

OSMOND LANGE ARCHITECTS SOUTH AFRICA

# SPORTS PROJECTS

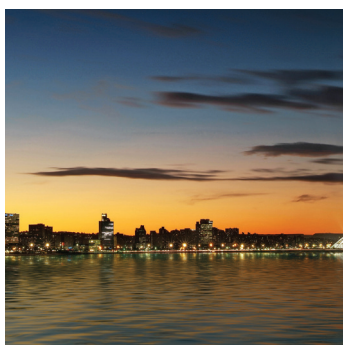








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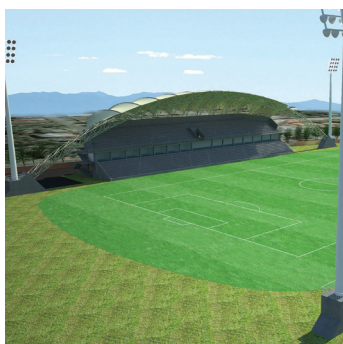


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# OFFICE LOCATIONS

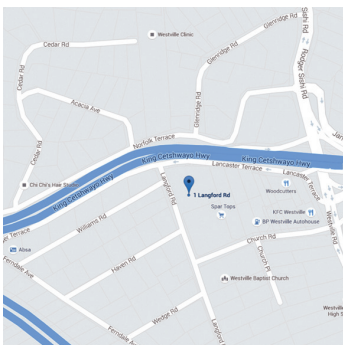






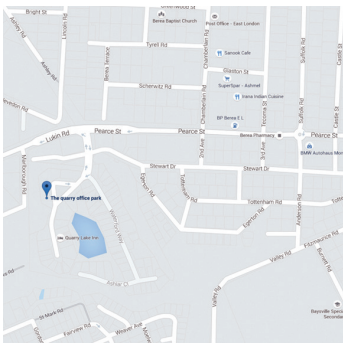
## JOHANNESBURG (HEAD OFFICE)

3 Melrose Boulevard,  
Melrose Arch, Johannesburg  
Tel: +27 11 994 4300  
info@o-l.co.za



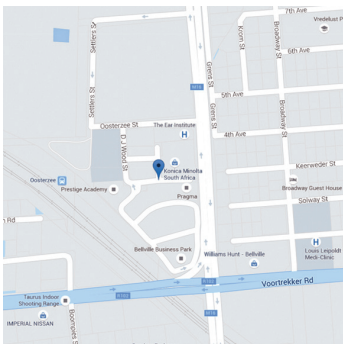
## DURBAN

1 Nelson Road, 1st Floor Upminster Building,  
Essex Gardens, Westville  
Tel: +27 31 266 0750  
durban@o-l.co.za



## EAST LONDON

1st Floor, Pilot Mill House,  
The Quarry, Selborne  
Tel: +27 43 721 0033  
els@o-l.co.za



## CAPE TOWN

Tyger Terraces II,  
DJ Wood Way, Bellville  
Tel: +27 21 948 1877  
cpt@o-l.co.za

# OVERVIEW

## ABOUT

Osmond Lange was established in 1929 and is one of the larger architectural practices in South Africa, with offices in Johannesburg, Durban, East London and Cape Town. The company has built up extensive design and technological expertise specialising in large projects and has actively participated in some of the largest joint ventures in South Africa as lead consultants. The practice blends architecture, urban design and development management skills to deliver an integrated package of professional services to its clients.

Osmond Lange has undertaken work across various sectors, including residential, retail, industrial, education, healthcare and commercial offices with a particular specialisation in relation to the urban design and planning of integrated mixed use commercial precincts.

Osmond Lange Architects South Africa (Pty) Ltd is a new entity established in 2018 within the OL/Ikemeleng group of companies with a specific focus on projects and clients located within South Africa. The company shares the same Executive Management team and draws upon the same pool of staff and technical resources as the other Group entities.

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## KEY FACTS

6 Directors | Number of Staff: 80+ | Four Offices in South Africa | Associated Offices in Ghana, Kenya, Mauritius, Namibia & Zimbabwe

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## BROAD-BASED BLACK ECONOMIC EMPOWERMENT

Osmond Lange Architects South Africa is a Level 1 Contributor to Broad-Based Black Economic Empowerment with 51% Black Ownership, measured in terms of the Broad-Based Black Economic Empowerment Act (53/2003) of the Republic of South Africa.

## SUSTAINABLE BUILDINGS DESIGN

Osmond Lange is amongst the leading proponents of sustainable design. One of our recent projects, 40 on Oak at Melrose Arch, was the first Multi-Unit Residential building to achieve a 4-Star Green Star Rating. Several of our team members are Green Star Accredited Professionals.



# KEY PERSONNEL

## DIRECTORS

### DAVID CURRIE



David graduated from the University of Witwatersrand in 1992 and joined Osmond Lange in 1999, where he played senior role in the management and design of Melrose Arch. David's expertise ranges from large industrial complexes, shopping centres and office buildings, to hospitals and airports. David relocated to East London in 2007 to provide leadership at Osmond Lange's founding

### FRANÇOIS NORTJÉ



François qualified as an architect in 1989, and worked for several highly regarded architectural design firms, prior to joining Osmond Lange in 2015. His expertise spans mixed use developments, commercial offices, industrial and residential projects.

