COMPANY PROFILE
Architecture I City Planning I Urban Design
2017

www.argdesign.co.za

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COMPANY PROFILE

ARG Design is committed to mainstreaming regenerative design and development throughout the built environment.

We have designed and delivered many major projects and have been recognised through various awards including:

- Three Cape Institute for Architecture Commendation Awards
- Sustainable Building Best Practice (Community Category) Award and
- Holcim International (Middle East and Africa) Sustainable Project Prize.

INTEGRATED DESIGN is critical to sustainability. ARG's practice combines the professions of urban design, city and regional planning and architecture. We also work in association with key professionals in energy efficiency, waste management and cost planning to provide optimum service to our clients.

We believe in providing a professional service, on site and in budget.

ARG Design is registered with the South African Institute of Architects and its partners and employees are registered with the South African Council for the Architectural Profession (SACAP), the Cape Institute for Architects, The South African Council for Planners (SACPLAN) and the Urban Design Institute of South Africa (UDISA).

SERVICES PROVIDED

URBAN DESIGN:	(Local + Macro) full service including: Spatial development frameworks Building Guidelines Site Development etc.
TOWN / CITY PLANNING:	(Local + Macro) Rezonings, subdivisions etc.
ARCHITECTURAL SERVICES:	Full + supplementary Sustainable Design

PARTNERS & TEAM

GITA GOVEN
CEO

Gita Goven is one of South Africa's foremost sustainability thinkers, Architect and Sustainable Design practitioners. As founding partner and CEO of ARG Design, she has pioneered a practice of socially and environmentally transformative design.

Gita completed her Bachelor of Architecture in 1986 at University of Cape Town and has worked on sustainable design and development projects since 1981.

Gita leads the cross disciplinary work in ARG Design, and is responsible for research, design integration, marketing, building networks and partnerships for the delivery of sustainable innovation through projects.

ALASTAIR RENDALL
Managing Director

Alastair Rendall is a founding partner of ARG Design. He completed his Bachelor of Architecture at the University of Cape Town in 1985 and a Master of City Planning and Urban Design in 1989.

His combination of private practice and NGO-experience has been the delivery of high-quality public sector projects that win community, client and public acceptance.

ISTVAN GOSZTOLA
Design Director

Istvan provides the design leadership for all projects in ARG Design. Istvan graduated with a Bachelor of Architecture in 1987 from the University of Port Elizabeth and a Master of City Planning and Urban Design in 1989 from University of Cape Town.

ARG Design has a team of 15 full time staff and a pool of 4 contract staff who work closely with fellow consultants to deliver our clients briefs by addressing environmental, social and economic sustainability.

ARG PARTICULARS

ARG Design is a Black Empowerment Enterprise owned by Gita Goven (70%), Alastair Rendall (15%) and Istvan Gosztola (15%). 50% of our staff is black and 60% women. ARG Design was established in 1999 and has been in operation for the past 18 years.

We use state-of-the-Art 3D design and modelling software on the latest Apple Macintosh computers to maximise the time we spend on design development and minimize time spent on drawing production.

The members of our practice have been trained to use the green building assessment tools of the Green Building Council of South Africa.

Company Registration Number:	1999/035278/23
Tax Reference Number:	9498038034
VAT Reference Number:	4750183875

Professional Indemnity Insurance

Name:	Hollard Insurance
Sum insured:	R40m
Excess:	R50 000

CONTACT DETAILS

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Practice Manager

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CLIENT PROFILE

ARCHITECTURE & URBAN DESIGN

CITY OF CAPE TOWN	Bishop Lavis Urban Node Upgrading Project Blue Downs Swimming Pool Deep Freeze Informal Settlement Upgrading Dunoon Land Audit & Strategic Framework IRT, MyCitiBus Stations Masiphumelele Urban Design Framework & SDF Mfuleni Urban Node Precinct Milnerton Local Area Plan Monwabisi Spatial Development Framework N2 Gateway Tsoga Environmental Centre
PROVINCIAL GOVERNMENT WESTERN CAPE	Conradie Better Living Model Exemplar Project Kosovo Catalytic Upgrading Project CDF Malmesbury Community Health Centre Somerset Precinct Urban Design framework Table View Primary School
KAGISO	SA Pavilion, World Sustainability Summit - Zaragoza, Spain Telkom 25 year Exhibition - Pretoria
NECSA (Nuclear Energy Commission South Africa)	Pelindaba Visitors Center, New Corporate Office (in progress), New Science Center (in progress)
FIFA	Red Carpet Opening Event and Exhibition
LAZER	New Stuttafords Head Office - Epping, Cape Town, New Stuttafords Warehouse - Epping, Cape Town, New Lazer Head Office, Refurbishments - Epping, Cape Town, New Lazer Corporate Offices and Parking (in Progress)
SPIER ESTATE	Lynedoch Community hall and Primary School Lynedoch Eco-Village
CAPE TOWN SCIENCE CENTER	New corporate offices, shops and science center - Observatory, Cape Town
MEMORY INC	Motala Museum Exhibit - Maputo, Mozambique
MARCUS EVANS SOUTH AFRICA	Matador Centre - 65 Strand St, Cape Town
NATIONAL DEPARTMENT OF HOUSING	Hillview Informal Settlement Upgrade

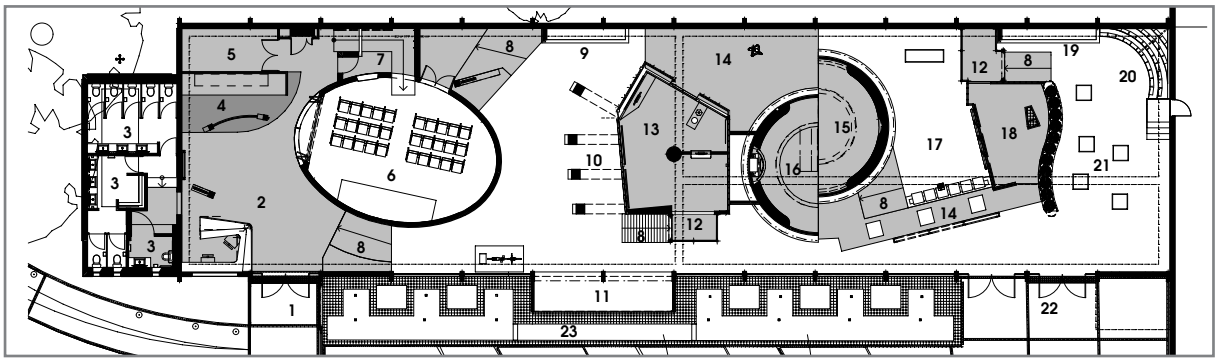
CLIENT PROFILE

ARCHITECTURE & URBAN DESIGN

OLD MUTUAL	Mupine Sustainable Housing Project
CITY OF RUSTENBURG	BRT bus stations Center City Urban Design RRT Central Station
CITY OF EKURHULENI	BRT Bus stations Bus Depots Head Office
UCT	Menzies Refurbishments and Additions
SCHOENSTATT ORDER OF NUNS	Schoenstatt Retirement Village
RBA	Protea Glen Village, 1000 unit affordable Housing Development, Soweto
SANCCOB TRUST	Sanccob Centre for The Southern African Foundation for the Conservation of Coastal Birds (in progress)
FIFA & ARCHITECTURE FOR HUMANITY	Football For Hope Centre
NEW WORLD CINEMA	Refurbishment of offices, Fringe, Cape Town
ABSA BANK	Refurbishment of banking Hall, additions and alterations, Sea Point (with Stucke Harrison Architects)
BELLANDIA	Wescape Settlement City Extension
INFRAMAX	Refurbishment, additions, alterations to create new mixed used development at Sunrise Circle, Epping
RESTAURANTS	Jade Lotus, London Sauls, Sea Point Sleepy Vine, Sea Point Wimpy, Sea Point
PRIVATE CLIENTS	Over 25 Luxury residences manly on the Atlantic Seaboard but also further afield in Alderney, Channel Islands, refurbishments to residence in Tuscany, Italy, holiday homes in Lamberts Bay, Pringle Bay, Cape St. Francis, Port Elizabeth.

