The Design of Amathole District Municipality Office Park
My source, sustainer and the strength of my life, 
Jesus Christ I honour You.

My sincere appreciation goes to my parents for 
believing in me throughout my academic years and 
my grandmother for all the prayers. I thank my 
siblings, family and friends for their support.

A special thanks goes to the Department of 
Architecture staff.
South Africa is 20 years into democracy and it prides itself in the 1994 democratic elections. This document briefly looks into the era of the democratic governance and its impact on the less developing settlements in the Amathole and Amahlathi districts. The meanings and concepts of democratic governance are explored. Consequently, the findings convey that not everyone in South Africa and Eastern Cape are able to practice their right of accessing information or voicing their opinion concerning government in a formal platform. This contradicts the core values to democracy which imply a people centered approach where people lead the country (themselves) through the governing authorities.

The frequent protests against service delivery are a clear indication that there is a break down in the communication between government and South African citizens. Material from the Council for Scientific and Industrial Research (CSIR) revealed that overpopulation, unemployment, poor education and lack of service delivery are the primary issues that hinder the progress of the region with reference to service delivery. Thus the primary objective of this research is to find ways to rehabilitate communication breakdown by creating a medium of clear dialogue between the government and its people.

The architectural aim of this research is to design a district municipality that will be a connector of other municipalities, towns, settlements and precincts. The building aims to be a catalyst for development in the district that celebrates the heritage of the region. The project aims to communicate its fundamental concepts in the expression of the design, for example the permeability of the building will promote transparency, accessibility and integration with the community. In this way, democracy and its core principal of governing with the people will be done with less spatial hinderences.
1. INTRODUCTION
   a) Introduction
   b) Context and Rationale
   c) Problem Statement
   d) The Proposal
   e) Aims and Objectives
   f) Methodology
   g) Employed Theories

2. BACKGROUND
   a) Morphology of the Region
   b) Background of the Amathole Region
   c) Background of the Amahlathi Region

3. URBAN DESIGN
   a) Macro Scale
   b) Precinct Scale
   c) Site Scale

4. GOVERNMENT
   a) Defining Government
   b) Democratic Government
   c) Structure of Government
   d) Government Buildings
5. REGIONAL ANALYSIS
   a) CSIR data reading
   b) Progression after 1994
   c) Statistics South Africa

6. PRECEDENT STUDY
   a) Precedents on government buildings
   b) Precedents on a sustainable offices
   c) Precedent on expression of buildings

7. ACCOMODATION SCHEDULE
   a) The nature of the ADM
   b) The Client
   c) The Accommodation Schedule

8. DESIGN
   a) Concepts
   b) Material
   c) Plans, Elevations, Section, 3D

9. REFERENCES
   a) List of figures
   b) Reference Source
chapter 1

a) Introduction

b) Context and Rationale

c) Problem Statement

d) The Proposal

e) Aims and Objectives

f) Methodology

g) Employed Theories
This project briefly looks at the post-colonial state of South Africa and its cities. Since the 1994 democratic elections, the identity of South Africa evolved into that of the ‘rainbow nation’, however, the DNA of the colonialists was engraved into the everyday lives of South Africans through the segregated design of cities, buildings, social structures, infrastructure and segregated social systems. This research observes the degree to which the old colonial South Africa has been rehabilitated by means of democratic governance. This paper looks into the notion of identity and its expression in South African architecture.

Protesting citizens want to be heard and the result of consistent strikes has contributed greatly to South Africa forfeiting its position to Nigeria as the leading economic generator in Africa in 2014.

East London was established as a local municipality in the year 2000, after the district municipality reconstructed the municipal areas. On 18 May 2011, the Buffalo Municipality became a metropolitan thus separating it from the Amathole District. *(wikipedia 2015).*

This led to the plan of relocating the district offices to the small farming town of Sutterheim, where the local Amahlathi Municipality is currently located. The relocation of the district offices imposes several implications as well as possibilities of progress for the farming town. The significance of Stutterheim in the Amahlathi region and the implications of the relocation of the district municipality are extrapolated later in the research.

The research incorporates three major themes: The Government, the function and the expression of the building.


3. Expression: The intergration of native identity and a universal expression.
b) Context and Rationale

70% of the population in the Amathole region live in rural areas and a vast majority of the people live in poverty. Most of the inhabitants of the rural regions are not well educated resulting in most of them being unemployable. Many households in rural areas are dependent on social grants and this is aggravated by the low employment rate. The agricultural sector is the main economic generator; however, there are smaller industries which are thriving for example the large timber plantations. (Amahlathi 2015)

The administrative offices of the Amahlathi Local Municipality are located in Stutterheim, which is a clear indication that the town has potential to develop into an urban settlement. However, the vast majority of the region is rural and Stutterheim is therefore considered a progressive settlement. Since Amathole District Municipality is sharing the same location with the Amahlathi Local Municipality, the town is presented with opportunities for rapid development, as many development proposals have been made. The research provides a brief history of the town which inspires the celebration of heritage in the region, in addition it reveals how far Stutterheim has progressed as a urban scale.

The role of the district municipality is discussed and how successful the governing bodies have been in leading in a democratic manner that prioritizes all people and their voice. This is done by looking at statistics, demographics, annual reports and reviews.

The possible impact that a government building will have on the town will be briefly explored as well. The progress of the region since the new democratic government’s transition is briefly studied in order to find the needs of the particular town and region. The needs of the public are vividly conveyed in the South African statistics. The statistics will provide a reference as to what type of environments the community and the region require to be incorporated in the proposed building.

The architectural outcome seeks to assist architecture in helping government buildings to become more accessible, permeable and interactive with the community.

A study will be done on government buildings in order to spacificy the architectural precedent and a close study will be done on the proposed Amathole District Municipality offices. The needs of Stutterheim, as a community, will be reviewed in order to design a place-specific office space. The needs of both the community and government employees will be assessed through a questionnaire and thus, it will inform the design choices.
There are three major issues that will be tackled in the research. These include: the government, function of government and the expression of a government building. These will be the main informants of the design development.

**Government:**

a) The Intentions of Democratic Governance

b) The Aftermath of Democratic Governance. The proposed building will be frequently visited by delegates, ministers and other important members of parliament. This makes the proposed building a highly prestigious, yet protected building. However, the district’s value statement and motto are highly Public-driven and inspired.

**Function:**

a) The function of the Local Government

b) The function of a District Municipality

According to the values, motto and intentions of the district municipality; service delivery is a high priority and communication with the public is encouraged.

This very protected and private office space must have an element of permeability and encourage dialogue between the community and its government. Matters of service delivery ought to be easily addressed through the public interface of the building.

**Expression:**

a) The Integration of Native Identity and Modern Technology

b) The expression of a powerful, prestigious and public building that opens itself to the community, yet conceals some areas for certain personnel in a more secluded setting.

c) The ideal office space for a building of such nature.

One of the main issues that African architecture faces is expressing the definition of “democratic architecture”. This research explores:

- The spatial legacy of the democratic era.
- The degree in which universal influences and vernacular design concepts can better communicate South Africa’s image today.
d) The Proposal

The Treatise addresses the design of the Amathole ADM, which will be driven by 3 major concepts that anchor the design:

A connecting catalyst for development

- Connector of 7 municipalities
- Connector of precincts and social classes
- Connector of government and civilians

A Heritage Hub

- Memorial that celebrates untold stories of the region's heritage
- Information Center, a place of knowledge exchange and informal literacy

A Sustainable Office Building

- Social economy
- Architecturally

The project embarks upon the possibilities of various activities:

- Activities in the precinct due to the development in the area
- In the building to make it authentic to the needs of the region and immediate community. The office space, recreational space and meeting space are going to be used by public servants, political bodies, tenderers scholars and civilians at large.
Aims

The main aims of this research are to explore the effects of a district municipality on a small town. Thereafter the aim is to examine the relationship of the government with civilians and lastly to seek an architectural expression that conveys the state of a democratic South Africa. The aim of studying Stutterheim is to formulate urban scale solutions that will help to re-define Sutterheim as an urban settlement. This is envisioned that this will be done by using the main arteries as connecters of precincts, creating activity nodes and celebrating the enchanting nature of the forests within the town.

Objectives

To provide a district municipality that connects the surrounding communities to their political leaders through public servants.

To provide a building that reflects Batho Pele Principles [people first].

To provide a building design that conveys the culture and environmental consciousness.

The office park will provide additional facilities that aim to rehabilitate the shortcomings of the region some examples include providing an information center that acts as a means of informal education.

The final objective is to provide an urban response that regenerates unused adjacent spaces.
f) Methodology

The research uses a mixed method approach that emphasizes both quantitative and qualitative methodological approaches. The research uses both primary and secondary data to collect information.

The primary data collection method has been collected in the form of informal engagements with government officials, and a questionnaire given to the employees of the municipality to fill in. Context and site reading information from the municipality and maps will be used to analyze and understand the context of Stutterheim. Site visits were done which led to contextual constraints and informants. The secondary data has been accessed through the internet and desktop literature, namely magazines and surveys. The primary data is exercised by visiting some municipal buildings to engage first hand with the environment and the government employees.

Qualitative Research:

Interviews and engagement with the public are the main methods used for the formulation of the thesis proposal.

Quantitative Research methods to be used include: Demographics, statistics and reviews which appear in municipal reports. These give a clear indication of what is lacking in the region.

Literature:

Most of the information concerning the history and morphology of Stutterheim will be obtained by reading historical library books. This will be done with the intention of finding relevant information that could possibly inform the understanding of the history and morphology of Stutterheim.

Precedents:

This includes a careful selection of the leading towns in the Eastern Cape and studying their progression into urban settlements. Buildings of similar types will be studied.

Investigation by means of speaking to people who work for municipalities is an example of a phenomenological approach and is also referred to as the ‘lived experience’. This kind of investigation is conducted by visiting a municipal building thus to experience the atmosphere and manner of conduct of the place.
1. Government

Governance - The following theories are connected to the major themes of the project. The district municipality is a government building, and such buildings are generally assumed to personify the government and to mobilize service delivery to the community. Government buildings are a means of bringing parliament to the people.

• Hegel ‘Philosophy of Right’ (Georg. W.F.Hegel, 1820)

Hegel speaks of three fundamental modes of social structures in order for a human being to obtain an “ethical life”. These include family, civil society and the state as the three fundamental structures and this research will be focusing on the latter. Hegel expresses how the structures influence an individual, as well as a nation. These structures are the source of identity which play a significant role in the expression of the democratic era of South Africa.

• ‘Evolving Concepts and Theories of the State’ (Curtis 1991: Kooiman 1995)

The role that governance plays has evolved and this is apparent in the way government relates to the public, other private sectors and Non Government Organisations.

This theory applies to the government transition that occurred in 1994 and since then, the government relates to its people in a different manner.

This manner of communication is not permanent as it evolves with the changing needs of the people. The needs of colonial South Africans were different from the needs of the democratic South Africa citizen. The democratic era has different stages which therefore require different responses.

The Freedom Charter has an opening statement “the people shall rule”, and this audacious statement still applies today. This statement implies that the government leads the nation, with the attitude of co working with the general public.

If government is to rule with the assistance of the people, then the public should have access to the government.

Judging by the frequent strikes undertaken by South African citizens, because of their dissatisfaction with service delivery, it is clear that the public needs a more efficient platform to communicate with the governing bodies and this should be attended to.
g) Employed Theories

2. Function

Function – The nature of the building is intricate because it is a protected and private office space, yet it also is the gateway that provides access for the community to the government. Therefore, there must be an element of permeability to create a dialogue between the community and its government. All of the issues raised should be solved architecturally for example the manipulation of the spaces so that all the functions of the building are fulfilled efficiently. In his book D.K. Ching “Space form and order” provides spatial related principles.

These include:

The dynamics of dealing with a monumental building are employed in the design approach. A government building has a level of prestige, yet this should not take away from the civic qualities it inhabits, and so there needs to be a level of permeability as well.

The democratic mandate is to lead a people with their input in the matter. This means that this building’s intention is to promote a dialogue between the public and government. In doing so, the design should not subtract from the formality of the building.

![Image of spheres of government](image1.11 spheres of government)
3. Expression

Expression – The expression is not just the façade of a building, it is the materiality combined with the ambiance as well. The building seeks to reflect the zeitgeist of the times.