### GRAHAM WILSON



Graham has 35 years' architectural experience and numerous years with Osmond Lange. His interest in the built environment has progressed to focus extensively on Urban Design and Master Planning of mixed-use developments civic centres, universities, office buildings, shopping centres and hospitals. Graham's passion is the response new buildings have to public space and the creation of delight in dense, walkable, livable

### JONATHAN MANNING



Jonathan has over 20 years' experience as an architect with specific skills and expertise in Urban Design and Public Works including work on Constitution Hill, Rea Vaya Bus Rapid Transit and O. R. Tambo International Airport. With a global and multi-cultural upbringing, Jonathan is passionate about the power of architecture to improve quality of life, celebrate cultural identity and ultimately transform society.

### RIDWAAN BHANA



Ridwaan is a Senior Architectural Technologist, specialising in transport, public works, commercial and residential projects. With a National Diploma in Architecture from the Technikon Witwatersrand, Ridwaan's career has spanned over 27 years, incorporating a variety of projects including the Rea Vaya Bus Rapid Transit, mosques, schools and multiple projects at O. R. Tambo International Airport.

### SIBUSISO MAUZE



Sibusiso is a Professional Architect with over 20 years' experience. Studying at the University of Natal and growing up in Umlazi has made Sibusiso passionate about how architecture can improve the lives of the less fortunate. Throughout his time at Osmond Lange, he has channelled this interest into multiple Public Works, including several Inner City renewal projects. Latterly he has developed specialised expertise in relation to Retail and Commercial Office Interiors.

## CONSULTANTS

### DEON VAN ONSELEN



Deon, a Professional Architect with 27 years' experience, has specialised in all aspects of the profession with focus on design and team leadership. His expertise in Healthcare and Public Works has been demonstrated in various works throughout his 20 years as an Osmond Lange Director. Recent major projects include Thelle Moegerane Hospital and the Heineken Sedibeng Brewery.

### VICTOR UTRIA



Victor was born in Colombia and obtained his degree in Architecture from the Federal University of Rio de Janeiro, Brazil. He has more than 35 years' experience in a wide variety of commercial, residential, industrial and institutional projects. Extensive international travel and fluency in English, Spanish and Portuguese, allow him to bring extra depth to his work.

# SERVICES OFFERED

## ARCHITECTURAL SERVICES

Standard Architectural Services, including:

Inception | Concept & Viability | Design Development | Documentation & Procurement | Construction Monitoring | Close-Out

Development Management

Principal Agency

Additional services, including:

Needs Assessment and Brief Development | 3D Modelling and Rendering | Preparation of Marketing Material

## URBAN DESIGN SERVICES

Urban Design Frameworks and Masterplans | Urban Development Frameworks (UDFs)/ Spatial Development Frameworks (SDFs) | Urban Design & Land Use Guidelines | Development Strategies

Architectural Guidelines | Transit-Oriented Development | Public Environment Upgrades

Design of Parks and Green Spaces | Design of Street Furniture (benches, litter bins, bollards etc.)

## FIELDS OF EXPERTISE

Commercial - Shopping Centres, Office Buildings

Transport - Airports, Bus Rapid Transit, Railway Stations, Taxi Facilities

Master planning - Mixed Use Precincts, Housing Developments, Industrial Estates

Urban Renewal - Public Environment Upgrades, Parks, Markets

Residential - Upmarket, Sectional Title, Affordable

Public Sector- Hospitals, Clinics, Police Stations

Industrial - Manufacturing Plants, Warehouses, Logistics Buildings







# MOSES MABHIDA STADIUM

Durban | KwaZulu-Natal, South Africa

**Date:**  
Completed 2009

**Client:**  
South African Football  
Association

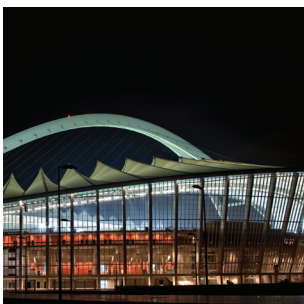
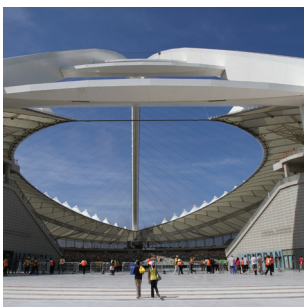
**Project Value:**  
ZAR 1, 83 Billion  
**Collaborators:**

Ibholo Lethu  
Consortium,  
Architects & Planners,  
GMP International,  
AMBRO Afrique, NSM  
Designs, Mthulisi  
Msimang and TJA

To make way for this prestigious contribution, Kings Park Stadium was demolished in the late 2006 to develop a new a stadium complex set to comprise of an adjoining indoor arena, sporting museum, sport institute and a new transmodal transportation station in preparations ahead of the world showpiece. Scheduled to host the 2010 FIFA World Cup five group matches, one second round match, one quarter final and a semi-final match; the catering capacity is set to comprise of:

- 70 000 spectator seats
- Demountable seating will be removed to reduce the capacity to 54 000 post 2010 in legacy mode.
- 50 percent of the seats will be accessible from the main entrance while a 150 suites with housing ability totalling 7 500 set to cover a range of hospitality options.
- There are plans and allocations to increase the capacity of the stadium to
- 84 000 seats in the future to further accommodate major events such as Olympics.