PROJECT GALLERY

ARCHITECTURE



Barmaran
Clifton Bugalow
Football for Hope
NECSA Visitor Centre
House Muller

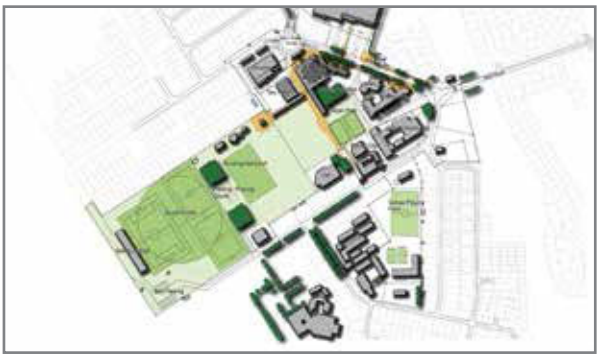
PROJECT GALLERY

ARCHITECTURE

Malmesbury Community Health Centre
Barmaran
MyCiti Stadium Station
MyCiti Airport Station
NECSA Visitor Centre

PROJECT GALLERY

URBAN DESIGN
& PLANNING



Mfuleni Urban Node Precinct
N2 Gateway
Wescape

PROJECT GALLERY

URBAN DESIGN
& PLANNING

Milnerton Local Area Plan
Milnerton Local Area Plan
Wescape

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ARCHITECTURE

MyCiti Stations

Phase 1A and 1B

Project Location:	**Cape Town, South Africa**
Client:	**City of Cape Town**
Project Value:	**±R600m (Stations Only)**
Duration:	**2009 - 2016**

MyCiti is the Bus Rapid Transit system that has been operational in Cape Town since FIFA World Cup in 2010. ARG Design has designed every single station on the system extending from Cape Town CBD to Atlantis, via Milnerton and Tableview and to Mitchells Plain and Khayelitsha. Phase 1A and 1B includes 42 closed stations and over 500 bus stops, also designed by ARG Design.

The stations range in scale from the smallest single platform (e.g. Lagoon Beach) to the Civic Centre Station consisting of 12 platforms and numerous office and bus driver facilities. The smallest stations cost in the region of R4m ,while the Civic Station costs ±R112m. ARG Design was required to create an iconic design for the stations and then interpret that into many different situations and configurations depending on operational requirements, location and available space. Each station consists of the iconic “dancing” structural steel columns, a sophisticated glass façade, purpose-made folded aluminium fascias, a bullet proof, secure ticket kiosk, a small plant room, disabled access toilet, IT server room and provision for CCTV, Public address system, audio induction loop for the hearing impaired, tactile paving for the visually impaired, bus docking and door control systems. While the stations may seem simple buildings, they are packed with all the services and systems of a high-tech office building, with the exception of a vertical lift. Each station has one or more unique artworks procured especially for the MyCiti system and implemented under ARG Design’s management.

Construction of the stations took place over a wide area and required ongoing co-ordination between the Civil Engineering and Architectural teams over 6 years. A robust working relationship with the main contractor, Group Five Coastal, was essential to ensure that so many sophisticated buildings in disparate locations were built to exacting standards and brought into service in line with the bus system roll-out timetable. With the exception of the sliding door control system, the stations have proven to be a successful design in almost all respects. This is remarkable since the BRT bus station is a new building typology for South Africa and ARG Design is at the forefront of perfecting it in Cape Town, Rustenburg and Ekurhuleni.

The MyCiti Stations have been lauded as being among the best in the world by experts who have reviewed almost every BRT system in existence.

ARG Design has now been appointed by City of Cape Town as Architect, together with our team of Engineers and QS, for Phase 2A (Claremont and Wynberg to Mitchells Plain and Khayelitsha).

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ARCHITECTURE

Sunrise Energy

LPG Import Terminal Facility

Project Location:	**Saldanha Bay, South Africa**
Client:	**Sunrise Energy**
Project Value:	**Undisclosed**
Duration:	**2015 - Current**

Located on the Cape West Coast, within 1,5km of the Saldanha Bay Harbour, Sunrise Energy is constructing their new LPG Import Terminal, with the intention of addressing the LPG energy shortage in the Western Cape. The facility consists of a number of buildings related to the operations, including a control room building with admin offices and staff canteen, a warehouse building with related offices, gas storage tank facility, a pump house and entrance gateway building. ARG Design was commissioned in 2014, in partnership with Oculus Innovations, as the appointed architects of record.

The scope of works included design detail and building compliance consultants on the project as well as co-monitoring the implementation of works on site and continued engagement with the relevant authorities to ensure compliance.

The facility is located next to the mooring facility in Saldanha Bay and will incorporate this component in its operations for the importation of LPG via mooring vessels. The site itself is located in a high wind area with high external temperatures in summer and coupled with its close proximity to the sea, resulted in the careful consideration of the material choice, specification as well as building form. The design intention was also to minimise the visual impact of the facility as much as possible with a comprehensive landscaping proposal incorporated to rehabilitate the site once construction is completed.

Construction on the project was completed mid-2017.

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ARCHITECTURE

ENGEN

IVB Administration Building

Project Location:	**Durban, South Africa**
Client:	**ENGEN**
Project Size:	**600 m2**
Project Value:	**R21 million**
Duration:	**2013 - Current**

Located within a National Key Point site close to Durban's harbour, the ENGEN IVB Office building will accommodate the new control centre and related facilities responsible for the operation of ENGEN's Durban refinery operations. The building also accommodates a permit office, operations staff change rooms, a chemical sampling lab and offices for senior management.
ARG Design was commissioned in 2013, in partnership with Oculus Innovations, as the appointed architects of record.

The scope of works included the design and detailing of the building envelope, co-ordination of services and monitoring the implementation of works on site.

Due to the sensitivity of the site and the various procedural health and safety requirements, engagement with both client and authorities, such as Transnet, eThekwini municipality and the Ports authorities has been required with each body's standards and regulations adhered to. The key component for the client on a project of this nature is the safety and well-being of its staff and visitors to the facility. All consultants entering the site had to undergo stringent induction procedures to familiarise themselves with the safety protocol on site.

The building itself is located in the Bluff area, within 1km of Durban's Harbour and is flanked on the North by the Fynnlands residential area and the Island View refinery plant to the South. The building is also located within a blast zone of the refinery and as such no fenestration is allowed on the south of the building's facades. Due to the immediate industrial environment, the brief called for a robust, low maintenance solution. A material palette of face brick, suitable for coastal conditions, off shutter concrete and aluminium fenestration was used. The building also needed to comply with the fairly recent energy efficiency regulations that came into effect. Thus the use of heat pumps, appropriate thermal insulation and low E glazing was utilised to create a comfortable environment internally and thus reduce the load and subsequent energy demand of the HVAC system. Comprehensive research into the correct specifications of materials was conducted.

Construction on the project is due for completion in mid-2017

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ARCHITECTURE

Rustenburg Rapid Transport

BRT Bus Stations

Project Location:	**Rustenburg, South Africa**
Client:	**Rustenburg Local Municipality**
Project Value:	**±R200m (Stations Only)**
Duration:	**2011 - Ongoing**

Rustenburg grew very rapidly in the period since 1994. The CBD is a thriving busy place with over 2000 minibus taxis ferrying people in and out all day long. This centrality is ideal for the BRT system which is now under construction. ARG Design and team of Engineers and QS has designed all the stations on the system and 17 are currently contracted for construction with 6 nearing completion.