- Juhani Pallasmaa’s “The Eyes of the Skin” (quoted in Hall 1995) explains “A walk through a forest is invigorating and healing due to the constant interaction of all sense modalities” This quote becomes very relevant to this project as it describes the spirit of a place and its effect. Stutterheim is surrounded by natural forests that lend the town a sense of enchantment that relates to the question of “being” as posed by Heidegger, who implies that the state of “being” questions its state of being in itself. The conclusion drawn from this theory is that there needs to be an enquiry into the state of ‘being’ of a place, and what attributes it contains which makes the place ‘become’ that which it really is.

- Norbert Schults “Genius Loci” (Towards a Phenomenology of Architecture Rizzoli, New York, 1980) pins further:

The term ‘Genius Loci’ originates from the Roman religion which means the “protected spirit of a place or the essence of a particular place”. In architecture, it is a term that explains the manner in which a designer pays careful attention to the attributes of a place; not just the geographical location, but the whole feeling that is experienced by a person through the sensory receptors. Therefore, a place is not one dimensional, but the senses are used to gain the holistic essence of a place.

This approach of design celebrates the locality, culture, climate and other vernacular inherent attributes of a place as opposed to abstracting these attributes to a sterile state. “Sencescapes” is a term that encapsulates the idea of what is discovered in assisting the consciousness of all the senses whilst creating spaces that reflect the ‘being’ and the nature of a place.
chapter 2

background

a) Morphology of the Region
b) Background of the Amathole Region
c) Background of the Amahlathi Region

Introduction:

This chapter is a backdrop to the scene of Stutteheim’s morphology and its relation to South African history. This chapter unpacks the milestones of development that occurred in the area. Therefore the above validates the importance of acknowledging heritage of Amathole in the project. The historical, political, and cultural heritage aspects are also explained in regards to their influences.
The Bantu and Khoi San descended from the northern African regions and were the first inhabitants of South Africa (1497). When Vasco de Gama travelled to India, he passed through the South African Coastline and stopped at Cape Point. However the Portuguese were not interested in investing or colonizing South Africa (1652).

The Dutch and English were highly interested in colonising the Cape because it was used as a stopover for international traders who needed rest and shelter at Table Bay. The Dutch East India Company traded spices with India and they were the first Europeans to occupy South Africa. They established themselves through farming and they were scattered throughout the land while enslaving native people as cheap labour.

In 1820, the British colonized the Cape during the Napoleonic War which caused many British Soldiers to relocate to the Cape to ensure that the French did not colonize the Cape. The mandate was to occupy and transform the image of the Cape from African and Dutch to British. This caused the Dutch to embark on the Great Trek journey which led to the northern and eastern regions of South Africa.

As the Dutch were moving north east and occupying land, war broke out because the natives were unwilling to surrender their land to foreigners. More British middle class citizens were called to assist in fighting against the natives in order to occupy the contested land.

Many forts were erected throughout the Xhosa Lands to protect the colonial settlers from the natives. The Khoi San occupied the Western region of South Africa, The Xhosa Tribes occupied the mid-eastern region, the Zulu Tribes occupied the Eastern coast and the Thonga Tribes were occupied further north.

Therefore, the Khoi San and Xhosa were the first to be encountered during the Great Trek. 1820 Settlers arrived in Table Bay and they were sent to Algoa Bay, known today as Port Elizabeth, since the wars were in the north-east region. Some were sent to East London.

1836 saw the establishing of Fort Beaufort and Grahamstown in light of the hostility which had been approaching the Amathole Mountains.

The following year the 1837 Missionaries from Gonoubie (East London) Bethel Mission Station were sent to Stutterheim to occupy land. A branch of the Bethel Mission Station was planted in Stutterheim as one of the first buildings to be built.
Jacob Ludwig Dhone was trained by the British Bible Society to be a missionary. He arrived in Cape Town in 1836 and was placed as the first German Missionary in Stutterheim in 1837. The Fort and research centre was named in honour of him. Dhone was assisted by Pastor A. Kropf who studied Xhosa with him, with the intention of teaching the native people the Bible. Dhone and Kropf translated the Bible into Xhosa and they formulated a Xhosa translation of the English dictionary at the Bethel Mission station.

Years after the Bethel Mission was planted in Stutterheim, the condition of the wars aggravated and more soldiers were sent from Britain to the East London shores to help fight the Xhosas because they were valiant in warfare.

The 7th Frontier (War of the Axe/ Amathole War) took place on the western region of the Amathole Mountains. The war started as a result of a stolen axe from the Fort Beaufort Military Base.

The war resulted in the defeat of natives and many of them were removed from their homesteads. (tracks4africa 2015)

During the 8th Frontier War, the British troops tried liaising with the Xhosa rulers of the Amathole region, however, Chief Sandile blatantly refused. Instead he gathered different native tribes to fight against the military camps in Fort Beaufort. Chief Sandile was victorious in the battle and the tactics of the Khoi San were useful. Nevertheless, the British were ruthless in their revenge and they defeated the Mfengu tribes and took over their land under Captain Tylden.

In 1852, Sir George Cathcart arrived at the Cape to replace Sir Harry Smith and by the end of that year, the Amathole mountains were cleared of all the Ngqika’s and the Khoi San were removed from the Amathole mountains. They were relocated to confined areas in the British Kaffraria area known today as King Williams Town. On the 23 March 1857, members of the third regiment of the British German Legion, under the authority of von Stutterheim landed in East London. The Commanding Officer, von Stutterheim’s leadership was a catalyst in the growth of the little village.

Some key developments included:

- 1862 - The building of the Anglican Church was built
- 1864 - The building of the Lutheran Church was built
- 1867 - The building of the The Baptist Church was built
- 1869 - The building of the Catholic Church was built
In 1867, diamonds were discovered in South Africa and later in 1886 gold was discovered in the Transvaal. This changed the scene for South Africa because many investors rushed to the shores of the land to have their share in the riches of South Africa. As such the diamond and gold rush affected the infrastructure around South Africa and Stutterheim. (sahistory 2015)

By 1879 the town of Stutterheim had established a municipality. The following year, the railway line was built in 1880 ad it linking East London to Queenstown which then later proceeded to link to Johannesburg.

As the railway line was being built, the Xhosa tribes would take advantage and attack the working force therefore the gangers cottage was built to protect the soldiers and workforce from the Xhosa warriers.

Other key developments included:

- 1906 The Anderson Dam was built
- 1927 Electricity in the town
- 1939 Relocation of the railway line
- 1942 The official opening of the new railway line

The Anglo Boer War then later broke out where the British troops fought against the Boers. The northern Transvaal was invaded by the Boers. The war was fought in Swaziland and it lasted 1899-1902 two years and eight months where a peace Vereeniging (Unity) treaty was signed.

This war did not affect the Southern region, however, British troops were supported by the British Kaffraria.

Internationally, the World War 1 started and South Africa supported Britain. Many troops were sent to fight in the British Alliance. The second World War came and political issues arose: South African Prime Minister Barry Hertzog was Pro-Germany and refused British Alliance, this led to him being replaced by Jan Smuts who supported Britain. However, both parties were against the unity of the Colonialists and the native people. This created slight friction between the Boers and the British once again. In 1934, South Africa gained independence from Britain and a new Governance was at hand - the National Party. This party promoted segregation of races and in 1948, the party was ruled under Jan Smuts which led to the Apartheid era of South Africa (sahistory 2015).

For many years all races lived together in Stutterheim until 1958/9, when Mlungisi Township was formed as the first black township according to Karen van Rynveld’s Archeological Impact Assessment Amatholaville a Coloured Township was formed as well. (questia 2015)
b) Background of the Amathole region

The first buildings in Stutterheim

Bethel Mission Station

St Banarbas Anglican Church

Chief Sandiles Grave

Von Stutterheim’s Mill

The Gangers Cottage no. 17

The Old Magazine - Dhone Post -Lock Up
b) Background of the Amathole region

This is a reconstructed sketch of the Ohlsen farms looking towards the town of Stutterheim. The farmstead is situated along the rain tracks.

This is the first branch of the National Bank in Stutterheim. The National Bank is now known as First National Bank.

This is the first Shell garage in Stutterheim and it is still situated in the same place.

Plans for the distribution of land amongst the settlers. Proposal of the Ohlsen settlement should look like.

The National bank was upgraded into a bigger building.
b) Background of the Amathole region

The Amathole region played a significant role in the history of the Eastern Cape. The region is a site of many untold stories concerning its heritage. The frontier wars which took place in the Amathole region resulted in the locality and dwelling places of the Xhosa tribes. Although Stutterheim is a small town, it was the place where the first English Xhosa dictionary was translated; this led to the opportunity of educating the native Xhosa tribes, as a result the first Southern African University was established in Alice and named the University of Fort Hare.

The morphology of the Cape and the history of previous governance contextualize the state that South Africa was in before 1994. The legacy of the previous governing bodies was fatal to the country, the socio-economy and the spatial framework of the Apartheid regime still haunts South Africa today. The democratic South Africa is left with the responsibility of rehabilitating the aftermath of Apartheid and for giving the democratic generation a new legacy. This legacy should not just be constitutional but should be evident in the spatial attributes of South Africa.

image 2.19 BAron Von Stutterheims Memorial
b) Background of the Amathole region
Baron von Stutterheim, a German soldier founded the town of Stutterheim in 1857, during the early colonization of the Cape by the 1820 Settlers. The typical Dutch town plan is evident in its layout. The Dutch established Stutterheim on a flat level ground, unlike the English who frequently built on the escarpement.

They used a grid that has two main axes, the ‘Decumanus Maximus’ (Hill Street) which runs from east to west. The ‘Cardo Maximus’ (McLean Street N6), that runs from north to south. McLean Street was the street of trade that led to other towns. The Town Square is framed by the Anglican Church and other civic buildings. The town has been further influenced by the governance of the British colonialists from the British Kaffraria who further developed South African towns.

The Amathole District surrounds East London and it incorporates seven local municipalities under its authority. One of those seven local municipalities is Amahlathi, which is located in Stutterheim. The head offices of the Amathole District Offices are currently in East London. Stutterheim is situated at the foot of the Amathole Mountains and lies on the N6, 74km away from East London.

The author’s intimate knowledge of the town developed from having been born there and led to her interest in how Stutterheim, a population of 63 000 (according to Amahlathi statistics 2007) people can be the chosen site for the district head offices.

Stutterheim developed out of a farming community and a large percentage of the land is still used for farming. Streams of water meander through the mountainous region and forests encompass the town however the forestry and greenery are not markedly evident within the town. In establishing the town, deforestation took place and opportunities for replenishing the greenery have not yet been utilized in a manner that would improve public spaces.

Forestry is one of many industries including farming, Dhone Marine Mohair, water supply, brick-making, poultry farming etc. Many NGO’s have invested in the development of the town. For example, ASPIRE was in charge of the following projects:
After analyzing the advantages and disadvantages of the originally chosen site, the author proposed a site that is closer to the town square, residents and civic buildings. The town plan suggests that the energy should radiate from the core to the periphery of the town. The original proposed site lies on the fringe of the town, adding little value to the existing town fabric. The distance from town and the proposed site separates the possibility of progress in the town and creates an enclave which sterilizes the town square.

The impact of relocating the original site is conveyed in a Strengths Weakness Opportunities Threats analysis table.

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>A District Municipality is a public building and its primary purpose is to serve the community therefore it should be closer to the community. The building is closer to other public amenities and other municipal buildings which form a civic precinct. The building is integrated into the existing fabric of the town therefore it is no longer an independant island. It is further away from the factories and industrious buildings.</td>
<td>There is a 15m slope which will create a dynamic issues within the design of proposed. The building's height and area are set apart from the context of the precinct.</td>
<td>the sloping site brings botha dynamic building and intricate views There is a opportunity for the proposed building to be next to a green public space There is an opportunity for the proposed building to feed off the proposed mal which is across the street There is an opportunity for the staff of the proposed building to be within close proximity to their accommodation This will make walking to work a viable option. There is an opportunity for the District Municipality to be central to all the satellite settlements</td>
<td>The scale of the building may seem super imposed to the existing grain of fabric. Nevertheless the scale of the proposed developments accommodate the size of the proposed building. The level of permiability to the public must be well proportioned.</td>
</tr>
</tbody>
</table>
c. The nature of the Amahlathi region includes the mountains, vast green pastures, the rivers and dams are a recreational resource. Fishing for trout is a popular activity. Mountain climbing, hiking, canoeing, game hunting are some of the tourist activities that are available to the public. There is diversity in the natural escarpment. The Amathole region is home to a number of estuaries and endangered flora and fauna. Most tourists who travel the N6 are not aware of the vast recreational activities and experiences that the region has to offer. (wordpress 2015)
The Amathole District covers seven local municipalities. These include Stutterheim, the proposed location for the Amathole District Municipality, along with the following towns which form the Amathole District: Great Kei – Komga, Mbashe – Idutywa, Mquma – Butterworth, Nkonkobe – For Beaufort, Nxuba – Adelaide, Nqgushwa – Peddie. The Amahlathi Local Municipality is in charge of the following towns: Cathcart, keiroad and Keiskamahoek.

