



MUNSIEVILLE HOUSING DEVELOPMENT, KRUGERSDORP

PROPOSED HOUSING DEVELOPMENT
ARCHITECTURAL DESIGN APPROACH
APRIL 2017 (REV 1)



Address:

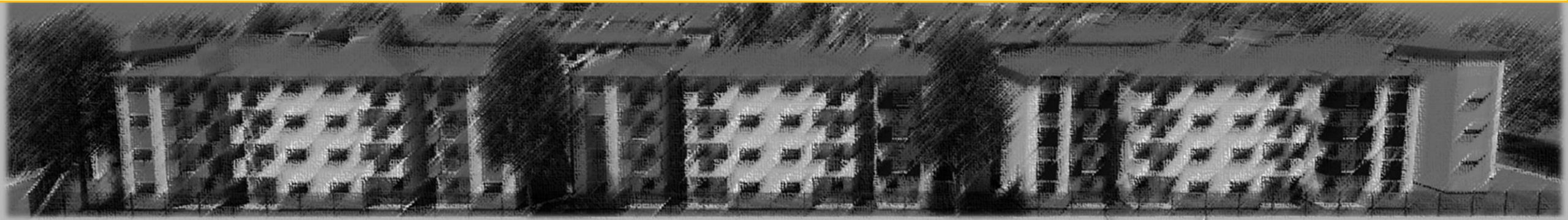
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1. EXECUTIVE SUMMARY

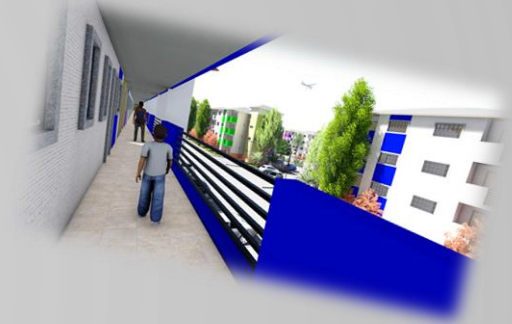
- DESCRIPTION
- CONTEXT
- SCOPES OF WORK/BRIEF
- BUILDING WORKS
- EXTERNAL WORKS & SERVICES

2. SITE ANALYSIS

- CONTEXT
- ACCESS
- ORIENTATION & TOPOGRAPHY

3. DESIGN APPROACH

- COURTYARD APPROACH
- LANDSCAPING & RECREATIONAL PARK
- ENERGY EFFICIENCY



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1.EXECUTIVE SUMMARY

Uvuko Civils Maintenance and Construction (Developers)

The proposed development is located in Munsieville Ext 10, Mogale. The proposal is for the following.

- Housing units
- Primary School
- Preschool
- Recreational facilities
- Offices
- Shopping Centre with Taxi Rank
- The land is approx. 28.64 hectares.

The project land is owned by Uvuko Civils & Maintenance.

The land will be developed by Uvuko Civils & Maintenance.

The development will be phased.

a. Description

- The proposed mixed use housing development is located in Munsieville Ext 10, under the Mogale City Municipality.
- The development will have a total of 2364 units and a 5000sqm shopping center (phase 1) with a small Taxi Rank, Primary school , Preschool, Offices and recreational parks
- The land is approximately 28.64 hectares and is currently divided into 4 portions namely
 - Farm Paadeplaats, 177, PTN 26 – 8.252 hectares
 - Farm Paadeplaats, 177, PTN 241 – 5.234 hectares
 - Farm Paadeplaats, 177, PTN 37 – 5.1806 hectares
 - Farm Paadeplaats, 177, PTN 40 – 10.0743 hectares

b. Amenities

- There is a secondary and primary school within 3km from the site.
- There is a Hospital within 5km from the site.
- There are small shopping areas within 5km radius from the site.
- There is a police station within 5km radius of the site.

c. Context

- The development is within an established area.
- The neighbouring Agricultural holdings on the North of the site will have an RDP housing development soon.
- There is an existing RDP housing development on the western side of the site.
- The site is accessed through major road (Van Riebeck) and a smaller road (Helena street) north of the site.

