



ARCHITECTURAL DESIGN REPORT

KwaMashu SAFE HUB - KwaMashu (Bridge City Precinct)

May 2020

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A. Background

The KwaMashu Bridge City Activity Hub/Safe Hub concept was developed in the context of the Integrated Bridge City KwaMashu Precinct Plan and is part of the Bridge City KwaMashu Open Space program:

In context of the Bridge City development, the adjacent Piesangs River floodplain is still the insurmountable southern barrier: Over a length of nearly 2 km (Bhejane Road to Mandela Road), no pathway or bridge over the Piesangs River allows for the population of KwaMashu to reach the facilities of Bridge City. A developed vibrant Piesangs River Park has the potential to truly bring together Bridge City and KwaMashu. Therefore, the Piesangs River Park project is crucial for the vision of Bridge City and the project is supported by National Treasury Neighborhood Development Program Grant (NDPG) as it is suitably located within an 800-meter radius of the Hub heart namely Bridge City.

NDPG funding is been made available for the development of a Youth Development Centre with associated sports facilities to form the center of the Bridge City Activity Hub/Safe Hub.

Activity Hub/Safe Hub as state above is a Youth Development Centre, equipped with necessary and relevant sporting facilities which will be offered to the Youth of the INK Community and its surrounding Communities. The Facility is geared to offer the below:

1. Wide range of sporting activities
2. Youth Life Skills Development
3. Youth Employment related programs
4. Early Childhood related skills and activities

The Activity Hub/Safe Hub in the man is a SAFE SPACE where young people access services, opportunities and support from strong role models through a football-based programme system focusing on health, safety, education and employability.

B. Introduction

1. Project Introduction

Activity Hub/Safe Hub is themed under **Space Making**

The Site is in Mkhwanazi Road which comes off Bhejane Road. It is located within the Bridge City Precinct Zone in KwaMashu. The site is approximately 1km South of The Bridge City Mall. The site is on the edge of Piesangs River.

The Site is currently active and well used by the community, it under the Parks Department. On site currently are 2x Soccer Fields, Combi Court (*not in a usable condition*) and Change Rooms. Adjacent to these facilities are, The GO! Durban Bike Academy, Urban Economic Node and Informal Agri-Ecology.

Under the **Space Making** theme we will our proposal will cater for indoor activity and functionality hand in glove with outdoor activity and functionality. The Activity Hub/ Safe Hub Main Building is in the main a Generic Design however with the allowed minimal flexibility afforded to us, we have made the most of it, through major outdoor space activation that connects to the inside spaces, both visually and physically.

The development is seen to have the following: -

- Activity Hub/Safe Hub Main Building
- Major Outdoor Space activities
- Main Parking
- Astro-Turf Soccer Field
- Extra Grassed Soccer Field
- New Combi Court
- New General Change and Ablution Facilities

2. Project Aim

To offer much needed Youth Development Programs in the Previously Disadvantaged Townships.

