

PPPF5/2014: POLOKWANE MUNICIPALITY STUDENT ACCOMMODATION PROJECT

TECHNICAL OPTIONS & LEGAL DUE DILIGENCE



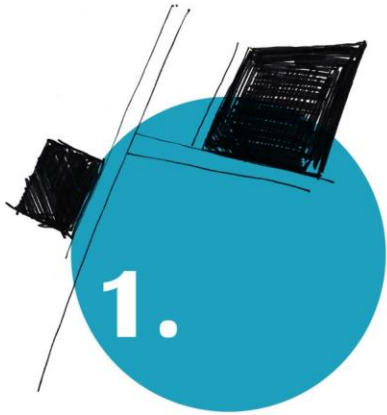
Presented by :

Transaction Advisors

Proposed Student Housing Concept
for

CITY OF
Polokwane





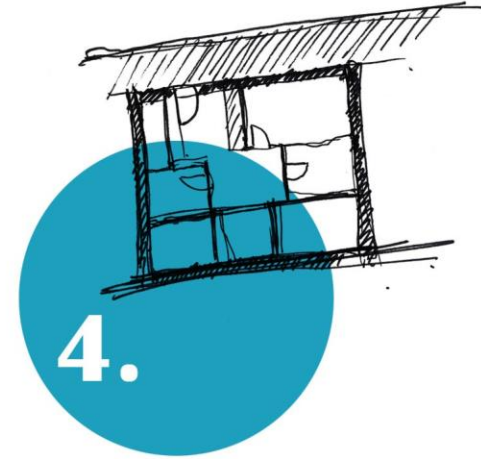
Proposed Sites



Design Concepts



Masterplan Designs



Building Designs

Proposed Sites

FET - Seshego Campus

SITE 1

- + 10 km TO FET CITY CAMPUS
- + 8 km TO TUT CAMPUS
- + 4 km TO CAPRICORN FET SHESEGO

SITE 2

- + 9km TO FET CITY CAMPUS
- + 5 km TO TUT CAMPUS
- + 5 km TO CAPRICORN FET SHESEGO

FET - City Campus

TUT Campus

Proposed Sites from TUT Campus

SITE 2

Site: ext 79 -17274
area: 1 1023 sqm

SITE 1

Site: ext 106- 20802-20821
area: 118 385 sqm



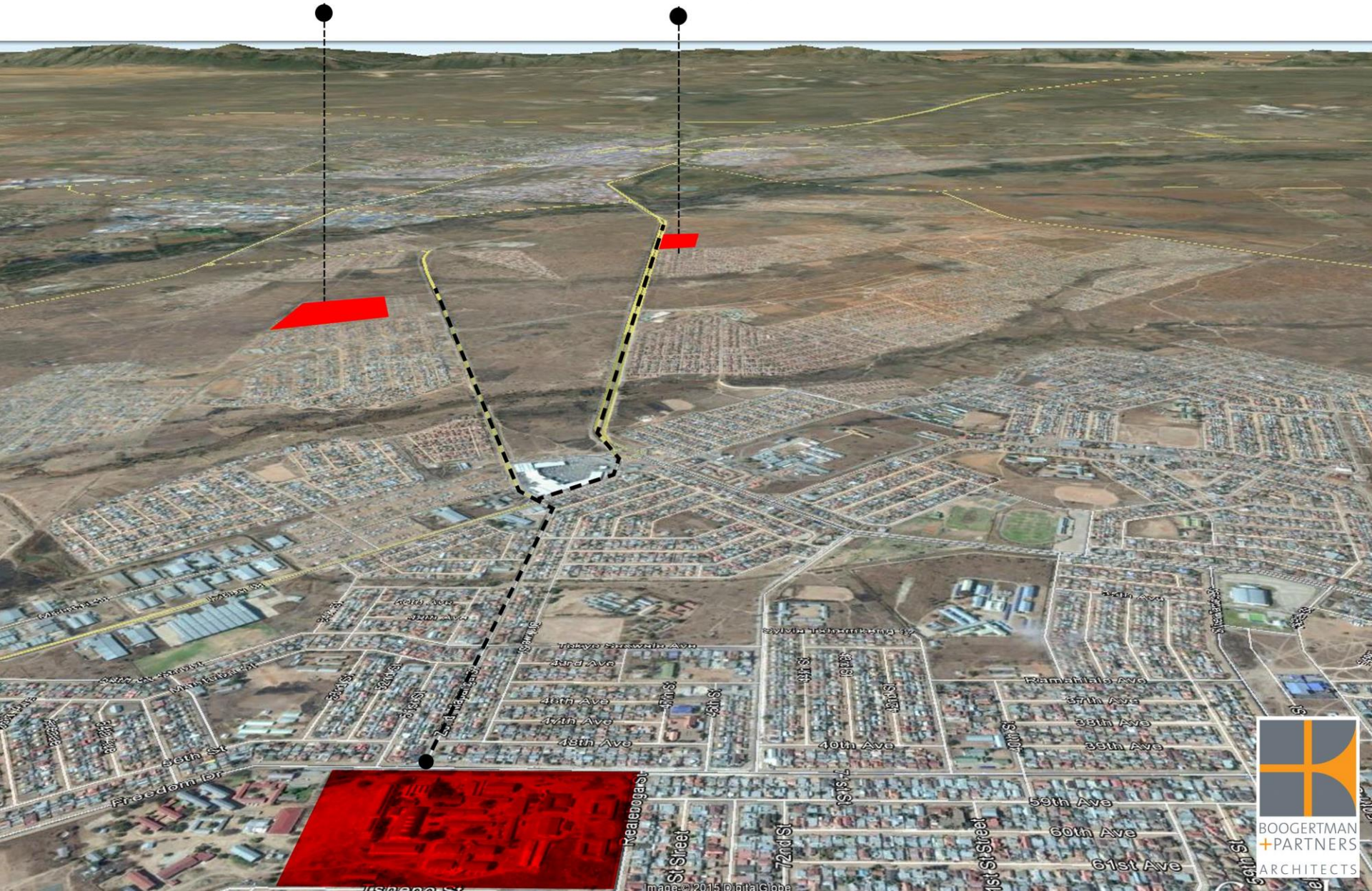
Proposed Sites from Capricorn FET Campus

