equitable way of ensuring that students contribute to the cost of their higher education. It is considered reasonable that students who directly benefit from higher education should pay part of the cost of their studies, while the Commonwealth pays the major part of the costs involved.” (AIS, 2012)

trade-off

The trade-off compares the ‘give and take’ of the scheme between its members and the scheme itself. The scheme offers various amenities and concessions, permitting that its members contribute back to it by adhering to the rules provided.

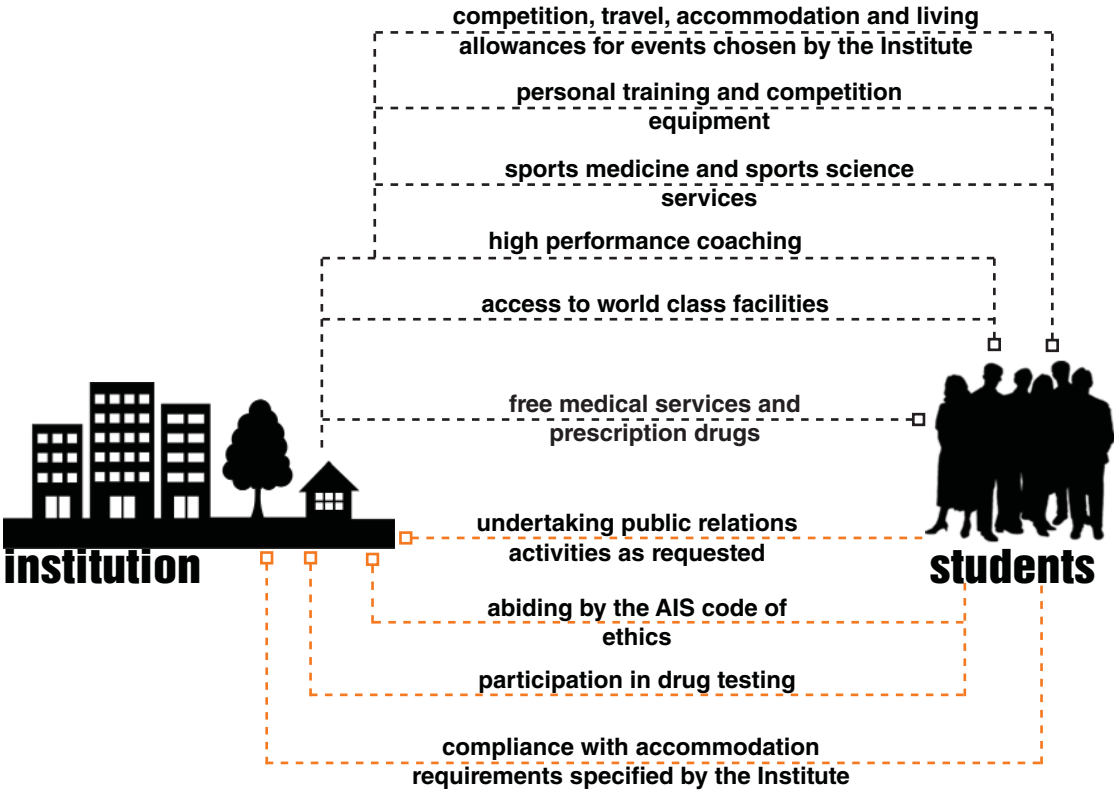


Figure 16: Sculpture showing the unique and exceptional dedication to sport. (ACT Tourism, 2011)



athlete contribution back into the community

Due to the large sums of money dedicated to the training of these athletes, the Government believed that in return, each individual would need to contribute back into the community on a local level. Athletes were thus required to volunteer at community sporting clubs as coaches, officials or administrators. The establishment of a charity based programme also involved current and retired athletes to connect with each other as well as those in need in order to ensure social integration and appreciation of sport and its principles.

Figure 18: Photo showing the high-tech facilities at the Australian Institute of Sport (ACT Tourism, 2011)



target group

Each student is selected according to recommendations made by coaches to the board. Each student is offered a scholarship to this programme; they cannot simply pay to enter into it. The recommendations are based on the sport type, citizenship and national-championship-level performance. Each student also needs to be 17 years of age or older and must have completed their secondary education.

This institute is incredibly successful in that it caters to a group of people with very specific goals. These people understand the concept of hard work and determination. If a student does not commit themselves 100% to their practice sessions and work commitments, they can be cast out of the programme after three warnings. There is no room for disobedience to the system, and so many athletes strive to be accepted into this sports programme. One has to work incredibly hard though the year and show substantial progress in order to retain their scholarship for the next year. (AIS, 2012)

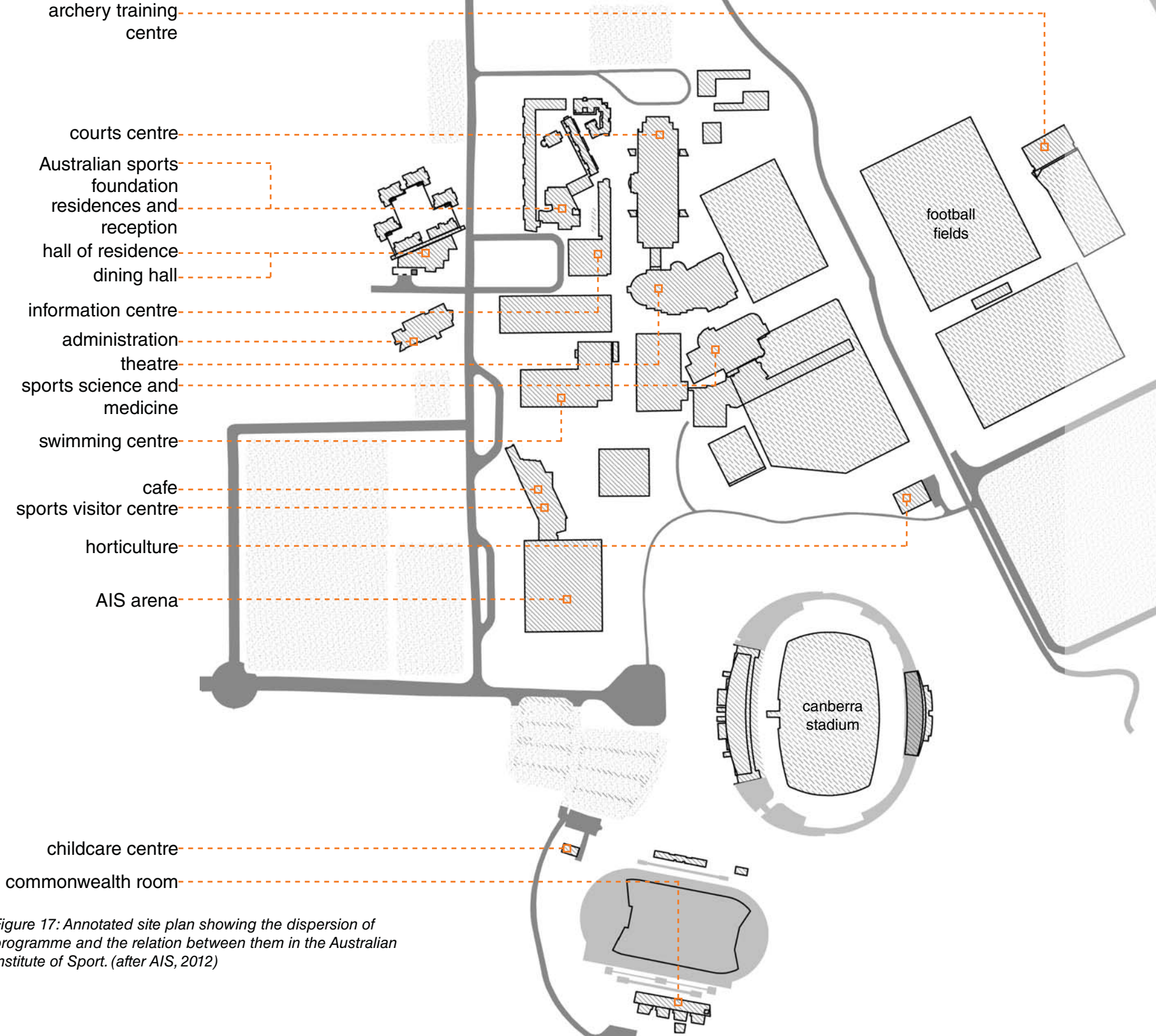


Figure 17: Annotated site plan showing the dispersion of programme and the relation between them in the Australian Institute of Sport. (after AIS, 2012)

Ultimately, one can see the progression of the urban environment on a global scale; adaptation and reinterpretation of certain ideals can create a much strong social economy. It is also pertinent that social interaction and inclusion into any society need to be at the top of every priority list to ensure successful and sustainable growth. No city or community can function efficiently without its citizens responding or adapting to their environment. As such, it is necessary to ensure the standard of the living conditions of these citizens in order to guarantee that they are well integrated into the urban fabric.

**Industrial Johannesburg:
the evolution of a city
stretched by modernism,
urbanisation and
segregation**

Even though there is an extensive history to the continuous adaptations and variations of urban planning and development in cities throughout the world, climaxing at the end of the 19th century where governing bodies finally understood the necessity of planning for the future of the urban realm, Johannesburg originated in a very different light. All the notions of good urban life, connection between city and man and the fundamental integration of all parts of the urban fabric were entirely absent. (Silverman & Zack, 2009:9)

Johannesburg originated as an informal settlement of subsistence farmers. After the discovery of gold in 1886 and the massive influx of miners, fortune-seekers and explorers, the rolling Highveld and humble farmlands were shrouded with tents, wagons and informal mud shelters. After only a few months, these shelters transformed into Victorian timber and iron buildings and eventually into stoic brick

and concrete forms. At its inception, no one predicted that Johannesburg would transform into a permanent economic hub of Africa. (Silverman & Zack, 2009:10)

Catering for the simple, one-dimensional task of gold mining, Johannesburg's mediocre and naïve grid layout was plagued from the start. The city ran East-West so as to conform to the natural path of the alluvial belt, thus already separating the city into northern and southern fragments. (Silverman & Zack, 2009:10) Plot sizes were developed based on the dimensions of tents and wagons, therefore creating the dense gridiron network of narrow streets and 60x60m blocks. This allowed for a maximised density of clientele and income to shops and pubs, thus creating a very energetic urban realm.

The first decade of Johannesburg's development saw the introduction of banking institutions, finance houses and mining company headquarters. (Bremner, 2000:185) This influx of 'power-houses' meant a city of production, economic activity and industrialization. Soon, buildings began to stretch up above ground level and by 1936, single and double storey lightweight Victorian buildings were manipulated into 10-storey stoic Edwardian structures. Johannesburg became the image of Western modernity and was described as, "the largest and most densely populated

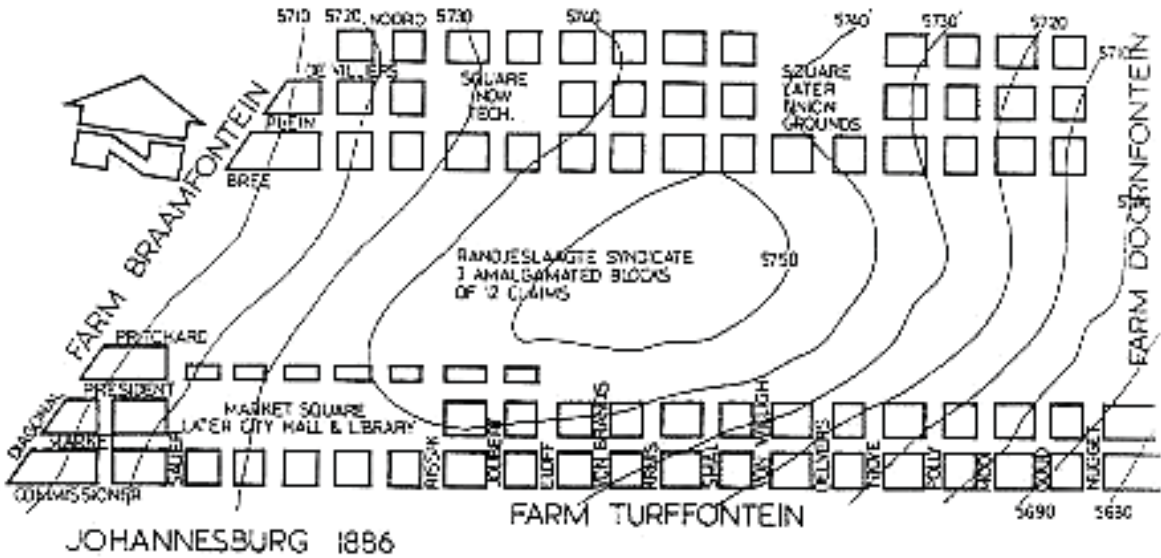


Figure 19 (right): Image showing the very first layout of Johannesburg Inner City, with its small blocks and natural North-South divide. (Musiker, 2000)

Figure 20 (below): Image of Garrison Street showing the mainly white shoppers, the Victorian buildings and the trams for transportation. (Barnett Collection of Photographs, 1890s)



European city in Africa... with fascinating shops and smartly dressed shoppers.” (Bremner, 2000:186)
The arrival of these foreign investors brought on the transformation of the small temporary mining settlement of Johannesburg into the financial and commercial industrial core of sub-Saharan Africa and so prohibiting the possibility of official planning and developmental schemes. (Bremner, 2000:185) Consequently, the poor regulations allowed property

developers and land speculators (driven by greed) to subdivide city blocks as they willed, with no regard or consideration for future development. As such, Johannesburg took on the nature of a patchwork quilt; a random juxtaposition and collage of varying structures, programmes and spaces. (Silverman & Zack, 2009:14) Various ‘suburbs’ were developed out of a competitive nature which led to many of the streets not lining up. Since its inception, segregation and separation

has played a vital role in Johannesburg’s development.

Forcing this concept further, segregation was presented not only in physical aspects of the city, but in social and cultural ones as well. With the introduction of apartheid legislation, the initial development of Johannesburg was aimed at European immigrants only while marginalising the local black working class. Soon the City’s image became known as one that, “celebrated white dominance and brushed aside the alternative black experience of the city.” (Bremner, 2000:186) As such, a major social and cultural disconnection between individuals and each other as well as their environment was established. The lack of interrelationships between the various cultures of the city played a huge role in the creation of many issues that are faced today.

In 1933, City Council eventually established certain regulations on land use and determining land values. Apartheid planners took the initiative to re-arrange the city spaces according to their ideals of social separation. (Silverman & Zack, 2009:17) After the abandonment of the Gold Standard, capital flooded into the city. Driven by private sector investment and this economic success, the city continued to expand and modernise; with height restrictions being lifted to increase the office space within the city centre. At that time, the height of the buildings represented financial strength and heightened human interaction with the city.

However, as the development of the city accelerated, a changing dynamic that would halt all form of development for the next three decades could be seen. (Silverman & Zack, 2009:17) As more money

was poured into the development of transportation systems and the limitations were enforced on the number of parking bays within the city centre, white citizens as well as business investors ventured further north into the suburbs, seeking more space and a different type of environment. By the end of the 1970s, apartheid ideals and institutions had failed resulting in a long period of economic stagnation and political and social crisis. (Silverman & Zack, 2009:18)

After 1986, and the lifting of certain apartheid laws, the ‘greying’ of Johannesburg Inner City began. The mass exodus of white people to the outer suburbs as well as the rise in unemployment, created a void in the city that was subsequently filled by the incoming black population, seeking whatever work they could find. (Silverman & Zack, 2009:18) This was the birth of informal street trading which now plays a large role in the economy of present day. Many landlords, fearful for this new environment and their indefinite future, subsequently packed up their things, closed their buildings down and fled to the suburbs, abandoning all rights and responsibilities over their properties. The landlords that decided to stay in the city, increased their rental rates and reduced maintenance costs, due to racial stereotyping of the new residents; causing situations of overcrowding, unkempt public spaces and loss of services. (Bremner, 2000:186) As a result, the economy declined even further.

Leading up to the shift in political leadership values and organisational structures in 1994, a new co-operative and energetic spirit of society allowed authorities to realize that reinvention of the city was necessary. However, administrative officials held little to no compassion for

Figure 21: Image of Joubert Street showing the atmosphere of the Inner City. (Barnett Collection of Photographs, 1890s)



the forward planning of the city, due to the impending political transformation and consequently, their relaxed by-laws and underdeveloped planning rules and regulations allowed a continued freedom for development by speculative property developers. (Silverman & Zack, 2009:19)

As the city continued to spiral further into a state of degradation, overcrowding and exploitation, the Metropolitan Council reacted with a historical first, where the needs of the marginalised society would be given priority. (Silverman & Zack, 2009:20) Thus the formation of the City of Johannesburg Council occurred, in the hopes of developing and restructuring the city, in order to create a rejuvenated urban environment, open to all cultures.

Over this period, the eruption of globalisation worldwide and the need for social integration brought with it an inability for cities to function internally, and rather the need and desire for worldwide integration and connection. (Abrahamson, 2004:1) This dynamic concept led to the evolution of a global network that transfers and cross-pollinates various types of people, products, mind-sets and spaces throughout the world. At this point, life was not solely based on what a nation provided to its people, but also what that nation could provide to the rest of the world. As such, nations became increasingly dependent on their major representative cities to instil and maintain these international connections. (Abrahamson, 2004:2) Numerous cities such as Paris in France, New York in America, London in England, Tokyo in Japan, Rio de Janeiro in Brazil, Johannesburg in South Africa, and so on, can now be seen in this light. As such, the role and personality of these cities has become

vital in sustaining these interwoven connections. Visions statements of cities are adapting to conform to this new desire; with Johannesburg specifically aiming to be a world-class African City. (City of Johannesburg, 2012)

No longer was Johannesburg primarily designed in response to its inhabitant's needs and desires, but rather, to the global hunger to prove itself as a 'world-class' city. The newly introduced city designers and political leaders contorted into speculators and governing bodies primarily interested in the economic potential of the city. (Gallion, 1986:223)

Due to lack of public funding for redevelopment within the city of Johannesburg, the government decided that the city's changes were to be enforced by new urban policies and they made a point of initiating various strategies and systems of governance including property-led development and marketing campaigns, in order to ensure that these 'world-class' goals were achieved. (Bremner, 2000:187)

Post Industrial Johannesburg: current regeneration strategies and governing methods to instigate change

Governance in the form of CIDs

During the late 1960s, Business Improvement Districts (BIDs) were introduced into Canadian cities to reconfigure certain governing principles in order to revitalise commercial and residential areas across a range of income brackets. This concept has, over time, caught hold of cities in the USA, Australia, New Zealand, the UK, Germany and South Africa. (Peyroux, 2008:139)

In America, BIDs were implemented as public-private partnerships specifically in downtown areas in order to combat the citizens' insecurities as well as to promote the integration of urban change. These BIDs were set in place to ensure effective economic development and advancement within the more suburban areas. (Peyroux, 2008:139) The general approach of any BID was the provision of extra public service in the form of increased fees from the majority of the property owners and merchants. These public services extended to the integration, improvement and maintenance of:

capital improvements (installation lighting, trees and street furniture)

security (provision of security guards, electronic systems, police)

economic development (proposition of business incentives to new businesses)

transportation (management of public systems)

public space regulation (rubbish collection, clean sidewalks, management of informal trade, control of vehicle loading)

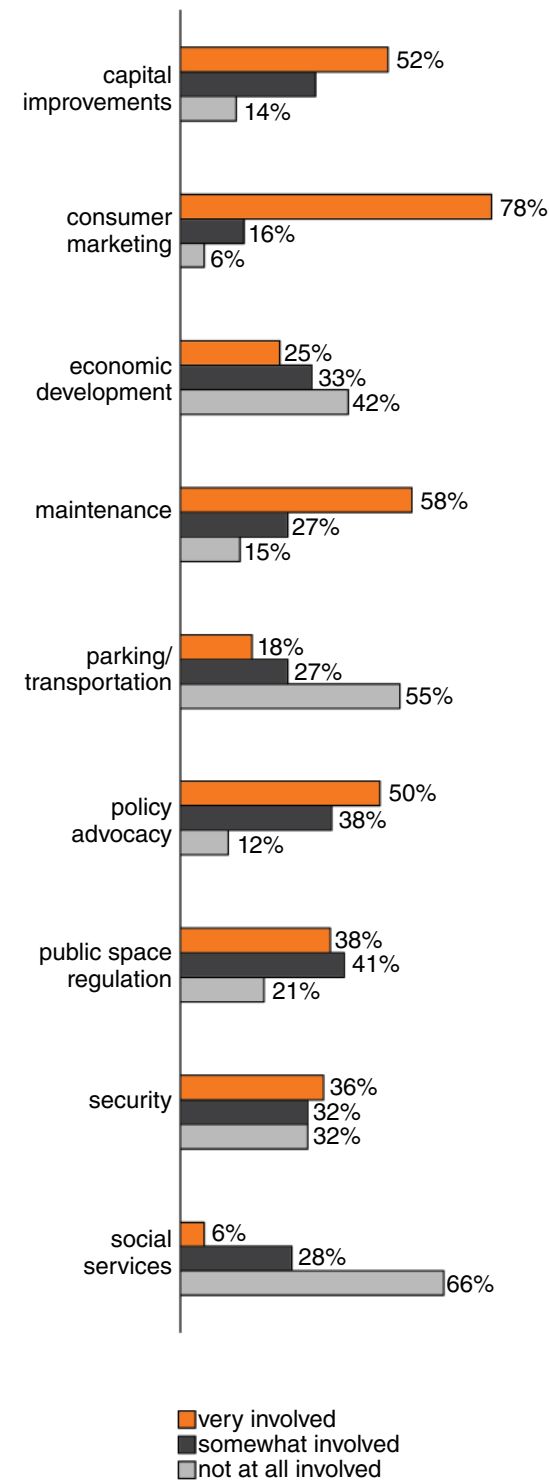
policy advocacy (promotion of public policies)

social services (care of the homeless, job training, youth services)

consumer marketing of the area (provision of festivals, events, promotions, etc). (Mitchell, 1999:6)

Various organisations were responsible for the execution and management of BIDs, including non-profit organisations, public authorities, and public-private partnerships. In America specifically, the non-profit schemes were the most common. However, these various methods of supervision indicated that each organization held its own priorities of services, which varied from each other. As can be seen in Figure 22, there was a largely varying distribution of services according to the type of managerial body. (Mitchell, 1999:18)

BID service distribution



very involved
somewhat involved
not at all involved

The most involved services under all three bodies included the consumer marketing, public space regulation, capital improvements and policy advocacy. Only 6% were involved with social services and 18% with transportation. (Mitchell, 1999:19) It appears that certain services were much more important than others and so, the impact of this negligence was incredibly detrimental to the area as a whole. Due to their profit-orientated aims, BIDs have been criticised and their integrity questioned. Their growing rule and domination of the spaces that they hold was said to be drastically changing the public realm. Public space is now being used as a commodity; a place responding only to elite consumption and growth created through exclusivity, while the rest of the area suffers. (Peyroux, et al., 2012:2) It is visible that even within these managerial strategies, there are various issues that still need to be addressed. It is no longer acceptable for the focus to be mainly on the consumer, capital and policy trends; these services need to extend to all dimensions of the public realm, incorporating all income brackets, programmes and spaces. One needs to understand what makes that area what it is in order to successfully integrate the corresponding services. No one city is alike, and even within a singular city, one can experience a multitude of different atmospheres.

The idea of ‘urban rejuvenation’ has thus become a major key to the growth and development of cities worldwide. It is becoming increasingly obvious that public funds, being stretched across such a variety of different frameworks, can no longer keep up with the demand. As such, private-led strategies are being favoured in order to help achieve the necessary

services and goals. (Peyroux, 2006:9) However, the current trend of the integration of BIDs into various cities seems to focus around the need to privatise all urban space and infrastructure. Although, at face value, this seems a natural course for the private investors to take, one needs to look deeper and consider the possible effects that this could have on the urban realm as a whole. If the sole aim of these ventures is to increase profitability of various properties and areas, is it possible that this could be to the detriment of the urban realm itself? As more and more public space is being controlled, manipulated and secured, one must ask the question of whom these changes are really targeted at. Possibly, it is not for the benefit of the city-dwellers, but rather, the property owners. This formulates a very strong query into the implementation of BIDs as well as the frameworks that they govern.

Johannesburg poses a specifically interesting question about BIDs and their effect on certain areas, people and spaces. In a city that was built upon social and economic exclusions as well as spatial segregations, Johannesburg is particularly sensitive to any new governing structures being forced upon it. (Bremner, 2000:185)

Since 1990, the local authority of Johannesburg has developed two main objectives for its development and integration into the global network. These criteria are based on the economic development of the city and strive to reinvent and enhance the urban realm. The first includes upgrading the city in order for it to connect to the global network as the financial and commercial hub of sub-Saharan Africa and the second is rejuvenation and sustainability of the previously declining economic framework. (Bremner, 2000:185)

The concept of urban rejuvenation has thus been a major strategy for most of the redevelopment within Johannesburg, especially in its Inner City and surrounding decentralised centres. (Peyroux, 2006:9) Due to its troubled and tumultuous past, Johannesburg struggles with persisting inequalities and social and economic abnormalities. (Peyroux, 2006:10) As a result, the implementation of BIDs in the form

of City Improvement Districts (CIDs) has occurred. According to the Central Johannesburg Partnership (CJP), a CID is defined as, “a geographic area within which property owners and/or tenants agree to pay for certain services supplementary to those supplied by the Local Authority, and which will enhance the physical and social environment of the area.” (Peyroux, 2008:139) The CJP also states that the ultimate goal of any CID is, “to maintain and manage the public environment at a superior level and thus enhance their (the majority of the property owners) investments” (Peyroux, 2008:139) One can already see that at the beginning of their integration, the motives for the implementation of these CIDs was more profit-orientated than socially concerned.

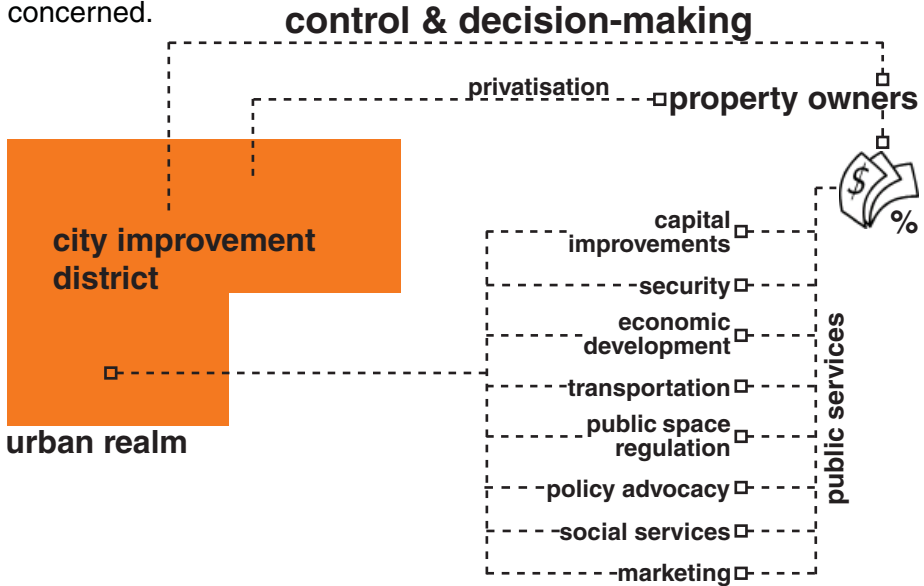


Figure 23: Diagram explaining the construct of a CID and its various methods of input into city regeneration. (derived from Peyroux, 2008:139)

Figure 22: Table showing the BID services distribution in America (after Mitchell, 1999:18)

Levels of governance within a CID

Change in legislation has allowed the concept of CIDs to exist in Johannesburg’s Inner City today; their development strategies formed by public-private partnerships as opposed to state-driven enterprises. The implications of this being that the role of government itself shifts from a provider to a facilitator; ideally leaving the city to create its own local growth and development. (Bremner, 2000:187)

Management agencies were established in order to control and specify the development of each area. Concerned primarily about previous capital flight out of the Inner City, these agencies focused on re-establishing order and sustainability to the urban framework. This being said, the key aim here was to economically revive the city and bring investment back into the CBD. (Emdon, 2003:229) Public entities included the Johannesburg Development Agency (JDA) while the private sector introduced the Central Johannesburg Partnership (CJP). Boards were then set up underneath these authorities to help merge the property owners and developers within each CID. Urban Genesis is one such board. However, certain of the property owners make up a number of the board members and so, instead of a controlled organisation; it appears that those initiating the development make many of the governing decisions for redevelopment of certain areas.

At this point, it was necessary to formulate two series of ‘personas’; while both are research-based personal profiles, the first group relates to various ‘city-governors’ while the second relate to relevant ‘city-players’, in order to understand the sometimes contrasting and contradicting views on the redevelopment of Johannesburg Inner City, and how these manifest within a social context.

The first group of city-governors consists of four main viewpoints from respected professionals that are currently involved in redevelopment projects within the Inner City. They focus more on top-down theoretical strategies that extend over a long period.

The first is that of the City Administrator, the City of Johannesburg Council.

“Johannesburg aims to be a World Class City with service delivery and efficiencies which meet world best practice. Its economy and labour force will specialise in the service sector and will be so strongly outward-oriented that the City economy will operate on a global scale. The strong economic growth resultant from this competitive economic behaviour will drive up City tax revenues, private sector profits and individual disposable income levels. This will ensure that the standard of living and quality of life of all the City’s inhabitants will increase in a sustainable manner.” (City of Johannesburg, 2012)



The second is the view taken by the Area Supervisor, Urban Genesis.

“We strive to transform the City of Johannesburg into a place of well-managed, resource efficient and sustainable mixed-use and mixed income neighbourhoods. Through the effective management of the public domain, we strive to provide sustainable services in order to strengthen local economies and business nodes while still creating a place that is enticing and captivating.” (Urban Genesis, 2012)

The third is the from the perspective of Heritage Supervisor, Eric Itzkin.

“My concern for the Inner City is the negligence of the numerous buildings that used to show the proud and diverse history of Johannesburg. These vacant and derelict structures are breaking the city down; fragmenting it into pockets instead of bringing it together to work as a whole. The ultimate challenge of our city is the preservation of these historical reminders, and the ability for these buildings to allow people to interact with and appreciate the past as well as the present.” (Itzkin, 2012)



The fourth and final viewpoint is taken from successful Property Owner and Developer within the Inner City, Gerald Olitzki. As the owner of more than 30 buildings within the Central Improvement District alone, Olitzki refers to the south of Commissioner Street as his ‘stomping ground’, a place, in his own words, that he can control and develop as he wishes.

“I see a rejuvenated city; one of vibrant spaces and safe pedestrian arterioles that encourages civilian connections to the city. My personal master plan revolves around the concept of creating a spine that connects all the iconic spaces of Johannesburg together to create a spark that initiates a wild fire of redevelopment and rejuvenation. Through the control of public and private spaces, I aim to create an inter-connective fabric within the city that allows people to feel safe, happy and proud. My vision of Johannesburg is to look in front of me and see streets filled with restaurants, umbrellas, benches and bustling groups of people; an energy that lasts into the late hours of the night.” (Olitzki, 2012)

These four personas help to cast light onto the varying perspectives and levels of urban governance that exist within Johannesburg’s Inner City. As one reads into the viewpoints of each city-governor, it is visible that certain conflicting ideals exist.

While reading the view of the City of Johannesburg’s Council, an incredibly strong sense of service delivery is apparent. They even state that Johannesburg will aim to specialise within the service sector. As such, their motives and goals are aimed at growing the economy as well as the city’s world-representation, through the delivery of high-end and efficient services. They claim that through this process, better living conditions and quality of life will be achieved.

When one looks at Urban Genesis’ vision, they appear to have more of a middle-up-down stance, rather than just a top-down long-term strategy. Urban Genesis is careful to consider both the economy in terms of providing sustainable services, as well as the social aspects of cohesion and integration between inhabitants. This

principle is similar to that of the Citizenship Foundation, where one understands that both social and economic aspects must be treated equally to create a successful society; Urban Genesis aim to do this, through the careful management of public and private areas within the city, in order to ensure its positive response.

When considering Eric Itzkin’s historical perspective on the city, it is disappointing to hear how badly the city seems to have been treated. It really takes one’s mind back to images seen in books of the city in its early years and wishes that reminders of its various stages of development still existed (like those in Rome, Venice, Paris). Another concerning realisation here, is that in no other governing viewpoint is there any mention about respecting the city and its past, each of them envision a future city of what it could be and ignoring what it is currently.

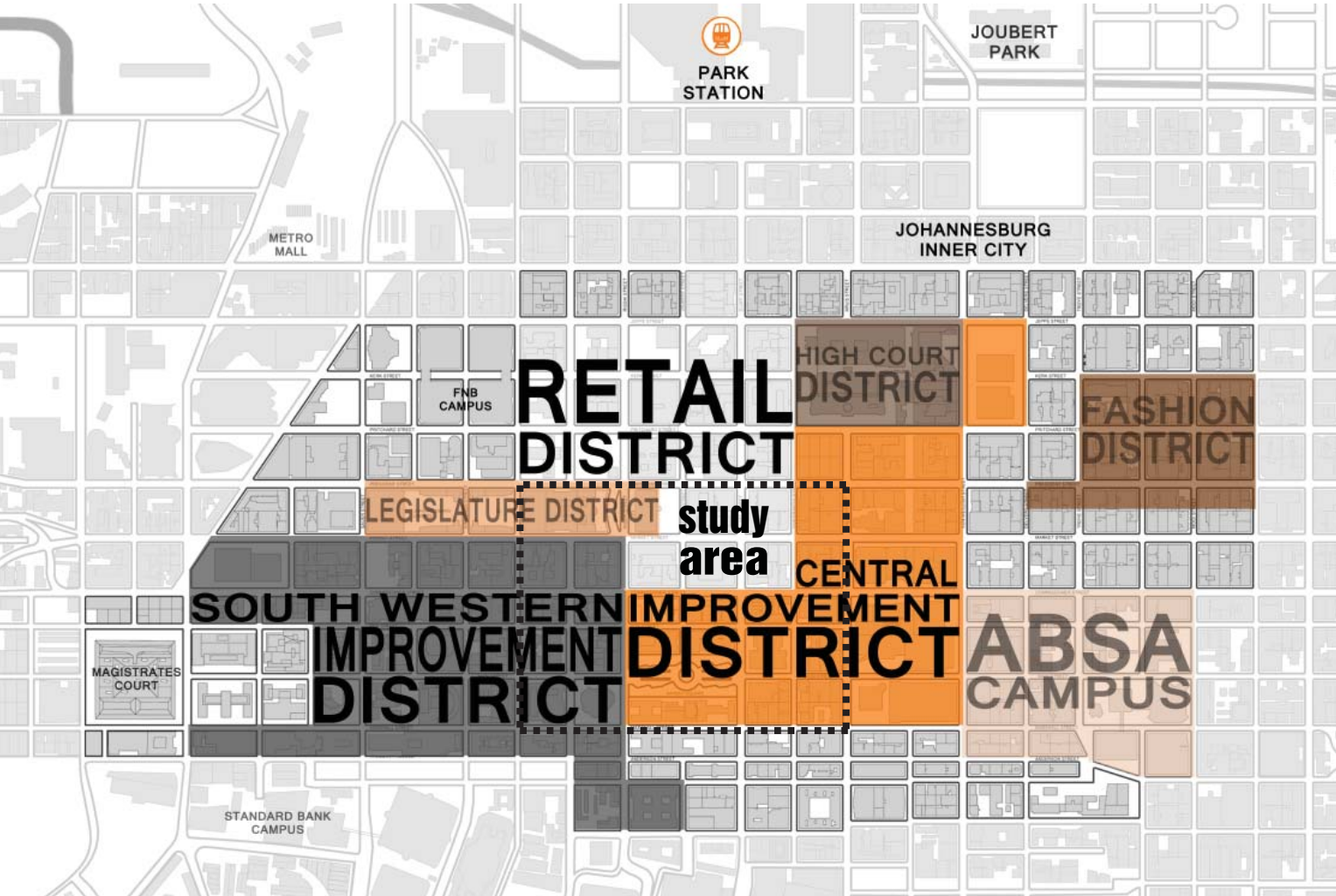
Finally and most interestingly is Gerald Olitzki’s opinion about city redevelopment. At face value, he seems to have a glorified, picturesque vision of Johannesburg and its future, but as one reads between the

lines, one notices the continual use of the words, “I”, “me” and “my”. His idea of Johannesburg’s redevelopment is in his mind, based solely on his vision and principles. Although the gesture of reconnecting different parts of the city is a good one, he follows to say that he aims to do this through the control of public and private spaces. This goes far beyond the proposed management of Urban Genesis. It appears here, that there are certain ulterior motives hidden behind a fairy-tale façade.

Therefore, when analysing the Inner City, and more importantly the various CIDs within it, it

became essential to focus on a specific study area. This study area was selected due to its exciting connection between three of the most prominent CIDs (Retail, Southwest and Central Improvement Districts) as well as the specific and distinctive contrasting governing styles between them. This interaction between three different faces of the city poses a very interesting question of, into what is the city transforming. In addition, the fact that Gandhi Square lies within this area is of utmost importance, since many classify it as ‘the new heart of the Inner City’ because of the 450 000 people that move through it every day. (JDA, 2009)

Figure 24: City plan showing the location of the various CIDs within Johannesburg Inner City as well as the specified study area. (derived from JDA, 2009)



As discussed earlier, many property owners within the Inner City form a certain proportion of the governing board members for each CID. As such, these owners take on a very powerful stance as to how the city will ultimately be developed.

In saying this, there are roughly nine chief property owners within the Inner City and specifically the study area. Although certain rules and common goals have been introduced into the city for its development as a whole as discussed by

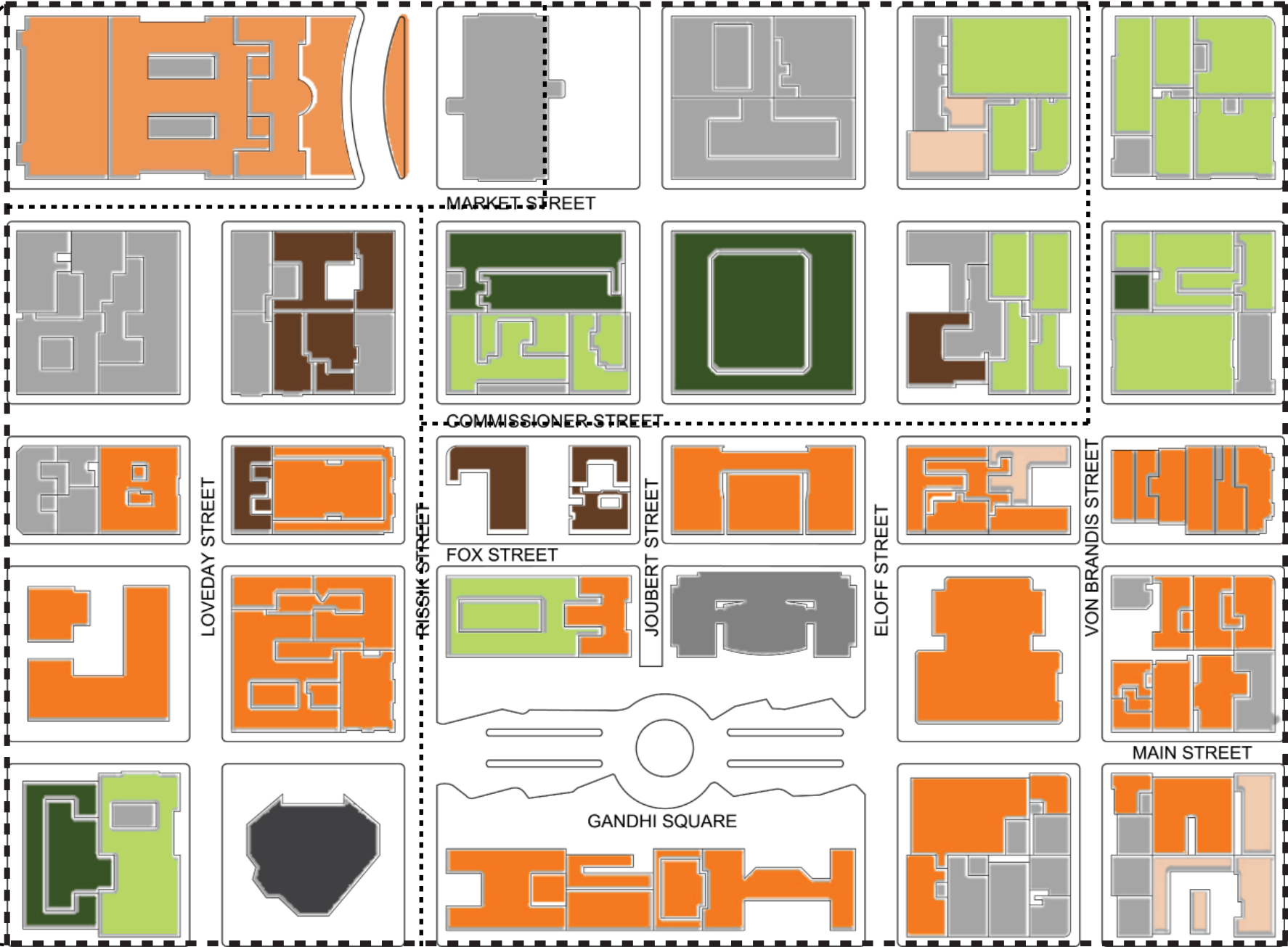
the City of Johannesburg's Council and Urban Genesis, it appears that each CID within the study area, is being redeveloped based on the individual requirements of the majority stakeholders, i.e.: the property owners.

- CID boundaries
- retail improvement district
- southwest improvement district
- central improvement district

Figure 25: City plan and zoomed in study area showing the dispersion of ownership throughout Johannesburg Inner City. (derived from JDA, 2009)



- ABSA
- AFHCO
- apex HI
- city property
- gauteng provincial government
- JHB land company
- old mutual properties
- olitzki property holdings
- urban ocean property developers



According to Olitzki, owners try to group their properties within specific CIDs according to the type of development they are interested in doing. (Olitzki, 2012) Therefore, it was necessary to understand the zoning within this study area as well as the consequent effects of governance. As the heart of the Inner City, this study

area offers very general zoning to allow for a multitude of developments, however, each CID has taken on its own unique personality.

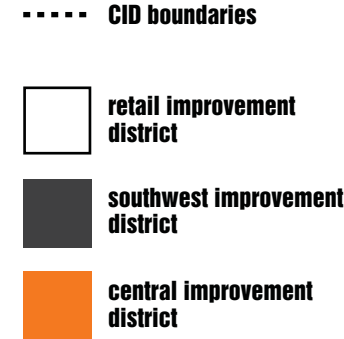


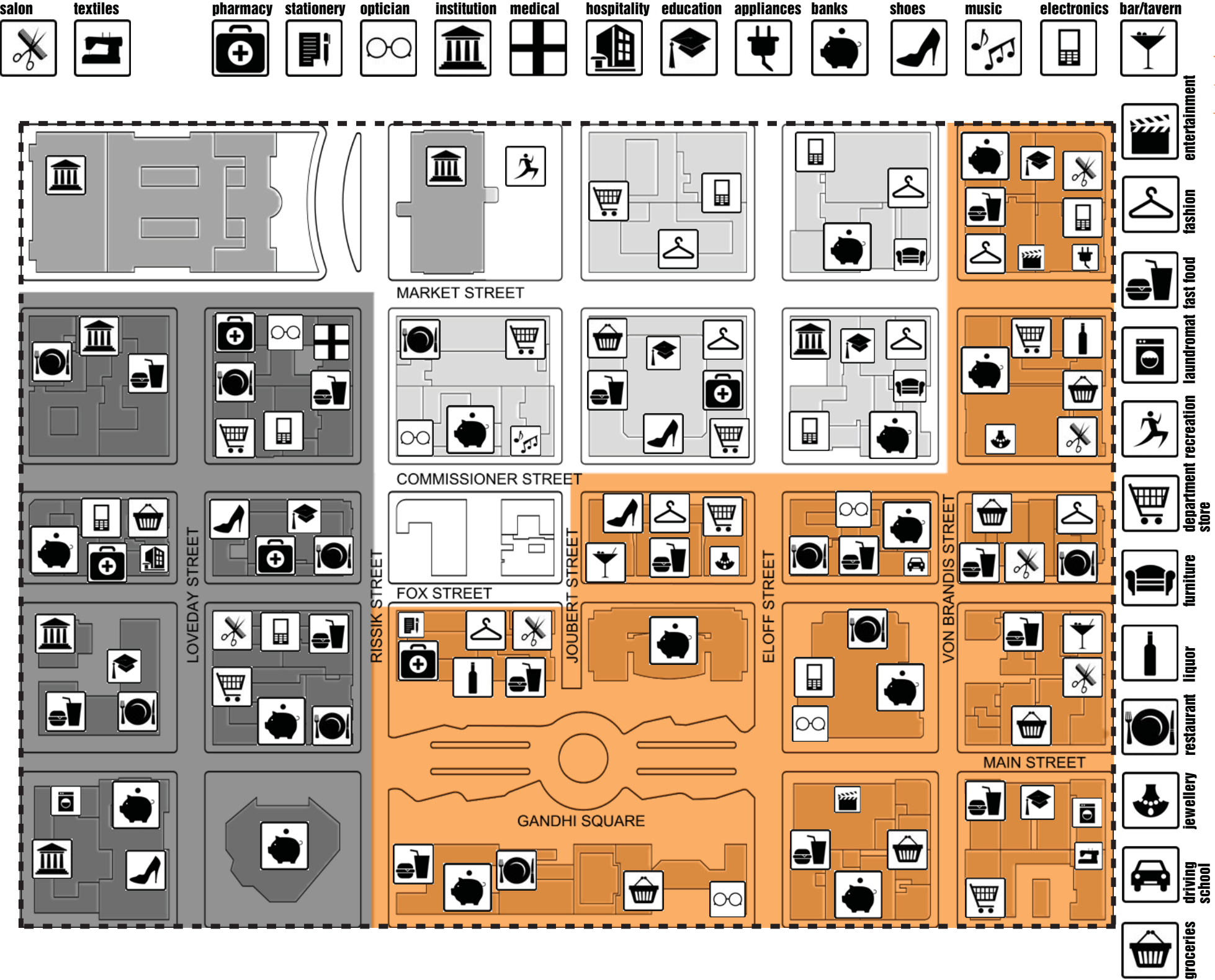
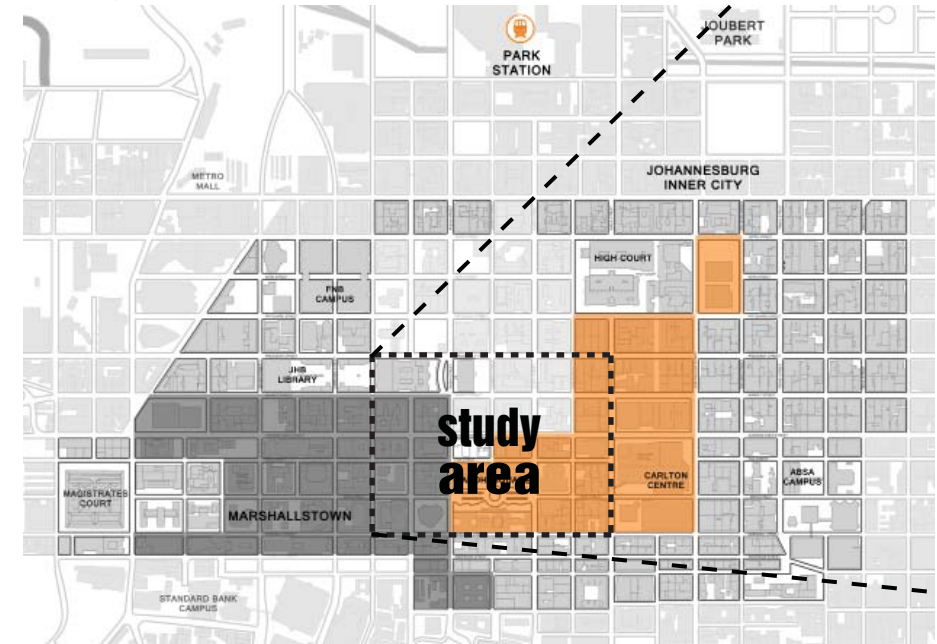
Figure 26: City plan and zoomed in study area showing the general zoning of Johannesburg Inner City. (derived from JDA, 2009)



On a more detailed level however, one can see that there is a vast dispersion of all types of programmes throughout all three CIDs. However, this mixture only takes place on the ground floor, with mainly offices or accommodation occurring above. Considering these various programmes, it is apparent that the most important job opportunities within this entire area focus on service delivery and customer care. Every job within this area deals with a variety of people on a daily basis and thus, it became clear, that social interaction and etiquette is an incredibly important skill to possess. However, it appears that even on this level, there is no real distinction between the three CIDs in this regard, and so it is evident that the governing bodies are the sole creators of atmosphere within each CID, according to their governing policies.