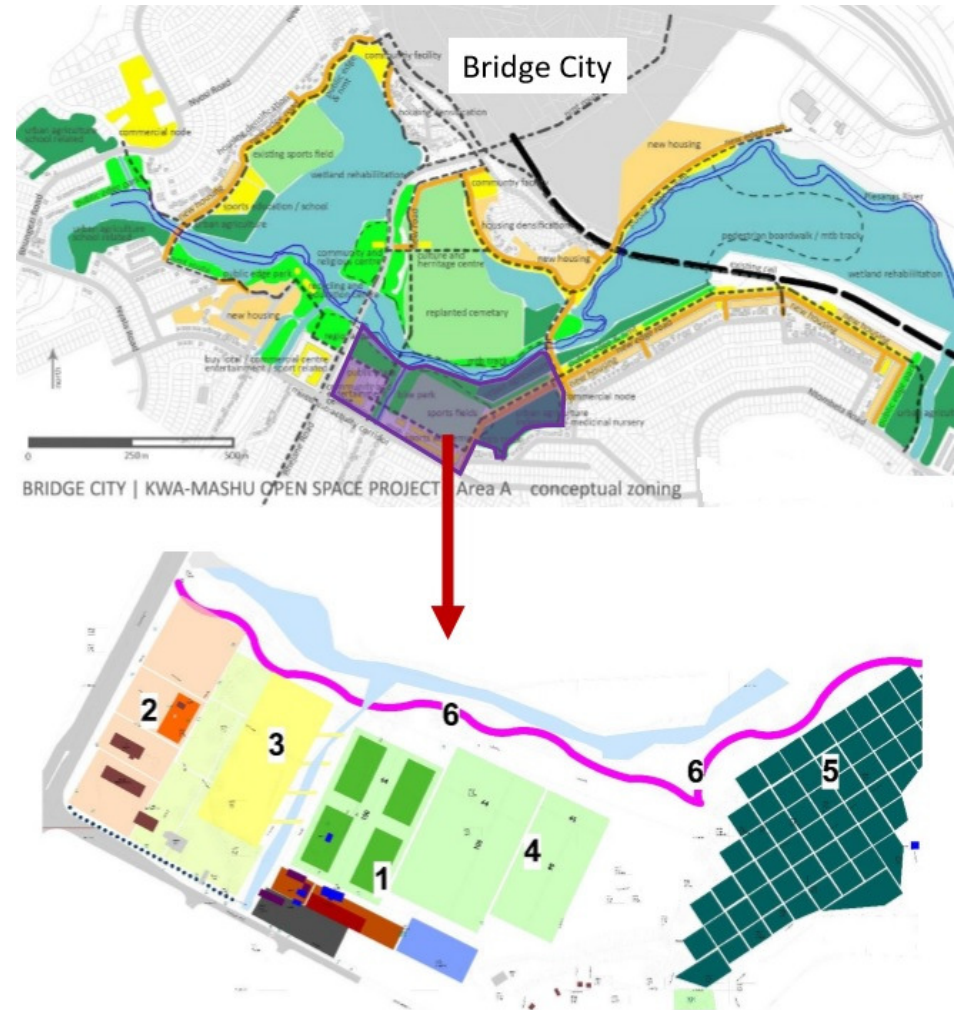
3. Project Objectives

- Modify AMANDLA EduFootball's Generic Safe Hub Facility.
- Design a new controlled pedestrian and vehicular access to the facilities which will be shared between the Activity Hub/ Safe Hub and the Parks Department Community Soccer Field.
- Design the New Promenade Along Piesangs River.
- Design solutions for the Mkhwanazi Road widening and its Sidewalks.

