

CONCEPT | CONTENT | CRAFT

MAKEKA DESIGN LAB

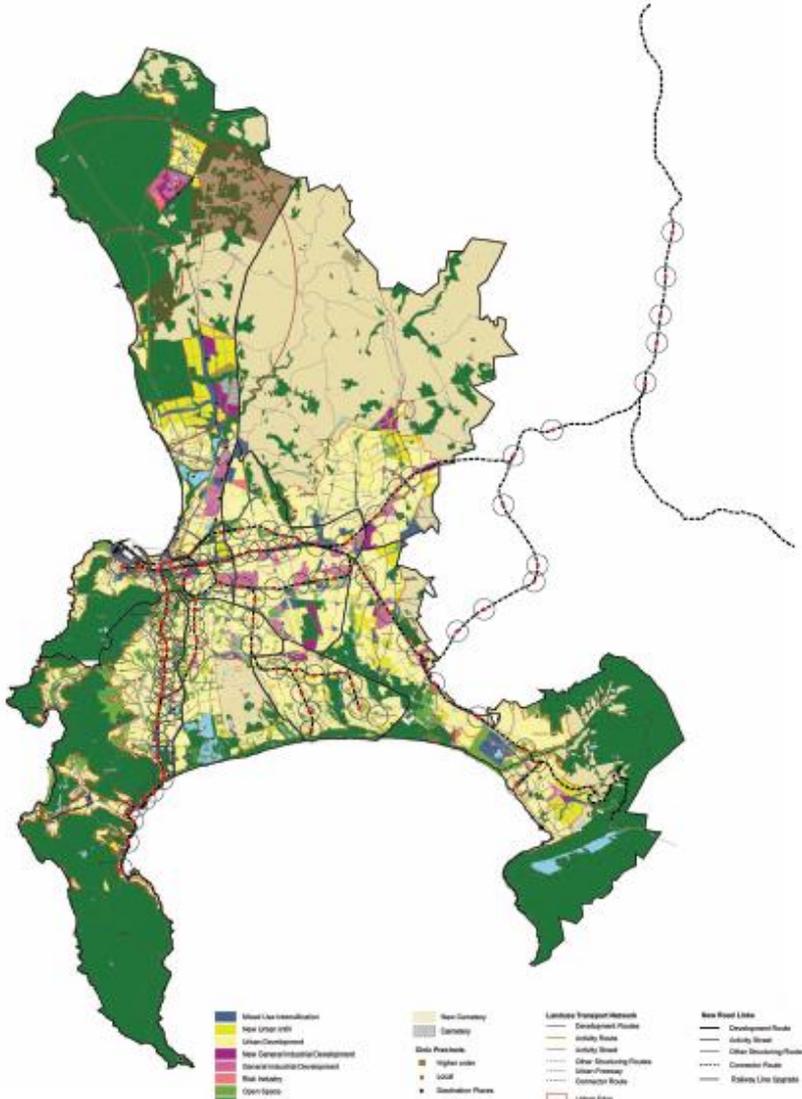


MAKEKA  
DESIGN LABORATORY



Drawing Title: **NEW DEVELOPMENT AREAS**

Date: 2010 MAY



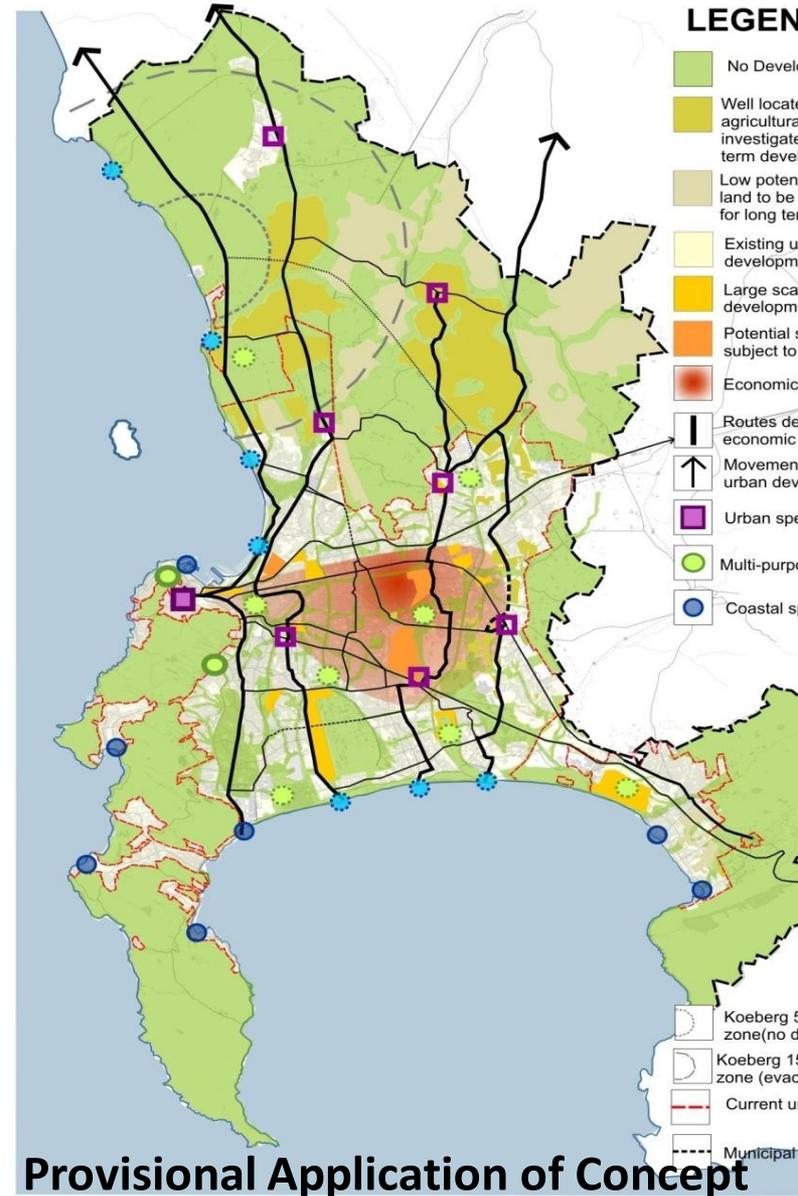