- retail improvement district
- southwest improvement district
- central improvement district

Figure 27: City plan and zoomed in study area showing the programmatic dispersion in the study area of Johannesburg Inner City.



The Retail Improvement District (RID) strives to focus on customer service and retail outlets, while the South-western and Central Improvement Districts are aimed at business investment and economic revival. This immediately allowed for varying development strategies to occur within the three CIDs. As the development within the Central Improvement District is the driver behind development in the South-western Improvement District, they have been analysed in this document as one entity, under the name of the Central Improvement District (Central CID).

Governed mainly by Urban Genesis, the RID was formulated primarily to improve the conditions of the cityscape for customers and consumers, with regard to cleanliness, safety, friendliness and aesthetics. (Inner City Business Coalition, 2012) With its retail-based focus, the RID is currently home to numerous retail outlets such as Truworths, Edgars, Woolworths, Game, Foschini, Markhams, Lewis Stores and many others.

The RID also provides management and co-trader co-ordination along the designated trading streets to accommodate the informal sector. (JDA, 2009:67) This informal sector has an annual turnover of more than R4 billion and as such, cannot be ignored or removed. Thus, it was a major condition for the RID management to incorporate and integrate them into the retail fabric. (Silverman & Zack, 2009:27)

The main RID members and landowners include Afhco, Apex HI, Old Mutual Properties and City Property. As was evident in Figure 25, these landowners own randomised properties throughout the RID, thus creating a fairly collaged ownership framework. Positively, the RID

has also seen a recent conversion of many business properties into residential accommodation, to allow for the increasing influx of people into the area. (JDA, 2009:67)

Ultimately, the RID manages to consider both economic investment as well as the social and pedestrian environment. It strives to provide successful and efficient management of the amenities while still allowing spontaneity, natural activity and public actions to occur.

In the case of the Central CID, the district central to the layout of Johannesburg's Inner City and incorporating Gandhi Square, very specific design and developmental strategies have been implemented. Governed predominantly by property owner and developer, Gerald Olitzki, this CID is being transformed through the notion of separation from the surrounding city, thus creating a city within a city. One must immediately question the development of a zone such as this in amongst various other CIDs as well as a segregated and difficult city history.

When asked about his role within the redevelopment of the Inner City, Olitzki was happy to discuss the variety of awards he has collected due to his transformation of van der Bijl Square into Gandhi Square as well as for the upliftment and pedestrianization of Main Street. Having started formulating his master plan of the city in the 70s, Olitzki was thrilled to make a deal with the new governing body. In his own words, "van der Bijl Square was a mugger's paradise; a bus holding facility with glue sniffers, hobos and low-lives..." (Olitzki, 2012) As such, he presented his strategy for the square's reinterpretation to the government in the following words,

"I said to the government, listen guys, let's be frank with each other. You have been mandated to revive the city, but you don't have the acumen and the funds to get the job done properly, so you know what I will do for you? I'll redevelop van der Bijl Square for next to nothing, but in return, I want two simple things. First, I want you to declare it a no-trading zone to clear out any unwanted or threatening atmosphere, and second, (which was beyond preposterous for me to ask!), I want a private lease over the bus terminals..." (Olitzki, 2012)

In 1999, Olitzki was granted a 45-year lease over the bus terminals and commenced his transformation of the now-named Gandhi Square.

From this initial stepping-stone, Olitzki has redeveloped various areas within the Central and South-western CIDs. Having taken up further private 45-year leases on Main and Fox streets, Olitzki's plan has begun to unfold. He has consequently taken hold of the majority of the land within the Central CID, in order to create connections from Main and Fox Streets to Gandhi Square. The dense capacity of land owned by Olitzki allows him free reign over much of the Central CID.

It is evident that vast improvements to the surrounding existing buildings of this area have been made as well as the re-investment of numerous businesses and office headquarters. There also appears to be a rekindled pedestrian connection to the area, albeit, a specific group of individuals. These groups of individuals on the streets are made up of businessmen and staff of the businesses within the immediate surroundings. These are mainly middle to high working class citizens that commute from the suburbs into the city each day. The question then arises as to where the permanent city inhabitants and users actually are.

Although successful in the improvement of

street conditions and capital investment, Olitzki's strong hold and unwavering control over the area is detrimental to the social and cultural environment. Starting as a very positive and intriguing concept for rejuvenation, this scheme appears to have overstepped the role of management and governance and into the role of dictator.

These two contrasting realms within the Inner City demonstrate a fascinating contradiction of priorities and governing methods. As such, it is evident that Commissioner Street plays a very important role as a border; the boundary between not only two CIDs but almost between two completely different cities. With the Retail Improvement District to the north, and "Olitzki's" Central Improvement District to the south, these two CIDs are in constant communication with each other, and yet, there is a vast disconnect between the two. When asked for his views on this, Olitzki retorted, **"You don't want to blend the two! If I could, I would demarcate the boundaries in every way... We have to indicate to people that there are different parts to the city. Not through physical barriers of course, but people in our zone love our streets and they don't want to all-of-a-sudden cross over into the other zones unconsciously!"** (Olitzki, 2012)

Figure 28: Image analysed according to programmatic dispersion and use, at the intersection of Market and Joubert Streets.

Within the Retail District, there is an abundance of varying types of programme that allow for heightened interaction between city and man. In this photo one can see the various spaces dedicated to recreation, formalised street trade and department stores.

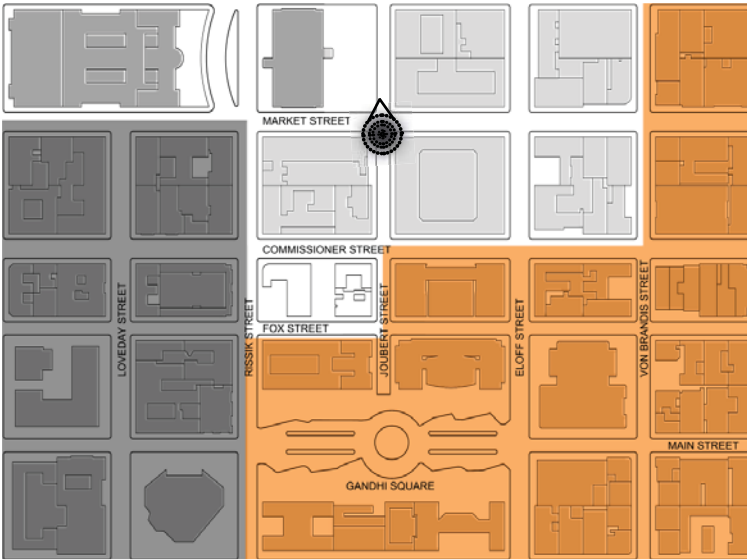




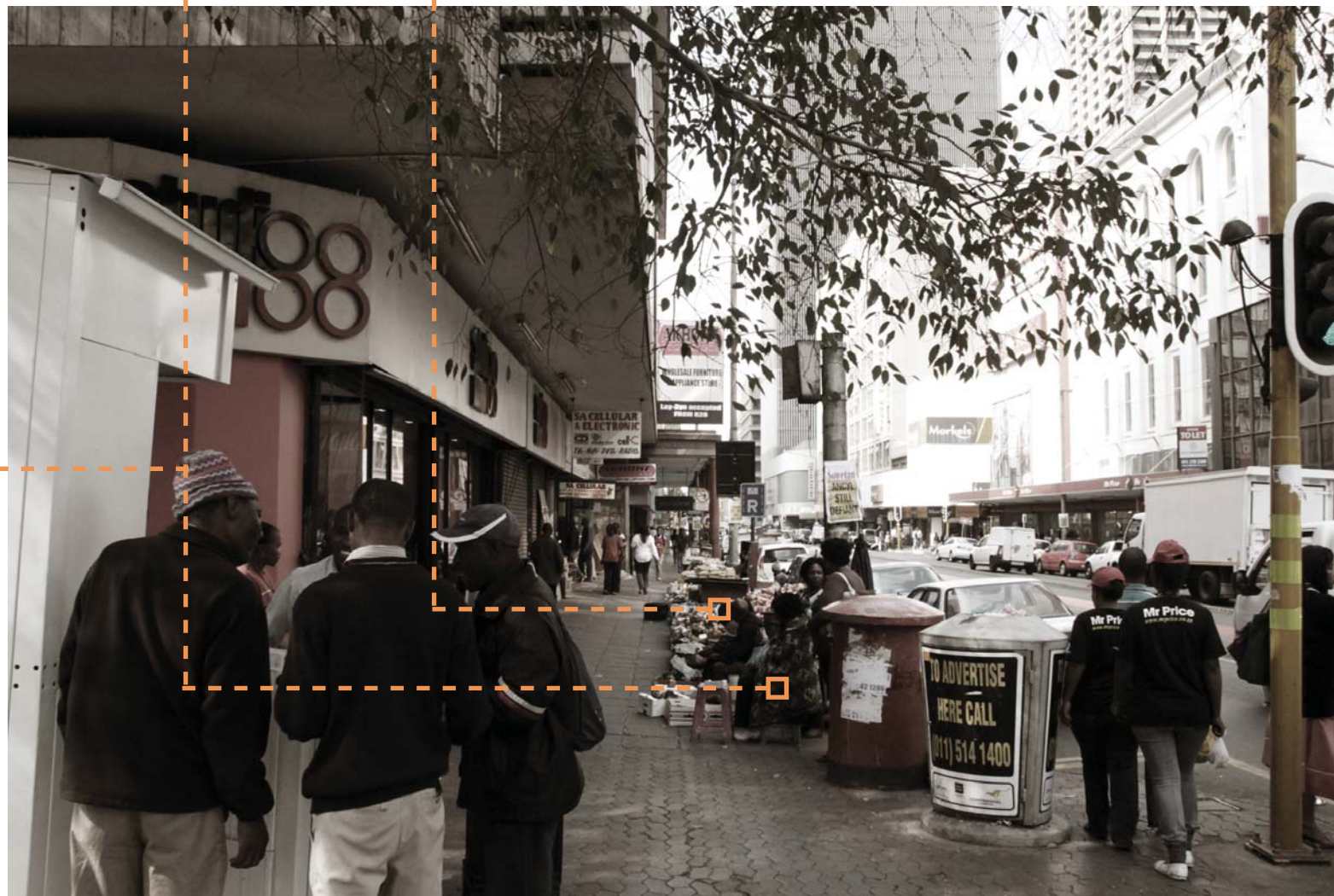
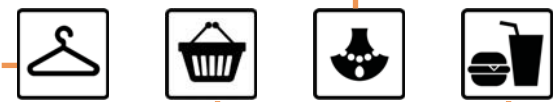
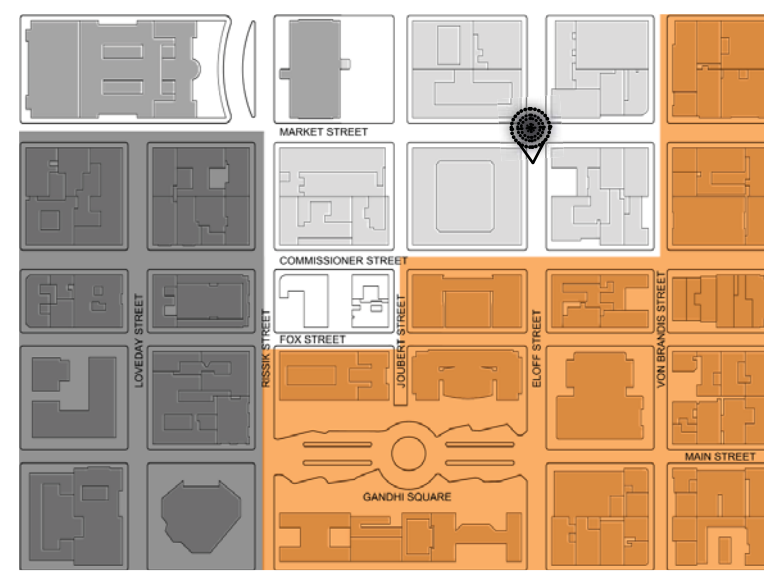
Figure 29 (left): Image analysed according to programmatic dispersion and use in Carlton Shopping Centre. Even though this centre is located within the Central Improvement District, it is not under Olitzki's governing policies. As such, it is interesting to note the masses of people and the bustling environment one would expect from the city.

Figure 30 (below): Image analysed according to programmatic dispersion and use within the Main Street Mall.





Figure 31 (left) and Figure 32 (below): Image showing the bustling Eloff Street within the Retail District. A variety of different group of city inhabitants enjoy walking this street to and from work every day.



In the Central Improvement District, Gandhi Square forms the heart of Olitzki’s developmental scheme for the city.

People are quiet, almost as if they are afraid to talk too loudly and will be asked to leave.

However, as one walks around it, it appears to serve a very limited customer group and as such, the space lacks an ambiance that is necessary for the heart of any city.

When the restaurant staff tried to move their furniture out of the rain, they were shouted at by Olitzki himself for changing his seating layout and told to immediately put the tables back in place.

Figure 33: Image showing Gandhi Square within the Central Improvement District, noting the incredibly slow and mellow environment and atmosphere.

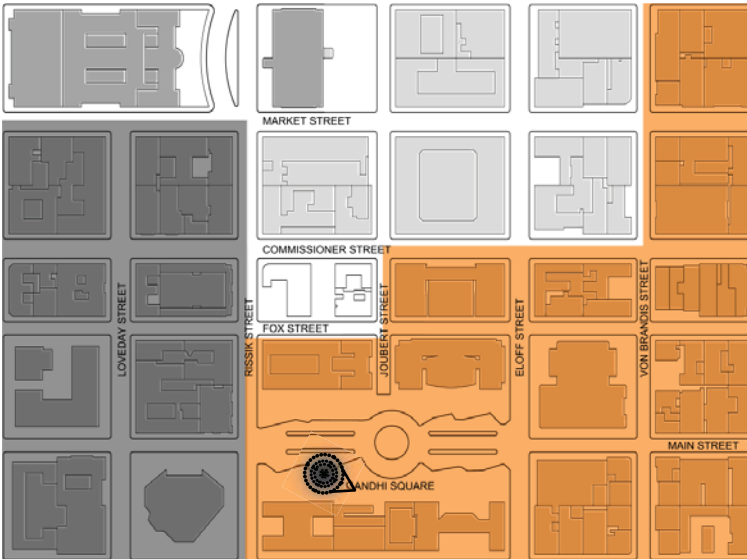
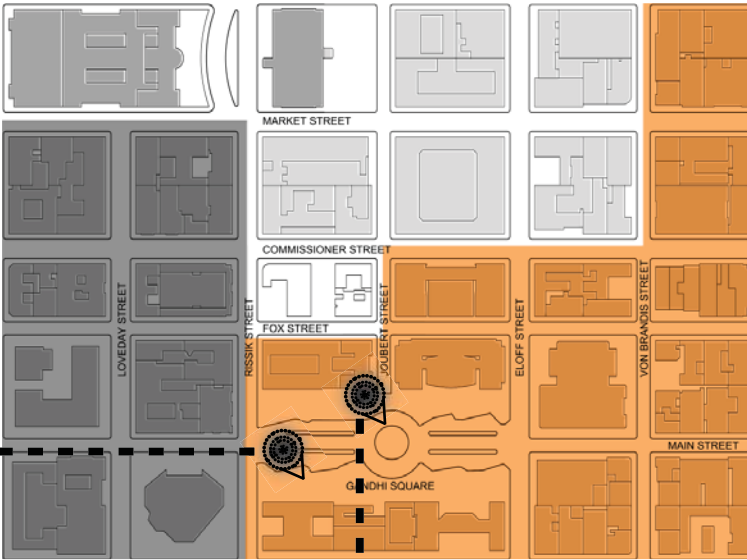




Figure 34 (left): Image showing a building and shop entrance on Gandhi Square within the Central Improvement District, with only three people interacting in the space. it appears that citizens are using this square as a transit lounge as opposed to its intended purpose as an activity hub.

Figure 35 (below): Image showing the bus terminals at Gandhi Square and the citizens racing to change transportation routes and systems.



This property lies just south of the border of the Central CID and will not be developed until the rest of the properties in this block are purchased. This proves to disrespectful and unacceptable reality of speculative development.

As such, this block creates a void within the city fabric, causing rubbish to gather, crime and a lack of safety to arise.

Figure 36: Image showing a derelict and abandoned building currently owned by Olitzki Property Holdings.

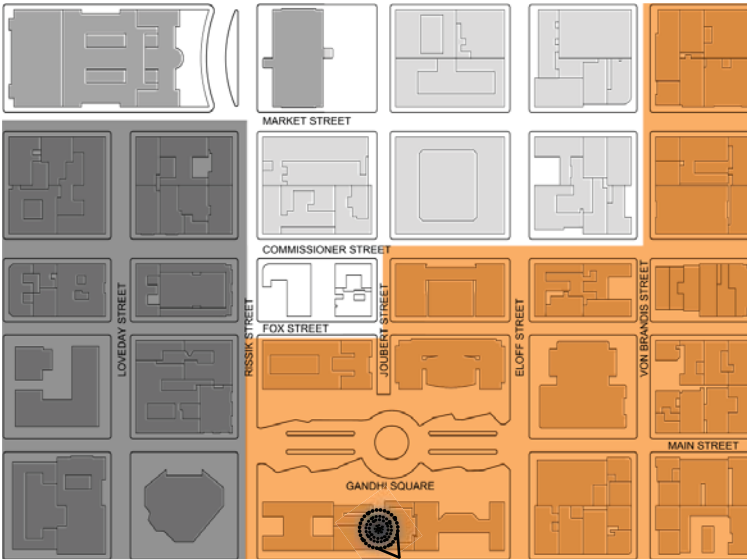




Figure 37 (left): Image showing the pedestrianized Fox Street at lunch time rush. The development and improvement of this street has been successful due to its core link to Carlton Shopping Centre.

Figure 38 (below): Image showing the pedestrianized Main Street. Due to its lack of programmatic dispersion and social integration, this street appears 'dead' and eerie.

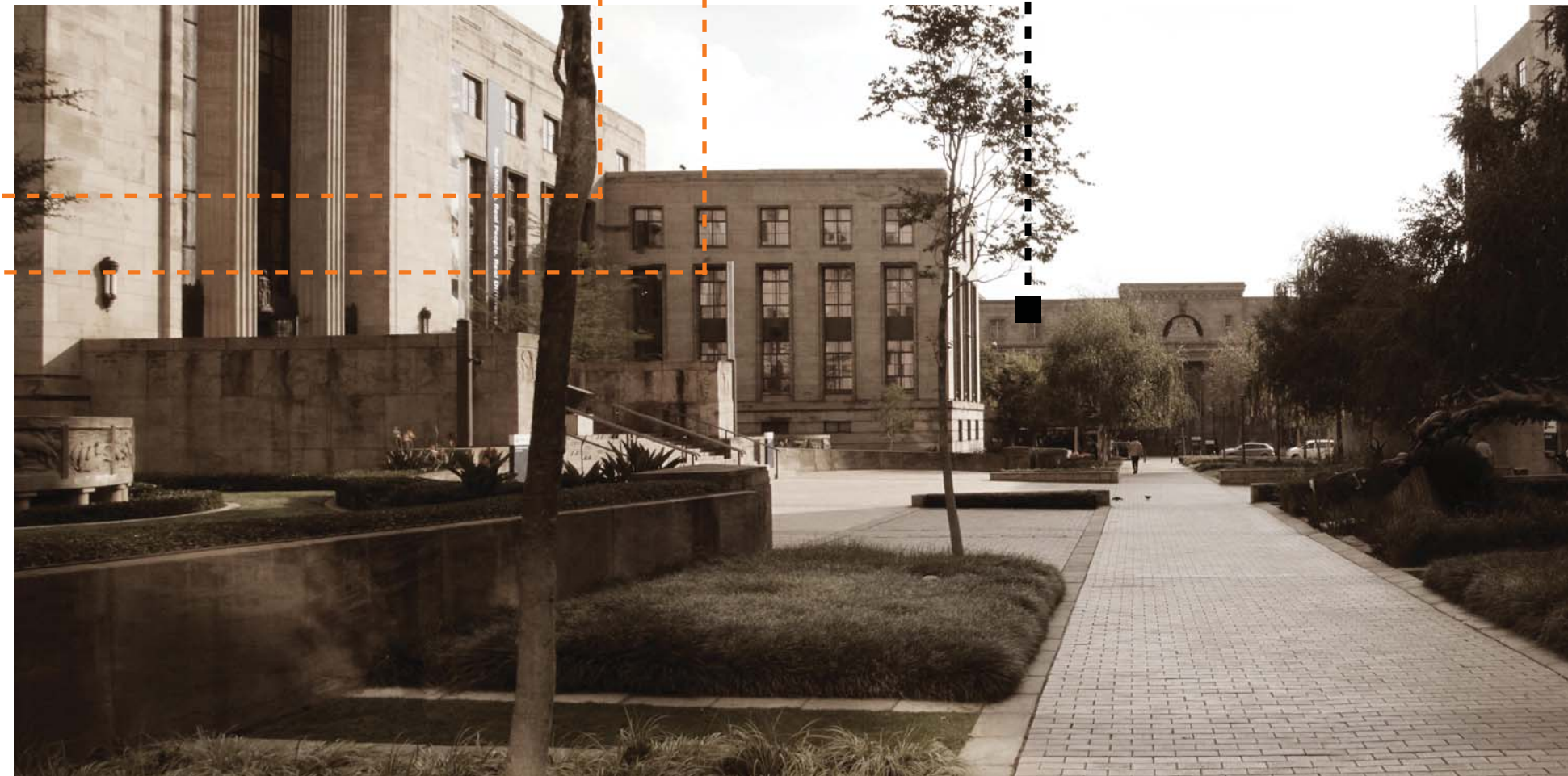
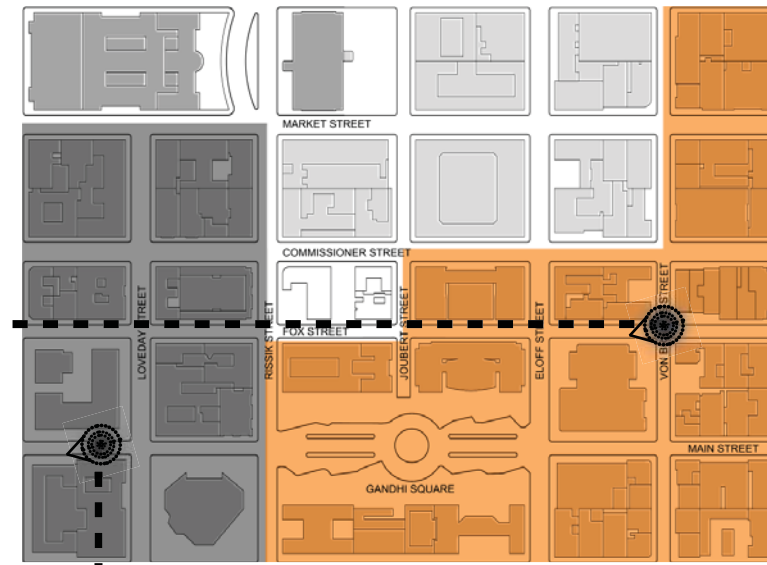
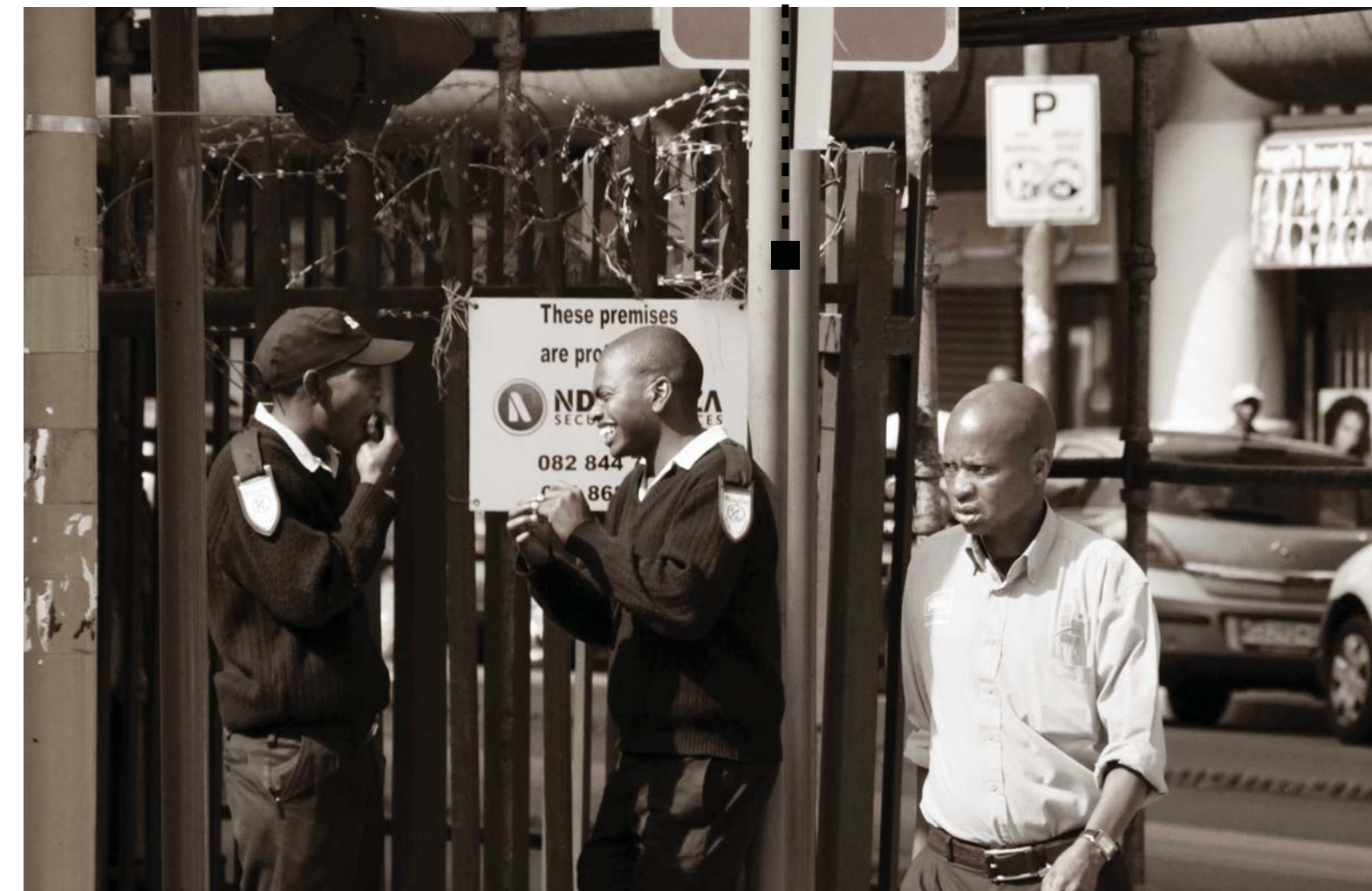
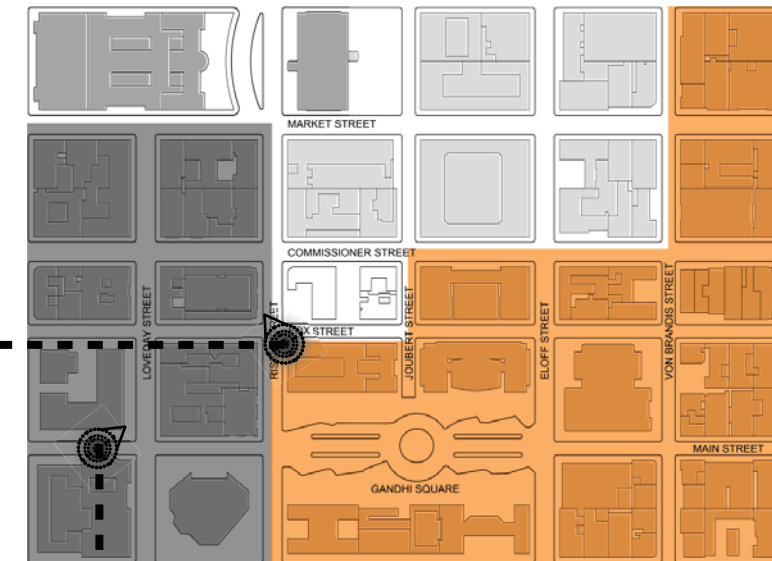




Figure 39 (left): Image showing a café nearing the border between the Central and Retail CIDs. It offers a very relaxed environment, albeit its situation on the main Rissik Street.

Figure 40 (below): Image showing the security guards and security fences within the Central CID.



A battle seems to have developed between various property owners in their quest to increase their mark on the inner city, and so, there seems to be a loss of crucial city energies which is required for a city to function normally. This battle has resulted in certain cases of derelict and neglected buildings throughout the CBD.

Interestingly, many of these buildings occur on the borders between CIDs or on the periphery of a CID. Decayed and dilapidated zones are thus a never-ending concern in the cities of today. They bring with them multiple issues such as theft, safety hazards, illegal possession, ‘slumming’ of the area, grime, fear, abandonment of the area, disconnection from the city network, poor investment qualities and usage potential, loss of historical connection, etc. (Gallion, 1986:221) The general issue here, links mainly to the economic networks of ownership and land use value. Many private developers cannot continuously afford to maintain these buildings when they hold no tenants. This implies that these buildings decay further until a state of disrepair and structural failure. (Cutler, 1976:16)

These varying levels of governance over the urban environment and its inhabitants have started to introduce a new layer of segregation, and thus, an increasing number of physical voids are occurring within the Inner City, contributing to broken movement arterioles and social activity.

The resultant social and physical environment

With these contradicting visions of the city in mind, it is important to consider the resulting social and physical environments. As the physical environment suffers under the tension between the two opposing CIDs, the true effects can be seen through the eyes of the city inhabitants themselves.

As such, the second “test” group of personas was created based on interviews with real-life city inhabitants and users consisting of five ‘city-players’ or permanent city inhabitants. Each was asked a series of questions pertaining to their work, place of residence and personal views on the atmosphere of the city, with particular reference to the Retail and Central CIDs as well as their personal connection to them. These views focused more on bottom-up experiential understanding of the city; what affects them and their lives on a day-to-day basis.

The first view was by 40-year-old Nigerian Business Owner, Eric.

“I own a hair salon along Fox Street; it is my passion and I love what I do. The city is a great place to work because of the economic opportunities it provides, but I avoid certain areas because there are gangsters and robbers. I would love to be able to be in the city at night, but nothing seems to happen after 5pm, so I just go home. My business is doing well but the landlord carries on raising the rent because of the extra tax they have to pay for the area. All these increases in rates are worrying me because I have a family back in Rosebank that I need to look after, but I understand what it’s for so I do my best not to complain.”



The second opinion was by 65 year old Customer and Commuter within the Retail District, Jerry.

“I live in Soweto, but I come to the Inner City because I trust the people here with what they can offer me. I have also made good friends here that I make an effort to visit. Taxi prices are rising though, which is difficult for me to deal with on my pension, but I don’t like using the buses cause they all stop in Gandhi Square. I get a funny feeling about being there, but I’m not sure what it’s from! I think life in this city can be quite difficult, I know so many underprivileged teenagers and young adults that are suffering from extremely harsh conditions.”

Next is the outlook of 26-year-old Resident, Mpumalelo Tutu

“I live in a great apartment in the Retail District, along Commissioner Street. I enjoy where I live because I like the city environment and it is close to my work, but my apartment looks straight onto an abandoned building. I don’t like walking passed it at night because I often see people scaling up the walls to get inside. One thing I find very disappointing is the level of service in the area. I find most people are very unfriendly and they drive me crazy with their slow services and uncompassionate attitudes. I would much rather travel to Eastgate, Bedfordview or Alberton to do my shopping, even though there is plenty of choice here.”



Trader in Joubert Street, Mam Meina told her personal story as,

“I am a florist and have been in this city since 1993. I used to live in the West Rand Township, but 6 years ago, I moved to the city to be closer to my work. I couldn't afford the rent and so I am living in an abandoned building with many others. There are rats everywhere and it is cold and very dirty. My life is very difficult, but I have to do the best I can to send money back to my kids in the township... As a florist, I often walk around the streets selling my flowers to all types of people; I would love to be able to set up at stall in Gandhi Square, right by the bus terminals because of the hundreds of people there every day! But they warned me to stay away because it wasn't an area for people like me....”

Finally, 32-year-old Security Guard in Main Street, Viki Nyathi, says,

“I am a security guard along Main Street. My hours are a twelve-hour shift from 6pm to 6am. This street is very quiet at night and I feel very lonely. When people are in my area, they seem to avoid looking at me and walk quickly passed. I enjoy meeting new people every day and making new friends and so this is not my first choice of work, but I am lucky to have a job. When I talk to some of the security guards from further North, they say that there are often people walking around. Maybe one day I can move to work there.”

These viewpoints emphasise the prominent difference between the Retail and Central Districts, but more importantly, they show people's willingness to connect with the city, and the resultant lack of response.

Most interestingly, are the stories of Trader Mam and Commuter Jerry who feel out of place in Gandhi Square; Mam was even told to stay away because she wasn't allowed to be there. It appears that the governing principles that dominate here, is creating a pool for social exclusion of various citizens to occur. As a 'public space', Gandhi Square should welcome anyone, however, due to

the over-privatised city spaces, more and more areas are starting to exclude various types of city inhabitants.

Based predominantly on economic revival within the Inner City, the Central CID is very closely controlled and monitored to ensure the best possible standards. However, it is apparent that due to the overindulgence of police, private security, car marshals and CCTV monitoring, many city inhabitants avoid the area where possible and prefer to stick to the more inviting and busy RID streets. Thus, when walking Olitzki's pathway from Fox Street, through Gandhi Square and down Main

Street, my initial reaction was a feeling of safety. However, as I continued the walk, I felt more and more nervous, secluded and alone. With security guards at every corner, I felt I might take a wrong step and end up in a place where I wasn't allowed. This feeling was interesting to me, as I was actually walking down a supposedly main public street.

In contrast, when walking along Joubert Street, I felt part of a greater whole. There were people of all ages, races and genders around me. The security guards were friendly and helpful when asked questions and many passers-by happily posed for photos. The environment felt much more relaxed and easy. However, as I ventured towards Kruis Street, the conditions of

certain building deteriorated and the streets transformed from market ways into delivery yards; again, I had reached the border of the RID.

This rift between the RID and Central CID is creating both an atmospheric and social tension. When walking the streets along this border, one would expect hustle and bustle of businesspersons, shoppers and residents alike; however, the streets are eerie and disconnected to either one of the CIDs. One feels out of place and removed from the natural 'city feel'. This continuous inconsistency between the mid points of the CIDs and their borders is very disturbing and detrimental to the rejuvenation of the Inner City.

Conclusion: evolving Johannesburg's Inner City and its limited connection to its social and physical urban environment

Ultimately, the various forms of urban governance within Johannesburg's Inner City seem to be posing more questions than answers. The resulting pockets of development are gentrifying areas and dividing the city into smaller and smaller pieces.

On a primary, social and authoritative level, the current ratio of property owners to the number of inner city properties has created an over-powering consortia that dictate the development of certain city areas without any effective supervision or consultation. Thus, these property owners are 'running' the CIDs in a very specific manner that may be in their best interest but not always in the holistic interest of the greater population. Although the benefit that more funds are made available for the maintenance and upkeep of general areas and public facilities, the downside is that it dictates as to who should form part of the city and who should be excluded.

Property owners and their appointed developers believe that they have the

right to control the development of specific areas, as well as to demarcate space that can or cannot be used by certain people, such as traders, commuters, businesspersons and residents. As such, Johannesburg is being further segregated into not only 'classes' of people based on their earning power, but also in terms of their education and profession resulting in a form of social profiling.

Although this fact results in certain areas developing at different paces and in different ways, it also implies that people are being restricted to certain areas of the city based on who they are and what they can offer.

Unfortunately, Mr Olitzki's 'zone' as he claims (the area south of Commissioner Street) caters for a middle to high-end clientele, whereas the everyday dwellers and workers in the city are middle to low income earners. These citizens make up 80% of the Johannesburg's Inner City population, and as such, cannot simply be ignored or told to relocate.

On the other hand, one cannot simply condemn Olitzki's way of thinking as it has driven investments within specific areas of the city, which in various forms has brought some benefits to the city in general.

Therefore, one must also consider the impact of such strategies on secondary levels such as physical and atmospheric. In the same fashion that these "masters of the City" create contrasting and contradicting effects on the social make up of the city, so they impose the same contradictions onto the physical and atmospheric environments.

Due to the close relationship between property owners and developers, the ruling mind-frame for within the Inner City is based on speculative redevelopment. This involves the procuring of land/plots and existing buildings, and then waiting for the opportune time or client before commencing any development. Certain buildings within the Inner City have thus stood neglected and unused for years and certain of these have now been classified as 'bad buildings', where they have become derelict to the point of being safety hazards. Vagrants and gangs have also 'high jacked' certain of these buildings which results in very unsafe and unsanitary conditions.

Property owners are under no obligation by the law to ensure that these buildings are maintained or redeveloped within a certain timeframe. This type of neglect on the physical environment is incredibly detrimental to the atmosphere and pedestrian interaction with the city itself.

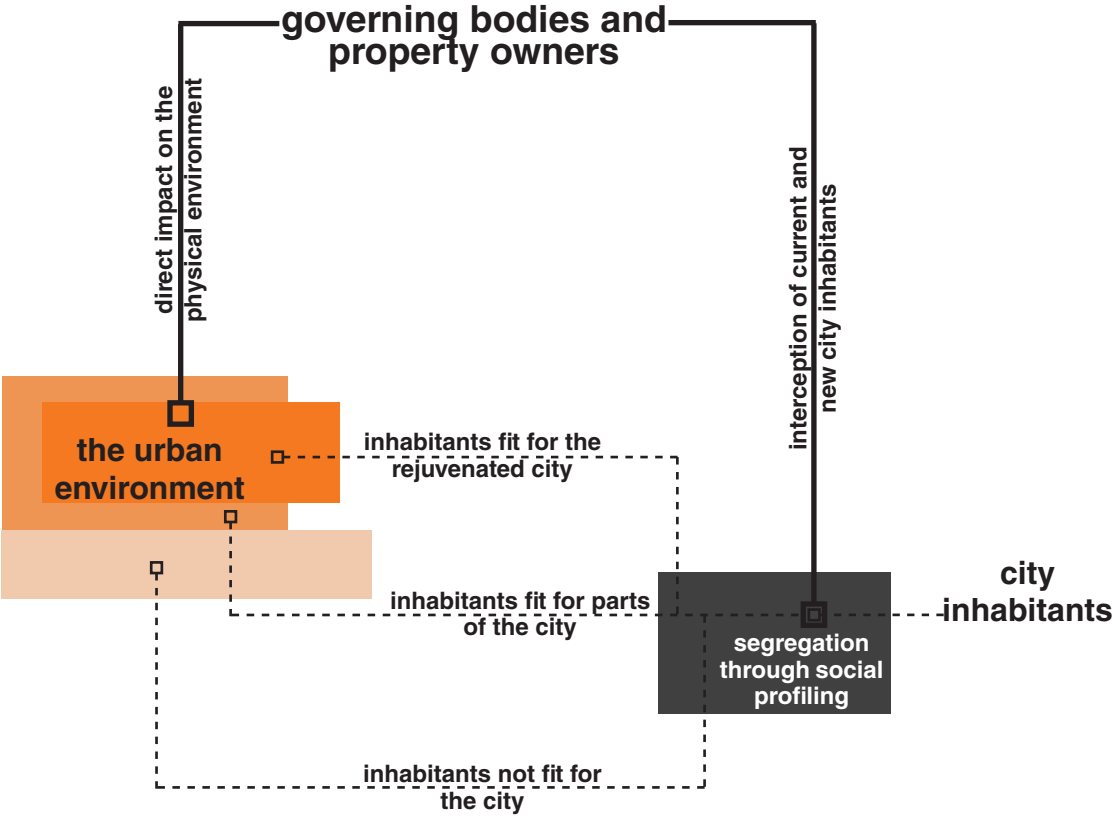
The question then arises as to what changes to governance should be introduced to ensure that the city-governors are responsible for the developments and are forced to ensure a positive social connection as well as economic success. If left to the owners and developers only, the city will see further fragmentation and will end up as a collage of high-end

buildings and derelict slums, divided by a network of inconsistent and disorderly streets. Governors of the city need to appreciate the power that they hold over the area, and so, need to be regulated in order to ensure they do not abuse their power.

The introduction of a some form of a social scheme similar to the Citizenship Foundation should prove interesting in terms of the effects it would have on these various city-players as well as being greatly beneficial to all of the City dwellers.

Currently, only certain groups of people have managed to successfully transition with the city and become better for it, however, there is an increasing number of citizens that are being marginalised from this mainstream society. The struggle to eradicate levels of human segregation based on class or material wealth has been thwarted with the addition of segregation through social profiling and behaviour. Instead of enhancing and uplifting the life of the urban society, the existing forms of urban governance are only degrading it even further.

Thus the question revolves around the impact of governance on rejuvenation strategies and public inclusion within the urban realm and what can be introduced to create a strong and unwavering bond between all three of the critical urban elements.



This diagram shows that the governing bodies have control over both the physical and social environment. This control distorts the environment as well as how the people interact with it. Through levels of social profiling, city inhabitants are divided and ushered into interacting with only a certain part of the city.

The question here becomes, what can be done to ensure that all people are accepted into the new urban realm?

response

“a reaction instigated by a stimulus or influence.” (Dictionary, 1995)

chapter 02

a notion for reconnection to johannesburg inner city

Proposal for a reformed governing methodology

The dominant effect that governance has had on the Inner City implies that if one could alter the form of governance and its implementation methodology for achieving change, it would be possible to service citizens and city spaces in the most synergistic manner.

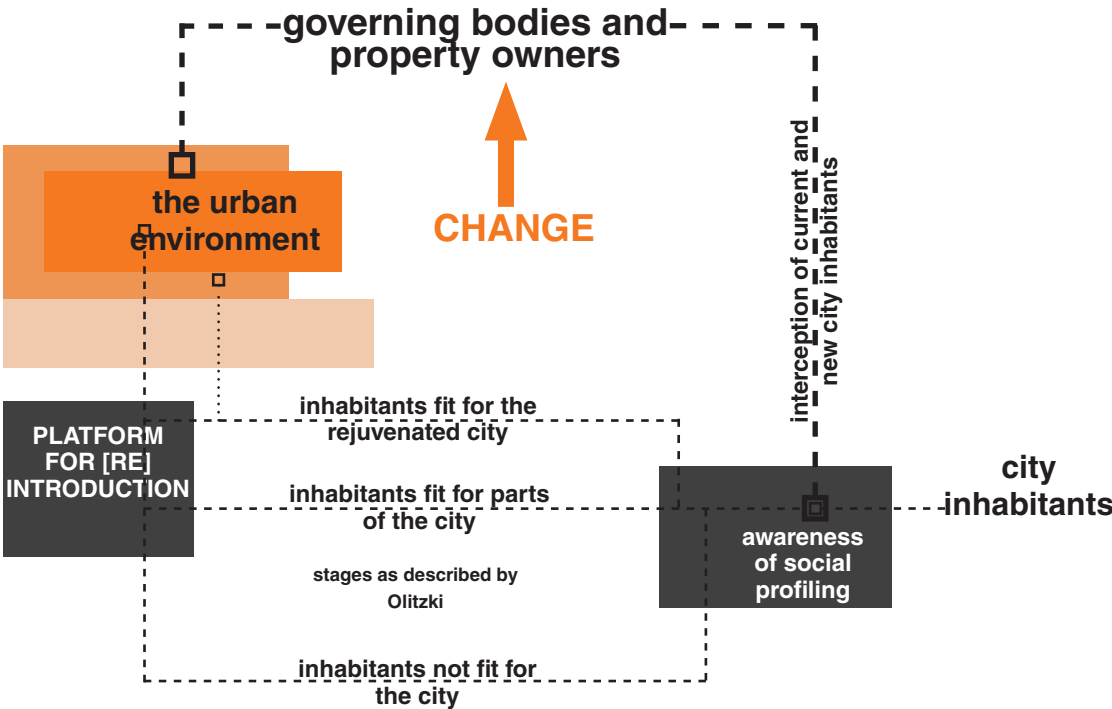
This diagram shows that through a change in governing methods, the governing bodies have the right to manage and not control the environments. This will allow a new form of development to be integrated into the fabric that, instead of being based on profit or ego, will be based on enriching the lives of the city inhabitants. Through this scheme, a larger group of individuals will be able to interact with the urban environment which will ultimately lead to the upliftment of the area as a whole.

As a result of the research conducted and conclusions drawn in Chapter 1, many interesting and concerning questions and conundrums arose as to the implications of governance over the City and the role that it plays in the formation, maintenance and further developments of the urban fabric itself as well as the interaction of its inhabitants.

As such, the need for the introduction of a new and modernised urban form of governance into the Inner City is critical.

Only when the social and physical context is dealt with conjunctively, will the area improve in a sustainable and efficient way.

Figure 42: Diagram considering the effects that could be incurred with the manipulation of governance and the insertion of a new socialist programme.



This diagram shows that through a change in governing methods, the governing bodies have the right to manage and not control the environments. This will allow a new form of development to be integrated into the fabric that, instead of being based on profit or ego, will be based on enriching the lives of the city inhabitants. Through this scheme, a larger group of individuals will be able to interact with the urban environment which will ultimately lead to the upliftment of the area as a whole.

Only when the social and physical context is dealt with conjunctively, will the area improve in a sustainable and efficient way.

With such a powerful hold over the development within the urban realm, the governing bodies and property owners should not only take responsibility for the uplifting of the physical environment, but the social sphere as well. As proved by the strategies around the world that encompass citizenship education and social integration, a city is only as good as its weakest link. Therefore, it is imperative that while enhancing the financial sustainability and profitability of the city; equal importance must also be given to the enhancement of the physical realm of the city as well as its social environment. Only after this is achieved, will the city start growing and advancing as a whole.

The effects required by a reformed governing system would therefore be twofold. The first level would relate to the treatment of the physical environment. The days of speculative development, where property owners neglect certain of their properties; providing little to no maintenance and disrespecting the historical value of existing structures, until a time when they feel that they can develop these areas to achieve maximal profit, are over, with a new system focused on improvement, enhancement and rejuvenation of the physical sphere taking its place. This system would offer a series of new laws, particularly in response to the treatment and respect of existing buildings and spaces.

Particularly within the Inner City, 80-90% of the land has already been developed; many blocks having been torn down and rebuilt more than seven times throughout their lives. As such, a newfound respect needs to be introduced with regard to existing buildings and the energy they embody. As such, a new law of 'limited

ownership' should be introduced.

'Limited ownership' in this context refers to those landlords and developers that own derelict and abandoned buildings within the Inner City. They would be given a period of 5 years from the date of purchase to upgrade and reintroduce the building into the City. If these requirements are not met, ownership of the land/building would be revoked and transferred to a new owner. This would ensure that owners are serious about the type of development they wish to perform, and would also allow for a refreshing form of competition between owners; no one person should be able to simply buy all the properties in one area, and to then take decades to develop them.

