

OSMOND LANGE ARCHITECTS SOUTH AFRICA

# URBAN DESIGN & MASTERPLANNING









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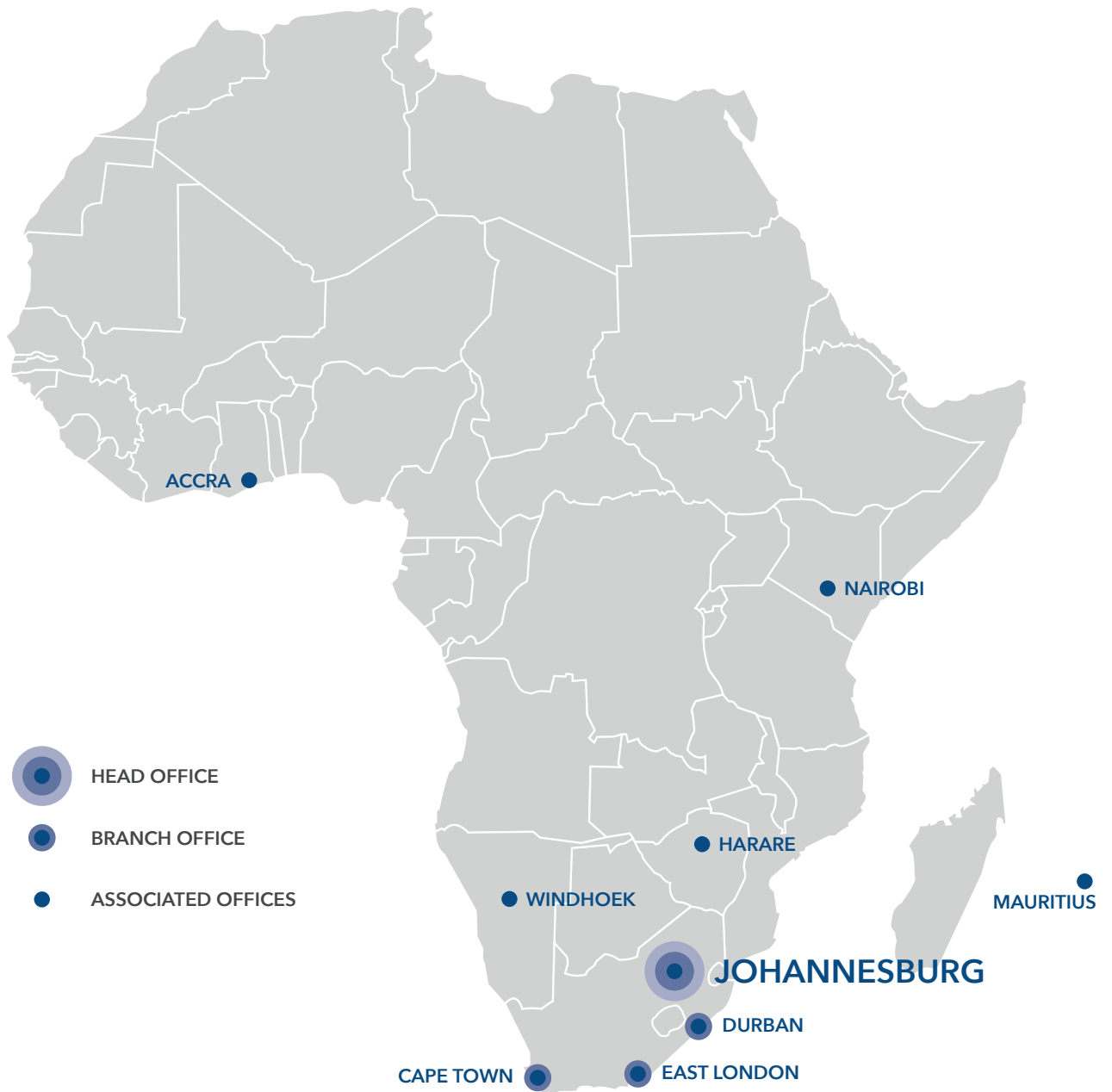
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# OFFICE LOCATIONS





### **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 cities.

### 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

Heritage Consultancy

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 - Office Buildings, Office Interiors

Retail - Shopping Centres, Retail Interiors

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







# MELROSE ARCH

Johannesburg | Gauteng, South Africa

**Date:**  
1997 - Present

**Client:**  
Sentinel Mining Industry  
Retirement Fund and  
later AMDEC

**Project Value:**  
ZAR 4 Billion

**Collaborators:**  
N/A

Osmond Lange was approached by the Sentinel Mining Industry Retirement Fund in 1996 to create the brief, design and co-deliver (in association with Arup) the first phase of the Melrose Arch development. The client requirement was to create a property investment of lasting quality that would stand the test of time. Although primarily envisaged as an office development, it is the incorporation of a wide range of mixed uses that gives Melrose Arch its life.

Since the occupation of the first offices at Melrose Arch in late 2001, the new 'town within a town' has established itself not only as Johannesburg's premier office address, but just a great place to be, meet for lunch or dinner, live, stay over, workout, and do business.