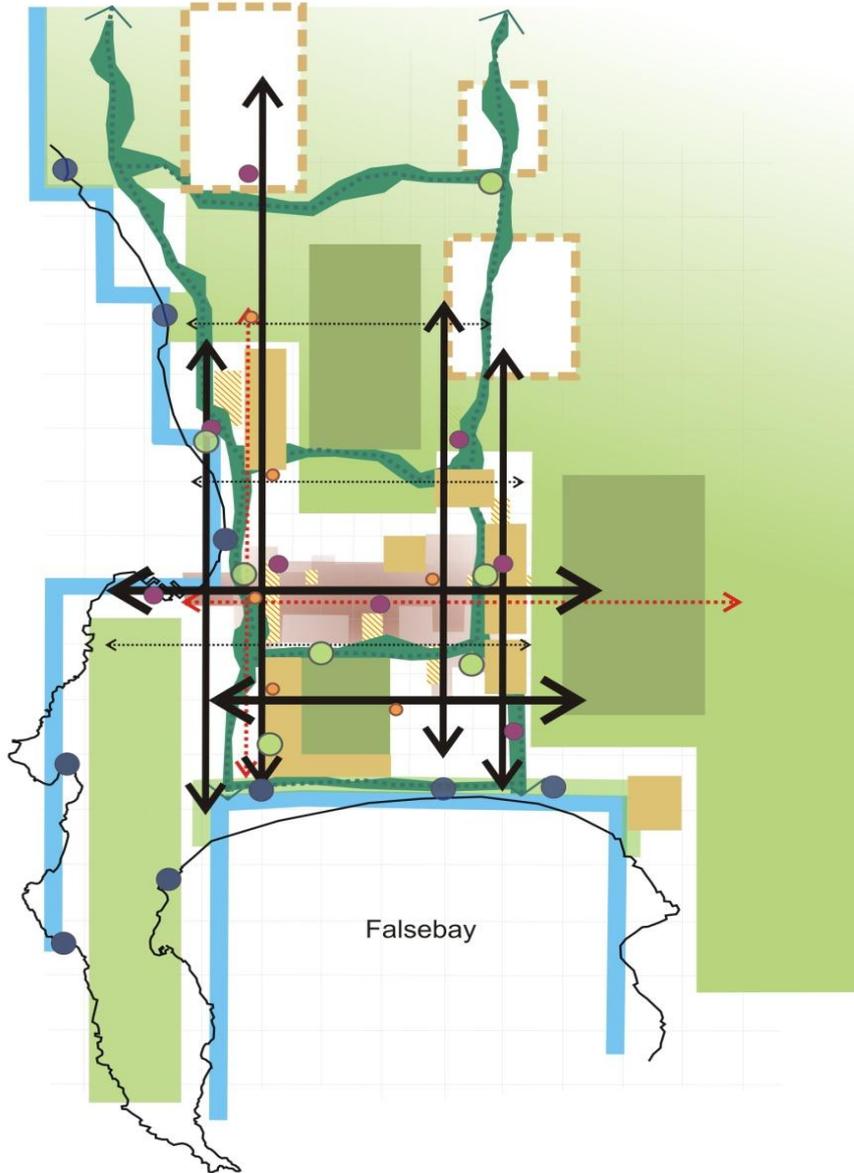
Drawing Title: **SPATIAL DEVELOPMENT**

Date: 2010 MAY

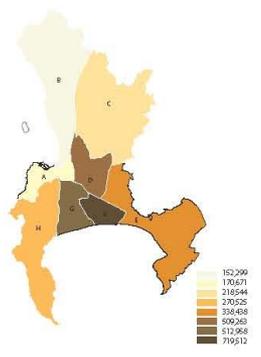
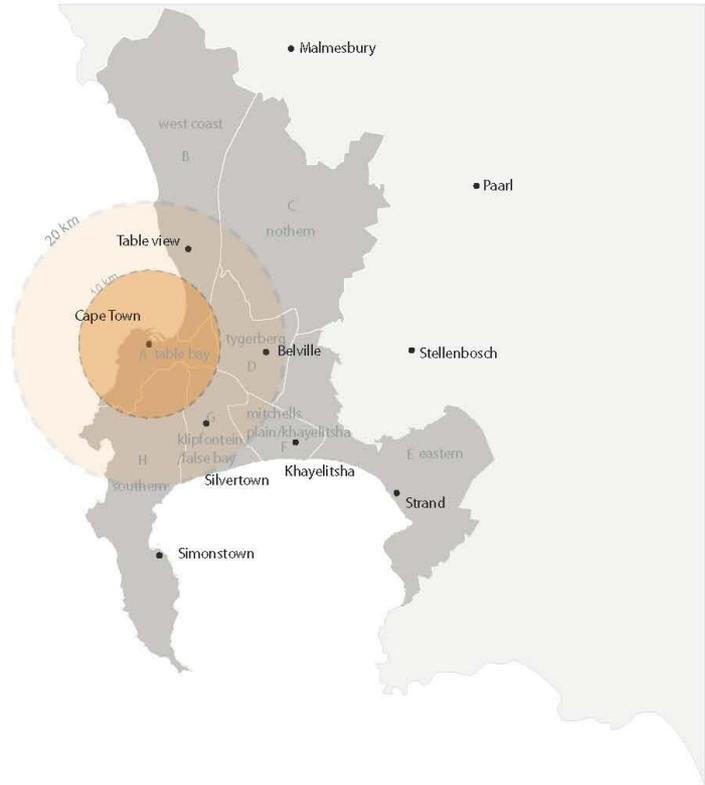
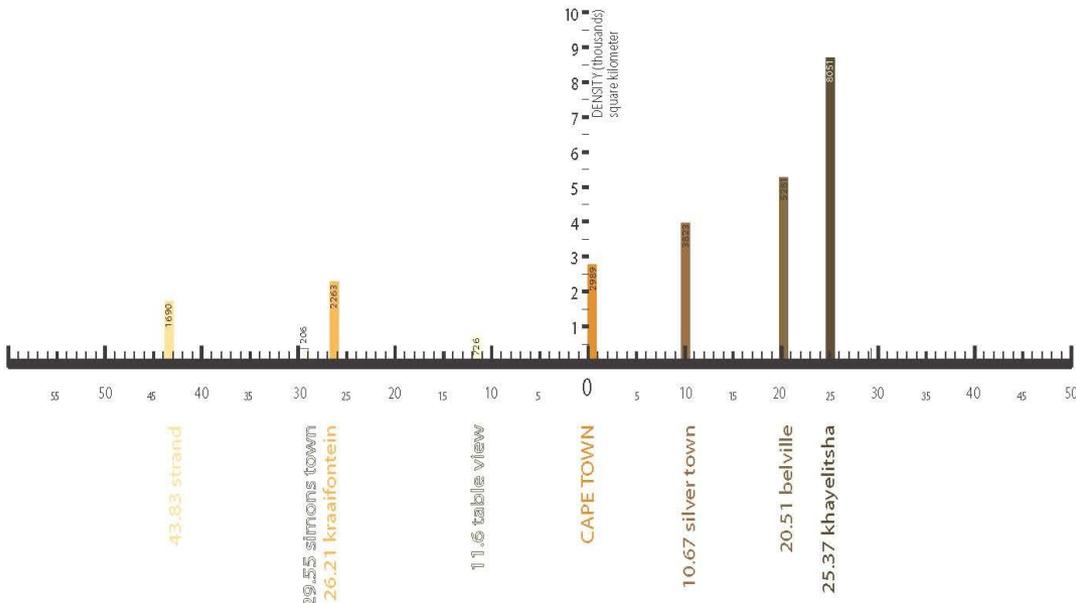