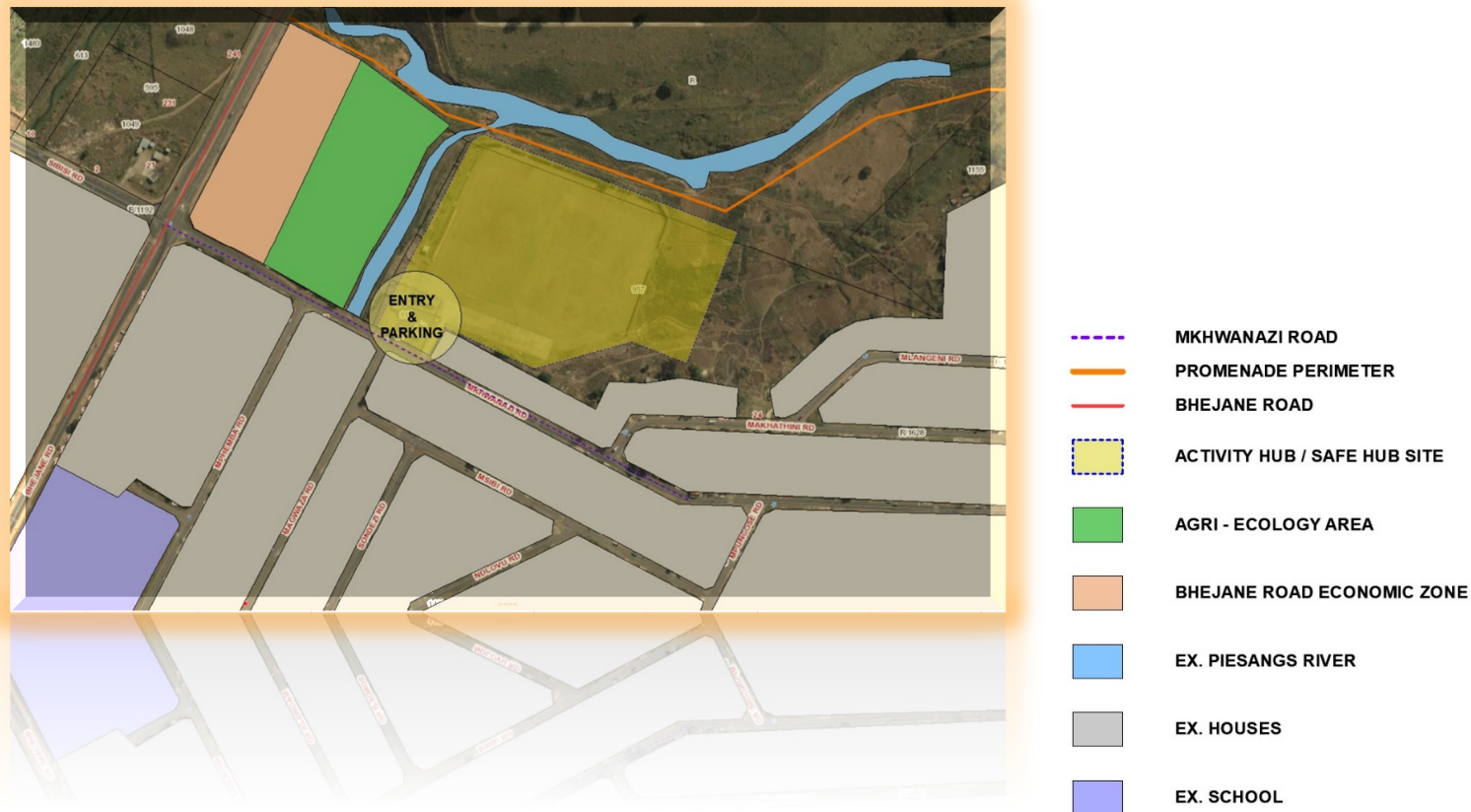
C. Site & Contextual Analysis

1. Site Introduction

- Located 1km South of the Bridge City Mall along the Piesangs River in KwaMashu.
 - Our site is deep in the community and adjacent to the community family houses.
 - The site terrain is relatively flat.
 - To the north and adjacent to our site is the Piesangs River.
 - To the West of our site is Bhejane Road.
 - The property currently consists of 2x open soccer fields and change rooms.
-
- 1. **ACTIVITY HUB / SAFE SUB**
 - 2. **BHEJANE ROAD URBAN ECONOMIC NODE**
 - 3. **GO! DURBAN BIKE ACADEMY**
 - 4. **COMMUNITY SPORTS FIELD**
 - 5. **FORMAL AGRI-ECOLOGY**
 - 6. **PROMENADE**



2. Analysis



F. 1

FIGURE 1 above illustrates that the site is on the edge of a residential area. There is high pedestrian and vehicular activity in and around the area. Mkhwanazi Road feeding the site also bring along with plenty pedestrian flow. Currently the site is a Sport Facility Park with for the KwaMashu Area.

The public transport route runs along Bhejane Road.

3. Significant Site Opportunities

Below are the site opportunities discovered during a detailed analysis of the site and its surroundings.

➤ **Ex. Sports Fields and sports infrastructure**

The ex. Sports field already gives us the footprint on how to structure our facilities.
Site already has floodlight however they need checking and updating.

