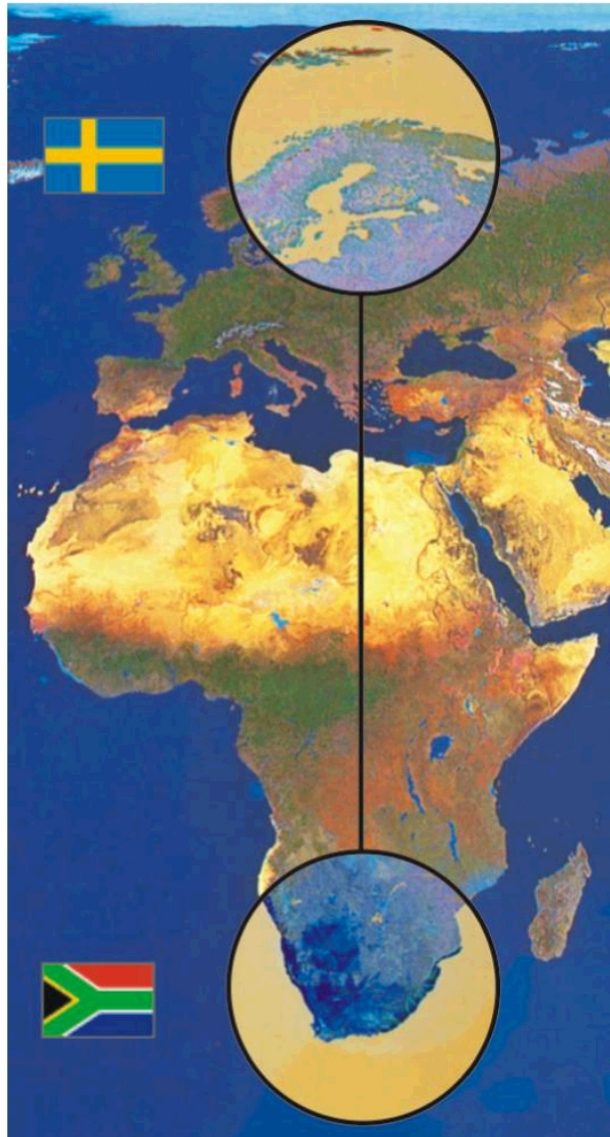


INTERNATIONAL ARCHITECTURAL COMPETITION

IN MOTHERWELL AND DUNCAN VILLAGE ORGANISED BY
THE NELSON MANDELA METROPOLITAN MUNICIPALITY
AND THE BUFFALO CITY MUNICIPALITY.
ACCREDITED BY THE SOUTH AFRICAN INSTITUTE OF
ARCHITECTS AND THE SWEDISH ASSOCIATION OF
ARCHITECTS.
SUPPORTED BY THE SWEDISH INTERNATIONAL
DEVELOPMENT COOPERATION AGENCY .



COMPETITION PROGRAMME

AFFORDABLE
HIGH-DENSITY
HOUSING
MOTHERWELL + DUNCAN VILLAGE
EASTERN CAPE
SOUTH AFRICA

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COMPETITION PROGRAMME

1. INTRODUCTION

1.1 Invitation

The Nelson Mandela Metropolitan Municipality (NMMM) and the Buffalo City Municipality (BCM) invite architects from South Africa and Sweden and architectural students at tertiary institutions in South Africa and Sweden to participate in an Affordable High-Density Housing Competition. The competition is accredited by the South African Institute of Architects (SAIA) and the Swedish Association of Architects (SAA), and is supported by Swedish International Development Cooperation Agency (Sida). The competition is a showcase project and commercial contractors will be invited to tender for its construction. However, if after the competition it is to be replicated, emerging builders from the community for which the housing is intended must be able to successfully erect it.

1.2 Background

South African society is faced with an enormous task of ensuring that its population has access to affordable, suitable housing. A huge backlog in the housing sector developed from the late 1970s. After the first democratic election took place in 1994, policies were drafted and measures taken to solve the problem and to build houses for the less privileged urban dwellers.