AMENITIES & CONTEXT

SCOPE OF WORKS

- The scope of works will be divided into 2 categories namely:
 - a) Building works
 - b) External works & services
- A. Building works
 - 1. Residential units (FLISP-2 bedrooms 48sqm/per unit and Bonded Units-2 bedrooms 65sqm/unit) ,Primary School ,the Shopping centre area 5000sqm. Preschool and Offices.
 - 2. External finishes
 - a) Bagging
 - b) Plaster and paint (multiple colours to bring life into the development)
 - c) Low maintenance earthy tones and face brick
 - d) Charcoal /earth colour roof sheeting
 - e) Steel Cottage windows

3. Internal finishes

- a) 300 x 300 ceramic floor tiles
- b) Plastered and painted walls
- c) Standard steel sink and timber cupboards in the Kitchen
- d) Standard sanitary ware in bathrooms
- e) Plastered and painted ceiling
- f) Low voltage lights

4. Energy Efficiency

- a) Solar geysers
- b) Low Voltage lights
- c) Low pressure Sanitary fittings
- d) Rainwater harvesting tanks
- e) Recycled bricks to be used for external works &

INTERNAL FINISHES & ENERGY EFFICIENCY

B. External Works & Services

1. External roads – tarred and Internal roads & parking - paving
2. Soft Landscaping – lawn, shrubs & Indigenous trees
3. Recreational Areas – Each cluster will have a kids play area with kids play facilities such as swings, jungle gyms etc. The development has a common Recreational Parks for all
4. Bulk Services
 1. Sewer bulk services (To Engineers specs)
 2. Stormwater services (To Engineers specs)
 3. Water bulk services (To Engineers specs)
 4. Electrical Bulk services (To Engineers specs)

EXTERNAL WORKS, SERVICES & BULK SERVICES

5. Energy Efficiency

- Reuse of rubble bricks for paving
- Rainwater harvesting
- Greywater for watering the gardens
- Solar geysers
- Solar panels for Electricity (Optional dependant on viability)
- Dual roads to ease on congestion
- Cycling and pedestrian tracks and bicycle parking areas
- Soft landscaped gardens and walkways
- Development closer to Primary and Secondary schools

6. Bus stops for public transport

7. Taxi Rank at Shopping centre for Public transport

2. SITE ANALYSIS

- **CONTEXT & AMENITIES**
- **ACCESS**
- **ORIENTATION & TOPOGRAPHY**



THUTO LEFA SECONDARY SCHOOL

WATER RETICULATION PLANT



THUTO LEFA
SECONDARY SCHOOL



WATER RETICULATION
PLANT

CONTEXT & AMENITIES

SITE ACCESS

- THE PRIMARY SITE ACCESS IS VIA VAN RIEBEECK ROAD N563.
- THERE ARE 2 OTHER ACCESSES ON THE NORTHERN AND WESTERN SIDES OF THE SIDE



MUNSIEVILLE HOUSING DEVELOPMENT



VAN RIEBEECK ROAD.