For the provision and successful accomplishment of this development, the allocated budget amounts to R1,83 Billion.



Planning of the development started:

- Internally in January 2006
- The demolition of Kings Park started June/July 2006
- Piling in November 2006
- Principal Building Constructor started with the site in January 2007









The stadium is owned by the South African Football Association and put to house and cater for a variety of sporting activities such as rugby, cricket and athletics; the stadium is not only planned not be a white elephant, but is also set to be a flexibly operating facility since it will operate seven days a week and 365 days a year unlike other stadiums post 2010 FIFA World Cup. The project brief called for the development of a stadium that is 'iconic', as a beacon to the city of Durban. A key river for the development to ensure that the project is sustainable.

The stadium's arch is familiar marker against the landscape. From within, the arch forks to create a view of Durban, a window onto the city, symbolically looking back at where the city has come from, on the one side, and the future, on the other side. At a precinct urban design level, a range of activities is catered for. This includes sport and recreation related as well as other activities that contribute to a vibrant public realm.

The stadium is the centre piece of a large integrated development which weaves itself tightly into the landscape of the city. Bounded by Imbizo Place, the 'Peoples Park' in the south, a new train station to the north on Isaiah Ntshangase Road (formerly Walter Gilbert) and a connection to the beach the precinct anchors itself seamlessly into the city's urban fabric.

A 'World first' in the design of roof arch foundations, which involve diaphragm walling to bedrock, massive cappings and springer plinths. In addition, the stadium also achieved a 'South-African first' for pre-cast design and installation in stadiums and also achieved the specified strict requirements for concrete quality, durability and aesthetics.

The lightweight translucent roof is supported by a steel-cable structure suspended from the arch. The compression ring, in the shape of complex ellipse which is supported by vertical and inclined steel façade columns, assists in absorbing all horizontal forces created by roofing cables while the major structural arch takes up the vertical loading.

Leaning pre-cast concrete columns sweep around the circumference of the stadium bowl. Aluminium fins sit vertically between each of the concrete columns and a woven mesh ties the façade together.

The architects dipped their paint brush into the ocean, used the tones of the beaches, the brightly explicit colours of clothing and the exuberance of handcrafted jewellery to express the vibrancy of the local surrounds in the building. The seating, a pixelated image of bright colouring drawing its inspiration from the ivory coloured beach sand merging into the turquoises and pastel blues of the ocean is a light-hearted aesthetic giving the stadium bowl a sense that it is a landscape.









# SUGAR RAY XULU STADIUM

Clermont | KwaZulu-Natal, South Africa

**Date:**  
Completed 2010

**Client:**  
eThekweni Municipality

**Project Value:**  
ZAR 73 Million

**Collaborators:**  
Rueben Reddy  
Architects

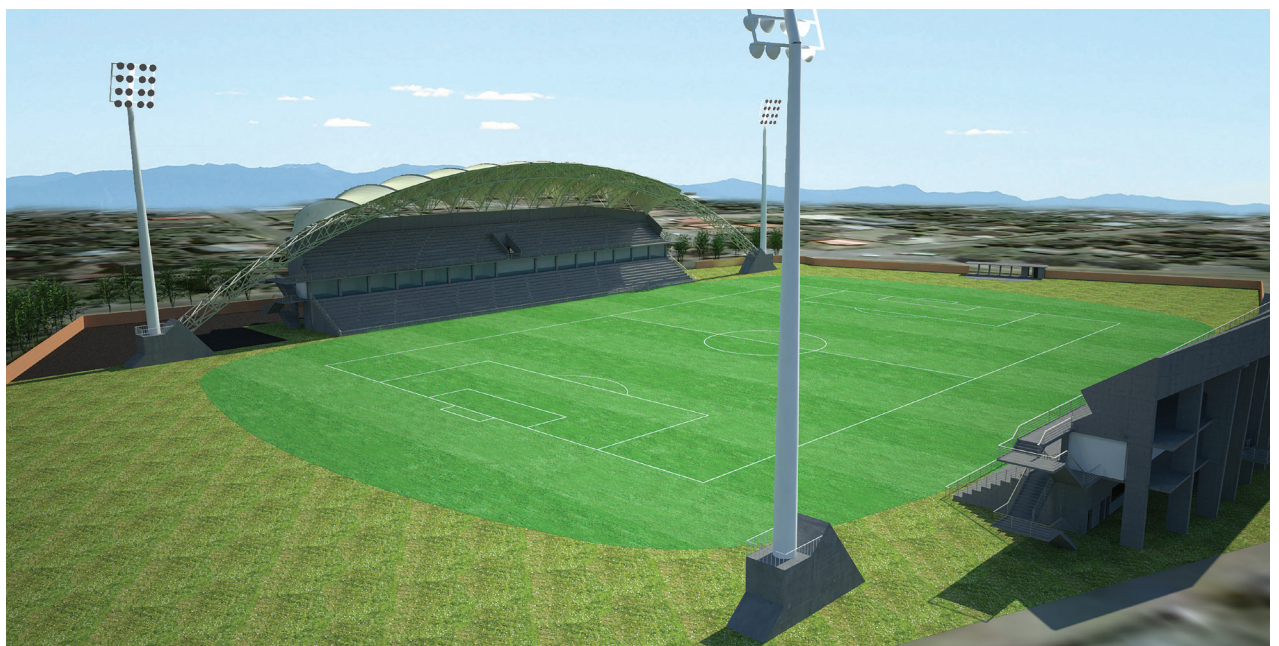
Sugar Ray Xulu Stadium is a multipurpose stadium in Clermont, a suburb of Durban, South Africa. It is currently used mostly for football matches and is set to be utilized as a training field for teams participating in the 2010 FIFA World Cup after being renovated in 2010 and brought up to FIFA standards. The stadium's small capacity was expanded from 1,700 to 6,500 as a lasting legacy of the World Cup.

