

PROJECTS OF DUBRUTO URBAN PLANNING Inc.

PROJECT: ZWARTKOP EXTENSION 28

Dubruto Town & Regional Planning has lodged a township application on behalf of the owners and developers on land situated in the Zwartkop suburbs of the Centurion area of the Tshwane Metro as indicated in this report. This land is situated on land abutting and north of the John Vorster traffic interchange.

In February 2016 this application is still running. Because of the scale of the proposed developments and because it is the same developers, Zwartkop x28 is extraordinary interlinked with the Symbio City project that is the redevelopment of the Centurion Lake into office and retail development. (See report on the project for Symbio City elsewhere on this website) Because of several reasons both the Symbio City projects as well as the Zwartkop x28 application is expected to make considerable progress in 2016.

Background

After many years where the municipality's advisors and consultants were convinced that the Metro's economic future and resources have to be exclusively concentrated in its far northern areas, it has finally dawned upon them that enormous potential for market driven growth lies in the south of Tshwane Metro that is not interchangeable with places in the north. In fact that the southern areas are capable to become Tshwane Metro's foothold into the global economic markets and that these advantages are also for all Tshwane residents.

A few years ago the in-house spatial planning process of the Tshwane Metro became increasingly sophisticated up to a point where a breakthrough in planning thought was achieved. In the years immediately after 2000 the initial promise of a development and investment driven planning process was replaced by the traditional land use control model of development planning. That approach to planning took the Pretoria CBD as the dominating urban node of the city and relegate all other areas as suburban waste land within the urban sprawl concept. Surrounding suburbs had to be contained within a certain low level development framework and land use management.

The dawning of the general concept of the Gauteng province as a "megapolitan urban area" or "urban region" inspired municipal planning thought to again embrace the basic approach of the ± 2000 municipal spatial frameworks (Greater Pretoria Metro Council). These plans accepted – inter alia - principles regarding the placing or boosting of urban nodes on places of high accessibility (mostly corridors) on the total movement system of the sprawled metropolitan area and surrounding megalopolis of Gauteng.

With the arrival of the Gautrain it brought an immense awareness of the value of the Gautrain as a development corridor between the CBD's of Tshwane (Pretoria) and Johannesburg. Within this corridor places like Centurion Mall area, Midrand, Sandton, etc. suddenly became hugely important areas with ensured long term high accessibility to places of job opportunities, etc. It is foreseen that the freeways, roads and streets of the economic advanced northern Gauteng sub region will soon fall into total traffic gridlock in regard to the use of private vehicles. Urban nodes like the Centurion Mall area, Sandton, Rosebank, Rhodesfield, etc. together with the newly planned extension of the Gautrain to Menlyn node in eastern Pretoria, Irene, Samrand, Cosmo, etc. will become excellent post-industrial urban centres of new economic growth - but on a scale much bigger than before. (See graphic for newly planned

Gautrain rail line and stations) At present, buildings of 5 to 6 storeys are being built in Menlyn Pretoria and Sandton and Midrand in place of the standard 2 storey developments of the past. Several tower blocks of 12 – 20 storeys are being planned in Midrand and Centurion at the time of writing this article which is 5 February 2016.

Zwartkop x28 and Symbio City are being planned for 44 – 110 storeys respectively.

The application of Zwartkop extension 28 is for:

A “**Special**” **zoning** for Offices, Commercial use, Place of refreshment, Hotel, Private Fitness Centre, Shops limited to a total of 2900m² GLA, Private medical facilities, Retail industry limited to a total of 3000m² GLA, Helipad, Car wash, ATM, Communication mast, Advertising wraps.

With consent of the municipality the following uses can be granted: Institution, Medical consulting rooms, Place of amusement, Place of child care, Place of instruction, Special use, Theatre, increase of GLA of uses permitted.