ARG Design extended our experience on the MyCiti system to design a simplified and more robust station to deal with the harsher conditions experienced in Rustenburg. The stations also feature glass facades but are constructed in reinforced concrete rather than structural steel. Most of the technology features are similar to the MyCiti stations with sophisticated IT communications, public address system, CCTV, bullet proof kiosks and complex service spaces under the main slab. ARG Design partnered with a Pretoria-based architectural practice to ensure that we could maintain the expected level of quality management and delivery.

As with the MyCiti system, the stations are located along routes distant from the CBD as well as within the CBD. The stations also range in size from single platforms to the central station, which is designed to have 14 platforms but will begin with 4 and increase incrementally as the system expands. Significant challenges are being experienced in managing a contractor who does not have the experience or capacity required to manage a relatively complex project. However, our Implementation Managers, Sean McCarthy and Justin Mellis, maintain a tireless watch on and support for the contractor, visiting on a weekly basis as opposed to the normal monthly progress meetings.

It is expected that the first buses will run and make use of the first batch of stations in late 2017 or early 2018.

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ARCHITECTURE

BARMARAN

Consultant Team:	**Istvan Gosztola, Shane Stewart, Hendri Bezuidenhout, Mark Wagner, Litto Malela, Jyotsna Rebeiro, Tendai Gava** (Architects) **Dave Saunders** (Town Planner) **Metric Quantity Surveyors** (Quantity Surveyors) **Edifice Consulting** (Structural Engineers)
Contractor:	**Vector Construction**
Duration:	**2011**
Client:	**Barmaran CC** (Barmaran View, 138 Kloof Rd, Bantry Bay)
Value:	**R13m**

The development is centrally located at 138 Kloof Road in wind-free Bantry Bay, Cape Town. The brief was to maximise permissible land use and accommodation for resale. All living areas are orientated northwards with unique view across the Atlantic from Robben Island all the way to the ned of the Twelve Apostles mountain range and Sandy Bay.

The process of restrictions and approvals by the neighbouring owners directly shaped the development. Constraints were positively engaged and solutions were found through the process of debate and investigation.

Each accommodating 4 ensuite bedrooms, very spacious living and entertainment spaces and private swimming pools, the living envelope includes careful consideration of systems, fittings, fixtures and finishes resulting in a reduced carbon footprint without compromising contemporary luzury finishes and east, open-plan living.

Sustainable energy saving objectives and environmentally conscious materials were realised and included: central vacuum system, underfloor heating, heat pumps, chlorine free pool filtration, hemp carpets and energy observant air conditioning.

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ARCHITECTURE

MALMESBURY COMMUNITY HEALTH CENTRE

Consultant Team:	**ARG Design – Alastair Rendall, Juliet Eidelman**
	AMS (Quantity Surveyors)
	Edifice Consulting (Engineers)
	NEW Multi-Disciplinary Consulting (Engineers)
	Sutherland Consulting (Electrical & Mechanical Engineers)
Contractor:	**Fouten & Sons**
Duration:	**2010 - 2012**
Client:	**Provincial Government of the Western Cape**
Value:	**R28m**

The design of the Malmesbury Clinic was informed by the concept of a sustainable building that creates a Healing Environment. A Healing Environment can be defined as an environment that supports patients through the stresses imposed by illness. Strategies for stress reduction that were integrated into the design include; providing a connection to nature, providing people control and choice over their environments, and eliminating stressors such as noise.

A key design feature was that every waiting area would be associated with an outdoor space. The clinic was designed around two courtyards, which bring nature into the heart of the building.

Openings were carefully designed balancing natural light, views, privacy & climate control. Corridors have clerestory windows allowing natural light into these internal spaces and pergolas, louvres & trees were used for shading. Non-toxic materials and materials with recycled content were used where possible. Indigenous landscaping was integrated into the design to ensure that every part of the building has a view onto greenery. All of these elements formed part of the strategy to create a healthy and healing healthcare building.

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ARCHITECTURE

NECSA VISITOR CENTRE

(Nuclear Energy Corporation of South Africa)

Consultant Team:	**Istvan Gosztola, Shane Stewart, Hendri Bezuidenhout, Bongani Khumalo** (Architects)
	ARG Design (Landscape Architects)
	Anthony Sneath & Associates (Structural Engineers)
	DC Electrical (Electrical Engineers)
	Metric Quantity Surveyors (Quantity Surveyors)
Contractor:	**PECRON**
Duration:	**2010** (24 months)
Client:	**NECSA**
Value:	**R5m**

The spatial departure reinforces a route via a natural incline of structured information onto a platform of architecturally articulated existing buildings, conceptually seen as containers, to immerse an educational experience, housed in modules or “orbs” to lead the process through a natural courtyard connection to the amphitheatre overlooking the natural beauty of the Highveld. The intention behind the design was to impress on the learner/ visitor an informed, exciting, and interactive interest in modern science as it relates to career and sustainable nuclear energy. Then, to house this intention within a re-cycled structure using and being mindful to low energy footprint technology in terms of heating and cooling, through the use of passive ventilation and solar chimneys.

The client’s brief was to provide accommodation to house a science and administration centre, which would be representational of the company’s proactive and progressive approach to technology, science and the environment. This had to be achieved within the restrictive operational constraints of a nuclear facility governed by international nuclear procedures with regards to safety, security, and evacuation.

Conceptually, to entitle each scientific process experienced and interacted with, within and around the modules or “orbs”, and to express the content in a creative and almost “fantastical” manner, this learning experience is reinforced with material and technological application to complete the interpretive packaging of a proposed future.

Modules of recyclable drywall construction, recycled external paving, an amphitheatre of dry packed stone and gabion walls, indigenous planting, mindfull glazing applications, skylight accents, and solid facadal treatments together with the passive ventilation over ponds and low waterfalls to roof level exhausts via solar chimneys, all work together to create a platform for growth.

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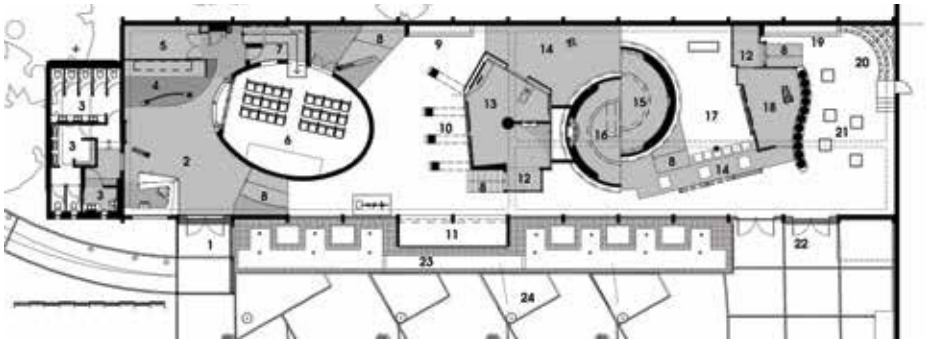
NECSA VISITOR CENTRE

(Nuclear Energy Corporation of South Africa)



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ARCHITECTURE

Atlantis and Elsies River Police Station

Upgrades

Project Location:	**Atlantis and Elsies River, Cape Town, South Africa**
Client:	**National Public Works**
Project Value:	**±12.2m and R15.4m respectively**
Duration:	**2005 - 2008**

As part of the national programme of Police Station improvements, ARG Design was appointed Architect and Principal Agent for the Atlantis and Elsies River Police Stations. Each police station required similar improvements to the office component and the holding cell blocks to bring them up to modern standards and provide charge offices that are public-friendly. Atlantis also required extensive maintenance to the hostel block that accommodated single police officers, while Elsies River required an extension to the office block at the charge office that formed a new entrance to the Police Station.

The projects required that we familiarise ourselves with the specification of resilient building methods to serve the robust usage that holding cells are subjected to. The charge offices had to be upgraded to accommodate members of the public needing to make confidential statements, as well as victims who need to be counselled after traumatic experiences.

