

Key Developments taking shape in uMhlanga



There seems to be insatiable demand for Ridgeside's prime land which cascades towards the sea from the uMhlanga Ridge, north of Durban along KwaZulu-Natal's choice coastal stretch.

New projects are being snapped up almost as soon as they reach the market, says Chris du Toit, Commercial Director at Tongaat Hulett Developments and given its extraordinary location, between the uMhlanga village and the ridge, combined with superb sea views, Ridgeside is being developed as a top-end mixed-use precinct. "We are seeing premium-grade corporate offices, high-end retail and luxury residential facilities being built at Ridgeside," he says. "Its proximity to King Shaka International Airport (10km) and the Durban CBD (23km) add to its desirability."

One of the key developments taking shape is the uMhlanga Arch complex, a stunning R1.2 billion development which covers 45 000 square metres and houses 163 apartments, including 30 loft apartments. Describing itself as 'the pinnacle of urban sophistication' this development and its iconic architecture is symbolic of this exclusive area's attractive lifestyle.

Then there is the Enigma Private Estate, an exclusive, private high-end, gated residential estate. With 60% of its 90 sites already sold, it

is the fastest selling estate in the uMhlanga area to date. It is the only development in the region currently to offer individual stands for sale, which in this pet-friendly estate, start at R3.51 million.

The older community will also be catered for at Ridgeside. A 640-unit retirement complex is currently being designed for a 15-hectare site adjacent to uMhlanga Manors. The development will be unveiled later this year and is likely to be over-subscribed.

Ridge 7, the seventh office building to be developed by property developer FWJK in the uMhlanga Ridgeside office precinct, will be a stand-alone sectional title office block comprising a floor area of 7 700 square metres. Floor-to-ceiling glass, outside balconies and panoramic sea and city views characterise the building and will make it an enviable office environment.

Commercial property investment firm, Taylor-Made Property Asset Managers has purchased a 55 000 square metre development site in Ridgeside in order to develop residential units, a 4-star international hotel, and commercial offices.

"The term 'dynamic urbanism' comes to mind when talking about Ridgeside," explains Gavin Rogaly, Founder and Commercial Director of Taylor-Made. "This is a very desirable location and we are in the final stages of negotiations with a global

hotel brand, which has extensively researched the node's appeal, to develop a 165-room hotel with an additional 40 executive long-stay suites. In addition, we will be developing some 300-350 luxury residential units, contemporary offices and destination retail space.

"We have focused our design on the urban streetscape to ensure that our tenants and owners and their clients and customers enjoy the most desirable address in uMhlanga. Importantly, we have committed to ensuring the entire precinct will achieve a 5-star Green Star rating for environmental impact."

Perhaps one of the most luxurious developments to grace Ridgeside will be The Skye, a mixed-use space comprising residential, retail and a hotel. The Skye Luxury Apartments, the first phase of the unique development, will boast luxury apartments, high-end retail and commercial spaces. The 183 apartments will range from one-bedroom to five-bedroom penthouses. Phase two of The Skye will comprise a deluxe hotel and lifestyle centre.

"Ridgeside is a prime location for many high-profile developments and the momentum building there is unsurpassed," says du Toit. "Many national and international brands are now investing in property and the project is facing an exciting future."