

# R1.2bn Baywest City development to commence

Over the next two years, Nelson Mandela Bay residents will see the addition of a modern residential development, green-rated office blocks, an international hotel, and a lifestyle centre in the Baywest City precinct.

Representing a total investment of over R1.2bn, the project aims to boost the local economy through job creation, shaping a business, retail and lifestyle hub in the western suburbs along the N2 freeway. The concept for the precinct roll-out is similar to how Cape Town's Century City and Durban's Gateway developments have unfolded.



Office Park on Coral Tree Avenue

The lynchpin of this concept, the R2bn Baywest Mall, already occupies 90,000m<sup>2</sup> at the heart of the new precinct.

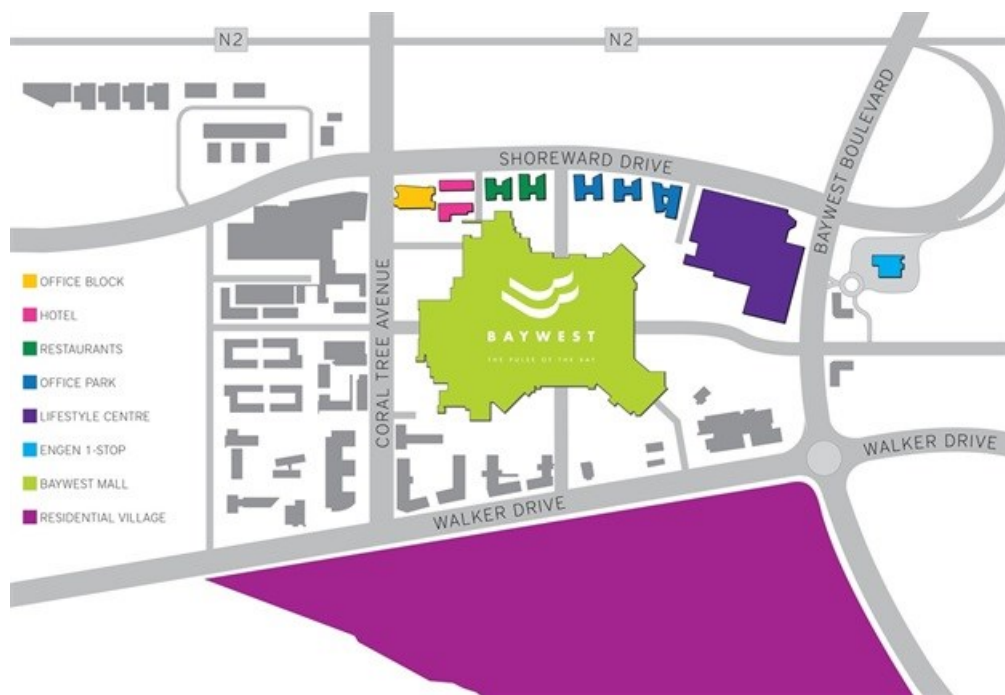
According to Baywest managing director, Gavin Blows, the intention was to grow the precinct into a secure, modern mixed-use environment. "All the developments will ultimately complement each other and create one of the fastest growing nodes in Port Elizabeth." Blows said Baywest City would offer a fresh and exciting development that embodied the ease of the live-work-play lifestyle.

## Residential component

First on the cards for this year is the 228 unit residential component, which will comprise a mix of modern freestanding homes and townhouses in a high-tech, secure gated community off Walker Drive opposite the mall.

Blows said construction on the high-end residential village, which will have a total built area of 46,000m<sup>2</sup>, was expected in the second half of 2016. Scheduled for construction in the latter part of the year is the precinct's second A-grade office block - a modern, green-star rated multi-storey building with high-speed fibre connectivity, a gross lettable area of 8,000m<sup>2</sup> and ample basement as well as ground-level parking.

"Our research shows that there is a high demand for A-grade office space in the western suburbs," said Blows, adding that the new office block would comprise two buildings. "Most staff and managers reside this side of town and getting in and out of Baywest is far easier than other nodes. Businesses will be able to occupy space ranging from 150m<sup>2</sup> to an entire building."



Baywest Precinct Map

Boasting an environmentally sensitive design, the A-grade buildings were targeting a four-star Green Star certification from the Green Building Council SA, he said. "Another purpose-built, three-storey office block, which carries a five-star as built rating, is currently under construction. It's set for completion by the end of this year and will be the first green-rated commercial building in the Eastern Cape."

## Top-end restaurants

Blows said the two-year plan further included the establishment of two freestanding 'destination eateries' - top-end restaurants either new to the city or extremely popular - overlooking the conservation area bordering the N2 freeway.

"Another major project is a 20,000m<sup>2</sup> lifestyle centre incorporating the latest design Virgin Active gym and several big-box retail outlets. We have had a great demand from non-mall retailers that prefer larger space."

He said the lifestyle centre would house hardware, furniture, home and outdoor outlets in addition to the 3,300m<sup>2</sup> gym.

"Baywest City visitors and travellers can also look forward to a 150 room international hotel, as well as an Engen 1-Stop service station with 24 hour convenience offerings. This is simply the next phase in a 20 year plan. The take-up so far has exceeded expectations," said Blows.