The stadium is named after Cedric 'Sugar Ray' Xulu, a footballer considered a living legend in Durban whose career in the 1960s led him to play for local side AmaZulu and Mbabane Swallows in Swaziland.

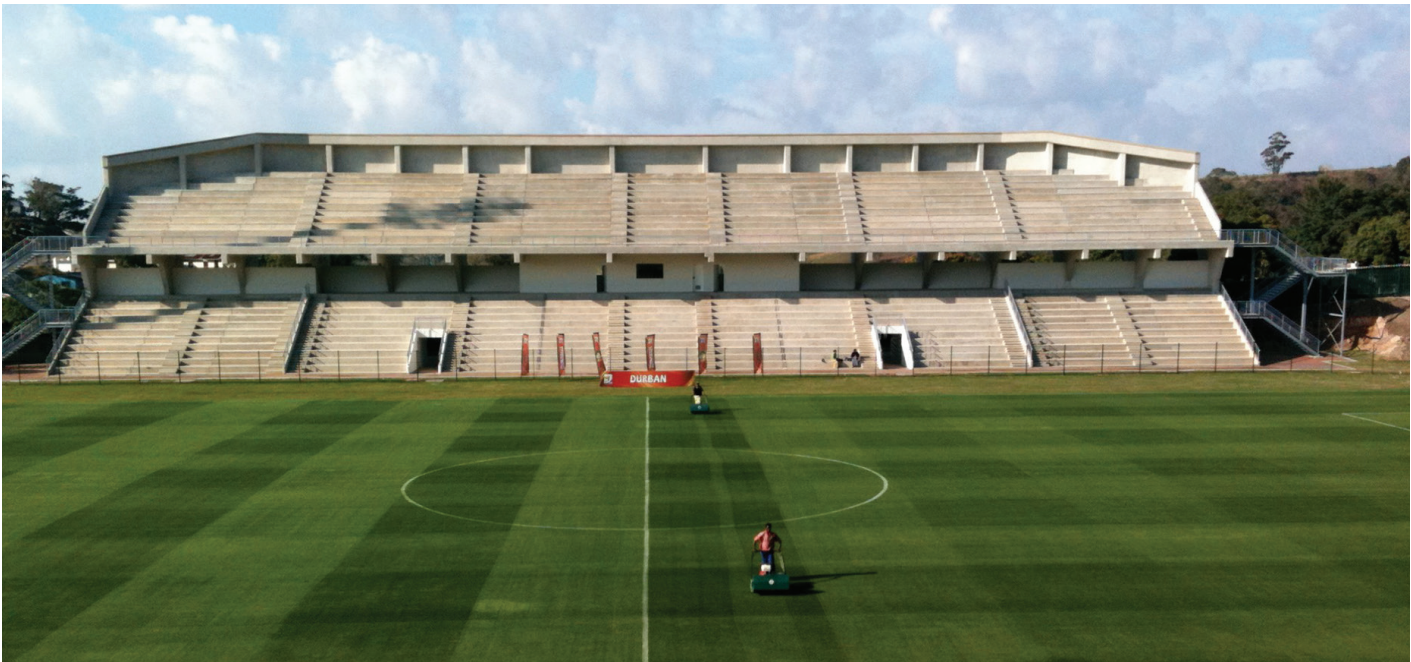
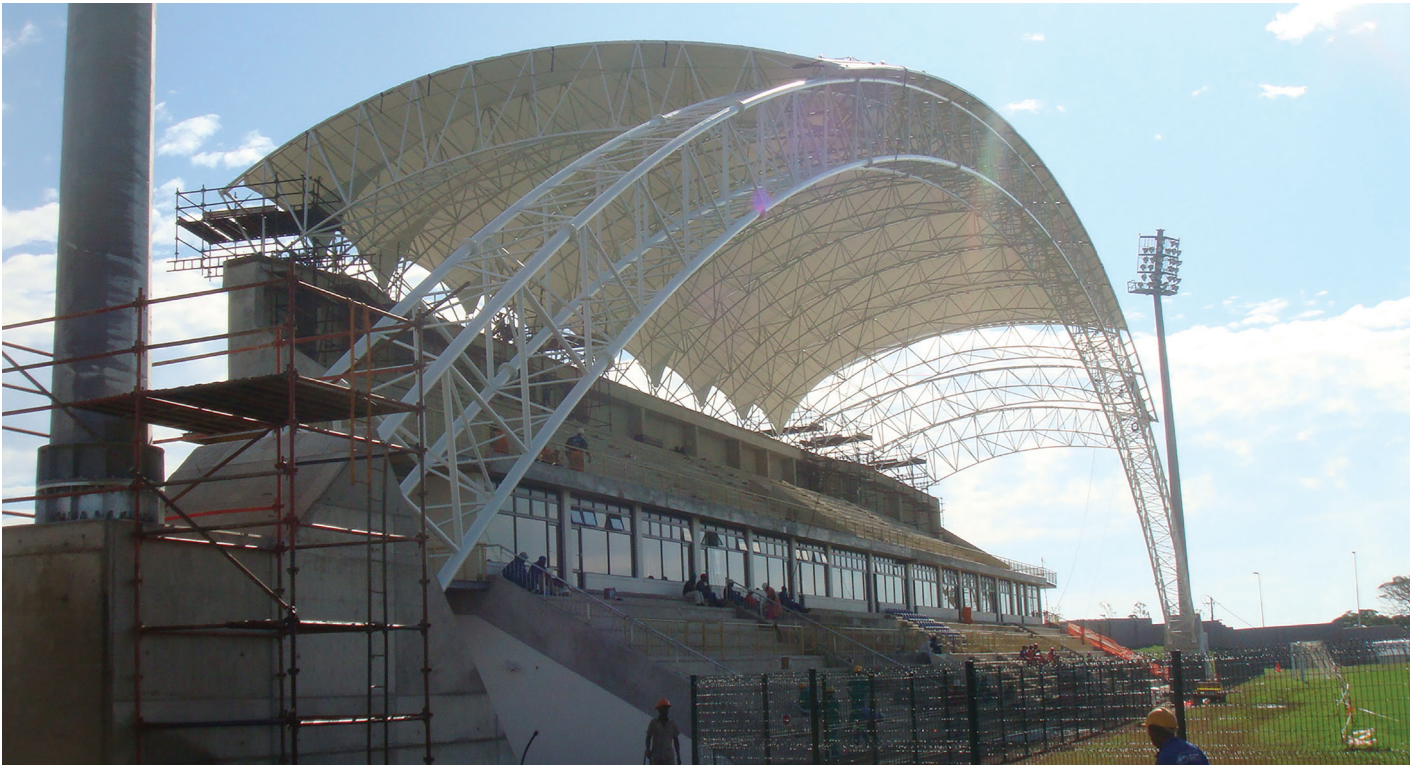
The client, eThekweni Municipality, is renovating and upgrading an existing soccer stadium to meet the FIFA and PSL requirements, so that the stadium can be used as a training venue for the 2010 Soccer World Cup. The project is due for completion in November this year.