Each project was completed to the standard expected by National Public Works and the project manager, Mr Willem Roodman, was pleased with ARG Design's performance on the projects. Both Police Stations are still fully operational and making full use of the improved buildings that were delivered through our commissions.

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ARCHITECTURE

TABLEVIEW PRIMARY SCHOOL

Consultant Team:	**ARG Design**
	Palace Engineers
	Slabber Fick & Associates (Quantity Surveyors)
Contractor:	**HAS Trading**
Duration:	**2005**
Client:	**Dept. of Public Works** (PGWC)
Value:	**R18m**

This new primary school for the Provincial Government Western Cape is located in the residential suburb of Tableview, Cape Town. It is a parallel medium school with approximately 1400 students and more than 50 educators.

The design is centred around a number of linked courtyards, one for each of the three levels of primary school stages with the common facilities at the centre. The buildings and courtyards are intentionally built at a scale that promotes a sense of security and quiet. The central axis houses the administrative offices, assembly court and hall, with the sports facilities located to the rear of the site. Separate access points have been allowed for the different age groups, as well as to separate out public and private usage.

From an environmental perspective, the courtyards and classrooms have been designed to optimise best orientation, natural ventilation, windproofing, daylighting and natural heating and cooling, as well as soundproofing. In addition, the use of natural facebrick reduces maintenance. A plan for water harvesting and productive landscapes was prepared for future implementation.

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ARCHITECTURE

BLUE DOWNS SWIMMING POOL

Consultant Team:	**ARG Design – Alastair Rendall, Wilfiried Bohm, Marcell Schuchardt,Nkosinathi Biyela**
	Bergstan (Structural & Civil Engineers)
	LWA (Quantity Surveyors)
	4em (Mechanical & Electrical Engineers)
	Mackenzie Hoy (Acoustic Engineers)
Contractor:	**Tempani Construction**
Period:	**2004 - 2009**
Client:	**City of Cape Town**
Value:	**R2.5m**

This indoor swimming pool, at half-Olympic size, is one of only two such publicly accessible swimming pools in greater Cape Town. It is an enhancement to the existing Blue Downs sports complex, serving an area east of the Cape Town International Airport, which is currently under-serviced.

The pool has been designed to FINA (Fédération Internationale de Natation) standards and includes change rooms, administration facilities, a ticketing office and space for an outdoor diving pool and children's splash pool. Blue Downs Swimming pool can accommodate up to a maximum of 750 patrons at a time with 350 bathers.

ARG's design features a diagonal 52m steel roof span, which provides clear daylighting without glare, as well as strong insulation to reduce pool heating costs. Mechanical ventilation helps to maintain air quality despite chlorine evaporation.

Sustainability features include 60kl of rainwater storage capacity for top-up and backwash purposes, and a 500m2 array of solar heating panels, backed up by a heat pump, that provide 60-70% of total heating capacity even in winter. We have also used robust, low maintenance materials such as concrete, aluminium and stainless steel throughout.

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ARCHITECTURE

Joe Gqabi Transport Interchange

Philippi

Project Location:	**Philippi, Cape Town, South Africa**
Client:	**City of Cape Town**
Project Value:	**±50m**
Duration:	**1999 - 2003**

Joe Gqabi Interchange is located at Stock Road Station in Philippi, Cape Town. It is the primary long distance bus terminus for all buses to and from the Eastern Cape and can accommodate up to 100 buses at a time. It also includes a taxi rank, Golden Arrow bus stops and links to the Metrorail Station enabling interchange between multiple modes of transport.

The complex provides for the operation of multiple bus companies, the bus terminus management offices, security offices, SAPS satellite station, vehicle and driver license centre, a fully equipped vehicle testing centre and numerous retail trading outlets ranging from sidewalk to “family” store scale.

The complex therefore contains three primary spaces for passenger waiting and ticket purchasing, offices for the bus companies, terminus management and security, as well as offices for the Licensing Centre. The complex is over 300m in length and divided into three distinct buildings, each of which provide direct access to the buses that line up near the canopy.

The complex is designed with very robust materials in anticipation of the intensity of use over a long period of time. After 14 years of full scale operation the complex is till in very good state of repair and has not required major maintenance. This is regarded as a very desirable feature for public buildings for which there is always a shortage of funds for maintenance.

The complex was awarded a Commendation in 2005 by the Cape Institute for Architecture in recognition of its superior design and material attributes.

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URBAN DESIGN & PLANNING

MUPINE SUSTAINABLE HOUSING PROJECT

Consultant Team: **ARG Design (**Urban Design, Architecture and Graphics)
Designspace Africa (Urban Design)
Duration: **2016 - Current**
Client: **Old Mutual**
Value: **-**

ARG Design was appointed by Old Mutual to provide the urban design inputs for a mixed use, residential development, for the Affordable Housing market in Pinelands.

It is being developed for the Old Mutual Development Impact Fund (DIF), which aims to create commercially sustainable developments that have large scale impact, specifically benefiting lower income South Africans. The Mupine project will be a flagship project to showcase Old Mutual's sustainable development commitment in terms of energy efficiency, resource efficiency and impact reduction.

Mupine will consist of approximately 700 rental units, close to public transport nodes and with easy access to services and work opportunities.

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URBAN DESIGN & PLANNING

CONRADIE BETTER LIVING MODEL EXEMPLAR PROJECT

Consultant Team:	**ARG Design (**TA**,**Town Planning, Urban design, feasibility)
	WSP Green by Design (Civil engineering, Transport)
	Ignis Project and Finance Solutions (PM)
	HHO- (Amended TIA)
Duration:	**2016 - Current**
Client:	**WCG Public Works**
Value:	**R1.5m**

The Conradie "BLMEP" seeks to redress apartheid spatial planning legacies and establish key, replicable levers to unlock other well-located state properties. The project aims to develop a desirable, integrated, secure, affordable and sustainable ("DISAS") neighbourhood close to the city where people can live, work, play and learn.

The Conradie site (22 ha) was selected by the Inter-Governmental Committee as the preferred location for the development and implementation of the "BLMEP". The success of the exemplar project will pave the way for replication of the Better Living Model for future Better Living projects.

The Conradie BLMEP will be a high-density residential led mixed-use development, and will consist of the following:
1 Grant funded housing approximately 1,723 dwelling units
2 Open-market housing approximately 1,880 dwelling units
3 Total residential approximately 3,603 dwelling units

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URBAN DESIGN & PLANNING

BISHOP LAVIS URBAN NODE UPGRADING PROJECT

Consultant Team:	**ARG Design (**Town Planning, Landscaping, Urban design)
	WSP Green by Design (Civil engineering, Transport)
	Laita Business Solutions (Public Facilitation)
Duration:	**2016 - Current**
Client:	**City of Cape Town**
Value:	**R1.5m**

ARG Design were appointed to undertake the Bishop Lavis Urban Node Upgrading Project, Cape Town. The primary study objective was to regularisethe existing land use patterns within the focus area so that currently poorly structured and / or underutilised publicly owned land and facilities could be put to productive purpose in the interest of the broader public and local community. The key components of the brief for the focus area included an exploration into the potential for:

- Establishing an NMT link from the Lavistown Station to the town centre.
- Reconfiguration of the sports field to optimise the use of public land.
- Creating a positive/ active northern edge to Bishop Lavis Drive.
- Creating opportunities for high quality spaces in the precinct.
- Creating opportunities for SMMEs and developers.
- Promoting crime prevention through environmental design to increase the safety of the users of the urban node and to ensure best use of public facilities.
- Informing decision on and obtaining authorization for land disposal/ acquisition/subdivision/consolidation, land use change and other related authorisations.
- Identifying capital projects andprogrammes with the view to informing future budgeting within the City of Cape Town.