Currently, an average of 90% of all Inner City properties are owned by white-owned and managed companies and as such, the government has introduced a new law stating that government leases would only be given to black-owned companies (BEE). This proposal aims to extend this still further by limiting the number of properties owned by any one consortium, therefore ensuring the increased dispersion of ownership throughout the city.

The second level of reform of the existing governing principles would be aimed at the social environment. It has been deemed to be imperative that the local inhabitants of the city are able to develop and adapt to their changing urban environment.

To realise this, it is necessary to create a form of institution for the Inner City; a voluntary platform that acts as a type of incubator or halfway house where new and current city inhabitants can learn about social integration, reintegration and what it really means to truly be a citizen of

Johannesburg's Inner City.

This institution will supply a variety of different educational and social programmes in order to best prepare its participants to enter into the City with confidence and an understanding of the life they will lead. It will also aim at providing its members with the various skills and values necessary to interact within the urban realm.

Finally, the institution would comprise of both temporary and permanent residential units, each catering to the specific needs of the residents.

Over time, as the residents grow and transit into the city, the institution and its programme would be able to morph accordingly; while still catering for the social environment of the city. This institution would be about giving back to society what was previously usurped.
With the privatisation of so many streets and spaces, it is only right that certain places in the city offer a truly public facility; a building of the people, for the people!

Strategic facilitative response

Attempted re-connective strategies currently in Johannesburg Inner City

Certain programmes have been introduced into the city, with similar principles in mind, albeit, more focussed on traditional forms of education. These schemes target specific principles that cater to a select group of citizens and must be commended for their endeavours in their attempts to better the quality of life of city inhabitants.

To understand what these systems achieve

within the social environment as well as how they have been transformed to adapt to an urban context, it was necessary to analyse these programmes in a similar way to the precedent analyses conducted in Chapter 1. The two programmes of reference in this analysis are the CIDA City Campus (1999) and the Afrika Tikkun Uthando Centre (1990). Both of these schemes focus on providing varying levels of traditional education at minimal costs.

CIDA city campus



Figure 43: Photo showing the various activities and skills lectures within the CIDA Campus (Collins, 2010)

CIDA City Campus is a private, non-profit company that provides a higher level of education to underprivileged and previously disadvantaged students within Johannesburg's Inner City. **It is described by the Foundation as “a nurturing environment, where personal development goes hand in hand with academic achievement.”** (CIDA Foundation UK, 2012) This is an incredibly positive and important initiative to provide within the City; its programme focuses first and foremost on the development of the individual citizen.

Created as a model for commercial and technological education, this Campus provides the necessary facilities for students to engage and interact with a variety of working professionals within the industries. This allows a great series of networks to be created and through time, it hopes to develop a community between all involved. Most importantly, CIDA Campus has implemented a series of formal programmes to ensure that each and every student will give back to the community in various ways; through education, tutoring, sponsorship or management.

CIDA CITY CAMPUS

Africa’s first virtually free university that targets city inhabitants looking to further their education in business management.



governance type

CIDA Campus is overseen by a managerial board of directors and is directed and controlled through a corporate governing system. This allows for accurate and efficient management of information, funding, roles and relationships between the board, shareholders and the participants themselves. There is a certain code of conduct within this scheme that includes a series of processes, laws, policies and principles in order to ensure the prevention of conflicts as well as providing a sense of accountability for all decisions made. (Corporate Governance cc, 2012)

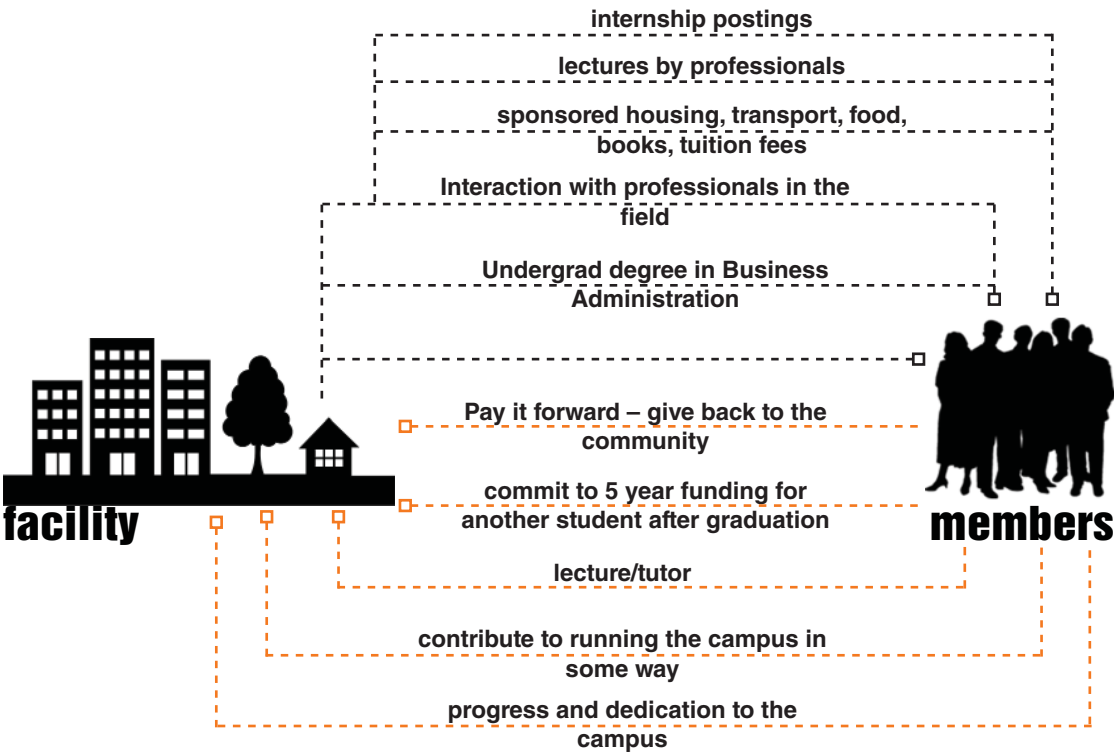
funding

CIDA Campus relies solely on its founders, sponsors and networks with leading agencies to fund the programme. As a non-profit organisation, it depends almost entirely on donations from these counterparts as well as from past students. However, in order for the programme to expand to other cities and provinces around the country, it is vital to create a more sustainable support system. (CIDA Foundation UK, 2012)

R7500/person/year

trade-off

The trade-off compares the ‘give and take’ of the scheme between its members and the scheme itself. The scheme offers various amenities and concessions, permitting that its members contribute back to it by adhering to the rules provided. (CIDA Foundation UK, 2012)



“CIDA is unique. It is the only accredited, low cost, high quality university of its kind in the world, and it provides students with an encouraging environment in which to learn relevant, practical skills that transform them into self-sufficient members of society.” (CIDA Foundation UK, 2012)



goals

Various goals are strived towards within this scheme, such as:

- | | | | |
|---|--|---|---|
| 1 | Provides a fully accredited practical BBA degree (Bachelor of Business Administration) – entrepreneurship, business and technology | 4 | Alleviating poverty and uplifting communities |
| 2 | Reducing unemployment | 5 | Reducing HIV cases |
| 3 | Increasing access to education | 5 | Self-management and entrepreneurial skill development |
| 3 | Life skills training | | |

target group

Under-privileged students from surrounding rural and poverty-stricken areas (community, villages, informal settlements). For people with no access to this level of education but who given a chance, could excel. (CIDA Foundation UK, 2012)



Figure 44 (above): Photo showing the CIDA visiting life skills teachers. (The CIDA Foundation, 2011)

Figure 45 (left): First-year students at CIDA City Campus in Johannesburg. (Corbis, 2011)

“To train and educate the rising generation will at all times be the first object of society, to which every other will be subordinate” (The Social System, 1826)

This scheme is an incredibly powerful and determined system focusing on the development of the up and coming adults of the new society. As such, it is important to understand that as a pilot programme, it is in need of a series of different donors, sponsors and other sustainable funding methods in order to grow and positively affect more and more people. In terms of governance, it is interesting to note that it is privately run and therefore, the integration of the physical form into the city environment is not necessarily a strong one. Most of the students have been uprooted from their homes in surrounding communities and therefore have to interact with a foreign, busy and dense urban environment. Certain of these students struggle to adapt to these surroundings and occasionally end up deregistering and returning back to their home village.

In light of the rejuvenation programmes within the Inner City, it is vital to ensure the permanence of such students in order to encourage social development and upliftment of the area.

“The AfrikaTikkun project demonstrates in a practical and sustainable manner what can be done with limited resources, great commitment and passion. The challenge to reach all the disadvantaged people of South Africa remains paramount. Afrika Tikkun represents the best of what civil society can offer in partnership with Government’s considerable efforts”.
(Afrika Tikkun, 2012)



Figure 46: The Siyakhula Doll Cooperative in a self-help success story. (The Angus Gillis Foundation, 2008)

afrika tikkun uthando centre

This centre, focuses on delivering valuable skills to many inner-city woman, children and families who are seeking upliftment in their lives, acts as a ‘home away from home’ according to writer, Mpiletso Motumi (Motumi, 2012). As an international NGO, Uthando strives to provide various educational, health and social services to those in need through 5 core inter-related programmes.

The Uthando Centre has relocated from its original home in Hillbrow to its new location in Braamfontein, focussing on the empowerment of the new leaders and society members of South Africa. It aims to introduce its participants to a holistic view on family, health, development and skills training through a series of unique programmes. **The Uthando Centre’s Vision reads, “to create a sustainable future for children in South African townships”** (Afrika Tikkun, 2012)

AFRIKA TIKKUN UTHANDO CENTRE

A 5-core programme based centre that focuses primarily on child and youth development, but still manages to offer family support services to adults.



governance type

This organisation is run in a similar fashion to that of CIDA Campus, with a board of directors to oversee the management of the centre. However, they have also introduced the formation of strategic partnerships with various other organisations in order to improve and enhance the quality and impact of the services. This is to be commended as various groups working together can achieve better results and target a larger population group.

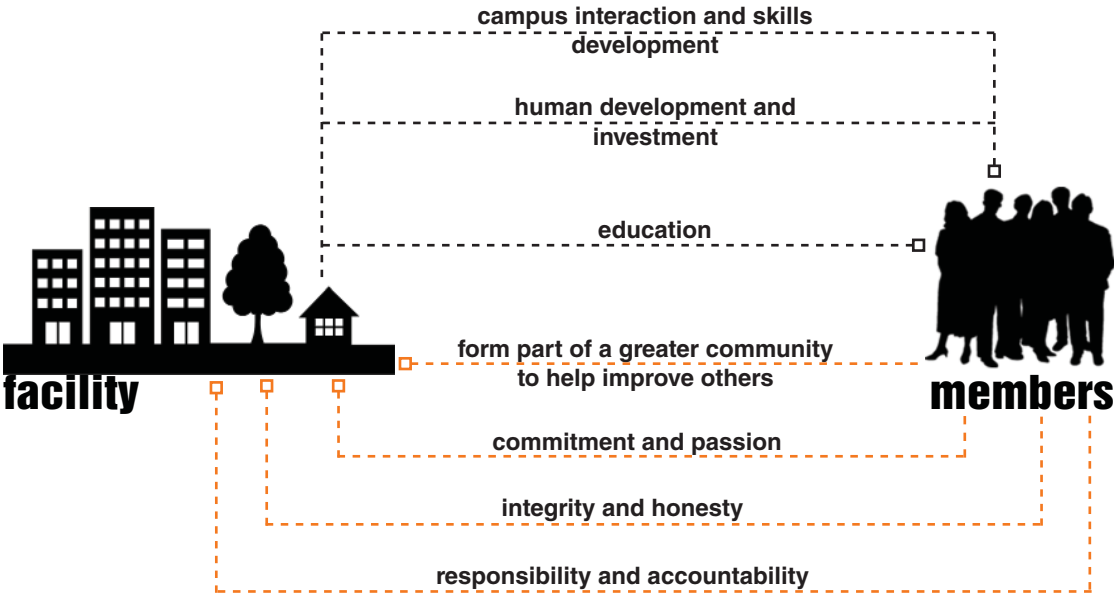
“People who had every right to access opportunities to pursue their dreams (in theory) were unable to do so because they were trapped in a cycle of poverty and deprivation. Afrika Tikkun was founded with the goal of fixing that” (Cole, 2012)

funding

As a non-profit organisation, this facility is funded mostly through the generosity of sponsors and donations. The centre itself also organises a series of fund-raising events to ensure that a sustainable level of finance is achieved.

trade-off

The trade-off compares the ‘give and take’ of the scheme between its members and the scheme itself. The scheme offers various amenities and concessions, permitting that its members contribute back to it by adhering to the rules provided.



“Tikkun” – Hebrew verb “to fix” or “to repair” – taken as “to repair the spirit” (Cole, 2012)

AfrikaTikkun has proven that it has the ability to reach sections of our disadvantaged population at grassroots level. It therefore provides both physical help, as well as giving hope and dignity to the recipients.” - Patron-in-chief: Nelson Mandela (Afrika Tikkun, 2012)



Figure 47 (far left): Early childhood development programme. (Afrika Tikkun, 2012)



Figure 48 (left): The provision of a holistic health care service that encompasses treatment for illness and the promotion of a healthy lifestyle. (Afrika Tikkun, 2012)

Figure 49 (below): Image showing a group partaking in a workshop against woman abuse. (POWA Gallery, 2012)



5 core programmes

There are 5 core programmes offered in this institution; all focusing on the need to develop and improve a multitude of social and educational skills.

- | | |
|---|---|
| <p>1 Family Support services</p> <p>2 Primary Health Care</p> <p>3 Early Childhood Development</p> | <p>4 Child and Youth Development</p> <p>5 Nutrition & Food Security</p> |
|---|---|

target group

This scheme focuses on empowering underprivileged youths from impoverished communities to grow and transform into productive, self-sufficient adults, while also providing education to the existing adults of these communities in order to strengthen their circumstances and connection to the youth. It aims at the members in communities that will have a direct impact on the community improvement itself.

“Our aim is to empower communities to develop new generations of productive citizens.” (Afrika Tikkun, 2012)

Like CIDA Campus, Uthando strive to better the quality of live for its participants in the hopes of creating a much more integrated and connected social core. However, unlike CIDA Campus, this system does not provide the necessary contacts for employment opportunities after ‘graduation’ and thus, there remains a disconnection between the programmes participants and city life. Many of these members struggle to find work opportunities, and due to the high level of children, many of the valuable skills learnt are not taken any further.

These programmes provide fantastic insight into the increasing importance of new-age education and social integration within a society. They prove that there are a multitude of city-dwellers that are so enthusiastic and willing to learn and that are prepared to do whatever is necessary to seize any opportunity for them to improve their quality of life. This valuable information allows one to consider the impact that such initiatives could have if these existed in larger numbers.

While CIDA Campus strives to grow and improve their participatory network, the Uthando Centre admits that it cannot grow any bigger without detrimental effects to the current programme. In their case, the Uthando Centre is rather looking into collaborating with other organisations that can help to expand and improve their services.

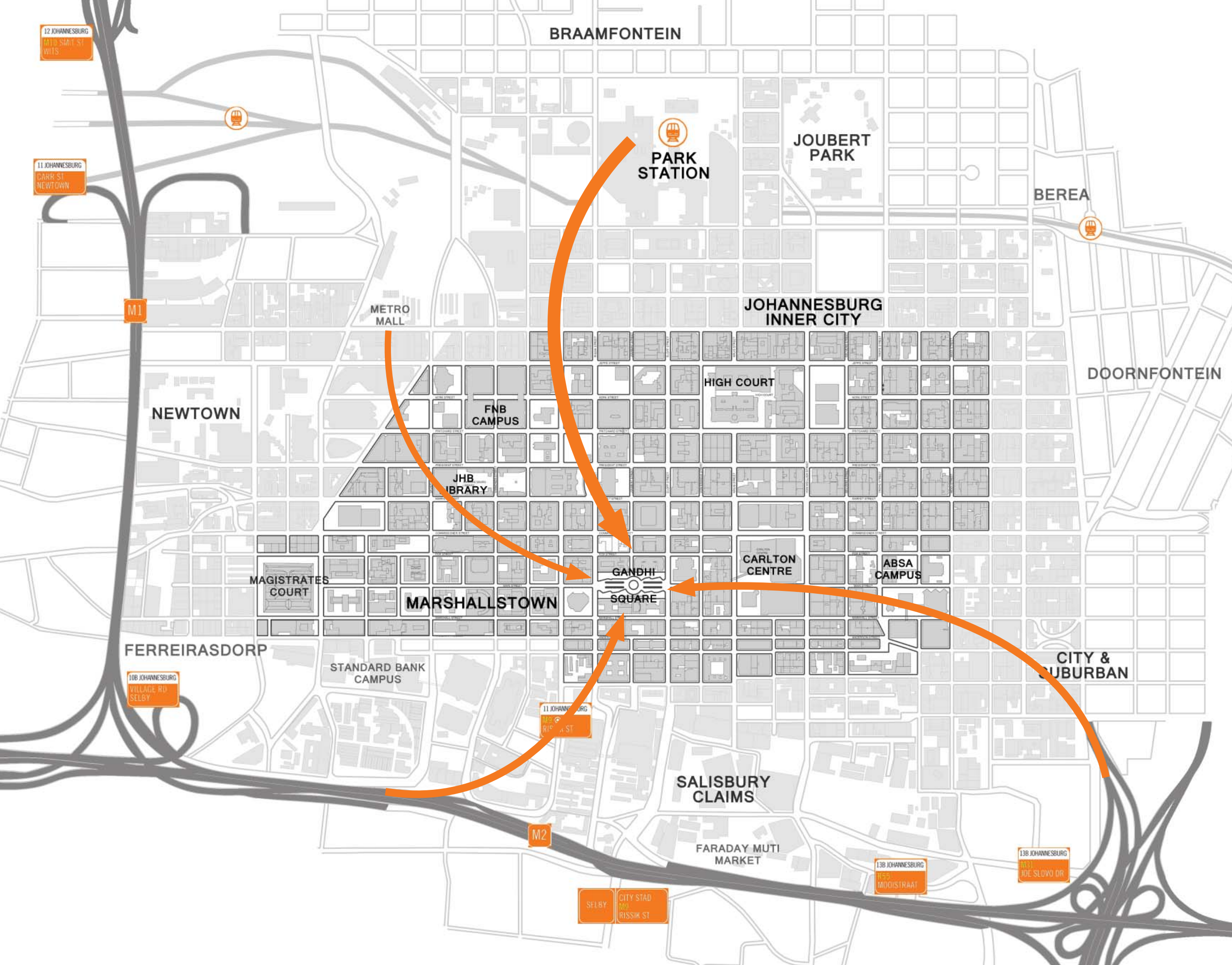


Figure 50: Diagram showing the influx of new-comers into the Inner City from a multitude of locations.

Resultant definition of the target group

Over 800 000 people access and commute through Johannesburg Inner City every single day and of these, 450 000 use Gandhi Square as their main transitional zone into the city. (JDA, 2009) Out of this number, an average of 120 people enters the city with the intention to find permanent residency and work and many seek to be a part of any available development programmes such as CIDA Campus or the Uthando Centre. They mostly come from afar, rural or semi-rural areas and often from neighbouring countries as well as from the surrounding suburbs. The mix of these diverse people allows a very interesting dynamic to occur within the urban realm. Transition into city life can be an incredibly difficult and a tumultuous phase in one's life, as there can be a dramatic change in one's lifestyle, security, social and economic conditions, entertainment and habitat. As such, this raises a few pertinent questions that need further consideration.

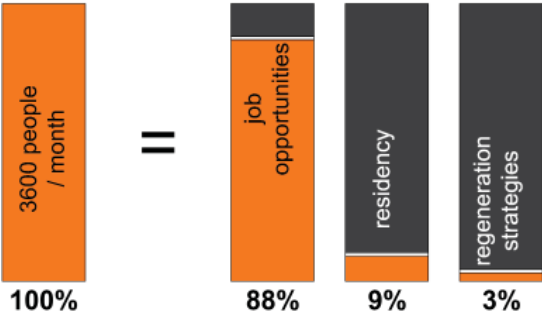
What type of work is being offered within the Inner City?

What type of accommodation is available and where?

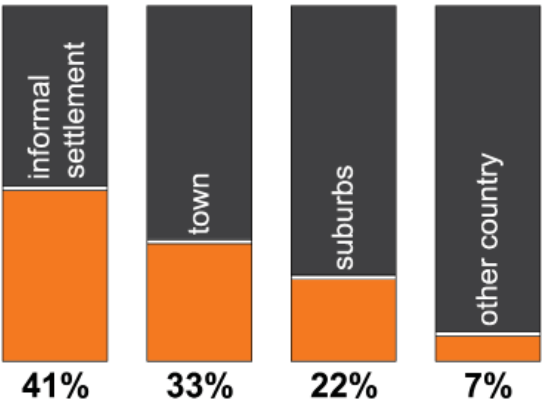
Do these newcomers have the necessary professional and social skills to succeed within the urban framework?

From numerous interviews conducted over a series of weeks, certain noticeable information about these new-comers stood out. As can be seen, the most important reason for people to move into the city is to seek job opportunities, which subsequently leads to them seeking a place of residence close to their work environment.

PRIMARY REASONS FOR NEW-COMERS TO MOVE TO THE INNER CITY



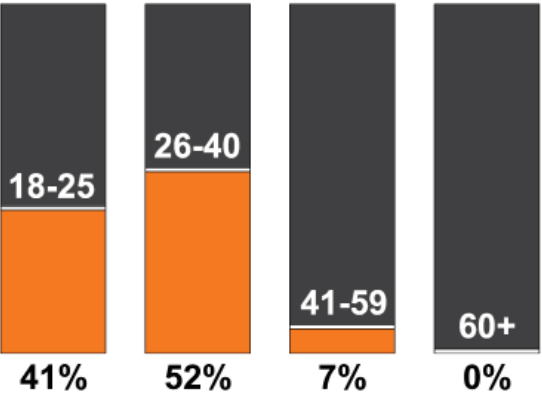
WHERE ARE YOU FROM?



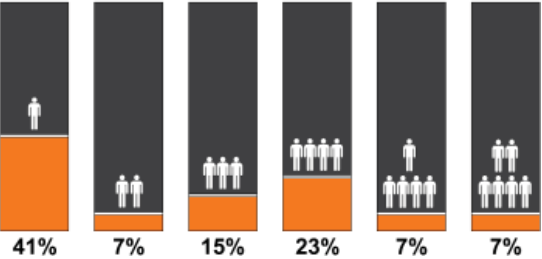
The majority of these newcomers are from Soweto, Rosebank and Hillbrow. Even though a percentage of the interviewees already reside in the city (Hillbrow), many of them have struggled or been unable to find work, while those coming from

Rosebank commute every day through deadlocked traffic to try to find work.

AGE OF CITY NEW-COMERS



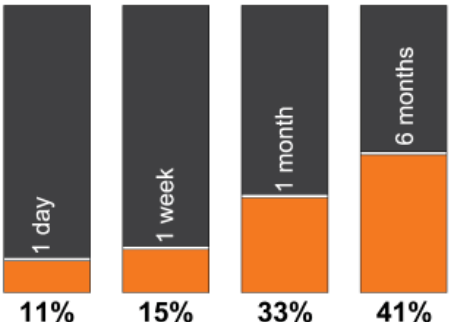
NUMBER OF MEMBERS IN EACH FAMILY



An increasing number of these newcomers have heard from relatives and friends about certain developmental programmes within the city. However, when they arrived, they were not able to be placed within these programmes due to lack of space and so, they have become stranded and operate in a sort-of-limbo. One person in particular packed his bags and left his home in Soweto in order to 'make it in the city.' He has been here for 6 months, found a bed to rent in a room of 10 people in the middle of Hillbrow and a job on the corner of Gandhi Square selling sweets and magazines that pays a mere R20 a day. He explained that he was so excited

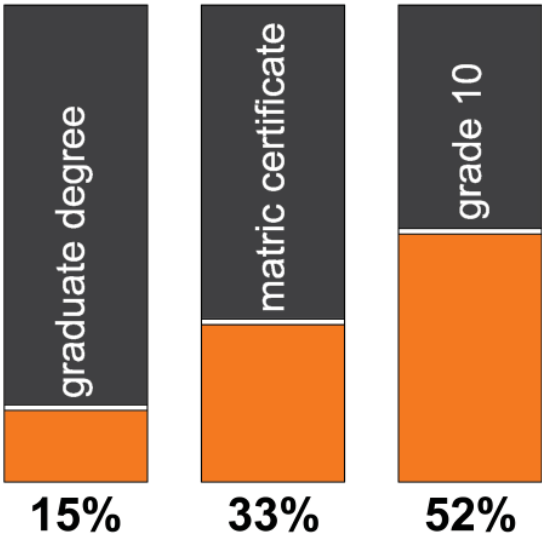
to come to the city and to learn new skills that would help him become successful and improve his living conditions, but he has been very disappointed and now does not know how to improve his situation.

HOW LONG HAVE YOU BEEN IN THE CITY?



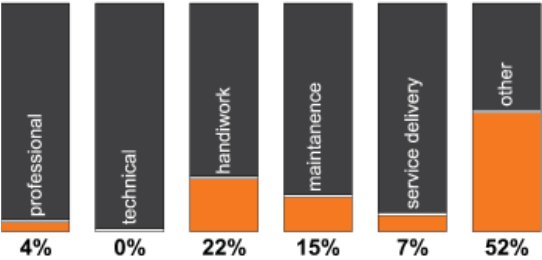
When questioned about their level of education, almost 50% of newcomers did not have a Matriculation certificate nor any decent level of education.

WHAT IS YOUR LEVEL OF EDUCATION?



This led to the formulation of a more detailed set of questions pertaining to the type of skills they possessed. The options listed were selected specifically due to the type of work and lifestyle available within the city. Only a few of those asked answered handiworks, such as sewing, shoe-shining and tailoring, while most thought they possessed skills other than those listed. Many asked what was meant by "social integration" as they did not understand the importance of the skill.

OUT OF THIS LIST, WHICH SKILLS DO YOU POSSES?

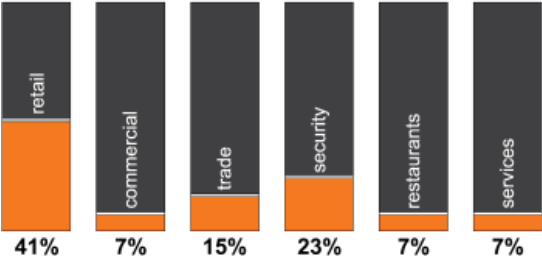


What was most striking from this research was the incongruent mass of skills and ideals (professional, social and ethical) possessed by one person and the next. In an environment where social interaction is essential, it is most critical that this chasm is bridged.

Both the CIDA Campus and the Uthando Centre facilities are based within Johannesburg's Inner City, while catering to members from various bordering communities. Many of these members are thus uprooted from their homes and placed within a very new and unfamiliar environment. This implies that there is a level of separation between these participants and their respective communities as well as a barrier between them and the current urban society. This therefore begs the question as to

how these newcomers will successfully integrate into the urban social context and how they will adapt to its dense and somewhat harsh physical fabric.

AVAILABLE WORK TYPES WITHIN THE INNER CITY



With this in mind, I formulated the notion for a new type of facility or sanctuary; a platform of sorts, that would help educate these newcomers about the work offered within the Inner City, the various skills needed in order to succeed within these programmes as well as to provide a temporary place of residence where social integration and interaction can be learned, understood and mastered.

As such, the selected target group for this proposal forms the new urban citizens that have struggled or failed to adapt with and integrate into the urban context.

The model: a platform for [re]introducing citizens into the Johannesburg Inner City urban environment

The integrative platform thus provides a variety of facilities and supportive services to the new urban citizens of the Inner City. In order to specify the exact types of services to incorporate into the scheme, the target group was broken down into four developmental categories of skills and as such, four stages of city initiation. Each category of members would be required to perform various relevant tasks and take up certain responsibilities. These jobs within the facility would be broken down into four main groups: Classes 1-5.

Class 1: Low-end general services throughout the building, such as cleaning, deliveries, serving. This workforce would be paid with electronic worker coupons; a system developed in order to help the relevant citizens to learn various aspects of financial management, security, etc.

- Class 2:** High-end general services such as laundry, salespersons, workers and chefs
- Class 3:** Sales managers, tutors
- Class 4:** Temporary professional services of mentorship, tutoring, and managerial positions
- Class 5:** Permanent professional services of mentorship, tutoring, and managerial positions

The first and most basic stage for city initiation is defined as a City Beginner. This citizen would normally be from a very deprived and disadvantaged background, where the education he or she received was limited and the social demeanour possessed holds very little to none of the principles required for urban interaction and integration. As such, this stage of adaptation involves the longest programme, allowing the newcomer to learn the most basic through to some advanced practical and social skills.

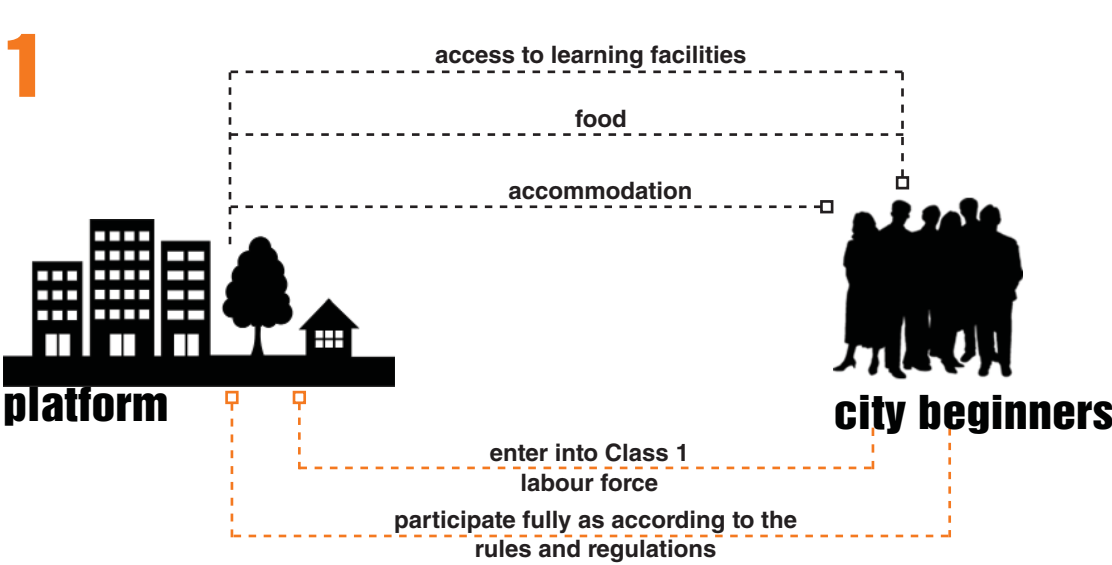


Figure 51: Diagram explaining the trade-off of participation and labour in return for skills and access to amenities for the City Beginner.



These recruits would be provided with accommodation, food and access to learning facilities and public and entertainment areas. In return, these members would be expected to participate fully within the constitution of the facility, ensure that they keep their accommodation facilities clean and tidy according to the facility’s rules and regulations, and finally, that they would enter into the Class 1 workforce. Here, they would earn electronic worker coupons with which they could pay for their accommodation and food within the facility. This scheme would provide an integrated learning strategy that would introduce them to systems of money saving, transacting and value norms within the city.

The next stage is referred to as a City Intermediate. Entry at this level implies that a citizen has very basic integrative skills, but does not necessarily understand the core reasoning behind the importance of integration.

As such, these recruits would be required to pay low rent for accommodation, while

still being provided with food and learning facilities paid for using electronic worker coupons. The skills to be learned during this phase is the ability to distinguish the differences in the value of certain amenities and facilities within the city and as to how one can be successful and prudent with regards to money management. In return, each citizen within this group should adhere to the same laws and principles as would a City Beginner as well as enter into the Class 2 workforce. This level of work would offer each recruit a broader and more meaningful array of job opportunities within the building.

The third stage of participation is referred to as City Advanced where a recruit has gained the general skills required to enable him or her to start interacting with the city itself on a variety of levels. As such, these recruits would be required to pay medium rent for their accommodation and have to purchase their own food from the city. They also would have to pay for certain levies to sustain the building and learn about the various amenities required.

The city Advanced Member would reach a level where he or she could now mentor and tutor the less experienced members of the facility. They would be required to take under their wing a certain number of ‘dependants’ and guide them through the various skills development and training programmes. They would also be required to host and manage discussion groups

with all members of the facility in order to provide feedback that would allow for facility to improve its services and thus become more successful in its mission.

At this level, it would be required that the citizen focuses on one of two types of work. These recruits should have reached a level whereby they could enter the city itself and through the connections made with the networks of the facility, secure permanent and meaningful employment. This first option would act as a bridging environment between the facility and the city. The second option offered would be for those who were interested in starting their own business and as such, required to gain experience in a managerial field. These recruits would be mandated to join the managerial staff of the building as well as to work under the mentorship of the City Professional group.



2

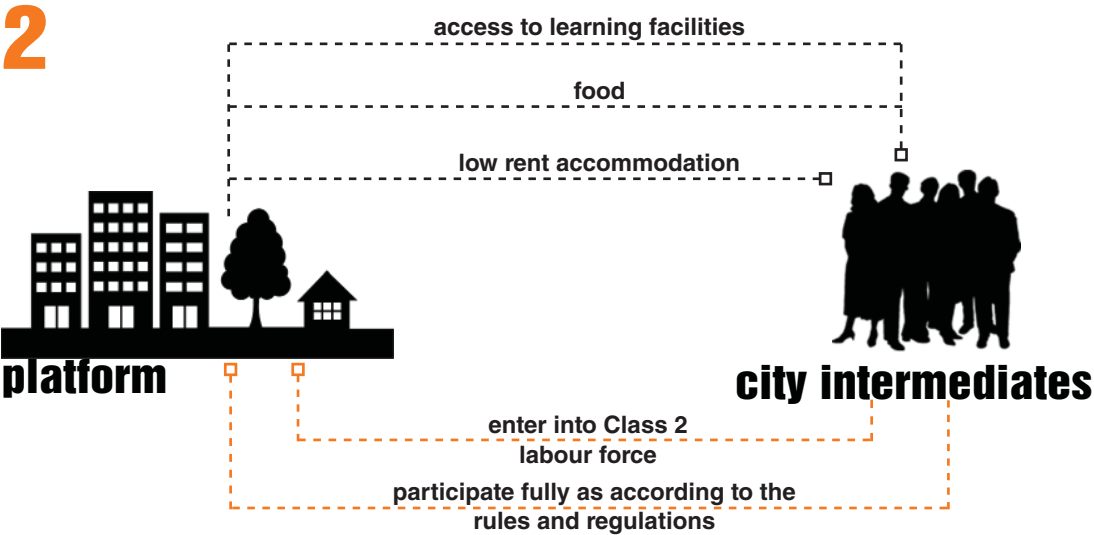


Figure 52: Diagram explaining the trade-off of participation and labour in return for skills and access to amenities for the City Intermediate.

3

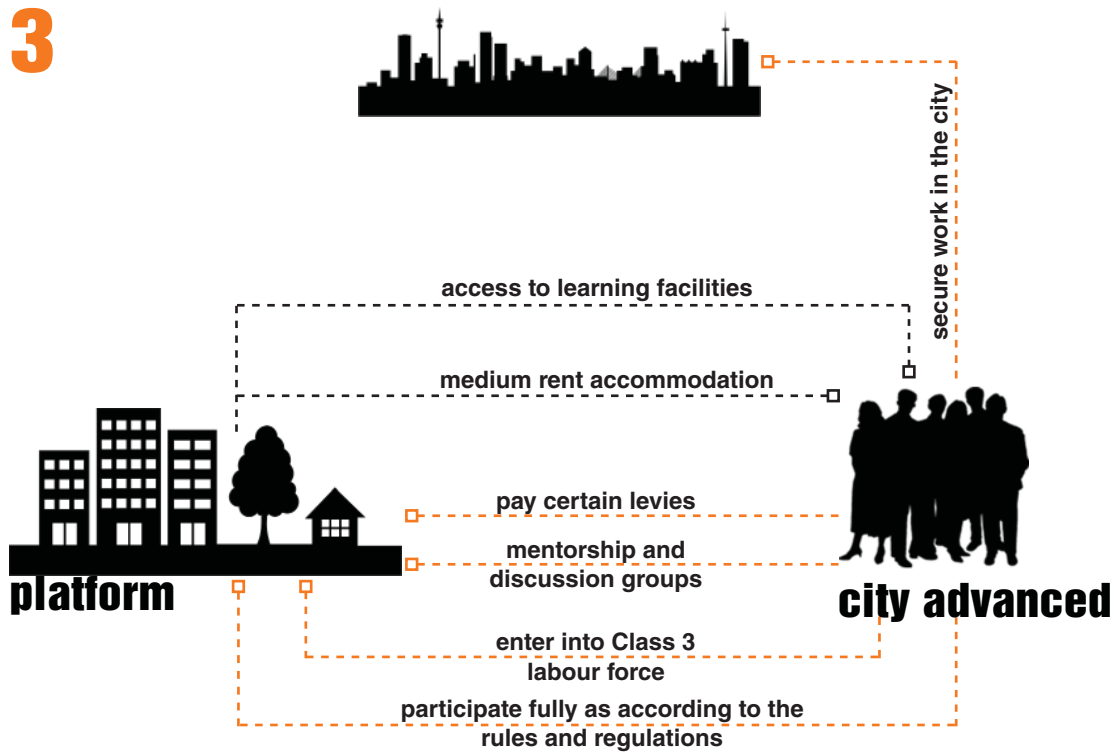


Figure 53: Diagram explaining the trade-off of participation and labour in return for skills and access to amenities for the City Advanced.



Recruits would then enter the final stage of initiation into the city or become a City Professional. At this level, the citizen would have already established various contacts within the cityscape. This level once again, would provide two options. The first would be the ability for the citizen to venture into the city and find living accommodation outside of the facility, providing that they would have managed to secure work. The second option would entail the acquisition of a 5-year lease on a commercial building or retain space within the facility itself. As such, the greater portion of the facility would be actually run by the members of the institution. These citizens would thus have a 5 year period in which to formulate

their own business plans. These participants would be required to pay a market related rent for their accommodation as well as standard levies. They would also be required to buy their own food and to mentor the recruits in the lower stages of development categories. At this level, there would be a possibility for these members to take up permanent residence within the building or to move out and seek accommodation elsewhere. Either way, during the first 5 years of completing the programme, it would be required for these members to give back to the programme itself.

shared communal amenities and spaces. This would allow for a positive, healthy and refreshing level of interaction between the various levels of citizens. Numerous events relating to city improvement, business development and urban transformation would be held at this facility, which would assist to ensure the establishment of social networks throughout the city.

Governance: giving back a public domain

from surrounding businesses would also be sought and promulgated, as this facility would create the new ‘workforce’ of self-sufficient and reliant city inhabitants that could be utilised by these businesses for their own benefit.

Ownership

This development platform is one of a temporary nature. The idea here, is for educating and preparing new urban citizens. However, there would be a selection process for citizens that wish to stay within the facility; dedicating their time and effort to ensuring the facility’s continuation and sustainability. As such, an ownership plan has been developed where it would be possible for a member, with the rights accolades, to be granted ownership of his/her accommodation unit and/or commercial/retail space. This would help to ensure the permanence of these new members into the society and guarantee the success of the facility. All in all, this programme is all about giving back to the society what is rightfully theirs!

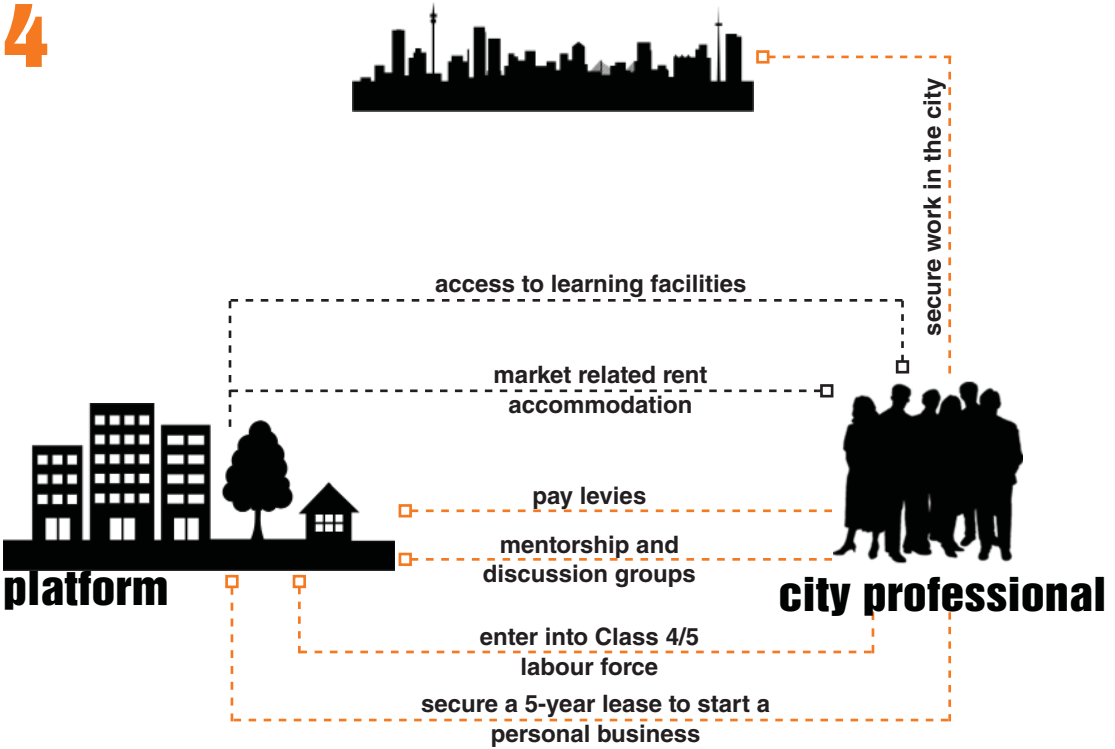
Funding

Funding will be raised through a series of different methods. The first and most important level of funding would consist of the donations from the CID landlords. These property owners are already required to pay a certain levy to the CID’s kitty, which is used towards the improvement of the physical environment, and so, a levy should be instituted and dedicated to improving the social environment as well. Donations

Replication and transformation

Due to this fact, it is necessary for a number of these institutions to be deployed all around the city. However, due to its nature of being a “pay-it-forward system,” the idea is for the education, values and skills to spread to other members within the urban realm.

4



The fifth group of external residents would have the option to reside in this building as well. These recruits would by then be city-ready, but may be interested in living within the facility. These recruits would be completely independent of the programme but would still interact within the development category citizens due to the

Figure 54: Diagram explaining the trade-off of participation and labour in return for skills and access to amenities for the City Professional.

Programmatic network for facilitation

This mixed-use programme was thus developed in a very specific manner in order to cater to the needs of each developmental group, as well as to provide a series of spaces for public use and social interaction.

From the interviews conducted, it appears that the majority of the family units would comprise of 1 to 4 people. Therefore, with regard to the residential units, it was necessary to provide a series of units for each category, which would satisfy the requirements of different family sizes and marital status. As such, each category could accommodate varying numbers of people and family units.

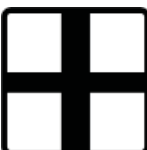
Each category of resident would have access to all the amenities offered within the development platform, albeit, with different types of interaction and purpose. As such, a matrix was developed in order to help understand the complex association and interconnection between member, space and interaction type.

