



## Chapter 5

Proposed Schedule of Accommodation

Population estimates for Mamelodi range from two to four million and the Mandela Extension alone might contain more than 200 000 people.

It is assumed that the average number of units [dwellings] in the target area of Mamelodi East per ha is 75, and the average number of people per unit varies between 4.8 and 8.6 people per unit [Schroonrad 2000: 1] then the average assumed figure is 6.7 people per unit .

[Average number of units] x [Average number of people per unit]  
= 502 people per ha.

Thus the total population in the target area is approximately:  
1300 ha x 502 people = 652 600 people

If just 40 % of the target population visit the centre in a given year:  
261 040, this is approximately 700 people per day.

Furthermore it is said that the churches of Mamelodi accommodate between 300 and 1000 people for services (interview).

The proposed accommodation is derived from both the services that are deemed to be lacking in the area and the services that the local Churches provide to their communities.

Mixed use, social and emergency housing have been proposed for the Northern portion of the plot. This is deemed to be appropriate due to the sheer density of dwellings that have been constructed in the area. This housing proposal would be able to assist those in need of any or better accommodation. The construction of housing would knit the site together with the rest of the urban fabric as well as providing long term job creation.

- Church/ sacred space
- Hall
- Altar
- Ablutions [to comply with NBR part P]
- Soup kitchen
- Youth initiative
- Class rooms or small meeting spaces
- Day care centre
- Counselling room
- Library and resource centre
- Satellite in clinic
- Areas for informal trading to occur
- Spaza shopping
- Police box
- Legal aid
- Intensive agriculture & floraculture (make good and improve on existing)
- Staff housing
- Building and trade training
- Bakery
- Recycling depot
- Junior basketball court: 22.55m x 12.8m
- Social and emergency housing (on Northern part of plot –proposed)

## Layout of Proposed Housing

As housing is not the focus of this thesis, social housing is proposed for the Northern portion of the site allowing for the densification of this lost space. It is proposed that there is a defined Western edge condition along the proposed road through live-work units.

The layout is adapted from an existing design for Walter Sisulu Square Precinct by Housing and Development Services and ASA Architectural Design, Fig.96

## .Unit Design

The Units chosen are from the Royal Maitland Development by Jac Snyman, JS Associates, Architects and Urban Designers, Fig.95. The units easily allow for layouts that articulate according to topography, as well as conversion to live-work accommodation.



Fig.95.(The Social Housing Foundation, 2005) Site plan of Walter Sisulu Square Precinct

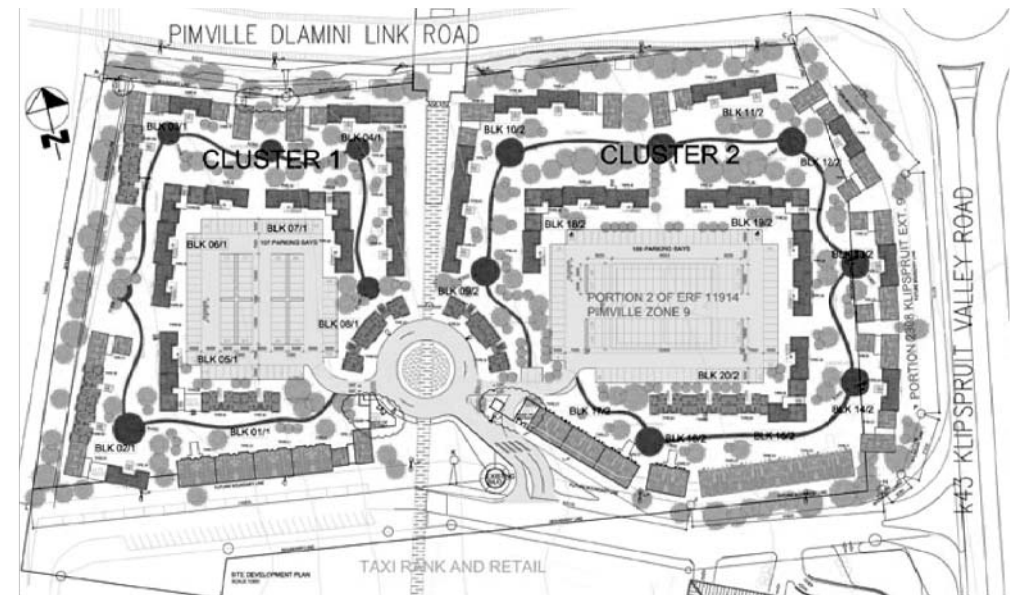


Fig.96.(The Social Housing Foundation, 2006) Site plan of Walter Sisulu Square Precinct



Fig.97.(By Author) Site plan showing layout of proposed housing