This project seeks to be a catalyst in the overall development of the region.

The starting points would focus around infrastructure, building developments, local institutions, empowering of the community, and availing them to resources and information which they require (Spatial Development Framework of the Amathole region). Job creation is a major issue that South Africa is tackling. By encouraging members of the community to adopt the vision that government has created, there stands a chance for allowing progress in diagnosing the problems responsible for unemployment.

If unemployment could be addressed in a manner that deals with each district, according to its specific challenge, then opportunities could arise to be a change in the projected outcome.

This can only be addressed with direct interaction with the affected areas and its inhabitants.

The building’s theme is influenced by the nature of the Amathole region. Aspects of both romantic and classical landscape are found in the region.

Examples of these aspects are the waterfalls, rivers, mountain range, plateaus etc. The “locus” (meaning the spirit and essence) of the district should be conveyed in the theme of the building. Its very 'locus' is that which distinguishes it from the rest of the districts.
The Amahlathi region is versatile in nature, the region is not deprived of water, and there is enough rainfall to sustain the natural vegetation and the inhabitants. The annual average rainfall for Stutterheim is 600mm. Stutterheim is 600m above sea level, creating a climate for warm temperate weather. Stutterheim has the highest altitude above sea level in the local municipality, region. (All of the following graphs and data belong to the 2012-2013 Spatial Development Plan for the Amahlathi Local Municipality), Antony Meuleman Umhlaba Consulting Group.
Stutterheim is situated at the foot of the Amathole mountain range and grasslands. There exists a vast variety of vegetation types in this region. The region is green and fertile. A few saw mills which range in size are situated around Stutterheim and its surrounding settlements, due to the natural forests. Veneering, pole treatment, furniture manufacturing and chipboard production are common industries within this area, farming however has unfortunately decreased around the area due to crime and cattle theft.
The population of Stutterheim is the highest in the region, followed by Keiskamahoek and other settlements near King Williams Town. Stutterheim is the most urban settlement in comparison to smaller towns such as Cathcart, Kei Road and Keiskamahoek. An estimated 80% of people live in rural areas and 20% live in urban settlements.
The population graphs indicate concerning statistics, the life expectancy is too low and the decrease at a rapid rate after 30 years old. The sudden drop in population is not only caused by mortality rate but, as a large percentage of the youth migrate to other parts of the country in a quest to find job opportunities. The highest migration percentage was in 2007, with 30% of the population moving. Antony Meuleman (SDP 2012).

An estimated 70% of all the youth and young children are on grants. This issue reflects or issues. This basically means that the parents do not have selfsustaining capacity. There is serious need for youth employment, not forgetting that most of the youth do not complete grade 12, meaning that they are not educated enough or skilled enough to be employed.

The issue of low life expectancy means that people are not living healthy lives and that the elderly are not well taken of. One of the challenges is working towards decreasing the population through less reproduction, especially amongst the previously disadvantaged population.

The main issue concerning reproduction is a lack of knowledge and education; it is a common trend that the poor and uneducated are the individuals who reproduce the most. “There are two ways to break out of poverty. The first is by formal education, and the second is by the worker acquiring a greater skill at his work and thus higher wages” Nelson Mandela. To know that South Africa is two decades into its emancipation since 1994, and there are some children who have no access to education. The distances that have to be travelled to obtain an education do not encourage the youth to complete their education.
Agriculture and forestry are the two main contributors to the economy of the region, however, there continues to be substantial space for the growth in these sectors. Both of these sectors have enough resources to flourish in the region and province. Investments should be made towards the community work that is quickly becoming a great value of the region, the rich culture and heritage of the community also has an impact on this area’s value. The manufacturing and retail sectors are substantially limited and there is room for them to grow those markets should be encouraged.
c) Background of the Amahlathi Region

An initiative has been done in revitalizing the old “Grey Square”, a public space has been defined with seating areas and stalls encompassing the public area. The reorganization of the space has brought about an order in the social activities.

A sense of informal trade has been established in the civic square. Old buildings may not have been physically altered but following generations will use the spaces differently according to the way they see fit.

The current artifacts in the square reflect an African ambiance. Rigid structure and social order originate from Western influences and so less formal placement of structure is married with the edge of the square to indicate harmony between two cultures that used to clash.

It must be realized that South Africa belongs to every culture that contributed to the development of the country. It is essential that elements of the old fabric of the town must be retained and preserved where possible so that all stages of the town’s morphology may be seen.

However, the proposed civic building would not integrate well within the informally used square because the scale, expression and complex program would have overpowered the quaint “loki” of the space.

This is one reason why the proposed building is better located within close proximity to the square. The chosen location allows for easy access. It is also surrounded by other municipal buildings: the magistrates court, Department of Agriculture and the engineering department. Placing the proposed building amongst other municipal buildings reinforces the sense of a civil precinct. The proposed ADM is along the national road which makes for easy identification (http://idc.co.za/ads/content/regional-development/our-regional-projects/change-comes-to-stutterheim)
The above mentioned (it is unclear what the above mentioned is) that are placed in the public areas establish an expression that gives the town a particularity that will not be found elsewhere. The timber used is locally harvested and the upgrading projects provided skills and employment to 60 people.

These small scale upgrading projects are a gateway to bigger infrastructural projects. This benefits the economy of the town and the workers gain a sense of pride when they contribute to the improvements made in the town.

This notion of involving the public when dealing with large scale projects concerning the community echoes Hegel’s theory of the relationship between the state and the individual. Hegel proposes that when people understand that they belong to a bigger scale they practice their freedom and they are able to maximize their potential.

By providing each vendor with their own stall, they become free to operate their trading as they desire. They understand that the government has them in mind and in return they respect.
The bridge connecting Stutterheim to the Mlungisi Location is one of the most significant changes that have taken place in Stutterheim. It did not only make the travelling route for taxi drivers shorter, the pedestrian route safer (from floods and crime), but it was a sign of integrating two settlements that were separated by Apartheid. It becomes the manifestation of rehabilitating South Africa.

The bridge leads straight to the new shopping complex in Mlungisi Location. It is thought provoking that Stutterheim does not have a shopping complex yet the township has one. The developers used the principle of starting from the bottom and working ones way up. The Mlungisi residents now have the option of going to town or shopping locally, saving travelling money.

Next to the shopping complex is the proposed taxi rank for the township. This creates order within the transport system.
In the development of Stutterheim, there are a string of proposals for public buildings. From an urban design perspective, it only makes sense to compact the built up fabric both in area (horizontally) and in height. The tallest building in Stutterheim is three stories high, and that is a residential complex. In the town square the highest building is a double storey. The following proposals were designed by Intsika Architects in East London and can be accessed at 15 Aug 14 (http://www.intsika.com/)

The proposals on this page are:

- A shopping complex – Most Stutterheim residents do their shopping in King Williams Town or East London as Stutterheim does not have proper facilities.

- Department of Agriculture – As above mentioned in the nature of the town, agriculture is one of the strongest sectors; creating proper facilities will help the department to grow.

- The Amahlathi Local Municipality – Since the district offices will share locality with the local municipality, an upgrade was inevitable because as the district offices will be a continuation of the local offices.

Conclusion

The development proposals for Sutterheim are a key indicator that growth is anticipated. The urban landscape of the town is at the verge of a facelift. The proposed urban intervention intends on integrating the new developments and have them working as a system. The proposed building will have a design response that accommodates the future expression of the town.
Introduction:

This chapter looks into the layout of Stutterheim and its urban issues on different scales. Solutions are proposed with reference to the core idea of the proposed project being a connecting catalyst of development.
a) Macro Scale

image 3.1 Urban Constraints & Informants

chapter 3. urban design
a) Macro Scale

image 3.2 STATE OF SPRAWL
Stutterheim is in a state of segregation which is caused by both natural and man-made barriers. Natural landform is a major contributor to the segregation of the satellite settlements. There are valleys between Stutterheim, Mlungisi and Khubusi. The urban edge is formed by the escarpment as well. The rivers act as a boundary between the settlements. When it is flood season infrastructure problems arise.

The barriers caused by the landscape create physical boundaries but also sterile spaces. The valleys which cut through the settlements separates them into satellites. The hills create non-social spaces because people prefer not to walk up a hill.

The rivers create boundaries between the settlements. When it floods, pedestrians have challenges with crossing to other settlements.
Stutterheim is in a state of unnecessary sprawl. The core town has not reached saturation point with reference to density, yet there are new settlements which are far away from the core settlement.

The national road cuts through the Stutterheim and creates an upper and lower Hill Street; the lower Hill Street has most of the historic sites and it is the most underdeveloped and derelict zone.

The economic generators of Stutterheim are not integrated. They act as independent entities and they should be connected.
Strategies of rehabilitating Segregation

Connecting the satellite settlements through bridges and shorter pedestrian routes:
The first route connecting Lower Xholorha and Xholorha connect into Amatholaville which eventually leads to Khubusi. The second route from Xholorha leads to Khubusi and it cuts through the main town. This route passes the following institutions: Town Hall and Library. This second route also diverges from Lower Xholorha and creates a shorter route for those walking from Mlungisi Location to Xholorha. The third route from the main town to Mlungisi connects with the new bridge and its final destination is the Mlungisi Commercial Park.

Connecting the satellite settlements through densifying and vegetation infill: 1=buildings 2=vegetation
Deconsification (1.1) is the most important because it intends on rehabilitating the derelict lower Hill Street zone. These proposed buildings are residential, commercial and mixed-use and they are aimed at fulfilling the accommodation demand which will be caused as a result of the jobs created by the developments.
(1.2) and (1.3) are densification that connects settlements which create surveillance for pedestrians who walk through settlements.
(2.1) to (2.3) are infills of vegetation which encomoass the potential, possibilities of creating markets through urban farming.
a) Macro Scale

Proposed integration through bridges and Infill

image 3.14
b) Precinct Scale
b) Precinct Scale

The connection of green spaces, structuring routes and framing corridors will essentially create better public and people-friendly spaces.

The character of the central square should be a focal point. It should be further enhanced as it is the only public space.

The Hierarchical movement strategy would be formalised into the existing (foot-grazed) pathways going into satellite townships.

The Layering of spaces leading to the monumental building should be implemented. These could comprise of distinctive paving and a forecourt.

Dense built up edges would act as surveillance for pedestrians. The filling-up spatial cavities will create dialogue between pedestrians and will generate economic continuity.

Create connections that link public spaces, institutions, and the most active edges.
b) Precinct Scale

Non-Motorized Transport

Proposed Density Infill

Public Routes and Buildings

Activity Shafts

Public Buildings and Activity

Viewing Corridor Crescent
A composite map of all corridor related informants in one map. The vehicular, pedestrian, activity shafts and gateways have been combined in order to locate the most intense corridor. The most intense corridor is the most used and the most integrated with pedestrian routes.

Many of the gateways, viewing spots and spatial shafts overlap creating multipurpose corridors and public spaces. These give a good indication of the most active zones in the town.

Distances to other settlements are made shorter and the routes have frequent public spaces which is good for safety and surveillance. The most compact corridors are the N6 and Hill Street.
b) Precinct Scale

• By joining the public buildings, spaces and movement paths, this activity corridor and institutional cres- cent is formed.

• This clearly indicates the most used and accessible spaces for the public.

• More Public Spaces are within the shaded area. This creates a safer and surveillanced environment for pedestrians.

• The proposed public building is within the param- eters of public crescent (shaded area) because the proposed building is infact a public building.

• The public activity crescent is joined with the activity shafts. Beautiful views are found along the shafts and crescent. The slopes of the escapement give interesting character to the town.

• The shafts terminate with viewing corridors and some corridors are gateways into new precincts.

• Long distances are made shorter by using many spaces along the way for rest, views and public surveillance.
C) Site Scale

MACRO SCALE

PRECINCT SCALE

SITE SCALE

image 3.31

image 3.32

image 3.33
c) Site Scale

• The town square is surrounded by commercial buildings; it is no longer used as a civic precinct.

• Most commercial buildings are found on the edge of the Main Street, Hill Street and the N6 and they end at the Grey Square boundary.

• Commercial buildings should continue along upper Hill Street because there are many residents who have no immediate access to shops in the upper Hill Street zone.