From the outset, Osmond Lange's vision was to successfully respond to our client's wishes, namely to create a development that would arouse interest, where the public would want to be, all of which would add to its sustainable financial success. In a civic society, the public spaces define the ethos of that community. Commerce is what brings a city to life. The ground plane of a city is where it all happens. The thing that



most differentiates Melrose Arch is the Third or Public Space. If the first place is your home, the second is where you work, then the third place is the neutral ground, the empty stage where real connection occurs.

The space between the buildings becomes the positive space, with the building facades forming the boundaries. Osmond Lange were responsible for the design and execution of the urban fabric at Melrose Arch. The concept that the pedestrian is more important than the motor vehicle is the philosophy that predominates within the design.

#### **Bulk Modelling**

3D Bulk Modelling techniques used at Melrose Arch allow ongoing optimization of product, delivery and performance. They are also structured to facilitate

annual valuations of the precinct.

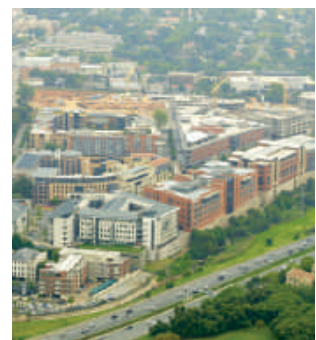
#### **Control of the Product**

Osmond Lange was responsible for the production of 'Functional Specifications' and a comprehensive set of urban design guidelines. These have ensured a strong consistency of character, while allowing rich diversity.

These were used to brief the many different teams appointed to design the 15 buildings making up Phase 1. Heading up a 'Design Coordination' team, Osmond Lange ensured that the vision remained intact.

#### **Interior Design**

Osmond Lange Architects were responsible for a number of the interior tenant fit outs in Melrose Arch.





In order to immediately differentiate Melrose Arch from other developments, a conscious decision was taken to develop the first phase as a microcosm of the whole.

Therefore Phase 1 consists of the following:

Offices	54 773m <sup>2</sup>
Shops & Restaurants	6 851m <sup>2</sup>
Hotel	5 875m <sup>2</sup>
Garage & Showroom	4 956m <sup>2</sup>
Entertainment	920m <sup>2</sup>
Gym	3 576m <sup>2</sup>
Residential Apartments	10 258m <sup>2</sup>
<b>TOTAL</b>	<b>87 209m<sup>2</sup></b>

These users are placed over a 100 000m<sup>2</sup>

'superbasement' for parking. In addition, the first of two public squares and half of the 'High Street' was completed.

The final 'precinct' is envisaged to contain the following:

Offices	228 600m <sup>2</sup>
Shops	40 000m <sup>2</sup>
Hotel	16 459m <sup>2</sup>
Public Garages	5 000m <sup>2</sup>
Entertainment	3 455m <sup>2</sup>
Gym & Instruction	6 576m <sup>2</sup>
Dwelling Units	25 000m <sup>2</sup>
<b>TOTAL</b>	<b>325 100m<sup>2</sup></b>