One million houses were constructed for the subsidised sector of the population during the first seven post-Apartheid years. However, the focus on numbers only, resulted in the delivery of some poor quality houses. Neighbourhood planning continued to follow the layout concepts of the Apartheid era. The result: a monofunctional "urban sprawl", consisting of repetitive "rows of small boxes", has been widely criticised. New policies, also focusing on quality and wider buy-in by the beneficiaries, through participation in the projects, have been promoted.

Despite public participation, the present urban sprawl is an expensive planning model. Municipalities have to pay for costly technical and social infrastructure due to the lack of financial resources in low-cost housing projects. Urban sprawl also results in a misuse of natural resources such as land and the environment in general. This misuse is contrary to accepted policies and guidelines to preserve the resources for future generations.

The model is also costly for individuals as they have great distances to work and school and the cost of transport sometimes represents up to half of the total living cost of families. For the poor, without formal employment, it sometimes prevents them from looking for work. Urban sprawl also results in inaccessibility to public and commercial services for the needy, due to lack of "critical mass" in the new areas.

The need for a more dense development of cities is evident. The "Compact City" concept is winning territory, but so far it applies mostly to up-market developments and not for the sector of the housing market where it is really required.

A denser development would result in:

- Lesser costs for roads and bulk infrastructure.
- Sustainable use of land and other natural resources.
- Better socio-economic opportunities and commercial services for everybody.
- Lesser need for transport and lower costs for the individual.

1.3 Sida's co-operation with municipalities in the Eastern Cape

The co-operation between Sida and the Municipality of Port Elizabeth dates back to 1997 when a Specific Agreement was signed between the Governments of Sweden and South Africa. Four years later Port Elizabeth amalgamated with neighbouring municipalities, including Uitenhage and Despatch, to become the NMMM.

The co-operation between Sida and the BCM is more recent. It is a continuation of a co-operation with King Williams Town TLC, now an integrated part of the larger Buffalo City. The partnership between Sida and the BCM was formalised as part of an Implementing Agreement, signed on 23 October 2001. The agreement is mainly based on a document called the "Sida Buffalo City Partnership Program".

Both cities experience similar challenges: a large backlog in the provision of affordable housing and suffer from Apartheid's urban sprawl planning legacy. Both municipalities have identified a need for new models and a revision of planning and design strategies.

1.4 A short history of housing in South Africa

South Africa's urban housing problem resulted from the rapid urbanization that followed the development of the diamond and gold industry in the latter half of the 19th century. The Land Act of 1913 limited the non-white population to 7,5 % of the land (increased to 13 % in 1936). Various other repressive laws followed culminating in the Groups Area Act of 1950 (often amended). This law made provision for the division of urban areas into totally segregated districts. Areas were set aside for Blacks, Indians and Coloured, usually far apart from White areas. The only exception to the rule was that domestic workers were allowed to live on the residential sites of their White employers. These backyard buildings could be regarded as the first type of housing for Blacks in urban areas. In the 1950s the Government commissioned the National Building Research Institute of the Council of Scientific and Industrial Research (CSIR) to design "appropriate" houses for Blacks. The main types proposed were small single storey single-family units built in the center of an erf (plot) with standardised measurements. The so-called 51/6 and 51/9 houses filled townships and created a monotonous townscape devoid of any outstanding features. It also resulted in a relatively low density and became the model of the "one house one plot" policy that is still used today. Vestbro (1999:17) points out that, taking into consideration public open spaces, streets etc, it resulted in a floor area ratio of 0,1 to 0,25. This is almost ten times lower compared to housing in European inner cities.

The 1976 Soweto Uprising started a new chapter in South Africa's history. Under the direction of the African National Congress (ANC), the opposition movement strived to make the country ungovernable. This policy succeeded, especially in townships. Inhabitants stopped paying rent, water and electricity bills and "influx" control was undermined. As a result, rapid urbanization meant that existing housing was insufficient and people settled in informal shack dwellings.

When ANC won the first democratic election, held in 1994, they commissioned themselves to building one million new houses before the next election. Since then great strides have been made in the provision of housing for the poor. Unfortunately, as previously mentioned, the "one house one plot" model has almost exclusively been used. Notwithstanding this, some notable exceptions ranging from semi-detached dwellings to multi-storey blocks were built and gained acceptance, contributing to the creation of deser cities.

