

# LESSONS FROM SOUTH AFRICA THE GAUTRAIN SYSTEM

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# The Gautrain System

- **82 km** rapid rail transport connection
- **10 stations**
- **24 electrostar EMU's** with four train coaches (96 train sets)
- **Terminal stations** are located at Hatfield, Sandton, ORTIA and Park
- **Train & Bus Depots** at Midrand
- It consists of three services:
  - **North-South** general passenger service
  - **East-West** general passenger service
  - Dedicated **Airport Service**
- **Integration** with the PRASA network
- **26 bus routes** (operated with 125 buses)
- **9 midibus routes** (operated by the Taxi Industry)



# The Big Question: What does the future of the Gautrain's investment model look like?



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# Samrand and Centurion have been identified for mixed-use investment

**Samrand Station**



**Centurion Station**



# Focusing on Samrand Station development- The future of the of Gautrain expansion programme

**Samrand Station**



**Centurion Station**



# Samrand Station Concept can be broken down into six phases, with a bulk of ~125 000m<sup>2</sup> and a radius of ~350m<sup>2</sup>

## The Samrand Station Concept and Design

## Bulk created



Phase	Development	SQM	Parking bays
Phase 1	<ul style="list-style-type: none"> <li>Gautrain Station</li> <li>Transit retail</li> <li>Hotel / conference</li> <li>Business hotel</li> <li>Office towers</li> <li>Offices</li> <li>Additional office block</li> <li>1x Residential block</li> </ul>	53 150	2 202
Phase 2	<ul style="list-style-type: none"> <li>Residential</li> </ul>	4 805	1 920
Phase 3	<ul style="list-style-type: none"> <li>Office</li> </ul>	26 539	1 061
Phase 4	<ul style="list-style-type: none"> <li>Convenience retail</li> </ul>	5 650	2 000
Phase 5	<ul style="list-style-type: none"> <li>Education</li> </ul>	18 000	500
Phase 6	<ul style="list-style-type: none"> <li>Office</li> </ul>	16 000	640
		<b>124 144</b>	<b>8 323</b>



