

SANDTON GATE PHASE II, SANDTON

Currently under construction, Sandton Gate Phase II (22,000m²) builds on the earlier phases of the Sandton Gate precinct on the outskirts of the Sandton CBD along Winnie Mandela Drive. The precinct, including concept, urban framework, individual buildings and logos and branding, was designed by Boogertman + Partners as a comprehensive offering for Abcon and Tiber.

The Sandton Gate precinct served as a pilot project for the Green Building Council of South Africa's (GBCSA) Green Precinct rating tool. Its approach to urban planning set a new benchmark for sustainable, mixed-use development in South Africa, championing an active, green lifestyle in an integrated environment that included residential, commercial and retail components.

Its car-light urban framework and cohesive human-scale environment features landscaped pedestrian walkways that link buildings across the precinct, prioritising walkability and accessibility. Public spaces within the precinct connect with the wider context of the development, notably providing direct access to the Braamfontein Spruit greenbelt and its trails for joggers, cyclists and walkers.

Phase One (16,097m²), which included a gym, retail and office space, launched the precinct and established a prominent landmark visible at eye level from the main arterial route along Winnie Mandela Drive, acting as an anchor to the precinct and establishing its presence in the city.

Sandton Gate Phase II, due for completion in the first quarter of 2026, continues in alignment with the precinct's sustainability objectives, targeting 4-Star



Green Star Design rating. This phase introduces a 12,000m² retail centre to the precinct anchored by Woolworths, Checkers and Dischem, flanked by two new office towers, the 6,000m² Tower A and the 4,000m² Tower B.

The dual-level retail centre, featuring 5,942m² on the lower level and 5,207m² on the upper level, is anchored by restaurant nodes at either end. This new phase of the precinct will activate its public edges with a dynamic mix of national retailers, boutiques and eateries.

A direct bridge link connects the shopping centre to Phase 1, with pedestrian access connection to the broader precinct. Retail offerings spill out onto this open-air bridge, visually anchoring the retail from the main vehicular entrance and enhancing the arrival experience.

Natural light is drawn deep into the lower retail space with open edges and high ceilings, allowing natural light to filter through the parking area to the retail space. On the upper retail level, a

double-volume clerestory filters light into the retail space, softening the dual-level layout and creating welcoming, well-lit public spaces. Outdoor terraces and open plazas activate the edges of the retail component, further supporting the precinct's green, people-first ethos.



The exterior façade and finishes of Phase II complement the architectural language of earlier phases, maintaining consistency in materiality and colour. The interior design introduces a warm, tactile experience with exposed brickwork, greenery and soft textures. The retail environment will feel at once elevated and approachable, setting it apart from conventional mall design.

This character extends into the office lobbies, which will soften the corporate aesthetic and enhancing visual and spatial connections between the various programmatic layers.

A clear circulation strategy, intuitive layout and thoughtful wayfinding – using legible iconography and signage – enhance user experience and contribute to a strong, unified precinct identity. Phase II adds the next layer to the precinct's vision of shaping a more liveable, connected and integrated city.