# MELROSE ARCH SUPER BASEMENT

Johannesburg | Gauteng, South Africa

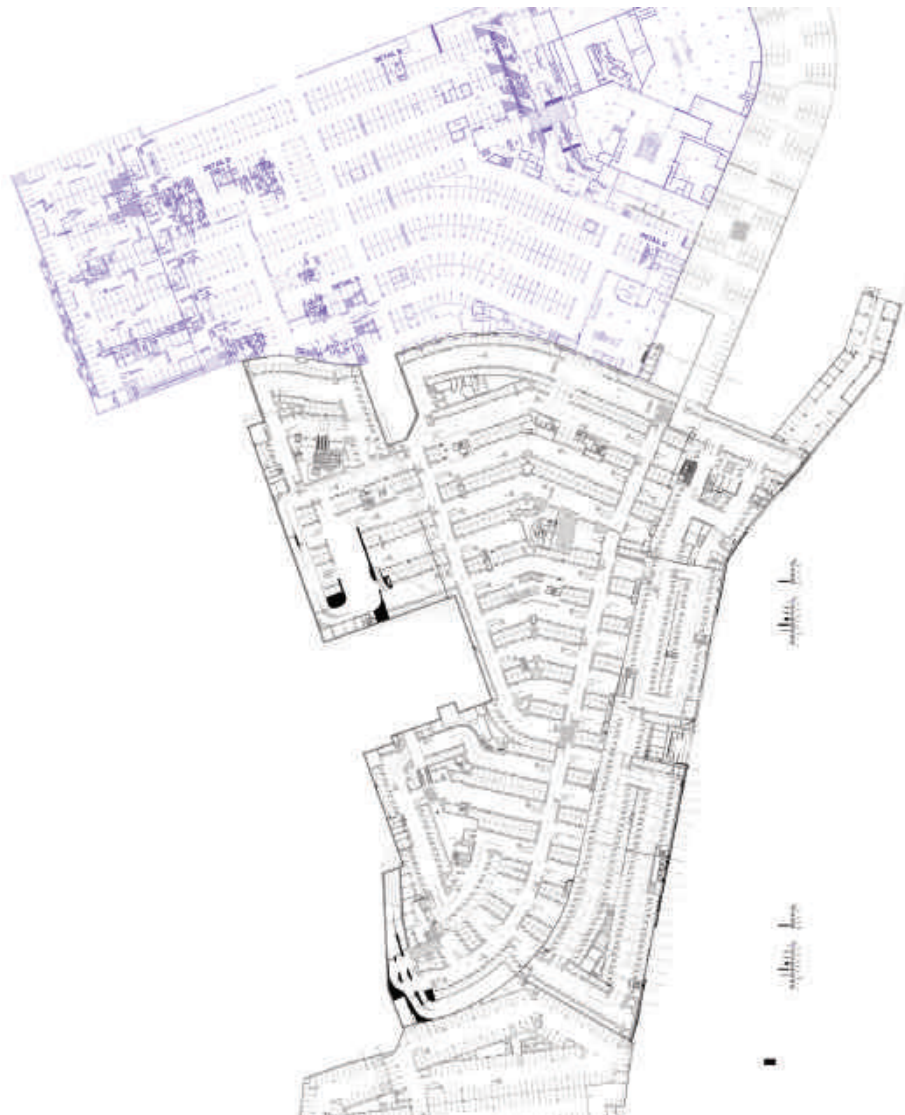
**Date:**  
1997 - Present

**Client:**  
Mining Pension Fund  
and later AMDEC

**Project Value:**  
ZAR 350 Million

The accommodation of car parking in a continuing private car-dependant era is one of the greatest challenges to the creation of vibrant walkable mixed use environments with active streetfronts. The solution at Melrose Arch to this conundrum has become one of its greatest assets, especially when compared against stand-alone single-use developments. The concept of 're-skinning the planet' was introduced at Melrose Arch, whereby a new street level was established, at its highest 12m above natural ground at the lower end of the site. The Melrose Arch Super Basement consists in the main of a contiguous, two to three level basement across the complete 19,3 Ha site.

It allows for great flexibility in usage by different users across a 24 hour day and 7 day week. Since the original Phase 1 basement was completed in 1999, and as the precinct develops, this diversity has allowed for the parking bay requirement ratio to be gradually lowered. Osmond Lange Architects were appointed to design, co-ordinate, and execute the delivery of their concept, which involved co-ordinating the design of structure and services for 13 separate buildings (with separate professional teams) developed above the basement. The installation, maintenance, and renewal of precinct-wide services has been greatly facilitated by the concept of the Super Basement 'Motherboard'.





# NUMBER ONE MELROSE BOULEVARD

Johannesburg | Gauteng, South Africa

**Date:**  
Completed 2007

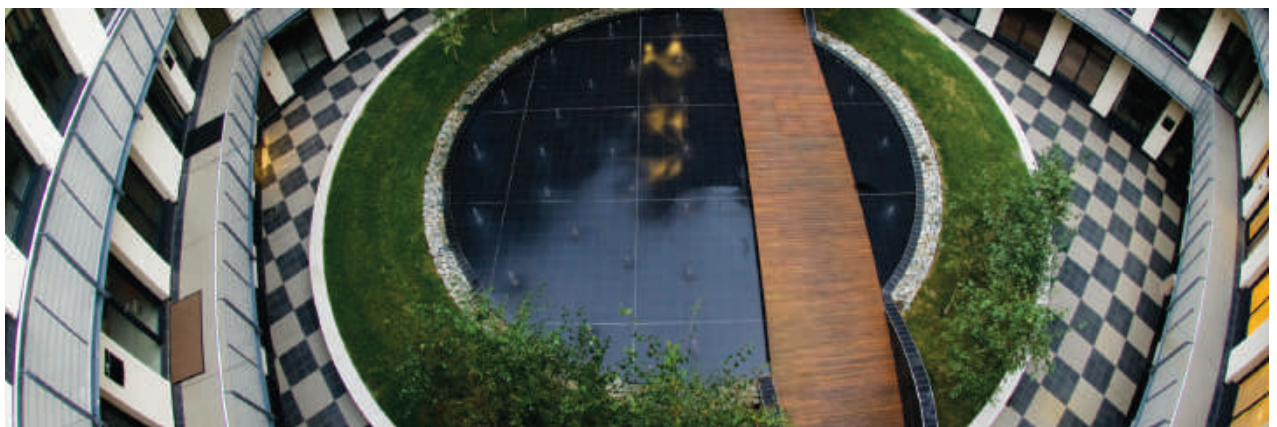
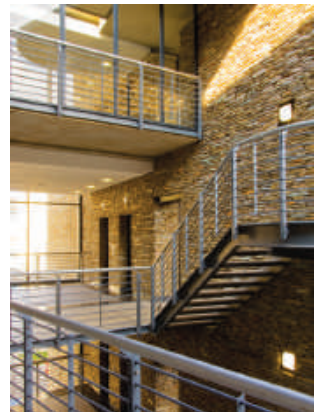
This 4 storey sectional title building anchors the South West Corner of the Melrose Arch mixed use development in Johannesburg.