Metropolitan Rail Overlay

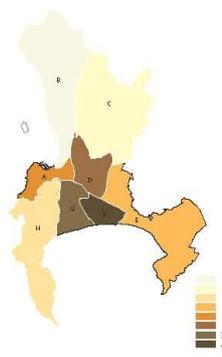
# 20 YEAR INTEGRATED SETTLEMENT CONCEPT



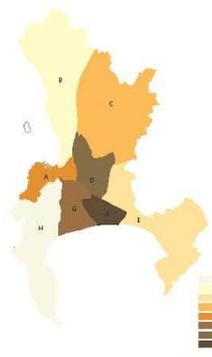
**Provisional Application of Concept**



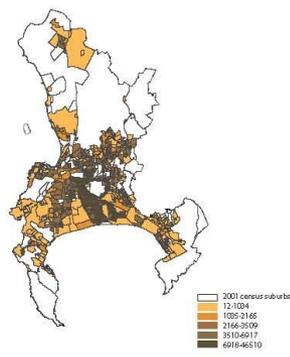
POPULATION IN THOUSANDS



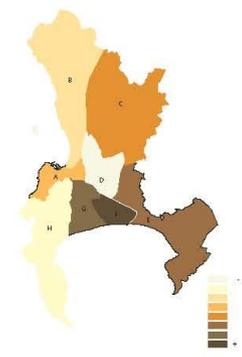
POPULATION DENSITY SQUARE KM (whole district)



POPULATION DENSITY SQUARE KM (district urban area only)



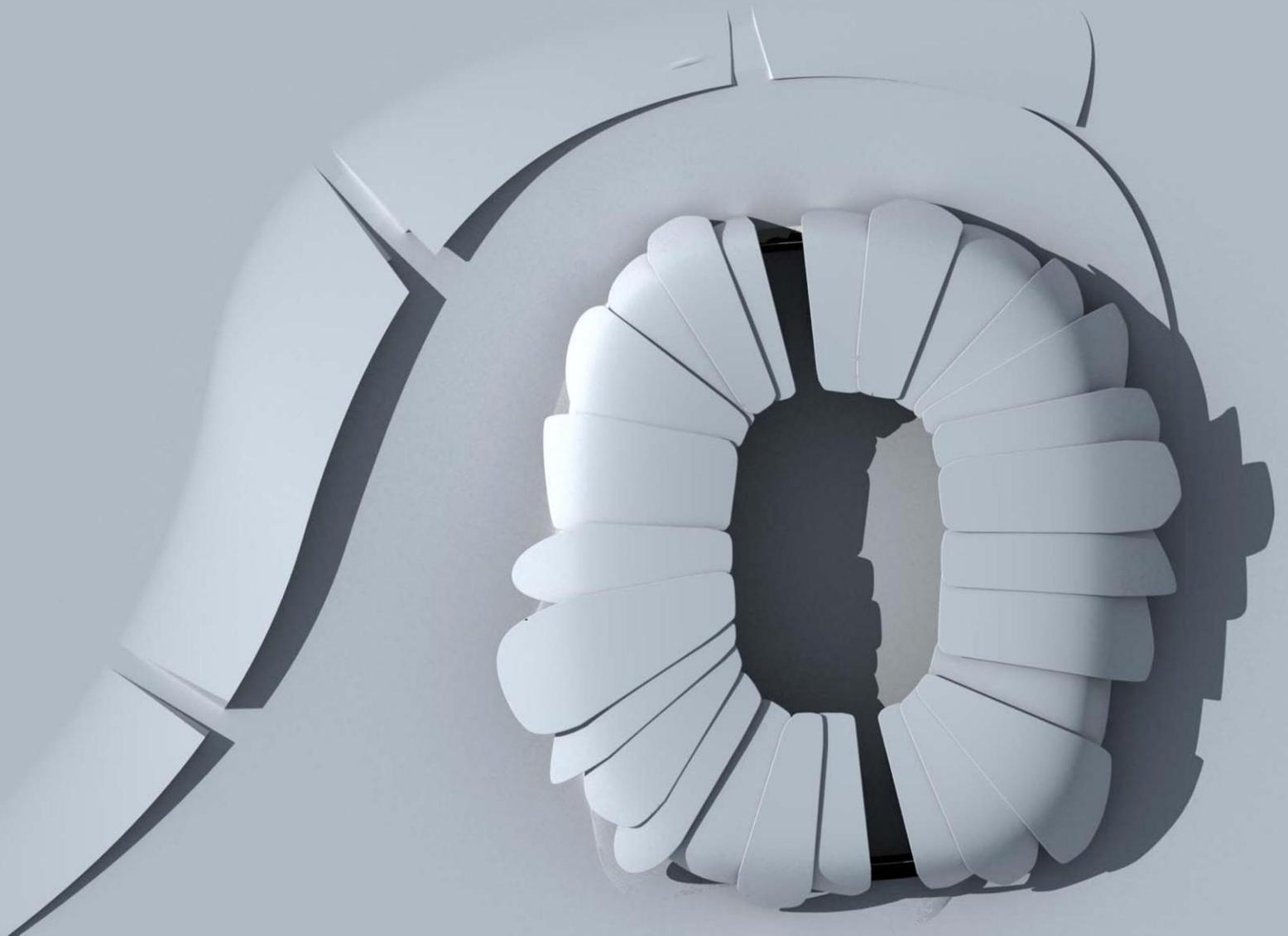
POPULATION DENSITY SQUARE KM (settlements)