The site functions as the main economic and civic node within the broader Mfuleni area and therefore its function as a service centre for the area is vital. Situated within the study area is a large sports precinct, a mall with Shoprite as its anchor tenant, a smaller mall Saverite, a number of NGO's, a clinic, a primary and high school, a taxi rank, industrial area and bus shelter, the library, municipal offices and satellite police station.

The precinct plan defines three sub precincts in the node, a civic precinct, sport and recreational precinct and commercial precinct. Five projects were chosen by the community led steering committee to be developed. They are the urban park, multipurpose centre, Main Road upgrading, new taxi rank and market building.

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URBAN DESIGN & PLANNING

KOSOVO CATALYTIC UPGRADING PROJECT CDF

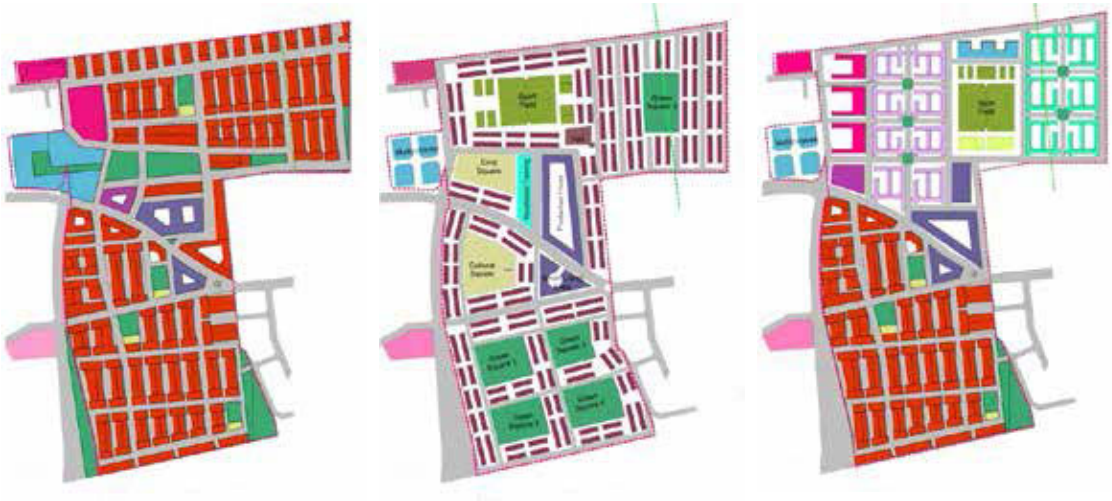
Consultant Team: **ARG Design (**Town Planning, Urban Design, GIS)
GIBB (PM , Civil engineering, transport
Duration: **2016 - Current**
Client: **WCG: Human Settlements**
Value: **R1.2m**

ARG Design was appointed by the Provincial Government of the Western Cape (PGWC) Human Settlements Department to undertake a Conceptual Development Framework for the Kosovo Informal Settlement Precinct in Philippi, Cape Town(28 ha).

The City of Cape Town (CoCT) and the WCG Department of Human Settlements are jointly planning the Southern Corridor Integrated Human Settlements Catalytic Programme. The programme intention is to upgrade 27 informal settlements in the proximity of the N2 and benefit over 50,000 households.

The programme is intended to be a catalytic game changer initiative for integrated human settlements aimed at the urban poor to address the growing backlog in housing provision. These projects will therefore need to find creative solutions that address housing, as well as social and economic needs.

Four development options were developed each offering a different mix of housing opportunities. The options were assessed in terms of yield, ability to generate economic opportunities, income of beneficiaries and land required for relocation.



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DEEP FREEZE INFORMAL SETTLEMENT UPGRADING

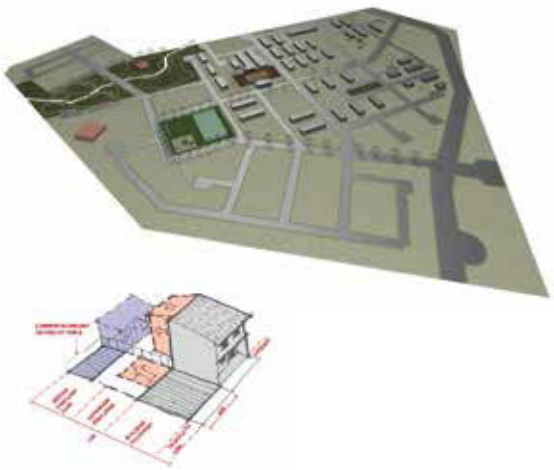
Consultant Team: **ARG Design** (PM,Town Planning, Urban Design, GIS, Public Participation)
WSP (Civil engineering)
Adrian Geech (Land Surveyor)
Duration: **2015 - Current**
Client: **Human Settlements: City of Cape Town**
Value: **R1.8m**

The City of Cape Town's Human Settlement Directorate, Urbanisation Department appointed ARG Design Architects, and Urban Designers to prepare an Urban Development Framework and an application for the rezoning and subdivision of Erf 5315, Deep Freeze, Macassar.

The 11.77 ha site is currently occupied by 171 households residing on the site. There are approximately 35 existing constructed (brick and mortar) houses housing numerous households and approximately 103 backyard shacks.

The objectives of the proposed Deep Freeze housing development are to:

- Improve spatial integration of poor and low income households for better access to socio-economic opportunities;
- Encourage sustainable development in the area by striking an appropriate balance between socio-economic, urban development and environmental
- protection needs;
- Improve spatial densities by providing household access to public amenities and socio-economic services;
- Encourage development which acts as a catalyst for broader improvement of the urban and natural environment and the upliftment of communities in close proximity to the site.



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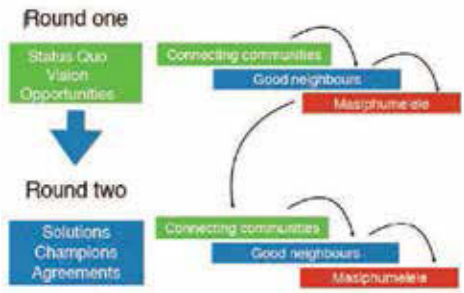
URBAN DESIGN & PLANNING

MASIPHUMELELE URBAN DESIGN FRAMEWORK & SDF

Consultant Team: **ARG Design (**Town Planning, Urban Design, GIS, Public Participation)
JSA (Urban Design)
Aurecon (PM , Civil engineering, transport)
Duration: **2015 - 2016**
Client: **Human Settlements: City of Cape Town**
Value: **R1.2m**



The City of Cape Town's Human Settlement Directorate, Urbanisation Department appointed ARG Design Architects, and Urban Designers to prepare an Urban Development Framework, Vision and Spatial Development Framework for Masiphumelele, Noordhoek. The plan was intended to inform the development possibilities for the settlement with particular emphasis on upgrading the informal settlement pockets, responding to the needs of backyarders, and generally managing over-crowding conditions.

The outcome of the urban redevelopments and informal settlement upgrading process was intended to result in a "whole of society approach" meaning:

- Provide a good quality and sustainable living environment, which adds to the long term asset-base of the city, as opposed to a concern simply with shelter;
- Minimize disruption of existing social and economic capital/network and where possible build onto the existing settlement pattern in order to support community processes;
- Promote the development of appropriate housing solutions that can be consolidated and upgraded over time, thus allowing for the incremental consolidation of the residential fabric;
- Integrate and connect the settlement to existing city/urban structures by extending vehicular access and pedestrian networks with a clear hierarchy and appropriate standards.

