



An artist's impressions of what Cradle City will look like once it has been developed and built.

# Cradle City is coming soon

**C**RADLE CITY, the first city planned around an airport in South Africa, is likely to be an innovative, sustainable green-driven development on 912 hectares surrounding Lanseria International Airport, north of Joburg.

This exciting mix of residential, commercial, office, retail, hotel, resort, entertainment and warehousing is being developed by Amari Land. The vision for Cradle City is to create a living environment which will provide the opportunity to live, work, play and travel, which embraces new-urban design and green building principles.

"Cradle City will be a cost-effective urban area designed to become

a healthy, thriving city over a 25-year period and beyond," said Amari's Preston Haskell.

The development will be made up of six phases, with the northern elements of the city being developed first.

The first phase, Cradle City Business Park, will be on a 79-hectare site and include a mix of some 300 000 square metres of light industrial, warehousing and distribution space – between 5 000 and 10 000 square metres of retail space – more than 140 000 square metres of office and business space and hotel developments of over 10 000 square metres. It will also include a restored wetland area. First-phase construction is expected to

be completed by the middle of 2010.

The second phase will be a mixed-use area of about 178 hectares including medium- and high-density housing, commercial and retail businesses and public facilities.

A dynamic "city centre" created in the southern area, linked with the key elements of the development, and will include a large, regional retail centre with offices, apartments and other elements for this lively urban living hub.

The total development will eventually result in 7,7 million square metres being developed. This is likely to consist of 3,2 million square metres of residential homes; 2.2 million of offices; 1.14

million of industrial space; 700 000 of retail shops and 208 000 square metres of tourism and leisure attractions with nearly 260 hectares reserved for environmental elements.

"In addition to a unique location, with Lanseria International Airport as the focus for the development with the attractions of the nearby Cradle of Humankind, we are in an extraordinary position to build a city from the start. This pro-

vides an exciting opportunity to optimise the mix of uses, facilities and amenities," said Amari director of development, Markus Kaps.

Through innovative design, the developers intend creating a city that uses 40% of the electricity of an existing city of the same size; 50% of the drinking water with 50% of the sewerage and stormwater flow; 60% of the solid waste and a mere 35% of the carbon pollution from vehicles.