Vestbro D. U. & T. Almgren (eds) 1999. Hoe should the Post-Apartheid City be Planned? KTH, Stockholm

1.5 The competition sites

A site in Motherwell, NMMM and one in Duncan Village, BCM were selected for the competition.

1.5.1 Nelson Mandela Metropolitan Municipality

1.5.1.1 History

As already mentioned, the NMMM was created in 2001 when Port Elizabeth and its neighbouring towns Uitenhage and Despatch as well as the surrounding areas were amalgamated.

Port Elizabeth is set along the shores of Algoa Bay and is located on the southern coast of Africa. Port Elizabeth is a major seaport, midway between the ports of Durban (384 nautical miles to the N.E.) and Cape Town (423 nautical miles to the W), and a 9-hour drive from Johannesburg.

The NMMM has a population of just over one million, making it South Africa's fifth largest municipality in terms of population. It is the second largest in terms of area and is one of five metropolitan areas in SA.

The administrative capitol of the Province is Bisho, some 240 km to the east. Port Elizabeth, however, is considered the economic capital of the region. Its population's warm disposition is matched by its climate. It boasts more hours of sunshine than any other coastal city. This is an ideal holidaymaker's destination, evident by the dramatic increase in the tourist industry.

The city is an important center for the automotive industry and a major transport hub; its well-equipped airport, harbour, linking Southern Africa with other national and international destinations. The construction close by of a new deep-water port at Coega as part of the new Industrial Development Zone is providing a major boost for the area.

Port Elizabeth was founded in 1820 to receive 4,000 British settlers. They arrived by sea to become the first permanent British residents in the country. On 6 June 1820, Sir Rufane Donkin, Acting Governor of the Cape Colony at the time, named the city after his late wife, Elizabeth. Earlier in the century, in 1804, Uitenhage was founded, whilst Despatch was established in 1942.

Laid out in 1815, Port Elizabeth developed as a British colonial harbour town and it prospered especially from the 1850s. Unfortunately from early on racial separation occurred. This dates back to before the middle of the 19th century and was exacerbated by Apartheid policies in the 20th century. Major relocations of Black and Coloured people occurred into the 1980s, making Port Elizabeth one of the most segregated and disjointed cities in South Africa.

With the dawning of the new South Africa, Port Elizabeth took the lead and was the first to install a non-racial local government in the form of a Transitional Local Council (TLC). Since then great strides have been made to re-integrate the city and uplift previously disadvantaged communities.

1.5.1.2 Motherwell

The layout of Motherwell is a typical result of Apartheid strategies. Located almost 20 km away from the Central Business District (CBD) of Port Elizabeth, its design was influenced by Apartheid policies and Modernist planning principles. Subdivision into self-contained neighbourhood units, limited access for easy control and the creation of a buffer zone around it are typical consequences. Initially it was designed for 100 000 people. Established in 1980, on what was originally a dairy farm, the layout was one of the first townships to incorporate functions other than residential, including a CBD. However it essentially remained a dormitory township with limited economic and employment opportunities.

Topographically it is a flat and featureless area. Housing is mostly formal and monotonous with low densities and vast open spaces. The land has low agricultural potential. Initial development was nodal: Neighbourhood Unit (NU) 01 to NU 09; while later development, NU 10 to 31, was along development axes. Currently the housing density of Motherwell is 15 units per ha.

The Motherwell Urban Renewal Project (MURP) was chosen as one of the President's Projects. An Urban Design Framework Plan will be completed by mid-April 2004.

1.5.1.3 The site

The site forms part of the area that was zoned as the CBD. One of the features of this area is that it is largely undeveloped. The Motherwell Shopping Center is isolated in the middle of a huge piece of land. One of the envisaged projects of MURP is the extension of the railway line through the center of Motherwell.

The competition site measures 1 ha. It forms part of the proposals of the Urban Design Framework Plan for Motherwell's CBD and is located close to the new proposed railway line and the existing Shopping Center. As indicated on the site plan, some of the proposed uses for neighbouring sites include a Cultural Center, a Community Support Center and a Housing Association Project.

1.5.1.4 The climate

Port Elizabeth has a moderate climate. The maximum daily average temperature varies between 25,5°C in January and 19,6°C in August. The minimum daily average temperature varies between 17,9°C in January and 8,8°C in July. Swedish (and South African) competitors must take note that solar orientation is north in the southern hemisphere.