**Client:**  
Southern Palace/  
Barrow Group

As with all buildings in Melrose Arch, it conforms to a strong set of Urban Design Guidelines. The form of the building is a 'perimeter' block, with an intimate landscaped open courtyard in the centre surrounded by circulation access balconies at all levels. It consists of 3 floors of self contained offices of varying size (between 150 and 1000m<sup>2</sup>) and a penthouse level of serviced apartments.

**GLA:**  
7 500m<sup>2</sup>  
(excluding basement)

The building is 'underpinned' by a 3 storey parking basement structure that links seamlessly to the rest of the Melrose Arch Superbasement.





# NUMBER THREE MELROSE BOULEVARD

Johannesburg | Gauteng, South Africa

Date:  
Completed 2007

Client:  
Southern Palace/  
Barrow Group

Project Value:  
ZAR 165 Million

GLA:  
14 260m<sup>2</sup>  
(excluding basement)

This 5 storey sectional title building anchors the South East corner of the Melrose Arch mixed use development in Johannesburg.

As with all buildings in Melrose Arch, it conforms to a strong set of Urban Design Guidelines. The form of the building is a 'perimeter' block containing two open landscaped courtyards and a large landscaped roofdeck area on the southern boundary. Circulation balconies provide access to a varied array of self contained sectional title offices (300 -2800m<sup>2</sup>) on all floors. Two smaller bachelor apartments are situated on the top floor. The building is 'underpinned' by a 3 storey parking basement structure that links seamlessly to the rest of the Melrose Arch Superbasement.





# BUILDING 13 MELROSE ARCH

Johannesburg | Gauteng, South Africa

Date:  
Completed 2003

This multi-use building is a core component of the Melrose Arch development.  
Retail shops & restaurants are situated on the ground floor, with offices above.

Client:  
Sentinel Pension Fund

Project Value:  
ZAR 120 Million

GLA:  
22 000m<sup>2</sup>  
(excluding basement)









# MOKA CITY TELFAIR PRECINCT

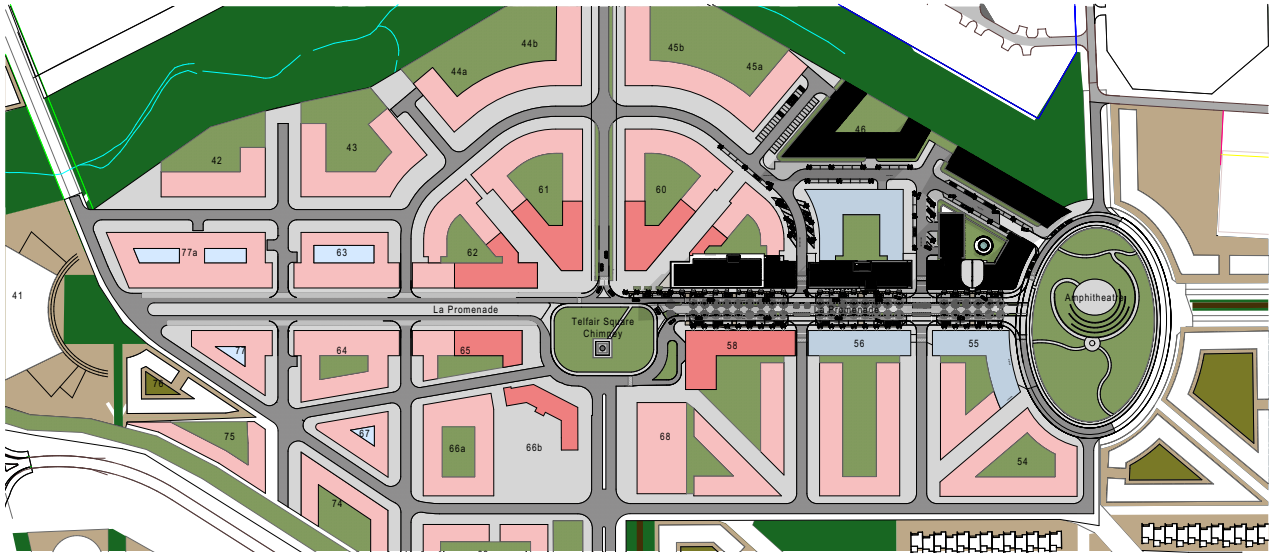
Moka City | Mauritius

**Date:**  
2019- Present

**Client:**  
ENL Property

**Project Value:**  
MUR 10.8 Billion

Moka City is a major Smart City project being developed in Mauritius by ENL Property. Osmond Lange worked on a Master Plan update for the Telfair Precinct, which will become the Central Business District of Moka City, set out around a central Town Square and planned according to New Urbanist principles. Our scope of work focused on the planning of a Super-basement as well as outline planning of top structures and bulk modeling for costing purposes. Subsequently, Osmond Lange was appointed as Architects for three separate Office Buildings as part of the Phase 1 development.