INFORMAL DWELLING SETTLEMENTS



concept/design development  
Greenpoint Stadium











concept/design development



# Khayelitsha,

From a township to a sustainable suburb

It is a 'one-stop' 'no-frills' mixed use, mixed income, multi-race

improving conditions (recreation, training, education, safety, services...)

It is a sustainable development, it attracts supply, public transport, water usage...

## Penny Lane, The Beatles

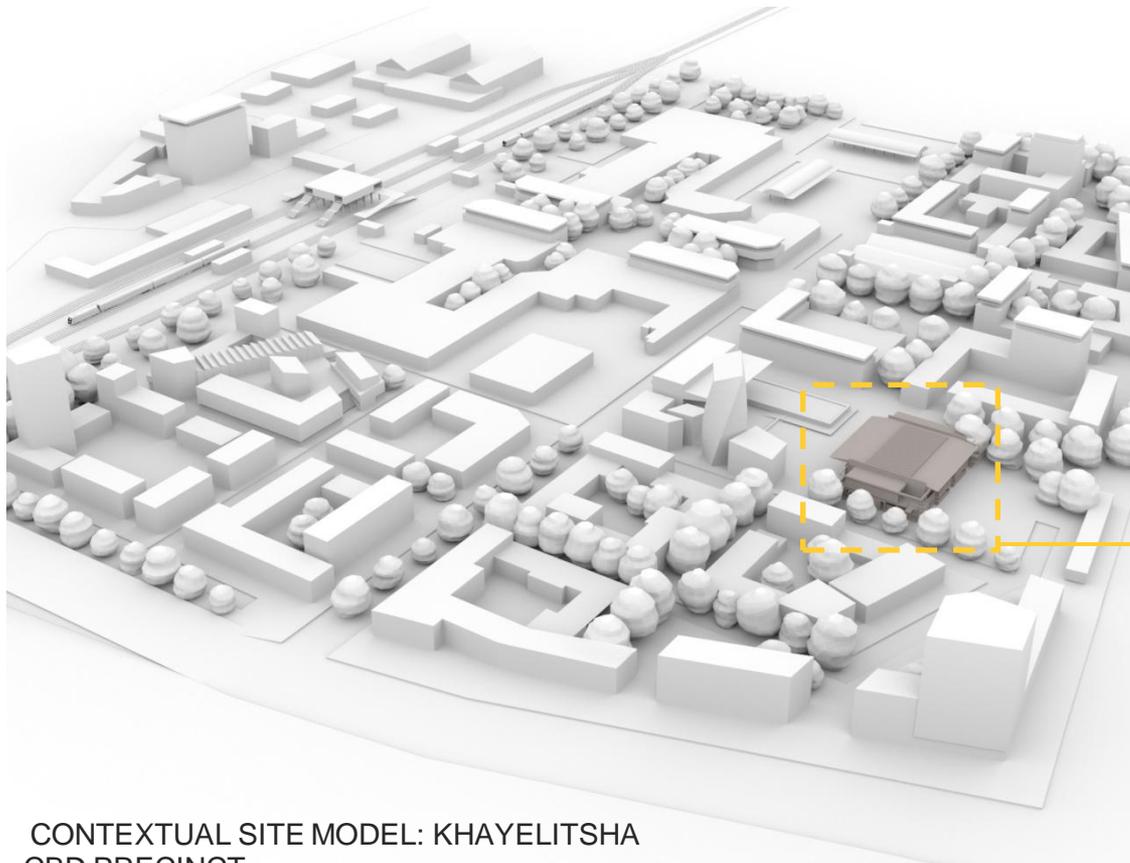
*In Penny Lane there is a girl standing photograph*

*And all the people that come and go  
Stop and say hello*

*On the corner of a banker with a motorcar  
The little girl with a doll in her hand  
And a boy with a kite in his hand  
In the town of a town, very strange*

*Penny Lane is in my ears and in my eyes  
There beneath the blue suburban skies*