Situated between the summer and winter rainfall regions, it rains throughout the year with the greatest average of 64 mm in August. The total rainfall is 624 mm per annum. However, the rainfall in Motherwell is 25 % less than that measured at the Port Elizabeth Airport.

Apart from being known as "The Friendly City" Port Elizabeth is also known as "The Windy City". The predominant winds blow from the west and southwest, with easterly winds during the summer.

1.5.1.5 Geotechnical conditions

Competitors can assume normal stable ground conditions. Competitors can use normal strip or raft foundations.

1.5.1.6 Vegetation

Apart from grass, the site is void of any vegetation.

1.5.2 Buffalo City Municipality

1.5.1.1 History

The new BCM's boundary formed in 2000 extends to over 1100 km², with an estimated population of one million. Within this territory are cities and towns established during the Colonial Era of the 19th century, and industrial zones created in the 1970s as employment providers to the then-homeland, Ciskei. Now, under a new democratic dispensation, this municipal territory profiles an economically diverse character and serves as the commercial center of the larger Border-Kei region. The Eastern Cape's Legislative and Administrative capital, Bisho, falls within the boundaries of BCM.

Concentrated CBD's are situated in East London, initially as a river port, and in King William's Town. Today these centers offer a wide range of wholesale and retail trade. Industrial zones are found in numerous locations within East London at Fort Jackson in Mdantsane, in King William's Town and adjacent Zwelitsha, Berlin area and at Dimbaza. Industrial activities operating in the region include motor vehicle manufacturing, clothing, textiles, household and consumer goods and food processing, while agricultural production includes livestock, horticulture, pineapples, citrus, timber, mohair, chicory, wool and pharmaceutical production.

East London, South Africa's only river port, founded in 1848, is set on both the broad Buffalo River and Nahoon River with the Gonubie River flowing around it. It is also renowned for being the Gateway to The Sunshine Coast and the Wild Coast. East London is a bustling city set in beautiful surroundings with a spectacular coastline, lush gardens and subtropical vegetation that add to the overall beauty. Its sheltered harbour can be seen from the city's two great bridges.

As was the case with Port Elizabeth, the Group Areas Act of 1950 enforced a dramatic residential Apartheid in East London. It entailed the removal of all non-Whites from the White areas to specific allocated areas, usually located some distance from town. Duncan Village, Mdantsane, Breidbach, Schornville, Ilitha and Dimbaza are examples of such townships.

1.5.2.2 Duncan Village

Duncan Village is located directly on the western border of the CBD of East London. This township is densely populated and accommodates over 120,000 people. Although Duncan Village is located within walking distance to the CBD, apartheid planning, topographical features and traffic arteries ensured its isolation from the city. In the south it is bounded by the deep Buffalo River Valley and to the east by a tributary valley with a freight line through it. A major traffic artery runs on the northern side creating an impenetrable barrier, augmented by a buffer zone.

The main activity spine in Duncan Village is the Douglas Smith Highway that connects to the Ziphunzana Bypass. This bypass runs parallel to the N2, but only connects to it further on. Three rivers cut through Duncan Village's undulating topography.

1.5.2.3 The site

The BCM has, through its recently formulated Spatial Development Framework, identified various portions of land on which affordable high density housing is to be developed. The Duncan Village site is one of these. The Duncan Village Redevelopment Initiative (DVRI) is a recent project of the BCM. The first phase of the DVRI is the replanning of Duncan Village and this competition site is part catalyst to this undertaking.

The site measures approximately 1,0 ha. It is currently occupied by an informal settlement but will be vacant at the time of construction of the winning concept as the community is being relocated. The site has a gentle slope and, being situated on a hill, makes it highly visible from everywhere, including the Ziphunzana Bypass. This position makes sea views possible from first and second floor level. Streets on three sides surround the site. A fourth street forms part of the site and currently gives access to a Roman catholic Church. Competitors can retain this access or propose alternative access to the church from a side street.