# THE GALLERIA

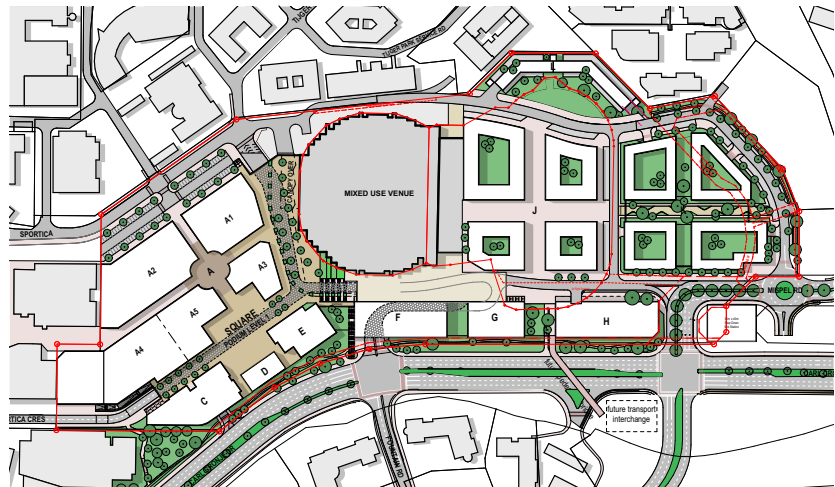
Tyger Valley | Cape Town, South Africa

Date:  
2016- Present

Client:  
Devmark Property  
Development

Project Value:  
ZAR 3 billion

The Galleria is a proposed Mixed-use Precinct surrounding the Bellville Velodrome in Tyger Valley. This precinct aims to bind together the various residential, retail, office, sporting and educational developments within a holistic, pedestrian priority Mixed Use Town Centre for Tyger Valley. Osmond Lange are responsible for the Urban Design Framework as well as for the architectural design of several buildings within the precinct, and the conversion of the velodrome into an events venue.



# STELLENBOSCH BRIDGE

Stellenbosch | South Africa

**Date:**  
2018 - Present

**Client:**  
Stellenbosch Bridge

**Project Value:**  
Undisclosed

Osmond Lange were appointed to prepare a Master plan and Urban Design Guidelines for the new Stellenbosch Bridge Smart City located in Klapmuts near Stellenbosch in the Western Cape. Stellenbosch Bridge is planned as an Innovation District, a place within which academic institutions, research and development activities and manufacturing spaces are located in close proximity such that a symbiosis is enabled between these uses.

Equally important is the fostering of a live-work-play environment that will become an attractive place to live and work for talented students, academics, researchers, entrepreneurs and their families. To this end, the urban design vision for Stellenbosch Bridge is based on the following urban design principles:

- Daily needs within walking distance (mixed use)
- An interconnected system of streets
- Public spaces as the central focus: main streets and square
- Perimeter buildings orientated to the public realm
- Clear distinction between private and public space
- Priority given to public transport and non-motorised transport
- Sharing of infrastructure over a 24 hour period to drive efficiencies
- Symbiosis with nature via biophilic design









# O. R. TAMBO WESTERN PRECINCT

Ekurhuleni | Gauteng, South Africa

**Date:**  
2013 - 2014

**Client:**  
Airports Company South Africa

**Project Value:**  
ZAR 7.59 Billion

**Collaborators:**  
Arup, Aecom

As an extension of our work on the O. R. Tambo Master Coordination Plan, Osmond Lange prepared an Urban Development Framework for a proposed commercial development adjoining the existing Western Terminal Precinct at O. R. Tambo International Airport. The framework focused on 7 hectares of developable land located in a series of islands enclosed within the terminal's access road system.

The proposed development comprises the decking of these land parcels to form an artificial ground plane for a proposed mixed use precinct, laid out on the principles of New Urbanism, connecting directly to the retail mezzanine of the terminal buildings, and to the airport's Gautrain Station. The proposed development comprises 220 000m<sup>2</sup> total bulk, including retail, offices, hotels and a convention centre, as well as 5400 new parking bays.





# KUMASI RACECOURSE DEVELOPMENT

Kumasi | Ghana

Date:  
2017 - Present

Client:  
Eris Ghana / Sovereign Africa

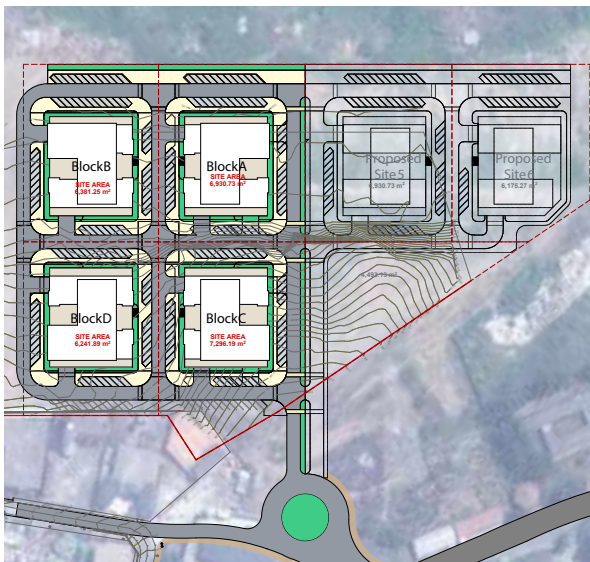
Project Value:  
USD 66 Million

GLA: 32 802 m<sup>2</sup>

This project, located in the capital of Ghana's Ashanti region, Kumasi, comprises six separate office buildings set out within a proposed integrated mixed use precinct planned on New Urbanist principles, incorporating vertical mixed use and walkable public realm.

