



**A mixed-use development with the focus on dance activities
with supporting educational and trading facilities,
Newtown.**

by

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**“Take me to the places on earth that teach you how to dance,
the places where you can risk letting the world break your heart,
and I will take you to the places where the earth and the stars
make my heart whole again and again.”**

(Lund, 2002:65)

Summary:

This dissertation contains the design for a mixed-use development with the focus on dance activities with supporting educational and trading facilities. The vision of this design proposal is to create a new urban citizenship to establish a development that will contribute to the process of urban regeneration in the inner city of Johannesburg.

"it is an endless repetition of urban disorder- deterioration, pollution, filth, decay, waste, illegal immigrants, violence and crime, anarchism- is a coded way of talking about the arrival and presence of non-whites in the inner city, and particularly groups considered to be marginal, the street vendors, the parking attendants, the homeless." (Sandercock, 2000)

The face of Johannesburg's inner city has undergone rapid change in its socio-economic make-up in the past few years. This change is clearly visible in the urban explosion, social fracture, environmental degradation, escalating crime, violence and grinding poverty. This urban reality is part of an ongoing set of evolutionary processes that began since the genesis of Johannesburg. If we seek to provide any form of urban regeneration in the inner city we need to understand the underlying issues of what really exist on the inner city streets.

"Official urban discourses (those produced by local councils and planning departments) tend to legitimize and privilege the fears of the bourgeoisie, their fears of those "others" who might invade or disrupt their homely spaces, their habitus. We rarely hear from those folks whom official discourse classifies as "others" about their fears: the fear for example of being hungry, homeless, jobless, of having no future in the city, of being unable to provide for one's children, the fear of not being accepted in a strange environment, the fear of police or citizen violence against them." (Sandercock, 2000)

The process of regeneration must begin at community citizen level, the citizens who live and work in Johannesburg, who suffer the most from crime, poverty and declining land values because of the flight of businesses from the CBD. Being a citizen of a city involves having certain rights and obligations. These are based on the ideas of justice, equality and community. (Crest, 2000:16) The cultures and sub-cultures that exist in Johannesburg are immense. The city has truly become a multi-cultural city with a wide spectrum of citizens seeking hope for a better future.

"Post-modernism emphasizes the benefits of diversity, it welcomes the growth of localized protest as a means of promoting democracy, and it opens up the planning process in a way which is typically denied by an emphasis on technical rationality"(Goodchild, 1999)

Post-modernism is concerned with the end of homogeneity. This concept of

multiplicity concerns itself with the setting of precedence for an inclusive, pluralistic society. South Africans need to celebrate the diversity and plurality of our rich culture. This new way of thinking needs to be seen in the Johannesburg context. A city has the responsibility to provide its inhabitants with the necessary opportunities for social and economic development. This multi-cultural dynamic force has the potential to shape the city. Dance, in all its multi-cultural manifestations, is used as the universal tool for urban regeneration.

Current urban regeneration schemes in the inner city had a direct influence on the design. The development vision is based on creating a human-scaled, active and vibrant public environment within a milieu of art and cultural activities, with supporting retail, business, and educational and residential uses as stated in the Newtown Cultural Precinct Urban Design Plan.

The development is situated in the Newtown cultural precinct and forms an important part of the interlinked public environmental system by establishing the dominant east-west redevelopment corridor running past the Turbine Hall.

The broad aims of the project are:

- Establish a mix of compatible uses within the precinct and a multi-functional city center.
- Ensure that street space is a public amenity by creating
 - active ground floor uses
 - attractive environments
 - variety of activities and multiple uses of streets
 - externalizing activities in buildings
 - enable pedestrian orientated activities
- Provision of a wide range of social and cultural amenities
- Establish a strategy for historic vacant buildings, like the Turbine Hall.

Hierarchy of space division was essential as a result of multiple uses in the building. Public and more private zones are identified. This ensures informal areas for social interaction of the public and security for the students.

Visual form dynamics and the principles of rhythm in human movement served as inspiration for the development of the concept and details for the design. Dance and architecture are related forms of art which involve related basic principles of rhythm. Both of them use a combination of energy, space and dynamics to create a harmonious totality.

Johannesburg has been since its history a dynamic city in transition. The city is a diverse mosaic of urban life. A new urban citizenship, Multi-culturalism and social equity can provide Johannesburg with the extraordinary opportunity of reinventing itself to a united city of hope.

Opsomming:

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Die skripsie behels die ontwerp van 'n gemengde gebruik ontwikkeling met die fokus op dans aktiwiteite met ondersteunende opleidings- en handelsfasiliteite. Die visie van die ontwerpvoorstelling is die skepping van 'n nuwe stedelike burgerskap om sodoende 'n ontwikkeling daar te stel wat sal bydra tot die proses van stedelike regenerasie in die middestad van Johannesburg.