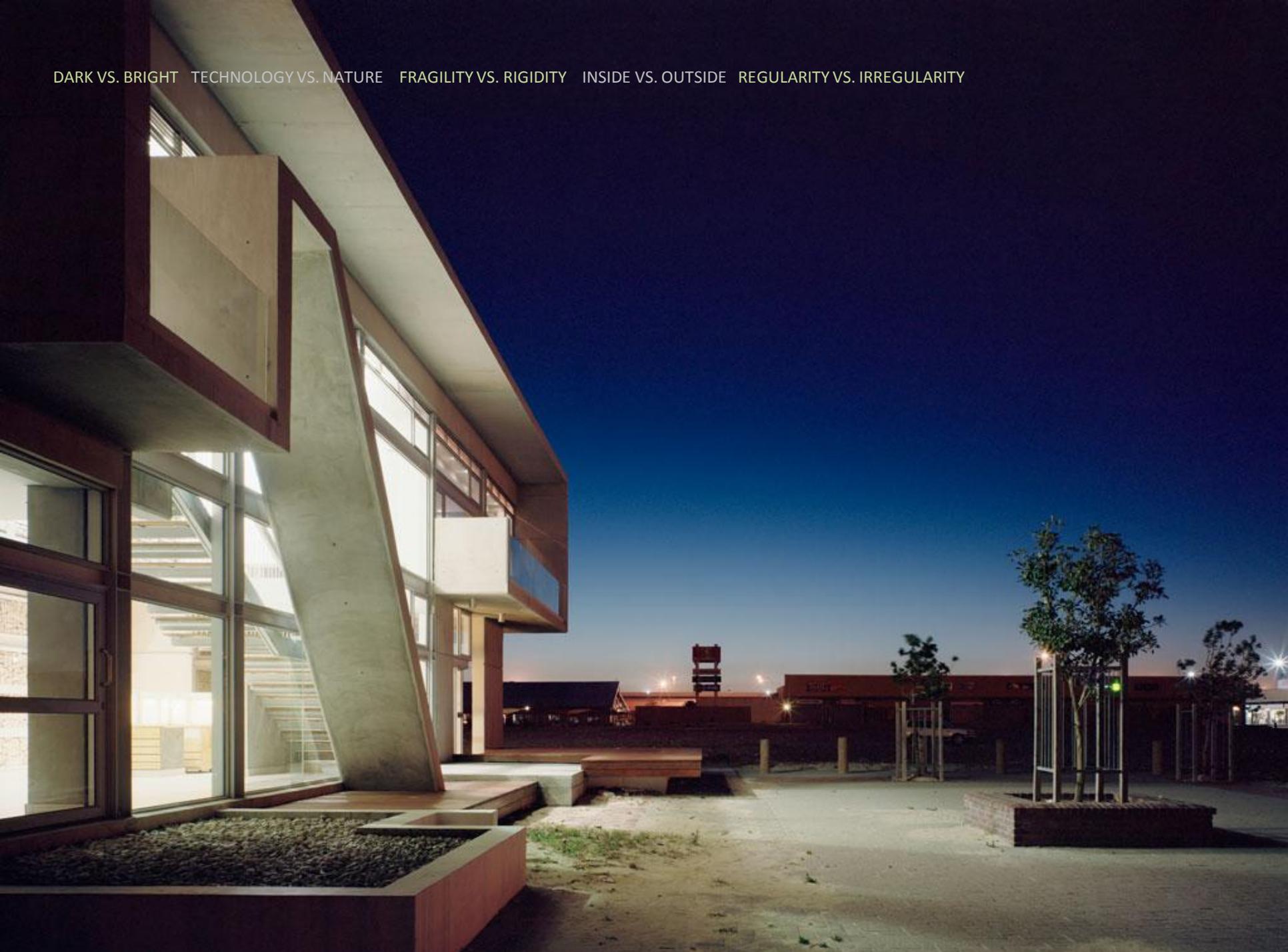


CONTEXTUAL SITE MODEL: KHAYELITSHA  
CBD PRECINCT



ORDOS 100 EXHIBITION | THUSONG  
SERVICE CENTRE

DARK VS. BRIGHT TECHNOLOGY VS. NATURE FRAGILITY VS. RIGIDITY INSIDE VS. OUTSIDE REGULARITY VS. IRREGULARITY









**ORDOS 100 EXHIBITION | THUSONG SERVICE CENTRE**



The 2010 interventions are seen as part of the development of a dialectic dialogue between the city and station; one in which the social potential of the station as an 'anchor of becoming,' in the city takes its rightful location. The interventions are thus predominantly focused on operational efficiency but a particular bias to the notion of a 'Creative Cape Town,' one in which the public spaces are maximized for cultural production; enabling intersection and innovation.

The raison d'être of the station is seen as a tableau for empowerment and a direct recognition that transport interchanges in the context of the developmental state are primary ordering elements of the urban landscape, with a hugely untapped social capital, performance and role of meaning in the public consciousness.



CAPE TOWN STATION 2010



**VOLG JOU  
HART  
DRINK  
RED  
HEART**

**CLUB**

**ABSA**

Need a company  
or cc?  
**WHEEL COMPANY  
WAREHOUSE**  
Safmarine House  
Tel: 021 421 1551

ATM

MEAT  
EMPORIUM







DEPARTURES

FLIGHT	AIRLINE	TO	CLASS	STATUS
SA 110	SAS	OSLO	Y	ON TIME
SA 111	SAS	OSLO	Y	ON TIME
SA 112	SAS	OSLO	Y	ON TIME
SA 113	SAS	OSLO	Y	ON TIME
SA 114	SAS	OSLO	Y	ON TIME
SA 115	SAS	OSLO	Y	ON TIME
SA 116	SAS	OSLO	Y	ON TIME
SA 117	SAS	OSLO	Y	ON TIME
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SA 200	SAS	OSLO	Y	ON TIME