Retail Industry means:

Means land and buildings used for Catering, a confectionary, dress-making, and tailoring, engraving, instant printing and copying, jewellery manufacturing, photographic processing, picture framing, and screen printing; as well as the servicing and repair of air conditioners, audio equipment, basket ware and cane furniture, canvass goods and tents, bicycles, electronic equipment, domestic equipment, leather-works and shoes, office equipment, television and video equipment, upholstery, watches, weighing machines and window blinds.

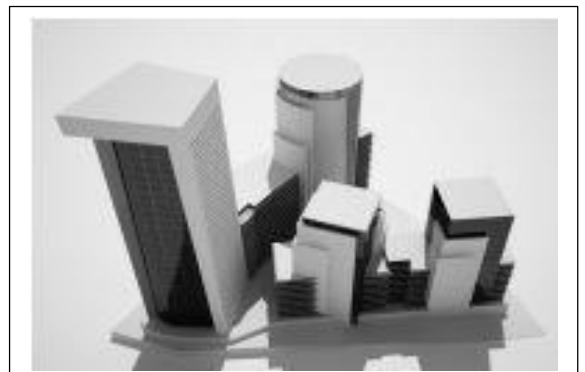
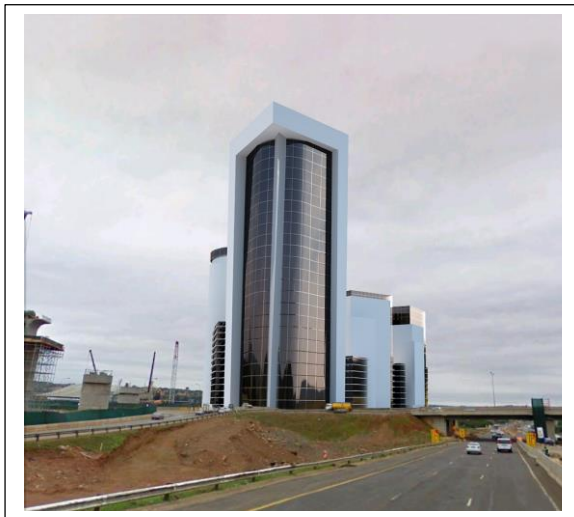
Coverage	80% Parking garages will be 3 storeys above surface. Parking garage on ground level will have 80% coverage. Parking garage on first floor will cover 68%. Parking garage on third floor will cover 65%. Basement parking will be 100% of the site. The buildings emerging above the parking garage will not exceed 50% coverage of the total site. Coverage can be increased with permission of the municipality.
Height	44 storeys - 200 meters high which can be increased with consent of the municipality (and other relevant authorities)
Floor space ratio	8,5 but can be increased with consent of the municipality. A maximum of 195 000m ² GLA is allowed which can be increased with consent of the municipality.
Parking	Parking will be in huge basement area and 3 floors above ground.

The transport system for the development is being interlinked with the Symbio City redevelopment of the Centurion Lake as well as certain new extensions planned for the existing Centurion Mall area. It is planned to transform the present private vehicle street based system to a transit system. This will include a Private Rapid Transport system to interlink the Gautrain Station, the Symbio City developments, Centurion Mall area and Zwartkop x28 development. It is planned that this initial PRT system will be extended to cover most of the Centurion Metro Node eventually. It is seen as a final destination system from and to modal distribution points like the station, bus terminus and stops, taxi ranks, central and onsite parking garages, etc. to retail centres, offices, open space facilities, etc.

A PRT system is not a public transport system but a dedicated electrified private transport system running on its own rail away from existing streets.

Because the development of Zwartkop x28 is so interlinked with that of Symbio City development of the project will commence as soon as certain aspects of transport, height of buildings, etc. are resolved with the municipality and other applicable authorities.

Locality and profile of Zwartkop x28



The PRT sysstem could look like this:



Alternative rail system

The Concept of Symbio City and Zwartkop x28 (See article on Symbio City elsewhere on website)



New Extensions and new stations of Gauteng Rail