ACCESS

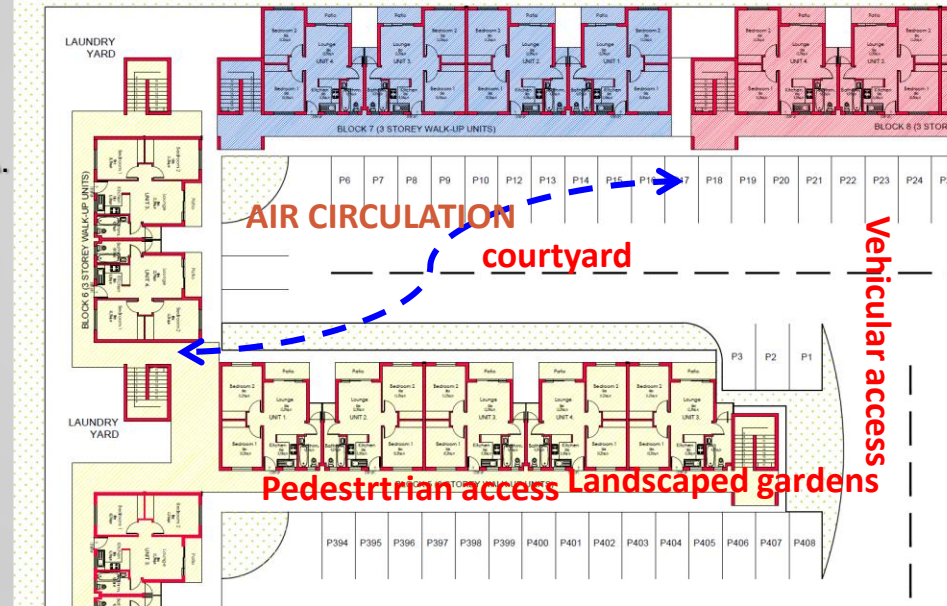
3. DESIGN APPROACH

- COURTYARD APPROACH
- LANDSCAPING & RECREATIONAL PARK
- ENERGY EFFICIENCY

DESIGN APPROACH

COURTYARD APPROACH

- THE USE OF INTERESTING STREETSCAPES AND COURTYARDS CREATES DEFENSIBLE SPACES WHILST ALSO ALLOWING AIR CIRCULATION AND PEDESTRIAN CIRCULATION WITHIN THE AREA.