SITE 1

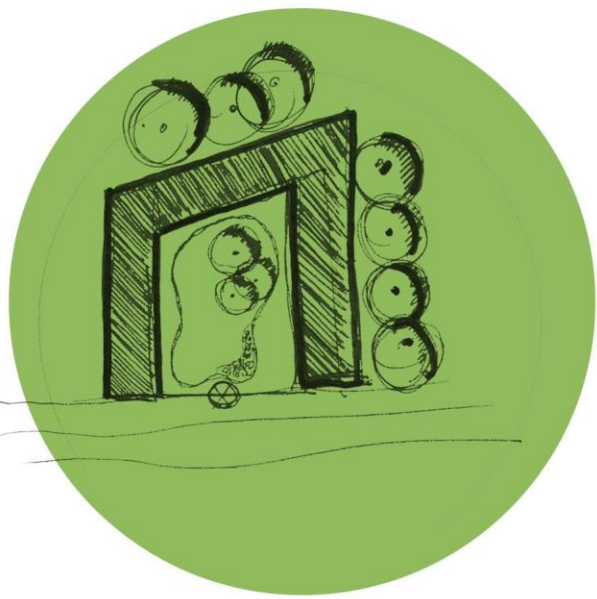
Site: ext 79 -17274
area: 1 1023 sqm

SITE 2

Site: ext 106- 20802-20821
area: 118 385 sqm

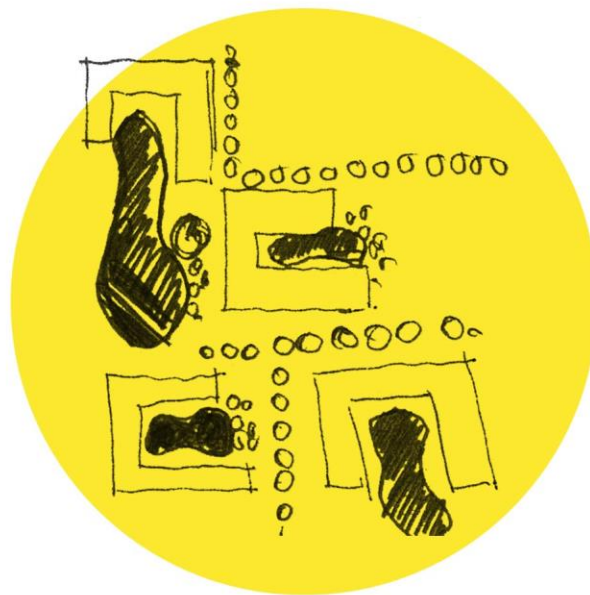
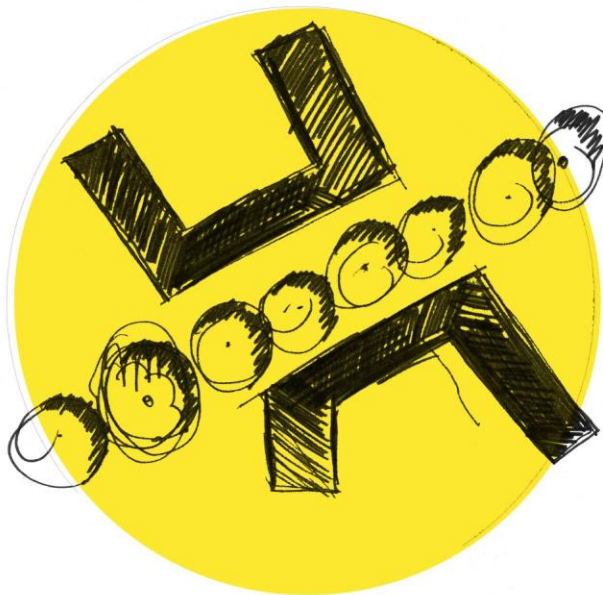