Sugar Ray Xulu, the man after whom the stadium is named, attended the site handover meeting. A well-known and respected soccer player of yesteryear who still lives in the Clermont area. Mr Xulu is regarded as a local hero, he is delighted at the development of the stadium and has given his full support to the project.

Grinaker-LTA's work includes the demolition of much of the existing main grandstand, to make way for the new, two-tier main stand with a seating capacity of 6 000. A new pitch will also be constructed, together with new car parks, roads, locker rooms, media facilities and private suites. In addition, Building East will install new high mast lighting at Sugar Ray Xulu Stadium and a new roof over the North grandstand. Working closely with the local community will be integral to the success of this project, and a community liaison officer has been appointed in consultation with the local ward councillors. Local skills and sub-contractors will be employed wherever possible on the contract.









# TRINIDAD NATIONAL SPORTS FACILITIES

## Mount Hope | Saint George, Trinidad & Tobago

The National Aquatic Centre combines the sports and leisure activities associated with water in a complex that offers world class, FINA compliant, facilities for training and competition as well as recreational, teaching and family & community orientated attractions. The site is located in Mount Hope with easy access from the Uriah Butler Highway. Although the area set aside for this project has a total area of 5,75 hectares the design has been directed with the objective of grouping the facilities within the square area on the western side of the site.

The southern section of the site has been set aside for the provision of the parking area. The National Aquatic Center entrance and facilities building is located in the first, southeast quadrant of the layout. It is directly accessible from the car park and offers the public the first point of reference to the complex.

The Ground Floor level houses administrative functions, public changing rooms and commercial spaces in the form of a cafeteria and concessions for the placement of dispensing machines and a swimwear shop. The changing and locker facilities have been sized and designed in accordance with "Sport England" guidelines. Athletes male and female changing facilities have been located on the east side of the building while general users are located on the west side. The Upper Level is set aside for the Gym and Health Spa that is an integral part of the athletic facilities but it is also a commercial enterprise available to the public.