1.5.2.4 The climate

Buffalo City enjoys a moderate climate, with few extremes in temperature and is generally sunny and pleasant. It falls in a transitional zone of climatical types. Winters are usually mild. The maximum daily average temperature varies between 25,7°C in February and 20,9°C in September. The minimum daily average temperature varies between 18,8°C in February and 10,3°C in July.

The highest average rainfall is 104 mm in October. The total rainfall is 876 mm per annum. Swedish (and South African) competitors must take note that solar orientation is north in the southern hemisphere.

The predominant winds blow from west and southwest, with easterly winds during the summer.

1.5.2.5 Geotechnical conditions

Competitors can assume normal stable ground conditions. Competitors can use normal strip or raft foundations.

1.5.2.6 Vegetation

There is no vegetation on the site to be considered.

2. COMPETITION BRIEF

2.1 The competition objective

The general objective of the competition is to showcase affordable high-density housing solutions for the urban poor.

2.1.1 Specific objectives of the competition are to promote:

Quality high-density housing solutions within the current means available for the subsidy-funded housing sector. It should primarily be housing solutions for beneficiaries earning less than R1,500 per month. Swedish competitors must take note that low cost housing in South Africa is very different from that in Sweden. Generally, spaces are much smaller and finishes more basic.

The achievement of **minimum standards** for the majority of units while meeting the financial constraints. Standards achieved with the Metro House (of the NMMM) include plastered exterior walls, interior walls built up to the underside of the roof, internal doors, a sink, water closet and shower, concrete finish to floors and no heating or insulation. National Building Regulations (SABS) require window area to be at least 10% of the floor area and ventilation openings at least 5 % of the floor area. The minimum standards of the Department of Housing must be complied with. Information about this is available on the website: [www. Housing.gov.za](http://www.Housing.gov.za)

- **Innovative design** and interesting **technical ideas** viable for financing and construction.
- **Town planning concepts** that create well integrated neighbourhoods with identity and safe public open spaces.
- **Sustainable technical solutions** based on ecological awareness.
- **Sustainable construction proposals** feasible for participation by dwellers.
- **Ecological considerations** including alternative sanitation and energy sources.

2.1.2 Alternative Technical Solutions

In South Africa, as in the rest of the world, there is an ever-growing awareness and implementation of more sustainable technical solutions that confirm to the United Nation's Local Agenda 21 concept. The unsustainable production and usage of energy in South Africa, as well as the scarcity of fresh water supplies, underlines the need for sustainable alternatives.

Even if current, accepted construction techniques are considered to have a measure of sustainability, proposals for alternative technical solutions will be welcomed. If competitors propose such solutions, and they are considered viable, they may be acquired by the Organiser for future development.

However, the use of locally relevant materials, such as concrete blocks and corrugated mild steel, must be considered.

2.1.3 Mixed housing types and mixed use Liveliness previously characterised inner city communities and proved more probable to offer investment value for occupants than the standard mass-housing models. In order to restore this competitors are encouraged to propose mixed use and mixed-housing typologies. These could accommodate a range of family types, including nuclear families, single-parent families and extended families, bachelor pads, group-dwellings for AIDS orphans etc. Spaces that allow income-generating opportunities within the housing area are welcomed. Typical commercial activities include hair salons, spaza shops (small informal shops), and food preparation and selling. Other uses include outside meeting spaces, areas for the growing of vegetables, etc.

2.2 Implementation

The NMMM has recently established a Community Center (CSC), whilst the BCM is considering a similar project. These centers will serve as decentralised offices of their respective municipalities and will sustain, amongst other things, the housing development. Their functions will include the training of communities, individual households and contractors, advice to all role-players and facilitating the housing development. In addition they will be responsible for demonstrating and introducing new housing types and encouraging alternative sustainable and ecological construction techniques.

For the CSCs to be able to fulfil this role, show houses will be built and linked to the centers. The respective Municipalities will build at least one larger demonstration/exhibition area. Each of the competition sites will, when developed, serve as this exhibition area and the actual construction of the winning proposals will be closely linked to the CSC programme.

Accordingly the respective Municipality will be responsible for the implementation of the result of the competition, i.e. the organisation of the construction of the winning proposals. When erected, households eligible for housing subsidies will occupy these houses, whenever this is possible.

As already mentioned, the competition is a showcase project and commercial contractors will be invited to tender for its construction. However if it is replicated, emerging builders from the community for which the housing is intended must be able to successfully erect it.

