

# In with the NEW...



Amdec Property Development

Multi-generational and mixed-use developments are on the rise in South Africa, writes **Hasmita Amtha**

The Yacht Club in Cape Town.

**T**here's been a shift in the residential property market in the past two decades. Home buyers are reconsidering standalone properties in suburban areas, seeking security and luxury amenities that lifestyle estates provide.

From the success of Val de Vie, Stayn City Parkland Residence, Zimballi Coastal Resort & Estate and Waterfall Estate, to name a few, it's clear that estate living has become an attractive option, especially for home buyers with young families and who are looking for a holistic living environment.

With the success of these developments in South Africa, we also see other lifestyle solutions, such as mature lifestyle village estates and mixed-use precincts, taking shape.

## THE MATURE CHOICE

Retirement villages and estates have been around for a while, but are now being reconceptualised to suit more the contemporary lifestyles and needs of its retired residents. Arthur Case, brand marketing director of Evergreen Retirement Holdings, a specialist in retirement solutions throughout the Western Cape, Johannesburg and soon also in KwaZulu-Natal and Port Elizabeth, says: "The so-called Baby Boomers are entering the retirement village market with the oldest of them in their early 70s. They demand a very different set of needs to those of their parents. So away with nursing and old age homes (which will battle to attract new investment) and now enter lifestyle retirement villages and estates. While the old age home had an institutional nursing culture, the lifestyle retirement village has a hospitality culture. Going forward we are recruiting our village staff (other than nurses) from the hospitality industry. Boomers are looking for luxury living with resort-style facilities and a lock-up-and-go security and convenience. This also implies that estate management and service must be of a high standard with good food and entertainment."

Gus van der Spek, owner and director of AVIEW, an urban property development company, says: "The Baby Boomer generation saw a significantly higher shift in life and lifestyle expectancy from previous generations. Modern-day retirees seek a far more refined and lifestyle-oriented facility – a far cry from the 'old age homes' that their parents occupied. As standard, these new offerings need to take into account physical, financial and medical security, which is then layered with social integration around facilities that bring people together in communal spaces to enjoy their golden years."



Evergreen Retirement Holdings

Evergreen Bergvliet.

Groenkloof Retirement Village in George.



Groenkloof Retirement Villages

## BOUNTIFUL BENEFITS

While each retirement residential solution differs in terms of what they offer, from location to amenities, they are all focused on providing the best services and facilities to ensure a comfortable lifestyle.

Dawid Malherbe, marketing manager of Negester, which develops and manages select, sustainable and secure lifestyle estates, offers a retirement solution for retirees from as early as 50 years old. He says: "Negester Klein-Kariba is a lifestyle estate for 50-plussers, meaning that residents must be 50 years or older. However, if you want to purchase a home as an investment property, you may be of any age."

He says the basic principle is that "to live on the estate, a spouse must be 50 years or older too. It is part of the Negester vision to develop and manage these lifestyle estates where the total well-being of the 50-plusser group is cherished. Therefore, at Negester Klein-Kariba in Bela-Bela, Limpopo, an environment is created for people who want to downscale with peace of mind, but still wish to lead an active life".

Here residents can still contribute meaningfully to the community and environment, he says.

"Also, due to its location near the ATKV Klein-Kariba Holiday Resort, and the Negester Klein-Kariba has child-friendly amenities and facilities, many of the residents' children and/or grandchildren come and visit them on the estate for the weekend or for a holiday. Its natural bushveld setting and diverse fauna and flora make a family- and pet-friendly environment."

Similarly, Groenkloof Retirement Village, situated in George, Reebok and Great Brak River, has been designed for 50-year-olds and older residents. Its architect, Una Breed, says: "Groenkloof creates opportunities for its residents to stay healthy and be actively involved in life. In a nutshell, it's all about passionate caring, physically, emotionally, mentally and spiritually, in one of the most beautiful places in South Africa. It maintains high-security standards (although the Garden Route is well known for its low crime rate) and because of the huge estate, more services and facilities can be provided at much more affordable prices."