It is intended that the development will be a gamechanger for Kumasi, offering the first international standard office product in the city to corporate tenants.

Future planned phases of the precinct include a hotel and residential apartment building, as well as a park within which the history of the Ashanti culture and tradition will be celebrated through public artworks and exhibits.



# LUBIRI MIXED USE DEVELOPMENT

Kampala | Uganda

Date:  
2019 - Present

Client:  
EMRE

Project Value:  
Undisclosed

GLA:  
691 281 m<sup>2</sup>

Osmond Lange developed a Master Plan for this mixed use development located in the heart of Uganda's capital city, Kampala. The development comprises a mix of commercial, residential and cultural buildings as well as a 36,000m<sup>2</sup> Shopping Centre.

The precinct is set out on New Urbanist principles, with a major city park set out across the central axis leading up the hill to the Buganda Royal Palace.





# MBARARA MIXED USE DEVELOPMENT

Mbarara | Uganda

Date:  
2020 - Present

Client:  
EMRE

Project Value:  
Undisclosed

GLA:  
85 000 m<sup>2</sup>

This Mixed Use Development, located in the Western City of Mbarara on the main road to Rwanda and DRC from Kampala, comprises 50,000sqm of residential apartment buildings set out on New Urbanist principles. The development also includes a 20,000sqm phaseable Shopping Mall and 15,000sqm of Commercial Offices located adjacent to the main boulevard.





# ROYAL BATLOKWA PRECINCT

Tlokweng | Botswana

Date:  
2020 - Present

Client:  
EMRE

Project Value:  
Undisclosed

GLA:  
311 841 m<sup>2</sup>

Osmond Lange worked on an Urban Design Master Plan for this mixed use development set out around a ceremonial park leading to a new Royal Palace for the Batlokwa Royal Family in Tlokweng on the outskirts of Botswana capital, Gaborone. Flanking the park are a Cultural Centre, Private Hospital, Hotel and 20,000sqm Shopping Mall. The remainder of the development includes a Private School, Residential Apartments and Villas overlooking the Gaborone Game Reserve and Ngotwane River.





# COTE D'OR SMART CITY

Cote d'Or | Mauritius

Date:  
2018

Client:  
Landscape, Mauritius

Project Value:  
Undisclosed

Osmond Lange developed an Urban Design Vision and Architectural Proposal for Phase 1 of a proposed Smart City in Cote d'Or, Mauritius for a Design Competition run by a state owned property development company, Landscape Mauritius. Our proposal comprises an integrated mixed use Smart City, and includes Office Buildings for several government tenants, ground floor Shops and Restaurants as well as Residential Apartments. The development is planned according to New Urbanist principles, with buildings set out as perimeter blocks that activate street edge interfaces with adjoining public spaces.