BOOGERTMAN
+PARTNERS
ARCHITECTS



Secure Green Spaces

The African space is borderless space an external space that is essential to the wellbeing of its inhabitants. Green spaces are vital amenities that encourage social interaction as well as much needed connections to the natural world. Private green spaces are provided for each building as well as more public green spaces on each site.



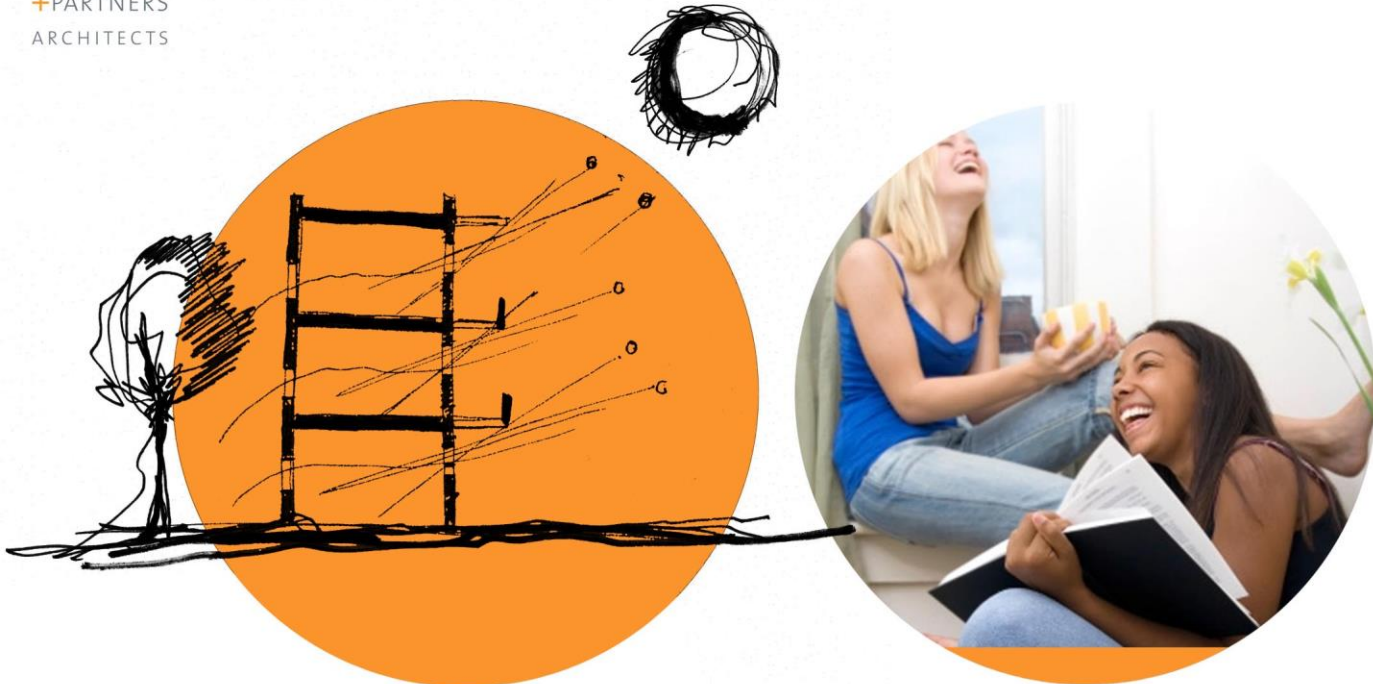
Sense of Identity

The design aims to create a sense of place that students can identify with . Each building will form a community with its unique public and private spaces. Distinct colours and names will be assigned to individual buildings to form part of their identity.