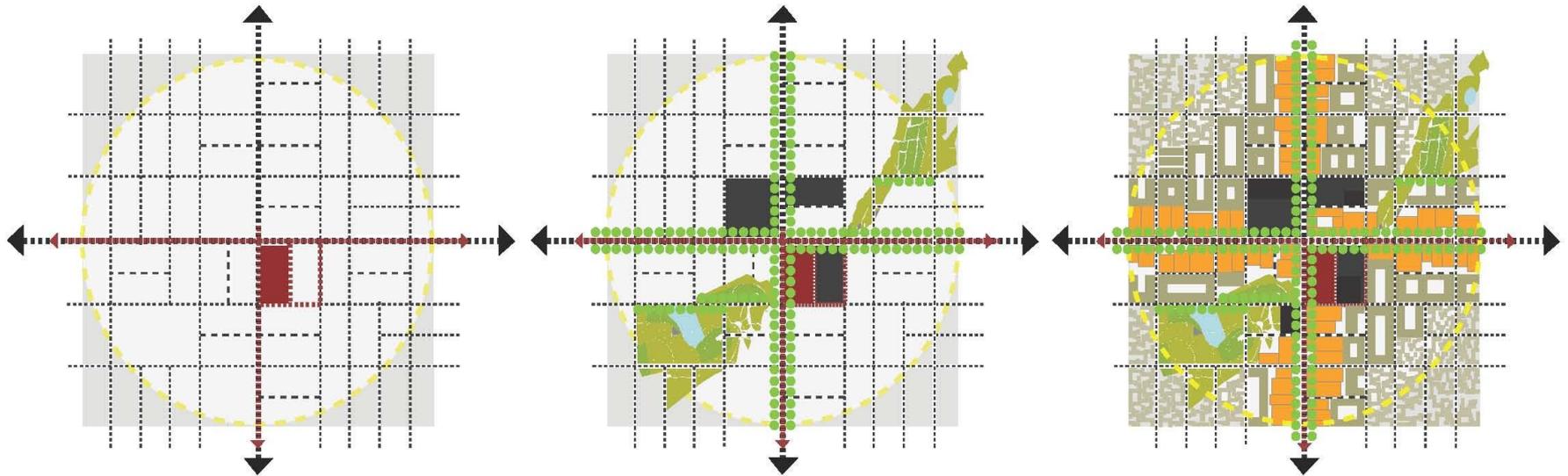
Information board with directional arrows and text.

EXIT



DARK VS. BRIGHT TECHNOLOGY VS. NATURE FRAGILITY VS. RIGIDITY INSIDE VS. OUTSIDE REGULARITY VS. IRREGULARITY

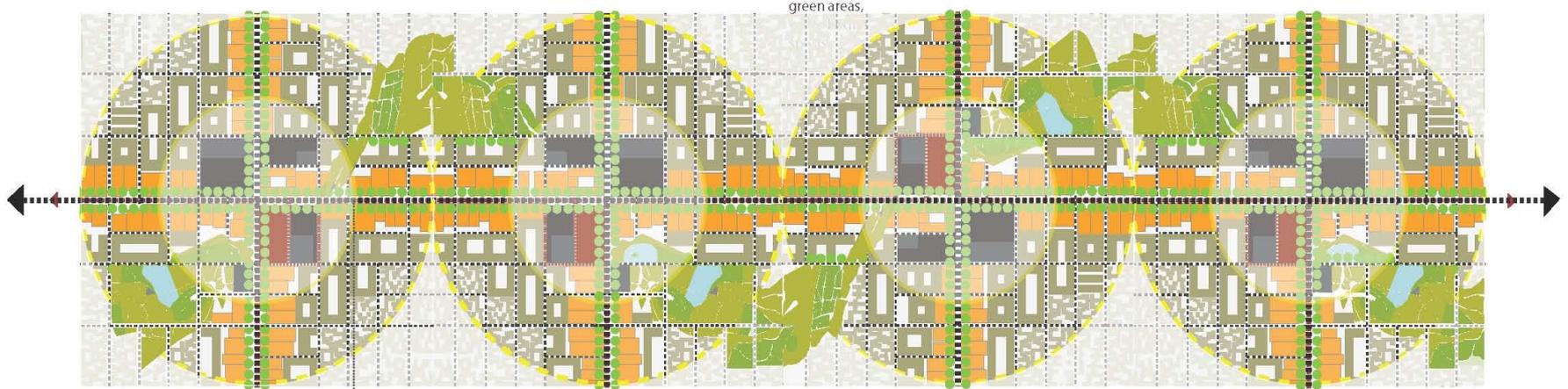




- ..... primary routes
- ..... secondary routes
- ..... tertiary routes
- ..... walking distance
- ..... public transport routes
- ..... public transport interchange

- ..... tree planting
- ..... public squares
- ..... walking distance
- ..... recreation space

- ..... public facilities
- ..... mixed use development
- ..... housing high density
- ..... housing medium density



500 m. 250 m. 1000 m.

.Land use densification along the Corridor .mixed use Intensification within TOD area .modal integration within TOD area

Connected Cape Town is the first development of its kind on the African continent, reconnecting Table Mountain to the sea and reestablishing historical spatial links and highlighting key heritage sites which were neglected in the apartheid era. Connected Cape Town caters for the needs of the both the affluent and the underprivileged connecting the two in a just and equitable manner to negate the economic and socially apparent disparity our country is accustomed to. Connected Cape Town can play a pivotal role in a strategic infrastructure plan to transform the east city into a sustainable node of growth for the small to medium business sector in a mixed use environment.



CAPE TOWN STATION 2030





station



museum



library



business



tourism



memorial park



PRASA board office



hotel



- Utilities
- Offices
- Financial services offices
- mixed use offices
- law courts
- police offices
- station concourse
- transport museum/ educational gallery
- library/cultural centres/conferences
- hotel/chalet
- retail/life shops
- retail supermarket
- mixed use residential apartments
- residential mixed use/tenement housing
- PRASA board office
- home affairs
- water stations

**Neighborhood A**  
 This is a intense mixed use neighbourhood, a **cultural centre** attracting tourists, government workers and business owners. With a museum, contemporary art, memorial park and boutique hotel the site brings visitors to the area. The neighbourhood also has government social services with police, law court, and home affairs. There is also housing on mixed use with offices.