2.3 The budget

A minimum density of 50 units per ha is required. As a general guide competitors can assume 40 – 50 m² as the average unit size.

A special budget has been set aside for the implementation of the competitor's first prize entries. The main funding source will be the Provincial Housing Subsidies. There are also additional funds available to cover the extra costs that might occur due to the special nature of the project. The costs for the individual family units are calculated to be around R25,000, which is the full estimated housing subsidy amount of the coming financial year. The amount also includes municipal infrastructural costs pertaining to the specific dwelling, normally around R7,500. Other units might be calculated along the same average construction cost of R350 - R450/m².

3. COMPETITION RULES AND CONDITIONS

3.1 Rules and regulations

3.1.1 Invitation

The NMMM and BCM, assisted by Sida, as the organizers of the International Architects Competition for Affordable High-Density Housing, invite eligible persons to submit proposals for the competition. This competition will be conducted in one stage according to the rules and instructions in this document.

3.1.2 Eligibility

The competition is aimed at South African and Swedish architects who are members of the South African Institute of Architects or the Association of Swedish Architects and architectural students registered at tertiary institutions in South Africa and Sweden.

The following shall not be eligible for entry in the competition:

- Any architect being part of the Steering Committee, the Jury, or expert advisor to the Jury or the Competition Co-ordinator.
- Any person who is closely associated with or in the employment of any member of the Steering Committee, the Jury or the Competition Co-ordinator.
- Any person who is employed by the NMMM and BCM at the time of the registration.

3.1.3 Registration

Competitors are required to register in order to enter the competition. **Architects** will only be registered as competitors when they have:

- Given notice by e-mail of their intention to compete, by e-mailing the information in the Competition Invitation.
- Paid the prescribed fee of ZAR100 or SEK100 (Sweden), which is non-refundable.

For **students** the entry is free. Nevertheless, students will only be registered as competitors when their Department/Faculty has:

- Given notice, via e-mail, of their intention to compete by completing and e-mailing the information requested in the Competition Invitation.

Receipt of the Competition Programme from the Competition Co-ordinator will be proof of registration.

3.1.4 Information required with competition entries

Architects and students must provide the information required by the **entry form** in a sealed envelope attached to the back of one of the drawings.

If a Swedish architect(s) or a student(s) is declared the winner, the competitor will be required to form an association with an architectural practice based in the Eastern Cape and furnish the Steering Committee with the relevant information when required to do so.. failure to produce the evidence required will disqualify the competitor from selection as the winner.

3.1.5 Anonymity

The competitors will remain anonymous until the judging has been completed. No drawing or document shall carry the name of any of the competitors, or any logo or other mark which may serve to identify the competitor. However, competitors are required to put any seven-digit code on all their drawings. The code can be made up of numbers and/or letters, for example ABC1234.

The procedure to preserve anonymity shall be as follows:

Submissions must include the entry form inserted in a sealed envelope attached to the back of one of the panels submitted. These sealed envelopes and each drawing submitted together with associated material will be given matching numbers by the Competition Co-ordinator. After the judging has been completed, the Competition Co-ordinator, who will inform the finalists of the results, will open the sealed envelopes.

3.1.6 Disqualifications

Entries will be disqualified if:

- I. It is received after the stipulated date and time. However the jury, at its sole discretion, may accept late submissions if there is evidence that the entry was posted by priority mail or delivered to a recognised courier service seven full calendar days prior to the stipulated submission date;
- II. It is not an entry of a registered competitor;
- III. The drawings and other documents submitted fail substantially to comply with the stated requirements as set out in this document;
- IV. The author discloses his or her identity or improperly attempts to influence the adjudication process.

3.1.7 Questions

Competitors will have the opportunity to ask questions. All questions must be e-mailed to the Competition Co-ordinator by the specified dates. Questions received after these dates may not be answered. A copy of all questions and answers will be forwarded to all registered competitors and will then form part of the competition instructions.

Questions may be e-mailed to:
housingcomp@mweb.co.za

3.1.8 Copyright

Prize entries, including drawings and associated material submitted, will become the property of the Organisers, but the copyright will reside with the authors.