When it comes to medical care, Groenkloof boasts a fully registered rehabilitation hospital with 15 palliative and 28 sub-acute beds, while the Groenkloof Frail Care Unit has 100 beds. There are 124 assisted-living flats and personalised home care is available throughout the retirement village. All residents have an interactive panic button that is linked to the central control system of the care unit.

## FAST FACT

WATERFALL MANAGEMENT COMPANY WAS HONOURED WITH THE BEST MIXED-USE DEVELOPMENT IN SOUTH AFRICA 2018/2019 AWARD FOR THE WATERFALL DEVELOPMENT, BY THE INTERNATIONAL PROPERTY AWARDS IN AFRICA AND ARABIA CHAPTER. (SOURCE: PROPERTYAWARDS.NET)

EIGHTONN lounge in Cape Town Atlantic Seaboard.



Blok

## THE URBAN FIND

For many the dream of retiring at the coast in a peaceful environment where they can enjoy the seaside lifestyle is what they work towards, but that's slowly changing, as luxury urban retirement is on the rise.

Property development brand Blok's CEO Jacques van Embden believes that an increasing number of older South Africans opt to stay in urban areas after retirement age as they prefer to keep economically active, near to family members and medical facilities.

He says: "There is a growing demand for retirement options closer to the city or within the suburbs where people have lived during their adult lives. These homes keep retirees within familiar communities, close to their personal history," says Embden. Blok has recently launched its new, luxury boutique approach to retiring, EIGHTONN, along Cape Town's Atlantic Seaboard.

"Independent living is designed to surpass traditional retirement expectations by enriching and enhancing every facet of residents' lives. It empowers residents to maintain their high standards of living in a beautifully designed home that offers long-term care, should the need arise." >



EIGHTONN boutique exterior

"Independent living is designed to surpass traditional retirement expectations by enriching and enhancing every facet of residents' lives." – Jacques van Embden, Blok

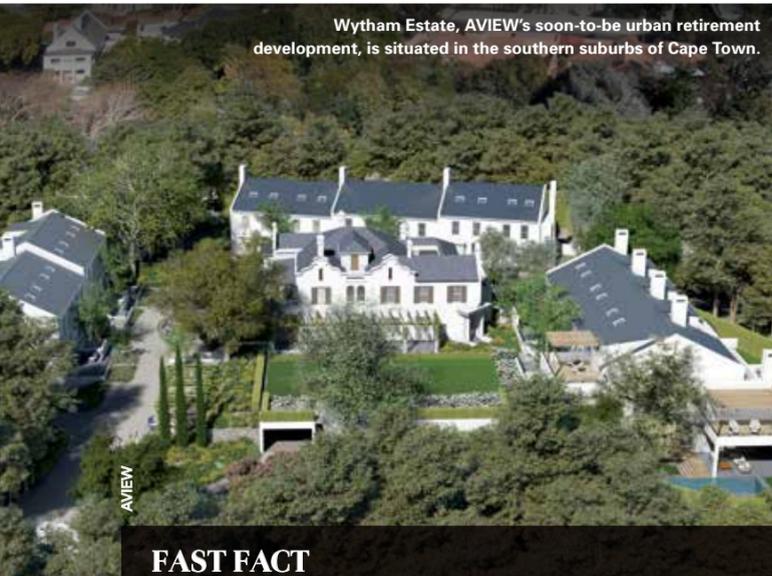
Luxurious bedroom at EIGHTONN



Blok

Van der Spek of AVIEW recognises this need for an urban retirement solution. He says: "We have developed a community integrated retirement model, which will be bringing retirement living to the suburbs. Traditionally retirement estates are located further out of town, but having researched international trends and working with a great foreign advisory firm, we are well on our path to rolling out our facilities in Cape Town's southern suburbs." Towards the end of this year, AVIEW will be launching its first urban retirement development, Wytham Estate, in the luscious southern suburbs of Cape Town.

