

# RANDBURG CIVIC PRECINCT & HILLTOP DEVELOPMENT

Spec sheet

Randburg Civic & the Hilltop Precinct is situated 10km away from Sandton City which houses the Johannesburg Stock Exchange and 50km from Johannesburg International Airport.

90°

- mixed-use
- civic
- transport
- informal trading
- public open space
- residential
- offices



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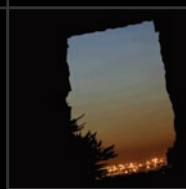
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The rejuvenation of Randburg is a Mayoral Project.

## 1. Randburg Civic Precinct

### Context

The Civic Precinct is located on a triangular-shaped site on the eastern side of the Randburg Central Business District (CBD).

It is bounded by Jan Smuts Avenue to the east, Hendrik Verwoerd Drive to the west and Selkirk Avenue to the south.

The site is approximately 8ha in extent and slopes southwards down from Jan Smuts/ Hendrik Verwoerd apex.

### The Concept

The aim is to create a mixed-use Precinct offering civic, transport and informal trading facilities, public open space and housing. The civic functions and public open space form the core of the site and link the northern and southern sections of it via a central pedestrian spine. Transport (parking and a taxi rank) and trader's market have been located either side of the core to generate movement and activity along the closed section of Hendrik Verwoerd Drive as well as along Jan Smuts Avenue. This configuration limits vehicular traffic to the site perimeter and creates a pedestrian dominated core.

### Land Use

The reconfiguration of the Urban Design Framework illustrates how a campus-like environment has been created for the Civic Precinct and how it links to its surroundings. Civic functions are consolidated centrally, housing is provided along the southern edge and transport and traders markets are located on the eastern and western edges.

### Details concerning the Properties

Locality of the properties

The properties are situated at the intersection of Hendrik Verwoerd Drive and Jan Smuts Avenue, between the suburbs of Blairgowrie, Ferndale and Bordeaux and forms part of the old Randburg Civic Precinct where the Randburg Municipal Offices were located.

### Size of the properties

Portion 162 is 4,2827ha in extent.

Re/119 is 3,7123ha in extent.

Erven 34-50 Blairgowrie +-1,8ha in extent

### Surrounding land uses

The properties are surrounded by residential developments, offices and retail outlets.

### Existing use of the properties

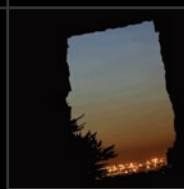
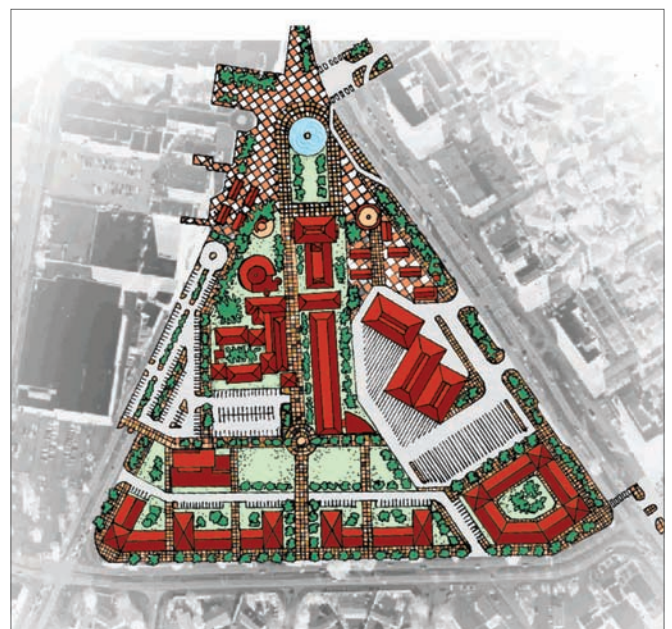
The properties are currently developed with offices, a public transport facility and informal retail trading activities.

### Estimated Development Cost

Housing component: R100 000 000,00

Civic Component: R150 000 000,00

Commercial component: R100 000 000,00



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## 2. Randburg Hilltop Development

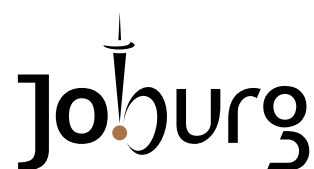
The rejuvenation of Randburg is a Mayoral Project.

- The site is located at the intersection of Hendrik Verwoerd Drive and Jan Smuts Avenue. Due to the visibility and accessibility of the site, it is regarded as one of the prime sites in the Randburg Central Business District (CBD). Being Council owned land, the opportunity exists to utilise the development of the site to play a catalyst role in the revitalisation of the CBD core and to create a strong and dominant landmark.
- High-density residential developments will complement the office sector as a long-term driver for revitalisation of the CBD. A strong city core residential sector will increase the demand for local services and bring nightlife back to the CBD core. Higher density housing of between 3 and 8 storeys has been accepted as a spatial intervention. The Randburg CBD Economic Activity Analysis (2003) indicated that a high demand for rental units for young executives working in areas such as Rosebank and Bryanston exist. It was also established that 58,1% of office and 53% of shop managers/owners in the CBD live in the area.
- The properties have development rights that include shops, dwelling units, residential buildings, business premises, places of instruction, institutions and social halls.
- The properties to the north abutting onto Hendrik Verwoerd Drive are already developed with various mixed use developments including shopping centres, office blocks, medical centre and motor related businesses. The site directly to the north has been developed with shops on the ground floor and offices on upper floors. The site directly to the west is developed with shops on the ground floor and flats on upper floors. The erven to the south abutting onto June and Jan Smuts venue are also developed with mixed-use developments.
- The City Council in January 2005 approved an Urban Design Framework for the Business District which will address many issues, including grime, crime and congestion. The three-year project will cost R40 million. The aim is to revitalise the Randburg CBD and market the place as safe and clean, in order to attract new investments. The revival is expected to reduce vacancy rates, increase the value of property and create 4000 jobs.