This programmatic matrix shows the complex variety of levels of interaction and communication between members within the facility as well as between members and the City public. As such, the location of this development is key to ensure the ability for successful integration into the social urban realm.

building ‘players’

	city beginner	V	visitor/local city inhabitant
	city intermediate	B	businessperson
	city advanced	S	shopper
	city professional	P	professional
	permanent independent		

building programme

	cafe		interview rooms		religious arena		library
	commercial office permanent		kitchen		restaurant		study areas
	commercial office startup		wifi/internet room		retail store startup		bathroom facilities
	crèche		reception		retail store permanent		recreation and relaxation spaces
	dining hall		mentorship rooms		security room		event space
	laundry		medical depot		skills rooms		administration
	lecture halls		management offices		TV hall		

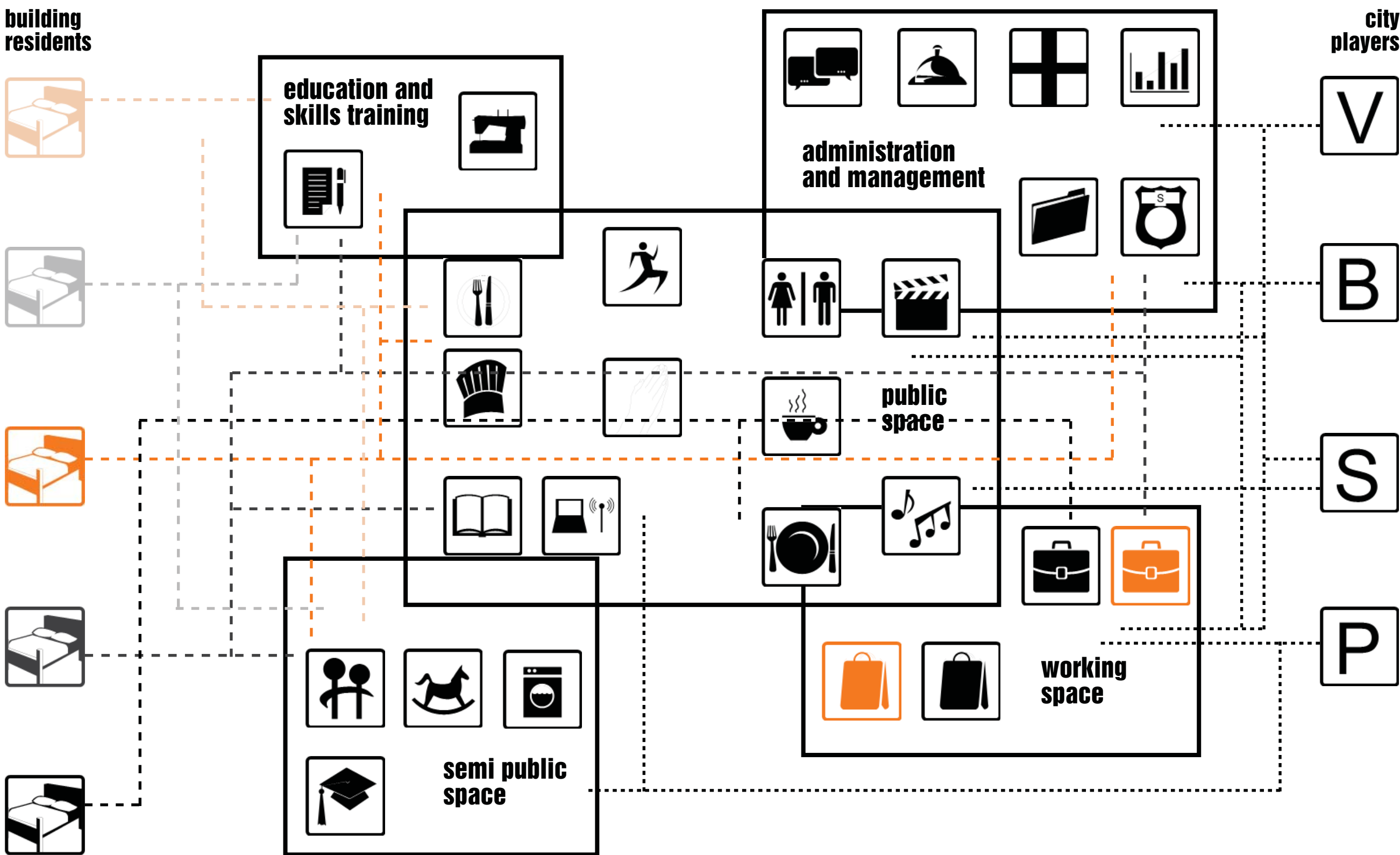


Figure 55: Diagram showing the grouping of certain programmes into categories and the 'users' integration and interaction between them.

chapter 03

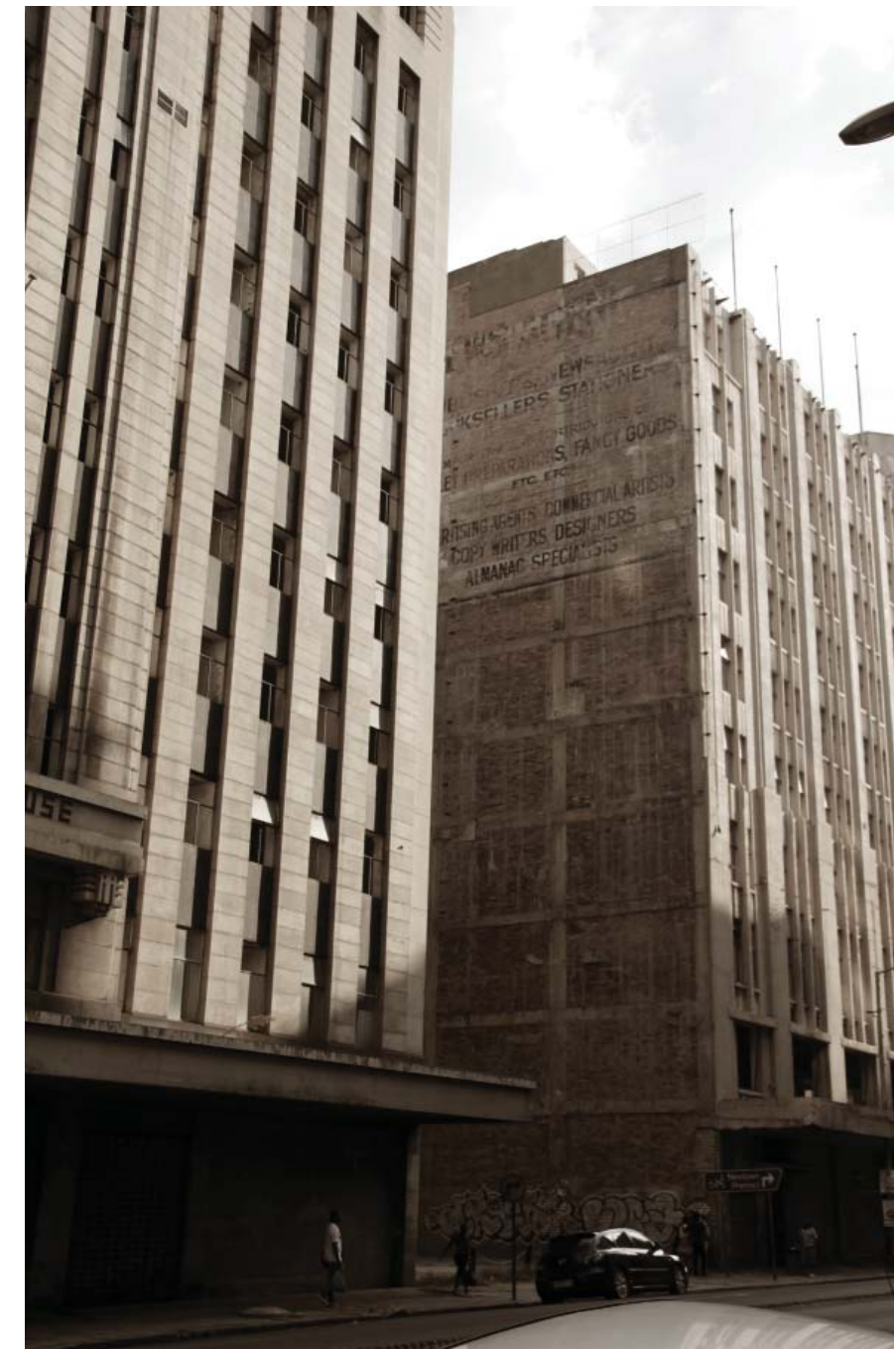
identified site and its contradictions

Identifying the site

“a sense of utter desolation and abandonment surrounds this whole city block. The open wounds left by the demolition of once proud buildings, signifies an irreplaceable loss.... The void of any human activity (and interaction) has shroud the city block in a deep crevice of total depression.” (Bruwer b, 2002:1)

Looking at the Inner City through a variety of different scales, Chapters 1 and 2 demonstrate the fascinating push and pull and the power that governing bodies hold over the land. This fact together with various city attributes such as location, existing buildings, the make-up of the current inhabitants and the intrinsic estimated value of the existing buildings and spaces, have in totality influenced the final selection of the intended building site. This section therefore delves deeper into these ancillary properties, specifically the site's relation to the CIDs, the existing levels of governance over the block and the ownership of the associated buildings.

Figure 56: Photograph of the CNA Block showing its derelict and abandoned nature.



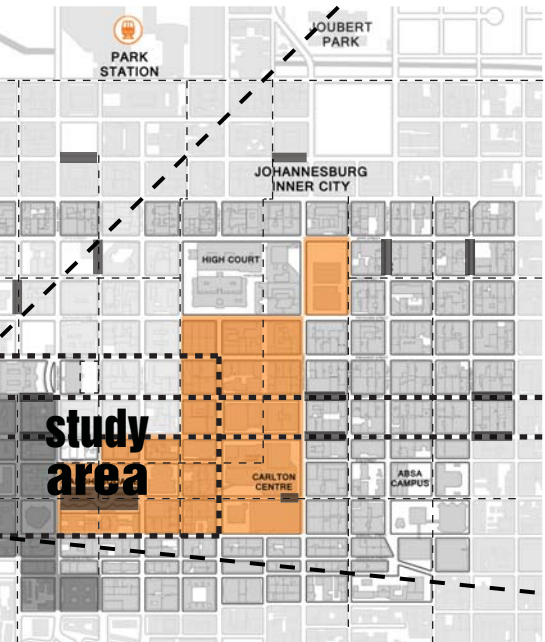
This chosen site is half a city block, bounded by Rissik, Fox, Joubert and Commissioner Streets. The block itself houses the CNA Building, an Art-Deco exhibition style building built in 1935, the Shakespeare House, an Art-Deco exhibition style building built in 1938, the New Kempsey Building, an Art Deco Neoclassical building built in the 1920s, as well as three vacant lots. The site is commonly known and referred to as the CNA Block. Each of the buildings within this block has its own specific successes and faults but more importantly, has a strong connection to the history of the city.

retail improvement district

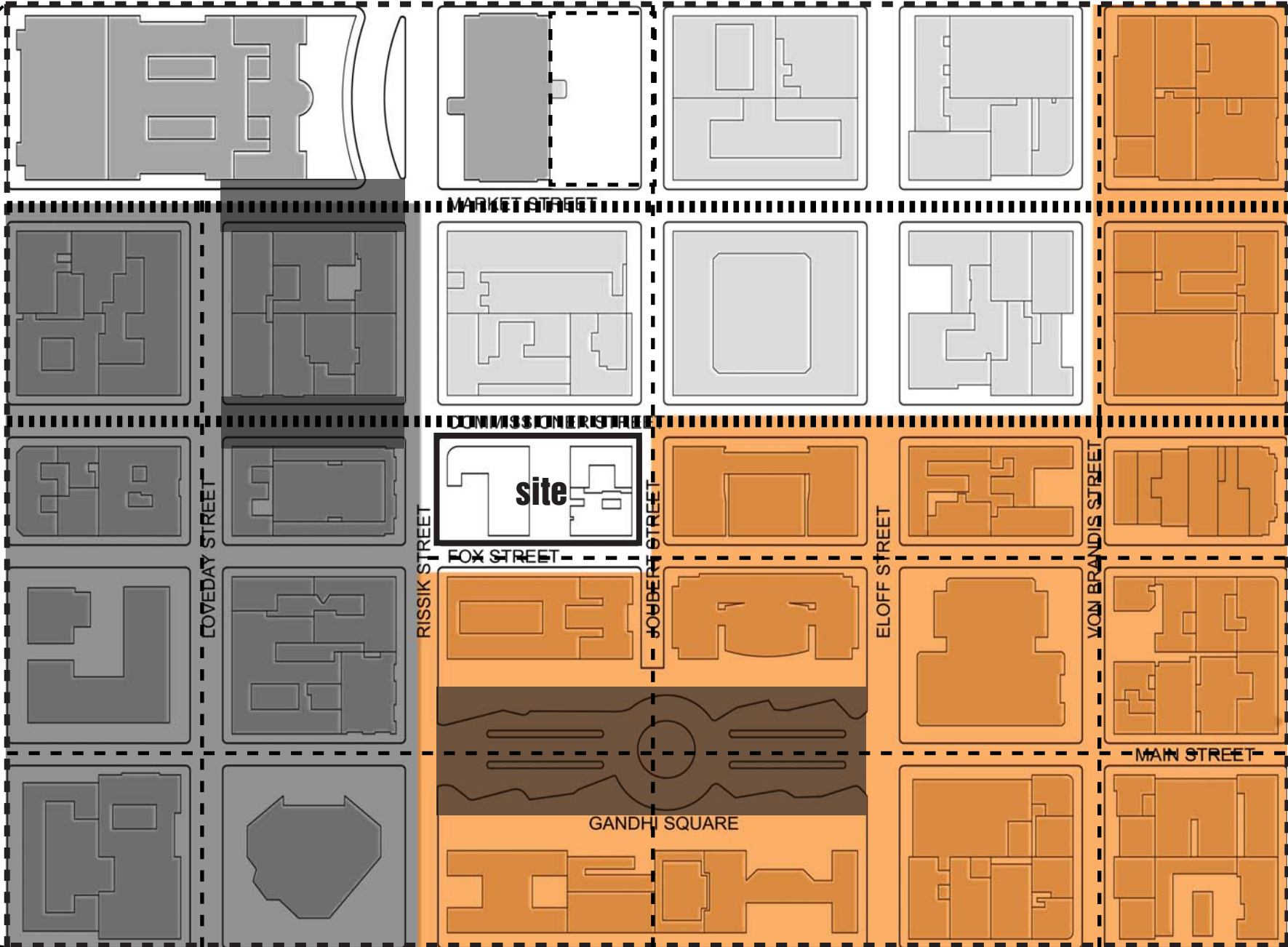
southwest improvement district

central improvement district

Figure 57: City plan showing transportation and pedestrian networks throughout the Inner City in relation to the three main CIDs within the study area. (derived from JDA, 2009)



pedestrianised/walkable streets
main thoroughfares and sidewalks
BRT stations



The most important attribute leading to the decision of this site was the consideration of the urban fabric this block offers and the opportunities that this could create. Right in the centre of the study area, straddling the line between the three focus CIDs, this neglected and abandoned block acts as a void within the urban fabric and causes

a visual, physical and social chasm in the heart of the Inner City. This negligent treatment of such a profound space has and continues to cause catastrophic damage, that if not dealt with alacrity, could destroy the entire atmosphere and historical value of the area altogether.



The question then arises as to why this block is in the condition it is in, what led to its degradation and why it was allowed to happen. First owned by Old Mutual Properties and, in 2006, transferred to specialist property developers Urban Ocean, a company, which focuses on up-market and innovative property developments, these buildings have been subjected to long periods of neglect and abandonment.

According to their vision statement, Urban Ocean strives to create developments that set new standards against which

other developers can be measured. (Urban Ocean, 2012) However, after purchasing these buildings, it appears that Urban Ocean has provided no maintenance or attempted to preserve these structures. As a result, one can see the lasting effects of this neglect in the upturned pavement stones, the peeling plaster and the crumbling façade details. Vagrants are said to be living in the buildings even though they are bricked-up and closed off to the outside. When discussing his views on the Inner City and more importantly, the CNA Block in particular, city enthusiast Neil Fraser described his experience as:

“Driving down Commissioner Street, City Props, whose signboard is becoming ubiquitous throughout the inner city, is doing a renovation to the building on the corner of Commissioner and Joubert streets, which I seem to remember as the JBS Building. Opposite, I see that the crumbling old CNA building has a massive billboard covering most of its Commissioner Street frontage. To me, this is cause for great concern as the block with CNA, Shakespeare House and the New Kempsey Building was purchased some years back by Urban Ocean amid lots of publicity about creating new apartments, but the buildings still stand mutely with no signs of progress other than decay.

My concern is that the developers probably are comfortable with its new-found billboard income, as appears also to be the case with its completely wrapped 1 Rissik Street development. Hopefully the new rates legislation, which requires rates on improvements as well as land, will be an incentive to get projects going and producing incomes.

But, surely, we need to not allow non-performing developers the opportunity to earn big bucks from outdoor advertising. That’s just plain stupid.” (Fraser, 2008)

In the midst of city rejuvenation, this blatant disrespect for an entire city block is simply unacceptable. With their basis for development being that of a speculative nature, Urban Ocean admits that it has lost its way with regard to this block in particular. Its motivation for buying any piece of land revolves around the area that it is in, what that land has to offer, the state of the existing buildings and the vision of what it could be and most importantly, the price of the land itself. In its own words, getting a piece of land for a bargain is always a main criterion when it comes to city development. (Urban Ocean, 2012)

After setting up a deal with Spitz shoes to transform these buildings into their new headquarters, Urban Ocean was disappointed when the deal fell through. With this major potential investment pulling out of the deal, Urban Ocean recoiled in their decision to develop. (Urban Ocean, 2012) They now sit with a derelict city block with a limited number of investors interested in the area. As such, they are currently at a loss as to what to do and how to do it.

When discussed, certain developers complained about Urban Oceans' lack of focus and integrity with regard to this city block and the fact that they failed to deliver what they had originally promised. Olitzki in particular has a great interest in the CNA Block, as it is, in his words, the last piece of his puzzle to complete his area. With Urban Ocean stubbornly holding onto the block and waiting for investment to present itself, and Olitzki bashing down their door to purchase the land from them, it appears that the CNA Block is in the midst of a tug-of-war.

When asked if he would team up with other property developers, namely, Urban

Ocean, in order to develop and upgrade this block as a team for the good of the whole area, Olitzki simply replied that there was no chance. He stated that he already had his drawings and designs 'ready to go' and that it was just a matter of time before Urban Ocean eventually agreed to sell. **"I am the sole owner of my business for a reason. I don't want anyone telling me what I can or can't do. They will give that block to me eventually. I am not worried!"** (Olitzki, 2012)

Please note the words "they will give that block to me eventually". It is clear here that all is driven by profits rather than by some element of caring and contributing to the City itself.

This unconcealed argument over who is best to develop the land has thus left the block to decay even further. This type of power struggle between property owners is incredibly detrimental to the area and not acceptable.

As such, it was imperative for me to choose this site in order to introduce my urban platform; so as to make a statement that no one should be above the law and that making the city a better place should be mandated by the authorities. City redevelopment should never be about feeding an ego, but about the inhabitants of the city itself and creating a strong and successful urban environment.

Furthermore, the CNA Block also lines the side of Commissioner Street. This street throughout its life has always been the principle arteriole linking the east side of the City to the west. As such, some consider it to be one of the known faces of

Johannesburg.

In the early 1900s, Commissioner Street was the hub of all activity. From trade to fairs to transportation and pedestrian movement, Commissioner Street tied the city together. As such, buildings were developed with very strong façadal profiles in order to demarcate the importance of the street.

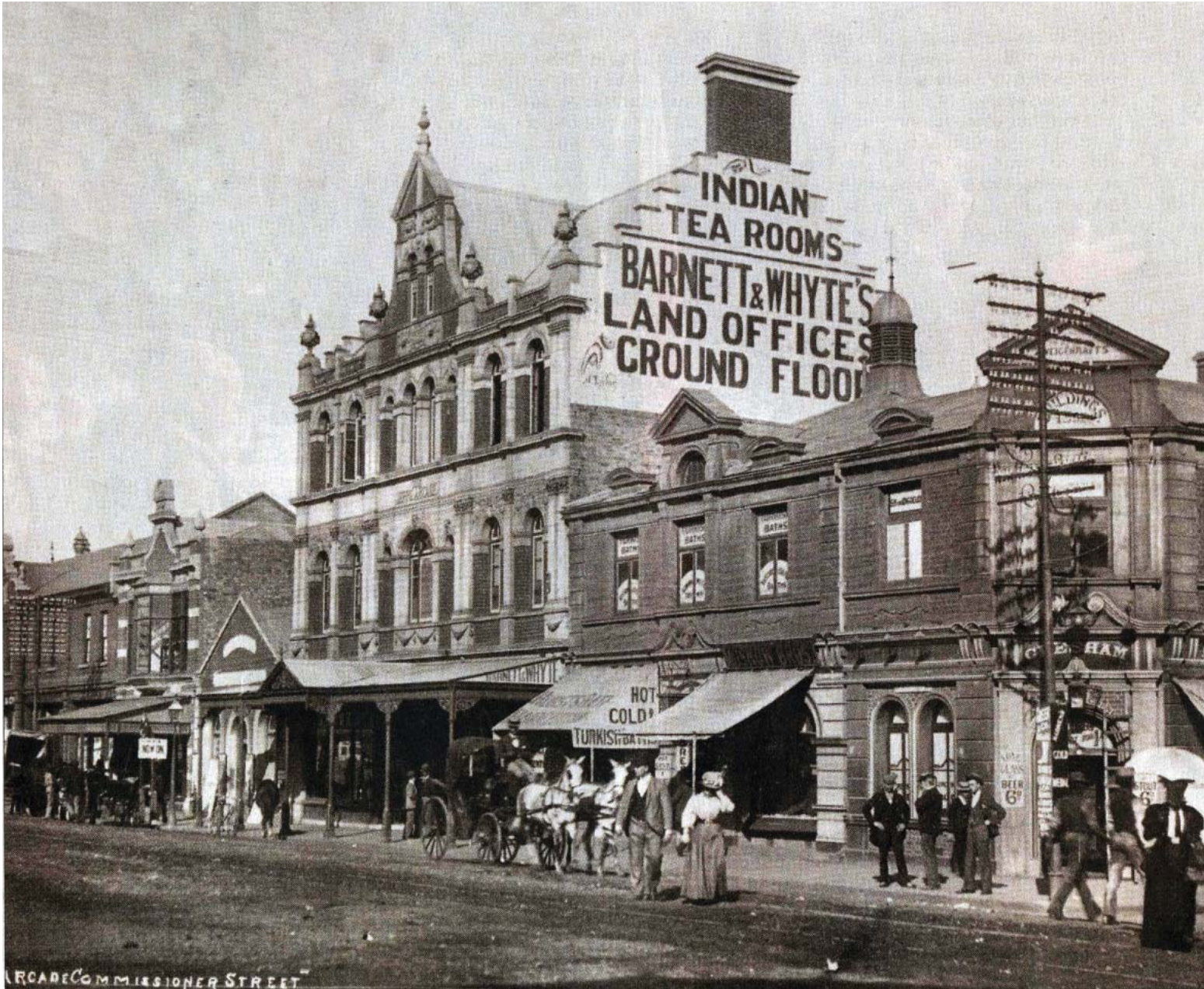


Figure 60: Image of the Jeppe Arcade in Commissioner Street. (Barnett Collection of Photographs, 1890s)



Figure 61: Image of Commissioner Street showing the hustle and bustle within the Inner City; thriving with an energy and social interaction. (Barnett Collection of Photographs, 1890s)



Figure 62: Current image of the Jeppe Arcade in Commissioner Street and the BRT systems.
(Barnett Collection of Photographs, 1890s)

Over time, Commissioner Street has transformed into a thoroughfare of Bus Rapid Transit (BRT) Stations and congested traffic. The sidewalks have narrowed making it difficult for large numbers of pedestrians to walk, while the road itself has become a fast-paced motorway; dirty and for people on foot. With this in mind, Commissioner Street now acts not only as a mental barrier between two CIDs, but also as a physical barrier. This provides for the very interesting question as to what can be done in order to rejuvenate Commissioner Street as the pedestrianized and transportation hub it used to be.

The selected site is thus situated in a prime location in the heart of Johannesburg's Inner City. It lies one block away from the energetic Gandhi Square and three blocks away from the shopping-focussed Carlton Centre. It links to the pedestrianized Main and Fox Streets, which allows for the opportunity of integration into pedestrian activity and more importantly, faces onto the central arteriole of Commissioner Street. It falls within the Central Improvement District and borders the South-West and Retail Districts. The surrounding context is quite dense with a multitude of buildings ranging from two to twenty storeys in height. The site is closely linked to all the main transport systems through Johannesburg's Inner City thus providing easy access to and from the site as well as throughout the city.

As the junction point between the three CIDs, this site also provides an incredible opportunity for the [re]introduction of citizens into the city. At this point, there is the possibility for the facility's participants to interact with three varying levels of the city, thus providing them with the greatest opportunity to find work.

The identified site

the social and physical environment around them. Although each building falls under the general protection act for structures with regard to a historic period, due to the negligent mismanagement, the physical, structural and social integrity of each of these buildings is under threat.

Through this constant battle between various property owners to increase their mark on the inner city, there seems to be a loss of crucial city energies that allow a city to function. Due to the unsafe conditions of many such buildings, and the recent collapse of a certain building on End Street, extra emphasis is now being forced by the Council onto the owners of dilapidated buildings within the Inner City to upgrade and maintain these buildings.

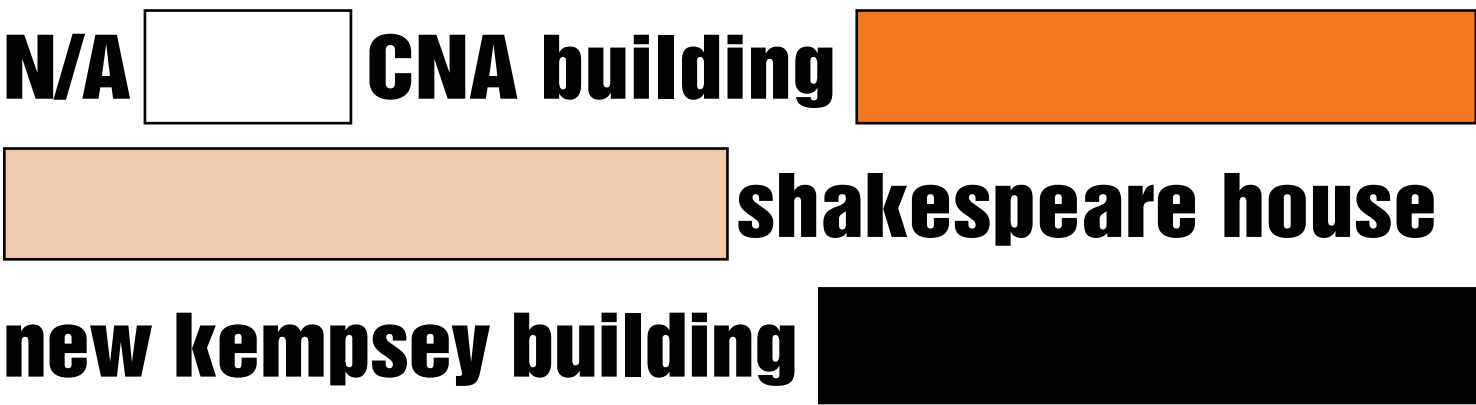
Overview of the existing buildings

In order to analyse and understand the site itself, it is necessary to first break the site up into its respective counterparts, analyse them individually, and then reconnect them taking into consideration all of their strengths and weaknesses and their relation to the surrounding area.

Each building offers unique characteristics that either help to enhance or deteriorate

But has this been installed too late?

Figure 63: Photograph of the CNA Block showing the strength and visual power of the systematic façade.



historic value

- associated with historic person, group or organisation
- associated with historic event or activity

social value

- associated with social, spiritual, linguistic, economic or political activity
- illustrates an historical period

technological value

- important example of a style or period
- important example of building type

architectural/aesthetic value

- important example of building type
- important example of a style or period
- fine detail, workmanship or aesthetics
- work of a major architect or builder

protection status

- general protection: section 34(1) structure/s
- formal protection: heritage site/area



Figure 64: Photograph of the New Kempsey Building in its current state.

new kempsey building

ZONING: Business 1
DESCRIPTION: 5 storeys
COVERAGE: 100%
BUILDING LINE: 1,5m along street frontage
HEIGHT ZONE: 59 degrees from opposite side of street

CONSTRUCTION MATERIALS:
Walls: steel frame construction, plastered brick
Roof: corrugated iron pitched roof
Windows: steel casements

STRUCTURAL INTEGRITY: although the detail of workmanship is completely unique to this building alone, the integrity of the structure has been compromised.

BUILDING STYLE: Art Deco Neoclassical building

COMPLETION DATE: 1920s

“Architectural Merit: this building faces demolition, and from the first floor up is closed off entirely and bricked up.” Johannesburg Building, Space and Urban Feature Classification, 1998 (Brewer, 2002:3)



Figure 65: Photo of the CNA Building as it currently stands. Its vacant lots acting as car parks while the shattered windows and eroding walls rise up above the streetscape; distilling the environment rather than enhancing it.

CNA building

a place of intricate design and distinctive presence in the past, the CNA Building now stands as an over-powering abandoned entity. It's distinguished facades now only used as a canvas for graffiti and inner city advertising... what will become of this historical structure?

ZONING:	Business 1
DESCRIPTION:	10 storeys plus roof structures 1 basement level
COVERAGE:	100%
BUILDING LINE:	1,5m along street frontage
HEIGHT ZONE:	59 degrees from opposite side of street
CONSTRUCTION MATERIALS:	
Walls:	reinforced concrete frame construction, plastered brick
Roof:	flat concrete slab
Windows:	steel casements with fanlights
STRUCTURAL INTEGRITY:	Facades have remained unaltered, structurally sound for the present time.
BUILDING STYLE:	Art-Deco exhibition style
COMPLETION DATE:	1935

“Architectural Merit: very well detailed Art Deco building responding well the corner. Well preserved.” Johannesburg Building, Space and Urban Feature Classification, 1998 (Brewer, 2002:6)



Figure 66: Photograph of Shakespeare House as it currently stands.

shakespeare house

chapter 3

ZONING: Business 1
DESCRIPTION: 10 storeys plus roof structures
COVERAGE: 100%
BUILDING LINE: 1,5m along street frontage
HEIGHT ZONE: 59 degrees from opposite side of street

CONSTRUCTION MATERIALS:
Walls: reinforced concrete frame construction, plastered brick
Roof: flat concrete slab
Windows: steel frames, vertical pivot-hung and side-hung casements

STRUCTURAL INTEGRITY: partially defaced but structurally sound for the present time.

BUILDING STYLE: Art-Deco exhibition style

COMPLETION DATE: 1938

Discussion and comparison of their strengths and weaknesses

As the oldest building on the sight by roughly two decades, the New Kempsey Building has seen the worst level of degeneration and neglect. As such, this one-of-kind structure has been classified as structurally unsound and unfit for further development. Much of the original faadal detail has been vandalised and ill-maintained, leading to the deteriorated state.

There is a sincere lack of respect for this historic building from its owners, which is unacceptable in this day and age. Although the New Kempsey Building cannot be refurbished or reused and in time, will be demolished, hopefully its memory can remain intact through the careful development of the site and physical and social environment. As such, the further development of this proposal will exclude the New Kempsey Building from the study and design.

Originally designed by John Waterson as a new head office for the Central News Agency (CNA), this building was to be a substantial and distinctive feature of Johannesburg’s Inner City. (Brewer, 2002:2) With such a powerful position within the City, the CNA Building was designed

and developed as a stoic, inspiring and domineering entity while still enabling a level of human connection and interaction.

As such, the CNA Building adhered to the grid of the whole city, being made up of a regular concrete frame structure, which ultimately allowed for a multitude of different spaces to occur within it. Similarly, Shakespeare House is a tall and bulky building with a rigid structural grid allowing it to communicate with the CNA Building. This systematic and bulky approach was a great idea for commercial programmes, as the building are between 19 and 23m wide. However, this is too wide in terms of a mixed use programme and thus, needs to be considered.



Figure 67 (right): Photograph of Shakespeare House and the CNA Building showing their bulky and stoic nature.

Figure 68 (far right): Photograph of Shakespeare House, showing its sound concrete frame structure.





Due to the metropolitan thoroughfare of Commissioner Street, it was intended that these buildings were to be enhanced visually by a series of very powerful façade designs. As such, the CNA Building, Shakespeare House and the neighbouring His Majesty's building conform to a systematic, vertically enhanced façadal system that can still be seen today, albeit, in a slightly less glamorous light.

The façade designs were thus, of utmost importance as they were to form a continued and integrated aesthetic. The original façade strategy was centred on the idea of visually enhancing the vertical and horizontal movement within the building itself. However, a deviation in the design led to the current state of uncontested verticality. (Brewer, 2002:2) This change led to the CNA Building becoming a worthy example of Art Deco Style.

Built 3 years after the CNA Building, Shakespeare House is nothing less than its equal. Its Commissioner Street façade was strategically designed to continue the strong vertical aesthetic introduced by the CNA Building. The recessed windows and the tripartite façadal organisation, allowed for the emphasis of this vertically through a three-dimensional façade.

However, due to the stoic power designed for these buildings, the opening are small and narrow, allowing minimal natural light to enter into the building. These façades have also been replicated for every face of both buildings, thus not responding to climatic influences.

This also creates a visual barrier as the building does not interact with pedestrians. a type of transparent device would be essential here in order to reconnect the

building and its programme with the rest of the surrounding context.

Figure 69 (left): Photograph of the west façade of the CNA Building.

Figure 70 (below): Photograph of the north façade of Shakespeare House.



The vacant lots of the block are currently being used as parking lots or as dumping yards for building rubble, which is incredibly detrimental to the atmosphere of the area.

Over the last decade, this blatant disregard for the possibilities of what the block can be, has led to the pavements being distorted into fields of upturned bricks and potholes, with the building facades themselves having become victim to contrasting cases of vandalism and advertising. With bricked-up entry and exit points, these buildings offer nothing other than death to the social environment.

As one peers through the mesh of a steel security gate, the once extravagant arcade with its high ceilings and sense of openness is now a pit of building rubble,

stripped ceiling voids and deteriorated structure. What is left is nothing other than what appears to be a dumping zone for waste, litter and unwanted objects. All that remains intact is the mosaic detail that encases the entrance columns.

Although in the past, these buildings were great landmarks of the city and helped to create the personality of Johannesburg, today, they stand as derelict structures; in a critical state of dilapidation and disrepair. Originally created to help connect Commissioner Street activity to ‘the heart of Johannesburg Inner City’ Gandhi Square, these buildings now provide a dismal and over-powering physical and visual barrier to the inhabitants of the city; negatively affecting the social and physical atmosphere of the area.



Figure 71 and Figure 72: Photograph showing the internal degradation and violation of the CNA Building, where the only remaining detail is the columns cladding mosaic.

Figure 73 (far right): Photograph showing the vacant lot being used as a car park with restricted access and barricaded boundaries.

What was once a great profile for Commissioner Street is now a harsh and seemingly abandoned void in the heart of Johannesburg Inner City. A major disconnect has been established between this block and the city inhabitants, with only the vacant stands being used for storage of building rubble and parking for cars. This lack of respect for historical buildings as well as for the social context of the city is incredibly detrimental to the spirit of the city and the rejuvenation initiatives. This block is a key piece in the rejuvenation process and thus, needs to be dealt with in a respectful and courteous way.

The surrounding urban fabric

The surrounding streets need also be considered in terms of their connection to the CNA Block. As previously discussed, Commissioner Street is a principle arteriole through the city, and as such, needs to be upgraded to perform its original function as social and physical connection to Johannesburg Inner City. Rissik Street is a main street that runs perpendicular to Commissioner, thus allowing vehicular flow along a North-South axis. This street allows for pedestrian movement, with areas of widened pavements and trees.

Fox Street, as a pedestrianized route in Olitzki's scheme, is one that allows slow vehicular access to underground parking and high numbers of pedestrians. However, due to the void caused by the CNA Block, it appears that people take ulterior routes to and from work. This has led to this particular portion of Fox Street to appear uneventful and boring.

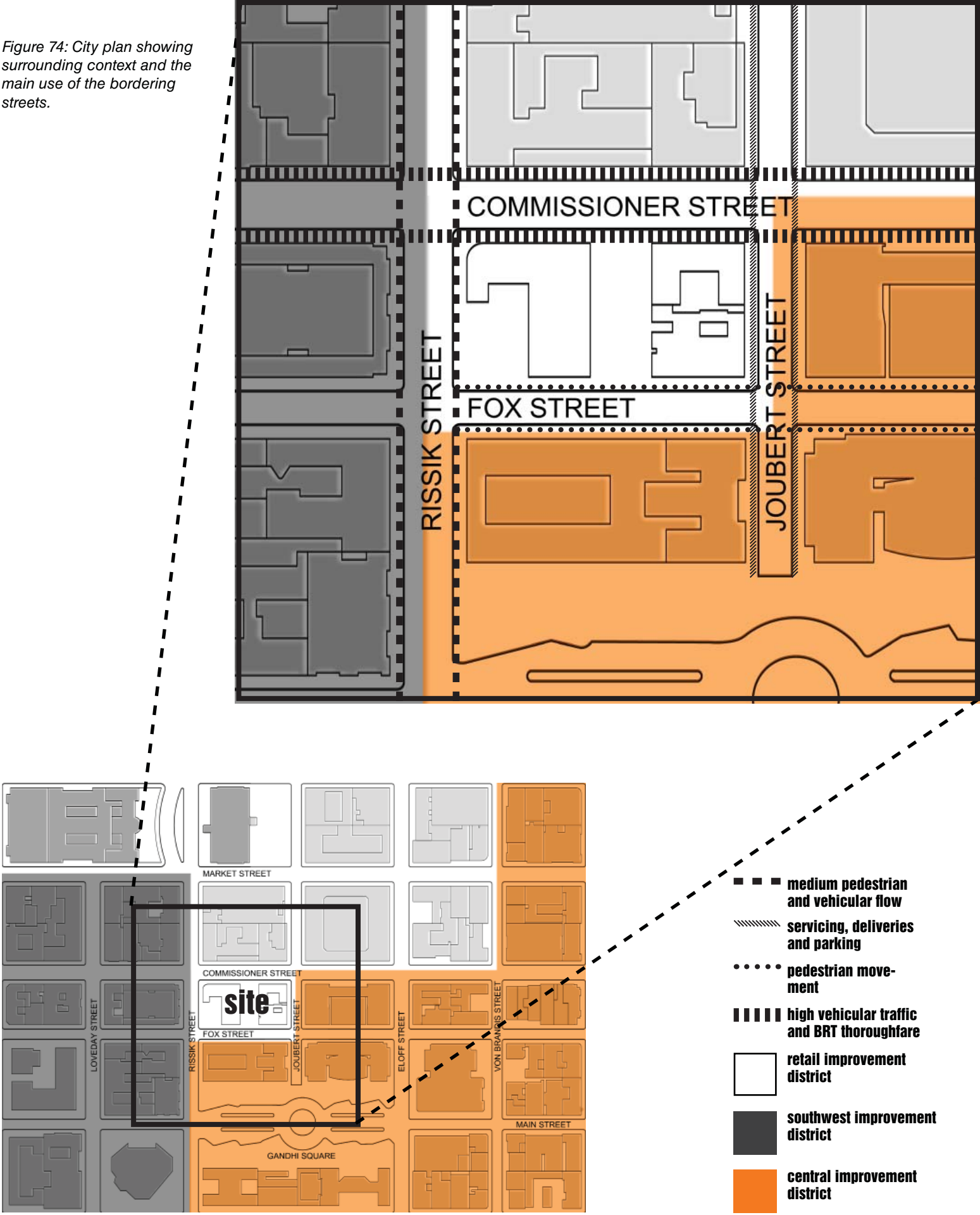
When looking at a plan of the study area, it is visible that Joubert Street is a major connector between the Northern and the Southern parts of the city. It is the main link between the new pedestrianized street

mall on Market Street and Gandhi Square. However, as one walks this route, it is evident that the lower half of Joubert Street is being used as a delivery and service yard, as well as a route to the parking underneath Gandhi Square. As such, any opportunity for pedestrianisation of the street is not plausible, and so, one needs to consider how else to instil a prominent connection from Gandhi Square to Commissioner Street and through to the Market Street Mall.

This led to the discovery of Somerset House, the building opposite to the New Kempsey Buildings. Somerset House is at the moment a run-down 5 storey building that houses a series of small businesses and rentable rooms. Through its ground floor, runs the old Arcade that used to link Fox Street to Gandhi Square. Over time and due to security reasons, this arcade has been closed off and is now barely accessible. When walking inside Somerset House, the once grand atrium of the arcade has been intersected with harsh balustrades and barriers, destroying any grand gesture for connection at a human scale.

This allows for the opportunity of recreating what was once a successful pedestrian pathway through the city block, but extending it further through the CNA Block to connect to Commissioner Street.

Figure 74: City plan showing surrounding context and the main use of the bordering streets.



chapter 04

conception of the [re]introduative platform

Informed tectonics from the site: looking at patterns

value, rather ubiquitous and ordinary, the ordered regularity allows for incredible flexibility and thematic density. The practicality of this form allows enhanced activity and a variety of intersection nodes where the most interesting interactions occur. (Kostof, 1991:96)

Cities can be interpreted in a range of different ways, although, some of these interpretations are mutual among the individuals that reside in that city. As such, there is a certain image that cities create and offer to its residents. (Lynch, 1997:2) It is thus important to recognise and comprehend the physical urban qualities that contribute to this image, in order to ensure that any proposed intervention has a deeper connection and relation to its surrounding context. In my view, the most fascinating quality in Johannesburg Inner City is its tightly interwoven grid system. Every single entity within the Inner City is based mainly on systematic grid layouts and as such, this ‘patterning’ can be referred to as the primary grid.

The Primary Grid

The gridiron street pattern is by far the most common layout of cities throughout the history of urban environments. **The grid allows for the introduction of the easiest principles of city design that, according to historian Spiro Kostof, includes the ability for “equal distribution of land, easy parcelling or selling of real-estate and to keep the restless population under watch.”** (1991:95) Although this street pattern is, at face

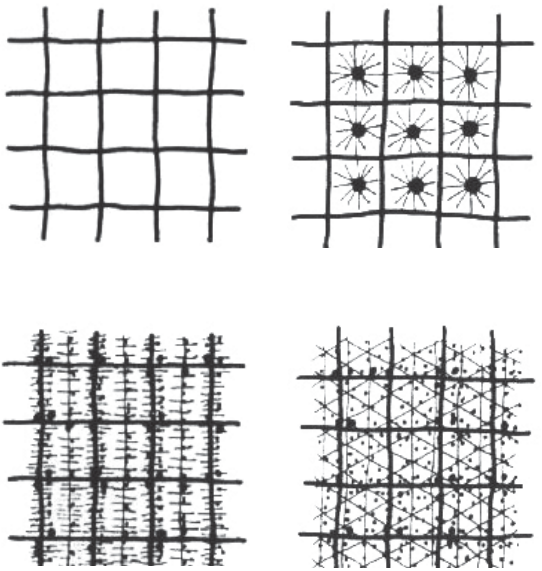
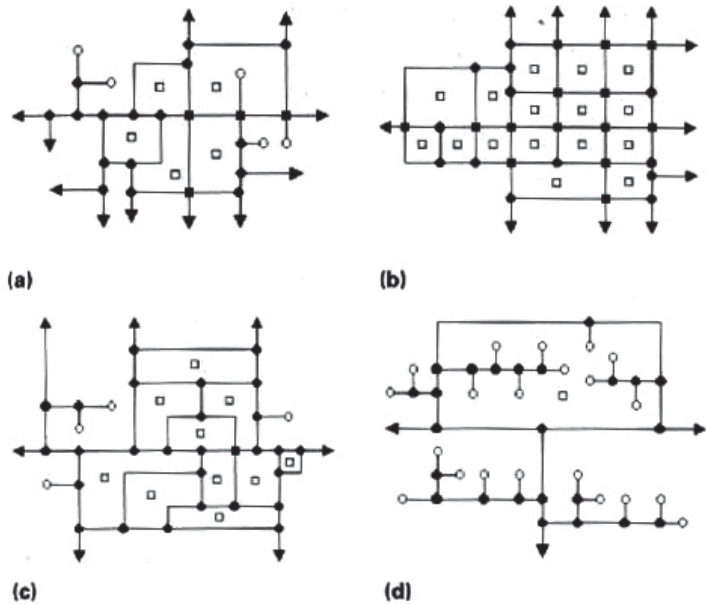


Figure 75: The macro and micro scales on interaction that can be formed within the grid. (Marshall, 2005:80)

In his book, *Massive Small*, Kevin Campbell claims that, **“the grid, when having the qualities of an open hierarchical network, provides the essential order for emergence.”** (2011:64) This implies that the gridiron street pattern allows for a diversity of programme to occur, while still being integrated together with a richness of human interaction. These grids also allow for a process of transformation of the city. Not only does this networking system provide various entry and exit points into the city, but it also allows for the interaction between the private parcels of the city blocks, the public interface of the city streets and the connection of all these aspects. (Kostof, 1991:125)

Figure 76: Various interaction and access nodes created by the city grid. (Marshall, 2005:99)



The most effective form of the grid is one that provides openness and a sense of circulatory hierarchy, as well as the incorporation of boulevards and squares into the urban density. (Campbell, 2011:63)

However, depending on the scale of the gridiron street pattern, it may be plausible to consider altering certain of the paths and uses around them. As seen in Henry Wright's comparative diagram of the modification of a street grid, certain new patterns can be easily created, in order to allow for relieved traffic congestion and dynamic pedestrian routes. (Gallion, 1986:190)

Figure 77: Henry Wright's theory of the modification of the city grid and the certain positive changes in circulation that it allows. (Gallion, 1986:190)

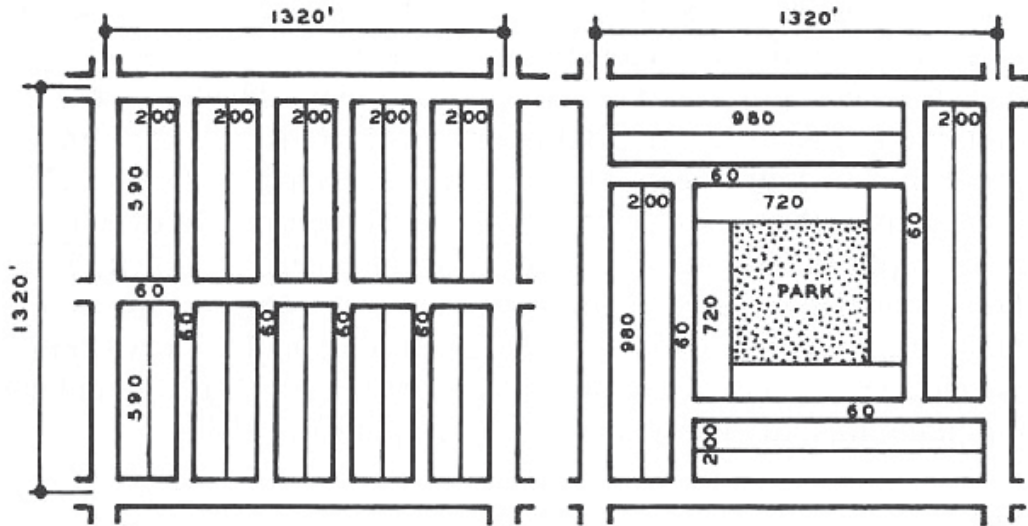


Figure 78: Site plan showing the positive and negative space of Johannesburg's Inner City in order to visually see the city layout and block densities.



In Johannesburg specifically, one can see the high density of city blocks due to their small dimensions. This allows for a very unique and interesting dispersion of subdivisions throughout the city.

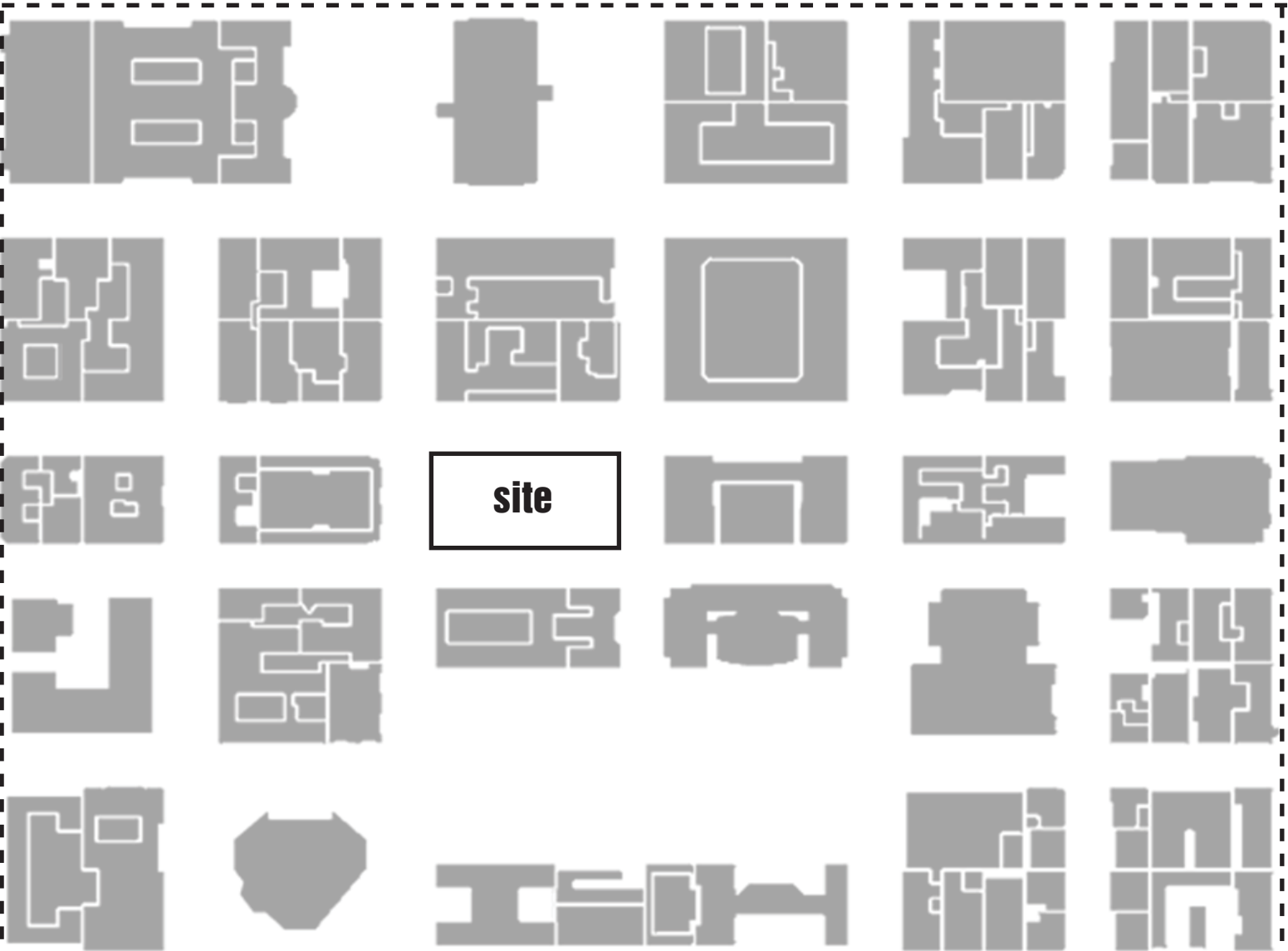
One would think, by looking purely at Figure 78, that the city streets would be packed with all kinds of activities. However, due to a lack of road hierarchies, this is not the case.

Olitzki has tried to implement this idea through the pedestrianisation of certain city streets, however, this concept needs

to be considered in terms of vehicular movement combined with pedestrian activity in order to demarcate the right zones to the right areas.

As such, it is important to consider a broader network and site plan when designing within the city.

Figure 79: Site plan showing the study area and its street layout, block densities and subdivisions.