With many options and so much on offer, selecting a retirement village is ultimately a decision based on your lifestyle and needs. As Breedt of Groenkloof points out: "Very often, growing older can mean a 'smaller life'. It is therefore of paramount importance that retirees be accommodated in a retirement environment that offers a wide variety of opportunities and living areas, whether big or small, that suits the individual's style, preferences and uniqueness."



Wytham Estate, AVIEW's soon-to-be urban retirement development, is situated in the southern suburbs of Cape Town.

**FAST FACT**

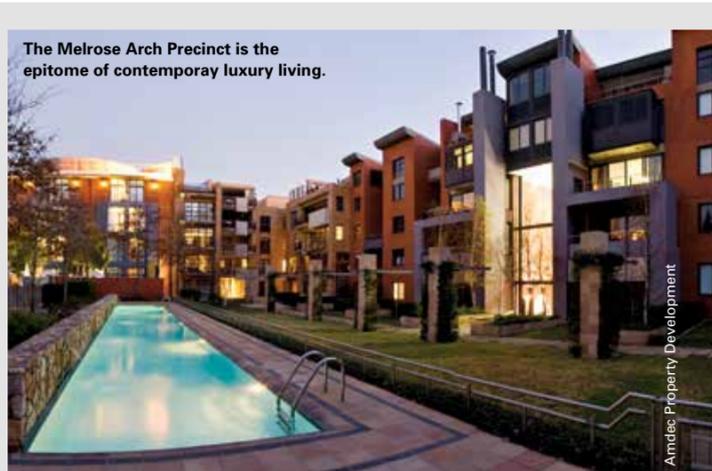
IN SOUTH AFRICA, THE POPULATION OF OVER-65s IS SET TO DOUBLE IN THE NEXT 30 YEARS. THEIR REQUIREMENTS FOR SENIORS LIFESTYLE ESTATES WILL MOST CERTAINLY INCREASE. ALREADY, SALES FROM OVER-65s – IN THE SOUTHERN SUBURBS OF CAPE TOWN – STAND AT OVER 35%. NEARLY ALL THESE OWNERS ARE LOOKING TO DOWNSCALE AND FIND SOMEWHERE TO RETIRE. THE RIGHT PRODUCT IN THE RIGHT LOCATION WILL CERTAINLY BE IN HIGH DEMAND.

– GUS VAN DER SPEK, AVIEW

**Did you know?**

Secure lifestyle retirement villages, irrespective of the ownership model, will be in demand going forward in South Africa as our population ages. Life rights (once scorned) are becoming more popular as buyers and their adult children begin to understand the benefits. The reasons are simple: (1) The life right developer remains engaged and runs the village. (2) There are no perverse incentives in this model. What is good for the life right holder is generally good for the life right developer. The only way for a life right developer to grow their business is to offer excellent service and keep their promises. Their property assets are encumbered via a life right and can never be dismantled without the approval of 75% of the life right holders at a special general meeting.

– Arthur Case, Evergreen Retirement Holdings



The Melrose Arch Precinct is the epitome of contemporary luxury living.

**MIXING IT UP**

On the other end of the spectrum, we have mixed-use nodes. While most luxury residential estates border on the outer part of a city, the lifestyle concept of mixed-use developments is on the rise, offering city dwellers the ultimate "live, work and play" environment. New York, London and Sydney have adopted this concept as the demand for livable areas that are safe and secure rises, and South Africa is seeing this too.

**THE NEW URBANISM**

Redefining an approach to urban living, mixed-use development is the new urbanism movement that promotes a healthier live-work-play balance. It offers you the luxury of living in one space, where you can walk to work and the gym, easily shop, grab a meal or coffee at a restaurant or coffee shop and possibly even watch a movie at the cinema – all without having to jump into your car and drive far.

One of the first mixed-use developments in South Africa has been Amdec Property Development's award-winning Melrose Arch Precinct, which offers residents the comfortable lifestyle of working in beautiful offices, high-end retail convenience, a number of established restaurants and coffee shops and gym facilities.

