



Kopanong upliftment

RESIDENTS AND COMMUTERS in Hammanskraal can soon look forward to the opening of a new 3 400 m² Shoprite store, upgraded taxi rank and informal trader's area

The Shoprite is being developed by Redefine Properties at a capital cost of R36-million. Mike Ruttell, Group Property Development Manager for Redefine, says he believes the new additions will add value to the node and provide shoppers with a convenient and value-for-money option. Visitors will have the choice of shopping at either the Spar, which is the current anchor tenant of the existing Kopanong Centre, or the new Shoprite which will be located adjacent to the Centre.

"To create a better and more centralised rank for the taxis, we have also demolished the old Taxi Junction Building. To accommodate these changes, we are diverting Douglas Rens Road and

building a new road to allow easier access to the Centre," says Ruttell.

The Centre will also offer shoppers a new Shoprite Liquor shop, subject to the liquor license being approved, and a handy takeaway Fish & Chip Co.

"We believe we now have all the ingredients to ensure we have a really strong retail node in Hammanskraal. Convenience and value for money are two critical success factors for any retail centre and we have now managed to get this mix correct."

Philip van der Merwe, general manager Properties for Shoprite endorses this view. "We are delighted to be joining Redefine in Hammanskraal and believe the commuter traffic to the node, coupled with talk of the re-opening of the nearby train station, will all create a strong trading hub for Kopanong." ■

Meadowview Business Estate grows

Intaprop is developing the R600-million head office for leading direct pharmaceutical distributor UTi Pharma at the fast-growing Meadowview Business Estate in Linbro Park, Johannesburg.

THE 50 HECTARE ESTATE lies adjacent to the N3 highway and R25 Modderfontein Road at the London Road interchange.

"At build-out, Meadowview will be able to accommodate 250 000 m² of development, making it a significant and high-profile commercial precinct in northern Johannesburg," says Intaprop director Hugo Stroud. "Intaprop will develop in phases on a demand-led basis."

Intaprop, a private property development and investment enterprise, has a successful track record in corporate property development, and their long list of high-profile developments of scale include the 47 000 m² Vaal Mall in Vanderbijlpark, the 30 000 m² Willowbridge Centre in Cape Town, in addition to corporate head offices for the likes of Kagiso, Microsoft, Tiger Brands and Standard Bank.

At Meadowview the land is zoned for industrial warehousing and

office uses, with opportunities for development ranging from 5 000 m² to 20 000 m². Larger parcels of land are however available on request, as in the case of UTi Pharma which will develop its state-of-the-art facility on 61 000 m² of land.

"The project includes 6 000 m² of offices and a 28 000 m² warehouse," explains Stroud. "The new warehouse will increase UTi Pharma's distribution capacity threefold, making use of automated picking technologies, operating in conjunction with a Highbay warehouse."

Built to client specifications, the development will feature exceptional security, emergency power and ample parking.

Security will include separate access-controlled entrances for staff and commercial traffic; pedestrian turnstiles for commuters using taxis and buses; and access controlled entrances using biometrics for the warehouse and offices.

The facility also includes various sustainable and energy efficient elements such as rain water harvesting, reverse cycle heat-pump chillers, and the Cristopia Energy System which is a unique technology for thermal energy storage, specifically created for the air conditioning and industrial refrigeration of commercial and business sectors and consists of shifting electricity consumption from peak hours to off-peak hours and reducing the installed electrical capacity.

For employees and visitors, there will be 400 parking bays and more than half will be covered.

Backup power will be provided by an emergency generator to protect computer systems and critical warehouse hardware.

Meadowview Business Estate is designed to meet the needs to businesses in high value logistics and distribution; FMCG; pharmaceutical manufacturing; the high-tech sector; and call centres.

In addition to the opportunity for highway frontage, Meadowview offers the additional locational advantage of being close to the Gautrain and the Greenstone retail precinct. ■

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