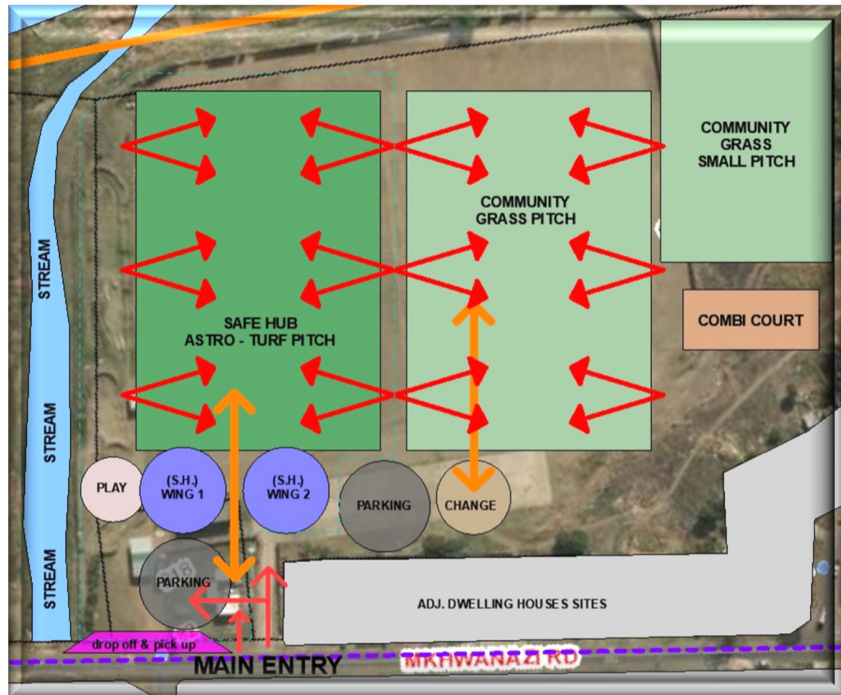
➤ **Proximity of all the important amenities**

The site is in the area of KwaMashu that is currently under major redevelopment the Bridge City Precinct. The existing Bridge City Mall, Magistrate Court and the under-construction Hospital.

➤ **The quality of the urban environment at which the site is located**

The urban environment is very conducive, and the introduction of the Activity Hub/Safe Hub will be a much need asset for the community as the sport of football is noticeably big in the area. The proximity of the houses to the site is a major factor as well.

D. Project Background & Design Intent Strategies



Layout

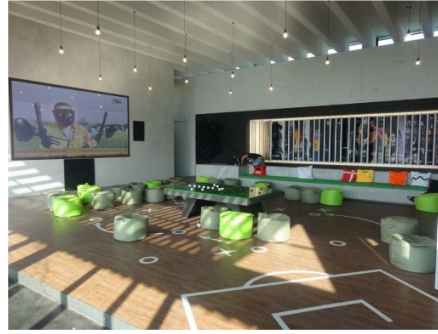
- **Activity Hub / Safe Hub:**
 - Parking
 - Safe Hub Building
 - Outdoor Play Area
 - Astro-Turf Pitch
- **Community Facility:**
 - Sports Fields
 - Combi Court
 - Parking
 - Change Rooms

F. 2

1. Micro Analysis

Access

- Site to have one vehicular access leading to 2 sections of the development, Safe Hub and the Community Sports Field.
- One pedestrian access to be provided which will only be to the Safe Hub section.
- A designated lay-bye lane to ease off traffic on Mkhwanazi Road to be provided.