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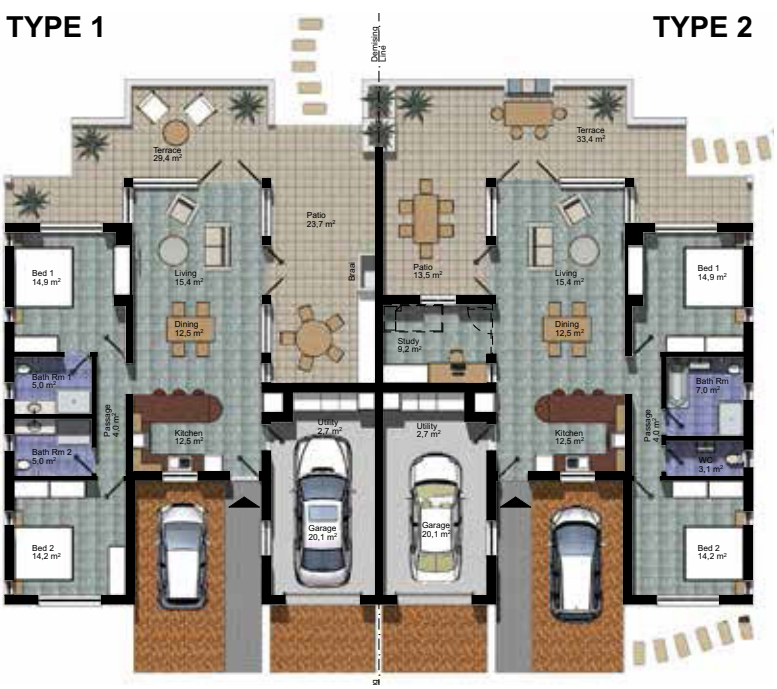
SCHOENSTATT RETIREMENT VILLAGE , CONSTANTIA

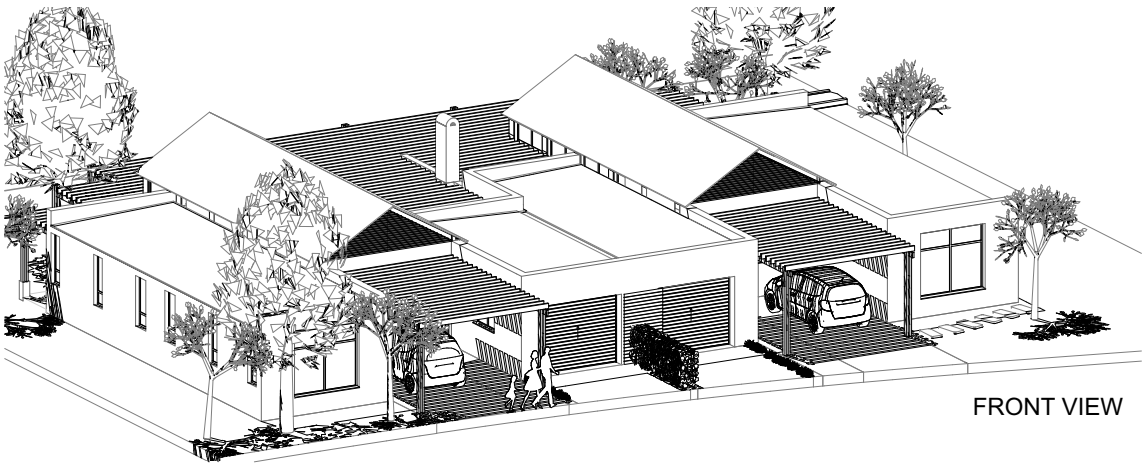
Consultant Team: **ARG Design (**Urban Design, Architecture and Graphics)
Duration: **2016 - Current**
Client: **Schoenstatt Order of Nuns**
Value: **-**



Schoenstatt is a residence and Training Centre for Catholic Nuns. Part of their property is significantly underutilised and the church wished to utilise it for a purpose that is consistent with their role in society and to support their work financially. For this reason the church decided to develop a Retirement Village.

The facility will consist of 88 residential units.

- 20 apartments
- 68 freestanding units
- A frailcare centre (20 bed)
- Recreation centre (lounge, library, dining room).



FRONT VIEW

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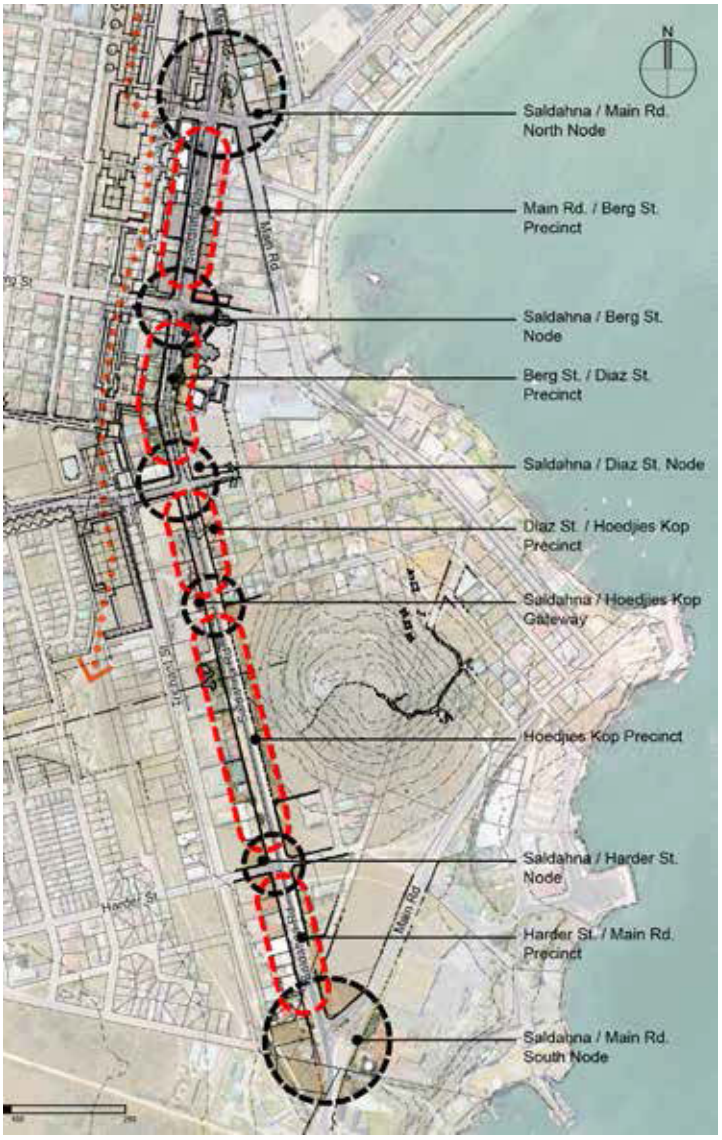
URBAN DESIGN & PLANNING

SALDANHA LOCAL AREA DEVELOPMENT FRAMEWORK

Consultant Team: **ARG Design** (PM, Town Planners, Urban Designers)
WSP(Engineers)
Duration: **2014**
Client: **DRDLR & Saldanha Bay Municipality**
Value: **-**



The ARG Project Team was appointed by the Department of Rural Development and Land Reform (DRDLR) in February 2014, to undertake the drafting of a spatial development framework, a Local Area Plan (LAP), for the town of Saldanha. The LAP concerns four precincts; (A) the Central Business District (CBD), (B) Hoedjiesbaaikoppie, (C) White City and (D) Diazville and Middelpos.

The Saldanha Local Area Plan will act as a medium to long-term spatial plan (15-20 years) for the town, assisting various role players and government officials in decision-making concerning future land use applications and spatial interventions for the town.

Guiding Design Principles were to:

- Promote integration and inclusiveness;
- Conserve, protect and enhance natural and heritage assets
- Maximise the development and economic opportunities;
- Creating a clear urban structure through place making;
- Encourage a compact urban form through residential densification and infill;
- Upgrade existing communities.

