

New Developments and Investments

By Marion Marais

Preserving history through modernisation: Wedgewood Golf and Country Estate



Artist's impression of the golf greens.

The history behind the Wedgewood Golf Club is what led to the development of Wedgewood Golf and Country Estate. The Wedgewood Country club was founded after the Second World War when a Jewish community established a sports club. The tradition then was to host family days where sports and picnics were enjoyed. This is the kind of relaxed lifestyle on which the new estate is based, a place where young and old can meet, live and enjoy life.

Developers, Pinnacle Point Holdings (PPH), recently awarded international accolades for their flagship *Pinnacle Point Beach and Golf Resort* in Mossel Bay, will breathe new life into the historic Port Elizabeth golf course and create PE's first golf residential estate.

PPH, which has carved a niche in the development of lifestyle residential property and golfing estates throughout South Africa has teamed up with retirement estate specialists Devmark Property Group (DPG), on the retirement village component of the R1,2-billion development.

The estate will consist of 445 residential plots and 347 freehold retirement homes, as well as a clubhouse and boutique hotel. Buyers are attracted by the wide range of sporting activities, including tennis courts, a gymnasium, golf course (golf is played on a mashie-style course with short irons) and swimming pool, while buyers of the retirement village homes are also drawn by the excellent medical and healthcare facilities, as well as the convenience of a local shopping village and daily bus service into town. According to PPH Sales and Marketing director, Dave McGregor, a number of buyers are looking for bigger plots for retirement purposes as they

pursue the active retirement lifestyle that Wedgewood offers. As a result, 40 larger stands, initially earmarked for the golf village, are being incorporated into the retirement village component of the development. The retirement village will also include a hair salon, deli, bakery, convenience store and coffee shop.

Golf course specialist, Golf Data is redesigning the 18-hole championship golf course. The reconstruction of the original course will cost R25-million, which will include the construction of five large lakes and six dams, as well as the planting of 3 000 indigenous trees to protect the underground water sources across the estate.

The commitment to the environment is a strong feature within the development as treated effluent water will be utilised to irrigate the tees, greens and fairways. A return-drainage system will allow the course to re-use much of the run-off and seepage water from the course. Designer Sean Quinn of Golf Data says that his team is also cutting a swathe through the existing blue gum forest to release more water. "The whole course design is being handled with maximum attention to environmental care and we are naturally complying fully with the Record of Decision (ROD) which states that existing underground water courses must be protected."

Competitively priced, sales have been strong since the launch in May 2006 with phase one of the residential estates virtually sold out and 62% of the 375m² stands in phase one of the retirement village sold. "We estimate the remaining stands in the

first phase will be sold by the end of February 2008," said DPG managing director, Hein Ehlers. He added that most buyers into the retirement village have been from the Eastern Cape although there have been a number from bigger centres such as Pretoria and Johannesburg. April 2008 will see the launch of the estate internationally, focusing on the fact that the estate is the perfect place for buyers who wish to live part of the year in South Africa, and the rest, abroad.

This demand for secure residential and retirement living indicates the strong need for this type of lifestyle where three generations of the same family - grandparents, their children and grandchildren - can enjoy the convenience, comfort and peace of mind on a piece of land which has been used for this purpose for many years. The developers believe that the estate will contribute to the development, retention, enhancement and promotion of trade, tourism and investment in the Nelson Mandela Bay area, which is experiencing much growth through various investments including within the Coega IDZ, the announcement of an upgrade to the Port Elizabeth beachfront and the construction of the five-star hotel, The Radisson.

This development is a great reminder of the heritage enjoyed by those in previous generations, and looks to continue to offer this special lifestyle to the generations still to come.

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Artist's impression of a Wedgewood retirement unit.

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The Metro is becoming a large investment area, and as the investment in the **Coega IDZ** grows with both **Alcan** and **PetroSA** looking at the IDZ favourably, more and more investors are considering the Bay as a preferred location. A prawn farming facility will also be developed in the IDZ, standing to create employment for a large number of people through a partnership between **Sea Ark Africa** and **China Direct International Incorporated**. This, coupled with the vast tourist attractions offered by the area, will create a healthy climate for employment opportunities and the obvious economic gains. Saudi Arabia will also benefit from Sea Ark's prawn farming initiative through a commercial pilot project in Jeddah.



Rushmere Noach Incorporated, PERCCI's new neighbours, moved into their new office block in Ascot Office Park during September 2007. The staff are glad to be in a more accessible venue, with easy access to parking for their clients.

Africon Engineering International (Pty) Ltd is involved in a number of projects throughout the Eastern Cape and operates as a multi-disciplinary consultancy. With branches in South Africa, Africa and the Middle East, over 950 engineers and other professionals are employed.

In the Port Elizabeth area, this involvement extends to the design, contract administration and site monitoring of municipal services for industrial erven in Zone 1 of the Coega Industrial Development Zone. Africon is also involved in the planning, design, contract administration and site monitoring of the installation of water meters and reticulation upgrades in Zwide, KwaZakhele and New Brighton.

The company has, for the second year in succession, been nominated as Number 1 in its sector by the Top 500: South Africa's Best Managed Companies publication. It was also listed amongst the world's Top 200 International Design Firms by the industry publication, Engineering-News Record.

"Africon is a provider of world-class infrastructure design and management solutions, which ultimately is about enhancing South Africa's economic growth and competitiveness, while making a difference in the lives of the communities in which we operate," said Rhode.

Growthpoint Securitisation Warehouse Trust is responsible for the new office block being constructed in Park Drive, Port Elizabeth. The construction, at a cost of R27-million, is expected to be completed in February 2008, under the design of architects Moors, Milne and Kieviet. According to Marcelle Stiemens from Growthpoint Properties, ABSA Private Bank will be renting 1005m² of the building, with another blue chip tenant lined up for the remaining 2 230m². Rousseau Probert Elliot are the engineers responsible for the project. Both the architects and engineers are PERCCI members.