# NEW CANADA STATION PRECINCT DEVELOPMENT

New Canada | Gauteng, South Africa

**Date:**  
2014 - 2017

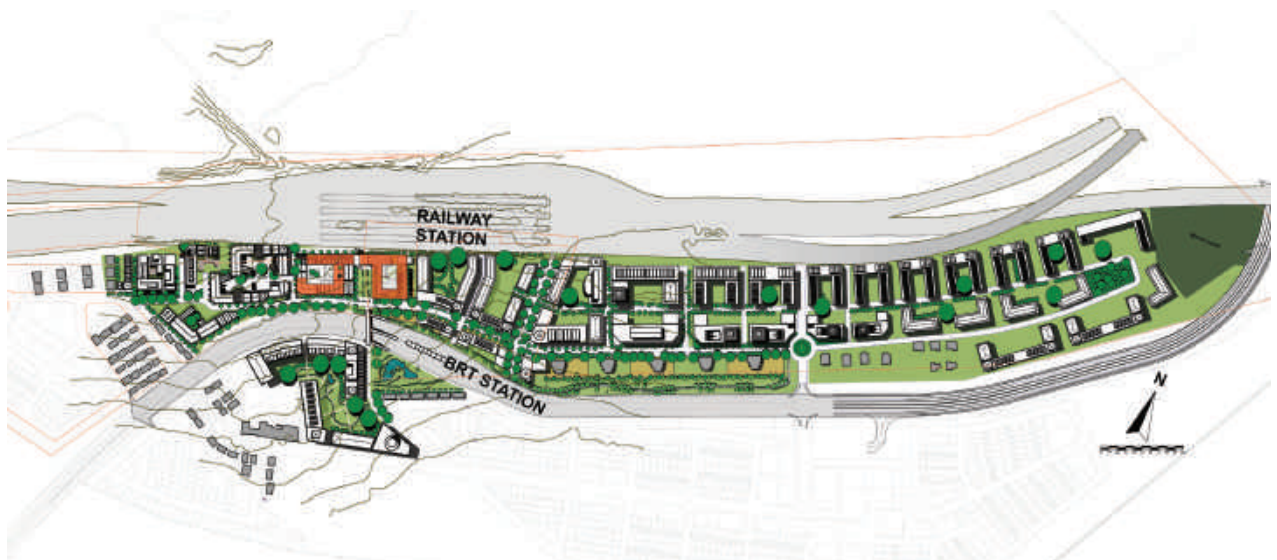
**Client:**  
Blue Bantry Consortium

**Collaborators:**  
Creative Axis &  
Indigo-Kulani Architects

The New Canada Station Precinct is a Transit-Oriented Development planned to leverage on the accessibility offered by the existing New Canada PRASA commuter rail interchange station and new Rea Vaya BRT Station located in New Canada between Soweto and Johannesburg. The Urban Design Master Plan for the development locates a new public square directly in front of the existing rail station. This square is bounded on three sides (North, West, and East) by retail on the ground floor, and offices/medical suites on the three floors above.

An Intermodal transport interchange with the Rea Vaya station and local taxis is located immediately adjacent to the south of the square. Existing pedestrian bridges allow the safe passage of commuters across New Canada Road to the Rea Vaya BRT Station, and to the existing Pennyville residential area to the south. A proposed new Residential neighbourhood is planned to the east of the square, comprising a series of 4 storey walk-up Apartment Buildings, each arranged in a defensible perimeter block typology around a central landscaped private courtyard.

The streets are laid out as well-defined and overlooked public spaces which, while being used for vehicular access and parking, will be designed as a shared space, with the safety of pedestrians and children prioritised.





# PAVILION MIXED USE DEVELOPMENT

Westville | KwaZulu-Natal, South Africa

Date:  
2018 - 2019

Client:  
Pareto

Project Value:  
Undisclosed

GLA: 257 085 m<sup>2</sup>

Pareto appointed the Ikemeleng/OL JV to prepare an Urban Development Framework to guide the future development of the precinct surrounding the existing Pavilion Shopping Centre, a regional shopping mall located in Westville, Durban.

The framework proposes a series of mixed use precincts that spill out from the arcades of the existing mall, and include commercial, hotel, healthcare and residential uses. A new city square is proposed directly in front of the mall, anchoring a new pedestrian priority public space system linking to new buildings.





# TYGER VALLEY MIXED USE DEVELOPMENT

Bellville | Cape Town, South Africa

**Date:**  
2018 - 2019

**Client:**  
Pareto

**Project Value:**  
Undisclosed

**GLA:**  
219 655 m2

Pareto appointed the Ikemeleng/OL JV to prepare an Urban Development Framework to guide the future development of the precinct surrounding the existing Tyger Valley Shopping Centre, a regional shopping mall located in Bellville, Cape Town. A new mixed use precinct atop a parking Super-basement is proposed on the eastern side of the existing mall, set out along a new pedestrian priority high street. Three new public squares are proposed to provide the mall with a street address on its southern, eastern and northern interfaces. The proposed development comprises a mix of retail, commercial, residential and hotel uses.





# RIVERSIDE PARK

Nairobi | Kenya

**Client:**  
ICEA LION Group, Kenya

**Location:**  
Westlands, Nairobi, Kenya

**Project Value:**  
Undisclosed

**GLA:**  
150 000 m<sup>2</sup>

Osmond Lange and our partners in Kenya, Waweru & Associates were approached to prepare a Development Framework for a multi-level Mixed Use Commercial Precinct fronting onto the busy Chiromo Road in Westlands. The existing development comprises two office buildings as well as a number of apartment buildings set out within a lush woodland. The Development Framework envisages a phased development that incrementally replaces the existing buildings with an integrated development designed on New Urbanist principles set out across a grid of internal streets atop a parking super basement.

The ultimate development comprises more than 150 000m<sup>2</sup> of bulk including a mix of offices, retail, hotels and residential. Phase 1 of the development comprises an Office Tower with ground floor retail component.





# INNER CITY EASTERN GATEWAY URBAN DEVELOPMENT FRAMEWORK

Johannesburg | Gauteng, South Africa

**Date:**  
August 2016

**Client:**  
Johannesburg  
Development Agency

**Project Value:**  
Consultancy  
Appointment

**Collaborators:**  
Urban-Econ, Hatch Goba,  
U Space & Tanya Zack  
Development Planners

Osmond Lange was appointed in July 2015 by the Johannesburg Development Agency as Urban Designers and Project Managers for this project, focused on the Ellis Park, Bertams, Jeppestown, Kensington and New Doornfontein areas located within Johannesburg's eastern inner-city.