• The municipal and institutional buildings are scattered all around.
C) Site Scale

LOCALITY OF THE SITE: with reference to green and public space

- The proposed site is within close proximity to the taxi rank; this ensures its accessibility to pedestrian and vehicle drivers.

- Stutterheim is surrounded by enchanting nature, however, it is not evident in the public domain of the town.

- One of the urban scale interventions is to join three patches of vacant land on Dragon Street to create a public space that acts as a buffer between public buildings and residential buildings.

- A number of institutional and public buildings have a forecourt of green public space in front of the building for example Union Building in Pretoria.

- A strip of green trees is found in front of the site, this too acts as a buffer to the N6. The proposed site is encompassed by greenery.
c) Site Scale

LOCALITY OF THE SITE: with reference to Gateways and corridors

- The proposed building lies on the N6 activity shaft; the shaft has views, activities, institutional buildings and has the highest movement of traffic.

- The site sits along a gateway into the Grey Square which is evolving into the new cultural precinct.

- The sites position is relevant as it is easily locatable on the N6, yet not physically accessible, this gives it a sense of monumentality.

- Thus the proposed building is a monumental node.

- The site encourages a new institutional corridor on Dragon Street.
The Aspire NGO has completed several projects in the development of Stutterheim. The Grey Square project is one of its successful projects. The Square is no longer used as a parking space but rather it is used as an economic generator and a cultural centre. The space is now an activity node.
The Site with the proposed features

The derelict state of lower Hill Street will improve by proposing new developments in this area.

The proposed site

Consolidated green spaces

Gateway into leisure and mixed use precinct

Proposed mixed use zone

New mall proposal

The derelict state of lower Hill Street will improve by proposing new developments in this area.
Movement Analysis

Greenery Intervention
### c) Site Scale

The proposed precinct allows the site to connect the proposed precinct to the Grey Square. The site is at the gateway to Grey Square and it supports activity throughout the N6. The site is accessible to both pedestrians and vehicles. The site is in close proximity to the taxi rank, Grey Square and the proposed shopping mall.

Green Corridors are used to demarcate important streets and to frame views. These corridors link upper and lower Hill Street.
Most of the commercial activity takes place along Hill Street. The new trading stalls are placed there. Most of the institutions are in upper Hill Street. The proposed mall promotes development in lower Hill Street and the site promotes commercial and institutional activity along the N6.

Kelvin A. Lynch, an American Urban Designer, formulated theories concerning public spaces and their relationship to the users thereof. Lynch speaks about how people navigate urban spaces. In planning city spaces, he considers time, history and how the environment affects the behaviour of a person. How these public spaces are used informed his theory of five elements that are frequent thesespaces: paths, edges, nodes, landmarks and short cuts created by pedestrians.
Introduction

This chapter explores the governance of South Africa, the definition of government, democracy and respective roles. A regional analysis is undertaken and the impact of government in the regions is discussed. The architecture of old state buildings will be compared to contemporary ones.
a) What is Government

a. What is Government?

The government is the group of people who are granted the authority to govern a country or a particular ministry of office. In broad terms, the government is an elected group of people who are supposed to lead the rest of the nation according to the manner of governance for example democracy.

As mentioned earlier, there is a need for social structures because they cultivate, influence and uphold the state in many ways. There are many social structures that exist, however, Hegel declares that the most important social structures are the following three: family, civil society and solidarity. When a person is fully established in all three of the structures, then they have developed an ethical life. The relationship with the state however is later emphasized. (Hegel 1820)

The relationship between an individual and the state cultivates responsible, patriotic but mostly freedom-conscious individuals. Individuals can only self-actualise when they realise that they are an entity that belongs to a larger whole. They realise their identity and are able to be secure enough to be productive, and in so doing their interests are submerged to the greater whole they belong to. (Hegel 1820)

It is interesting how Hegel first speaks about the role of the state in respect of the people. He then progresses to the influence that government has when there is coherence with the public. The most significant is how people find their identity and parameters within institutions.

In South Africa democracy is well-defined, considering that the South African constitution is one of the best in the world, however, it has not yet been fully implemented, especially with regards to the under-privileged who need it the most. The principle of institutions connecting with the people would be the ideal first step in rehabilitating the society. At this point in time in South Africa, there needs to be a structured way of connecting the government with its people.

Influence comes with familiarity, however it is hard to influence a stranger. It is easier to receive council from a familiar voice. If the government desires to influence the public, then an open dialogue should be encouraged between government officials and the public. This will lead to a more accurate diagnosis of social problems and socio-economic “acupuncture”.

The public should have access to information such as annual financial reports, however, access is impeded by individuals lacking the means and resources to access such information. This notion of transparency encourages trust which, in return, encourages loyalty from the public.

Once a sense of identity is established amongst a people, patriotism will prevail. Great Britain and Germany are good examples of citizens who are well established in their identity and this led to loyal civilians willing to lay down their lives for their country. People will have the country’s best interest at heart once they know that they belong to the rest of the greater sphere of governance. “The state is the greater social whole with which we identify ourselves and thus in a sense is a kind of microcosm of the absolute the all-encompassing whole which includes the society and everything else” (Hegel 1820)
b) Democratic Governance

b. The Democratic Governance

The word “democracy” is derived from the Greek word “demos’ which directly translates to “people”. In this manner of governing, it means that the power is in the hands of the people. Authority belongs both to the leader and the follower and so, therefore both parties should have equal opportunity to contribute in the final say. The late President of the United States of America, Abraham Lincoln, declared that, “democracy is government of the people, by the people, and for the people” The opening words of the Freedom Charter “The people shall govern” all reflect a people centered government model. “Democracy rests upon the principles of majority rule and individual rights. Democracies guard against all-powerful central governments and decentralize government to regional and local levels, understanding that all levels of government must be as accessible and responsive to the people as possible.” (Howard Cincotta.3)

The above statement made by Cincotta validates the level of accessibility that all peoples should have in regards to access to participate in the civic and political spheres. This validates the notion of having an accessible building that retains both its private and prestigious qualities.
c) Structure of Government

The district municipality is the closest sphere of government to the people. The local government is the realm that is entrusted with the responsibility of service delivery and this is overseen by the ward councillors and government officials. The collection of tax and the responsibility of using the money for the improvement of infrastructure is one of the key issues. The Members of the Executive Council (MEC) are the political heads of each provincial department, and they are the highest authority in the district municipality.

With the overwhelming number of strikes that South Africa experiences, it is fair to say that the public and the government do not always see eye-to-eye. This defies the values that have been laid out by the national government, therefore there exists a need for change. Both the local and international aftermaths of the strikes are hazardous for the economy.
c) Structure of Governmentment

The responsibilities of municipalities include:

- Electricity supply
- Water supply
- Sewerage and Sanitation
- Storm Water Management
- Refuse Removal
- Fire Fighting
- Municipal Health Services
- Decisions of the Land Use
- Municipal Roads
- Municipal Public Transport
- Municipal Street Trade
- Abattoirs and Fresh food Market
- Parks and Recreation
- Libraries and Public Facilities
- Local Tourism

Community development is the central focus of the ADM, including the improvement of the community’s economy by means of the equal distribution of resources and information. Service delivery and the manner in which it is facilitated is a priority. Ethics and efficiency are emphasized as well.

image 4.4 Amathole District Municipality Vision

VISION

Commitment towards selfless, excellent and sustainable service to all our communities.

MISSION

The Amathole District Municipality, in its developmental mandate, is dedicated in contributing to:

- Ensuring access to socio-economic opportunities.
- Building the capacity of local municipalities within ADM’s area of jurisdiction.
- Ascribe to a culture of accountability and clean governance.
- Sound financial management.
- Political and administrative interface to enhance good service delivery.
- Contributing to the betterment of our communities through a participatory development process.
c) Structure of Governmentment

The diagram indicated below the eight principles that the government promises the public in terms of service delivery. The phrase “Batho Pele” directly translates as “people first” from the Sotho language. They apply to all three realms of governance. The principles inspire the design framework to be more conscientious of the people centric -principles which drive service delivery.

**Eight Batho Pele Principles to Kickstart The Transformation of Service Delivery**

The Public Service will put the following “People First” principles into practice without delay. And we will step up implementation to arrive at acceptable service levels and quality as soon as possible.

**1. Consultation**
You can tell us what you want from us.

You will be asked for your views on existing public services and may also tell us what new basic services you would like. All levels of society will be consulted and your feelings will be conveyed to Ministers, MECs and legislators.

The Principle: You should be consulted about the level and quality of the public services you receive and, wherever possible, should be given a choice about the services that are offered.

**2. Service Standards**
Insist that our promises are kept.

All national and provincial government departments will be required to publish service standards for existing and new services. Standards may not be lowered! They will be monitored at least once a year and be raised progressively.

The Principle: You should be told what level and quality of public services you will receive so that you are aware of what to expect.

**3. Access**
One and all should get their fair share.

Departments will have to set targets for extending access to public servants and public services. They should implement special programmes for improved service delivery to physically, socially and culturally disadvantaged persons.

The Principle: You and all citizens should have equal access to the services to which you are entitled.

**4. Courtesy**
Don’t accept insensitive treatment.

All departments must set standards for the treatment of the public and incorporate these into their Codes of Conduct, values and training programmes. Staff performance will be regularly monitored, and discourtesy will not be tolerated.

The Principle: You should be treated with courtesy and consideration.

**5. Information**
You’re entitled to full particulars.

You will get full, accurate and up-to-date facts about services you are entitled to. Information should be provided at service points and in local media and languages. Contact numbers and names should appear in all departmental communications.

The Principle: You should be given full, accurate information about the public services you are entitled to receive.

**6. Openness and Transparency**
Administration must be an open book.

You’ll have the right to know. Departmental staff numbers, particulars of senior officials, expenditure and performance against standards will not be secret. Reports to citizens will be widely published and submitted to legislators.

The Principle: You should be told how national and provincial departments are run, how much they cost, and who is in charge.

**7. Redress**
Your complaints must spark positive action.

Mechanisms for recording any public dissatisfaction will be established and all staff will be trained to handle your complaints fast and efficiently. You will receive regular feedback on the outcomes.

The Principle: If the promised standard of service is not delivered, you should be offered an apology, a full explanation and a speedy and effective remedy. When complaints are made, you should receive a sympathetic, positive response.

**8. Value for Money**
Your money should be employed wisely.

You pay income, VAT and other taxes to finance the administration of the country. You have the right to insist that your money should be used properly. Departments owe you proof that efficiency savings and improved service delivery are on the agenda.

The Principle: Public services should be provided economically and efficiently in order to give you the best possible value for money.
Conclusion

Government is a form of authority. It is essentially a tool that is used to lead people in an orderly and productive manner. Government is a system that distributes responsibilities, powers and authority. Democratic government is a people-centric manner of leading, not a dictatorship. The voice of the people has the capacity to penetrate, navigate and alternate the state. Somehow, this right of influence and intergration into the decisions has been watered down in South Africa. The Simple principle of communicating with channels that lead to governing bodies has been underperforming. Protests and violence should not be the medium used to communicates to governing bodies. Putting Hegels theory of relationship with civil society to action it would arguably help rehabilitate necessary social governing structures at local level and prevent further damage to the state and its citizens on a national level.
d) Government Buildings

OLD VS NEW

image 4.7 Pallazo in Florence

image 4.8 German state building

image 4.9 Berlin German state building

chapter 4. governance
It is interesting to notice how the form of a building that has the same title and use has evolved over time because of technology has changed over the times. The form of the old City Hall is linear and monolythic.

The new City Hall has an organic shape. Although the is looks like it is visually appealing, it still fulfills its role as a town hall. The buildings is well visited by tourists and it is frequently used by locals as well.

The Union Building has a uniform and continuous facade. The building elements are symmetrical and are repeated at regular intervals.

The new Constitutional Courts have a non uniform facade. This expression conveys the diversity of the country. Different scales, materials and patterns are used. it is a complete opposite to what the old colonial government buildings. This is a sign that the urban landscape is being redefined.

This ancient monumental structure looks one with the earth. The massy stones that were used as material give it a permanent feel. The mass also give an implication of threshold unlike glass.

This is a state building in Berlin Germany and is is a contemporary building. it is light weight and it possesses non-permanent qualities which are conveyed by the transparent glass. It is a contemporary version of the Phillip Johnson glasshouse.
Introduction

This chapter looks at the governance of South Africa after the 1994 democratic elections. Conclusions are drawn from the following research and an accurate depiction of the state of the region is revealed.
The intentions of the government have been conveyed through the structure, organogram, responsibilities and vision of the Amathole District Municipality. A brief look into the national statistics will determine how far the government has come in fulfilling its objectives. The absence of updated data causes uncertainty regarding current statistics. The last census was conducted in 2013 and the results are not yet published.