The Secondary Grid

After the city and its networks have been defined, it is possible to focus on a certain area and consider the secondary networks that can be inserted. **Campbell states that, “developers are now required not to simply think in isolation but to make their buildings synchronise in a holistic fashion with other components of the urban toolbox.... while also making them energy efficient and sustainable at the same time.”** (2011:65) This being said for city development around the world, it is essential that these thoughts and motives are enforced in Johannesburg’s improvement. If developers like Olitzki continue to plan and develop as they please with no consideration for the effects, Johannesburg will turn into one large gentrified space, where the marginalised masses are ushered away. This is not sustainable for the future of the city and therefore, has to be addressed.

As such, it is important to focus on the development of the city block as the secondary grid, while still relating it to the primary city grid. In each section of a general block, there are certain common features to consider, such as land-use diversity, social infrastructure, permeability and urban intensity. (Campbell, 2011:62) These various secondary grids take place in three-dimension, which allows the city to inherit its unique personality. The size, density, programme, open spaces, pedestrian distribution and economic value of the area are all results of the integration of these secondary networks into the primary grid. (Kostof, 1991:147)

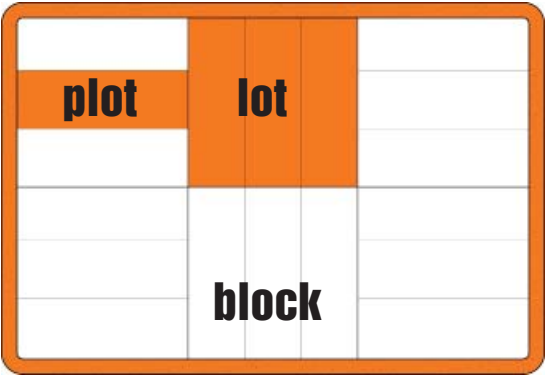


Figure 80: The key urban elements and their various forms. (after Campbell, 2011:76)

Various divisions within any city block allow interesting dynamics to occur. Each, with a different scale, allows for a variety of programmes to be integrated with each other, all on a single city block. As in Johannesburg, this is an incredibly exciting dynamic, because the city blocks are very small; therefore, there is a fine line between too much division and in Olitzki’s case, not enough.

The Plot

The plot is the most intimate unit of the secondary grid. It offers a unique element to the individuals that use it such as the ability for an individual flare and response. Each building is rooted in its plot and so, this is the most obvious connection to built urban form.

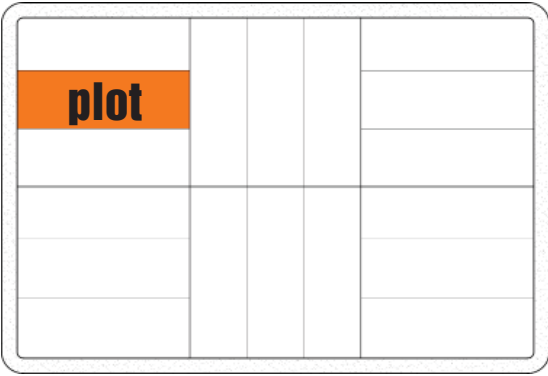


Figure 81 The Plot. (after Campbell, 2011:76)

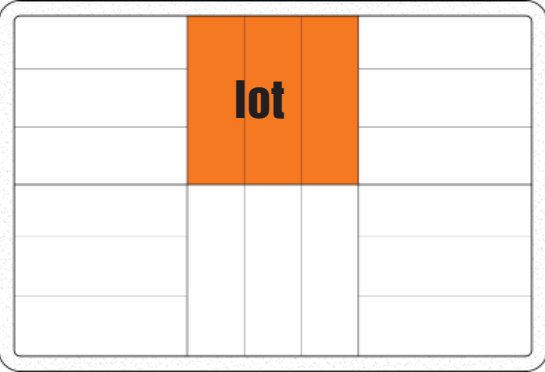
The amount of subdivided spaces – plots – informs the interesting combination of densities within an urban area. Size of the plot in relation to its larger counterparts is incredibly important in creating the right scale of an area. (Campbell, 2011:77)

The Block

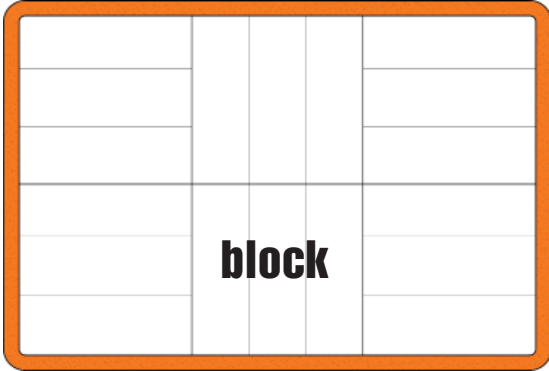
The block combines numerous lots with their ordering devices, services and access routes and integrates these into the primary city grid. The most important aspect here is the relation of the buildings on their plots, to their introductory street faces. It can be seen in the block configuration, that there is an intricate and unique sense of transition, from street to pavement to façade to internal circulation routes to the final destination. One needs to consider various features that create the block as well as the routes that lead up to and penetrate the block, i.e: the combination of programme and density within each plot; a contrast between open and closed space, porosity and impenetrability, public and private zoning and the servicing and public interfaces. (Campbell, 2011:78)

The Lot

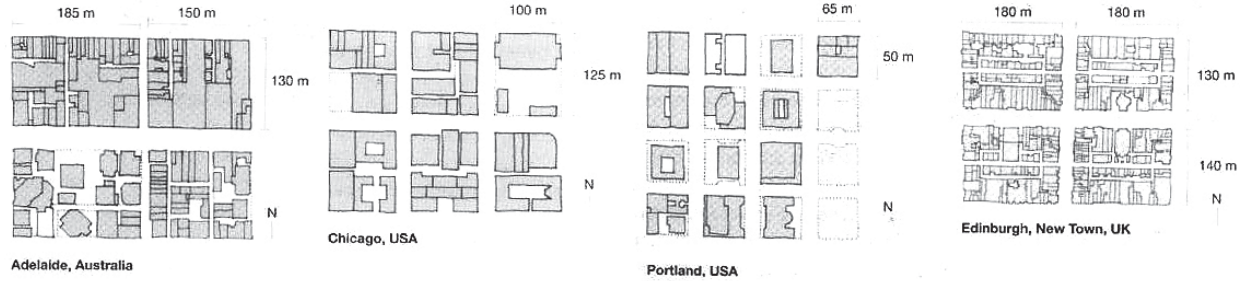
This zone consists of a grouping of multiple plots. It therefore starts to incorporate a larger idea as to the relation of each individual plot to the next, and helps to set up certain order levels to ensure each plots development. One needs to understand the interconnection between the building typologies, designs, developmental models and modes of control in order to produce a well-integrated lot. (Campbell, 2011:77)



Block scales and shapes have changed over the years according to the type of development of the city. As such, it is important to understand the scale and density of the primary city networks in order to establish the best dimensions for each city block. The larger the block is, the higher the need for additional streets to ensure movement across it. (Kostof, 1991:147) Each city block thus develops its own personality and atmosphere



according to its development and programmatic densities. Due to the small scale of blocks in Johannesburg, it is noticeable that all roads serve every type of function. With this in mind, one must commend Olitzki's scheme in pedestrianizing certain roads in order to try to create this nature of hierarchy of space. however, it is possible that this concept can be taken further and in a much more intricate manner.



The Mixed-Uses Concept

In amongst these various scales of the secondary city grid, the factor that allows for diversity of density is the quality of the programme and the people that each programme attracts. It is thus important to understand that this mixing of various programmes, and therefore spaces, people and activities, allows for the thematic density that a city requires in order for it to function properly. One does however, need to understand that where residential areas are involved, there needs to be adequate protection between the residential unit and other more public activates. One needs to consider the densities of each programme and their relative proximity to one another so as to offer the residents various systems to cater to their needs, while still providing them with safely and privacy in their homes. (Gallion, 1986:464)

The street networks that feed these mixed-use areas also influence their design layouts. Certain programmes will take shape along certain routes, and in so doing, creating a varying distribution of functions. This leads back to the informed decision to integrate and link Gandhi Square to Commissioner Street. These

main transport nodes are the 'hub' areas of the city and thus, should be emphasised as such.

It is possible that with the right combination of all these aspects, and their integration into the primary city grid, there is endless possibility as to the adaption and transformation of a city over time. These principles help to set up the right framework to allow for the creation of special and unique human experiences. The city is, after all, built for the individual, and as such, needs to cater to their every sense.

When considering Olitzki's development around Gandhi Square, it appears that although the properties are numerous, they all hold very similar atmospheres and characteristics, which allows one to feel slightly bored; there seems to be a lack of inspiration within the designs. However, most of these buildings still manage to conform to a regular and systematic grid that allows freedom in future development and renovation. Even along Commissioner Street, one can see the original purpose of the facades clearly with this information in mind.

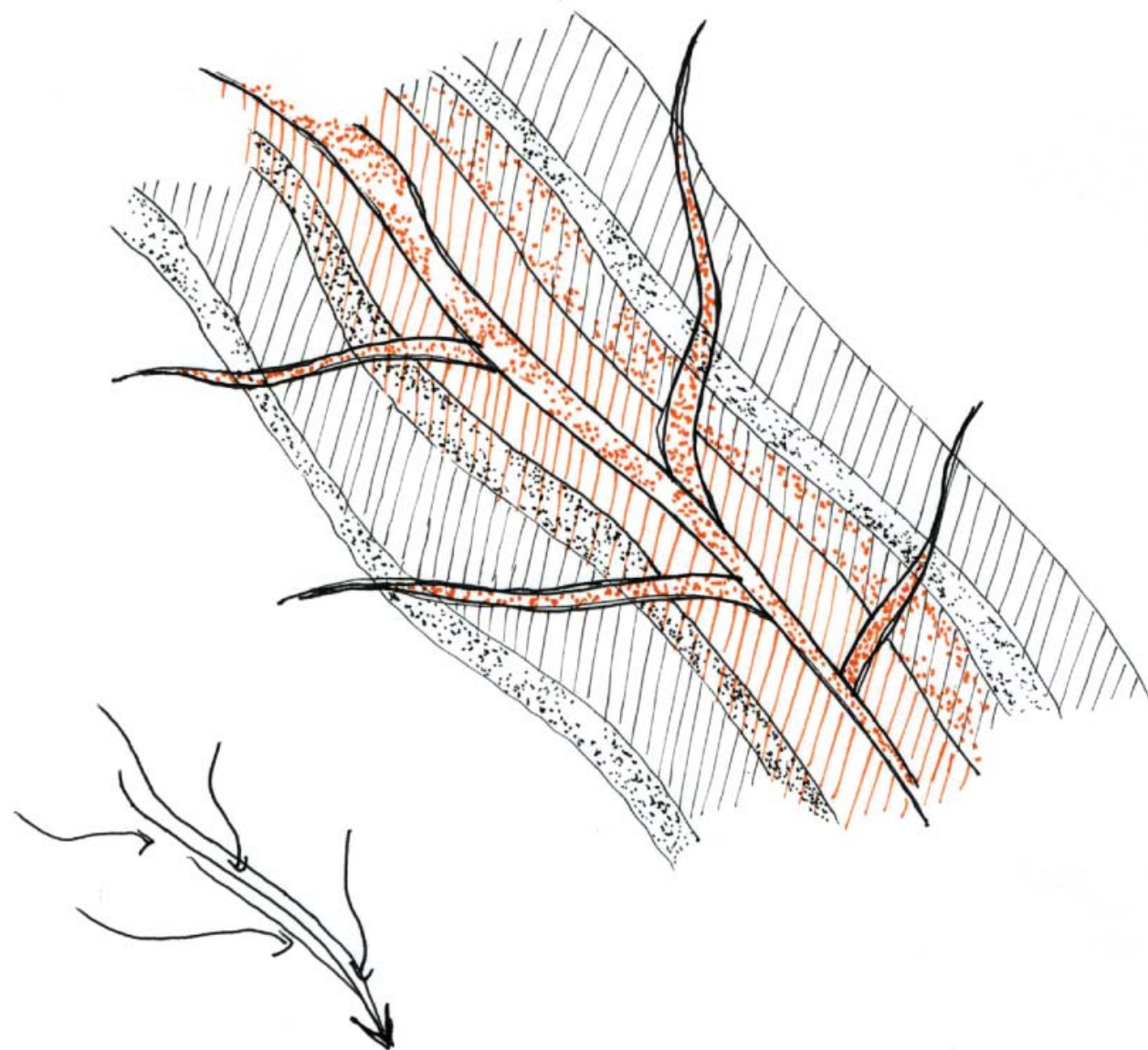
Figure 85: Various city block distributions and their consequent development and densification. (Marshall, 2005:224)

Subsequent concept

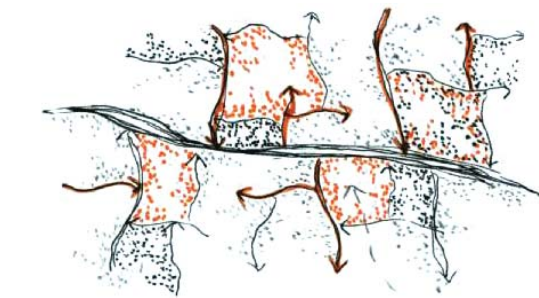
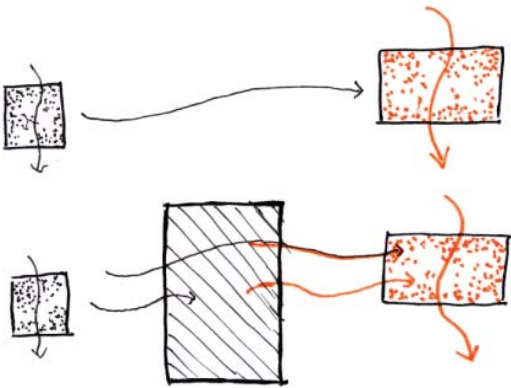
version. There can be incredible beauty created from something as systematically simple; however, the detail is what makes the creation come alive.

This led me to the concept of FILTER. When considering any grid type, it always acts as a system for transferring information, objects or people from one destination to the next in a methodical way.

It was thus, essential for me to create an aesthetic that incorporated the notion of this grid system, albeit a new and transformed



As such, the concept arose as to filter the city on a macro scale as well as filtering the building on a micro one. Therefore, the following sketches show the idea that the city helps to filter people through spaces while connecting them with the urban environment, while the building helps to integrate itself and its people into the greater macro scaled system.



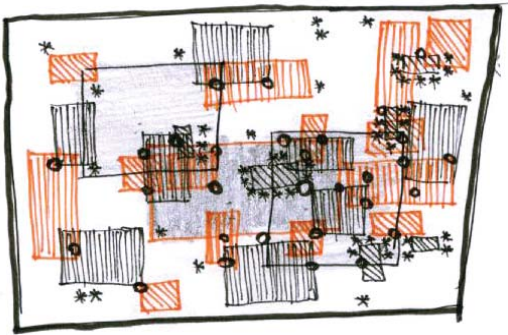
MACRO SCALE



MICRO SCALE

This can then be taken still further into the detailing of the building itself, where one can transition from one space to another through a similar process as well as being replicated in the actual faadal and structural detail as well.

This formation of filtering through a variety of scales allows for a combination and interesting collage of spaces to exist throughout the city and urban environment. The new created varying levels of density allows for different types of interaction to occur between man and city, thus enforcing the idea, that they are both essentially connected.

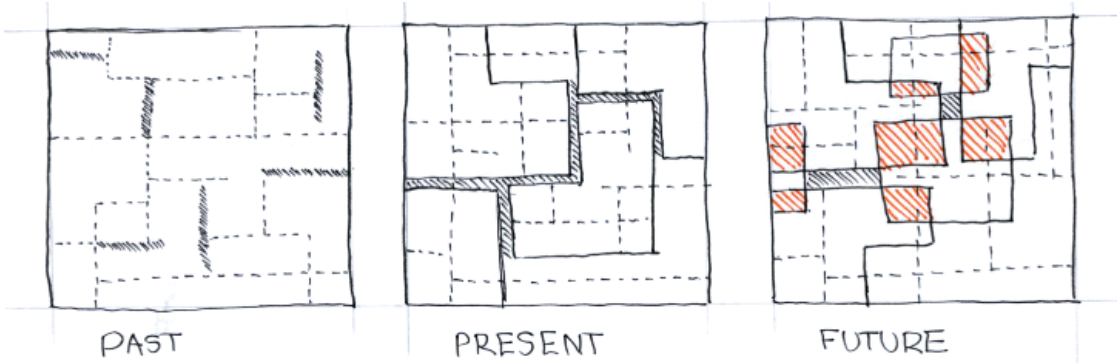


To be successful, this notion of filter needs to be explored on a series of different scales. Already, this concept is visible in the programme itself; to help filter people into the city through a series of learning stages to best prepare them for Urban Living. In terms of relating these inhabitants to the built environment, it is interesting to note, in diagrammatic form,

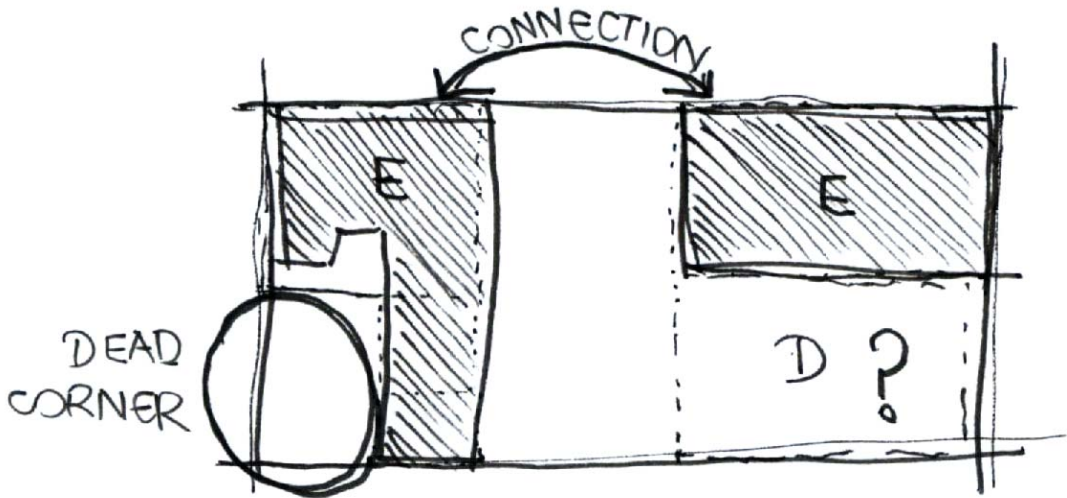
the transformation of people's connection to space within the city.

This diagram is based on the research conducted in Chapter 1 and shows that in the past there was major segregation under the law of apartheid, which led to certain people being completely excluded or included within the urban fabric. With the introduction of CIDs into the Inner City, and more importantly, in recent years,

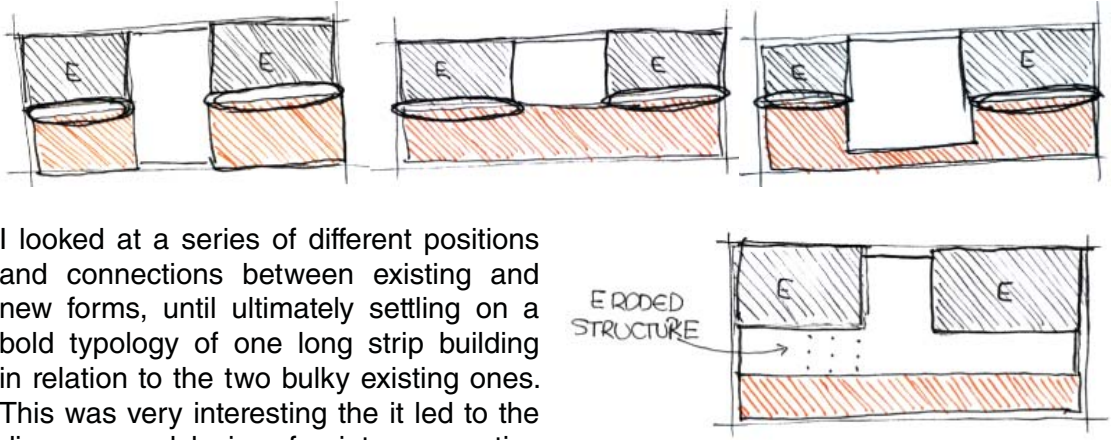
the possible over-use of certain of these principles, one can see the attempt at social inclusion within the city. My proposal therefore aims to bridge this divided still further; altering both the physical environment and the way that the city-dweller connect to it. Thus, the principle of filter helps to explain that this process of [re]introduction requires patience and time.



My scheme focuses on the future plan, where the physical environment is able to support and facilitate the social realm. As such, when considering the chosen site, it was necessary to pay specific attention to the existing buildings and how they would connect to the new form. The existing buildings have been placed in a slightly awkward setting, and so I had to experiment with new possibilities for the site and what it could become.



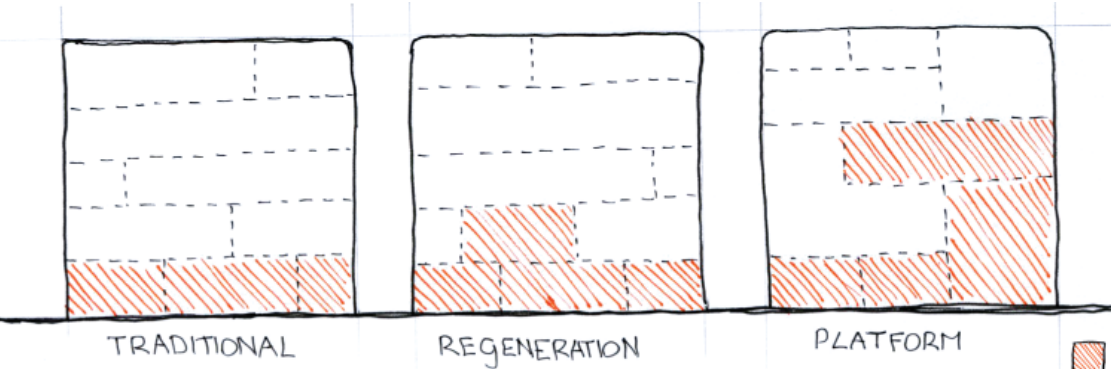
Plan showing the existing site



I looked at a series of different positions and connections between existing and new forms, until ultimately settling on a bold typology of one long strip building in relation to the two bulky existing ones. This was very interesting the it led to the discovery and design of an inter connective bridging entity.

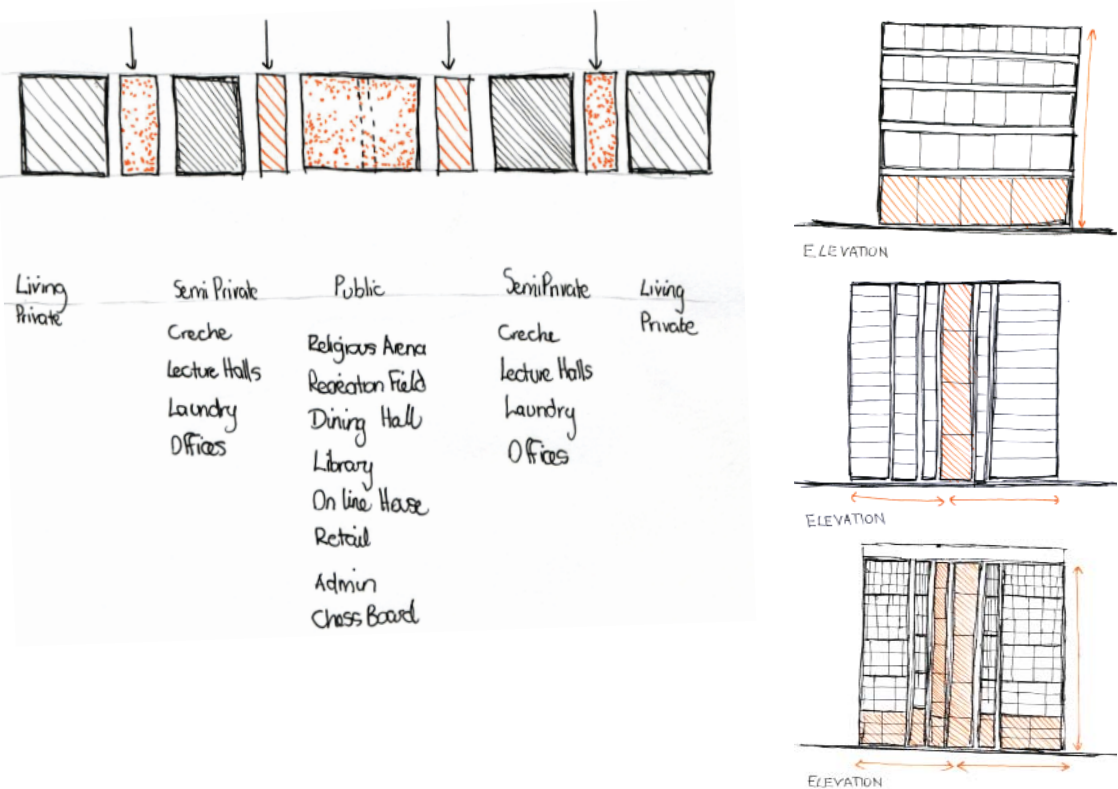
The second facet of filter can be seen in the programme. Traditionally, programme was dispersed in a very horizontal, systematic and straightforward way, with certain shops occurring on ground floor and offices or residential units above. Although this system is very effective and is still used in many regeneration strategies today, it seems to lack a certain charisma and pedestrian dynamic. One of the largest concerns of certain developers in Johannesburg was that office staff would eat at their cafeteria within their work premises and never venture down onto the streets. This ended up destroying a great part of the social environment of

early Johannesburg. As such, certain buildings have been developed with their first floors also catering to more public use in order to try to increase the level of social interaction. However, it is visible that this occurs very rarely due to the type of programme that has been installed. As such, my scheme intends to vary programme horizontally as well as vertically, according to the level of publicity and privacy of each space. due to the citizens living and interacting throughout the building on a daily basis, it is possible to disperse the programme according to need as well as inter-connectivity.

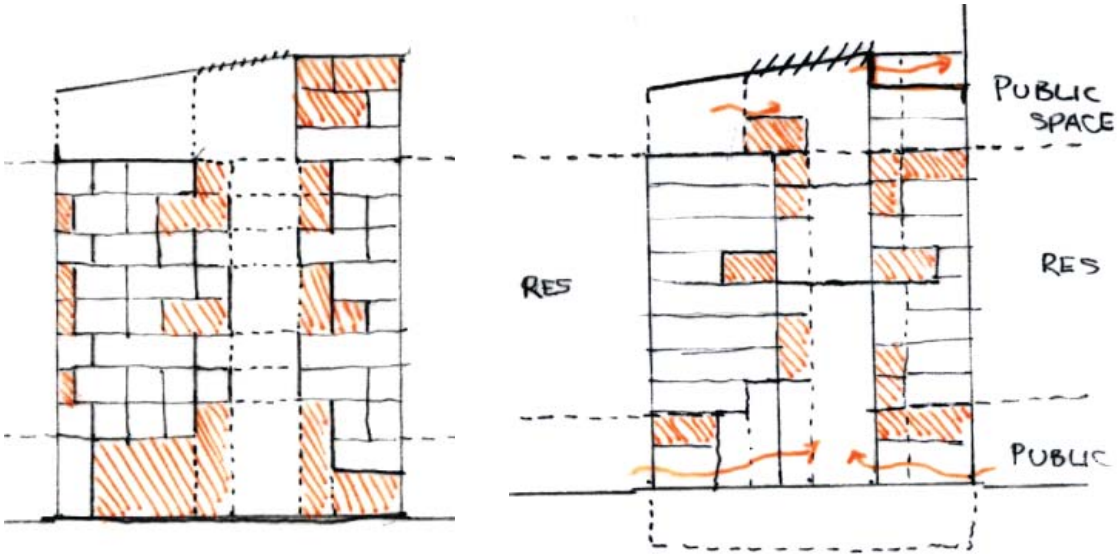


Sections showing the dispersion of programme within a building in the city, over time.

My scheme tries to filter programme throughout the building paying specific attention to transitional spaces between them. This led to the idea of filter being taken further into a systematic approach for programmatic layout and dispersion.



The section was then developed to ensure a cohesive and sustainable design that would like all three buildings on the site. This also allowed for an interesting dispersion of programme vertically and horizontally as each space could connect to this central entity in a unique way.

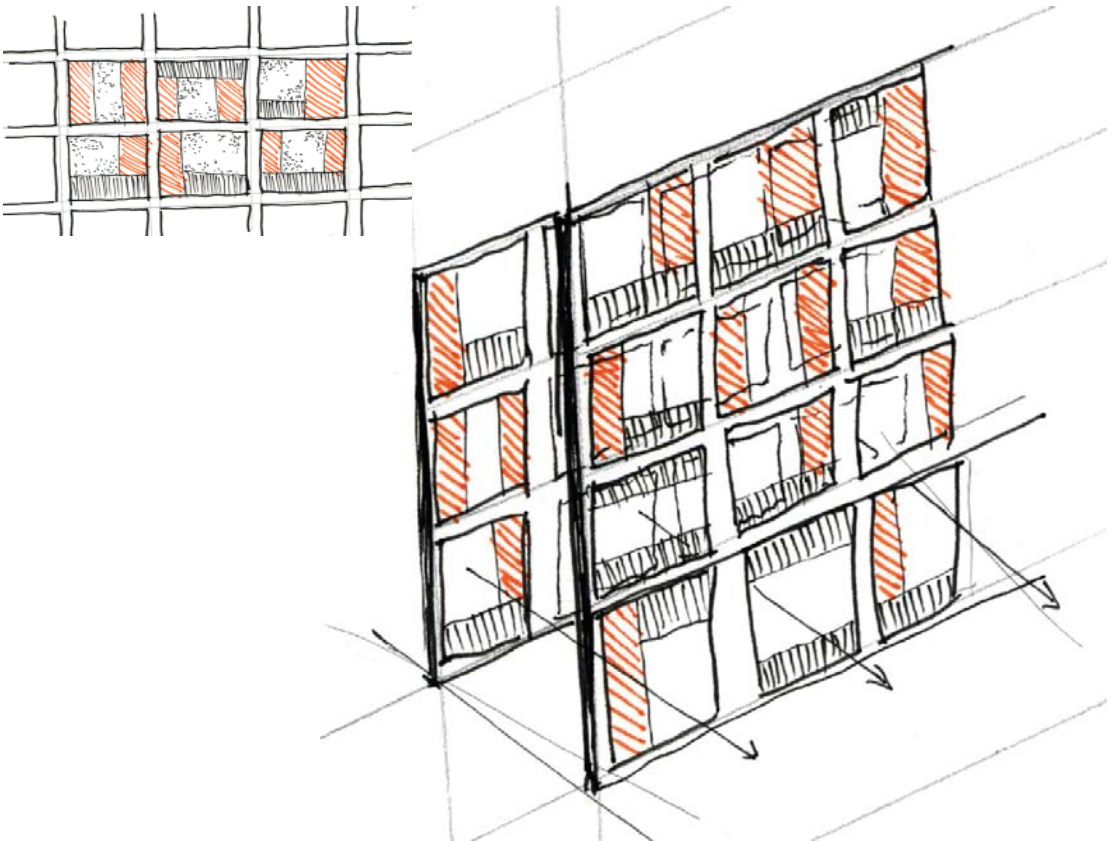


Sections showing general strategy for the site. The existing buildings on the left are joined by a connective element to the new structure on the right. The connective entity allows for programme to be distributed accordingly throughout the building.

As discussed previously, the grid plays a very important role within the make-up of Johannesburg Inner City's urban environment and therefore, should be celebrated. As such, the final idea relates to filtering the tectonic form.

In the past, many buildings are very basically designed with regard to climatic conditions (all four elevations are exactly identical) and this leaves a very repetitive aesthetic. It is also noticeable that the effects of such design can lead to a very flat and bulky façade that does not communicate with the surrounding buildings or the street. In the current regeneration strategies, certain arcades have been developed in order to help create a slightly more porous façade and building tectonic. However, due to the

narrow and limited dimensions, these arcades are at times uncomfortable to walk through, and although allowing one to cross through a city block, one does not necessarily interact with the building on any new or different level. Thus, my proposal aims to activate the building as a whole. Not only will city-dwellers be able to interact on ground floor but they will also be able to communicate and connect between levels inside and outside the building. This will allow for a certain level of transparency that will help to integrate the building into the urban and social environment. The idea here is to allow for an increased possibility of pedestrian connection and interaction with the architecture itself. This is a building of the people, for the people, and so, it should consider them at every level.



Facade elevation and 3D perspective, showing the idea for a multilayered facadal system and as such, a very dynamic and explosive aesthetic.

With this concept in mind, the ultimate aesthetic was developed with regard to the existing buildings. First, column grids of the two remaining buildings were extended across the site in order to allow for a uniform structural system. This was necessary for the incorporation of a multitude of different programme types.

After this grid was established on a horizontal plane, it was then shifted and rotated to sit vertically in section and elevation. Due to the restrictions of floor heights from the existing buildings, it was essential to create a grid that could penetrate this structure when necessary. As one ventures higher and higher through the building, the structure itself will begin to morph and transform according to programme, use and public accessibility.

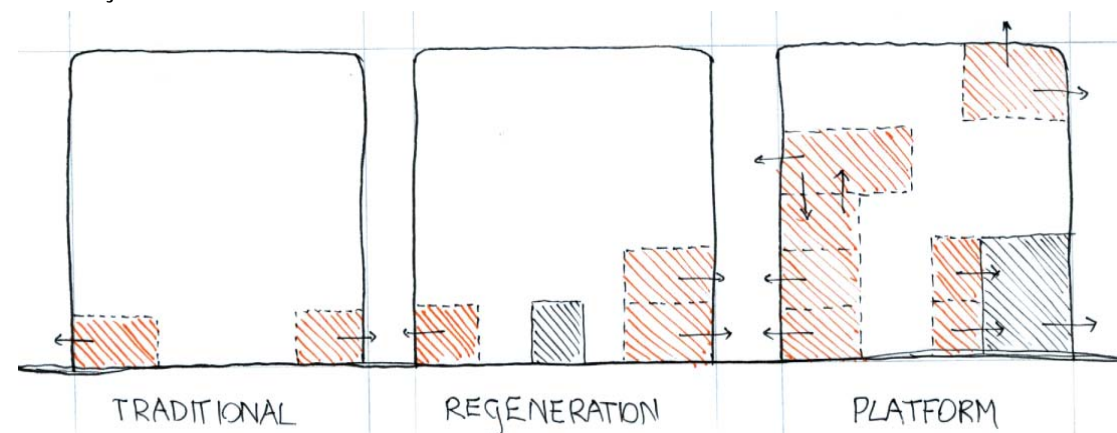
Thus the final façadal tectonic was developed. In keeping with the theme of the original buildings, the verticals would be enhanced with the intermediate panels recessed. These panels would then be further divided into various patterns based on a secondary grid. Each panel would represent a certain function and level of public or private use. However, the idea did not stop there. With the existing facades attempting to appear three-dimensional, the façade of the new addition would

be truly layered. Thus, the principle of creating a series of one to three layers of façadal system where necessary became paramount to the success of the façade. These panels would then surpass any traditional use of aesthetic and offer structural and sustainable support to the building.

As such, each and every panel within the façade is designed according to its response to light, ventilation, views, noise, and elemental harvesting.

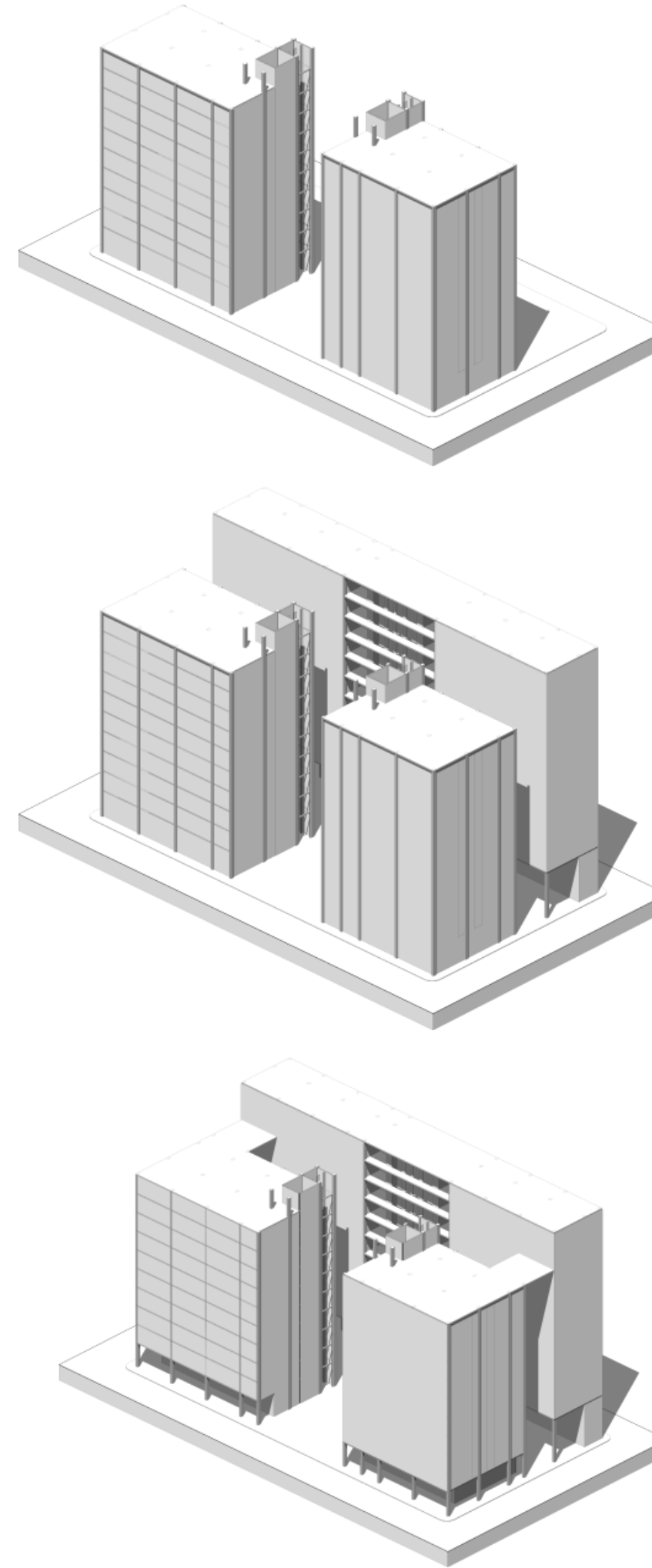
These façade panels have therefore been transformed into the living, breathing skin of the building itself. These panels are the life of the building in terms of sustainability and environmental control.

With all of this in mind, there was still a concern as to the connection between the existing buildings and the new addition. Due to the harsh and seemingly bulky nature of the original structure, it seemed only right to introduce a connective device that would allow interaction between all three. This connective device was to be the 'star of the project'; the combining element that brought the block together and introduced a new form of architecture into the Inner City.



Sections showing the integration of public space into a building in the city, over time.

(Opposite page) series of diagrammes to show the transformation of the site, and the proposed new structure in relation to the two existing buildings as well as the connective space.



Ultimately, the design focuses around the notion of filtering city inhabitants into their social and physical surroundings, while still managing to connect the old and historical environment with the new. This interchange of past and present, new and old, inhabitants and new-comers, allows for a fascinating and dynamic atmosphere to evolve.

chapter 05

atrium space: an architectural facilitator for reconnections

The atrium: an integrative and connective system

- 1 Open public space
- 2 Cultural arena
- 3 Shopping experience
- 4 Economic profitability
- 5 Environmental consciousness
- 6 Programmatic integration
- 7 Spatial cohesion

Due to the combination of the existing buildings and my new proposed structure on the site, it was essential to create a connective device that would help to integrate these three buildings into one entity. Although the aesthetic may change according to use, it was critical to create an environment that is environmentally sustainable as well as spatially cohesive.

As such, the notion of an atrium came to mind. Atriums have been used throughout the ages, and are often considered the social centre of any ‘courtyard-style’ building. They allow an organizational strategy to be implemented, which, within the Inner City, is very necessary, while providing a spatial cohesion between the various parts.

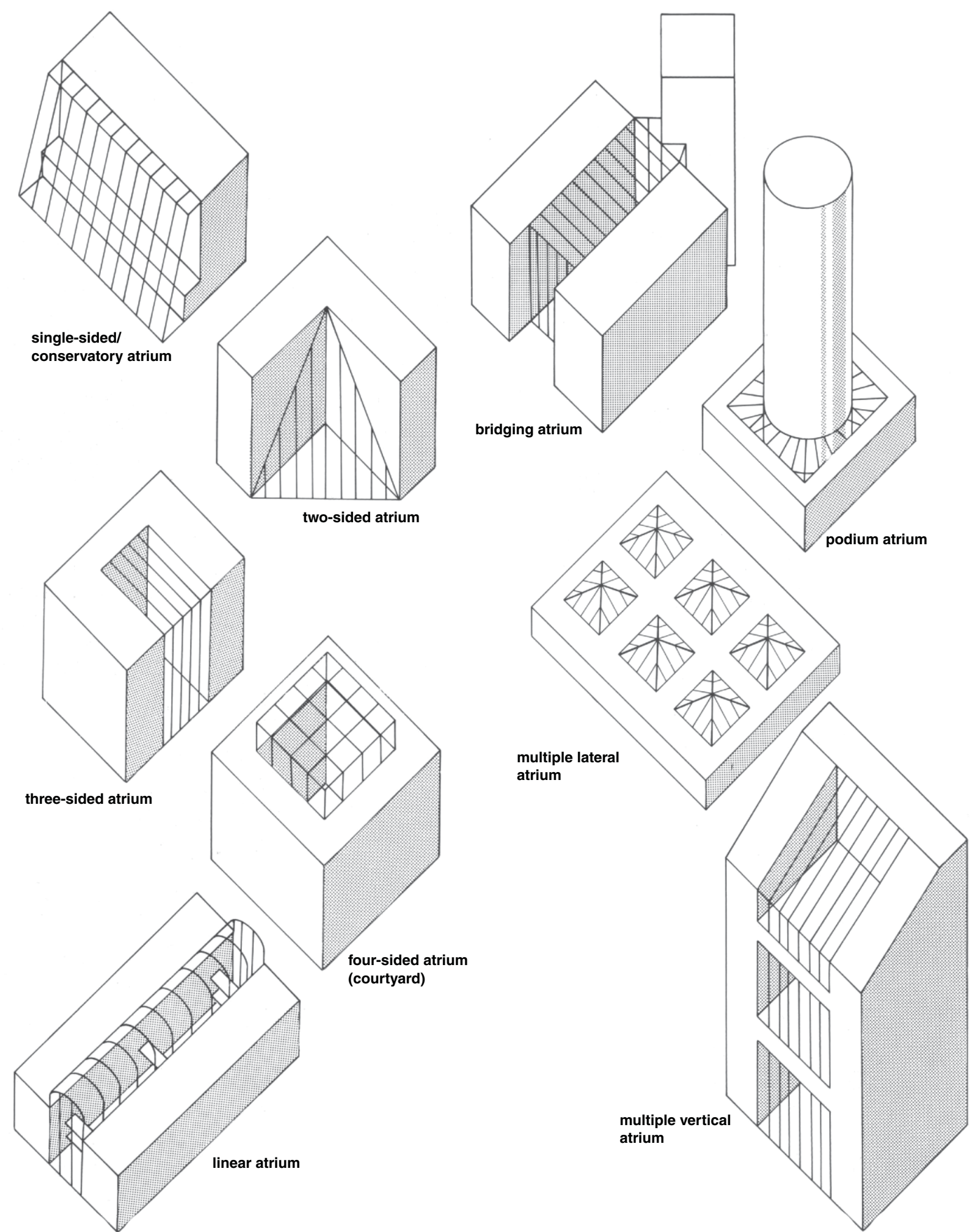
Atriums can be incredibly successful, because they provide the necessary means for implementing a variety of design strategies. Many of these strategies are based around certain principles that establish why the atrium is the key element in any building. The atrium can accommodate a series of different programmes and spatial interactions that allow unique functions to occur. (Saxon, 1986:5) These include:

Atria form an enriching part of any urban environment as they can begin to emphasise the human connection within the physical environment. Buildings such as the familistere and phalanstery, as studied earlier, use the atrium concept as a strategic way to enforce a certain social dynamic within the building. Although these examples were basic and somewhat rudimentary, the notion for social cohesion through space is evident.

The most fundamental value of any atrium is its ability to create and enhance the pedestrian realm. When considering Olitzki’s attempt to pedestrianize streets, there is a great opportunity to continue this notion into a building. Obviously not every building will respond in this way, but it will help to demarcate the very public nodes from the more private corporations.

This led to the investigation of different forms of atrium space and what these mean in terms of programmatic dispersion around them as well as climatic response.

Richard Saxon discusses in his book,



Atrium Buildings: development and design, these various typologies of atrium space. (1986: 74) In order to understand the design principle necessary, one must first decide the type of atrium that is going to be used. As such, my proposal incorporates a bridging atrium with a certain portion of

a single-sided atrium space.

With looking at these sketches, it is important to note that these atria are very specifically orientated, which needs to be taken into account for climatic design strategies.

The atrium as a public, connective and environmentally-conscious entity

here are very important in terms of how one can preserve an existing structure, yet rejuvenating it in a new and modern light.

Each of these examples also use the atria to allow natural light and adhere to basic climatic principles. However, in this day and age, it is not enough to simply say that a building must be orientated in the correct way, but must also focus on an inter-systems approach.

This is a somewhat ‘new’ notion and as such, is essential for me to include within my design strategy.

In order to truly and cohesively combine my new building to the existing ones, it was necessary to consider a few examples where this has been done. There is a subtle line between overpowering the existing structures and undermining the new addition. Within each of the following precedents, it must be noted that the atria are very specifically designed and are project-specific responses.

Each of these buildings have a certain unique characteristic; the atrium connective element. Each atrium presents multiple different levels for interaction as well as numerous transitional zones between programmes. The Butler Square is of particular interest as it too, deals with the integration of a new scheme into an existing structure. The principles shown

Figure 86 (left): Series of diagrams showing the varying typologies of atrium spaces according to Rich Saxon. (Saxon, 1986: 74)

new thomas jefferson university hospital

Situated in the heart of Philadelphia City, this building occupies half a city block. The building itself consists of eight storeys and two atria, each measuring 17m in width and 36m length. The atria penetrate through to the second floor, allowing the entry of natural light. (Bednar, 1986: 186)

The programme is interesting due to the building acting as a hospital. As such, a variety of services and spaces need to be considered, including served and serving spaces, 'temporary accommodation' (patient rooms), therapy areas, offices, administration centres, and commercial outlets. As such, this can be classified as a mixed-use building. The programme is thus distributed according to the system of a circulatory spine, along which, each and every room is connected. (Bednar, 1986: 186) This spine revolves around the atria in the middle of the building, linking all access routes and vertical and horizontal circulation. This enforces the idea that the atria create the cohesive matter within the building that allows each room, no matter its orientation, to have a view, and natural light.

In section, is it visible that the careful proportion of the atria allows for a wide enough angle to allow natural light to penetrate to the bottom of the building. This is incredibly important because many of the patient rooms and offices do not face the street, but rather the atria. As such, it is essential to ensure the atria offer an exceptional space, so that even if certain units cannot face the exterior of the building, they have their own special view and spatial interaction.