The 51,2 meter Main Pool occupies the northeast quadrant and is capable of hosting all FINA regulated events and meet all the international standards set for the highest levels of competition. It is set with its main axis in an east-west direction to ensure that the spectators are provided with the best viewing conditions. The pool has a constant depth of 2 meters and the 25 meters width allows for a maximum of 8 swimming lanes.

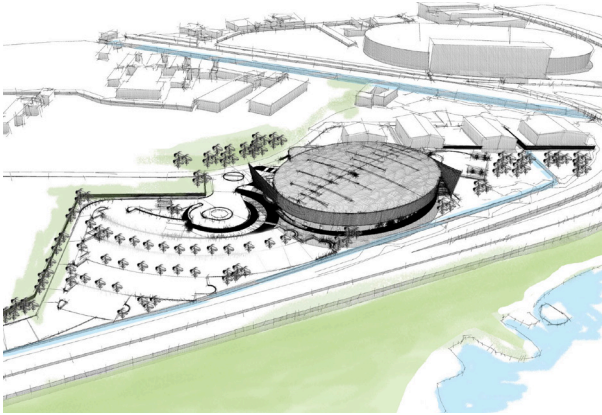








# TRINIDAD NATIONAL SPORTS FACILITIES VELODROME

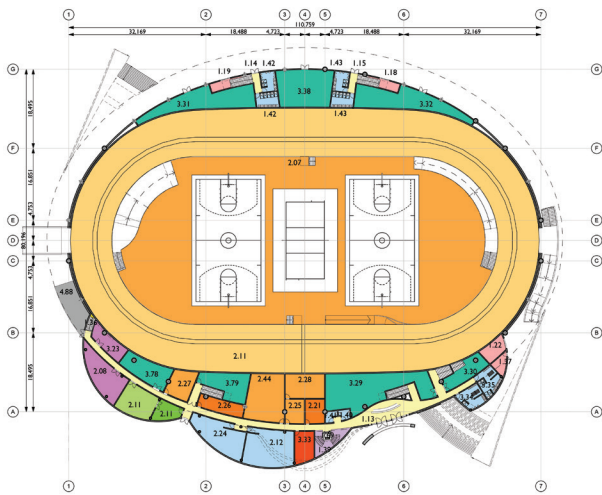


## Project Concept

Cycling requires high-tech hardware and a perfect handcrafted environment to achieve record breaking performance. Cyclists challenge themselves and the gravitational and centrifugal forces that affect them while designers strive to understand the forces at play and create the ideal conditions for the practice of the sport and the hosting of audiences.

The Port of Spain National Velodrome is such a building, a 'grand humidor' that protects and encloses a giant fine instrument, not unlike a guitar or a cello, and provides a theatre for the celebration of human achievement in sports and entertainment. The design of this building is motivated by the sense of national pride and commitment to the betterment of its people embodied in the mission and objectives of the MYSA and SporTT.

The National Velodrome will be a world-class venue that will place Trinidad and Tobago at the forefront of the international cycling competition circuit. It will offer the citizens of Trinidad, and the region, privileges access to one of very few first class training and competition facilities and to develop their Olympic aspirations and sporting excellence potential.