COURTYARD APPROACH



MUNSIEVILLE HOUSING DEVELOPMENT

COURTYARD APPROACH



COURTYARD APPROACH AND FAÇADE TREATMENT



ARTIST IMPRESSIONS

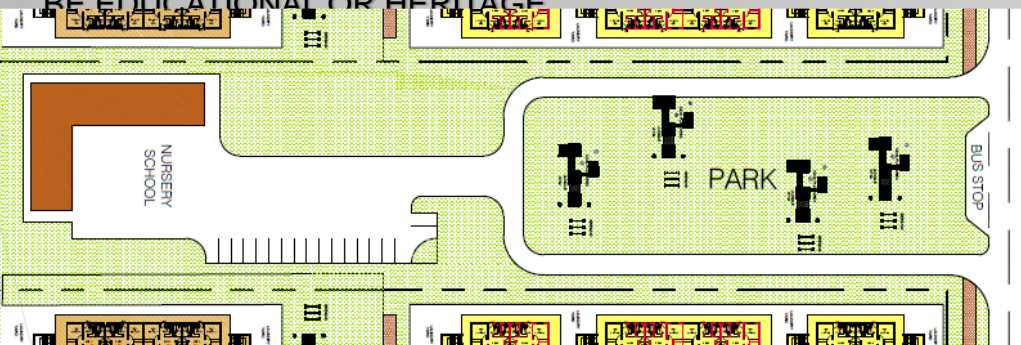


LANDSCAPING AND RECREATIONAL FACILITIES

- THE SITE HAS A HAS 5 PUBLIC RECREATIONAL PARKS AND SEVERAL INTERNAL PRIVATE RESIDENTIAL PARKS

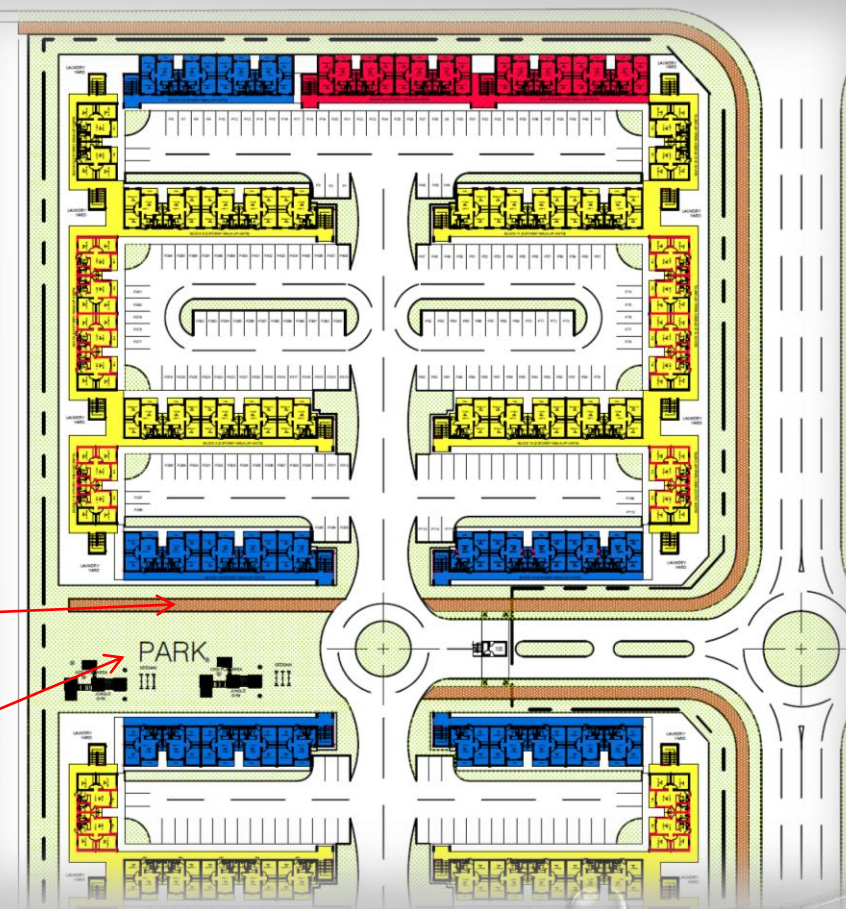
THE PARK IS ACCESSED THROUGH WALKWAYS MADE OF BRICK RUBBLE AND COMPLIMENTED BY SHRUBS OBTAINED FROM THE EXISTING SITE AND REPLANTED.

- THE PARK WILL ALSO HAVE ROCKS OBTAINED FROM THE SURROUNDING AREAS.
- THE WALK WAYS ALSO LINK UP WITH THE SURROUNDING PARK CREATING WALKING TRAILS WHICH CAN BE IN FUTURE FURTHER ENHANCED BY CREATING NARRATIVE TRAILS WHOSE THEME CAN BE EDUCATIONAL OR HERITAGE



