

Hartbeespoort Waterfront

Architect brief: concept and masterplanning

8 September 2026 | Prepared by Akoma | Revision 2

Draft for partner review. Not issued for appointment or consultant reliance.

1. Purpose and appointment boundary

Prepare a phased, income-producing mixed-use concept for long-term retention, preserving future options and the client's equity. Akoma is the single coordination and instruction route. This is a **draft common brief**, suitable for partner review before equal issue to Ahmed Saber Bham and an alternate practice. It does not appoint either candidate.

Price Phase A as a fixed-fee concept assignment with explicit deliverables and two consolidated review rounds. Price later design/statutory/construction stages separately as indicative options, with no automatic continuation. State SACAP registration, named team, professional indemnity cover, mixed-use/hospitality experience, capacity, programme, exclusions, disbursements and VAT. Identify costs for additional options or redesign arising from changed constraints. Both candidates receive the same documents and written clarifications. Do not give either a commercial advantage from the client's suggestion.

2. Site information and design assumptions

The site is Portions 4, 6 and 7 of Erf 1029, Schoemansville Extension 2, Hartbeespoort, Madibeng. SG diagrams record 5.3106 ha, 3.4576 ha and 2.1208 ha respectively: 10.889 ha gross. This is not net developable area; Portion 8 road and adjoining dam land are not included.

The 8 February 2001 instrument records hotel/ancillary uses on Portion 6 and offices/professional rooms on Portion 7, with 40% coverage, 0.8 FAR and two-storey/8.5 m limits. Treat these as historical inputs, not confirmation of current rights. Parking refers to Table G; do not import Portion 3 ratios. Obtain the planner's current portion-by-portion rights and conditions schedule before certifying compliance.

Portion 4 requires a confirmed planning route. The planner's December 2025 explanation refers to the butchery and Village Mall as development of Portions 1–3; it does not confer new rights or density on Portion 4. Confirm floodline/dam setbacks, title and servitudes, road access, topography, services capacity and environmental requirements. Clearly mark missing information rather than drawing through it.

The Akoma briefing pack must include DM Report 01, the SG diagrams, the historical zoning instrument, available services/title records and the latest specialist constraints overlay. Akoma coordinates a common written clarification register for both architect candidates. Report missing inputs and their impact on fee and programme in the quotation.

3. Three required options

- **A: rights-aligned test.** Forty hotel keys on Portion 6 and 1,000 m² office/professional-room GLA on Portion 7. “Rights-aligned” means historically consistent, not currently approved. A 24-key first-phase variant must show minimum operator scale and the real savings in common infrastructure, not a simple pro-rata reduction.
- **B: low-capital/operator-led.** Test ground lease or operator-funded development and modular small professional accommodation. Show land retained, infrastructure obligations, access, future expansion and who funds each element. No rent or operator contribution is assumed until supported by terms. Do not label this financially viable without its own case.
- **C: conditional full precinct.** Test a residential/community-led Portion 4 addition and a separately located QSR/padel opportunity. Show both Portion 4 available and unavailable, with uses requiring rezoning clearly identified. Hotel, residential, offices, community and leisure economics remain separate. Mosque/community space requires a funded capital and operating allocation, not free space in a blended return.

4. Working area and accommodation schedule

Option A uses 40 keys at 60 m² gross building area per key, **2,400 m² hotel GFA** inclusive of circulation, reception, food/beverage, staff and back-of-house. Start with 32 standard keys and eight larger/family/accessibility configurations; the architect and operator must resolve the mix and statutory accessibility requirements. This is not a 60 m² bedroom assumption. Provide a room-by-room net/gross schedule and avoid double-counting shared space.

Offices comprise ten modules averaging 100 m² GLA, **1,000 m² GLA / 1,200 m² GFA**, with demountable subdivision, shared toilets/service cores and separately metered occupation. Specialist medical fit-out is excluded unless separately priced. Combined base building GFA is **3,600 m²**. A two-storey test implies approximately 1,800 m² total footprint; neither figure demonstrates that the layout fits outside constraints.

Reserve **120 on-grade bays**, initially 60 hotel, 40 office and 20 visitor/shared, at 30 m² per bay including aisles: 3,600 m² parking reservation. This is a test allocation, not Table G compliance; traffic/parking assessment must check simultaneous hotel, restaurant, office and event peaks, accessible bays, loading and emergency access. No shared-parking reduction without evidence. Coverage, FAR, setbacks, floodline and parking must be calculated separately for each portion.

5. Design requirements and deliverables

- One evidence-led constraints plan at approximately 1:1,000 with cadastral lines, building lines, registered servitudes, substation, access road, topography, certified floodline/dam buffer where available and unresolved boundaries visibly marked.
- Three option masterplans at approximately 1:1,000, with concept sections and representative building layouts at 1:200 or an agreed readable scale. Show public/private thresholds, delivery/emergency circulation, pedestrian safety and independently operable phases.
- A portion-by-portion schedule of site area, exclusions, building footprint, GFA, GLA, keys/units, coverage/FAR, parking, open space and infrastructure demand assumptions. Reconcile every numerical model quantity to this schedule.
- Separate hotel guest and servicing routes; quieter accommodation protected from QSR queues, padel/event noise and loading. Preserve a possible mall-facing commercial opportunity without assuming an access permit or franchise lease.
- Waterfront visual amenity, shading and pedestrian space entirely within verified rights. Do not count adjoining water-authority land, swimming, watersports or off-site boardwalk works in the base.
- Passive shading, daylight, efficient hot-water/air-conditioning concepts, water balance, reuse opportunities and resilience allowances, coordinated with specialists. No EDGE/SANS certification or quantified savings claims without verification.
- Phasing drawings showing which infrastructure is common, what must be paid for first, future tie-ins and whether each phase works if later phases never happen.
- QS-ready elemental descriptions: finishes, structural approach, FF&E boundary, typical tenant fit-out, parking/site works and excluded abnormal works. Provide PDF plus editable DWG/IFC where applicable and XLSX/CSV area schedules. Akoma must have a clear licence to use the paid-for design for the project.
- One briefing workshop, one options workshop, one preferred-concept presentation and two consolidated review rounds. Record assumptions, changes and unresolved decisions at each issue.

Acceptance is a measurable, costable, conditional concept and a clear comparison, not photorealism or maximum floor area. Do not progress detailed design or statutory submission under Phase A without written scope and authority.