Design Concepts

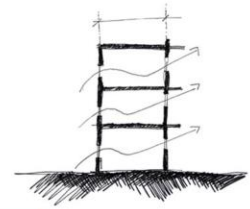


BOOGERTMAN
+PARTNERS
ARCHITECTS

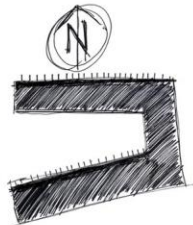


Passive Design solutions

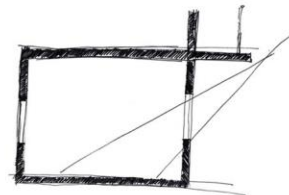
Passive design solutions are utilized to create optimal thermal comfort. Interior spaces are controlled by solar design, insulation and natural ventilation. Energy efficient design is a vital part of the concept to create optimal interior conditions as well as being environmentally responsible.



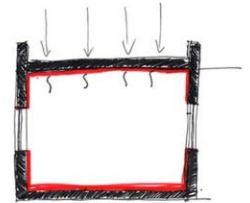
natural ventilation



Building Orientation

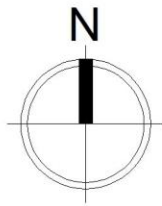


Solar design

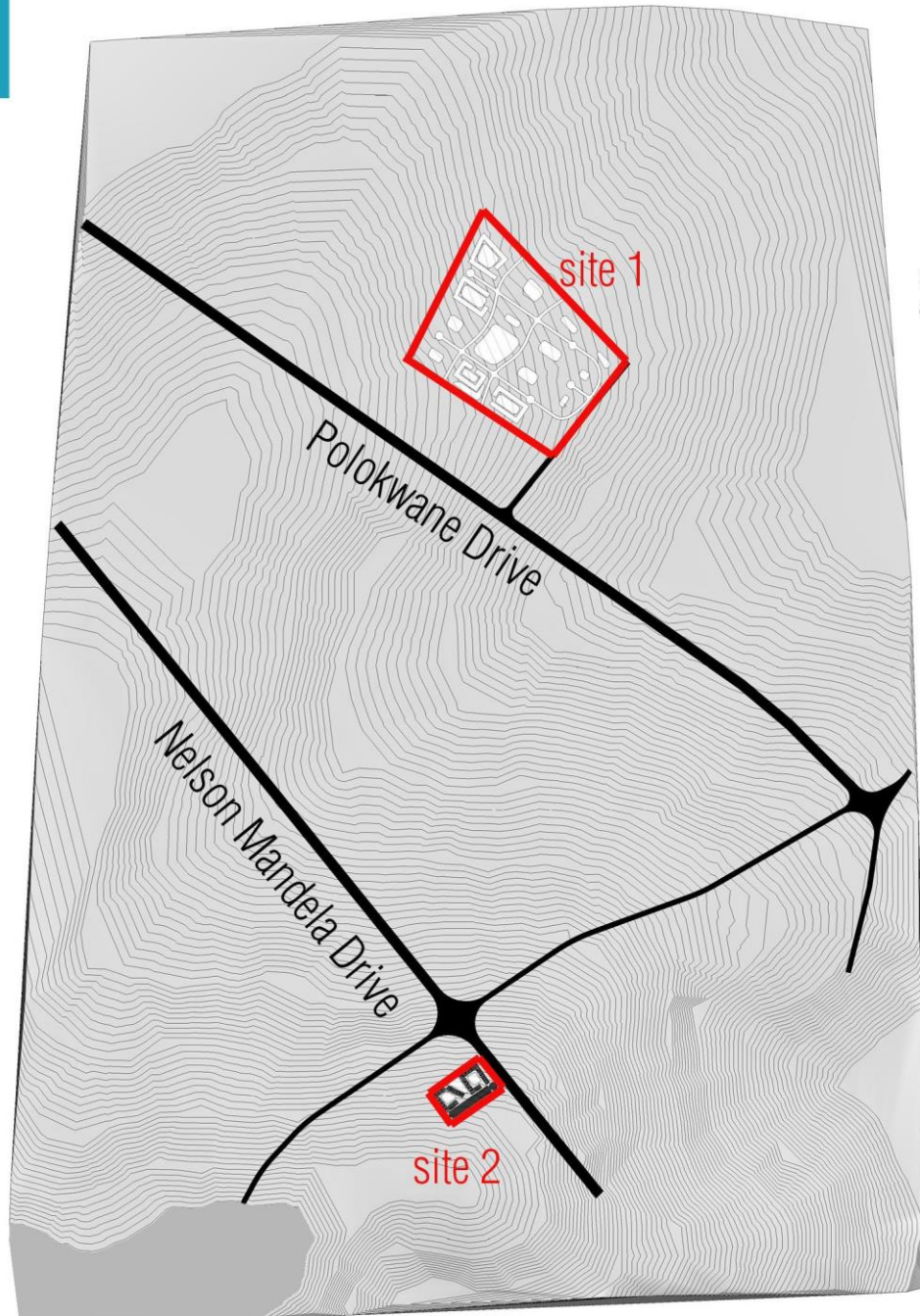


Building Insulation

Masterplan : Site Positions



Site: ext 79 -17274
area: 1 1023 sqm



Site: ext 106- 20802-20821
area: 118 385 sqm

Masterplan Site 1

- Phase 1
- Phase 2
- Phase 3
- Phase 4



Masterplan Site 1- Number of Beds

Phase 1

PHASE 1 = 980 BEDS

Phase 2

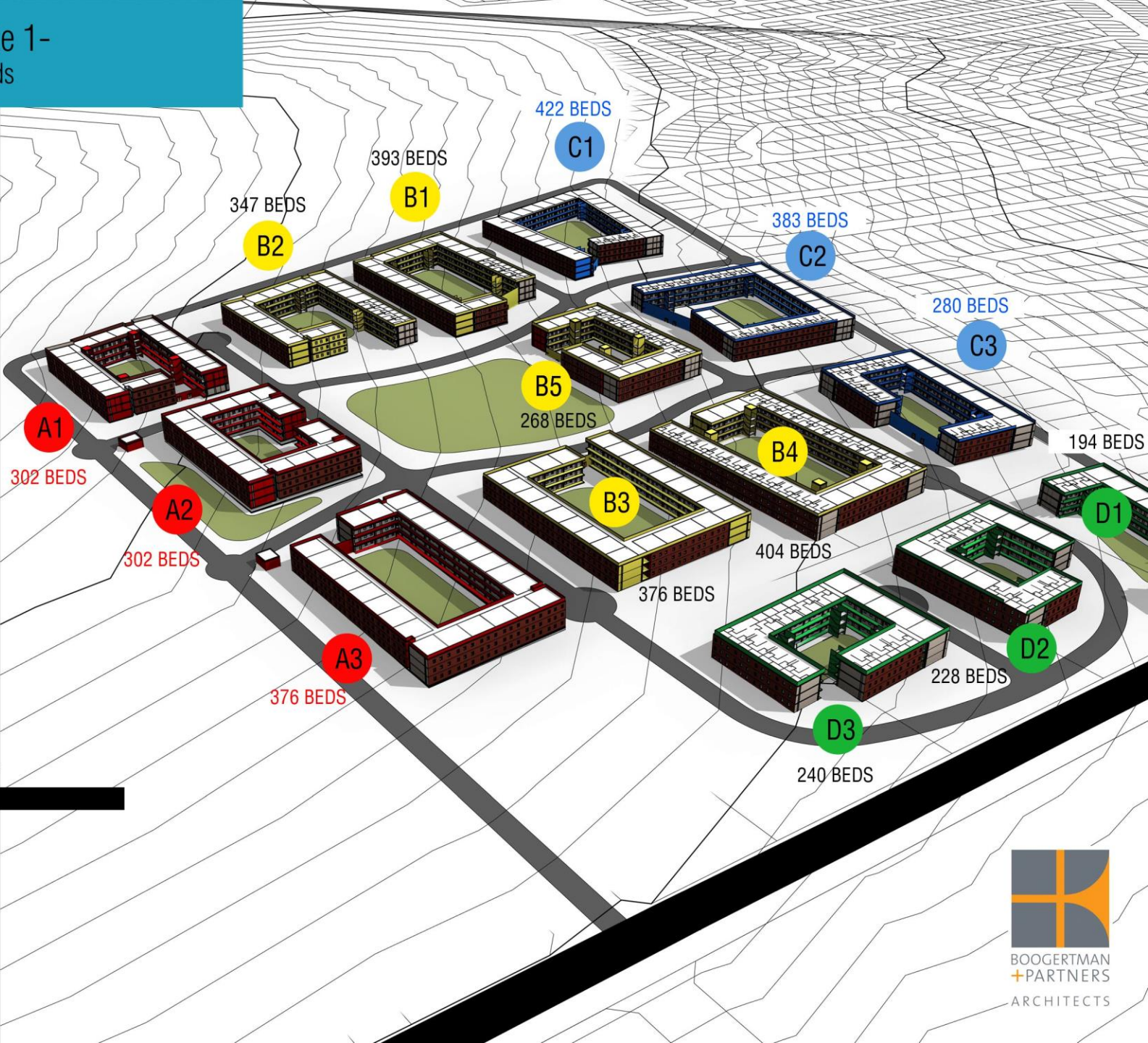
PHASE 2 = 1 788 BEDS

