

## **New R600 million mall for Pretoria East**

In Pretoria East, a new shopping centre, 'Savannah Mall', is being developed on the corner of Solomon Mahlangu Drive and Bronkhorstspuit Road (R104). Strategically positioned within one kilometre of the N4 highway, the 66,025sqm mall is being developed by Group Five Property Developments at an investment of close to R600 million.

JHI Properties will market the retail space. Says Romy Altmann, retail broker for JHI Properties, "Work is expected to commence on site in early 2014, with completion anticipated around April 2015."

Comments Simon Thirsk, development manager for Group Five Property Developments, "This new retail development will connect these communities along the key M10 / Solomon Mahlangu development corridor as the Tshwane metropole expands in this north-east direction. The mall is situated on the banks of the Pienaarsriver - taking into account the existing river flood-lines - and in close proximity to the historic Samn Marks Museum situated across the river.

"It will be a significant retail anchor for the communities of Nellmapius and Mamelodi to the north and Silver Lakes to the south. It will also provide much needed shopping facilities to those living in the immediate surrounds - including Bronkhorstspuit and the planned, sizeable residential communities of Savannah Country Estates and the Africa Renaissance Lifestyle Estate.

"Considerably reducing travel times to a first-class retail experience and providing an appealing social interaction space for shopping, dining and lounging, we believe the new mall will complement and also considerably enhance the quality of life for many local residents," says Thirsk.

### **First phase offers 38,000sqm**

Says Kieron van Rooyen, retail broker for JHI Properties, "Comprising 38,000sqm in the first phase, the single level mall will cater for the upmarket and the aspirational requirements of a variety of shoppers. The project has met with a very positive response in the marketplace, with firm interest from major retailers as well as banks, restaurants, fast food outlets and clothing stores, among others. The intention is for a major food anchor to be located at either end of the mall, with two department stores as further strategic anchors. The overall design will create a relaxed and easy navigable environment with strategically placed anchor tenants and ease of access from four entry points to different merchandising areas of the shopping mall."

Adds Thirsk, "The mall will be developed in a complementary fashion, taking into consideration current best practices in retail design and sustainable site and building design. With this in mind, the centre is placed adjacent to the two major north-south and east-west transport routes with the majority of the surface parking area located behind the centre.

"The building will create more of an 'urban edge' than in traditional suburban shopping centre developments with vast parking areas fronting the development. The incorporation of a mass transit commuter facility will provide easy access for a broad range of potential retail clientele and contribute to the sustainability of the centre, while minimising the overall parking demand," he says.

### **Natural daylight, Green Standards**

Boogertman and Partners Architects describe the architecture of the mall as inspired by the aesthetic appeal of both the modern-day and sweeping landscape of the Highveld. The exterior is light, bright and transparent with the focus on the retail offerings. Special attention is paid to important thresholds and entrance points as key areas of transition between the exterior and interior.

The interior mall will be illuminated by indirect natural daylight wherever possible to minimise the impact on resources, while efficient, state of the art heating, ventilation and air conditioning systems in line with Green Building Standards will contribute to the comfort of shoppers.

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