"it is an endless repetition of urban disorder- deterioration, pollution, filth, decay, waste, illegal immigrants, violence and crime, anarchism- is a coded way of talking about the arrival and presence of non-whites in the inner city, and particularly groups considered to be marginal, the street vendors, the parking attendants, the homeless." (Sandercock, 2000)

Die voorkoms van die middestad van Johannesburg het 'n snelle metamorfose ondergaan ten opsigte van die sosio-ekonomiese samestelling gedurende die afgelope jare. Die verandering is duidelik sigbaar in die stedelike uitbreiding, sosiale verval, omgewings-agteruitgang, toenemende misdaad, geweld en drukkende armoede. Hierdie stedelike realiteit vorm 'n integrale deel van 'n reeks van voortdurende evolusionere prosesse wat begin het sedert die ontstaan van Johannesburg. As ons enige vorm van stedelike heropbou nastreef is dit noodsaaklik dat ons in die onderliggende aspekte, van wat werklik bestaan in die middestad, verstaan.

"Official urban discourses (those produced by local councils and planning departments) tend to legitimize and privilege the fears of the bourgeoisie, their fears of those "others" who might invade or disrupt their homely spaces, their habitus. We rarely hear from those folks whom official discourse classifies as "others" about their fears: the fear for example of being hungry, homeless, jobless, of having no future in the city, of being unable to provide for one's children, the fear of not being accepted in a strange environment, the fear of police or citizen violence against them." (Sandercock, 2000)

Die proses van stedelike regenerasie moet begin by die burgerlike gemeenskapsvlak, by die inwoners van die stad wat in Johannesburg leef en werk, die wat die meeste blootgestel word aan misdaad, armoede en die afnemende waarde van eiendom as gevolg van die uittoeg van besighede vanuit die sentrale besigheidsdistrik. Daar is 'n wye verskeidenheid van kulture en sub-kulture in Johannesburg. Die stad het waarlik ontwikkel in 'n multi-kulturele samelewing met 'n wye spektrum van inwoners wat streef na 'n hoopvolle toekoms.

"Post-modernism emphasizes the benefits of diversity, it welcomes the growth of localized protest as a means of promoting democracy, and it opens up the planning process in a way which is typically denied by an emphasis on

technical rationality"(Goodchild, 1999)

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Die konsep van post-modernisme vereis die einde van homogeniteit. Hierdie teorie berus op die daarstelling van 'n presedent van 'n insluitende pluralistiese samelewing. Suid-Afrikaners moet die diversiteit en pluraliteit van ons ryke kultuur herdenk. Hierdie nuwe denkwyse moet gesien word in die konteks van Johannesburg. Dit is die verantwoordelikheid van 'n stad om sy inwoners van die nodige geleenthede te voorsien vir sosiale en ekonomiese ontwikkeling. Die multi-kulturele dryfkrag het die potensiaal om die stad gestalte te gee. Dans, in al sy multi-kulturele fasette, word aangewend as 'n universele werktuig van stedelike regenerasie.

Huidige stedelike hernuwings-voorstelling in die middestad het 'n direkte invloed op die ontwerp gehad. Die doel van die ontwikkeling is gebaseer op die daarstelling van 'n bedrywige en aktiewe publieke omgewing wat op 'n menslike skaal gefokus is. Hierdie ontwikkeling vind plaas in 'n kulturele milieu met ondersteunende kleinhandel-, besigheids-, opleidings- en residensiele gebruike soos uiteengesit in die Newtown Cultural Precinct Urban Design Plan.

Die projek is gelee in die Newtown kulturele distrik en vorm 'n integrale deel van die noue samestelling van die publieke omgewing. Die ontwerp vorm deel van die dominante oos-wes herontwikkelingstrook wat voor die Turbine Hall verbyloop.

Die breek doelstellings van die projek is as volg:

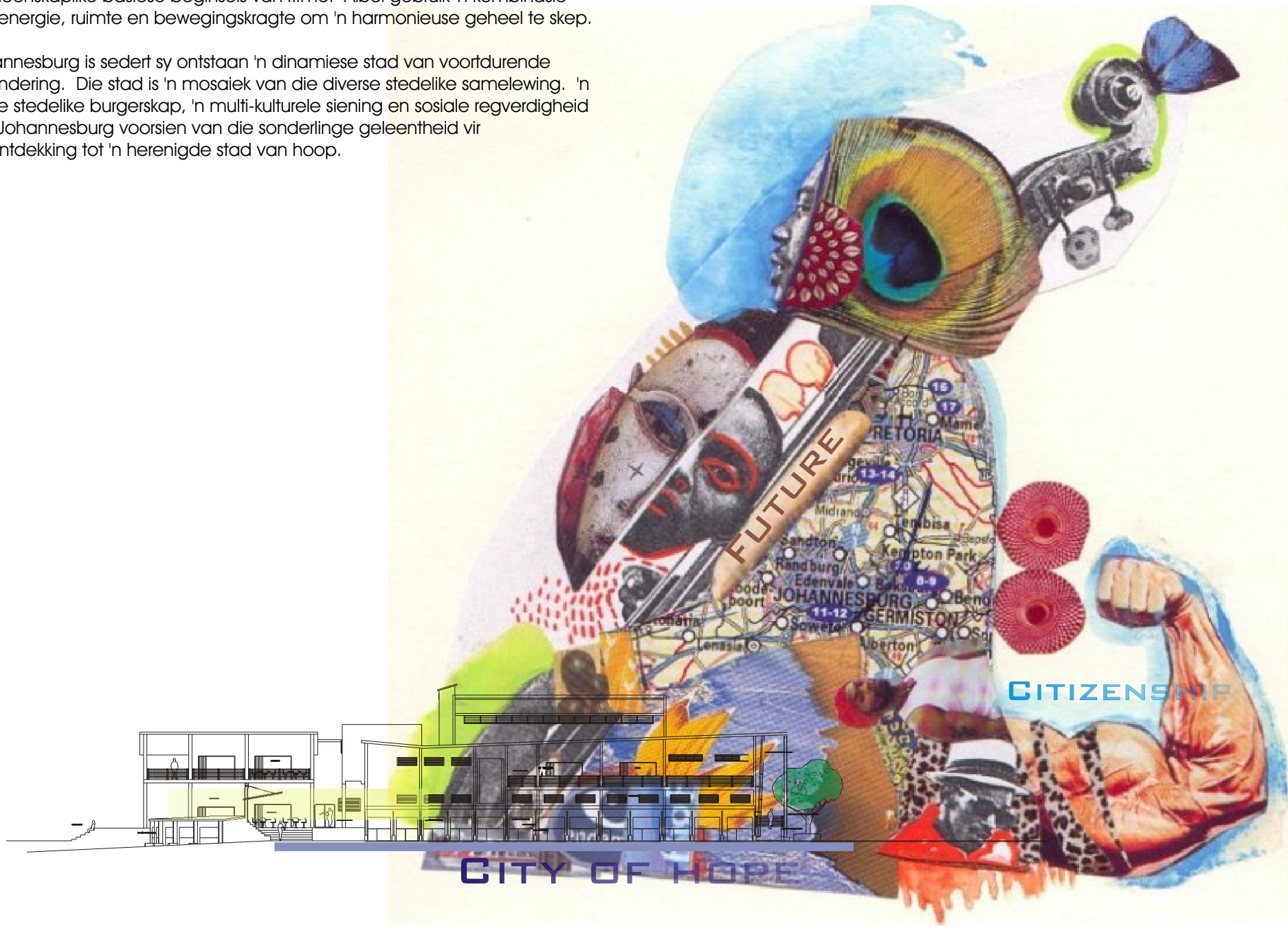
- Die daarstelling van 'n mengsel van aanpasbare gebruike binne die Newtown distrik en die multi-funksionele stadskern.
- Om te verseker dat straatruimtes 'n publieke kommoditeit word deur:
 - aktiewe grondvloer gebruik;
 - aangename publieke omgewingstoestande
 - verskeidenheid van aktiwiteite en veelvuldige gebruik van straatruimtes
 - om aktiwiteite binne die gebou na buite te bring
 - verseker voetganger-georiënteerde aktiwiteite
- Verskaffing van 'n verskeidenheid sosiale en kulturele fasiliteite.
- Die skepping van handel- en werkverskaffingsgeleenthede.
- Die daarstelling van 'n gebruikstrategie van onbesette historiese geboue soos die Turbine Hall.

Hierargie van ruimteverdeling was belangrik as gevolg van die veelvuldige aktiwiteite binne die gebou. Publieke en meer private sones was geïdentifiseer. Informele ruimtes vir sosiale interaksie vir die publiek en sekuriteit vir die studente word hierdeur verseker.

Die studie van dinamiese visuele vorm en die beginsel van ritme in menslike beweging het gedien as inspirasie vir die ontwikkeling van die konsep en details van die ontwerp. Dans en argitektuur is verwante kunsvorme met gemeenskaplike basiese beginsels van ritme. Albei gebruik 'n kombinasie van energie, ruimte en bewegingskragte om 'n harmonieuse geheel te skep.

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Johannesburg is sedert sy ontstaan 'n dinamiese stad van voortdurende verandering. Die stad is 'n mosaiek van die diverse stedelike samelewing. 'n Nuwe stedelike burgerskap, 'n multi-kulturele siening en sosiale regverdigheid kan Johannesburg voorsien van die sonderlinge geleentheid vir herontdekking tot 'n herenigde stad van hoop.



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