

# Upcoming projects

## Holocaust & Genocide Centre

Johannesburg is the latest South African city to develop a Holocaust and Genocide Centre. It was conceptualised as a place of remembrance, learning and contemplation of the history of the Holocaust and the Rwandan genocide. The project is being funded entirely by charitable donations in association with the City of Johannesburg, which made the prominent site on Jan Smuts Avenue across the road from the Westcliff Hotel available for this purpose.

Designed by Lewis Levin, the architectural language and aesthetic of the building has clearly been carefully considered. "It is important that this building is humble yet respectful, austere yet contemplative. And it is important that children are able to relate to it," says Levin.

The split-level centre with basement parking for around 50 vehicles comprises two buildings connected by a bridging structure and public areas. The first level includes the foyer, a number of auditorium spaces that will be used for orientation and seminars, an exhibition space that will take visitors through a route from general racism and the South African experience to survivor accounts, a memorial courtyard and an exhibition on the Rwandan genocide, as well as an area dedicated to issues we face today, such as xenophobia. The second floor houses administration offices, a temporary exhibition space/lecture hall and a resource centre.



## Lanseria Corporate Estate

A brand new 90-hectare corporate estate which includes over 160 stands zoned for industrial purposes, including offices and warehousing alongside Lanseria airport, is set to meet the needs of investors and industrial business owners who want a permanent stake in one of Gauteng's fastest growing nodes. This carefully planned estate is an integrated and sustainable development by an investment consortium including Efcop Capital (Pty) Ltd and New Property Ventures (Pty) Ltd, marketed by Montagu Property Group and Property Logic.

The estate enjoys excellent visibility on Malibongwe Drive (R512) between the N14 and Lanseria International Airport, and is situated in a recognised growth node which is becoming a substantial precinct serving a large catchment area. With services including perimeter walling and gatehouses already installed, Lanseria Corporate Estate will offer a secure, modern, attractive, easily accessible and eco-friendly working environment.

The Estate's operational and architectural guidelines and standards promote modern, environmentally sensitive and sustainable developments in a safe and secure business estate with attractive landscaping, proximity to labour pools and an excellent working environment. These attributes will result in sound rental returns, solid and appreciating values, productive and motivated employees, satisfied entrepreneurs and a positive on-going experience for all, including customers and visitors.



## Ridgeside Office development

The total 30 183m<sup>2</sup> construction area of the Ridgeside Office development in Umhlanga Ridge consists of a four-storey office block and a three-level parkade. According to Rankin Burger, contracts director at Grinaker-LTA Building East, the project is scheduled for completion this November.

This upmarket office complex will boast high quality finishes, and Burger says that the design of the building incorporates various features that form part of the client's goal to develop a 4-Star Green Building while meeting the specifications set out by the Green Building Council of South Africa (GBCSA).

A total of 13 601m<sup>3</sup> of concrete will be used in this construction project, along with 1 261 tons of reinforcing steel, 700 000 bricks and 58 798m<sup>2</sup> of formwork. A total of 550 piles will be sunk.

Burger says the team on site is working to an extremely tight contract duration. Adding to this is the complexity of the concrete structure, which, Burger notes, includes architectural hanger beams, intricate slab details and off-shutter concrete on a number of stair cores. There are also an additional six large steel raking columns which form a major feature of the building.

It's a challenging project, but Burger reports that Grinaker-LTA is on track, with the bulk earthworks and piling completed and the concrete structure nearing half-way. Approximately 6 500m<sup>3</sup> of concrete has been poured to date. The architects are dhk Architects.