The Reconstruction and Development Programme of 1994 states that the detrimental conditions that cause a political democracy to not to flourish comprises of: a mass of people who are poor, without land and, deprived of resources.

The main issue that faces the democratic governance of South Africa is that the state of the poor has not changed significantly since after the apartheid. The following statistics from 2007 will highlight some of the progress since 1994.
The population density graph on the left shows the type of settlements in South Africa and the density thereof. This graph shows that Stutterheim is surrounded by many rural settlements and there are very few service towns in the region. Services are mobilized through service towns and therefore, the process is slowed down when there is a lack of this type of settlement. This graph indicates the economic pressure areas in the country. These are the places that exert a considerable amount of pressure on the economy.

All of the major cities are indicated as blue areas and as such, reveals that they are low in exerting pressure on the economy because they are the economic generators of South Africa.

In the Eastern Cape, there are a vast majority of settlements that exert pressure on the economy. Many of them are within the Amathole region and this is concerning. Gauteng is the only province that is filled with economic-generating towns which are evenly-distributed throughout the province. Eastern Cape and KwaZulu Natal exert the highest amount of pressure on the economy and they have the least amount of service towns.
The overall access to services is conveyed in image on the left. As such Eastern Cape and KwaZulu Natal are the provinces which have the least access to services. The Amathole region has access to services but the accessibility to these services is not high in accordance to the index graph. There are a few high service areas in the Eastern Cape. But it appears that the Western Cape has the highest access to service.

The following graphs are extracted from “Poverty Trends since the Transition” written by Servaas van der Berg, Megan Louw, and Leon du Toit in 2007. The following graphs indicate the progress from 1993 until 2007. Therefore, they do not convey the current socioeconomic situation of South Africa until 2015. However, they do give a clear indication of growth which has taken place since the initial decade into democracy.

According to Sen, (1999) poverty is not only the state of being exceedingly poor but the deprivation of capabilities and access to services. In the following pages, there is a brief look into the timeline of South Africa since 1994. The distribution of wealth amongst the different nationalities in South Africa, since 1994. This will be a clear indication of how capable people are in generating or acquiring wealth across the different socioeconomic groups.
The graph above indicates that the overall population has increased in regards to generating income per capita. However, the white population has maintained its position as the highest economic generators, and the Indian population has made the most progress in increasing their income per capita. The Coloured population has progressed more than the black population which has made the least contribution to the income per capita index.

The population ratio is also a factor to consider as the black population is the largest population group. Most of the uneducated and unemployed fall under the black population and the majority of the social grants go to black individuals. Therefore, attention should be given to the black community as well as a new approach in dealing with the socioeconomics of this community. More of the black population should be contributing to the income per capita especially since they are the largest population group.
From 2002 to 2006 the number of households that lack food has decreased by 50% which is a clear indicator that resources are in fact reaching the poor. However, these statistics would more indicate a greater economic shift if it was the unemployment rate was halved. Most of the people who are living under the poverty line are unemployed and unskilled. Statistics South Africa (2011) indicates that the primary industries that require the least amount of education only contribute 12.9% to the economy.

South Africa is so rich in natural resources that there is much employment that could be generated from such natural assets. Many first-world countries, such as United States of America, invest more in their agriculture than other areas. The United States of America also constructs most of its building structures with timber, unlike South Africa who construct buildings out of . Poverty rates have decreased which is a good indication that South Africa has the potential for radical changes.
There is more money allocated to social grants in comparison to health and education. It is interesting to observe how first-world countries, such as Norway, place education and health as first priority, financially, and they do not have issues with illiteracy and poverty. The more a country invests in education the less socioeconomic issues it will have to deal with. It is also interesting to observe the relationship between ‘school spending’ and ‘tertiary education spending’.

The second graph above indicates that a large percentage of the matric candidates pass, but are not able to enter into university because of not passing with the necessary results for them to pass. In addition some students do not have enough funds to afford a university education and many of the students do not make it to tertiary level because they did not pass their matric.
The major issue with South Africa is that the economy of South Africa is not yet fully saturated. In fact, there is a need for development in all economic sectors especially the primary and secondary sectors which are the ones that need the most education.

Other African countries such as Nigeria, Kenya and Zimbabwe have a better education system for a vast majority of the population; therefore, these countries stand a better chance of improving their economic status in the future.

The overall poverty of the country has decreased and the child hunger was halved within four years. This was, however, caused by the exponential increase in grants which helped to reduce poverty.

Income distribution disparities and inequality has shown no signs of change because the poor are unable to establish themselves since their education levels are not developed. However, those who were previously disadvantaged who were fortunate enough to receive education, started to lessen the gap in regards to income inequality. The gap between the previously disadvantaged who have been educated and those who remain uneducated, on the other hand has increased dramatically. The black middle class has maximized their opportunities and have therefore established themselves rapidly. Despite the overall growth in the economy, the future prospects and possibilities could be unfulfilled because of the expansion of the uneducated population.

The controversial spending habits of the government has been scrutinized and there are slight improvements in health and education spending in some parts of the country. Nevertheless the overall service delivery is poor. (van de Berg, Louw and du Toit, 2007)

South African Statistics reveal that between 2003 and 2013, the number of people receiving grants in a household grew from 12% to 30.2% which is more than double over a period of ten years. The number of households receiving grants has increased from 29% to 45% (www.southafrica.info 2014). These grants are the very reason why the poverty line has decreased because one third of South Africans are financially dependent on the government. The ones who have an input in the economy are paying the ones who have no input in the economy. As previously mentioned, this situation does nothing for the development force of the country because the very same people who are seeking jobs are being fed by those who work.
The population of South Africa is currently 51.8 million; more than half of the population are women, who are the lesser economic generator. The population of the country has increased by 10 million in five years which is a rapid growth rate that is not proportional to the growth of the economy. In light of this there are many foreigners who migrate to South Africa who then form part of the population growth.

The Eastern Cape has the second-highest poverty level and it has the third largest population of the nine South African provinces. The Eastern Cape has the potential to convert the population into a work force that could be a major contributor to the Gross Domestic Product of the country.

The Eastern Cape has a beautiful coastline, two main harbours and the Coega Industrial Development Zone which could both be a catalyst of industrious developments both in the present and in the future.
The accessibility to water and electricity has been increasing at a steady pace and appears to have increased incredibly in 2012. The use of other methods for lighting and cooking for example gas and candles dropped dramatically in 2011.

This is an indicator that service delivery is improving slowly but surely. Nearly all of South Africa has access to electricity, including most rural areas. In-yard access to water means that some rural areas have access to water but there is room for improvement because water is a primary need.
Tertiary activities are the main economic generators of a developing country such as South Africa, which is a developing country. There is room for both secondary and primary activity growth in the economy. South Africa has so much to offer when it comes to the primary activity sector such as agriculture and forestry, mining and fishing to name a few.

The uneducated and partially-educated majority of South Africa could benefit from job creation especially those who are unskilled and semi-skilled. This would make a huge difference in the GDP and the economic development of the country. It would also ultimately bridge the huge gap in equality.
It is interesting to note that South Africans choose to spend their money on clothing, which is 3% of their overall spending.

Household equipment has double the percentage of spending when compared to education.

Transportation takes up a large percentage of income of many primary activity workers which is an issue that prevails as Reconstruction and Development Plan houses are still being built radiating outwards from the city.
The Amahlathi region has been studied since it is the region in which the Amathole District Municipality will be situated. The direct context of the site is important because it is the inspiration of the expression of the building. Some statistics are observed in order to find the strengths and weaknesses of the community.

Out of 226 municipalities in South Africa, Amahlathi is ranked as number 91 in population size, which is slightly higher than the average population. Most households have an average of 3.5 people. Almost half of the households are led by women, which means that the children are raised without fathers.

More than half of the population live in rural settlements which are far away from services and proper outlets. For people to do proper grocery shopping, they would have to use transport money to get to such services. An effort to either urbanize rural settlements or the mobilization of services would both be beneficial to such communities because migrating to the urban cities is not always the solution in rehabilitating socio economic issues with similar communities.

Technology and information should be accessible to all the people whether they reside in rural or urban areas. It is concerning to see that most of the communities in the region do not have access to a computer or the internet and half of the population has a refrigerator. The one aspect that has improved over time however, is accessibility to water and electricity.
Accessibility to electricity means that the community’s inhabitants are now able to make use of electricity, unlike, the past where wood was used for lighting, cooking and heating.

Most of the homes are owned by the occupants and this is a clear indicator that people can afford to buy houses however, there exists a large number of rent free (paid up) homes which are RDP homes.

The prolonging of the provision of homes to those who are unemployed is unsustainable in the long run. Too many people use pit toilets without ventilation. Most of the rural areas do not have enough essential infrastructures, such as drainage pipes and such members of the community therefore they still use non flush ablutions. The level of service delivery in this category is below satisfactory levels because less than 20% of the people have access to flush toilets. Only 20% of refuse is collected by the municipality: most of the households who do not use this service find themselves unable to access it because the majority of the people live in rural areas.
A high level of reproduction rates are found in the black African community. The African community does not contribute to the economy as much as they do to the overall population. This is a major issue because economic pressure is created by the minority of a society in comparison to economic generators. The black community is also the least educated and the poorest. In comparing the population index of developing countries and the developed countries it can be seen that the most educated countries have the least population.

However, the developed countries do arguably spend most of their funds taking care of the elderly and the economy suffers from not having enough people to saturate it.

Much of the population of Eastern Cape grew-up in broken families, where in many cases the mother was the bread winner. One of the social structures that produce "ethical people" is their relationship to the family unit. This plays a huge role in the community as most males who are imprisoned are reported to have had no father figure in their life. (Justice & Behavior, Vol 14, pg403-26).

10% of all children do not have access to a school and most of the pupils who enter into the education system do not finish successfully. Only 37% complete primary school and only 14% make it into university and even less than 14% complete university.

The Eastern Cape has had the lowest matric pass rate in the past few years, which is a clear indication that education needs more attention in this region.
The following program is one that is inspired by the needs of the Amathole District. The generic program of district municipalities does not always cater for the needs of the particular place. The proposed accommodation layout aims to be a catalyst in creating a clear communication between the public and its governance. Having researched the statistics, there are major issues that are detrimental to the development of the region and are listed as follows: The region is placed 91st out of 244 municipalities with regards to population density.

The dependency rate is 66%

Youth unemployment is 47% and general unemployment is 31%

Formal dwellings are 58%

Only 18% of the population has flush toilets and only 20% of population has their refuse collected

Major issues are education, unemployment and overpopulation

**Education:**

10% of children do not have access to a school because of schools being far away and many have to walk 1km – 3km to school every day. Many of the children who do go to schools do not successfully complete primary school. Even less pupils make it to matric and most of those who do, do not pass well enough to gain acceptance into a tertiary institution, only 14% of matriculates reach tertiary level.

The Eastern Cape has the lowest matric results which are not helpful for the development of the Eastern Cape, especially considering its potential. From the 14% that enter university, less student's complete successfully. When there is a shortage of educated people there are fewer opportunities for the economy to flourish and the lack of education is associated with overpopulation.

The matric pass rate has increased slightly in the Eastern Cape, however, the passing mark dropped from 50% to 30%. There are less skilled people to work in the primary and secondary activities, thus the GDP stagnates.
Unemployment and over population:

A Lack of education is a major cause of unemployment and self-employment. The unemployment rate has a direct effect on the development of a country because people are not contributing to the economy and consequently they have a negative effect on the economy. This is one of the reasons why the economic growth of South Africa is not well-reflected in the GDP rate. This is because the progress of the country is consumed by social grants and RDP homes go to the rapidly reproducing unemployed bracket of citizens. Lack of education and unemployment are associated with overpopulation, which is a reality in the Eastern Cape and KwaZulu Natal. Both of these provinces are significant contributors to the population figure yet not the economy.

Human overpopulation is the unwanted situation where an “organisms number exceeds the carrying capacity of its habitat” John Mudau. Overpopulation defeats the purpose of developmental local government because it increases the communication gap between the public and the public servants and resources are rapidly used for most of the part, there are not even enough resources to sustain the population and economic pressure. The intention of local government is to progress with the community members whilst providing better living conditions through community participation “(ibid.).

The nature of the unemployed in regards to the government structures is parasitic as there is a lack of reciprocity. Where there is no reciprocity within a system, the system malfunctions. It is essentially a principle of give and take.