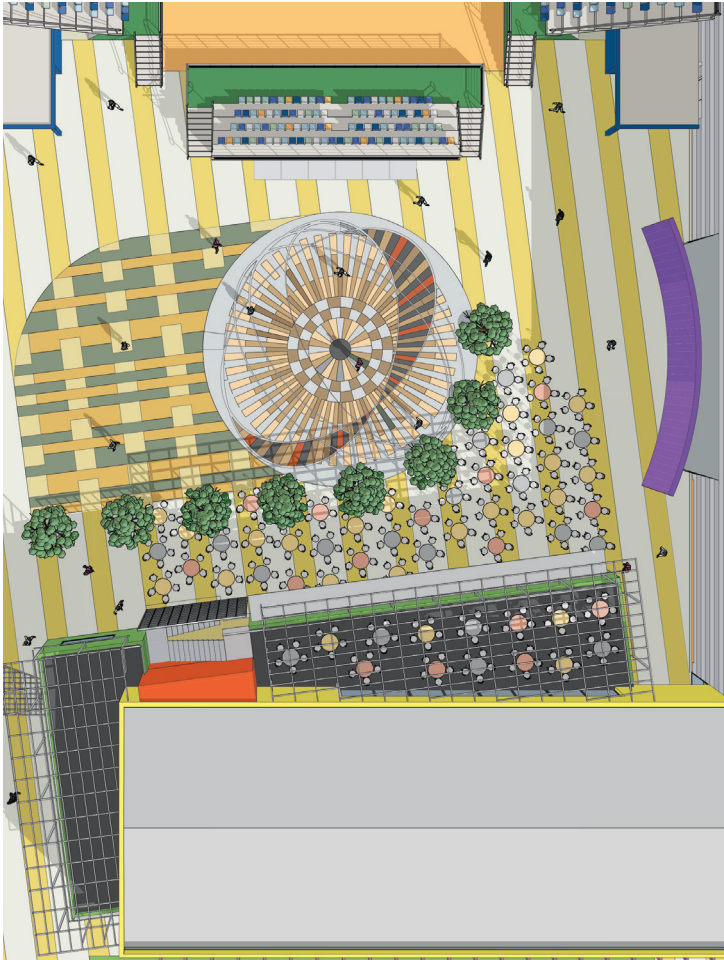






# TRINIDAD NATIONAL SPORTS FACILITIES

## TENNIS CENTRE



### Project Concept

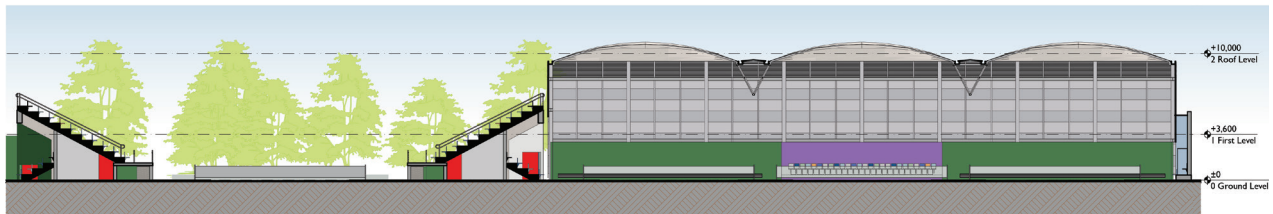
The establishment of the National Tennis Centre in Tacarigua offers the new generations Trinidadians a new level of opportunity in reaching tennis excellence.

A number of elements form part of the development of the layout and they have been set out around the 'plaza' that serves as the public space for the holding of competitive events. The centre offers 6 outdoor courts, including the three existing courts, with spectators seating for 450 people, 6 indoor courts with similar sitting facilities and outdoor center court with seating for 1500 spectators.

The main building is positioned South of the Tennis Hall and has been designed in a linear manner so as to fulfil its various functions in the most efficient manner. The East end of the building is in direct contact with the Tennis Hall and houses the entrance hall and athletes support areas at ground level.



Tennis Hall



Tennis Hall & Center Court



West Elevation







# TRINIDAD NATIONAL SPORTS FACILITIES AQUATIC CENTRE

## Project Concept

The National Aquatic Centre combines the sports and leisure activities associated with water in a complex that offers world class facilities for training and competition as well as recreational, teaching and family and community orientated attractions.

The four main components are: the Main 50 Meter Pool, the Warm-up and Diving Pool, the Leisure Pools and the Building.

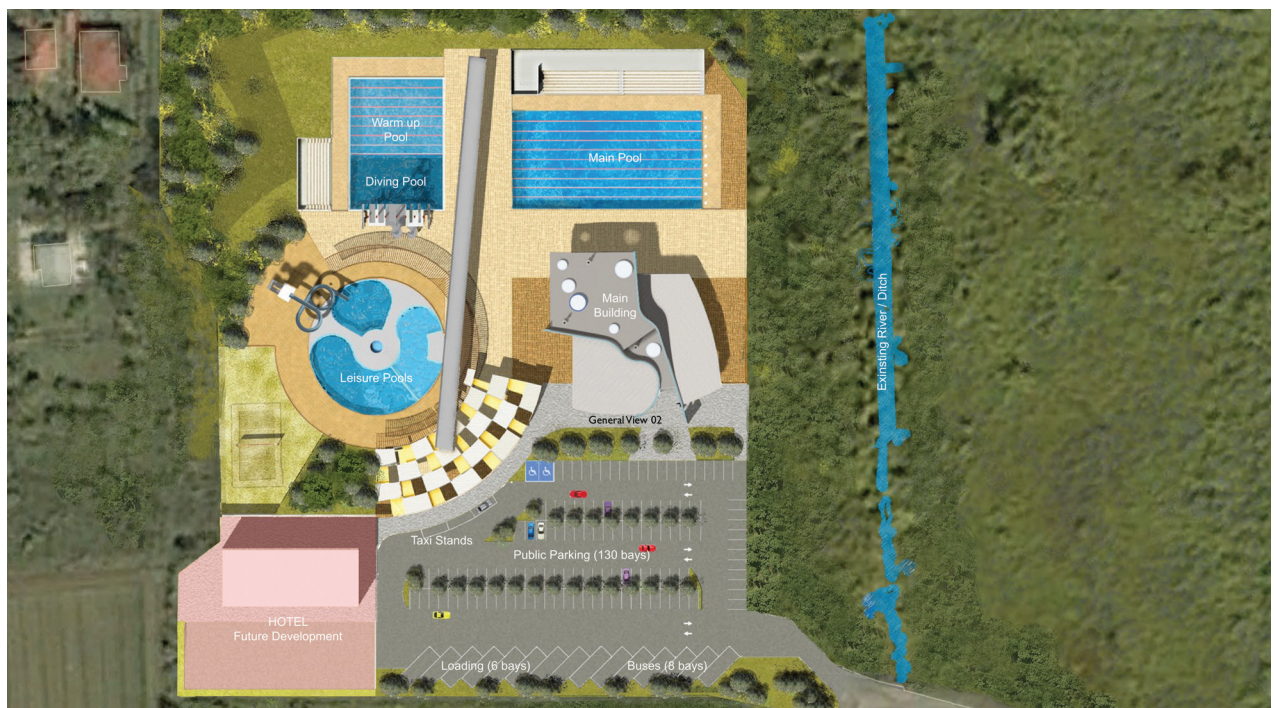
The **National Aquatic Center entrance and facilities Building** is located in the first, southeast quadrant of the layout. It is directly accessible from the car park and offers the public the first point of reference to the complex. It is an aquatic form inspired by the gliding beauty of a Manta Ray. It has a public friendly single storey face along the south entrance that climbs to a double storey height towards the centre of the complex.