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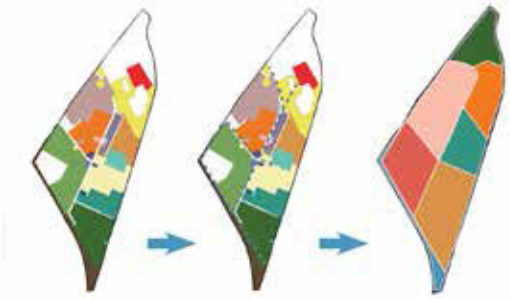
DUNOON LAND AUDIT AND STRATEGIC FRAMEWORK

Consultant Team:	**ARG Design (**PM**,**Town Planning, Urban Design, GIS, Infographics) **WSP** (Civil engineering) **Andre Pentz** (Heritage) **Arvind Bhawan** (Land Surveyor) **Laita Business Solutions (**Public participation)
Duration:	**2013 - 2014**
Client:	**Urban Design: City of Cape Town**
Value:	**R1.2m**

The City of Cape Town Spatial Planning and Urban Design Branch appointed a consortium led by ARG Design to undertake a land audit and mapping exercise in Du Noon. The aim of the mapping study were to:

- Explore urban upgrade and rejuvenation of the public environment and the development of quality public spaces, including landscaping, and pedestrian and public transport environments;
- Address social needs, including housing infill opportunities and clustering of social facilities;
- Stimulate economic development through private development by means of land release, encourage local business development by means of favourable land use rights, and
- develop informal trade areas;
- Apply crime prevention through environmental design principles to the development of a community safety plan for Du Noon.



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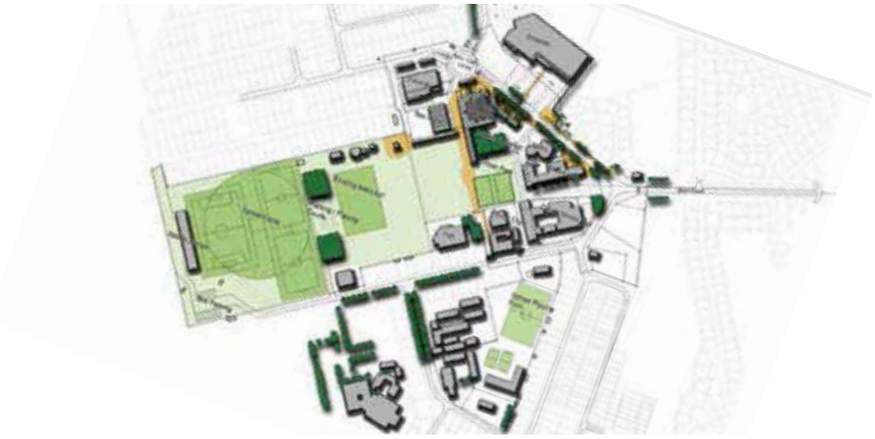
MFULENI URBAN NODE PRECINCT

Consultant Team:	**ARG Design (**Town Planning, Landscaping, Urban design)
	WSP Green by Design (Civil engineering, Transport)
	Environmental Partnership (Environmental Management)
	Laita Business Solutions (Public Facilitation)
Duration:	**2013 - 2014**
Client:	**City of Cape Town**
Value:	**R1.37m**

ARG Design was appointed to undertake a precinct plan for the Urban Node in Mfuleni, Cape Town. Mfuleni CBD was originally a site containing hostels for migrant workers, however has since grown extensively to include private residences and informal settlements.

The site functions as the main economic and civic node within the broader Mfuleni area and therefore its function as a service centre for the area is vital. Situated within the study area is a large sports precinct, a mall with Shoprite as its anchor tenant, a smaller mall Saverite, a number of NGO's, a clinic, a primary and high school, a taxi rank, industrial area and bus shelter, the library, municipal offices and satellite police station.

The precinct plan defines three sub precincts in the node, a civic precinct, sport and recreational precinct and commercial precinct. Five projects were chosen by the community led steering committee to be developed. They are the urban park, multipurpose centre, main road upgrading, new taxi rank and market building.



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MILNERTON LOCAL AREA PLAN

Consultant Team:	**ARG Design** (Town Planning, Landscaping, Urban design) **WSP Green by Design** (Civil Engineering, Transport, Environmental) **Urban Econ** (Development Economists)
Duration:	**2012 - 2013**
Client:	**City of Cape Town** (Spatial Planning)
Fee value:	**R780 000**

ARG Design was appointed to undertake a local area plan for the area from Milnerton South to Paarden Eiland. The aim of this report was to outline a development framework for the study area, set out a vision and objectives for the development and growth of the area, identify broad locations for development and allocate strategic sites and employment sites, set clear policies to guide planning decisions on planning applications, and provide direction to further actions.

The vision for the area was to create an "attractive, safe, resilient and well-connected neighbourhood with a mix of uses, supported by a thriving industrial area and public transport infrastructure with integration between land use and transport."

Five strategic interventions were proposed:

- Regeneration of the wetland system and the creation of an urban park;
- Development of strategic pieces of land linked to the pedestrian system;
- Urban Design Upgrade of main nodes on Koeberg Road linked to east west connections;
- Linking east west pedestrian routes to green spatial system;
- Land use intensification through rezoning and capital investment.

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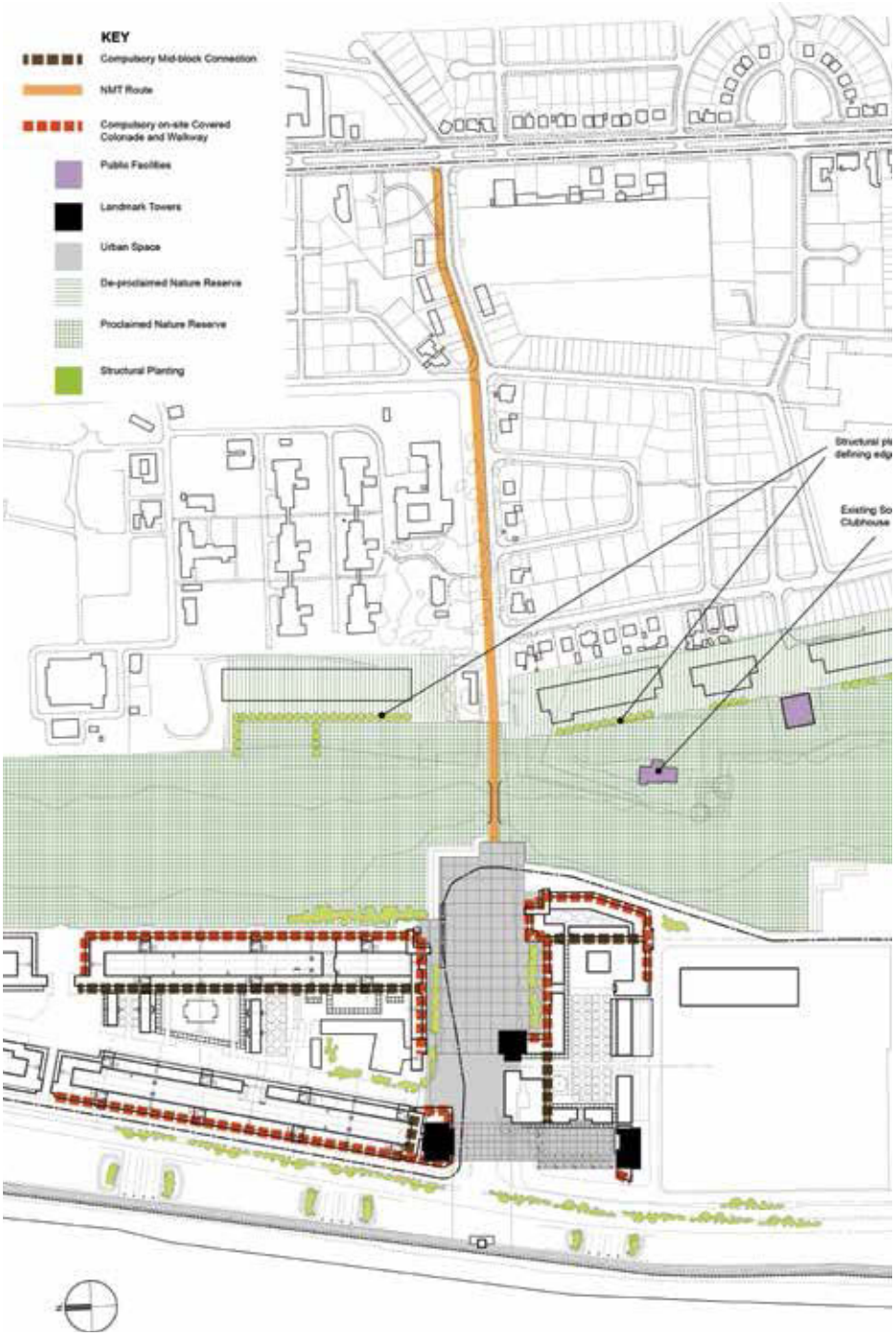
MILNERTON LOCAL AREA PLAN