Landscaped walkways

kids play area



LANDSCAPED PARK AND LANDSCAPED WALKWAYS

MUNSIEVILLE HOUSING DEVELOPMENT



STREETS & PEDESTRIAN WALKWAYS

ARTIST IMPRESSIONS

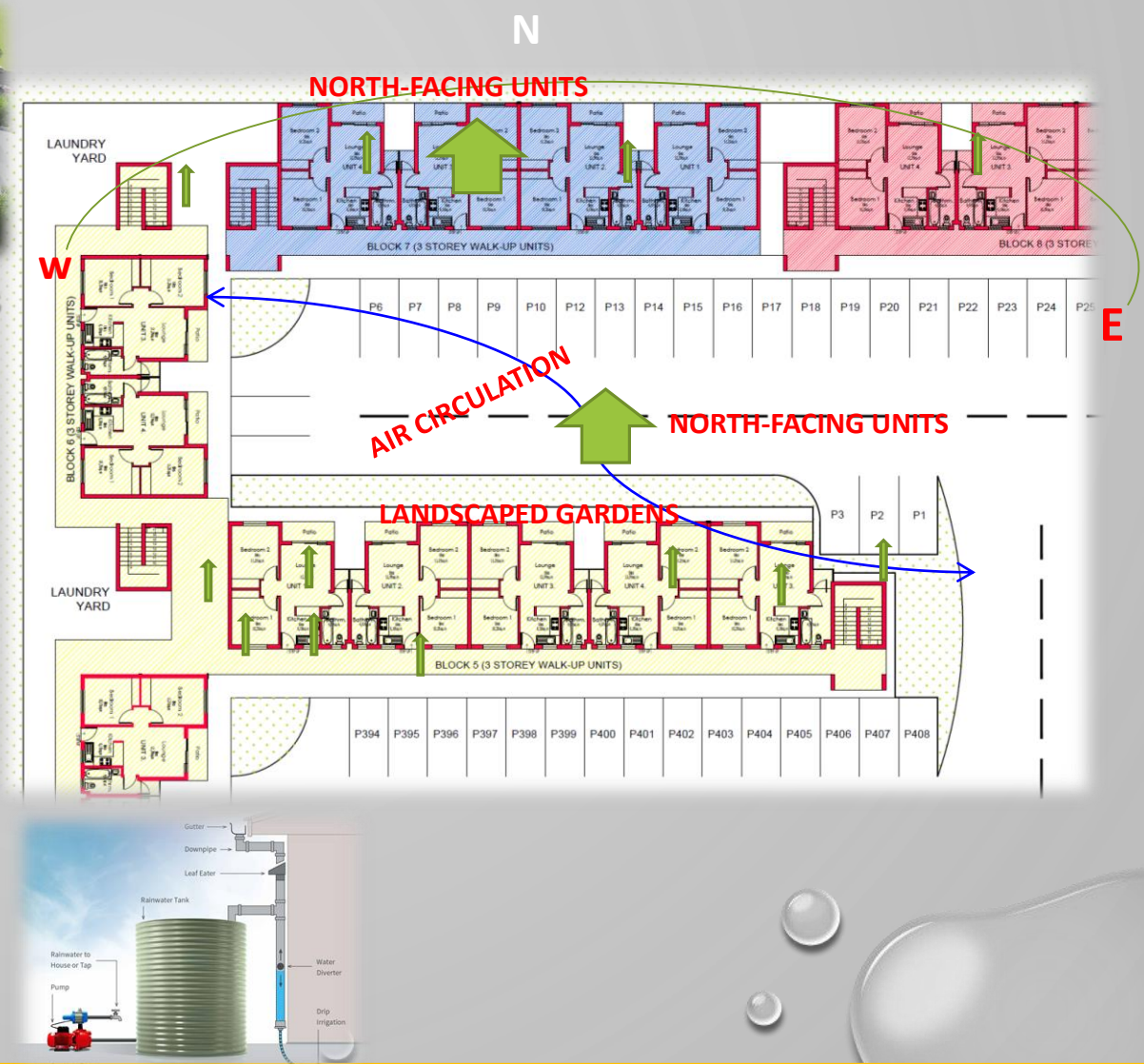


ENERGY EFFICIENCY

- THE BLOCKS ARE DESIGNED IN A WAY THAT 80 TO 85% OF THE UNITS ARE NORTH/EAST ORIENTATION TO MAXIMIZE ON THE NATURAL LIGHT.
- THE BLOCKS ARE WELL SPACED WITH COURTYARD SPACES IN BETWEEN TO ALLOW FOR AIR CIRCULATION.
- THE “GREEN EFFECT” OF THE DESIGN IS WELL-DESIGNED SOFT LANDSCAPING.
- IN LINE WITH SNS10400 AT LEAST 40% OF THE DEVELOPMENT WILL HAVE A SOLAR POWERED GEYSER.
 - RECYCLED MATERIALS WILL BE USED
 - THE BUILDING COMPLIES WITH SANS
- THE BUILDING WILL USE LOW MAINTENANCE MATERIAL SUCH AS FACE BRICK FINISH AND EARTHY COLOR PAINTS

SANITARY WARE

- WE WILL HAVE LOW PRESSURE FITTINGS
- THE DEVELOPMENT WILL INCORPORATE RAIN WATER TANKS



ENERGY EFFICIENCY