Phase 3

PHASE 3 = 1 085 BEDS

Phase 4

PHASE 4 = 662 BEDS



302 BEDS

302 BEDS

376 BEDS

347 BEDS

393 BEDS

268 BEDS

376 BEDS

404 BEDS

422 BEDS

383 BEDS

280 BEDS

194 BEDS

228 BEDS

240 BEDS

Total Beds Site 1 = 4 515 Beds



BOOGERTMAN
+PARTNERS
ARCHITECTS

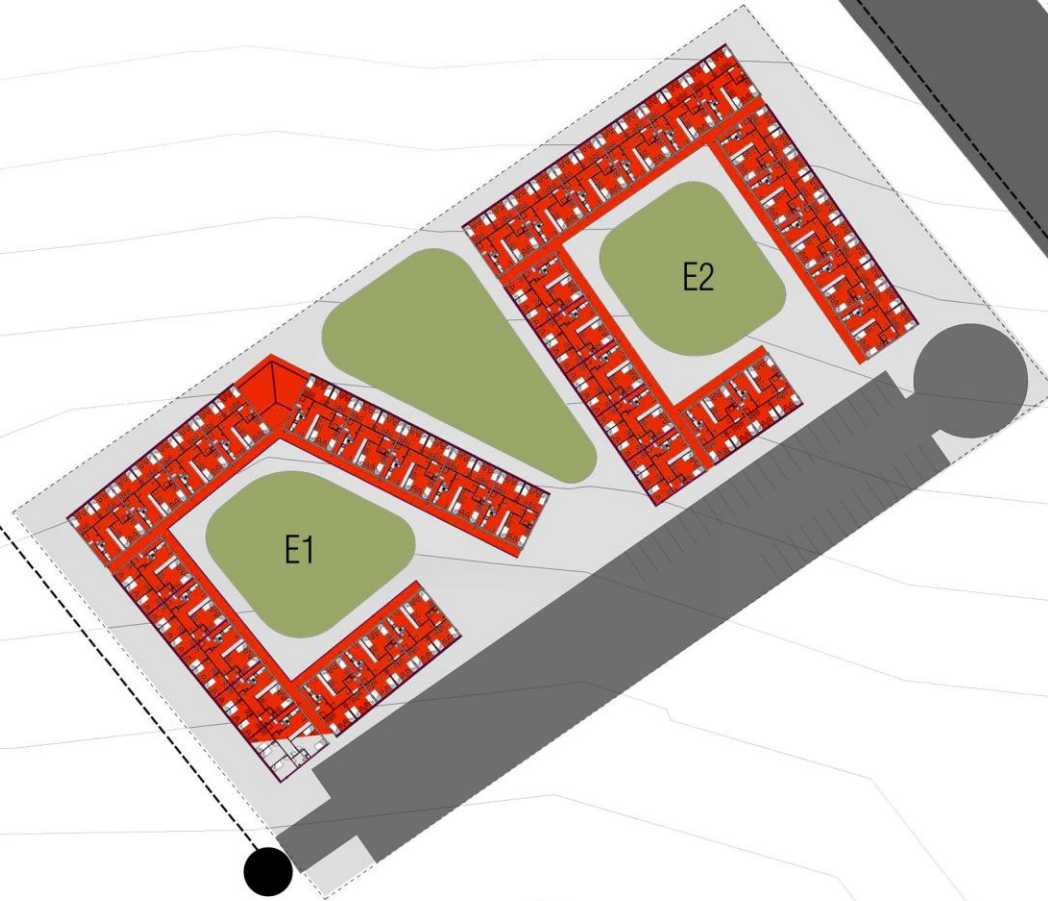
3D RENDER - SITE 1



Masterplan : Site 2

entrance off Maropeng Street

NELSON MANDELA DRIVE



Masterplan Site 2- Number of Beds



Phase 1

PHASE 1 = 519 BEDS

= 13 X POD TYPE A + 31 POD TYPE B