3.1.9 Retention of submissions for exhibition and publication

The Organisers reserve the right to retain submissions for exhibition and publication. The Organisers will not be obliged to return submissions to competitors. Competitors may, however, arrange to have submissions collected.

3.1.10 Loss of, or damage to, submissions

While the Organisers will exercise reasonable care to ensure that submitted materials are not lost or damaged, they will not be liable in the event of such loss or damage. The Organisers will insure entries upon receipt and until one month after the announcement of the result.

3.1.11 Address for correspondence and submissions
South African submissions must be sent to the following address:

The Competition Co-ordinator
Architectural Competition:
Affordable High-Density Housing,
7 Harvey Street,
Summerstrand,
PORT ELIZABETH
6001,
South Africa

Swedish submissions must be sent to the following address:

The Competition Secretary
Architectural Competition:
Affordable High-Density Housing in South Africa,
The Swedish Association of Architects
Wirwachs Malmgård
Ansgariegatan 5
117 27 STOCKHOLM

3.2 ORGANISATION

3.2.1 Steering Committee

The role of the Steering Committee is to ensure the smooth running of the competition. Their responsibilities are:

- The approval of the final brief; the scope and content of the competition programme and invitation.
- The appointment of the Competition Co-ordinator and advisers to the Jury.

The respective Municipalities will run the Implementation Phase assisted by the Steering Committee to ensure that the winning schemes are implemented.

The Steering Committee consists of two representatives each from the NMMM and the BCM, the Competition Co-ordinator and two observers from Sida. They are the following persons:

NMMM: Cllr Nancy Sihlwayi
Mr Malcom Langson, Business Unit
Manager Housing and Land

BCM: Cllr Andile Ntoni
Ms Lindelwa Maneli, Project
Manager, Housing

Co-ordinator: Prof Albrecht Herholdt

Co-opted: Mr Gustaf Asplund, Urban Advisor
NMMM

Mr Tor Eriksson, Urban Advisor, BCM

3.2.2 Jury

Should any number of the Jury be unable to perform his duties, the Organisers may appoint a replacement after consulting the Steering Committee. An architect will chair the committee. The decision of the Jury will be final and binding. The members of the Jury are:

Lucien Le Grange (Architect, SA, chairman)
Mphethi Morojele (Architect, SA)
Anna-Karin Edblom (Architect, Sweden)
Ulf Ranhagen (Architect, Sweden)
Councillor Nancy Sihlwayi (NMMM)
Councillor Andile Ntoni (BCM)
Socio-economist (SA)

3.2.3 Technical assistance to jury

The Jury will have access to a non-voting Panel of Advisors. This panel will provide advice only, and will not participate in the voting or in decisions to disqualify designs.

The consultants might include a Quantity Surveyor, a Structural Engineer, an Alternative Technology Specialist and an Urban Designer.

The competitors may not consult with the advisors to the Jury. The onus is on the advisor to report any contravention in this regard to the Competition Co-ordinator at least fourteen days before the final submission dates. When a member of the Panel of Advisors must withdraw, the Competition Co-ordinator may appoint an alternative advisor after consultation with the Jury and the Steering Committee.

3.2.4 The Competition Co-operator

The role of the Competition Co-ordinator is to advise and manage the competition. The Competition Co-ordinator will, inter alia, be responsible for communication with competitors, receiving information required to compile the competition document, compilation of the documents, registration of entrants, receiving submissions, preparing submissions for adjudication, ensuring that the rules of anonymity and other matters are followed, attending to the requirements of the Jury prior to, during and after the adjudication process and any other tasks deemed necessary by the Steering Committee or the Jury, relevant to the administration and management of the competition.

3.3 COMPETITION

3.3.1 General requirements

The entries must:

- I. Communicate the key concepts for the design of the site as a whole. In addition to a siteplan(s), photograph(s) of the model(s), images of a digital model(s) and/or perspectives must illustrate this three-dimensionally. Also see 3.3.2 below.
- II. Illustrate streetscapes and communal spaces in the project.
- III. Illustrate the key spatial, formal, structural, functional and technical features of the different units.
- IV. Illustrate the external character of the various buildings.
- V. Illustrate the competitor's attitude to materials, textures and colour.
- VI. Illustrate ecological considerations.