# NEIGHBOURHOOD CONCEPT





informal market



food market



stores



coffee shops



educational



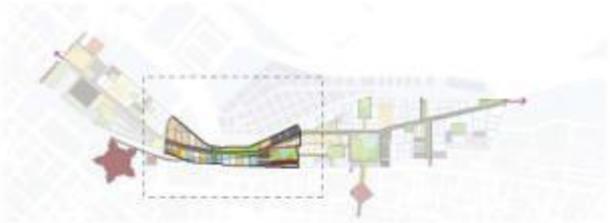
young professional housing



art galleries

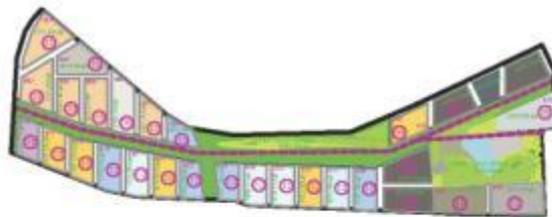


outdoor cinema



- government
- residential
- mixed use offices
- mixed use offices with micro housing
- mixed access housing
- residential apartments
- residential serviced apartments
- retail restaurants and cafes
- retail and shops
- retail open market
- mixed use retail
- retail restaurants and cafes
- mixed use offices science and tech
- mixed use offices science and tech
- mixed use offices science and tech
- community employment/transport
- community facilities/studios
- education facilities
- water features

Neighbourhood B  
 This is a site of **innovative technological research and educational centre**. The informal markets provide small business owners with the opportunities to sell and get income. The coffee shops, cinemas and art galleries attract the young people to the area. With research academy and media sector this is an area that would attract young professionals to live and work. Mixed use housing with micro industry.



# NEIGHBOURHOOD CONCEPT





public offices



parliament loft apartments



public services



new station concourse



daycare



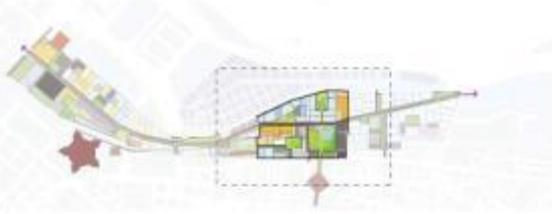
public events



recreational spaces



theatre



- station
- residential serviced apartments
- mixed use residential apartments
- mixed use housing
- residential mixed income housing
- hotel and hotel/retail
- boutique hotel/loft
- minister offices
- offices
- government services post office
- community center
- heritage center/community building
- daycare facility
- public realm
- retail restaurants and cafes
- station concourse
- station concourse with offices above

### Neighborhood C

This is a **government services neighborhood** as the government services, social services and government staff housing are located in this area. Convenient for families as there is a daycare facility and a kindergarten as well as easy access to the station. The parliament loft apartments as well as recreational spaces theatre and water features would also make for an attraction for young professionals.



## NEIGHBOURHOOD CONCEPT





family housing



gymnasium



swimming pools



health care



clinic



research



institutional



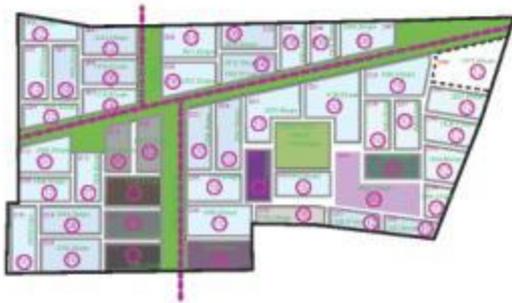
open spaces



- utilities
- mixed-use residential, serviced apartments
- residential apartments
- residential mixed income housing
- research institute
- medical research laboratories
- sports science institute
- city hospital
- health care and care facilities
- fitness park with play courts
- police station
- water features

### Neighborhood D

This is a primarily **health and lifestyle** neighborhood. There is a health care facility, clinic as well as institutional focal point and research centers for specialist medical services for athletes and educational facilities.. Convenient for families as there is family housing with convenient access to swimming pools and open spaces. With a fitness park, gym as well as squash and tennis courts for health conscious and active individuals