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<b>Extent</b>	Erven 17 – 22 Bordeaux: 5136m <sup>2</sup> Erven 744 and RE/745 Ferndale: 6593m <sup>2</sup> Portion of Hilltop Street being closed in terms of the Local Government Ordinance, 17 of 1939: 1553m <sup>2</sup> TOTAL: 13 282m <sup>2</sup>
<b>Zoning</b>	“Business 2” in terms of the Randburg Town Planning Scheme 1976, including shops, a dwelling unit, residential buildings, business premises, places of instruction, institutions and social halls.
<b>F.A.R</b>	3.85
<b>Coverage</b>	85% groundfloor 60% other floors
<b>Building Lines</b>	As per Scheme (6.0 metres)
<b>Height</b>	Shall not exceed 6 Storeys
<b>Access</b>	The property is located on the Hendrik Verwoerd Drive/Jan Smuts Avenue route both four-lane north-south mobility spines

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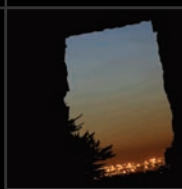
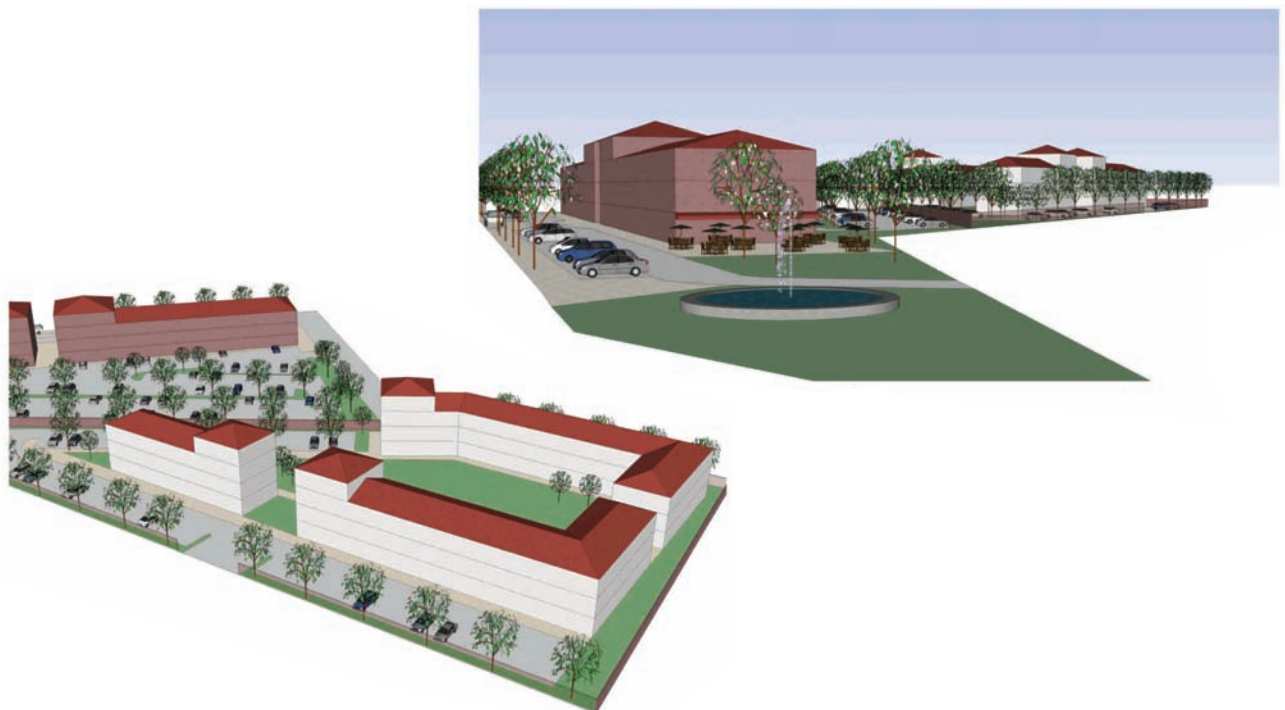
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## Randburg CBD

<b>Extent</b>	Erven 851, 853, 846 to 849 Ferndale Each erf being 4015m <sup>2</sup> totalling 24090m <sup>2</sup>
<b>Zoning</b>	Special for a hotel and ancillary conference and retail facilities and with the consent from council any other business uses
<b>FAR</b>	4
<b>Zoning Condition</b>	At least 540 free public parking spaces shall be provided on the erven
<b>Coverage</b>	85%
<b>Height</b>	30 storeys
<b>Locality</b>	Property situated at the corner of Sentrum Avenue and Oak Avenue

Erven 846, 847, 848, 849, 851, 853 Ferndale



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