The **51,2 meter Main Pool** occupies the northeast quadrant and is capable of hosting all FINA regulated events and meet all the international standards set for the highest levels of competition. It is set with its main axis in an east-west direction to ensure that the spectators are provided with the best viewing conditions. The pool has

a constant depth of 2 meters and the 25 meters width allows for a maximum of 8 swimming lanes. State-of-the-art Automatic Officiating Equipment touch panels and timing devices, and bulkhead allow for the pool to host the highest level of competition.

The **Warm-up and Diving Pool** is adjacent to the main pool and occupies the northwest quadrant of the complex. It is 25 meters wide by 35,5 meters in length. The northern, 20 meters wide section accommodates a 25 meters training and competition, 8 lanes, pool with a constant depth of 2 meters. The southern end of the pool is devoted to diving training and competition and has varying depths in strict compliance with FINA standards. This section requires a 13.5 meters width and an extra zone of 1.5 meters has been allowed for the placement of a temporary movable bulkhead between the swimming and diving sections. The full size of this pool allows for the hosting of water polo games at Olympic standards.

The **leisure pools complex** is a family orientated area and is located in the southwest quadrant, with direct access from the parking areas and constitutes a leisure and facility that will promote not only the development of the sport but the strengthening of communities within the Mount Hope and surrounding areas.









# CAPE TOWN STADIUM 2010 PROPOSAL

Cape Town | Western Cape, South Africa

Proposal to the City of Cape Town for the Stadium Cape Town 2010 and the Redevelopment of Greenpoint Common.

## Design:

- Unique and Eye- Catching
- Iconoclastic
- Metaphorically rooted in African landscape
- Inward and Outward looking
- Process Driven

## Site:

- Spectacular
- Respect for past / legacy for future
- Legible public space
- Integrated and holistic urban furniture

- Well defined transitional thresholds
- Equitable and accessible public realm
- Multifunctional Space

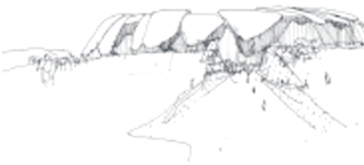
Optimising income within current permissible zoning, while taking into account potential enhanced future use.

Evaluation of non-traditional sports related income sources:

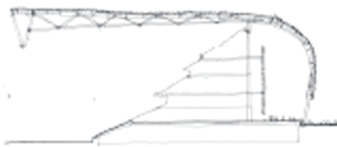
- Sports Retail
- Health and Fitness
- Sports and Education eg. National Sports Academy
- Sports Federation and Local Government offices
- Sports event hospitality and exhibitions
- Other sports related opportunities eg. hall of fame, museums



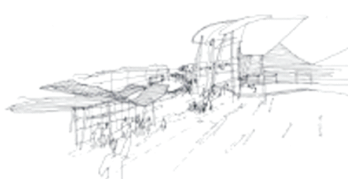




Stadium Approach from North



Concept of stadium closed to elements



Market



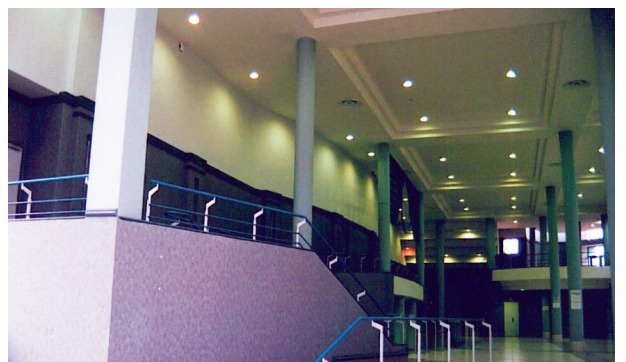
Sheltered Space on Stadium Edge





# RANDBURG MULTI PURPOSE HALL

Johannesburg | Gauteng, South Africa





# OTHER SPORTS FACILITIES

## Various Locations

- Fort Hare University, Indoor Sports Complex
- University Bophutatswana, Indoor Sports Complex
- Randburg Multi-Purpose Sports Centre
- University of Transkei - New Sport Pavillion

### Upgrade Projects:

- George Thabe Stadium
- HM Pitje Stadium
- Sinabe Stadium

## HM PITJE STADIUM



## SINABA STADIUM



## GEORGE THABE STADIUM













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