Informed by the Inner City Housing Implementation Plan (ICHIP), the key purpose of the Inner City Eastern Gateway Urban Development Framework (UDF) was to provide a template for the densification of these areas to accommodate more than double the current residential population, with a focus on creating integrated liveable neighbourhoods within easy reach of employment and amenity in the Central Business District, including affordable housing provision.

During a presentation of the UDF to one of the City of Johannesburg's political oversight committees, former Development Planning MMC, Cllr Ruby Mathang complimented the high quality of the Inner City Eastern Gateway UDF as "one of the best examples of a UDF he had seen in his many years in local government."









# MILPARK URBAN DEVELOPMENT FRAMEWORK

Johannesburg | Gauteng, South Africa

**Date:**  
April 2016

**Client:**  
City of Johannesburg

**Project Value:**  
**Consultancy**  
**Appointment**

Located on the north-western periphery of Johannesburg's Central Business District, Milpark occupies a unique and strategic location at a point of intersection of several of the city's major arterial roads and public transport routes leading outwards towards the northern and western suburbs. With a view to shaping the direction of future interventions in Milpark, the UDF put forward ten propositions; Densification, Mixed use; Connectivity; Amenity; Placemaking; Animation; Delight; Inclusivity; Safety and Security; Incentives. The preferred spatial concept was anchored by a new pedestrian friendly core along a new high street (Stanley Avenue and Menton Road) and featuring improved pedestrian connections to outlying educational, healthcare, broadcasting and commercial office precincts. A total of 663 676m<sup>2</sup> new bulk was proposed, linked to 18 000 new jobs. A series of development guidelines was provided as a set of tools to guide planning and design of buildings and public spaces within Milpark in alignment with the development framework. Osmond Lange led the multi-disciplinary team that formulated the Milpark UDF, including economists, transport and urban planners.





# GAUTRAIN PARK STATION URBAN DESIGN FRAMEWORK & HERITAGE MANAGEMENT FRAMEWORK

Johannesburg | Gauteng, South Africa

Date:  
2008

Client:  
Johannesburg  
Development Agency

Project Value:  
ZAR 1.2 Million (Fees)

Collaborators:  
Henry Paine,  
Herbert Prins &  
Ikemeng Architects

Osmond Lange led a consortium working on a combined Urban Design and Heritage Management Framework for the Park Station Precinct in Johannesburg CBD, the largest intermodal transport interchange in Sub-Saharan Africa. The aim of the project was to lay a foundation for urban regeneration and the maximization of development opportunities building upon the development of the new Gautrain station as a catalyst.

A combined approach to urban design and heritage management was adopted, with the substantial heritage significance of the area seen as an opportunity rather than a constraint. The urban design sought to integrate principles of Transit-Oriented Development. Key issues addressed included intermodal interchange integration, land use, bulk and density, built form and building street edge interfaces as well as public environment character and integration.





# EKURHULENI METROPOLITAN SPATIAL DEVELOPMENT FRAMEWORK

Ekurhuleni | Gauteng, South Africa

Date:  
2014

Client:  
Ekurhuleni Metropolitan  
Municipality  
(sub-consultant to Gibb)

Project Value:  
Consultancy  
Appointment

Collaborators:  
Gibb

As part of our contribution to the Ekurhuleni MSDF project, Osmond Lange developed an urban design vision for a new Ekurhuleni City Centre. The City Centre is envisaged as a new downtown for the City of Ekurhuleni; an administrative and commercial centre, a cultural, educational and sporting hub, a focal point and place of gathering for the people of Ekurhuleni and the broader Gauteng City Region. The masterplan is set out around three major axes linking a Commerce Plaza, City Plaza and Sports Stadium, together forming a triangular core. A major new City Park is envisaged, set out around a series of lakes created from former quarries and borrow pits, the eastern edge of which will be lined with upmarket high density residential apartment buildings looking westwards across the park towards O. R. Tambo International Airport.





# SOUTH AFRICAN CITY FUTURES

Rosebank, Park Station & Alexandra | Gauteng, South Africa  
Korsten Schauderville | Eastern Cape, South Africa

Date:  
2014 - 2015

Client:  
Johannesburg  
Development Agency  
& Nelson Mandela Bay  
Development Agency

Project Value:  
ZAR 1.5 Million in  
Professional Fees

Collaborators:  
South African Cities  
Network,  
African Centre for Cities,  
Architects Collective,  
Johannesburg  
Development Agency,  
Nelson Mandela Bay  
Development Agency

The South African City Futures project sought to test an alternative stakeholder participation methodology for planning projects. Osmond Lange, in partnership with the Johannesburg Development Agency, the Nelson Mandela Bay Development Agency, the South African Cities Network, the African Centre for Cities and Architects Collective piloted a series of participatory workshops in each of four precincts; Rosebank, Park Station and Marlboro in Johannesburg and Korsten Schauderville in Port Elizabeth.

The first workshop in each precinct focussed on information gathering, via a site walkabout, mappings and interviews. The second workshop focussed on visioning, via a "Lego Session", Urban Sim discussion, and project selection and prioritisation process. The workshops were meticulously documented using video and photography, and a report was compiled recording outcomes and providing analysis of the process.









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