First Actions Applied To Precinct

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FAIRVALLEY DEVELOPMENT PLAN

Consultant Team:	**ARG Design**
Duration:	**2012**
Client:	**Urban Genesis**
Fee value:	**R150 000**

ARG Design was commissioned to create an Urban Design Framework for the development of land owned by farmers of the world-renowned Fair View wine farm. The site is located along an evolving urban corridor situated between the N1 and R101. The design intent was to transform the undeveloped land into a thriving urban village as a socio-economic empowerment venture for the members of the Fair Valley Association.

The concept design is established by an exploration of the natural typography of the site, acknowledging natural buffers and watersheds, drainage corridors and wetlands. The heart of the development includes a mixture of uses including commercial, community, education and recreational facilities connected by sustainable green corridors. Additional sustainable design strategies include an on site waste treatment facility, rainwater harvesting and reuse and design guidelines to encourage sustainable building design.

The vision is motivated by a desire to create a place that supports the diverse needs of residents through a holistic approach to development, exists as a repository of best practice in sustainable and regenerative urban design, encourages social cohesion and instills a sense of pride for residents.

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WESCAPE

Extension to City of Cape Town
www.escapelife.co.za

Consultant Team:	**ARG Design** (Urban Designers and Architects)
	AURECON (Engineering)
	NewPlan Africa (Town Planners)
	ITSE (Transportation Planners)
	Doug Jeffery (Environmental)
Duration:	**2010 - 2038**
Client:	**CommuniTgrow**
Value:	**R150b**

Wescape is the largest single Urban Development project on the African continent. It will provide a new urban environment for approximately 200,000 households, occupying 3100 hectares of land.

Included in the development is over 2 million square meters of commercial, industrial and retail space to provide sufficient jobs for the residents.

Education, Recreation and Healthcare systems and facilities will be provided as part of the development. The latest urban infrastructure technology will be deployed to generate and distribute energy, process and recycle wastewater, and facilitate information communication systems.

Public and non-motorized transportation will be the priority movement systems, integrated into the City of Cape Town's MyCiti Bus and passenger rail systems.

The completed development will be in the order of 65 dwelling units per hectare.

The community will be inclusive of households who are currently very low income, those in the "gap" market and middle income. Building a local economy with an emphasis for providing jobs for the lowest income households is a priority. Education and Health will be cross subsidized through the community.

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URBAN DESIGN & PLANNING

MONWABISI

Consultant Team: **ARG Design Incorporating IG Architects**
Period: **2008 - 2010**
Client: **City of Cape Town**
Value: **R2.2m**

The Monwabisis Spatial Development Framework arose out of a need to connect Khayelitsha to the seaside resort of Monwabisi. It is envisaged to comprise 30,000 dwelling units in a mixed-use urban quarter. The housing typologies range from GAP housing to luxury beachfront properties in multi-storey apartments.

The existing vacant land is under threat from invasion by shack dwellers, locals harvesting firewood and medicinal fynbos and other plant species, locals dumping waste and is extremely unsafe.

The layout takes cognisance of the natural features, the coastal dunes and fynbos and weaves an urban development form responsive to climatic factors mainly the prevalent South East Winds.

The main connection between the existing settlement of Khayelitsha and Monwabisi takes the form of a “High Street” with intense mixed use along its edges connecting public spaces, market, civic and recreational nodes.

The recreational node comprising beach access, tidal pools and picnic areas is expanded to include a coastal / urban park directly along the coastal edge. The Urban Park is a major resource for the existing Khayelticha community and forms part of the connecting “link” between the Macassar and Wolfgat natures reserves.

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MONWABISI

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URBAN DESIGN & PLANNING

SOMERSET PRECINCT URBAN DESIGN

Consultant Team: **ARG Design**
Period: **2007 - Current**
Client: **Provincial Government of the Western Cape**
Value: **R1b**

ARG was commissioned to develop an Urban Design Framework for the regeneration of the Cape Town Somerset Precinct into a sustainable and mixed-use urban community. The 10.5ha Precinct is currently home to Somerset Hospital and is considered one of the most valuable land parcels in the metropolitan region due to its proximity to the V&A Waterfront, Green Point Common, Cape Town Stadium and City Centre.

The impetus for this project was to create a vision for the place that encourages healthy living, includes the needs of a diverse population, incorporates a variety of uses and forms, features quality public spaces, contributes to the heritage and legacy of Cape Town, connects to the surrounding environment and strives for design excellence.

Key features of the development framework included:
A 36,000m^2 new hospital in Precinct 3, next to the old Green Point racetrack.

Re-use of heritage buildings for different purposes, than was originally envisaged.
Precincts 1, 2 and a portion of Precinct 3 to be made available for mixed-use development including:

- 50,000m^2 of office space
- 21,000m^2 of retail space
- 145,000m^2 of residential space

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PROTEA PARK

Consultant Team:	**ARG Design Incorporating IG Architects**
Contractor:	**Vector Construction**
Period:	**2007 - 2008**
Client:	**RBA Housing**
Value:	**R200m**

Gap housing development done in association with Urban Collaborations for RBA Housing consisting of 1000 units spread over 9 different sites within Protea Park, Soweto. The development consisted of various housing typologies catering for the gap housing market with an emphasis on creating people-friendly and multi-functional communal spaces. Typologies consisted of bachelor's, one-bedroomed, two-bedroomed and three-bedroomed units.

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BELHAR

Consultant Team:	**ARG Design** (Urban Designers)
	Olden (Town Planners)
	ICE (Engineers)
Period:	**2005 - 2010**
Client:	**Africape Developers**
Value:	**R2b**

Belhar CBD is located immediately to the south of the University of the Western Cape (UWC), which lies to the north of Cape Town International Airport. The land has remained undeveloped for over thirty years and was put out to tender by the Provincial Government with the intention of creating a medium density urban core for Belhar. A number of recreational, industrial and educational facilities already existed on the site and these were incorporated into the urban design framework.

The rezoning of phase one was approved in 2010. The development consists of primarily two and three storey walk-up perimeter blocks with some single and double storey units close to the existing middle-income area.

The CBD development is envisaged as being a vibrant community and student orientated development, as UWC currently has no urban context adjust to it.

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URBAN DESIGN & PLANNING

N2 GATEWAY

Consultant Team: **ARG Design**
Period: **2004**
Client: **City of Cape Town**
Value: **R600 000**

The City of Cape Town invited five urban design practices to assist with the design of over 200 hectares of land between Delft and Cape Town International Airport. This project was part of a joint National / Provincial / Local Government housing initiative to deliver over 20,000 residential units and associated facilities.

The urban designers were briefed to create liveable urban spaces and to include a variety of housing typologies. ARG Design designed a precinct that accommodated over 2000 units, 2 schools, an urban park, a series of community squares, and a central market space.

The housing types included single storey attached houses, double storey attached houses, and three and four storey walk-ups.

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