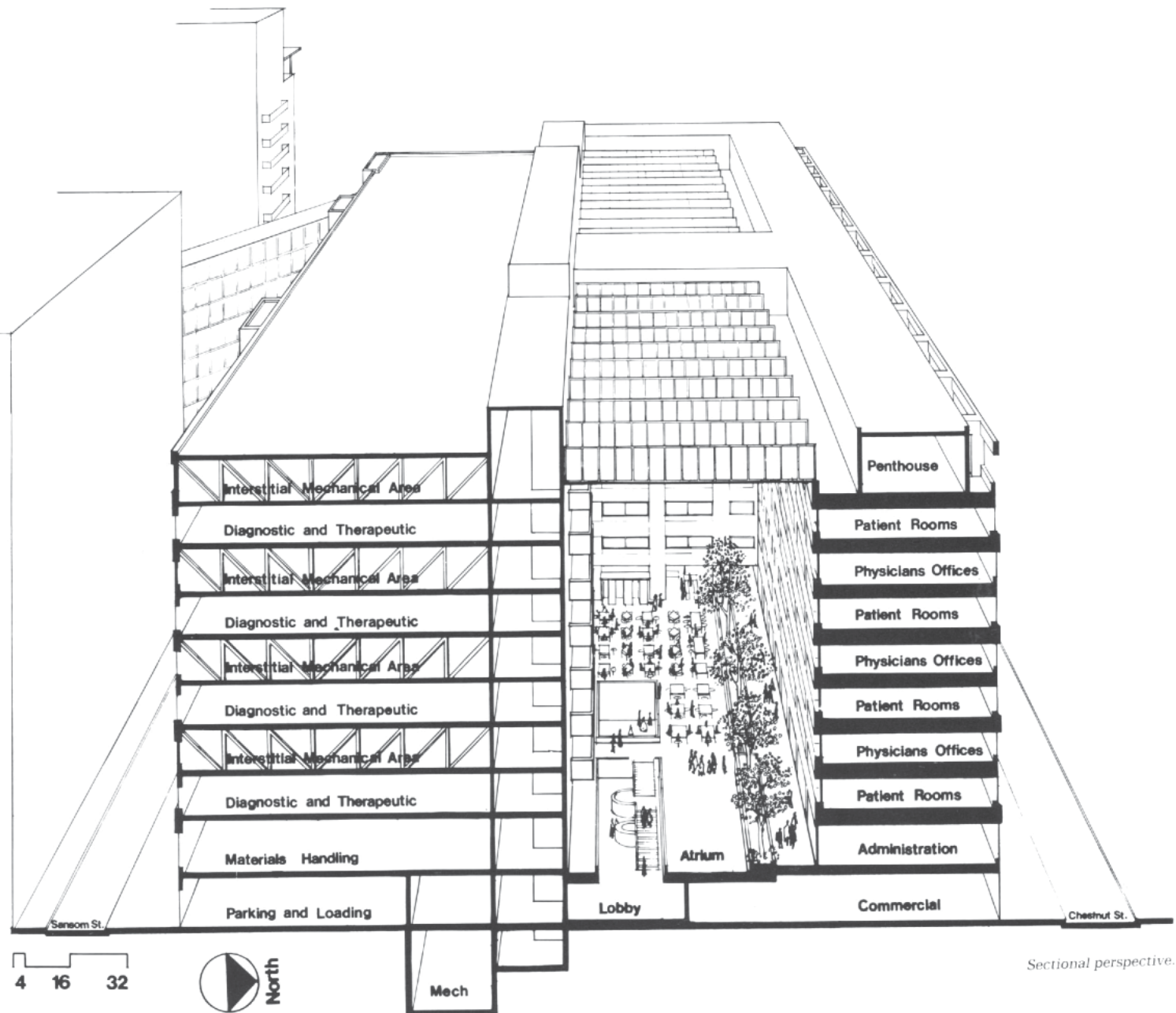
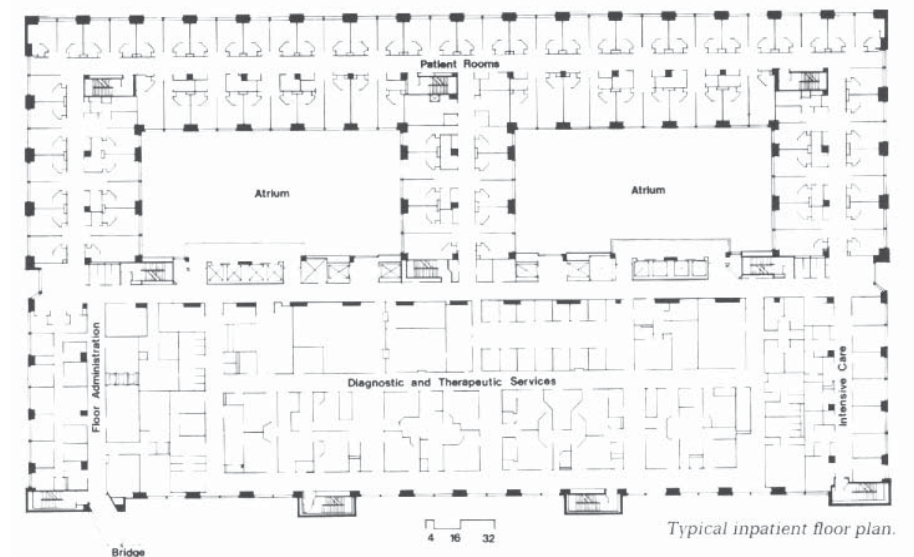


Figure 87 (above): Sectional perspective showing the atrium space and surrounding programme. (Bednar, 1986: 187)

Figure 88 (left): Photo showing the internal atrium space. (Bednar, 1986: 186)

Figure 89 (right top): Second floor plan. (Bednar, 1986: 186)

Figure 90 (right bottom): Typical floor plan. (Bednar, 1986: 187)

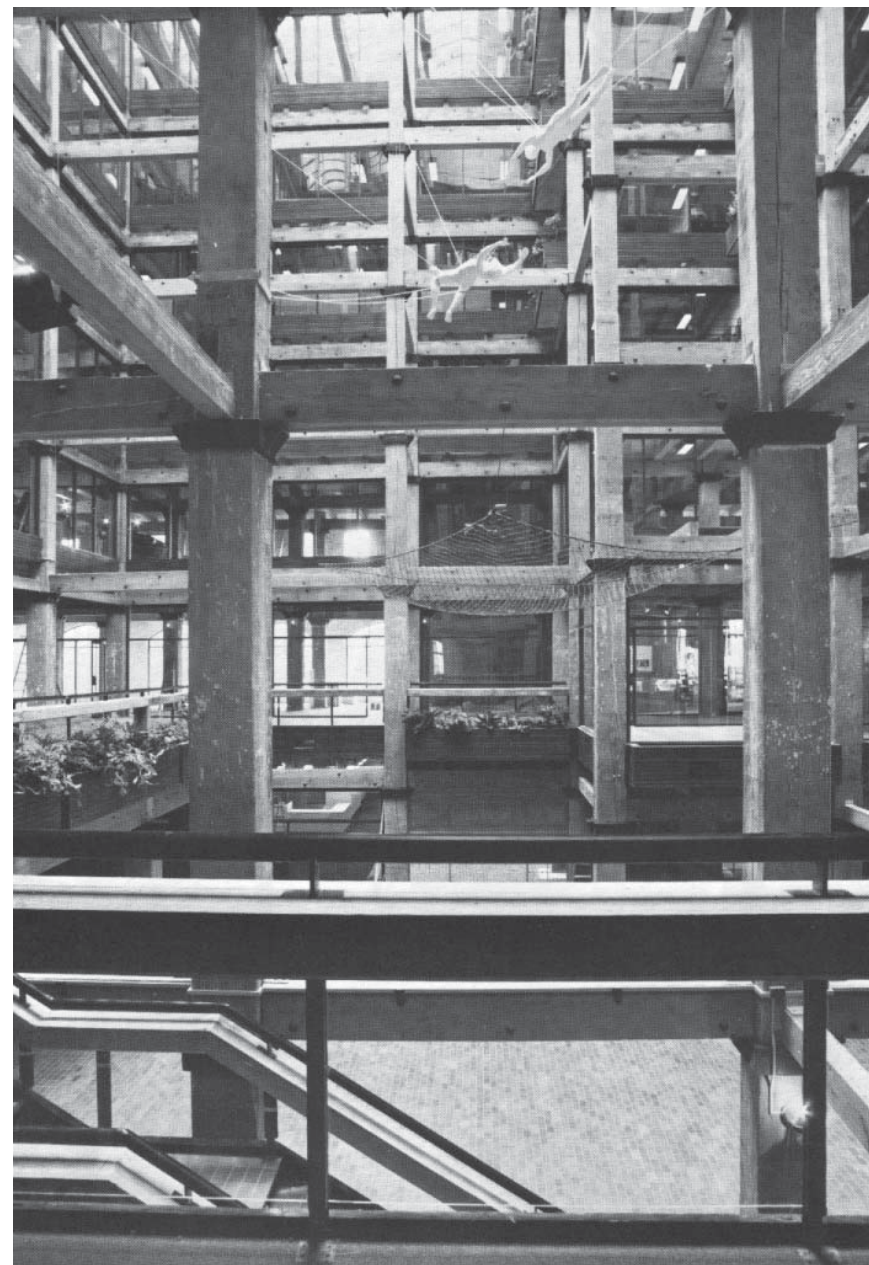


butler square



Figure 91 (above): View of Atrium 1. (Bednar, 1986: 228)

Figure 92 (right): View of Atrium 2. (Bednar, 1986: 229)



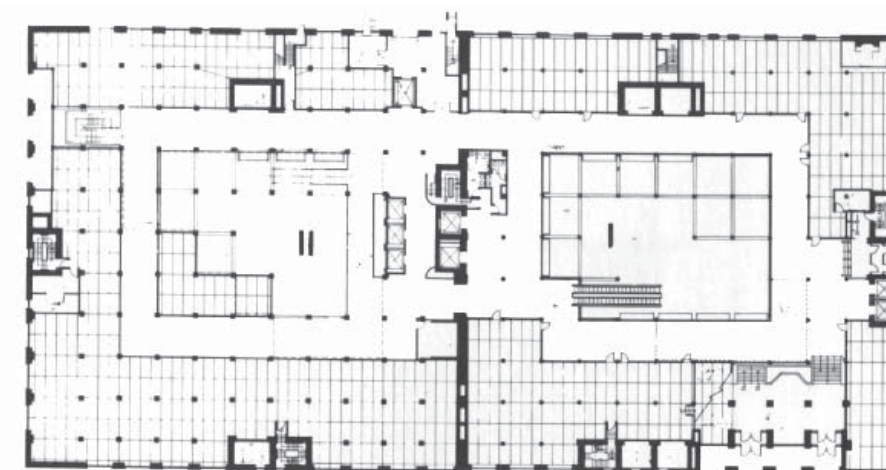
This scheme presents a fascinating retrofit to an existing warehouse building. This building, much like those I am dealing with, had been vacant for 10 years before developer Charles Coyers, decided to convert it into a multiuse centre. (Bednar, 1986: 228)

The design strategy focussed on preserving the nature of the existing warehouse as it was classified as a landmark. As such, due to the buildings massive bulk, it was essential to introduce two large atria into the existing fabric in order to allow for a change in programmatic function and usage. (Bednar, 1986: 228) The existing concrete column and beam structure was kept and eroded away where necessary, to create the dynamic, powerful and unifying central atria elements.

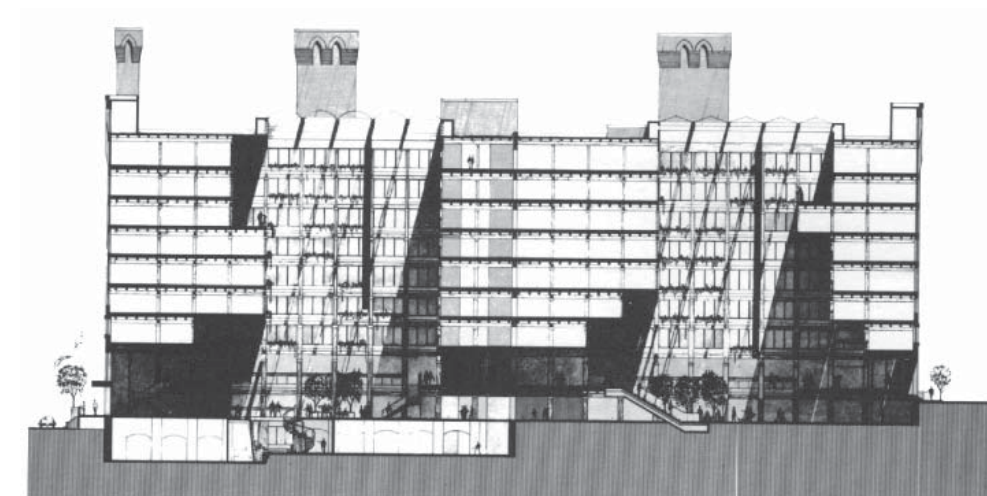
The section shows the powerful dynamic that starts to take hold as the floor levels stagger throughout the atrium space. This allows for a series of different and unique interaction nodes to exist within the building. The exposed natural structure has a constructivist nature that creates an inspiring interior façade typology. Conforming to grid system of 4x5m, this building offers easy opportunity of subdivisions of internal spaces, while still ensuring that there is a cohesive element to combine them all together.

Figure 93 (below 1): Second floor plan. (Bednar, 1986: 229)

Figure 94 (below 2): Longitudinal building section. (Bednar, 1986: 229)



Second floor plan.



Longitudinal building section

the park in houston centre

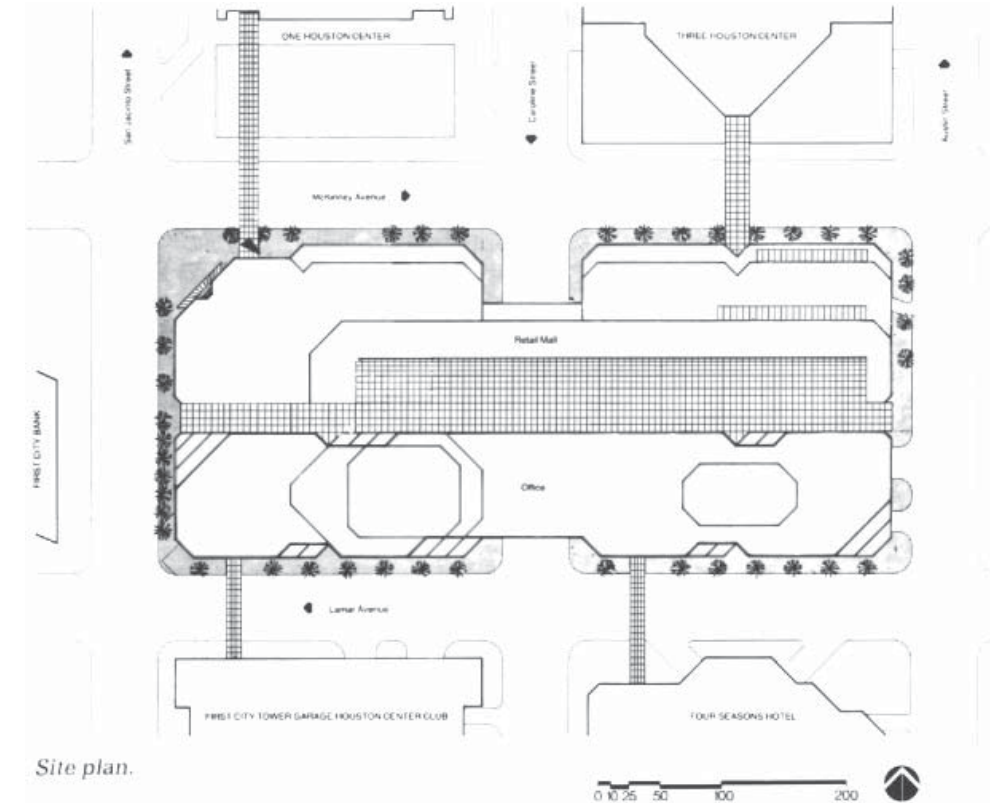
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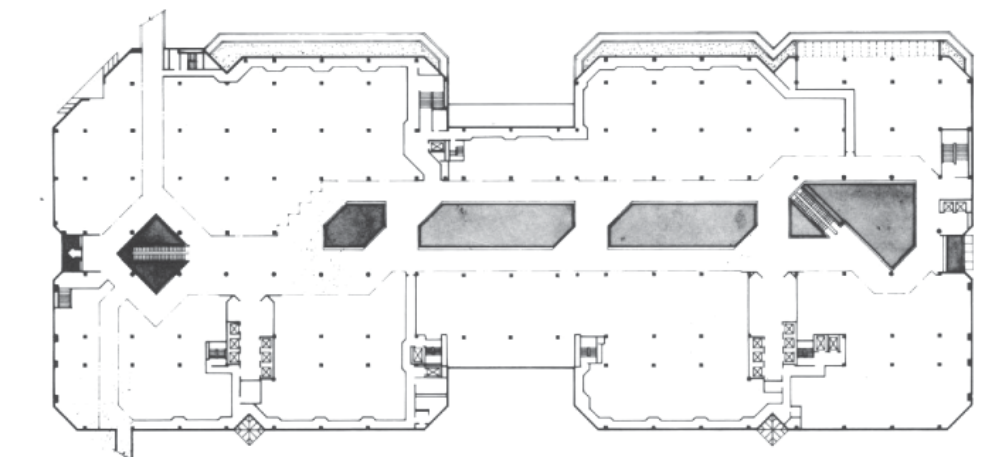
This scheme takes up nine city blocks, comprising of office towers, parking garages, a shopping mall and a hotel. The shopping mall is the focus here, as it has been developed in such a way as to link to the surrounding city blocks. (Bednar, 1986: 226)

The programmatic dispersion is of particular interest as the shopping mall is the linking device between the parking garages and the office towers. As such, this retail-based entity has been developed as an atrium space to ensure maximum connectivity between the two parts of the building.

As can be seen in the section, the atrium space allows for a certain type of environment. One, which is open, transparent, permeable and easily accessible due to the public amenities it offers. This acts as the core linking component of the building, allowing the offices to look out onto the atrium space, while also allowing people in the retail area to look up at the offices. This visual stimulus helps to connect the pedestrians to the great concept of the entire project.



Site plan.



Level 4 plan.

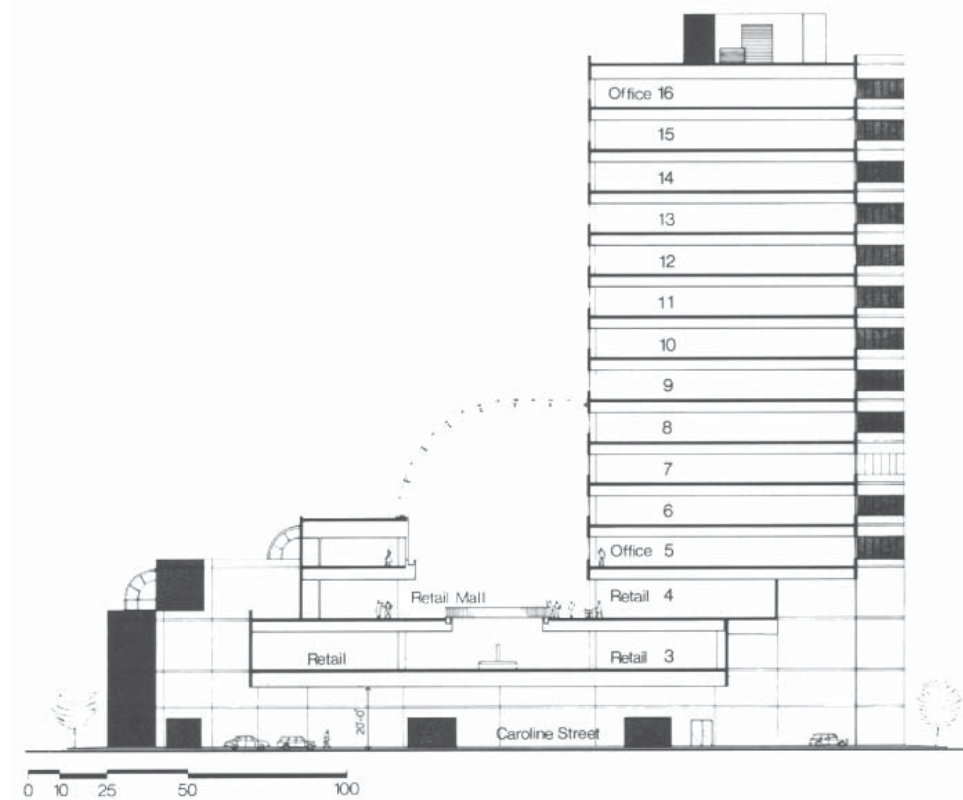


Figure 95 (left top): View of curved atrium roof and spaces. (Unknown, 2010)

Figure 96 (far left): Photo showing the Park building atrium. (Bednar, 1986: 227)

Figure 97 (left): Transverse Section. (Bednar, 1986: 227)

Figure 98 (right top): Site Plan. (Bednar, 1986: 226)

Figure 99 (right): Level 4 plan. (Bednar, 1986: 226)

Climatic analysis of the site and response

Lighting and shade

Light is always a primary factory with regard to development in the city. Due to high-rise surrounding buildings, there are only certain periods of time each day where there is direct contact with the building. As such, it is imperative that one considers the orientation of the site.

In Johannesburg Inner City, the street grid is well orientated in that the wider lengths of the blocks are orientated East-West therefore allowing the largest area of each block to face North. The CNA Block confirms this with its longest façade facing North.

One can see that due to the vast range of heights of the surrounding buildings and their very close interrelationships (60x60sqm blocks), an enormous amount of shadows are cast throughout the day.

As such one would need to consider the position of various spaces and programmes in relation to the site as well as in relation to the shadows of the surrounding buildings.

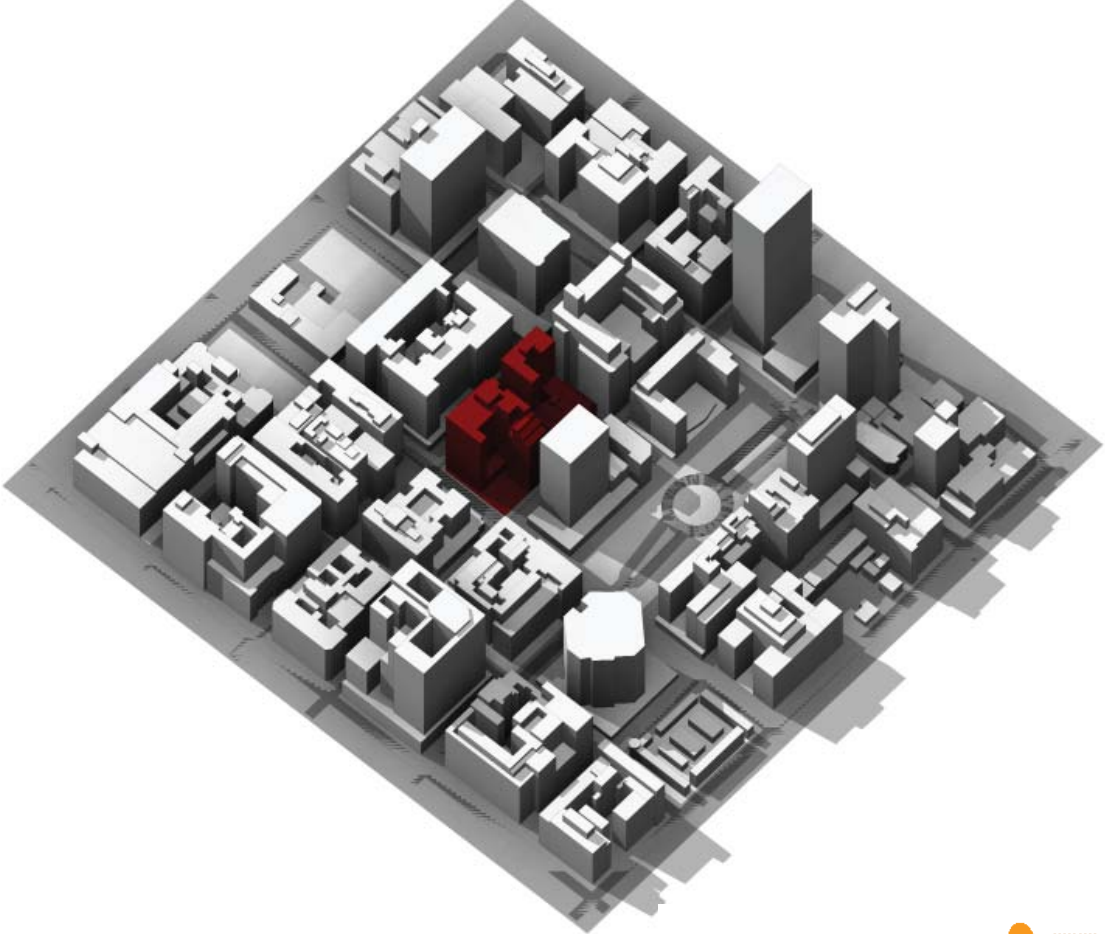
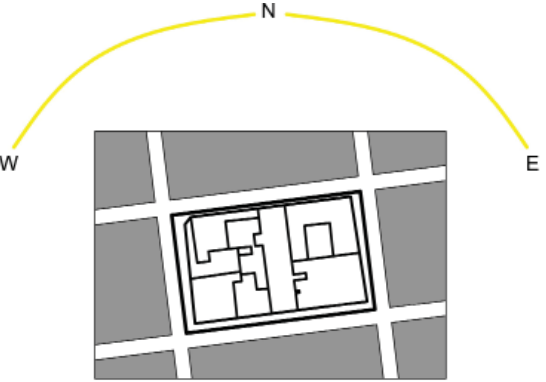
In the site model analysis, one can see that the buildings are very dense and bulky and so, cast large shadows over the pedestrianised Fox Street to the South.

They also have very heavy facades with smallish openings, which prohibit any further entry of natural direct sunlight into the site.

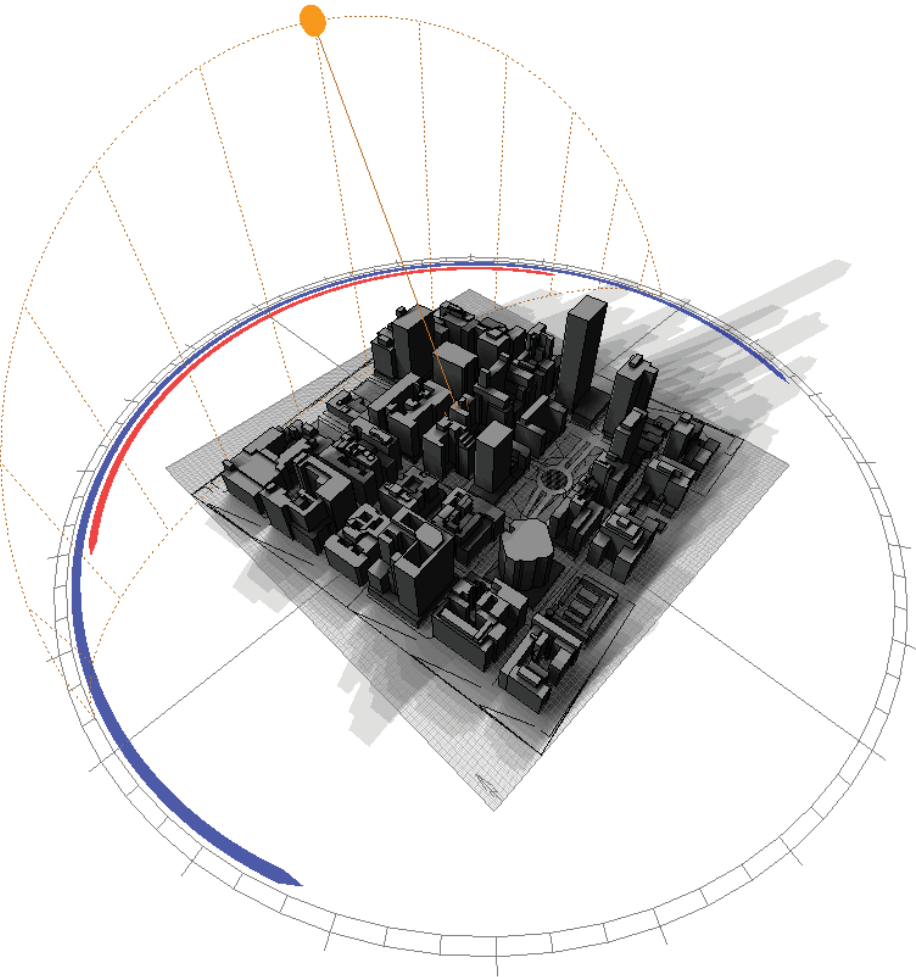
In the Shadow tracking model, one can see how there is a density of shadows around the CNA Block. Unfortunately, this is unavoidable due to the fact that the surrounding buildings, especially to the north, are so high (10 storeys and more).

In response, it is important to incorporate a scheme for ensure light penetration well into the building and down to the ground floor if possible. The introduction of an atrium space or chasm in the building would allow for this.

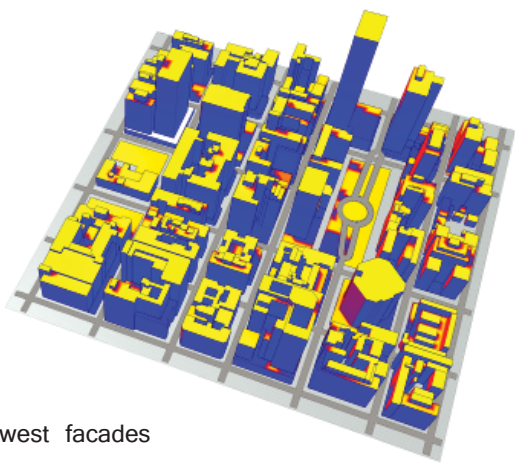
Site plan showing orientation



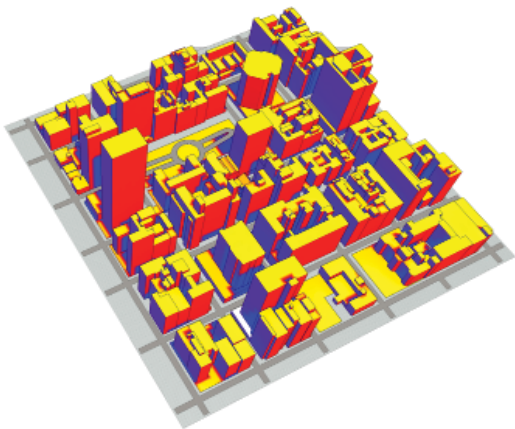
(left) 3D model showing subsequent shadows



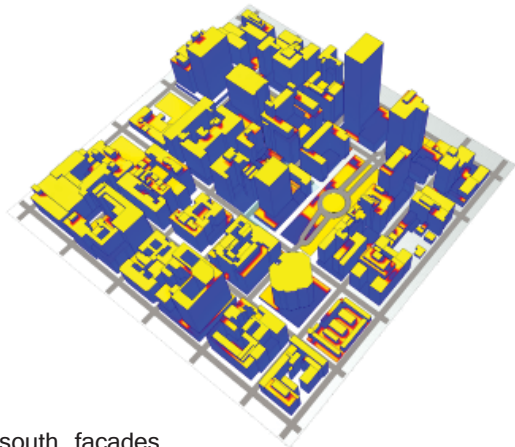
(bottom) shadow tracking models showing shadows throughout the day.



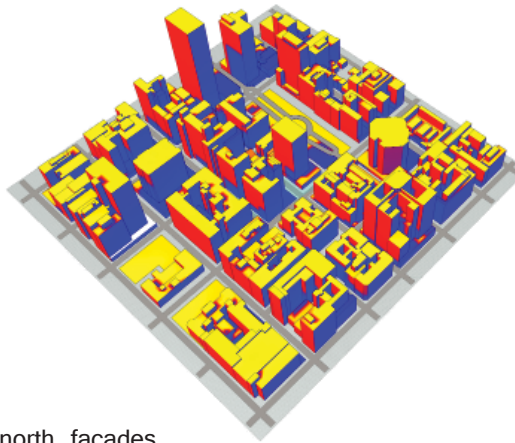
west facades



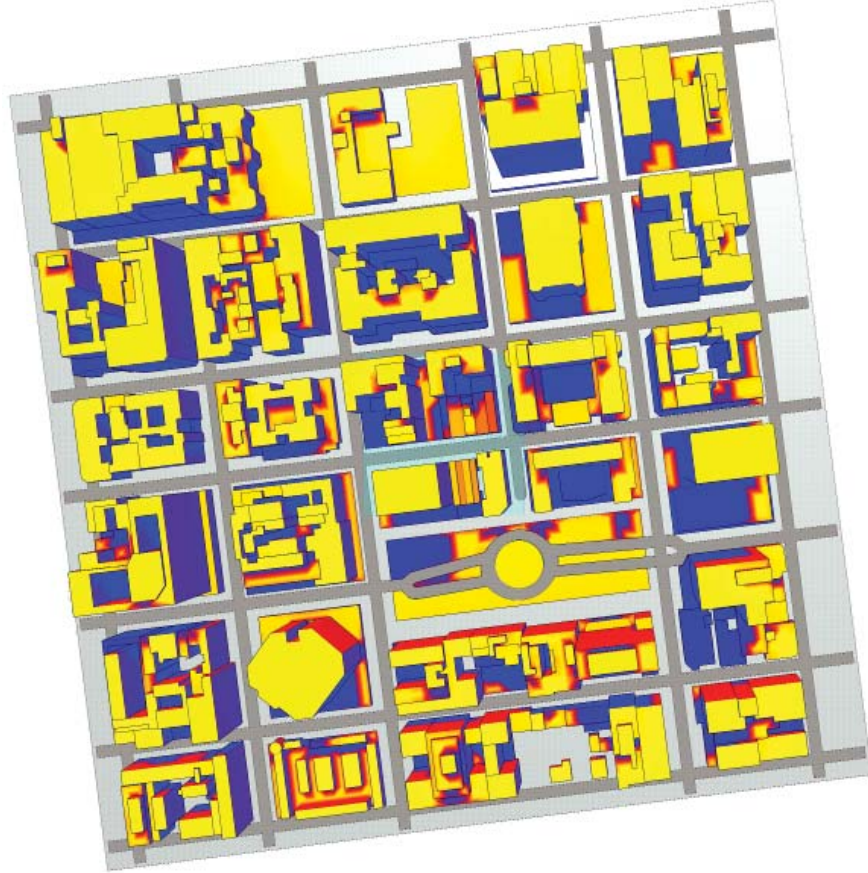
east facades



south facades



north facades



Series of diagrams showing the amount of solar radiation received by each face of the buildings within the study area

Solar Radiation

Solar Radiation is particularly interesting in terms of the type of environment it allows for. Depending on the orientation of the buildings (as discussed earlier), there is huge possibility to control and enhance this energy in order to create the perfect indoor environmental quality. As such, one needs to consider the various angles of the sun as well as its effects on the five orientated facade types (north, south, east, west, roof).

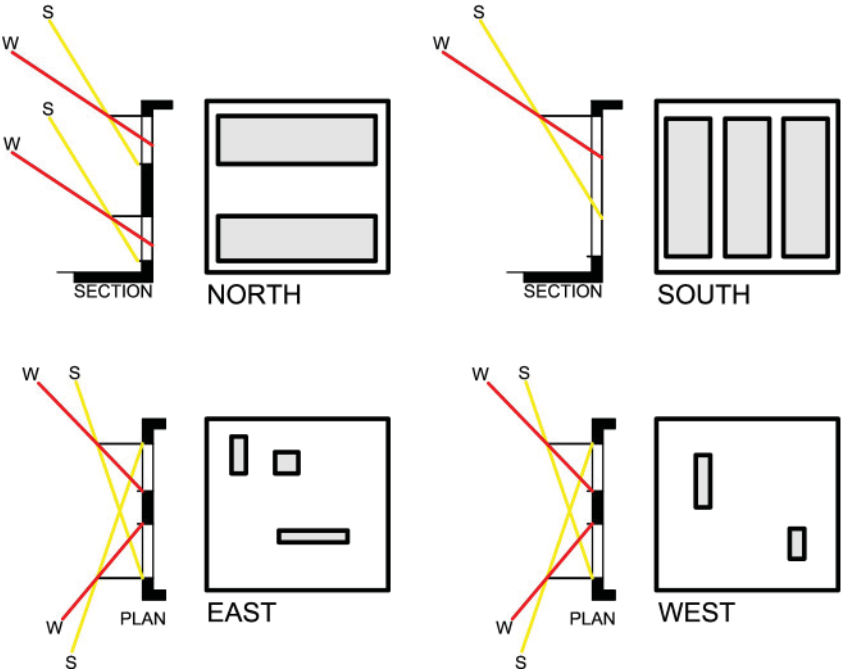
As one can see, each orientation face has very distinct features and so, the respective facades need to be detailed accordingly.

In the site model analysis, it can be seen that each façade is affected differently, with the Northern and Eastern facades acquiring the majority of the solar radiation throughout the day. Although this allows for a great possibility for solar heating and PVC cells, it must be carefully considered and designed so as not to impact negatively on the internal spaces.

As seen in the image below, each façade orientation requires very specific shading devices. One needs to ensure that the sun is controlled, otherwise the internal environment can become very unpleasant.

While the North face requires horizontal shading, the East and West require vertical shading, and the South facade requires possible a mixture of the two. The windows on the south can be larger due to the great quality of the indirect light. The East and West light is incredible sharp and bright and so, needs to be avoided altogether.

diagrams showing the various types of shading necessary to control solar radiation on all four orientations.



Wind and Ventilation

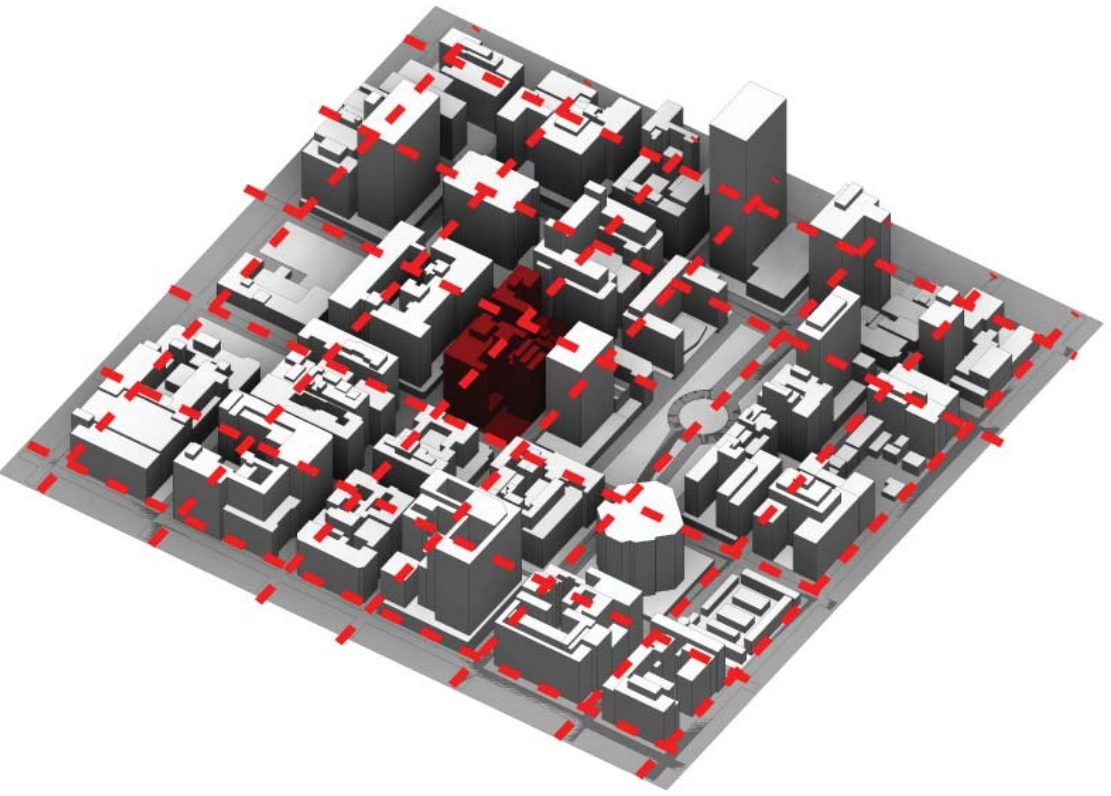
The first aspect to consider when analysing wind in the city is the orientation and layout of the grid. Due the 60x60 blocks being evenly spaced as well as the fact that the wind is predominantly from the north, there is a major consideration to make. The grid is organised so that there are North-South and East-West directional roads.

The North-South roads act as corridors that push and pull the wind through the city, creating very unpleasant conditions on the street level. One needs to understand how

this impacts the spaces of the existing site as well as on the buildings themselves.

One also needs to consider the effect that these 'wind tunnels' have on the buildings as it moves higher above the ground. The winds are able to travel at much greater speeds and so, special design considerations will need to be made to ensure the stability of the buildings.

In the site model analysis, the wind tunnels are obvious. They create vacuums as can be seen in Section AA and BB, and this is not good for the structural strength of the buildings or for the environment for the people. Since the wind is as strong as it is, there would be a lot of promise in terms of 'wind catchment' schemes that could be integrated into numerous sustainability programmes. These wind channels could be used in such a way, that it allows natural ventilation to occur throughout the building.

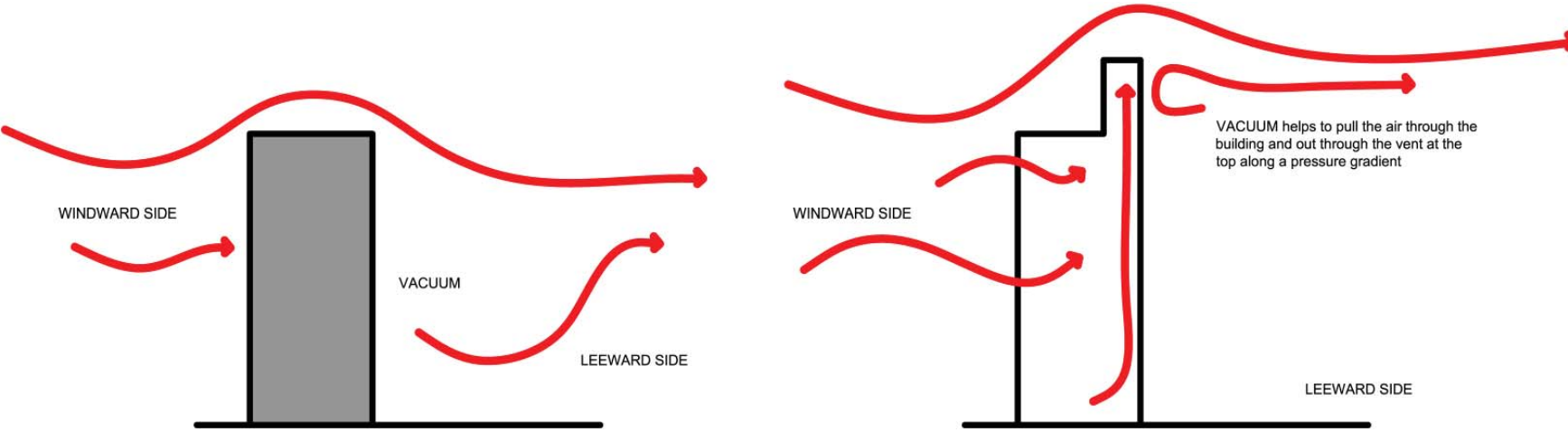
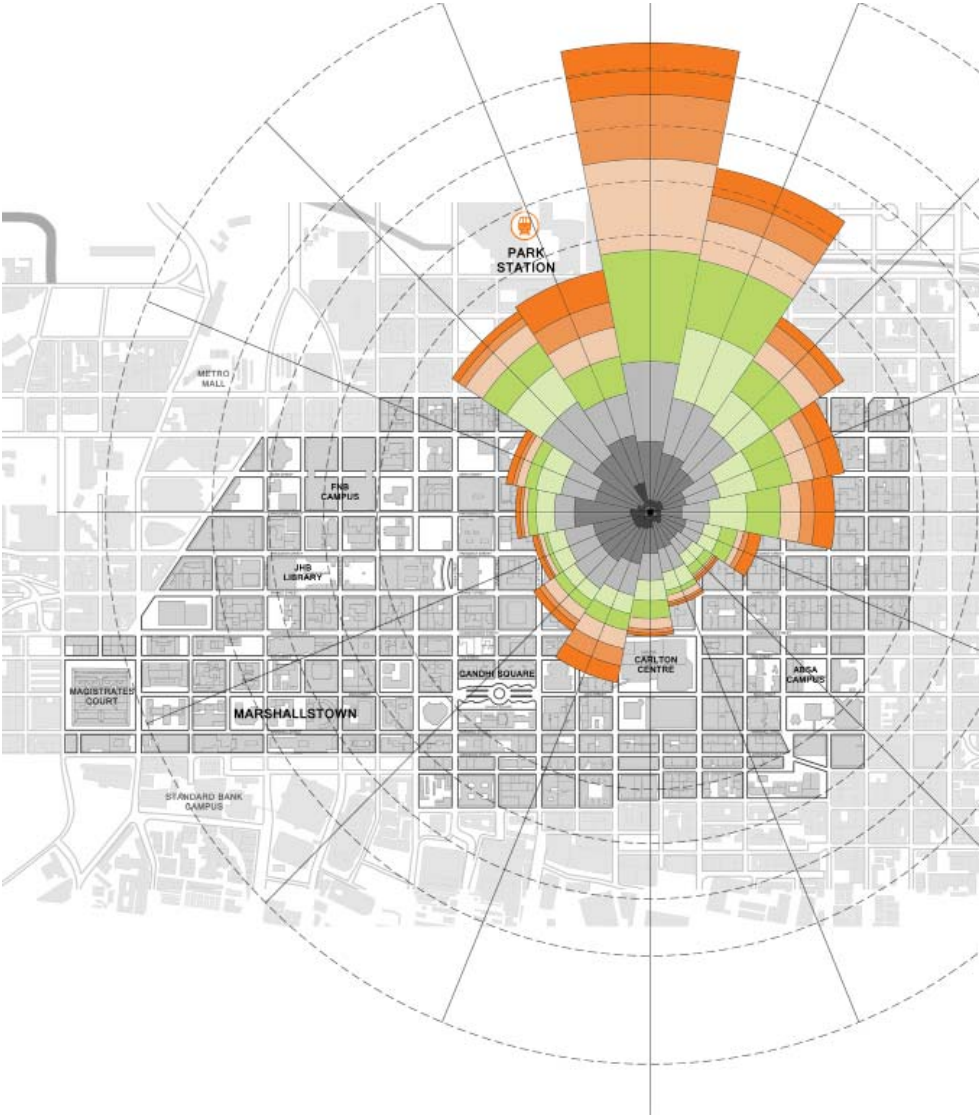
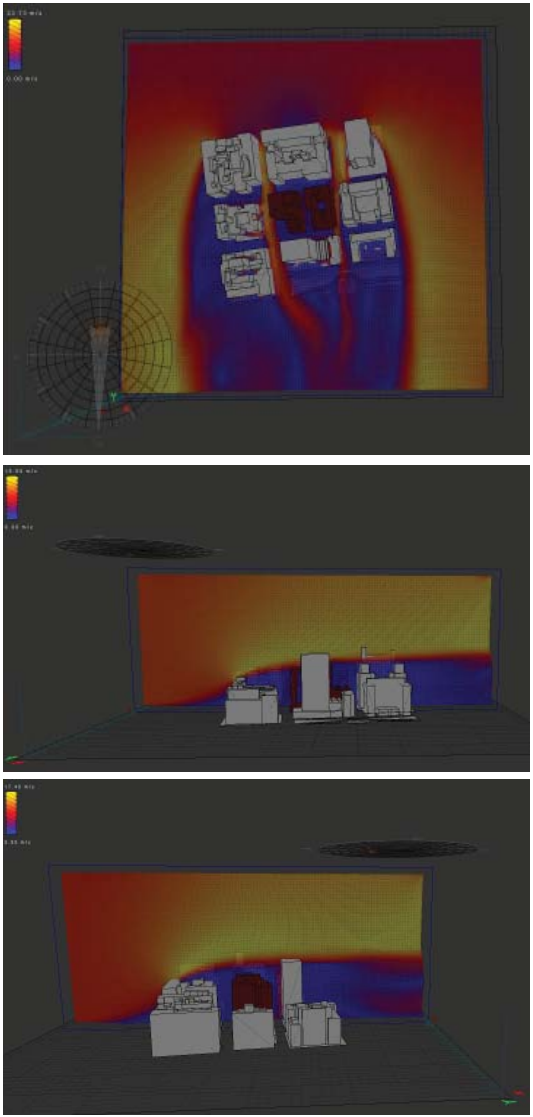


(right) 3D model the strict north-south and east-west grid

(far right top) series of diagrams showing the wind patterns through the site.