Nature is a good example-in order to have fruits from a tree, one ought to sow (give) a seed; when the plant grows, it needs to be watered (giving). If the owner of the tree does nothing for the tree, then it will die. With no seed, no watering, and no pruning, the system will eventually crash. The principle of recycling is driven by a motive that goes against simply humans taking from mother earth all the time, but instead, re-using that which we have already taken. In order for a country to progress, there must be a certain unity between the government and the people (effective communities). An example is revealed in 2010 when the nation came together as one and South Africa proved that it can go beyond its expectations because the people were united in making the International Soccer World Cup a success.

Effective communities are communities that are integrated into the process of identifying challenges, having an input in the interventions, being present at the implementation and finally monitoring the process of intervention.

This echoes Hegel’s theory on institutional relationships. Ideas and policies behind developmental local government should never be superimposed on the community. This leaves much responsibility on the local government to strengthen strategies in communicating well with the public.
('Africa's public service delivery and performance review' Stlhomamaru Dintwe, 2012).

The above mentioned reference is a research paper written by the University of Fort Hare as a review on the state of corruption being the main reason for crippled service delivery. In 2010 South Africa was voted as the 54th most corrupt country out of 178 countries (Transparency International 2010).

Corruption is a symptom of a defective system that disregards the principle of accountability to the public. It prioritizes personal gains over public interest. The seed of bad service delivery is corruption and it is sustained by the lack of transparency and accountability to the public.

Government officials are supposed to be known as public servants: however, it has become very evident (through the prevailing protests and court cases against government officials) that they are unapologetically self-serving. The State funds are misused for personal gains instead of mobilizing strategies that aim to fight poverty.

There is a backlog in service delivery, as well as lack of progress in infrastructure and development in the rural areas of the country. According to statistics, the main gateway for corruption is through tendering and procurement services, as most money is lost or unaccounted for during this process (Stlhomamaru, Dintwe, 2012).

There are many theories that unpack regarding the rehabilitation of corruption for example the Principal Agent Theory and the Economics of a Criminal theory. The ANC has had an ongoing struggle with fighting corruption during the past 20 years of ruling. During the Mbeki administration, programs and anticorruption campaigns e.g. Zero Tolerance, were launched and intended to educate the public about the consequences of corruption.

Public awareness and familiarizing the public with legal culture was the intention, however, the ANC has not been very successful in executing their objectives for combating corruption (Lodge 2001:58).

In acknowledging that these are the biggest issues facing the Amathole region, the following three departments are proposed as auxiliary buildings for the ADM.

- Educational Services
- Service Delivery and Public Relations
- Unemployment and Skills Development
This proposed model for combating overpopulation as indicated on the left will be used as a reference of the communication structure that will be used to communicate with the community. It informs the design by bridging the “gap” between parliament and the people:

1) Sender
2) Government
3) Shared Message
4) Both Government & Communities

Figure 1: A proposed model for effective communication to enhance Developmental Local Government for rural development amid challenges of overpopulation
When communicating with a structure organization; protocol ought to be observed. A district municipality is a branch of government therefore protocol is to be observed in such environments.

As permeable as the district offices should be, the public will have access to all the information they are authorized to have. However, the communication between the communities and the high ranking officials for example Municipal Manager, will be bound to hierarchy. Respect should be given to the officials at all times, especially in their domain.

The public will seldom have direct access to the Municipal Council but they shall gain access to the system through the executive committees, wards and through government employees.

Even though the proposed building needs to be permeable, it should, at the same time, maintain a level of prestige. It is after all a civic building that represents the administration of six local municipalities.
Introduction

This chapter looks at the governance of South Africa after the 1994 democratic elections. Conclusions are drawn from the following analysis and an accurate depiction of the state of the region is revealed.
Ancient Greece is credited with establishing Democracy in 510 BC. Although Athenian Democracy was a bit different to the modern democracy.

Ancient Rome is famous for its Empire, sophisticated governance and its Civic buildings. Both Greece and Rome contributed major influences in the appearance of civic buildings. The appearance had distinctive features including:

- The Platform
- The Columns (doric, ionic and corinth)
- The Frieze
- Tympanon

South Africa's iconic Union Building mirrors the image of traditional government building in South Africa. Italian Renaissance, Neoclassical architecture, Cape Dutch architecture and Edwardian architecture are some of the influences that have informed the formal expression of the Union Building and other South African public buildings. However, the Ancient Greek features are found in the Union Building as well. The building seated on a hill, the platform on which the Union Building is built, the columns, architrave also known as the Frieze and the tympanon which is the roof structure.
a) Precedents on government buildings

South African architecture has always been dominated by foreign influences such as colonization for example which do not reflect the DNA of South Africa due to colonization.

Meanwhile, the Greek and Roman and other styles of Architecture are world renowned and they have been passed on to different generations and continents. Africa remains a continent which is still exploring its architectural expression according to its unique context (apart from African vernacular huts and basic structures).

The scale of the Greek Propylaea is massive. The Greeks built it for the gods yet there is merit in that a monumental atmosphere is achieved.

The massive scale of the Greek Propylaea also conveys the amount of control that the authorities had over their civilians. The proposed building seeks to express a government building that co-governs with the civilians.

The proposed building seeks to achieve a monumental atmosphere because it is a building that should be distinguished from the rest within its context. This means that double volume will be used however not to intimidate the civilian but to announce a significant space.

The Propylea has thresholds both vertically and horizontally. Spaces have been layered and this causes many spatial barriers.

The proposed building seeks to poses hierarchy in spaces however minimise the barriers between the public and the public servants. Transparency and Accountability will be achieved easily in this manner.
a) Precedents on government buildings

The arising style of South Africa after 1994

Constitutional Court of South Africa
Architects: Janina Masojada and Andrew Makin
Location: Johannesburg
Client: Government
Typology: Government Building
Completion: 2004

The Constitution Hill Old Fort and Prison
The site was originally a garrison and fort built by Paul Kruger to keep the British away from the reefs of gold. It was later converted into a prison for whites and an extension was made for blacks. Consequently Mandela and Muhutma Ghandi were imprisoned in the ‘Number 4’ section of the prison.

The New Constitutional Court

Constitutional Court of South Africa
The site that was once the niche of turbulent events in South Africa is now the place where justice is practiced. The architecture of the building is an opposite of the traditional government buildings that were built under the old Apartheid regime. There are less spatial thresholds in the building. However, monumental space is achieved by using architectural principles: mass, scale, volume, material, elements: water and light.
a) Precedents on government buildings

The accessibility of the building is easy to navigate, there are many entrances point from the streets that encompass the court house.

The entrance is well pronounced and the stairs are few therefore they do not act as a barrier.

The scale of the entrance is double volume however it is not out of proportion with human scale.

The use of local materials creates a sense of familiarity to the visitor.
The Constitutional Court is a breakthrough building in the history of democratic architecture in South Africa. It has achieved authenticity through its non-conventional design, the narrative behind the concepts and the expression thereof.

The architecture is authentic to its place. It communicates the diversity, accessibility and expresses a change in the perception of “state building”.

The elevations of the building do not conform to the traditional ‘base, middle top’ architecture. This post-modernist approach is deconstructive in nature. The columns are juxtaposed to the floors and different elements are married together.

Photographer: Angela Buckland (http://www.artefacts.co.za) 2015
chapter 6. precedents study

Traditional Structure  |  Modernist Structure

Building and non building

image 6.18 Constitutional Building:
Post Modernist Structure

image 6.19 Constitutional Building:
East Elevation

image 6.20 Constitutional Building:
South Elevation

image 6.21 Constitutional Building:
West Elevation
a) Precedents on government buildings

Amathole District Municipality Office
Architects: IDC Architects
Location: Stutterheim
Client: District Municipality
Typology: Government and Commercial Building
Completion: Not yet built

SITE:
The ADM is a public building that is primarily used to bridge the gap between the civilians and the state. One of the core principles of the ADM is to encourage dialogue, transparency and accountability to the civilians. Most of the population in the Amathole and Amahlathi region do not have means of private transport. Thus making the IDC proposed site non valid because the building is far from those who need it the most.

ENTRANCE:
The entrance is accessible to the N6 and the R345 leading to KWT

ORIENTATION:
The orientation of the building is North West Facing and it spans from south west to north east. The N6 is on the west of the site.
a) Precedents on government buildings

An elongated side of the building is facing North West. The ‘back facade’ is concealing the harsh western sun and it has the views to the mountains.

The Council chambers concealed in nature however accessible to the relevant users. However they are North East of the building and they cast a shadow on the adjacent wing.

The ‘front facade’ has South Easterly views and this facade has the most decent exposure to light. A well pronounced entrance is positioned at the center of the building.

There is ample amount of public parking space and there is additional private parking.

Amathole District Municipality:
IDC Architects
Location: Stutterheim
Client: District Municipality
Typology: Government Building
Completion: Not yet built
a) Precedents on government buildings

The ablution services of the ADM are North facing and this is a orientation that offers great sun exposure.

The back of the offices face the mountain range.

The internal staircases are North facing and this gives them good views and light.

The Fire Escape Staircases are placed at regular intervals throughout the building.

The long linea corridors echo the traditional layout of office space. They could have been handled in a more innovative way.

There is a lack of communal and recreational spaces within the building.

Stutterheim winds are South Westerly therefore the South East facade has an opportunity for cross ventilation.

The Council chambers are an iconic aspect of the building and they are ‘hidden’ behind the eastern wing.

This design does not integrate the green nature of the town into it. It is separated from nature.

The proposed building is isolated from the natural environment of Stutterheim.

The second option is how nature could be used in the interior of the building to help ventilate the building.

The third option announces the entrance and creates a common space for the users of the building.

More people have visual access to the green spaces and this has its psychological benefits.

The existing proposal

The optional proposal

The optional proposal

The double volume entrance

The image shows the back and front of the building with labels indicating key features and design elements.

Image 6.28 Authors Own

Image 6.29 Ground Floor Plant

Image 6.30 Sketches by Author

92
a) Precedents on government buildings

image 6.31 IDC Architects Parking

image 6.32 IDC Architects Ground Plan

image 6.33 IDC Architects First Floor Plan
a) Precedents on government buildings

image 6.34 IDC Architects Second Floor Plan

image 6.35 IDC Architects Third Floor Plan

image 6.36 IDC Architects Fourth Floor Plan
The work place has undergone many changes over the past century. Different generations have altered it to function for their specific era. Most changes took placeafter the Industrial revolution which caused the universe to shift its custom production into mass production, transportation of produced goods became faster and communication became easier because the world had started to become a global village.

Efficiency was key and people had to keep up to the machines. Constant improvements were made on work layout to ensure maximise productivity. The Europeans and Americans used different prototypes of space configuration.

Frank Lloyd Wright designed the Johnson Wax building which set a precedents of its own league. The building isolated the outside world and was the first to use air conditioning. The “workroom” interior was an unconventional production cacoon.

Le Corbusier's design of this linear corridor prioritises the access to a window and the outside view. Less interaction and individual, independant work.
Many architects did not follow Wright’s design instead they opted for natural ventilation and connecting to the outside world. The open plan design was well received and modified by altering the position of the service spaces. The configuration individual and group working spaces differed. Norman Foster’s design of the Ipswich building was an outstanding example of integrating the natural environment into a working space. The open plan and service cores worked together harmoniously.

The ‘House of Industry’, ‘Cellular Office Space’, ‘Workroom’ and ‘Open Plan’ are some of the spatial configurations used in the history of the work space. The most popular is the open plan because it is the most flexible working space. Groups and individuals can work in it, however noise does become an issue. A combination of both open plan and cellular office space is implemented in the proposed design because some work is best done in an isolated space.
This building is well renowned for being the most sustainable office space in South Africa. However, the nature of the interior design is unprecedented in South Africa. Openness is a major theme carried throughout the building, from the atrium space to the office spaces which use glazing as a partition wall.

The building breaks away from the conventional office block. Because of Johannesburg’s hustle and bustle lifestyle, those pursuing the corporate ladder miss out on so much while stuck in the office and traffic, therefore the designers created spaces with them in mind. There is a diverse range of spaces from devotional rooms, gym, yoga classes, dry cleaners, shoe makers, car wash and other recreational spaces.

The interior walls of the building are glass because this promotes an attitude of transparency and accountability. Most of the office spaces are open plan however supervisors have their own glass partitioned office.

The services are at the core of the building: central to all the office spaces. There are few atrium spaces all wings have access their own atrium space. Work stations are not conventional: private, group, silent spaces are found to help one achieve their work efficiently.
b) Precedents on a sustainable office building

Social Spaces

Green Spaces

Public Facilities
b) Precedents on a sustainable office building

- Cars: the building uses underground parking and the permeable membrane covering the parking allows carbon dioxide to escape from the underground level.