# Phase 1: Sellable to the market



GMA HEAD OFFICE  
11 461 sqm

BUSINESS HOTEL  
2 584 sqm

SQUARE OFFICE TOWERS  
7 221 sqm

TRANSIT RETAIL  
2 551 sqm

SAMRAND STATION + RETAIL  
10 298 sqm

SERVICED APARTMENTS  
4 795 sqm

GAUTRAIN SQUARE CONFERENCING  
2 240 sqm

POSSIBLE ADDITIONAL OFFICE BLOCK  
12 000 sqm

PHASE 1 DEVELOPMENT - GAUTRAIN SQUARE  
53 150 sqm



# Phase 1: Samrand Station (1/2)



# Focusing on Centurion Station development- Residential and Office development

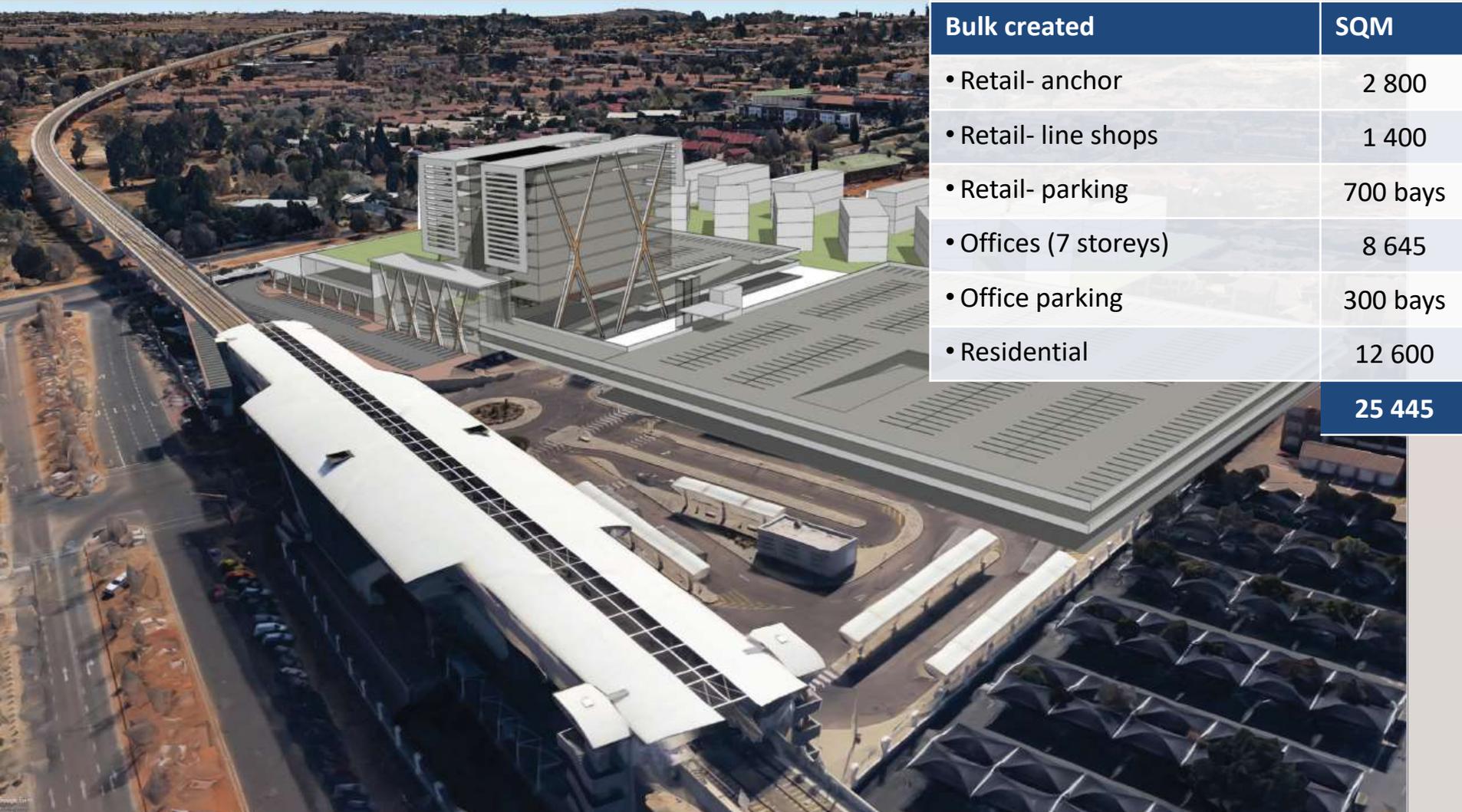
Samrand Station



Centurion Station



# Centurion Property Development: the Centurion property development will focus on commercialising ~ 24 000 Sqm of bulk



Bulk created	SQM
• Retail- anchor	2 800
• Retail- line shops	1 400
• Retail- parking	700 bays
• Offices (7 storeys)	8 645
• Office parking	300 bays
• Residential	12 600
	<b>25 445</b>

# Centurion Property Development: Focus will be placed on developing office and residential bulk (1/3)



# Centurion Property Development: Focus will be placed on developing office and residential bulk (2/3)



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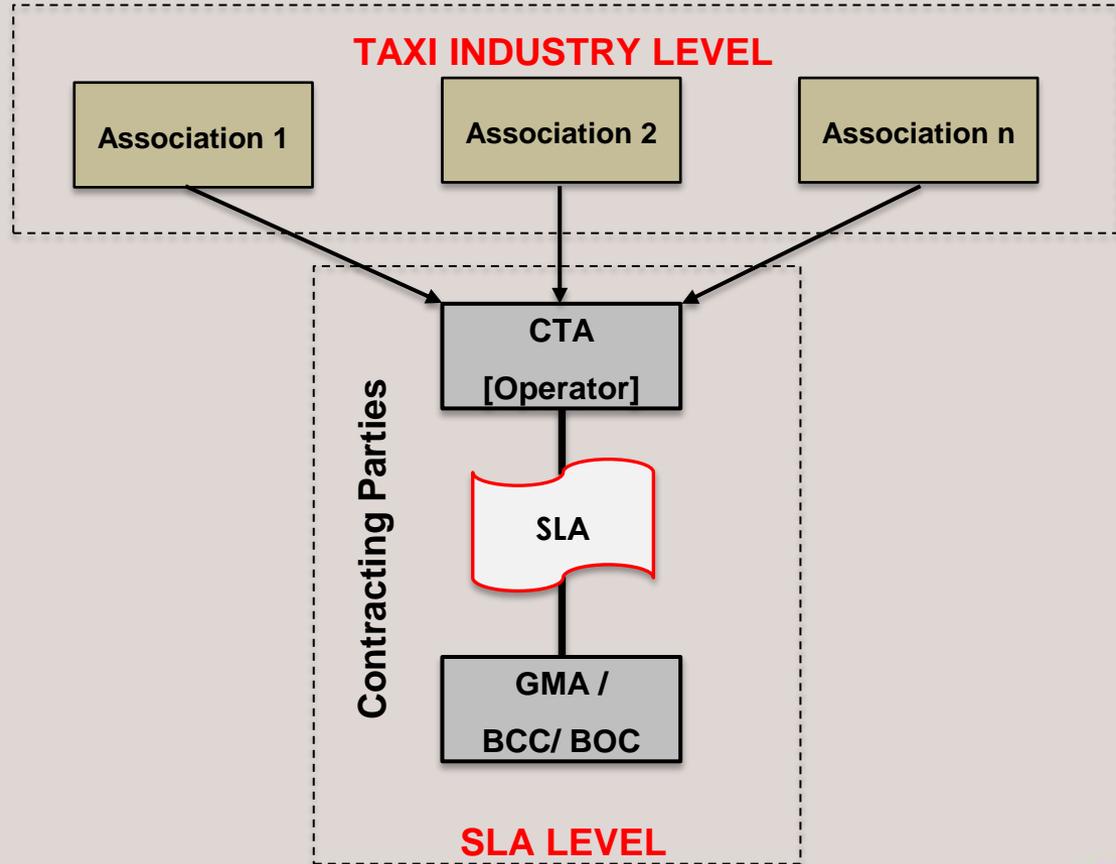
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# Partnerships



# THANK YOU