(far right top) site plan showing annual wind speed direction and magnitude.

(far right bottom) diagram showing the idea for a vent shaft that will enable natural ventilation through the building.

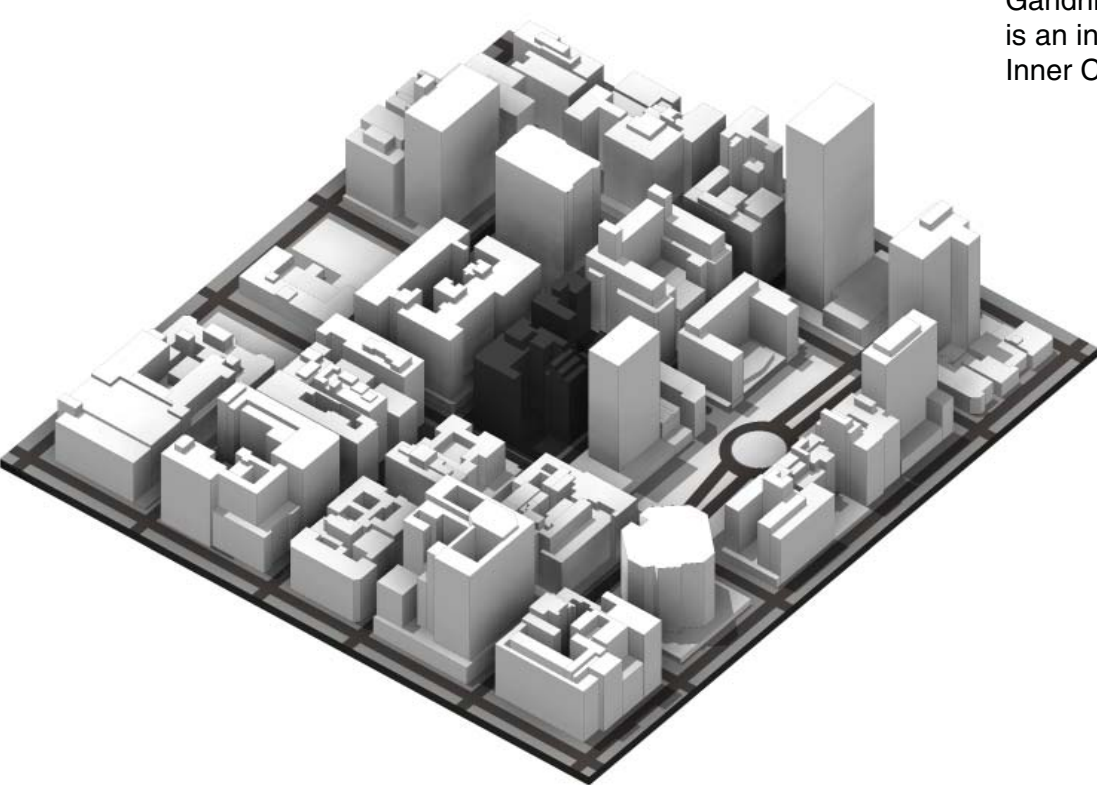


Water runoff

With the majority of rainfall occurring in the summer months, caution must be given to the use and storage of water. Due to its flat topography, Johannesburg Inner City's multiple flat roofs offer a valuable and necessary source for water collection. Each building could store a vast amount of water that could be used to feed into the systems of the buildings themselves.

With this in mind, it is very important to ensure that water is strategically stored and used in order to ensure the sustainability of the system. This water can also then be heated through solar heating systems, which would allow hot water to be reticulated throughout the building.

3D model showing the placement of the existing site within the study area as well as the density of the surrounding context.



Surrounding density

During the climax of Johannesburg's economic development, all height restrictions were lifted and building stretched into the sky, like the 200m high Carlton Hotel to allow for increased opportunity for investment. However, after the economic and social stagnation from the early 90s till present day, height restrictions have been replaced on many of the properties, in order to help regulate development.

However, some think that sky-high buildings are a sign of economic power and success, showing that so much space is desired in the city and worth the investment. As such, certain buildings are now being pushed above these restrictions, such as the Metropolitan Life Building on Fox Street as well as many other developments throughout the city, in order to attempt to create a the heart of the city. The ability for this to occur around Gandhi Square and Commissioner Street is an interesting notion as the heart of the Inner City.

Figure 100 (right top): Section perspective diagram showing the effects of a double skin system. (Moe, 2010: 226)

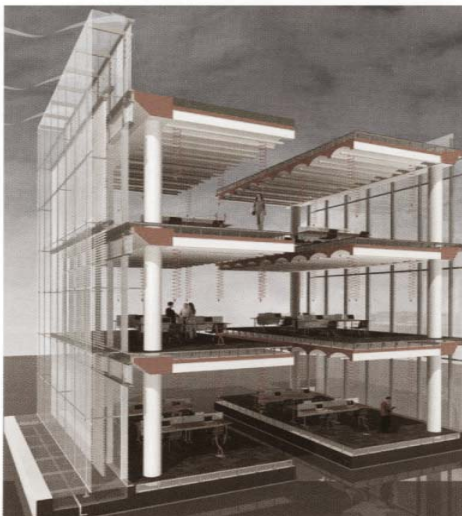
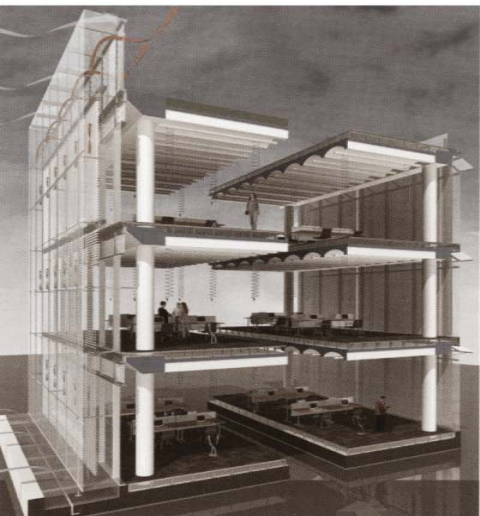
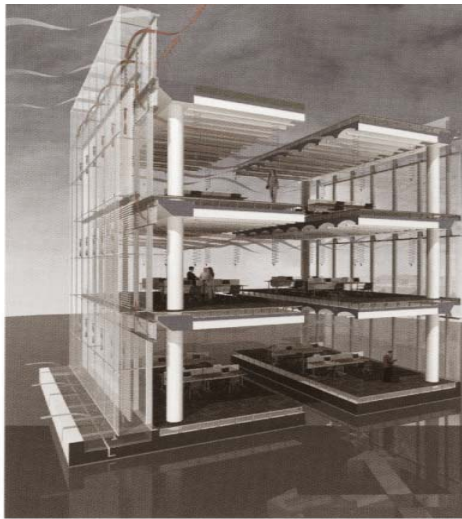
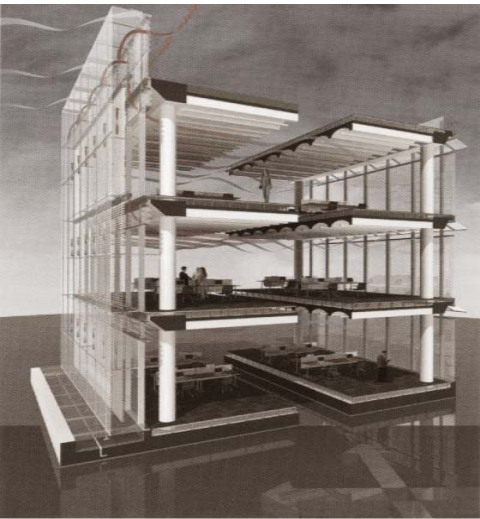
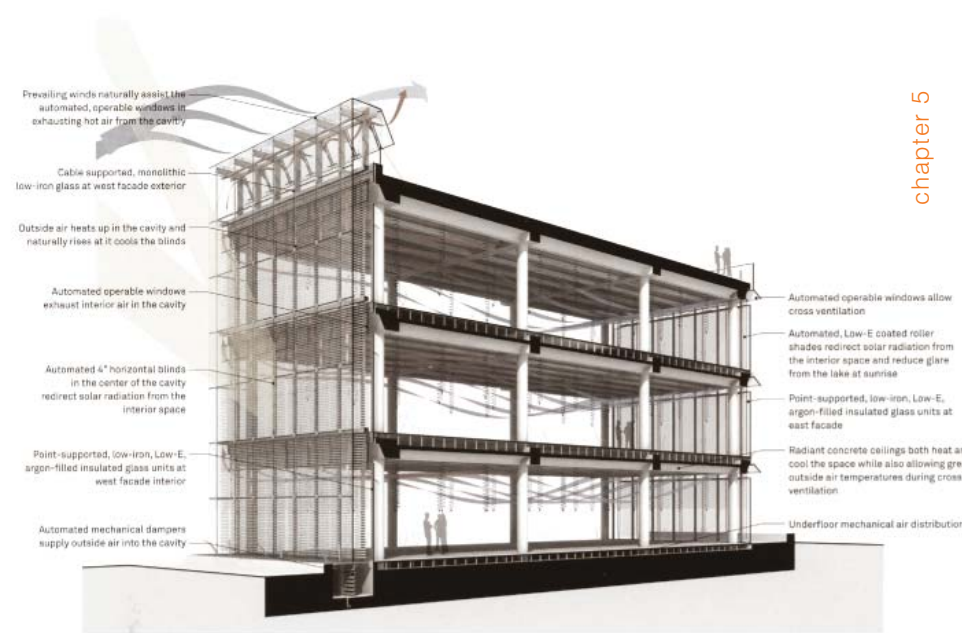
Figure 101 (right bottom): Series of diagrams explaining the differing modes of performance according to natural, cooling, heating and composite. (Moe, 2010: 227)

Design considerations and systems approach

With all of the site analyses taken into account, it was vital for me to create and design a building that would function in a sustainable manner. Situated in the city, there is a great need for water harvesting and reduced electrical cost and therefore, I decided to incorporate a systems-approach. In saying this, even though the buildings are technically three separate elements joined by an atrium space, the idea was to create a cohesive design that would allow each building to feed off the other; thus working together holistically.

Due to the concept of having a double skin system, I thus looked into the detail behind it. Kiel Moe showing in his book, *Thermally active surfaces in architecture*, (2010) that the system works differently throughout the season as well as throughout the day. One thus needs to consider orientation, radiant energy and light penetration into the building.

These double skin zones acts as a buffer element between the external and internal environments, thus allowing a natural gradient to occur. Depending on what type of performance mode is needed, the vents open and close accordingly in order to trap heated air or release it. This causes a pressure gradient that forces the air to move through the building and be vented outward.

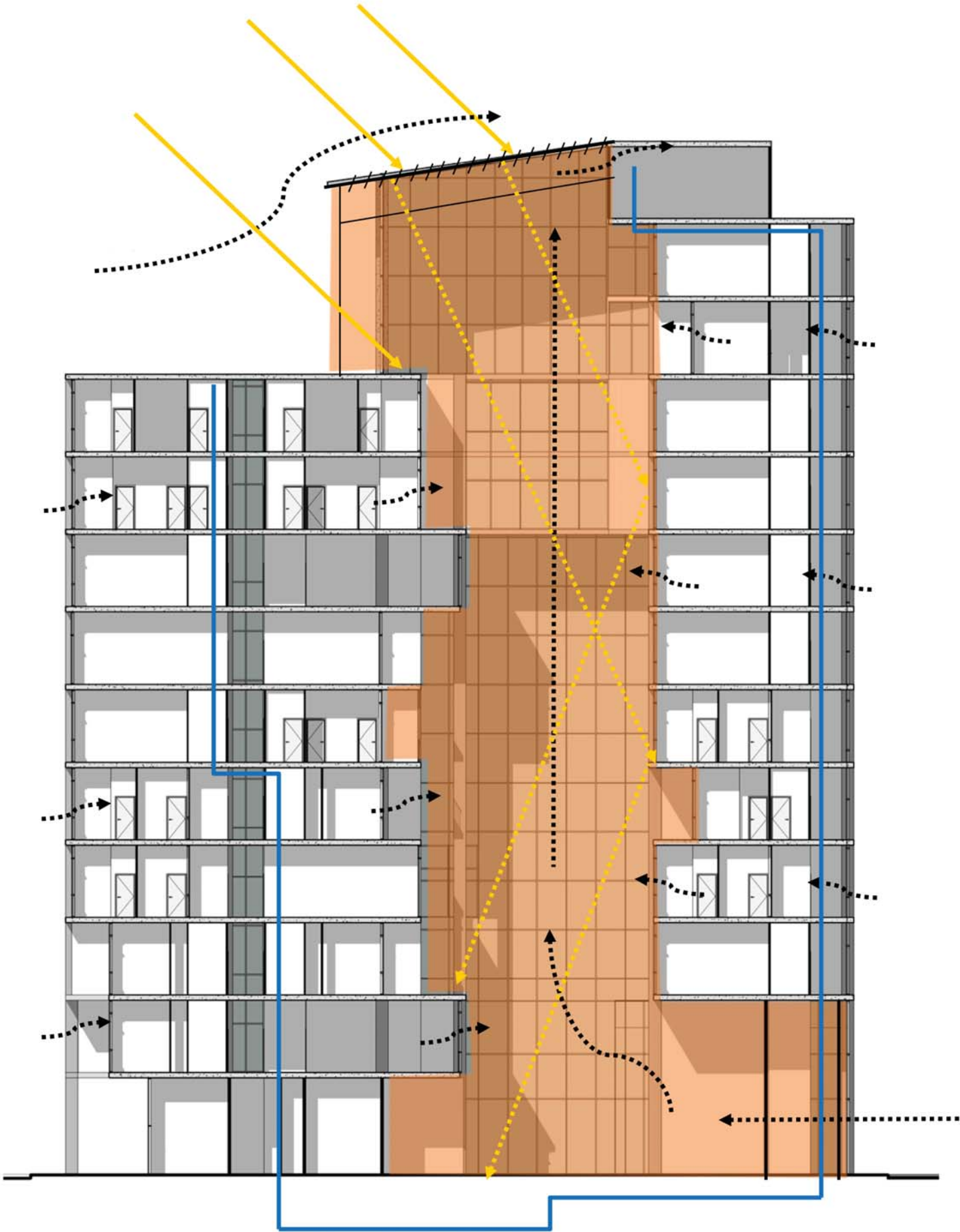
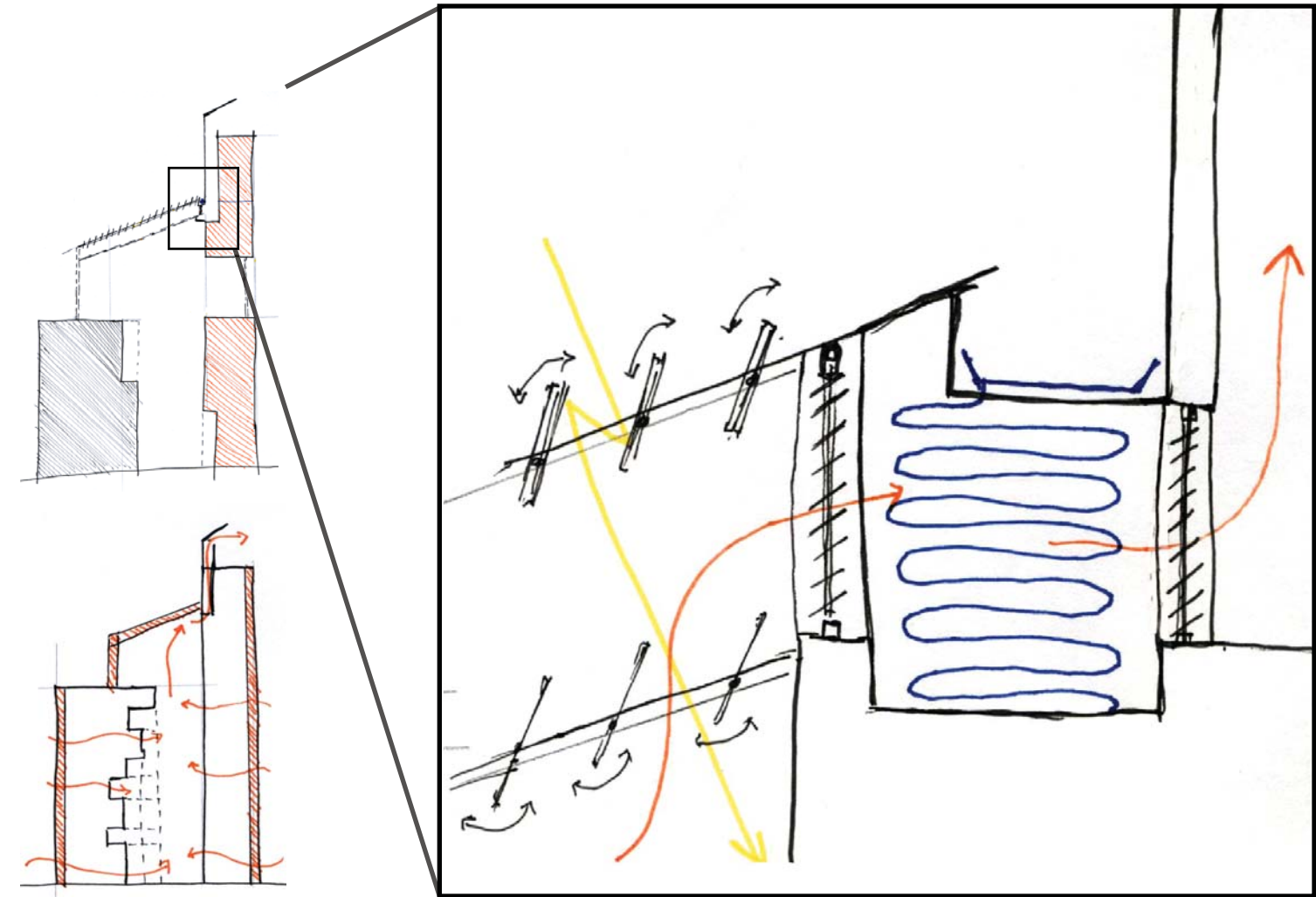


In my design, I wanted to use this system to help create the buffer zones and allow for natural ventilation as well as environmental control. Together with my atrium space, these systems would work hand in hand in order to create an overall systems scheme for the entire block. Thus, the atrium becomes a critical element, not only programmatically and aesthetically, but environmentally as well.

The final idea here is to capture rainwater at the south end of the atrium roof and

store it. From the storage tanks, the water would flow through a series of pipes into a 'transition chamber'. This chamber occurs at the highest point of the atrium roof where all the hot air collects. Due to this collection and the venting systems installed, the air would be controlled so as to heat up the water within the pipes.

This water would then be transferred through the floor slabs themselves in order to provide a natural system of heating and cooling within the building.



chapter

the [re]introduative platform development

06

THE [RE]INTRODUCTIVE PLATFORM: a work in progress of the facility

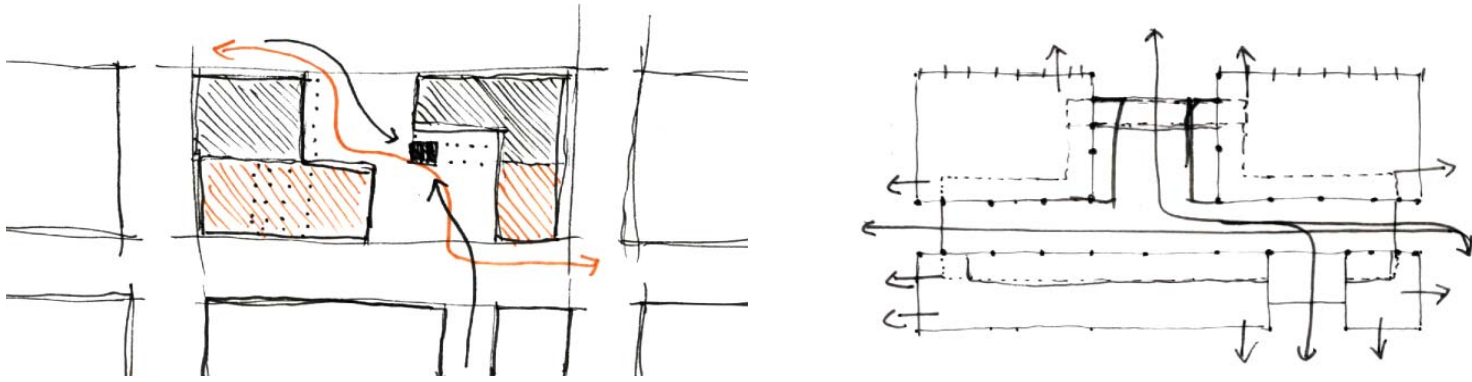
transparent and active entity. By active, it is implied that it is not only the people that move through the building and interact with it, but the building itself that seems to come alive.

The building has taken on the form of a

Through the multilayered façadal system as well as the fact that certain of these

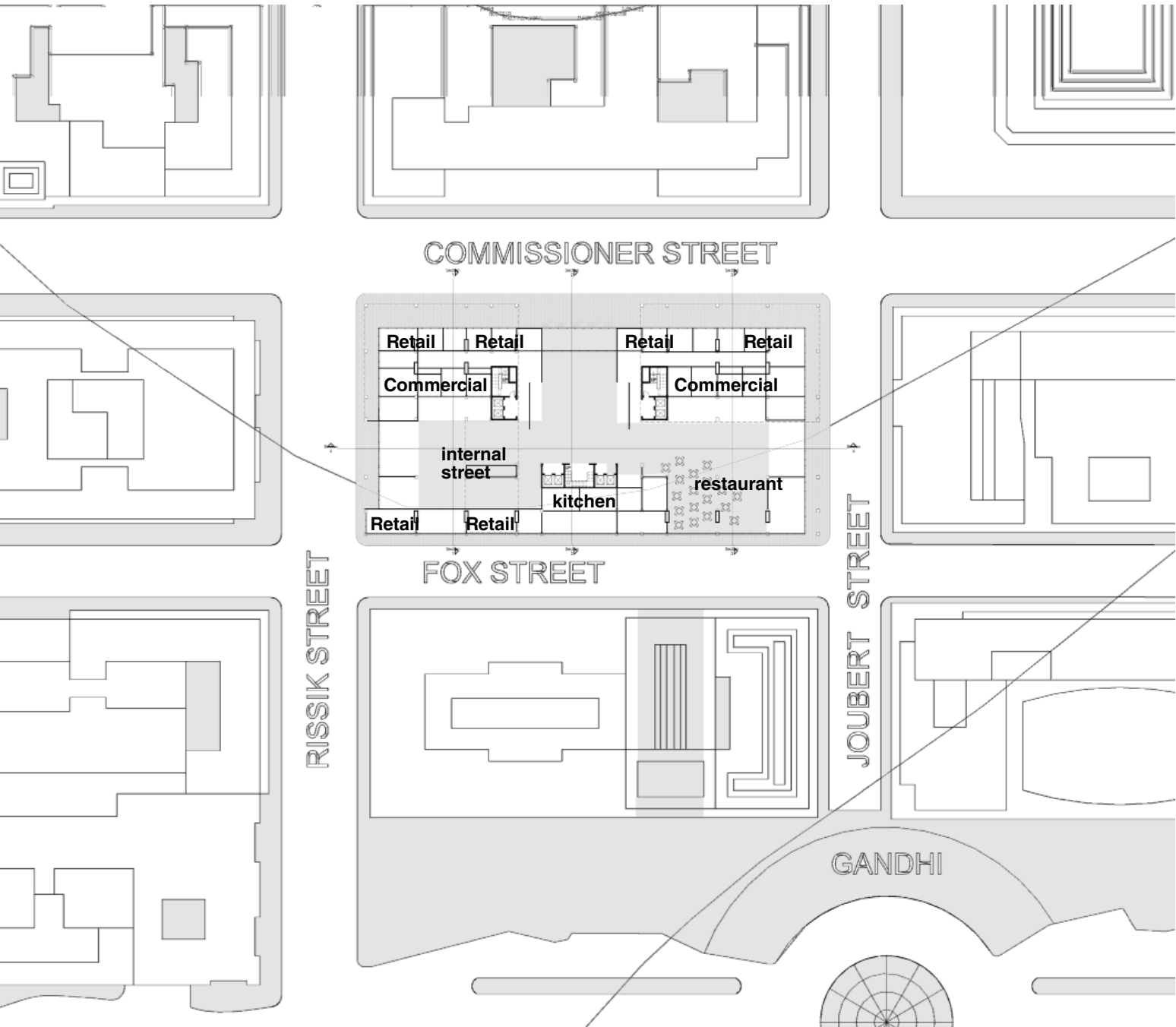
Internal perspective of the atrium space and dynamic façadal system





concept sketches showing movement paths and focal feature within the building

ground floor plan and surrounding context, showing the link from Commissioner Street, through the building and the Somerset House arcade to Gandhi Square

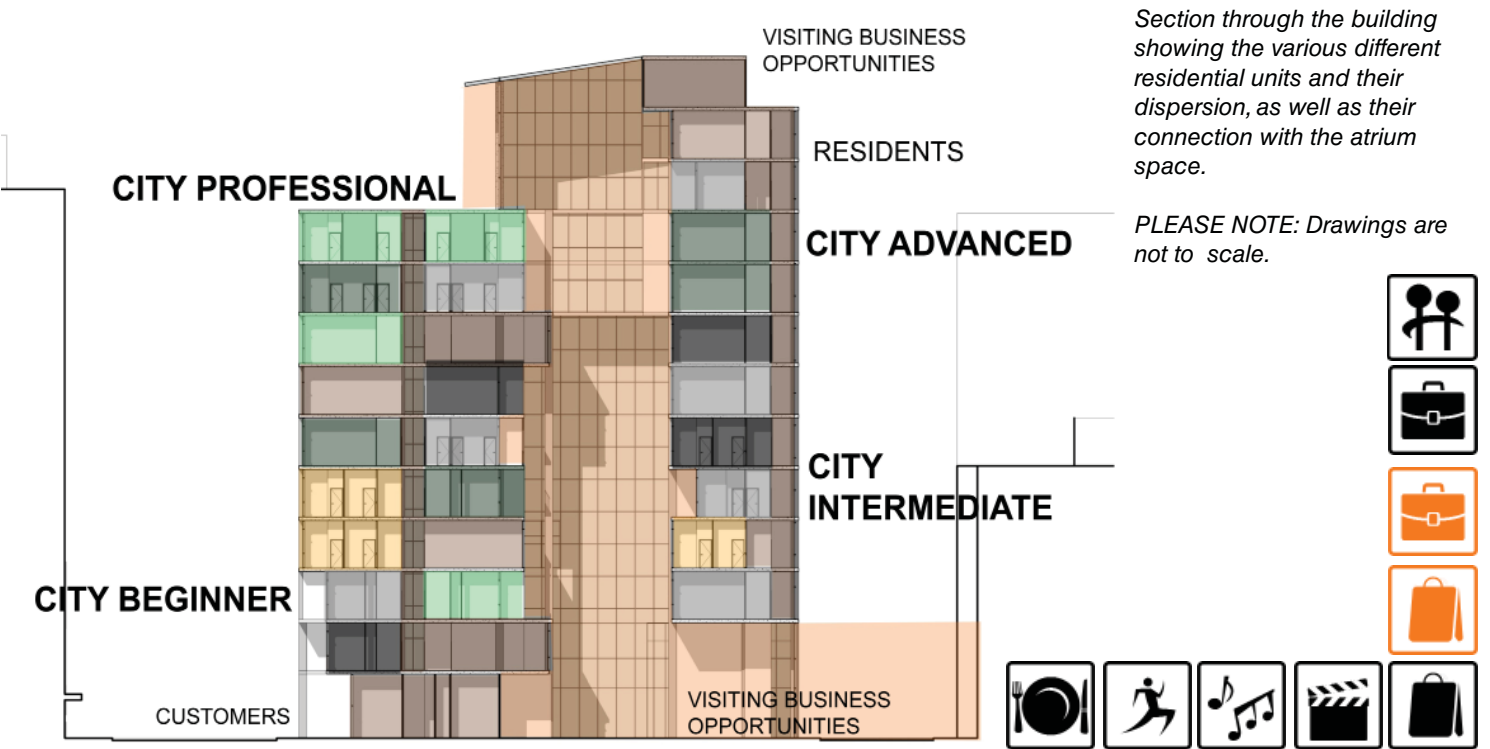


panels can move and adjust according to light, views, noise and ventilation, the actual elevation of the building will change continuously throughout the day. The point here is to emphasise that a building is not simply a dead structure that holds offices, apartments or stores, but rather, the building is actually 'alive' and just as important as the people within it.

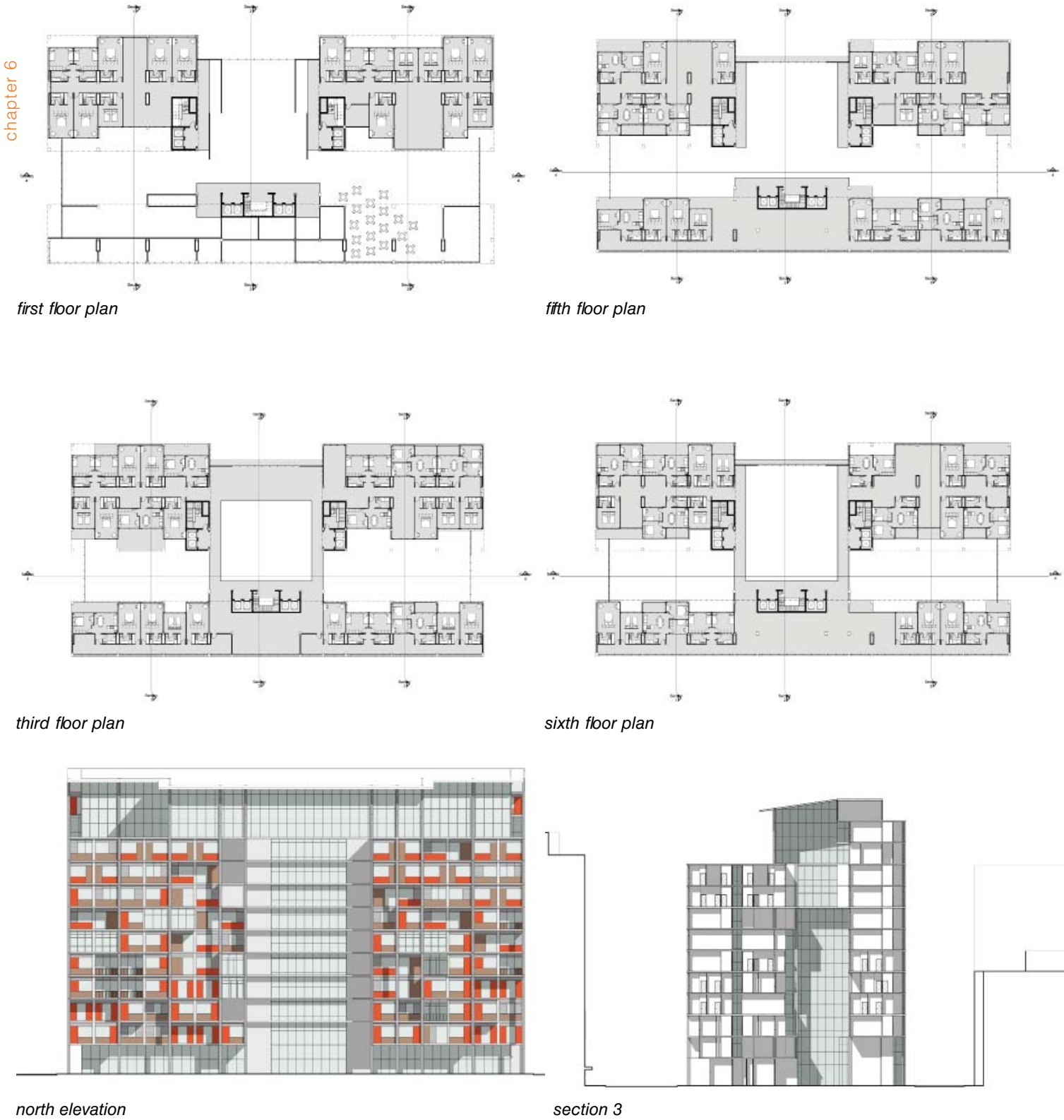
The ground floor has been designed in such a way as to allow pedestrian movement through it. As opposed to cutting people off from interacting with such a building as Olitzki's arcade do, this building aims at creating a truly public connection to the people of the city. However, as in all cases, there will be certain different entrances for residents and visitors to ensure security of the units themselves.

As such, there is a healthy mix of programme throughout the building, from ground floor all the way to the top. This will help to ensure the interaction between the various different building inhabitants as well as the interaction between the multiple facilities.

Where the residents are concerned, a scheme for the individual living units has been developed in order to sustain and maximise their potential for growth and development. As such, as one ventures through the four developmental stages, the accommodation units change accordingly, with regard to number of people, amount of rooms and amenities, shared facilities and a varying ratio of public to private space. Each unit has been carefully designed in order to emphasise the certain skills to be learned within each developmental stage.



3-DIMENSIONAL SPATIAL AND PROGRAMMATIC NETWORK linked by varying HIERARCHIES OF COMMUNAL ACTIVITY to allow for the ACTIVATION OF THE ENTIRE BUILDING AS A WHOLE.



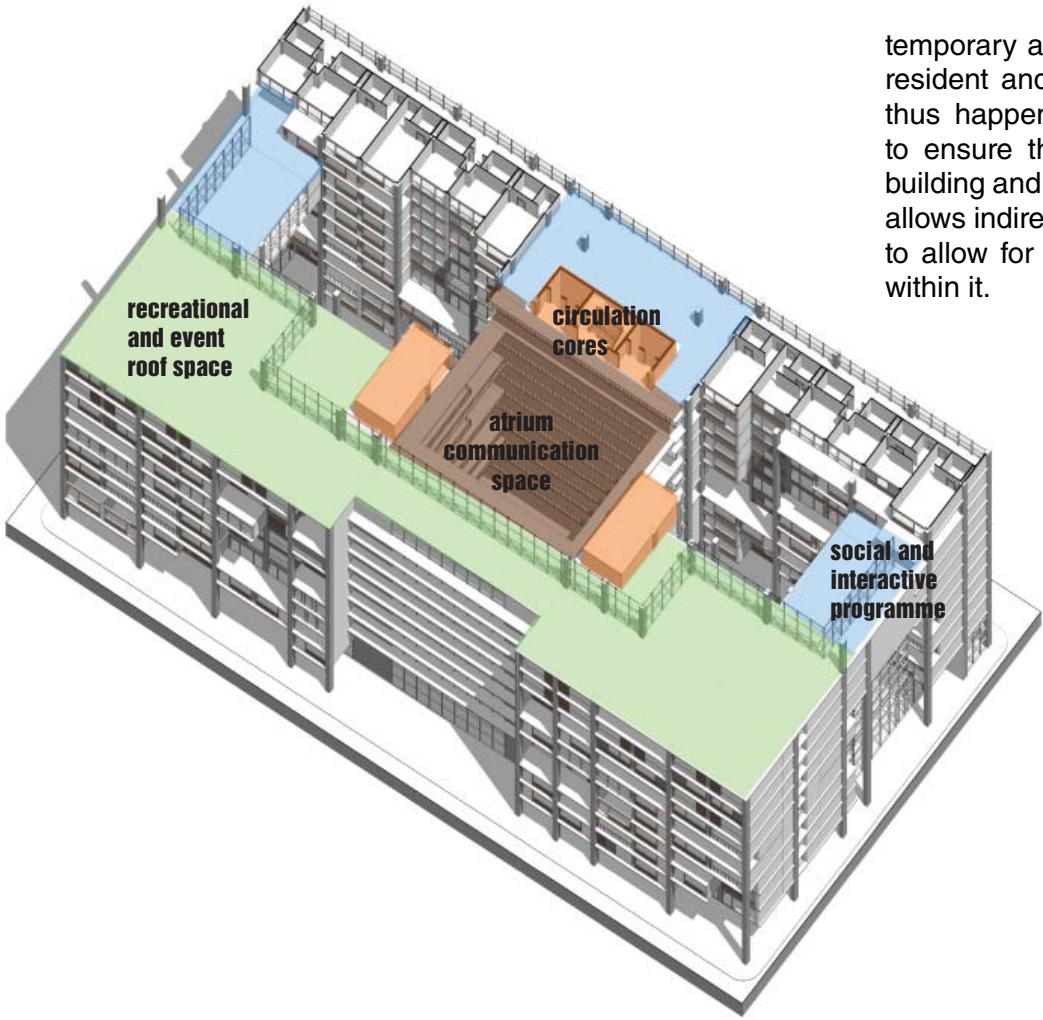
It was also important to pull the visiting public through and up into the building, to maximise the level of interaction. As such, certain public facilities such as recreation space, events spaces and private meeting halls are scattered throughout the atrium and up to the roof of the building, enforcing the need for people to interact with the building at a variety of levels.

As can be seen, the plans and section profiles shift and change throughout the building, allowing a dynamic and exciting experience to occur.

The atrium is the most important space, as it acts as the connecting element between old and new, naive and experienced,



temporary and permanent and ultimately, resident and visitor. The main circulation thus happens in and around the atrium to ensure the interaction between man, building and environment. This atrium also allows indirect light into the building, so as to allow for north and south facing units within it.



3D sections through the building showing the programmatic dispersion, as well as their connection and interaction with the atrium space.

At this point, it was necessary for me to go back and re-evaluate the building in connection to the context. As such, changes are being made to ensure its integration into the urban realm. It was thus important to increase the height of the new block, so as to visually enhance the 'heart of the Inner City' as well as for technological reasons to act as a vent shaft.

It is also important for me to reconsider the subdivisions of block, plot and lot, in terms of the elevation and plans of the building. This is a finer level of detail and resolution that needs to be added in order for the building to truly integrate into the surrounding context.

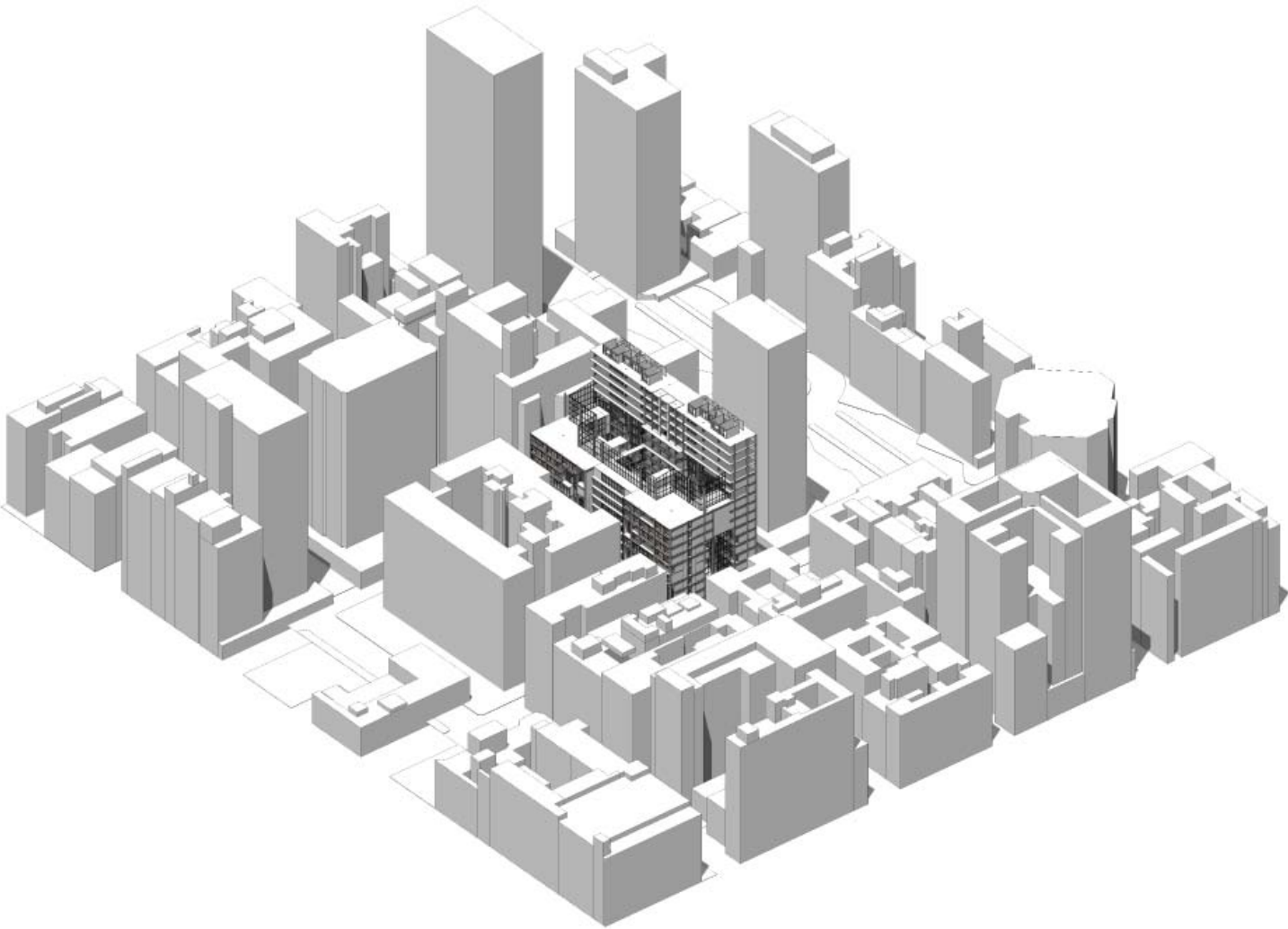
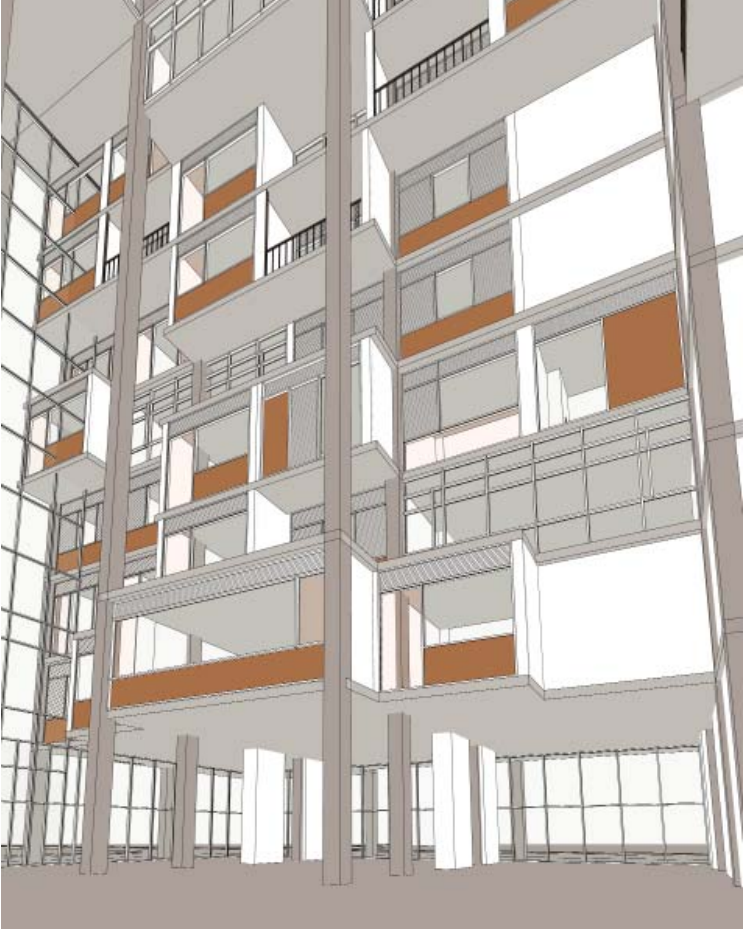
section through the building to show the updated scenario with the extended new structure to allow for proper vent stack to occur as well as a more visual interaction with the surrounding context

(right) internal perspective within the atrium space

(below) a site context 3D model showing the situation of the building within its broader context

The atrium is the core attribute of the building, without which, the buildings on the site would each function individually. As such, the atrium has been developed to truly merge these buildings in terms of sustainability and environmental control. They each depend on each other to function properly, and as such, are interconnected at every level.

The atrium roof linking to the vent shaft element was the most sustainable element, as this detail allows a successful environmental quality to occur. As such, the double-layered roofing system provides a



buffer zone that heats up during the day, while still allowing natural indirect light into the building. This heat-well helps to create the gradient necessary to pull air through the building.

The louvred system of the roofing panels also changes according to the month, to ensure varying lighting qualities throughout each day. This building is thus, constantly shifting and changing according to climatic input and capturing and most importantly, social interaction and integration.

(below) 3D model of the building before the changes were made, showing the idea of integrating the existing with the new.

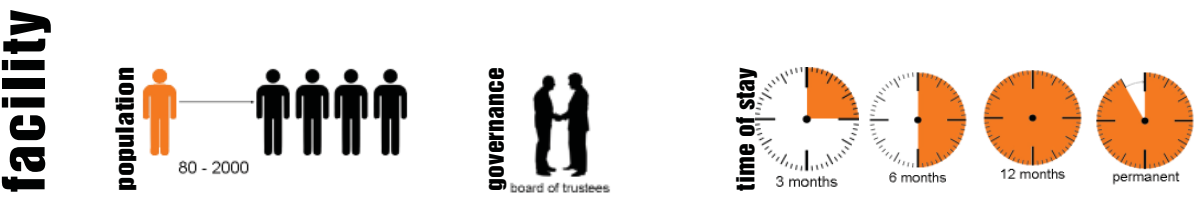
(opposite) perspective of the north facade from Commissioner Street of the dynamic facade and face-lifted existing buildings



chapter 07

the final [re]introduative platform

THE FINAL [RE]INTRODUCTIVE PLATFORM



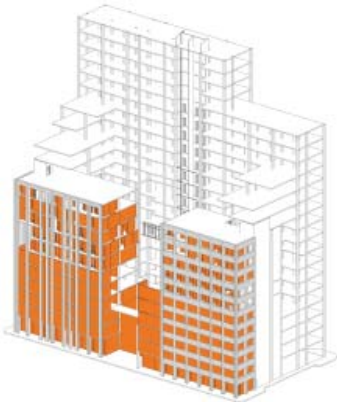
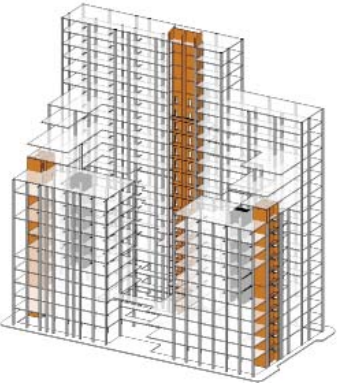
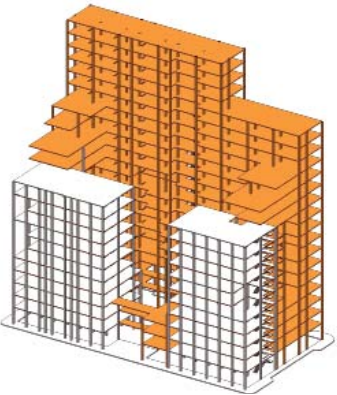
3d view of the interior atrium space within the platform.