- Vertical circulation is placed at the center of the floor near the security booth which is also near the outside entrance.

- Use of natural elements: pastures of green spaces encompass the building which is a rare thing in the Sandton precinct. Water, timber, trees, ground, rocks are some of the materials found in the foyer space of the building.

- This floor celebrates the foyer, atrium, and public space: the circulation in the building promotes free flowing movement which integrates public spaces to more private spaces with more ease.

- Green spaces compensate for the footprint of the building.

- The openness of the building promotes engagement with the water feature and the greenery.

- The building uses open space office plan and the partitions are glazing which supports transparency and accessibility.
b) Precedents on a sustainable office building

- The managerial office spaces which are elevated from the ground as a sign of prestige. The office spaces are floating on/encircled by water like the medieval castles water.

- The circulation shaft which is encased by the service shaft. Services are centralized and are accessible through the circulation shaft.

- The general open plan office spaces has access to views. The partitions are transparent and the atrium space is visible from the office space.

The image 66 North Elevation, image 67 East Elevation, image 68 Section, image 69 Structure, image 66 North Elevation, and image 68 Section illustrate the architectural features and structural elements of the sustainable office building. The image 67 East Elevation shows the building's facade focusing on the East elevation. The image 68 Section reveals a detailed section view highlighting the interior spaces, circulation, and structural components. The image 69 Structure depicts the overall structure, emphasizing the connection between the outside greenery and the internal spaces. The dialogue between these elements not only enhances the visual appeal but also integrates with the surrounding natural environment, creating a harmonious aesthetic. The beautiful concrete column which upholds the walkway and serves as a structural element. Structural elements are integrated into the aesthetic of the building.
b) Precedents on a sustainable office building

Office spaces of today should cater to the needs of today's generation. The current era is filled with overlapping professional disciplines. The working fiend has become more flexible and this should be evident in the work spaces of today.

The work environment should not only be an open space, industry house, or partitioned spaces like the early work spaces. A socially sustainable work space aught to have a multi faceted layout that accommodated the variety of disciplines it houses.

The following images are relevant spaces that are suitable for an efficient office building of the 21st century. The Alexander Forbes building covers most of the illustrated spaces, which makes it a socially sustainable working space.
b) Precedents on a sustainable office building

**Meeting Spaces**

- small meeting room
- large meeting room
- Small meeting space
- large meeting space
- brainstorm room
- meeting point
- filing space
- storage space
- print and copy area

**Support Spaces**

- mail area
- pantry area
- break area
- locker area
- smoking room
- library
- filing space
- storage space
- print and copy area
c) Precedent on expression of buildings

This building is a good example of a modern South African office space. Office spaces have evolved from square boxes with cubicles into open spaces that are filled with character yet allow work efficiency. Frank Lloyd Wright was one of the first architects to explore open space planning within an interior focused office spaces when he designed the Johnson and Johnson building. This building introduced the benefits of open plan and it became highly popular internationally.

The materials used in the building reflect the surrounding natural environment. The use of unfinished textures and warm colours reinforce the expression of African typology.
c) Precedent on expression of buildings

The following images are a strong point of reference for the design of the Amathole District Municipality.

Norbert Schults speaks a genius loci which speaks of the specific feeling that a person gets when they are in a particular place. This theory runs parallel with the theory of Phenomenology. Stutterheim has distinguished feature that set it apart from the district. The enchanted forests that surround Stutterheim, the mountains and the rivers, dams, the Xhosa culture that is celebrated in Mgwali and the farming that takes place.

Xhosa Cultural Artefacts

Mountains, Rivers and Water

Earth, Rock and Landscape
c) Precedent on expression of buildings

Timber is an abundant resource and it is one of the main materials that are used in the aesthetic of the proposed building.

natural vegetation

mountains

rivers and dams

Timber is an abundant resource and it is one of the main materials that are used in the aesthetic of the proposed building.
chapter 7

accommodation schedule

a) Nature of the ADM
b) The Client
c) The Accommodation Schedule
a) Nature of the ADM

Without inhabitants, a building is an object that occupies space, it lacks particularity and function cannot be fulfilled. For without users how can the building be used? This notion is validated by the well-known Christian outlook that states that “the church is not a building but the people who inhabit it are the church”, in the same way a government building has no meaning without the government officials who work inside the building and the public who they strive to serve. Therefore, before the typology of the district municipality offices can be discussed, a brief look at the roles of the inhabitants of the building will be explored, not forgetting the relationship between the government officials and the public.

One of the issues to be resolved is the designing of a government building that is both prestigious and private. Politicians, ministers and other important members of parliament will visit the building frequently. This demands that the proposed building has to be a highly protected building. The national, provincial and local government’s value statements are highly people centric, therefore the prestigious building must also be permeable for the public to interact with the governing officials.

The ADM is broken down into six departments which are: Budget and Treasury, Health and Protection Services, Land and Human Settlements, Engineering Services, Corporate Services and the Municipal Manager.

The function of the above mentioned are briefly analysed:

Budget and Treasury –

The major office is the Chain and Supply Chain Management, this department’s primary purpose is to promote targeted procurement of goods according to available goods and socioeconomic transformation through job creation within the region. Empowering the ADM, the region and rehabilitating the poor through distribution of wealth as well as job creation is part of their function.

Health and Protection Services –

This office’s main concern is the very basic services towards the public. These services are aimed at improving the quality of life throughout the region. Disaster management, fire services and community services fall under the same department.

Land and Human Settlements –

The accessibility to land developments, sustainable human settlements, urban plans, spatial plan and the overall economic development of the region are the areas that this department deals with.

Engineering Services -

Water services, infrastructure, financial management and project management are the main offices and the main objectives of the department are to provide clean water and ensure sound infrastructure.

Corporate service -

Labour Relations and Occupational Safety, Human Resource Development and Employee Wellness, Personnel Administration, Council Support Services and the Auxiliary Service Board all fall under the authority of this department. The main objective of this department is to navigate the internal funds of the ADM. The staff related progress and payments are dealt with in this office.

Municipal Manager -

This is the highest authority of the ADM. The primary objective of the office is to mobilize the resources, and aspects of the proposed projects are accelerated. The Municipal Manager Council office oversees all of the other departments and all the decisions are made at the Municipal Manager’s office. The Mayor’s office is also in the Municipal Manager’s office.
b) The Client

image 7.1 Organogram

POLITICAL STRUCTURE

Council 73

Executive Mayor

Mayoral Executive Committee

Speaker

Rules Committee
Audit Committee

Standing Committees:
- Infrastructure,
- HR & Administration
- Planning & Development
- Community Services

ADMINISTRATIVE STRUCTURE

Municipal Manager

Internal Auditor
Strategic Manager
LED
ICT
Municipal Support
PIMS Centre
Executive Support
Services

Director: Engineering Services

Chief Financial Officer: Budget & Treasury

Director: Administration

Director: Health & Protection Services

Director: Human Resources
c) The Accommodation Schedule

The client is the ADM and the responsibility of the architect is to produce a building that helps the structural program to be more efficient not through manipulating the social structures but by altering the spatial structure.

The district municipality is divided up into six departments as above:

- Budget and Treasury
- Health and Welfare Services
- Land and Human Settlements
- Engineering Services
- Corporate Services
- Municipal Manager
- Council Chambers

The provided table conveys how the work is distributed and executed by the governing bodies.

<table>
<thead>
<tr>
<th></th>
<th>Office Block</th>
<th>Council Chambers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement Parking</td>
<td>3 360.09m²</td>
<td>792.78m²</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>1 364.09m²</td>
<td>135.00m²</td>
</tr>
<tr>
<td>First Floor</td>
<td>1 475.74m²</td>
<td>396.00m²</td>
</tr>
<tr>
<td>Second Floor</td>
<td>1 475.74m²</td>
<td></td>
</tr>
<tr>
<td>Third Floor</td>
<td>1 475.74m²</td>
<td></td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>1 475.74m²</td>
<td></td>
</tr>
<tr>
<td>Fifth Floor</td>
<td>1 486.40m²</td>
<td></td>
</tr>
<tr>
<td>Sixth Floor</td>
<td>1 408.06m²</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>10 161.51m²</td>
<td>1 323.78m²</td>
</tr>
<tr>
<td>Total Project</td>
<td>14 845.38m²</td>
<td></td>
</tr>
</tbody>
</table>

Image 7.2 Privacy Gradient
Image 7.3 Heiarchy Gradient
Image 7.4 Space Estimates
chapter 8

design

a) Concepts

b) Plans
   Elevations
   Sections
   3D
a) Concepts

The overall objective of the proposed is to be a connecting catalyst that celebrates the place and heritage. The project is a connector on region, macro, precinct and site scale as seen on the urban interventions.

The proposed site allows the site to connect the upper Hill Street to the Lower underkept Hill Street zone.

Green Corridors are used demarcate important streets and to frame views. These coridoors connect upper and lower Hill Street

Proposed pedestrian bridge and tunnel (for vehicles) that connects proposed building to the proposed mall and recreational space. The proposed also
a) Concepts

**weather:**

- most of the pedestrian traffic will come from the rank and grey square
- some of the pedestrian traffic will come from Amatollaville and Xholorha

**pedestrian traffic:**

- most of the pedestrian traffic will come from the new precinct, mall and recreational space
Statistics based on observations taken between 12/2011 - 09/2014 daily from 7am to 7pm local time. You can order the raw wind and weather data in Excel format from our historical weather data request page.

<table>
<thead>
<tr>
<th>Month of year</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>01</td>
<td>02</td>
<td>03</td>
<td>04</td>
<td>05</td>
<td>06</td>
<td>07</td>
<td>08</td>
<td>09</td>
<td>10</td>
<td>11</td>
<td>12</td>
<td>1-12</td>
</tr>
<tr>
<td>Dominant Wind dir.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wind probability</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt;= 4 Beaufort (%)</td>
<td>5</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>14</td>
<td>18</td>
<td>20</td>
<td>13</td>
<td>8</td>
<td>9</td>
<td>3</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>Average Wind speed (kts)</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>6</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>7</td>
<td>6</td>
<td>7</td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Average air temp. (°C)</td>
<td>23</td>
<td>23</td>
<td>22</td>
<td>19</td>
<td>18</td>
<td>15</td>
<td>14</td>
<td>16</td>
<td>18</td>
<td>18</td>
<td>21</td>
<td>21</td>
<td>19</td>
</tr>
</tbody>
</table>
a) Site Issues

The proposed bridge is a connector of green spaces which allows nature to flow through the site.

Traditionally all state buildings and the residents of the state are housed in buildings that are exposed to natural environment. Big lawns and sometimes water features are used as means of bringing nature to the people. For example the Union buildings in Pretoria have a huge garden which flows from the building onto the escarpement.

People using the building will have visual and physical access to the natural environment. There are many benefits of being exposed to nature including physical, mental and psychological. Butler insists that people who are exposed to nature and recreation have more livelihood and they get along better than those who are in isolation. Isolation from interaction and nature are highly detrimental which is why the worst of punishment in prison is isolation.

“Recreation...helps bring people together in mutual understanding and respect”. (Butler, 1976 26)

On a national level there is a National address; where the national government address the civilians on matters of the state. On district level there is a District address. normally King Williams Town hosts such events. This event is starts with a march then the address happens. since the proposed site is near Grey Square the March could start at Grey Suare and terminae at the District Offices.

Like most State buildings the District Municipality should have an outside gathering space for events like these.
a) Design

Design should reflect the spirit of the place in a phenomenological way. The images below help summarise the essence of the place.

The sun upon the Amathole region

The abundant aloe tree and its healing properties

The Amathole Mountains

The green pastures of the region

The waters that surround the region

The farming that is done in the region

The beautiful forests that surround Stutterheim

The mountains that surround Stutterheim

The waters that meander through Stutterheim
pedestrians coming from Grey Square, Taxi Rank

pedestrians from Lower Hill Street and Proposed Mall

pedestrians coming from Amatholeville

COUNCIL CHAMBERS

PUBLIC OFFICES, CONSULTATION + PAYMENT SPACES

PUBLIC (interactive) OFFICE SPACES

NON PUBLIC OFFICE SPACES

Public Domain

Public Domain

chapter 8. design
pedestrians from Amatholeville

pedestrians coming from Grey Square, Taxi Rank

pedestrians from Lower Hill Street and Proposed Mall

Public Domain

CIRCULATION

Fire Escape
Stairs
Lifts
Second Floor
a) Site Issues

Informants that influenced the form of the building

The flow of human traffic, the entrance, the orientation of the sun, wind direction and the council chambers.
a) Plans
a) Plans

**Basement**

**Ground Floor**

---

**.chapter 8. design**

---

---
chapter 8. design
section chapter 8. design

0.8 mm side top interlocking "brown built" lip 40G, above grey aluminium coat sheathing with chromated plus finish on 1 side with polyester above as per manufacturer's specifications.

