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| TITLE       | Department of Defence: Housing, Langebaan. Application for Rezoning, Subdivision and Consolidation of Erven 158 & 159 |
| CLIENT      | National Department of Public Works   |
| DATE        | 2009 - 2015   |
| AREA/EXTENT | 0.8 ha  |
| LOCALITY    | Langebaan, Western Cape   |

## The Project Challenge

NM & Associates were appointed to coordinate the necessary studies and prepare an application for the rezoning, subdivision and consolidation of Erven 158 and 159 Langebaan to enable the site to accommodate the development of 20 married quarters for the Department of Defence. The application also includes applications for Site Development Plan approval, a departure (relating to density), and Street Naming.

The site measures approximately 0.8ha in extent. It is located along the Oostewal Road, the central road running through Langebaan.

## Principles and Approach

The proposed development consists of 20 residential units as well as associated open/recreation spaces, streets and the required provision of parking. The units are positioned on the site to optimise their orientation and placement in cutting/levelling of the site, to allow the opportunity for the magnificent views from and through the site, while creating spaces that are sheltered in terms of orientation and weather. The proposed development has 3 main components viz.:

### The residential components:

- The layouts of the individual units have been developed to respond to the user client requirements and the environmental and contextual informants of the site. Three unit typologies were developed to address the various orientations, edges and vehicular access conditions of the site.
- The orientation of the units enables a comfortable environment at the unit scale and contributes to the performance of the built fabric as well as the quality and scale of the development as a whole.
- The visual impact of the proposed development is mitigated by considering the relation between the bulk of grouped units to the surrounding residential fabric (ranging from single to part-double storey units), and the perceived bulk of the proposed development from the main access routes to the edges of the development.

### The landscape structure:

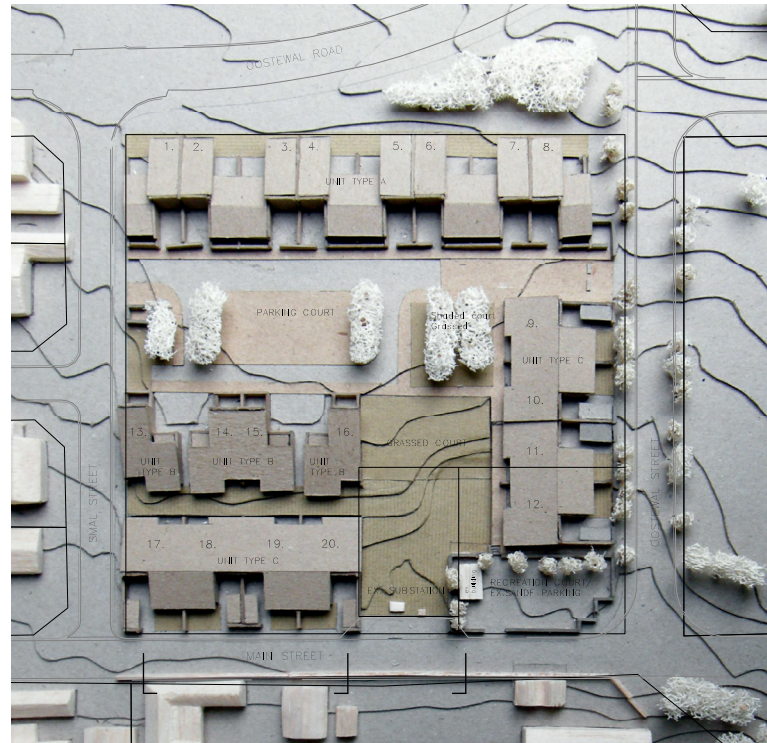
- The landscaping approach plays an important role in structuring the proposed development and acknowledging the special character of the site in relation to the Langebaan lagoon. The 20 units are grouped around 3 main focal courts which allow a gradation of use and privacy, namely a parking court and main access road off Smal Street, a central playing area/green space, and a shaded recreation and parking space / existing SANDF parking area at the corner of Main and Oostewal Streets.
- The hard landscaped areas associated with car and pedestrian activities are centralised around the main access to the site off Smal Street, or related to parking for units to the periphery of the site.
- The soft landscaped areas relate to the internal tree and grassed areas and the trees and hedges along the boundaries. Trees and hedges play an important role in reinforcing the environmental quality and maintain a positive public image of the proposed development.

### Movement and access:

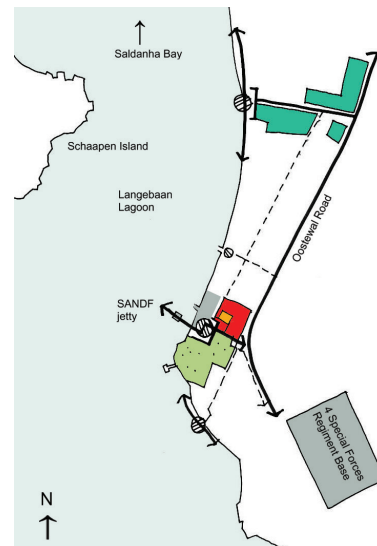
- The road and pedestrian thoroughfare are public in nature and are freely accessible in terms of vehicular and pedestrian movement.

### Planning and design guidelines:

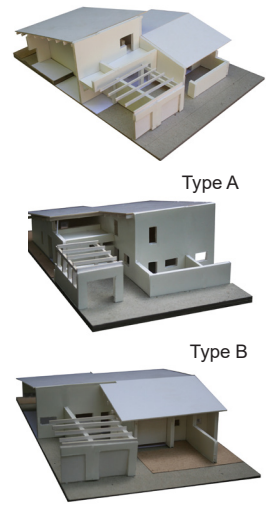
- Along with each of the three aspects noted above, design and specification guidelines were proposed that intended to direct the architects through the detailed design stages in the subsequent phase of the development process. The guidelines are seen as integrated components comprising urban planning, design and landscape considerations, and also include maintenance considerations. They include examination of massing and coverage, built form, public/private/services interfaces, height, view corridors, security, materials and finishes.



Model of Site Development Plan



Location of the site in relation to the Lagoon



Models of the 3 housing typologies



Photo of the site looking towards the Langebaan Lagoon