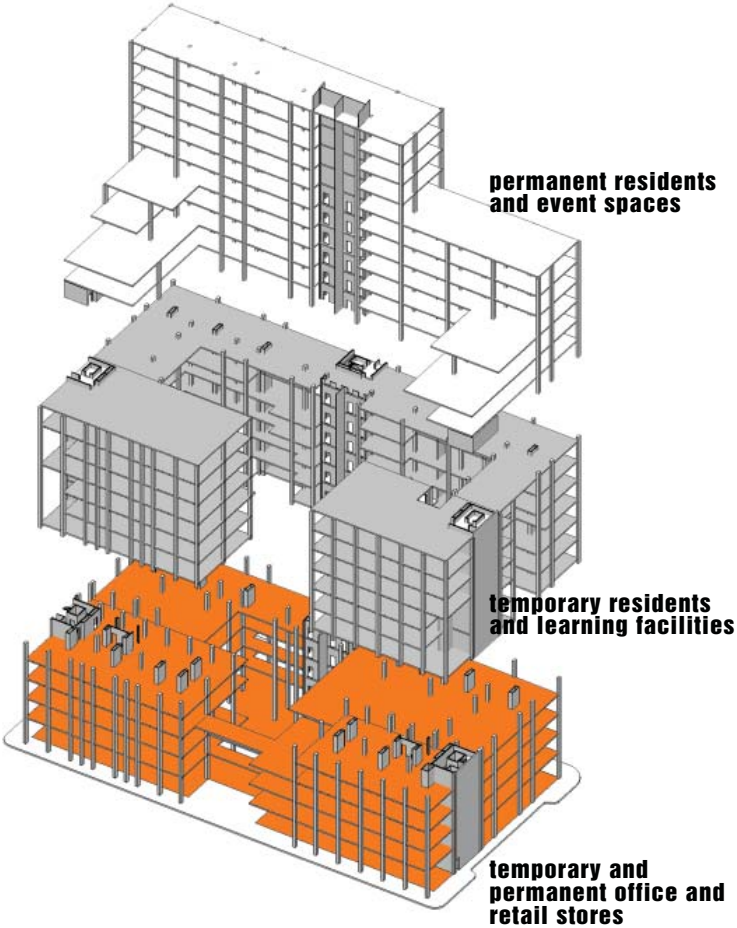
structure

circulation cores

facade



programmatic response



city beginner

city intermediate

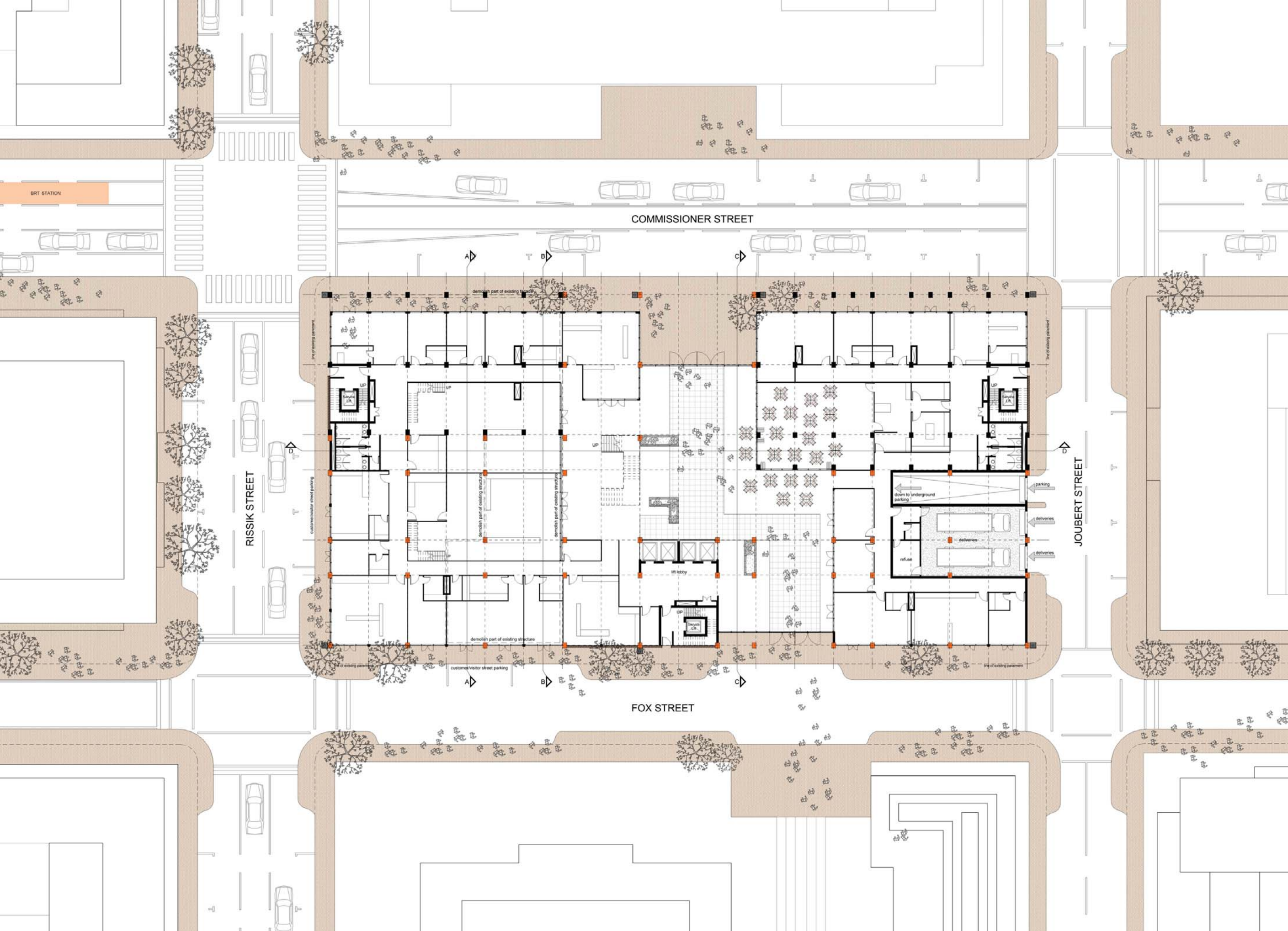
city advanced

city professional

permanent resident

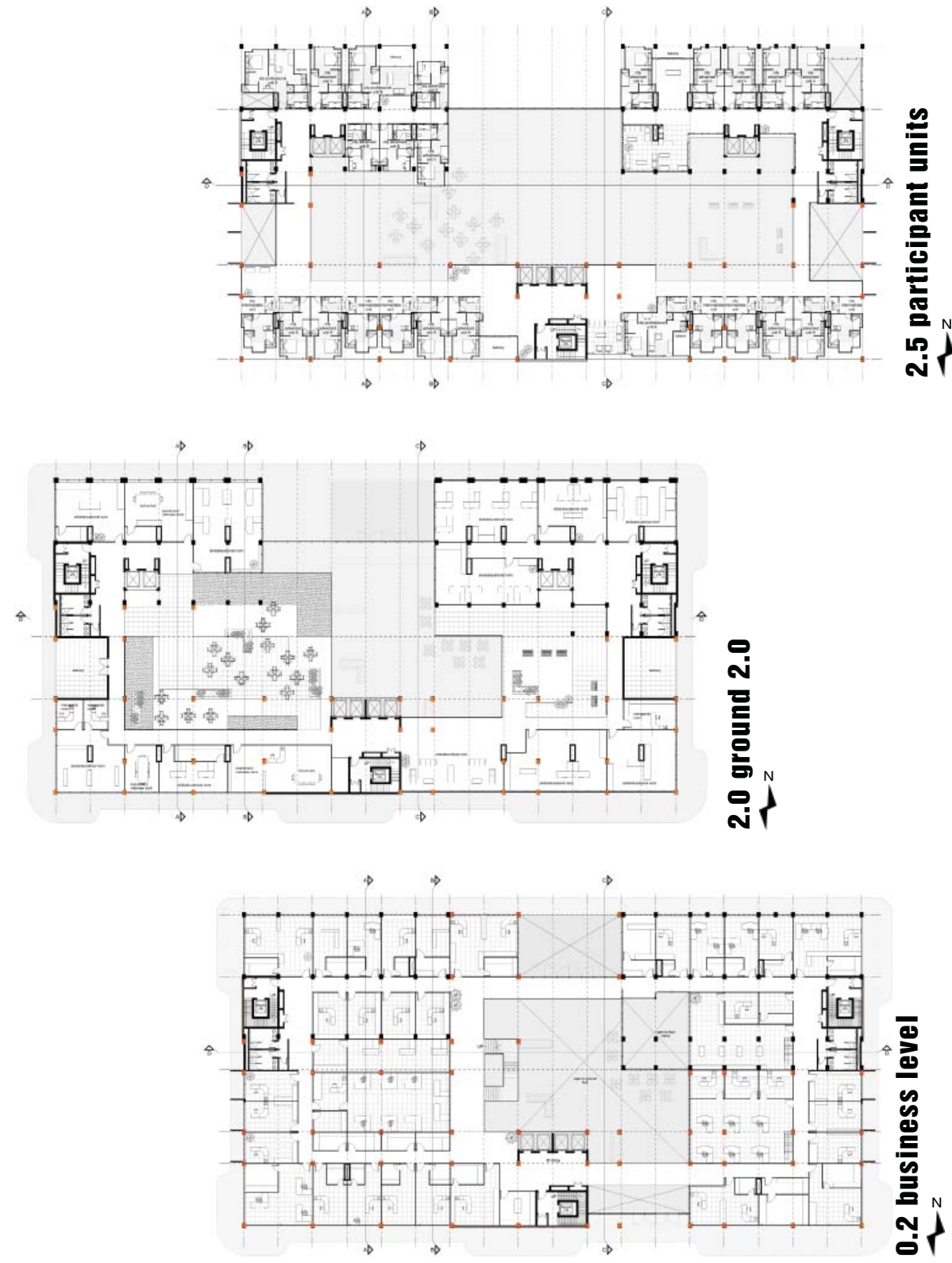
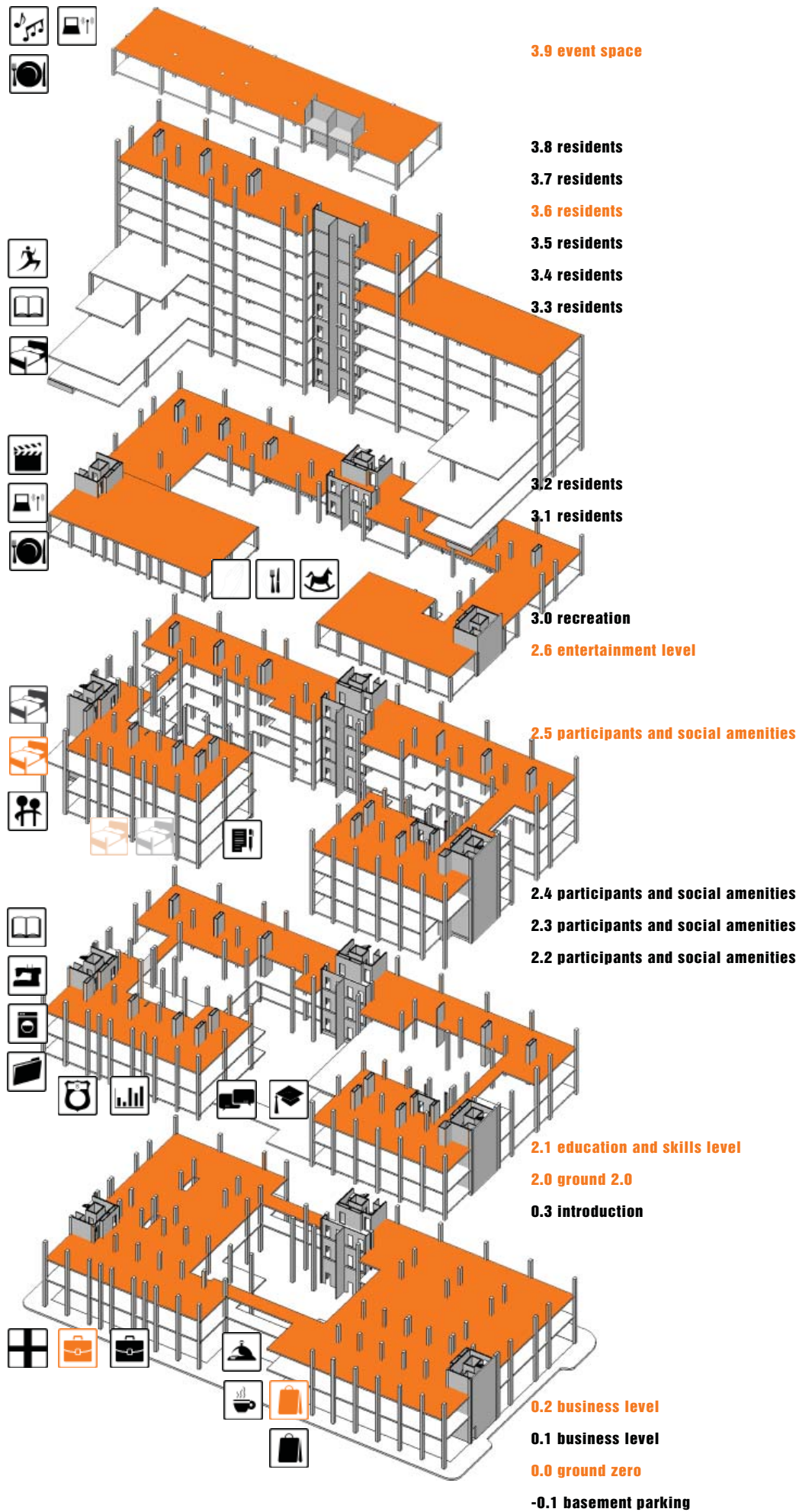
3d view of the interior atrium space from an apartment window





0.0 ground zero with immediate context

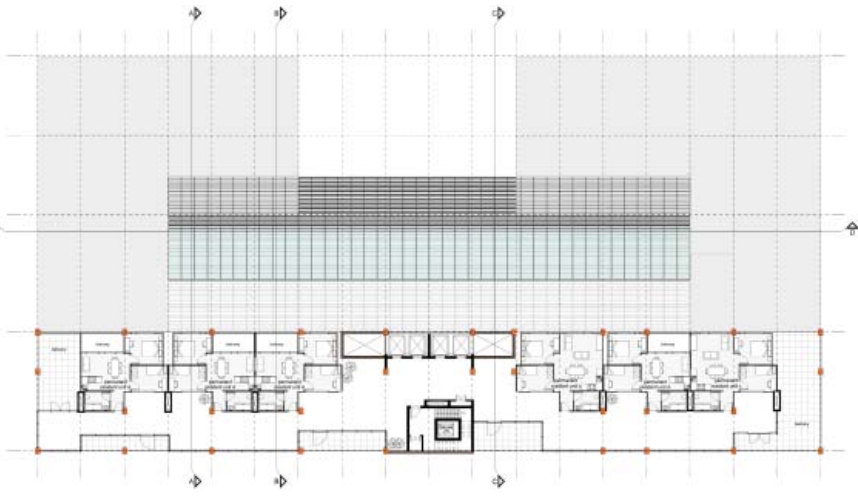




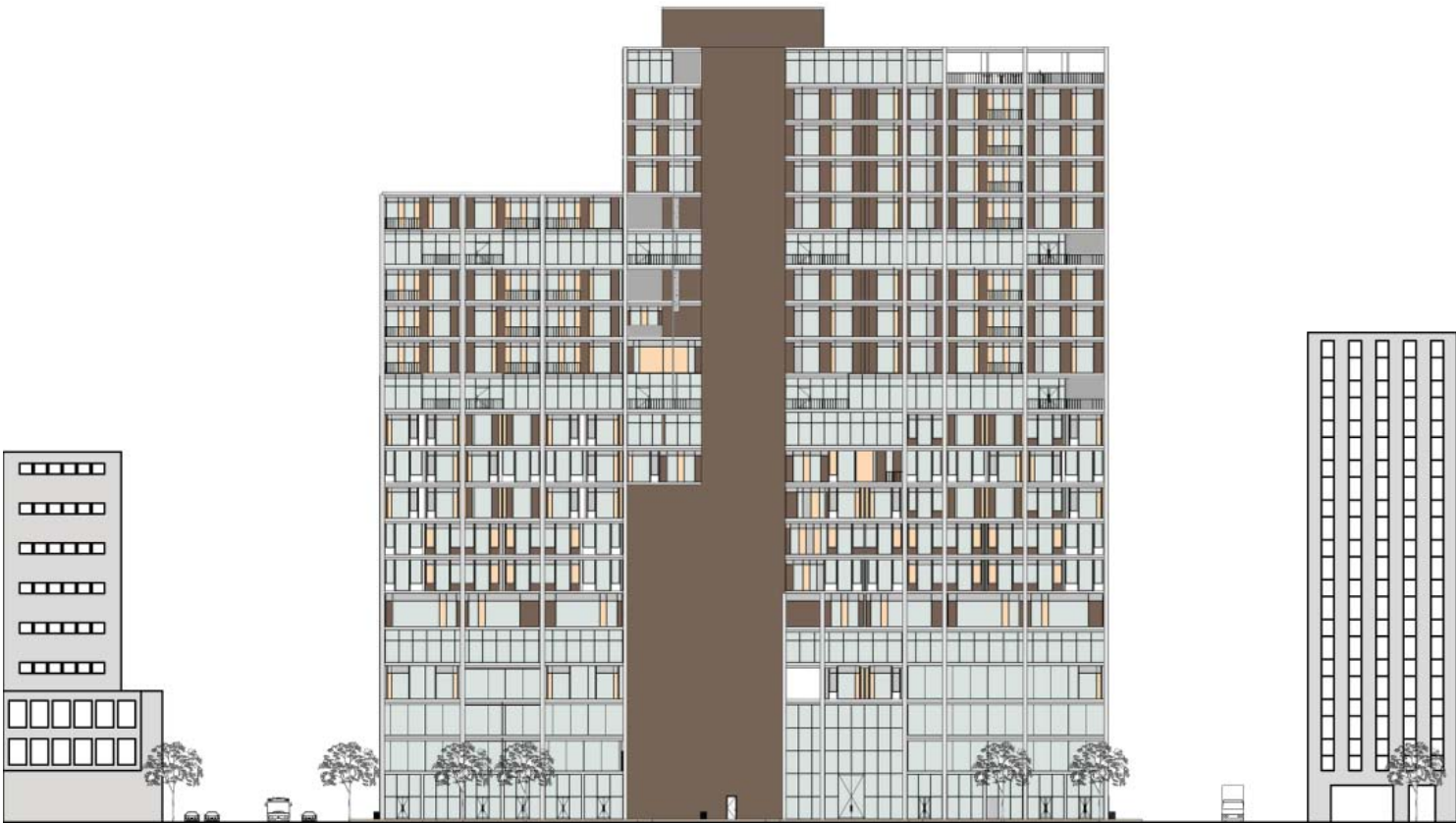
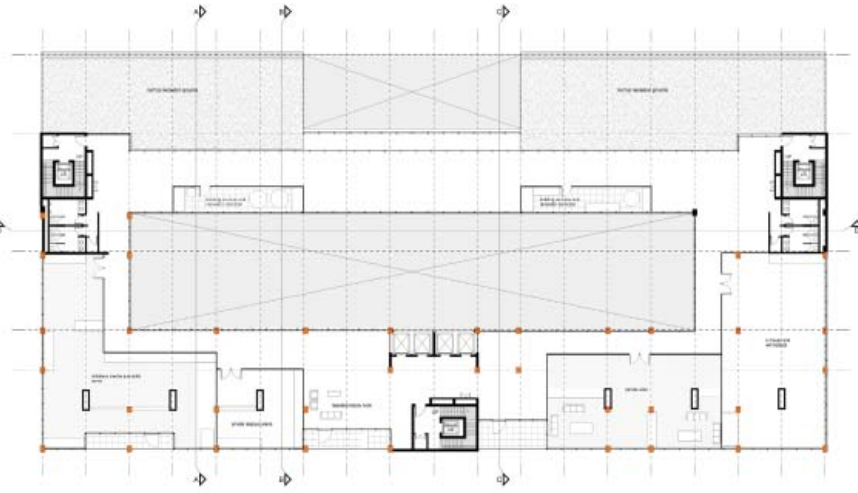
3.9 event space



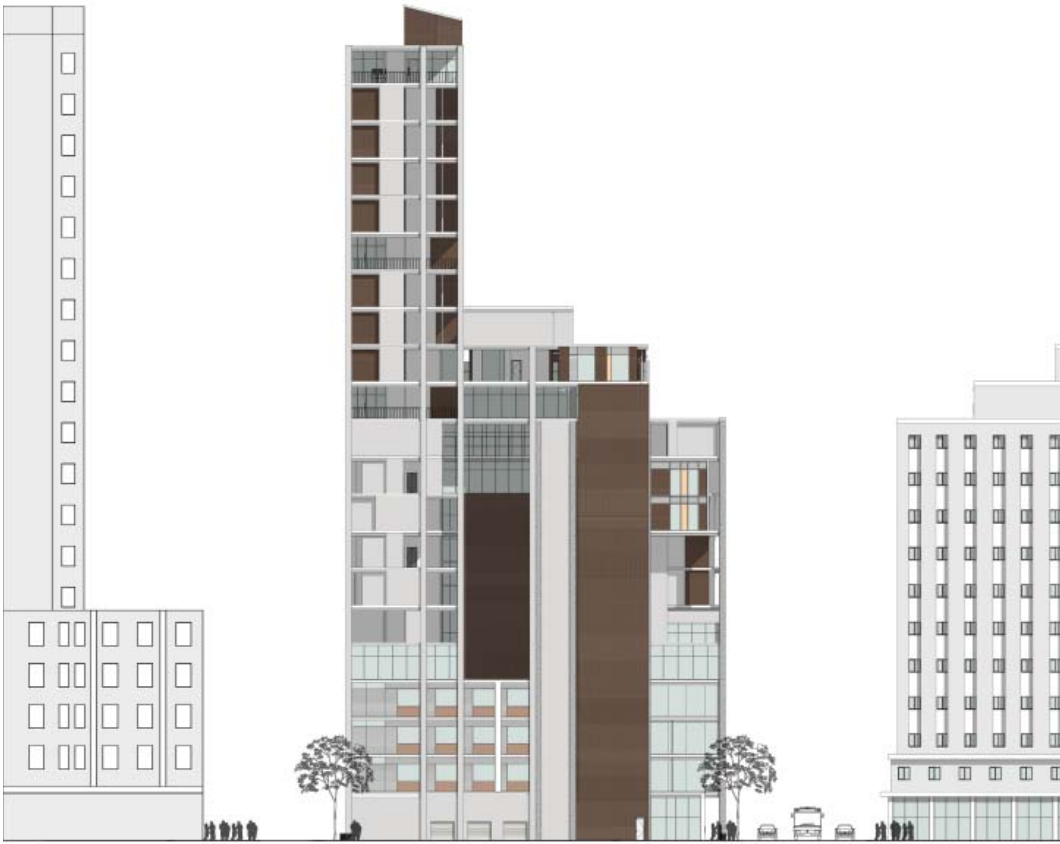
3.6 residents



3.0 recreation and entertainment



south elevation



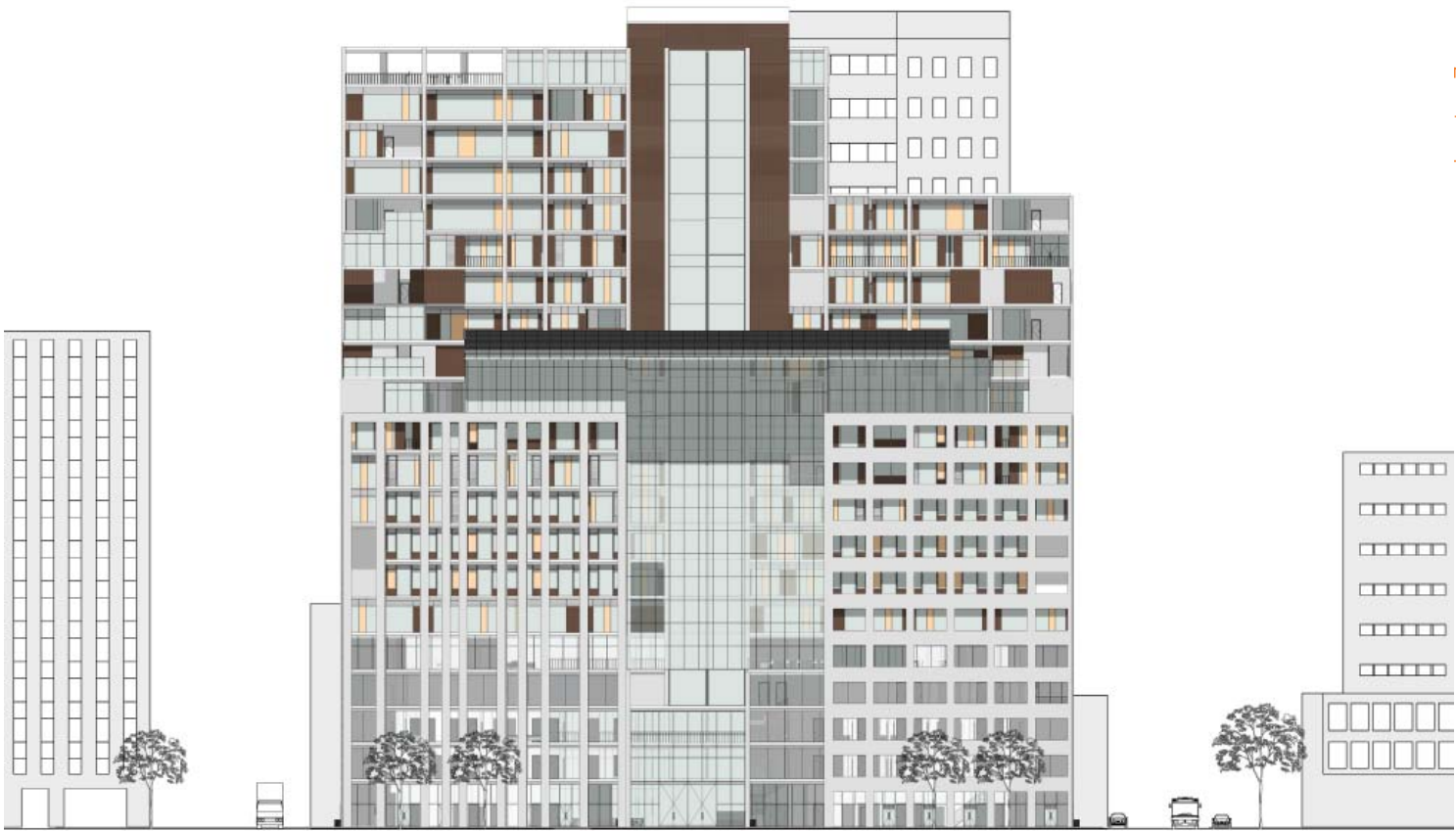
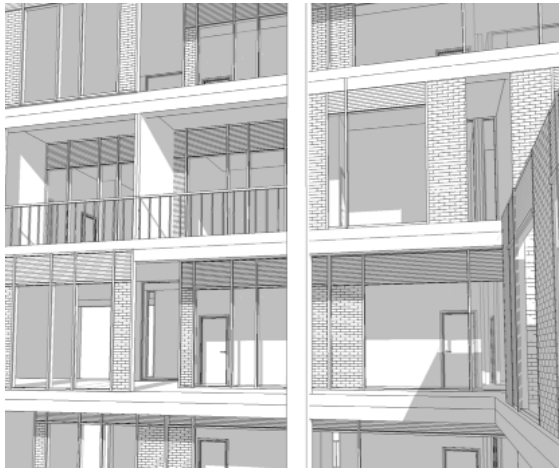
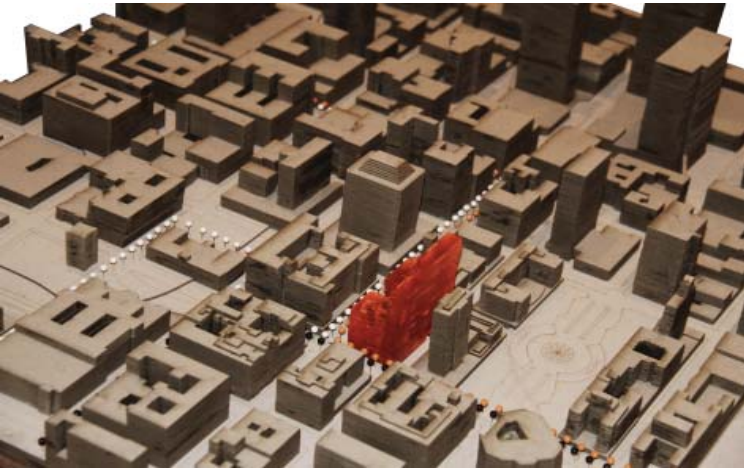
west elevation



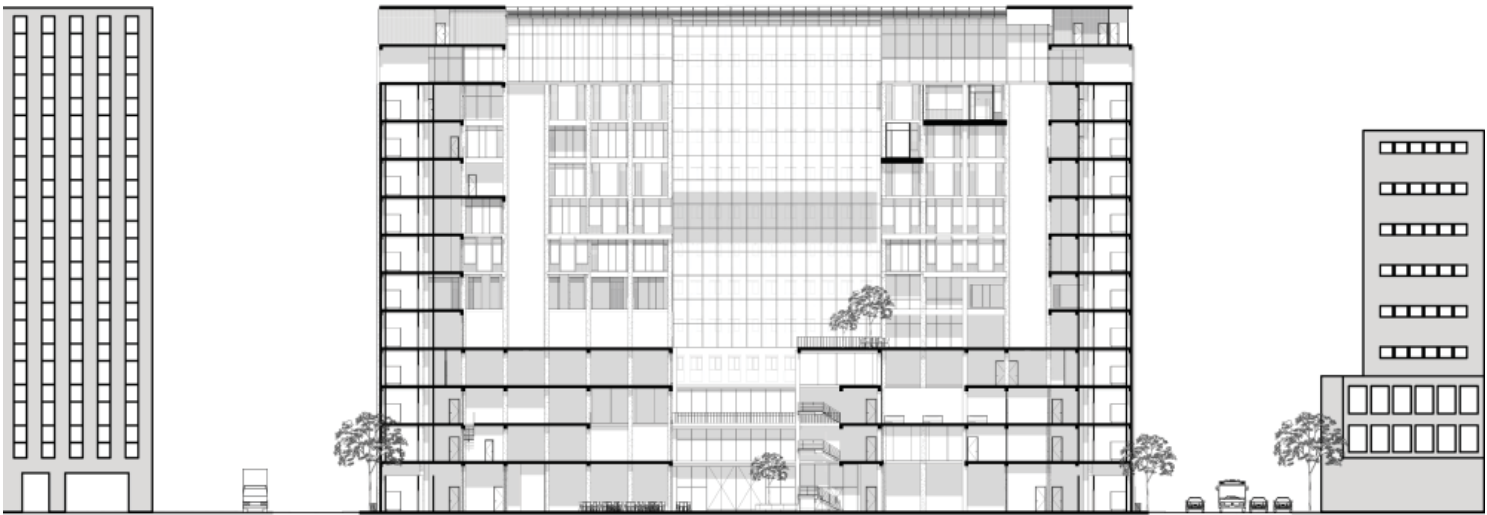
section aa

(below): physical model showing the placement of the platform relative to the city grid and gandhi square to the south.

(below right): view of the patterned faadal system of the living units.



north elevation



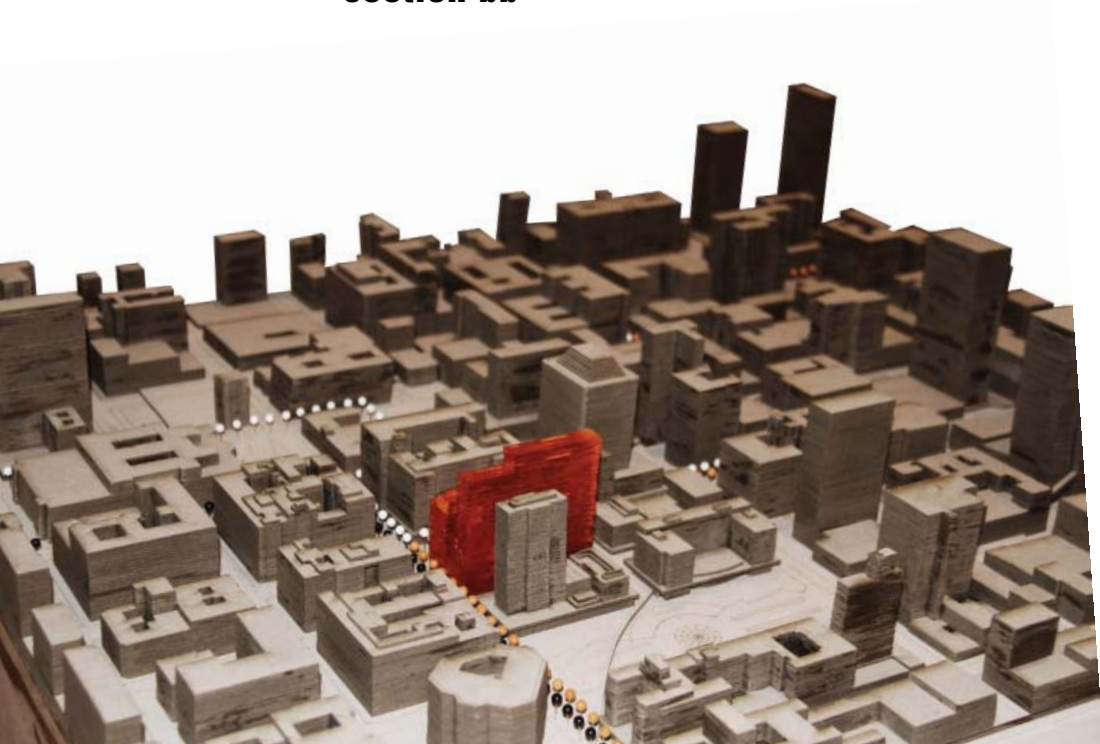
section dd



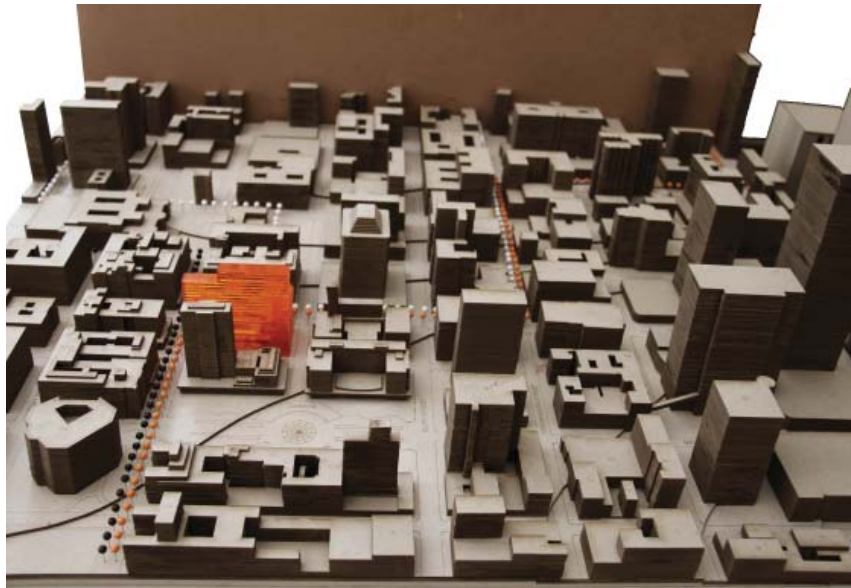
section bb



section cc



(left and right): physical model showing the placement of the platform relative to the city grid and various CIDs.





(left): 3d view of the interior atrium space.

(above and right): physical model showing the actual platform relative to its immediate surroundings.





(right): 3d view of the interior atrium space.

(above and left): physical model showing the actual platform relative to its immediate surroundings.



conclusion

CONCLUSION: A NEW STRATEGY FOR FACILITATION AND INTEGRATION TO ENABLE THE [RE] INTRODUCTION OF CITIZENS INTO JOHANNESBURG INNER CITY

All in all, the proposal here focuses on the necessity for new and current city inhabitants to be able to interact with their urban environment on a daily basis. This being said, there is a vital opportunity for the government to enforce this strategy onto the owners and developers of the city itself. It should become second nature, as is the upgrading of buildings, to upgrade and enhance to social dynamic as well.

It has been proven in many studies worldwide that social integration and understanding of citizenship are key aspects in the search for a bettered and more sustainable and profitable city environment. A change of thinking is necessary for the governing bodies in Johannesburg’s Inner City, if we ever want to fulfil our wish to be a world-class African city. To be ‘world-class’ with a seemingly developing-world citizen-base, new strategies need to be implemented in order to help man and city move forward together.

It is essential that this city does not succumb yet again to forms of segregation and exclusion and as such, it is imperative to start thinking, not about individual profitability, but about the greater whole.

Through the experimental implementation of the [re]introductive platform, perhaps it is possible to begin to understand how this goal can be achieved, albeit on a

small scale. As the platform develops and changes over time, the idea is that it sets up a ‘pay-it-forward’ system, where the increasing number of city advanced and city professional members can give back to the community that funded their education and start helping to educate others. In doing this, there is the hope that a stronger moral fibre within the Inner City can begin to develop.

With every scheme for redevelopment, is a built form is right alongside it. As such, this platform serves to act as a facilitative entity, where the careful distribution of programme, members, public and governing principles will help to ensure the success of the scheme.

The architecture of this platform has thus been specifically designed to best serve these various levels of interaction. In doing this, the idea has grown passed that of simple city grid planning and layout and has manifested a new active and dynamic aesthetic that stretches into the architectural detailing as well. This detail has also been carried through onto an urban level in order to influence and acknowledge the surrounding context; no building exists in isolation, and so it is always imperative to consider the bigger picture.

Ultimately, the [re]introductive platform does not strive to solve every issue within Johannesburg’s Inner City, but rather aims to induce a butterfly effect of redevelopment within the City that is different to that being inserted currently.

Imagine what city could be, where governors, city and inhabitants all interacted with a common goal of a better, more sustainable future for the total whole as opposed to the individual parts.

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appendix

Interview with Gerald Olitzki of Olitzki Property Holdings on 17 April 2012

I used to look out my window at van der Bijl Square and think what a wonderful wasted open space, and from there I grew a concept that people thought was crazy, and in the 70s, I started formulating the master plan for the city in my mind.

What were my motivators for this? Well, as I watched the city starting to become more normal (more black people were moving into the city and this ratio is much more natural) there was a political angle in that as the white flight increased and they moved to the decentralised euro-kitsch suburbs, they ended up creating their own reality. They abandoned their buildings completely, leaving everything behind and created a vacuum and what does a vacuum bring in? It brings in the low end of life; the homeless and the criminals.

My other motivator was the fact that I didn't have any money; if you want to build something worthwhile, you need to go where no one else wants to go. You need to look outside the box. So, I watched the stupidity of the people running away and thought, 'what can I do with the buildings that are left?' Some people fix old motorcars, I wanted to fix the city.

So, I started formulating the concept for Gandhi Square and in 1993, I put my idea to the city council just before the political transition, but they threw me out. So, in 2004 I went to the new ANC, before they became arrogant, and I said to the government, 'listen guys, let's be frank with each other. You have been mandated to revive the city, but you don't have the acumen and the funds to get the job done properly, so you know what I will do for you? I'll redevelop van der Bijl Square for next to nothing, but in return, I want two simple things. First, I want you to declare

Michelle: Introduces thesis topic

Gerald: I am an attorney by profession, I practiced and did my articles and qualified in 1977. Have you researched or googled me at all?

Michelle: I have researched your company...

Gerald: (cutting me off) oh, it's probably best if you google my name, there is much more on my name and me personally than on my company.

Let me just give you some background about the area. Back then, Gandhi Square was called van der Bijl Square and even when the city was thriving and was supposedly a good 'nick' and place to be, van der Bijl Square was a mugger's paradise; a bus holding facility with glue sniffers, hobos and low-life. Ladies of that time wouldn't dare walk out there with any jewellery on or it was pretty much guaranteed that it would be stolen.

Oh, please interrupt when you want or have a question to ask, this is not a monologue. (He smiles). The rest of Johannesburg wasn't bad at that point; it was very much a European white city, but it was beginning to deteriorate.

it a no-trading zone to clear out any unwanted or threatening atmosphere, and second, (which was beyond preposterous for me to ask!), I want a private lease over the bus terminals.' I mean, here's this young inexperienced developer (he laughs) asking for something outrageous, and in 1998, I got my 45 year lease.

This was the start of my master plan to revive the city. Now, I don't have any

formal training in the development world, so I wasn't bound by convention; I wasn't bound by the rules which allowed me to have free reign on this plan. Gandhi Square went from being the 'dog' of the city to a jewel in the city. However, this was in the middle of nowhere; it had no critical mass and so my plan was much bigger than that. So what was my next step? (Shows me a drawing) look at this! Do you know Joburg?

Michelle: Yes, this is the block I am looking at for my proposal (points to it).

Gerald: In 2000, Gandhi Square was established; you can see my award for it in the background on my wall (he smiles). There are two very fine gentlemen that one can never have these discussions without mentioning in all of this, the first headed the JDA in those days, Graham Reed, and the other was Neil Fraser.

I saw this as an East-West City. There is the idea of small street mall, which cuts from North to South, but it doesn't work because it doesn't recognise the different nodes of the city. So I decided that Commissioner Street and south thereof would be my stomping ground, and you'll see how this panned out. So, basically, this is the line of the CIDs (points to the plan) Neil Fraser was the steward that spearheaded Central improvement districts, without which, my work couldn't be sustained.

I looked at this and thought, Joburg is a body without a spine! How do we give the city a spine? And THAT was my deal! (broad smile on his face). There were certain centres and nodes, Carlton Centre, ABSA, Standard Bank, in amongst a sea of madness and I wanted to connect them all together. What was the purpose of that? It was to pull all the different elements

together, with the security and cleanliness from the CIDs to join all the parts of the city together.

I then spent a couple years bashing down doors to get my next 45 year lease on Main Street, which I duly did. As interest in my plan from surrounding owners and businesses increased, I then decided to share the private lease on Main Street. This, by the way, is one of the few public-private partnerships that's actually worked. Then I moved to Fox Street; I chose my streets carefully, and I said the government, now give me a 45 year lease on a portion of Fox Street. It took a few years for them to decide, but I got it in the end. The first thing was to pedestrianize those streets and the second was to fix up the responding existing buildings to create a public space. But, these two elements had to talk to each other for the plan to work!

So what did I do? I took the existing struggling buildings that were squatter occupied and we negotiate with them. We don't evict people; instead, we can to a monetary agreement that would ensure they would move out peacefully.

Michelle: What type of zoning do you focus on?

Gerald: We focus only on offices. We definitely don't do affordable housing because it's much easier to do. It's cookie cutter stuff; all you do is take any building in town, and you can divide it into apartments. It's not rocket science! But, every office is subjective and different because different clients have different needs. We are the only substantial converters of garbage into offices in the city. Many have tried, but most have packed up and left because it was too difficult. While Afhco develops in the East, and City Property in the North, we control the South; it's our little niche!

Now, why did I get these private leases? Because I wanted to control the area. For me to put in money for the revival of the city, I needed to know it would be sustainable. I wanted people to be able to use the public space.

I took the ground floor of the buildings and I created restaurants and stuff...

There are over a million people that come to the city every day, but they all leave by 5pm. If we could just try to get a tiny fraction of these people (a few 100) to stay, relax, and have a beer until 11 pm at

night, then we could create nightlife and encourage the housing market. If we could create a safe place with something to do, then maybe we could get these guys to frequent these places in the evening. However, we didn't encourage these people to come to our section, but they gravitated towards it. We created a safe arteriole for these people to walk through.

JDA stats say that 450 000 people use Gandhi Square every day. Sandton city wished it could see that many people, but instead, they all gravitate along my pedestrianized route. My idea is now to extend further. Decay is like a virus but so is revival. If I ignited a veld fire in Gandhi Square as a starting point, now I want to spread it around.

I fear for Newtown and I fear for Arts on Main because they are very isolated. Arts on Main is popular with the northern suburbs whites who in my opinion can be very fickle. Newtown is similar in that they both do not connect to any main transport routes within the city. They are seemingly cut off so I don't think they will be able to grow.

Michelle: Do you go and interview people and talk to them about what they want?

Gerald: I know the people here like the back of my hand; from the hawkers to the squatters, we are all friends, I know these people extremely well. I have spoken to people and found what they want.

I look at the UK and its high street shopping and think, we have the perfect climate for this! So I have tried to encourage the idea of tables on pavements with umbrellas. Even if we have a bank (you'll see how

interesting this is) even if we have a bank, I'm insisting that they put their tables outside to give the street a vibe.

Because of the perception of the city being so unsafe, we had to be holier than the pope and go and create a security system that is better than in Rosebank and Sandton and I'll guarantee its better. For example, Gandhi Square hasn't seen an incident of crime for 6 years, you can't say

that about anywhere in Rosebank.

Michelle: Do you have in-house architects and planners that work for you for the new developments?

Gerald: Great question! I tried outsourcing to architects, and this may not sit well with you, OK, but I find architects have egos. They try and put their own spin on it and they want to put their fingerprints all over it. Now I have a vision in my head but I don't have the skill to put it on paper, so I need a translator. I don't need someone reinventing my ideas. When I see a building or an area, I know what I want and I have designers (technicians) that understand what I want in colour and form of what I have in my mind and that's how I work.

Michelle: And do you consult urban planners?

Gerald: Gosh no, I'm not interested in those guys. It has to be tailor made; you can't just take theory and apply it and this is so important, you have to make it specific. We have different requirements and challenges, so I don't want any theorists on board. I don't use third party experts because there is no such thing. All these so-called urban experts are not experts... I am the sole owner of my company, which enables me to make my own mistakes if I want to... but it also enables to me to be adventurous and quite frankly, I DO WHAT I WANT TO DO. I'm not responsible to a board of directors, so I have no input from experts.

Michelle: Would you ever consider pairing up with other developers for the good of city development ideas?

Gerald: No ways. As an example, this block here (points to my chosen site) is currently owned by Urban Ocean. However, you can see that it is the last piece in my puzzle for this area. I've already got the drawings done for the whole block, its just a matter of time.

Michelle: Would it not be a better idea to work in conjunction with Urban Ocean so that land doesn't stay derelict and abandoned?

Gerald: (Smiles at me.) no, there is no chance I would team up with anyone. I am the sole owner of my business for a reason. I don't want anyone telling me what I can or can't do. They will give that block to me eventually. I am not worried!

Michelle: What are your thoughts on CIDs and the interaction between them?

Gerald: CIDs are positive, I was part of the initiative to create them. CIDs have very different identities, the South West and Central CIDs are more upmarket retail and offices above while the RID is more robust retail with housing above. Commissioner acts as the boundary between these two.

Michelle: I'm looking at a way to blend the CIDs together; to bridge the border of Commissioner Street. What do you think of this?

Gerald:It's maybe a nice idea for you, but it will never work. Sorry to disappoint you but you don't want to blend the two! If I could, I would demarcate the boundaries in every way. We have to indicate to people that there are different parts to the city. Not through physical barriers of course, but people in our zone love our streets and they don't want to all-of-a-sudden cross over into the other zones unconsciously!" It's important for people to know the difference.

Michelle: And what are your thoughts on hawkers? Why are you so pro-no hawker zones in your areas?

Gerald:I believe the hawkers are great for entry level entrepreneurs, if you have no money. But you can't include them everywhere to the detriment of the bigger picture. A place needs a good touch and feel; we try to encourage more formal businesses to reoccupy the space. If you are from Sandton, you are intimidated by hawkers because they are messy and sometimes in your face and yes, certain of them have been a source of criminality. Can you see that there is a huge negative in relation to their small positive. So you have dedicated areas on streets that area earmarked for traders.



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