• SOWETO NIKE FOOTBALL ACADEMY



• OLIVER KAHN SAFE HUB - GUGULETHU

2. Precedent Study

SOWETO NIKE FOOTBALL ACADEMY

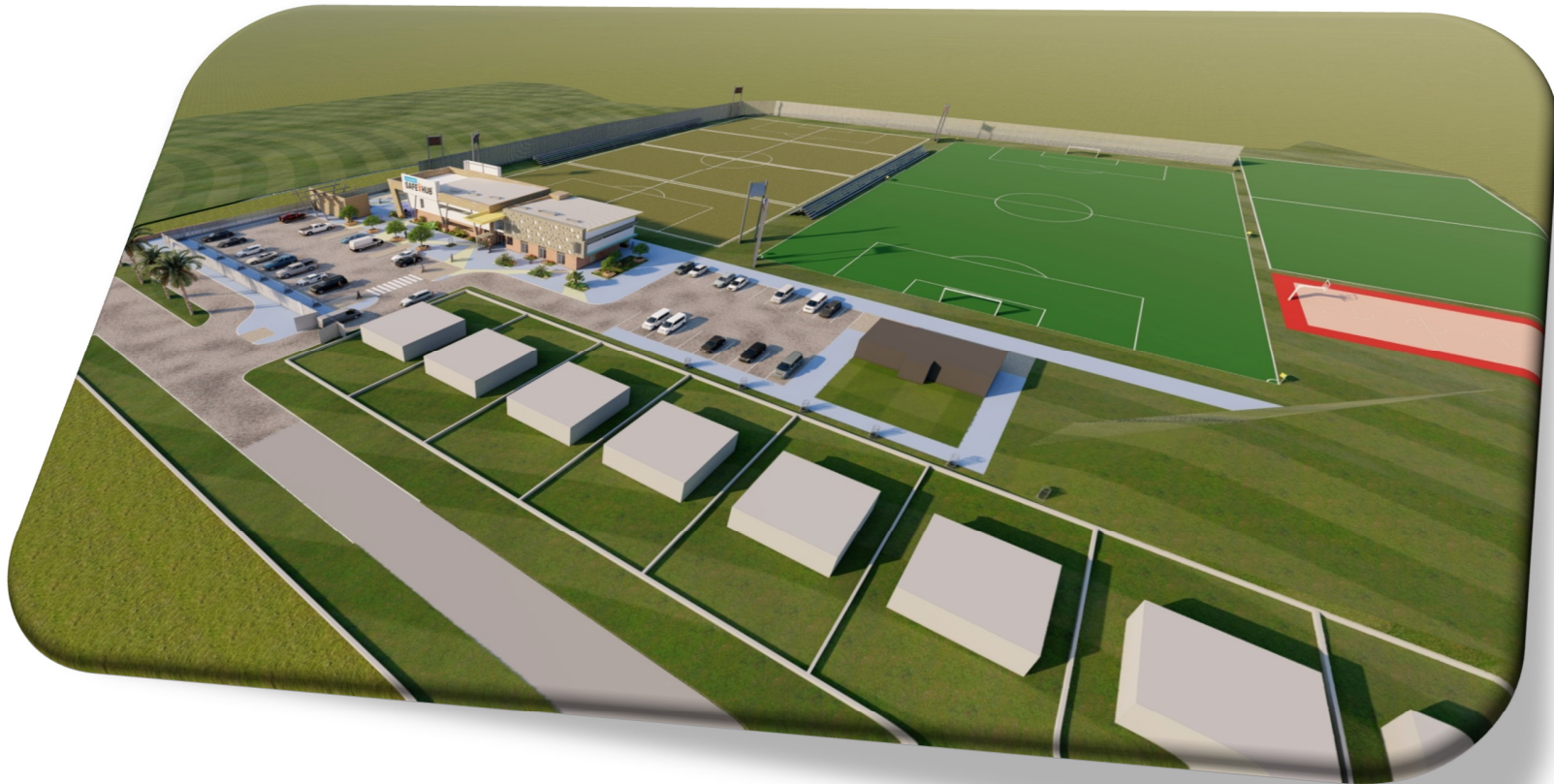
- This academy is well oiled and is running well. Its facilities include astro-turf pitch, floodlights façade cladding with advertisement.
- The internal wall and ceiling finishes including fixed and movable furniture.