"ORTHISE" V-shaped steel gutter 370mm/41mm to be filled with downpipes and necessary outlets with single layer black bitumen painted to surface of gutter box as waterproof membrane.

"HEUNIS CORNING AEROLITE" flexible non-combustible lightweight (nominal density 1.8kg per m3) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in 5mm thick AGI Glass (silver) glazed toughened AMOURSCREEN glass panels to be arranged by four legged spider glass connector as per detail sheet.

160mm high stainless steel C-channel to comply with MIL 41 standards to be 304 grade stainless steel. Welds and joints are to be ground smooth and finished.

100mm thick limestone pre-dressed concrete slab to engineers specs.

40mm thick limestone pre-dressed concrete slab to engineers specs.

600mm thick limestone pre-dressed concrete slab to engineers specs.

"OWENS CORNING AEROLITE" flexible non-combustible lightweight (nominal density 1.8kg per m3) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in 5mm thick AGI Glass (silver) glazed toughened AMOURSCREEN glass panels to be arranged by four legged spider glass connector as per detail sheet.

0.8 mm side top interlocking "brown built" lip 40G, above grey aluminium coat sheathing with chromated plus finish on 1 side with polyester above as per manufacturer's specifications.

"ORTHISE" V-shaped steel gutter 370mm/41mm to be filled with downpipes and necessary outlets with single layer black bitumen painted to surface of gutter box as waterproof membrane.

"HEUNIS CORNING AEROLITE" flexible non-combustible lightweight (nominal density 1.8kg per m3) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in 5mm thick AGI Glass (silver) glazed toughened AMOURSCREEN glass panels to be arranged by four legged spider glass connector as per detail sheet.

160mm high stainless steel C-channel to comply with MIL 41 standards to be 304 grade stainless steel. Welds and joints are to be ground smooth and finished.

100mm thick limestone pre-dressed concrete slab to engineers specs.

40mm thick limestone pre-dressed concrete slab to engineers specs.

600mm thick limestone pre-dressed concrete slab to engineers specs.

"OWENS CORNING AEROLITE" flexible non-combustible lightweight (nominal density 1.8kg per m3) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in 5mm thick AGI Glass (silver) glazed toughened AMOURSCREEN glass panels to be arranged by four legged spider glass connector as per detail sheet.
"METSEC" spelted galvanised steel section with pre-welded L section with 64mm flanges and 1.6mm thick to be installed according to manufacturer’s specifications.

"HEUNIS" V-shaped steel gutter 370mmx145mm to be fitted with downpipes and necessary outlets with single layer black bitumen painted to surface of gutter box as waterproof membrane.

"OWENS CORNING AEROLITE" flexible non-combustible lightweight (nominal density 10kg per m³) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in strips around studs and fittings.

**Detail 1 - Roof Gutter**
Scale 1:10

"OWENS CORNING AEROLITE" flexible non-combustible lightweight (nominal density 10kg per m³) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in strips around studs and fittings.

**Detail 2 - Sky Light**
Scale 1:10

"OWENS CORNING AEROLITE" flexible non-combustible lightweight (nominal density 10kg per m³) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in strips around studs and fittings.

**PART WALL SECTION**
Scale 1:25

1180 x 980 x 20mm thick “SMARTGLASS” toughened AMOURSCREEN glass panels to be arranged by four legged spider glass connector as per detail sheet.

Premanufactured 40mm thick grade 316 stainless steel panels bolted to polished grade 316 DL 11-4 four way spiderfitting.

270mm reinforced insitu-concrete column to engineer’s specifications.

600 x 600 mm Natural Stone warehouse Azurre quarryface limestone tiles 16mm thick fixed to internal floor screed with tile adhesive.

200mm thick SKUKUMA pre-stressed concrete slab to engineer’s specification.

160mm concrete surface bed on SABS approved dpm.

Poly-urethane high density 250micron PVC damp proof membrane to “tank” structure. Membrane laid to entire area of building footprint overlapping 150mm at joints.

"METSEC" spelted galvanised steel section with pre-welded L section with 64mm flanges and 1.6mm thick to be installed according to manufacturer’s specifications.
**Detail 1 - Floor Fixing**  
Scale 1:50

- 150 x 22 mm decking boards spaced 5mm to be nailed @ right angles
- 50 x 228mm beam and joists
- 330Ø Treated timber column to comply with NBR
- x 400 mm Reinforced strip concrete foundations to structural engineer’s specification.

**Detail 1 - Roof Gutter**  
Scale 1:10

- "HEUNIS" V-shaped steel gutter 370mmx145mm to be fitted with downpipes and necessary outlets with single layer black bitumen painted to surface of gutter box as waterproof membrane
- "OWENS CORNING AEROLETE" flexible non-combustible lightweight (nominal density 10kg per m³) fibre glass reinforced insulation 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in strips around studs and fittings.
- "METSEC" spelted galvanized steel section with pre-welded L section with 64mm flanges and 1.6mm thick to be installed according to manufacturers spec
- "OWENS CORNING AEROLETE" flexible non-combustible lightweight (nominal density 10kg per m³) fibre glass reinforced insulation to be 50mm thick on blanket, closely fitted, with ends butted firmly together and wrapped in strips around studs and fittings.

---

**Chapter 8: Design**

135
chapter 9

References

a) List of figures
b) Reference Source
Chapter 1. Introduction

Image 1.1 built environment and nature (2008) [1projectdiagram] www.dezeen.com
Image 1.2 built environment and nature (2008) [1projectdiagram] www.dezeen.com
Image 1.3 Stutterheim diagrams (2014) [authors own]
Image 1.4 Stutterheim diagrams (2014) [authors own]
Image 1.5 built environment and nature (2008) [1projectdiagram] www.dezeen.com
Image 1.10 development programme image (1994) [1994 Reconstruction and Development]
Image 1.12 Dezeen Ipera Building (2013) [Ipera, Alataş Architecture & Consulting]

Chapter 2. Background

Image 2.1 Route of the Great Trek (2014) [Cape of Good Hope] https://en.wikipedia.org
Image 2.2 Sketch of the Bethel Mission Station (unknown) [Local artist]
Image 2.3 Chief Mgolombane Sandile (1868) [Drei Jahre in Süd-Afrika: Reiseskizzen nach Notizen des Tagebuchs zusammengestellt] Hirt, Breslau
Image 2.4 Settlers settlements in the Kaffraria Cape (1868) [Drei Jahre in Süd-Afrika: Reiseskizzen nach Notizen des Tagebuchs zusammengestellt] Hirt, Breslau
Image 2.5 The arrival of the Baron Von Stutterheim in East London (1857) [Painting in East London Museum by C. Henkel]
Image 2.6 Bethel Mission Station (unknown) [Local artist]
Image 2.7 St Banarbas Anglican Church (unknown) [Local artist]
Image 2.12 Ohlsens Farm (Surveyor General) [Steinbarts building plot]
Image 2.15 Shell Garage [Drei Jahre in Süd-Afrika: Reiseskizzen nach Notizen des Tagebuchs zusammengestellt] Hirt, Breslau
Image 2.16 Ohlsens Farm Layout (Surveyor General) [Steinbarts building plot]
Image 2.18 Old Stuttreheim Hotel [Drei Jahre in Süd-Afrika: Reiseskizzen nach Notizen des Tagebuchs zusammengestellt] Hirt, Breslau
Image 2.19 Baron Von Stutterheims Memorial (2014) Authors own
Image 2.27 Gubu Dam (2013) [ Flying Fish Amatholas] [ Amahlathi Spatial development plan] Accessed 10.29.14
Image 2.34 Age Cohort (2013) [Amahlathi Spatial development plan] Accessed 10.29.14
Image 2.52 Memorial Stone (2012) http://www.artefacts.co.za/
Chapter 3. Urban Design


Chapter 4. Governance

Chapter 5. Regional Analysis

Image 5.1 Reconstructive Development Programme (1994)
Image 5.3 South Africa’s economic pressure areas. (2007)[CSIR] www.csir.co.za accessed 10.29.14
Chapter 6. Precedents Study

Image 6.1 State Building Image
Image 6.2 Union Buildings
Image 6.3 Union Buildings
Image 6.4 Propylaea Plan
Image 6.5 Propylaea Elevation
Image 6.6 Propylaea Scale
Image 6.19 Constitutional Building:East Elevation
Image 6.20 Constitutional Building:South Elevation
Image 6.21 Constitutional Building:West Elevation
Image 6.22 ADM
Image 6.23 ADM
Image 6.24 ADM
Image 6.25
Image 6.26 IDC site plan
Image 6.27 Diagramatic 3D
Image 6.28 Authors Own
Image 6.29 Ground Floor Plant
Image 6.30 Sketches by Author
Image 6.31 IDC Architects Parking
Image 6.32 IDC Architects Ground Plan
age 6.33 IDC Architects First Floor Plan
Image 6.34 IDC Architects Second Floor Plan
Image 6.35 IDC Architects Third Floor Plan
Image 6.36 IDC Architects Fourth Floor Plan
Image 6.36 Rozzoli New York
Image 6.37 Powel Wind Building
Image 6.38 Powel Wind Building
Image 6.39 League of Nations Competition Le Corbusier
Image 6.40 Johnson & Co Building
Image 6.41 Concrete Office Building Project Berlin
Image 6.42 House of Industry Moscow
Image 6.43 Rockerfeller Center New York
Image 6.44 SOM Office Building USA
Image 6.45 ICT Office Building Sydney
Image 6.46 ICT Office Building Interior Sydney
Image 6.47 ICT Philadelphia Saving Fund
Image 6.48 Osarm Gmbh Admistration Building Munich
Image 6.49 Ipswich Building by Norman Foster
Image 6.50 exterior Alexander Forbes
Image 6.51 atrium Alexander Forbes
Image 6.52 interior transparency Alexander Forbes
Image 6.53 Multi-Function Partition
Image 6.54 – image 62 Taken by Author
Image 6.63 Basement
Image 6.64 Ground Floor
Image 6.65 First Floor
Image 6.66 North Elevation
Image 6.67 East Elevation
Image 6.68 Section
Image 6.69 Structure
Image 6.70 different working spaces
Image 6.71 different meeting spaces
Image 6.72 different support spaces
image 6.73: Rich use of materials
image 6.74: Lighting in interior of FNB headquarters
Image 6.75: Atrium space in the Foyer
Image 6.76: Rich use of materials in exterior of FNB headquarters
Image 6.77: Organic Forms in the design
Image 6.78: Stutterheim
Image 6.79: Xhosa Cultural Artefacts
Image 6.80: Xhosa Baskets (woven)
Image 6.81: Stutterheim Gubu Dam
Image 6.82: Amathole Mountains
Image 6.83: Wriggles Wade Dam
Image 6.84: Rocky Landscape
Image 6.85: Contemporary Use of Stone
Image 6.86: Freedom Park, good use of natural elements
Image 6.87: Stuttreheim
Image 6.88: Dezeen Ipera, Alatas Architects
Image 6.89: Dezeen Ipera. Good use of timber
Image 6.90: Dezeen Ipera. Great ambiance created by lighting

Chapter 7. Accommodation Schedule

Image 7.1 Organogram
Image 7.2 Privacy Gradient
Image 7.3 Hierarchy Gradient
Image 7.4 Space Estimates

Chapter 8. Design

Images are Authors own
References

Chapter 1


4. (http://www.informalcity.co.za/nationaldevelopment)


Chapter 2:

1. https://www.google.co.za/webhp?sourceid=chromeinistant&ion=1&espv=2&ie=UTF8#q=what+is+a+government

2. National Development Plan 2030 Our Future Make it work


Chapter 3


4. Carol Paton, Business News (Social grants reach almost one third of South African, 19 June 2014) accessed 19 September


Chapter 4:


Chapter 5


2. (http://ebritz.wordpress.com/08-09/) page 55


4. (http://www.archdaily.com/) pg 59

5. (mmastudio.co.za) accessed Aug 2014 pg 60


7. (www.idcarchitects.co.za/) accessed June 2014
References

Chapter 6


8. information from Amatholaille 'CLLR M. JACK '

Chapter 7


4. ('Africa’s public service delivery and performance review’ Stathomamaru Dintwe, 2012)