English is the official language of the competition.

3.3.2 Drawings, sketches and photographs

Competitors may submit a maximum of three A1 size sheets. Provided that they comply with the following requirements, competitors can include any drawings they consider necessary to communicate their concept:

- I. Metric scales must be used. The scale for site plans is 1:500, for plans 1:200 and for details 1.50 or bigger.
- II. Bar scales and orientation must be indicated on all the drawing.
- III. Functions must be indicated on the drawings.
- IV. There is no limitation on the use of colour, and its use on elevations and interiors is encouraged.
- V. All drawings must be mounted on flat, white cardboard which may exceed the specified A size by no more than 10 mm all round. Rolls of drawings are not acceptable.
- VI. Competitors must also include one set of unmounted drawings reduced to A3 size.

In addition to drawings, the three A1 sheets may also contain no more than four photographs of models no larger than A5 in size. The models themselves may not be submitted. The models can also be computer-generated images and must form part of the three A1 sheets.

3.3.3 Report

Competitors must submit three copies of a (loose) report not exceeding 1 500 words in length. The report must address the key issues raised in section 3.3.1 and must provide any other information necessary by competitors to explain their concept.

3.4 AWARDS

3.4.1 The following awards will be made:

- I. Two first prizes of ZAR100,000.00 each.
- II. The Jury at their discretion will award further prize money totalling ZAR160,000.00
- III. The Jury reserves the right not to award a first prize.

3.4.2 Documentation and construction

It is the intention of the Organisers to proceed with the final design and documentation and with the construction of the project immediately. Subject to his/her compliance with the conditions herein, the authors of the first place submission will be commissioned as the architect for the projects. The respective Municipalities will enter into an agreement with the winners, in terms of the Standard Client/Architect Agreement of the SAIA for a service including the design, contract documentation, contract administration and inspection of the works, and shall be paid the published scale of fees. The ZAR100,000.00 first prize will NOT form part of the fees.

The detailed design will be completed in cooperation with the respective Municipalities and according to specific instructions, if any.

3.4.3 Report by the jury

The Jury will complete a report, which will be e-mailed to all competitors. No correspondence will be entered into regarding the result of the competition.

3.4.4 Publication of results

The results will be published in South African and Swedish architectural journals in due course.

4. TIME SCHEDULE

Phase I

Competition time	16 February – 30 April 2004
Questions and answers	
Receiving questions	01 March 2004
Answering questions	08 March 2004
Submission (in South Africa and Sweden)	30 April 2004
Jury work	10 – 14 May 2004
Prize giving ceremonies	
In NMMM	24 – 25 May 2004
In Buffalo City	27 – 28 May 2004
Publishing of winners	June 2004

Phase II

Detail design first prize(s)	31 May – 16 July 2004
Tender process	19 July – 17 Aug 2004
Construction commences	01 September 2004

Registration

In order to register as competitors, **architects** must submit the following information to housingcomp@mweb.co.za

INTERNATIONAL ARCHITECTURAL COMPETITION

Affordable High-Density Housing in the NMMM & BCM

Name(s)
Postal address
Physical address
Telephone number
Fax number
E-mail address

In order to register as competitors, **students** must submit the following information to housingcomp@mweb.co.za

INTERNATIONAL ARCHITECTURAL COMPETITION

Affordable High-Density Housing in the NMMM & BCM

Name of tertiary institution
Faculty and/or Department
Year of study
Postal address
Telephone number
Fax number
E-mail address

Entry form

Architects must provide the following information, inserted in a sealed envelope and attached to the back of a drawing:

INTERNATIONAL ARCHITECTURAL COMPETITION

Affordable High-Density Housing in the NMMM & BCM

Name(s)
Company
Professional status and affiliations (registration no)
Postal address
Physical address
Telephone number
Fax number
E-mail address
Seven digit code

Entry form: Students must provide the following information, inserted in a sealed envelope and attached to the back of a drawing:

INTERNATIONAL ARCHITECTURAL COMPETITION

Affordable High-Density Housing in the NMMM & BCM

Name(s)
Name of tertiary institution
Faculty and/or Department
Year of study
Postal address
Physical address
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Fax number
E-mail address
Seven digit code