= 39 X SGL BEDROOMS + 106 DBL BEDROOMS
= 251 BEDS
COMMON AREAS = 518 SQM



E1

= 14 X POD TYPE A + 33 POD TYPE B
= 42 X SGL BEDROOMS + 113 DBL BEDROOMS
= 268 BEDS
COMMON AREAS = 518 SQM



E2

MAROPENG STREET

NELSON MANDELA DRIVE



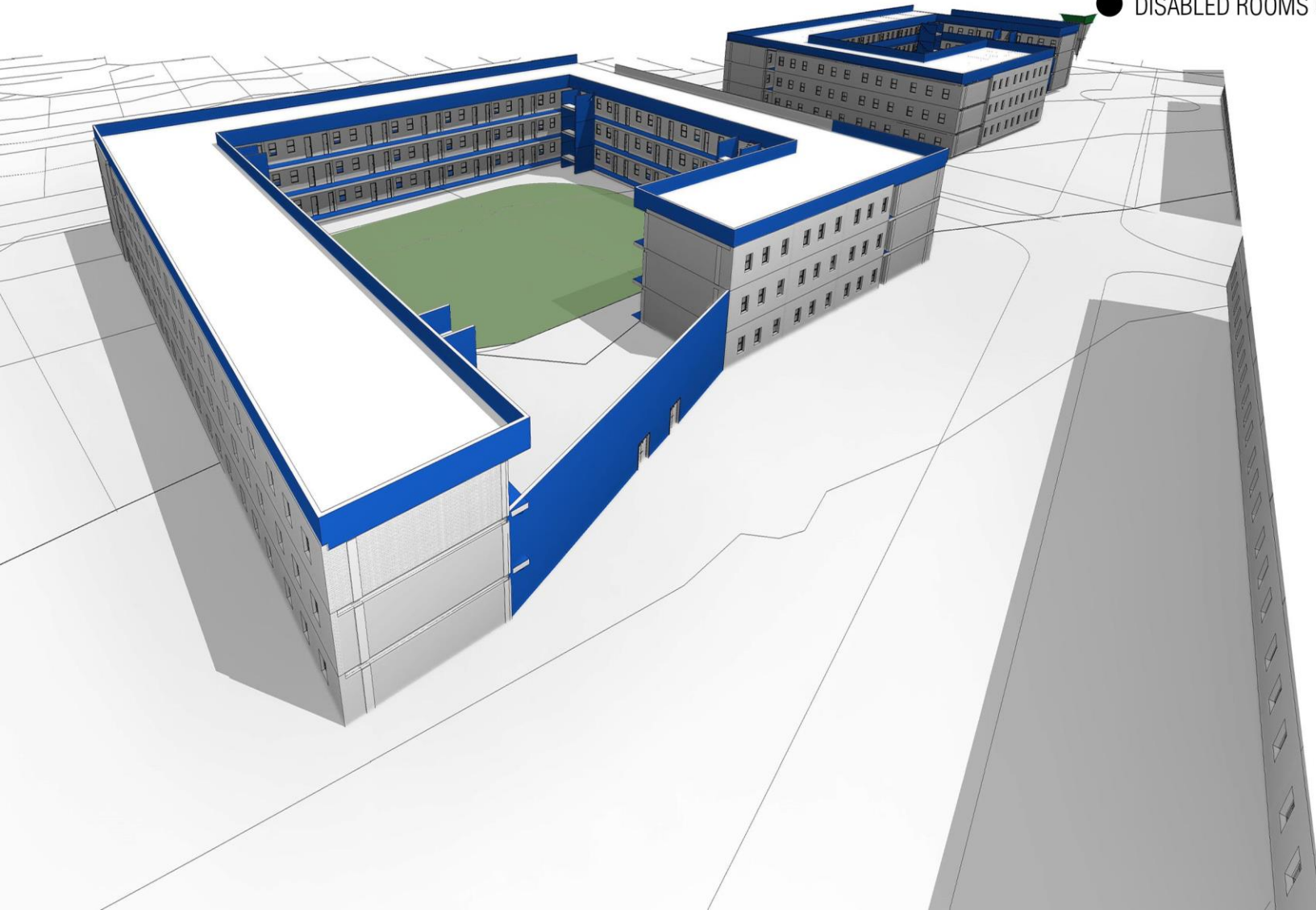
Total Beds Site 2= 519 Beds

3D RENDER - SITE 2



TYPICAL BUILDING

- 3 LEVELS (GROUND + 2)
- SECURE GREEN COURTYARD
- COMMON AREAS ON GROUND FLOOR
- DISABLED ROOMS ON GROUND FLOOR

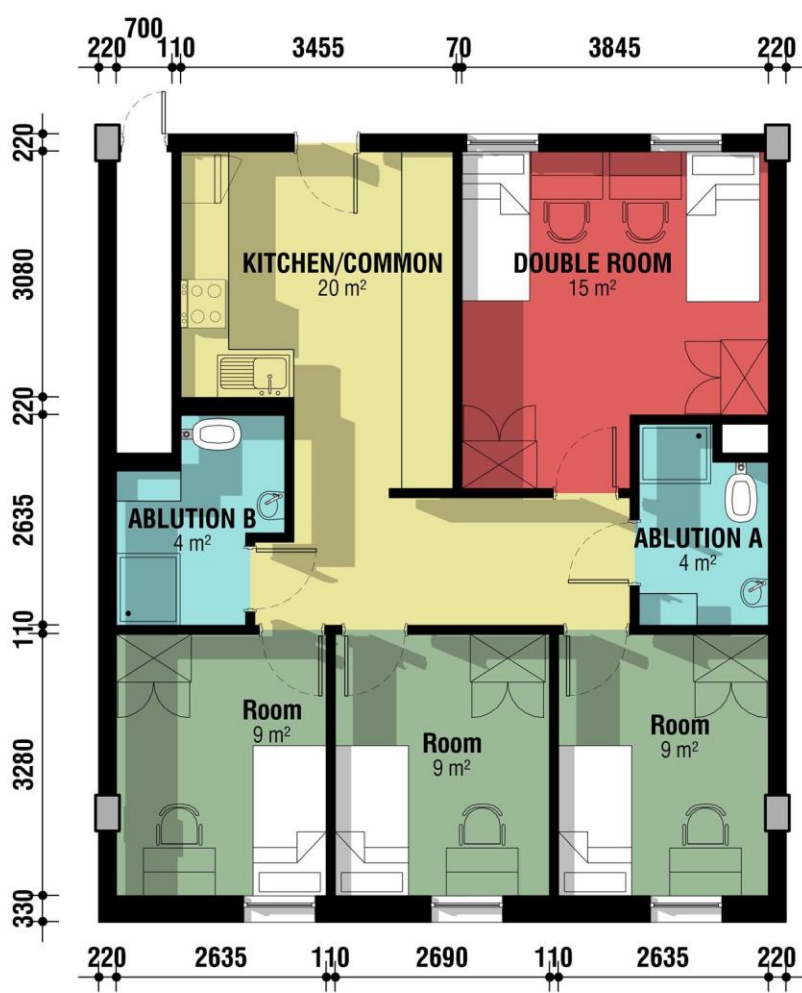


TYPICAL BUILDING