OLIVER KAHN SAFE HUB

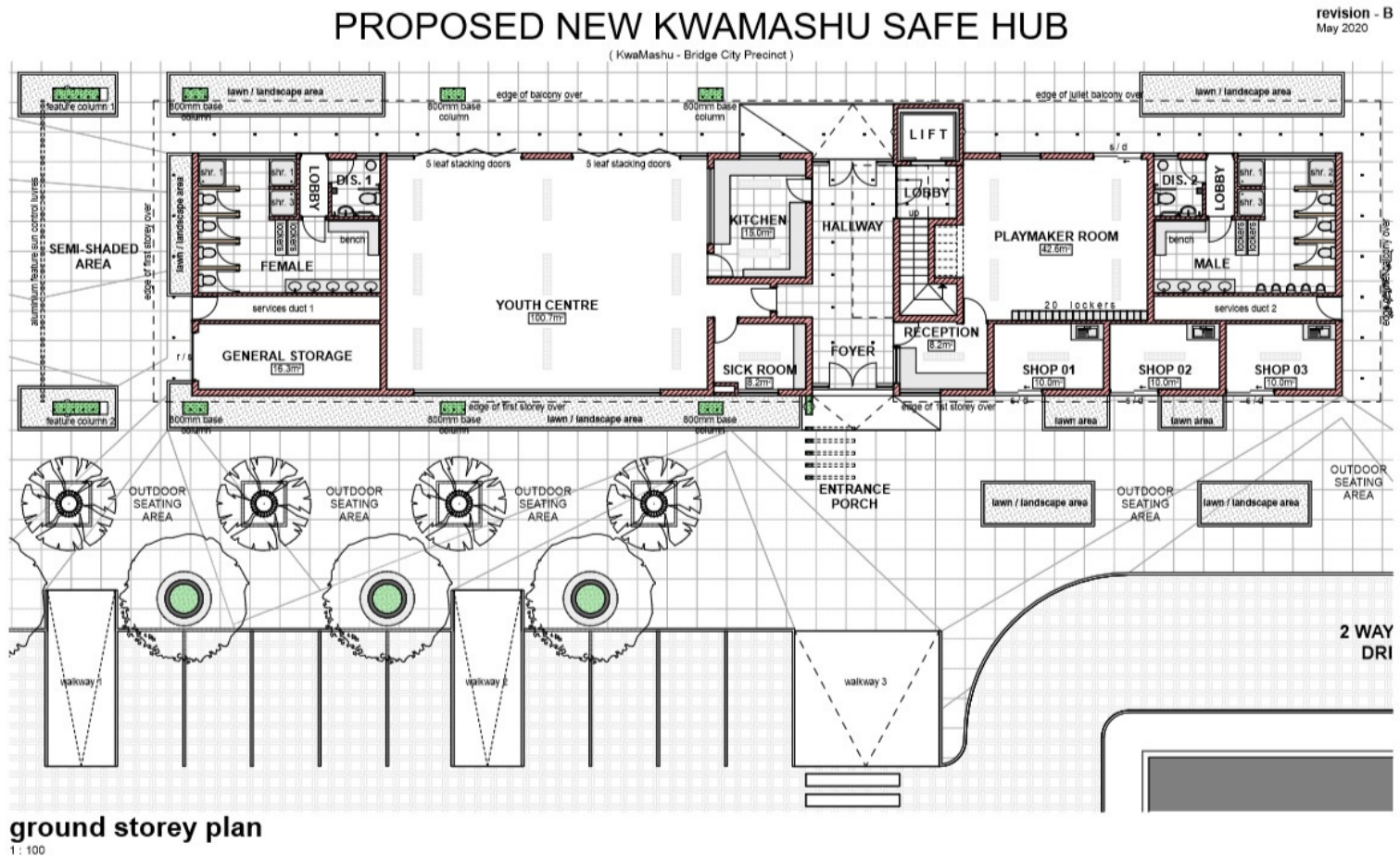
- This facility is located inside a secondary school in Gugulethu. It offers support to the youth of the Gugulethu Township.
- This structure offers a great sense of security while also poses an inviting aspect to its users.