## NEIGHBOURHOOD CONCEPT



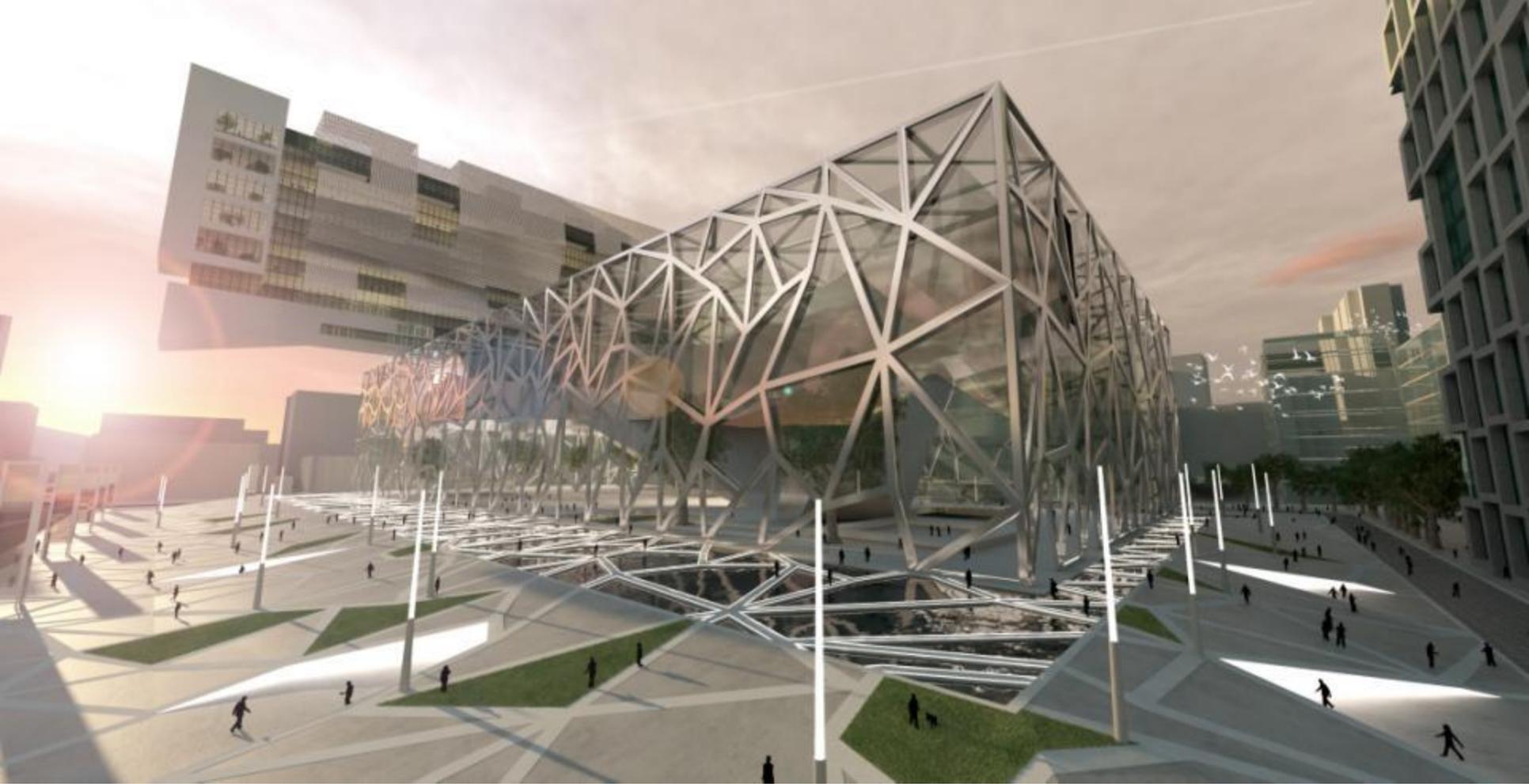




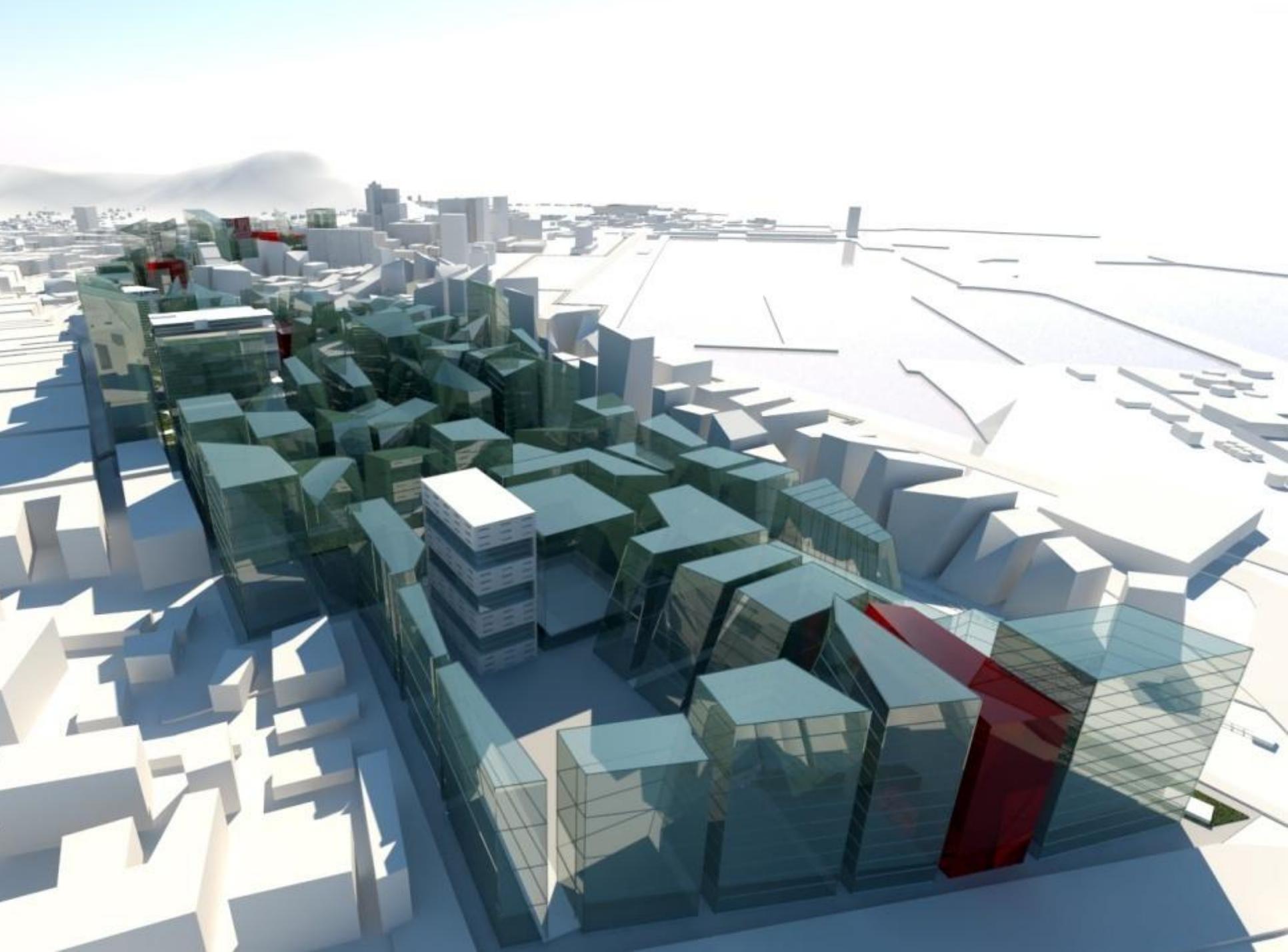
## PERMEABILITY CONCEPT







CAPE TOWN STATION 2030 VISION









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