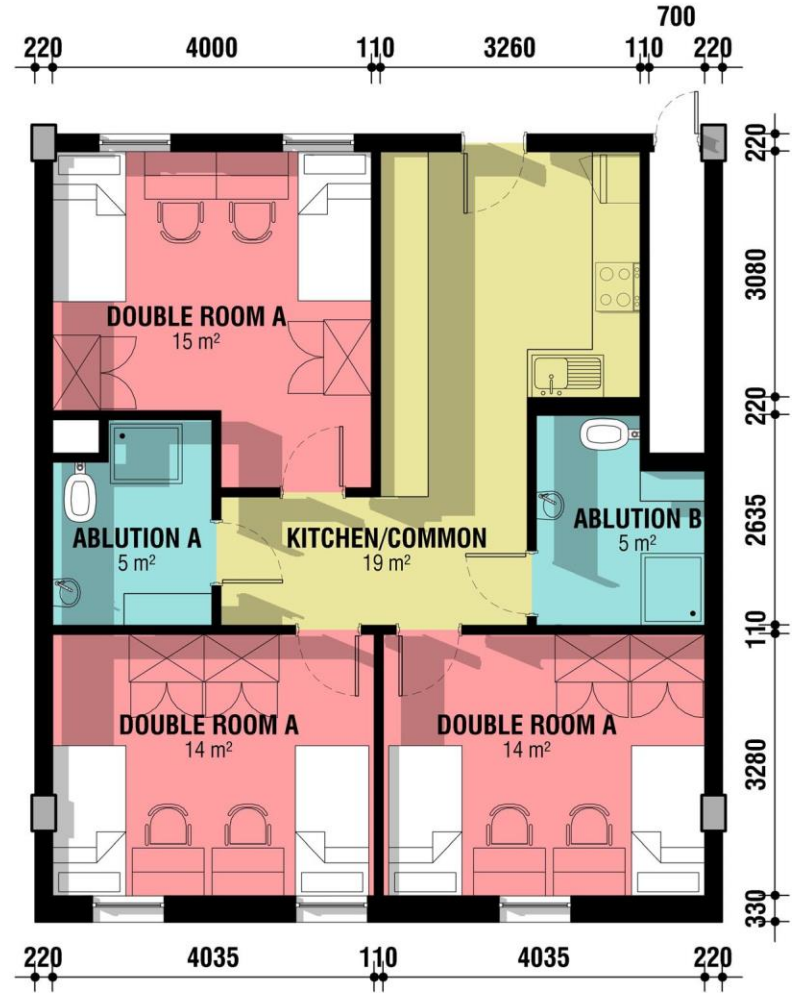
- 3 LEVELS (GROUND + 2)
- SECURE GREEN COURTYARD
- COMMON AREAS ON GROUND FLOOR
- DISABLED ROOMS ON GROUND FLOOR



POD TYPES



POD TYPE A



POD TYPE B

Concept Design by



BOOGERTMAN
+ PARTNERS
ARCHITECTS

Boogertman + Partners (Pty) Ltd. Reg No. 2008/022217/07

Johannesburg:
Nicol Main Office Park, 2 Bruton Road
Bryanston 2191
P O Box 98665 Sloane Park 2152
Tel: (011) 790 1600 Fax: (011) 463 1197

mail@boogertmanjhb.co.za

www.boogertmanandpartners.com