Similar properties are popping up around the country, from the likes of Menlyn Maine, which merges commercial, residential and retail spheres into one space, to Rosebank's rejuvenation, which provides residents with the convenience of Rosebank Mall and all its amenities, the Gautrain and a pedestrian environment.



Melrose Arch's much loved Melrose Boulevard, which is home to restaurants and retail stores.



**THE SHAKE-UP IN SANDTON**

Until now Sandton has been a space for offices, hospitality and retail, with very little in residential offerings. While you could work and shop quite easily in the hub of Sandton, living there wasn't as simple, or at least finding an apartment in the hub proved difficult.

Bridging that gap is Craft Homes' soon-to-be newest development – Sandton Gate. Jessica Cabanita, marketing manager of Sandton Gate, says: "At last you can work and live in Sandton without feeling like you're there. Sandton Gate is destined to be a world-class, mixed-use precinct, offering a lifestyle we're all aspiring to: city living with all the benefits of suburban life. The precinct overlooks the Braamfontein Spruit, one of Johannesburg's longest natural greenbelts, while being on the doorstep of South Africa's financial CBD. Less traffic, better business and all-round smarter living."

She says the precinct "is only five minutes from the Sandton CBD, Africa's business capital and in close proximity to Rosebank, Randburg, Bryanston and Hyde Park".

"Situated on both the Gautrain and BRT bus routes, commuters are easily connected to Sandton Gate from across the city. While providing ease of movement from and to the property, within the precinct the pedestrian walkways will connect each building to the next, giving the property a sense of fluidity and energy. Smart streets will allow precinct users to meander through the development to embrace and access all amenities effortlessly, while promoting a healthier lifestyle."

"A precinct such as Harbour Arch is all about being able to live, work and play with people around at any time of the day or night, making it secure by design."

– Nicholas Stopforth, Amdec Property Development



Bringing together commercial, retail and residential offerings into one space, Sandton Gate will be in high demand.

Harbour Arch is redefining inner-city living in Cape Town with its mixed-use precinct offering.

**CITY COMFORTS**

Cape Town is adored for the comfortable city living it offers residents and is continuously attracting young professionals from other parts of the country.

Taking this to the next level and reimagining inner-city living is Amdec's Harbour Arch, which will start with its initial phase of construction in the first quarter of next year.

"The new urbanism trend, which requires all your daily needs to be within walking distance, is well established and gaining significant traction in South Africa, with developments like Menlyn Maine, Melrose Arch, and now Harbour Arch as prime examples," says Nicholas Stopforth, managing director at Amdec Property Development.

He says Harbour Arch combines all the elements necessary for 24-hour city living in a safe and secure environment that follows global best practice around sustainability.

"A precinct such as Harbour Arch is all about being able to live, work and play with people around at any time of the day or night, making it secure by design," he says.

Stopforth believes, from personal experience living and working in mixed-use developments, that the new urbanism style of living can have a meaningful impact on the way we live our lives. "From my own experience, it's a convenient, comfortable lifestyle. You never have to get in a car in the morning. You no longer have that hour, or longer, of commuting twice a day. You can rather use that freed-up time as you choose."

Offering high-end amenities, Harbour Arch will comprise a residents-only pool, exercise area and terrace all located on the 17th floor. The building will also feature a roof garden and viewing deck on the 24th floor. Harbour Arch residents can expect to enjoy other innovative features such as waste recycling, water-saving facilities and rainwater harvesting, a centralised district cooling plant, and low-energy LED lighting.

"Truly, Harbour Arch brings with it the best of mixed-use precinct trends from around the world and combines it with a uniquely African flair to offer people an exciting and innovative living experience," concludes Stopforth. 🏡

**With thanks to Amdec Property Development (Harbour Arch, Melrose Arch), AVIEW, Blok, Craft Homes, Evergreen Retirement Holdings, Groenkloof Retirement Villages and Negestor**



Harbour Arch allows residents to work, play and live all in one space.

Melrose Arch.