E. Final Concept Designs

1. Site Plan



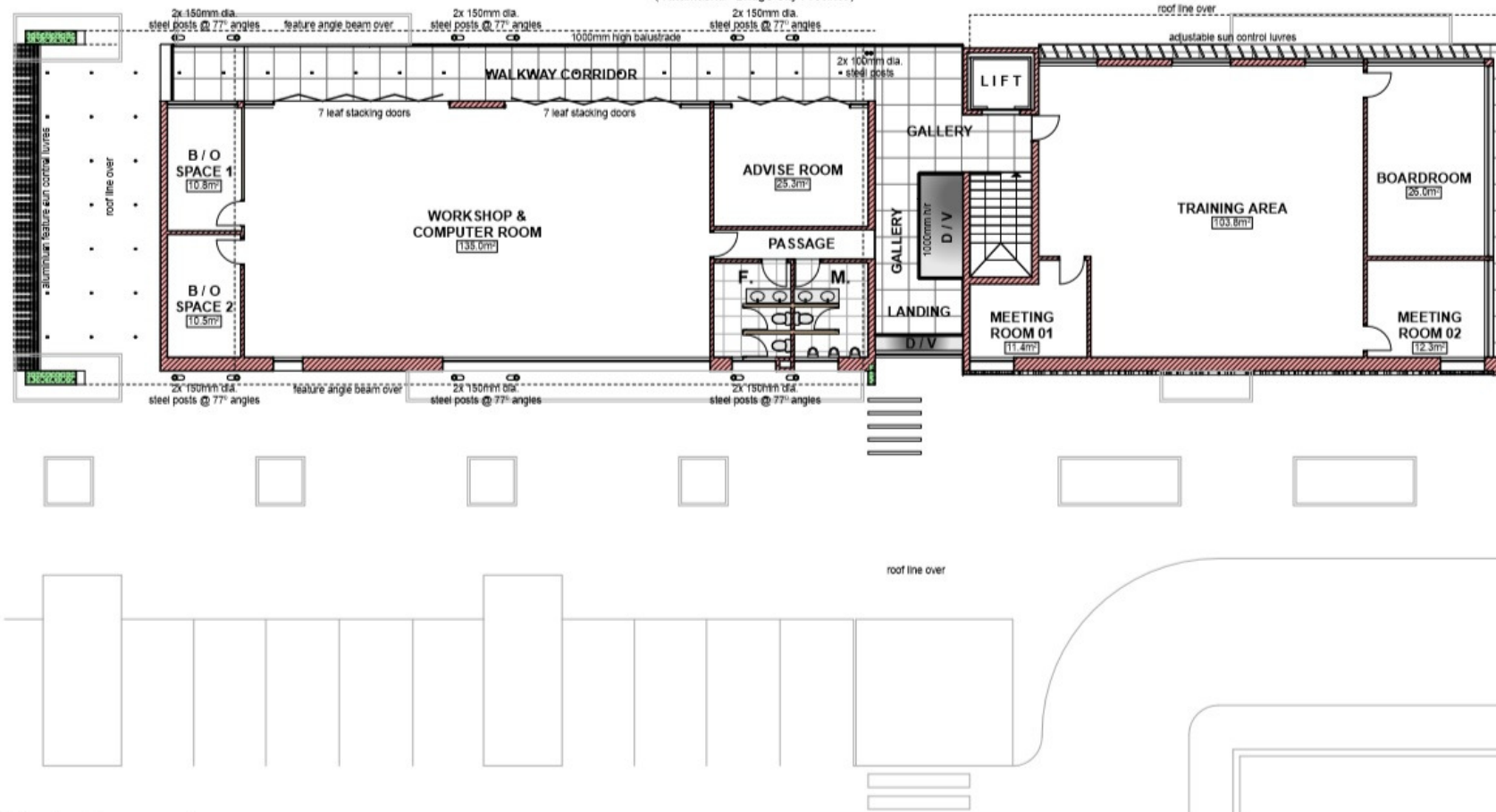
2. Floor Layouts



PROPOSED NEW KWAMASHU SAFE HUB

(KwaMashu - Bridge City Precinct)

revision - B
May 2020



first storey plan

1 : 100



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INTEGRATED PROFESSIONAL PROJECTS SERVICES

3. Artist Impression Renders

