

BRUMA

Bruma is situated 18km away from Sandton City which houses the Johannesburg Stock Exchange and 10km from Johannesburg International Airport.

To get mixed-use three Precinct facelift

90°

- retail
- commercial office
- residential
- transport
- entertainment
- flea market
- restaurants
- tourism

The project is aimed at attracting economic and tourism opportunities while at the same time upgrading and improving the surrounding area. The development is anticipated to yield 10 000m² residential floor space, 12 000 m² retail floor space and 40 000 m² commercial office use.

The project entails the redevelopment of three parcels of land in and-around the famous Bruma Lake. The developments to be called Settler's View (6ha), Settlers Park (1.4ha) and Gateway Park (3ha) are to be developed as three mixed use urban precincts – offering a variety of residential options, office space, retail, transport and entertainment facilities.



Settler's View Precinct

The Settlers' View Precinct encompasses the Bruma Central-East Business District and includes the area from Oppenheimer Avenue (South), Allum Road (West), Vernon Road (East) to the Jukskei River (North). The famous Bruma Flea Market is situated to the west of the site.

The draft Urban Design Framework includes clusters of medium to high density residential development (designed as separate development entities, albeit in a similar architectural style: Contemporary South African) along the river. The Framework also proposes specific measures towards the integration, active use and management of the urban-natural interface. The section of the site along Oppenheimer Avenue accommodates mostly office use, directed towards a "piazza", which forms a direct interface with the existing hotel (outside the site). Provision is made for restaurants and tourism orientated retail around the piazza. The estimated development cost is R0.5 Billion.



Settler's Park Precinct

The other parcel of land is located between the R21 highway (links the Johannesburg International airport with the Johannesburg Central Business District) and the parking areas of the popular Eastgate Shopping Centre the Settlers' Park Precinct, currently only accommodates a historical statue (remainder vacant). Proposals include the development of a lifestyle centre. The development will encompass mixed land use and the Precinct will offer a combination of commercial, tourism and entertainment facilities in support of South African heritage. The 7500m² development floor area will house both a double storey and a single storey pavilion.



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Gateway Park Precinct

The Gateway Park is situated south of Marcia Street East of Queen and North of the Bruma Lake and Courtyard Hotel. "China City" complex and parking garage is situated to the east.

The site is currently vacant and will be developed as a commercial and cultural gateway with the following components.

- 2000m² retail floor space
- Open air auditorium
- Tourism/Entertainment
- Open amphitheatre
- Art Gallery
- Marina
- Picnic Park



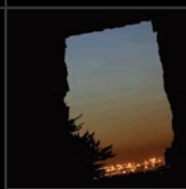
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