



# SECOND WAVE OF ATTACQ

DEVELOPMENT IN WATERFALL WELL UNDERWAY





**Waterfall is Attacq’s core development and is a catalyst for regional growth in Gauteng**

**W**ith more and more people witnessing the growth of Waterfall, given the expansion of Waterfall City and the 1,3ha central Waterfall Park, as well as the commercial development in the area – Waterfall is quickly becoming a favourable business and leisure choice.

“Development in Waterfall is a strategic priority for Attacq. The concept behind Waterfall is to create a new lifestyle city where people can live, work and play,” explains Morné Wilken, CEO of Attacq, during the announcement of the company’s Interim Results on 28 February 2017.

“Waterfall, with Waterfall City as its nucleus, is in the centre of Gauteng, which is the economic hub of the country. It is the ideal infill development between Johannesburg and Pretoria, with excellent access and infrastructure,” he says.

“We are very positive about the way ahead. We have internalised the complete development and management of Waterfall, to provide a single management point going forward.”

“Our crown jewel at Waterfall, Mall of Africa, performed above expectations in the eight months of trading to 31 December 2016. It generated an exceptional monthly average trading density of R2 777 per m<sup>2</sup> and welcomed more than 1,1 million visitors per month since opening on 28 April 2016.

The mall’s average gross rental per square metre is about 16% below other comparable super regional malls. This positions Mall of Africa well for future value growth,” he continues.

Four more buildings were also completed in Waterfall in the last six months. The Allandale Building, Dimension Data, Torre Industries and the Amrod buildings increase the total directly held in attributable primary gross leasable area by 70 424 m<sup>2</sup> in Waterfall.

“We look forward to the opening of the PwC Tower and Annex in February 2018. The opening of the PwC Tower will add more than 3 500, mostly high LSM, new daily visitors to Waterfall which will bode well for the entire development,” says Wilken.

As the city densifies, it will increase trading in the various retail properties across Waterfall and also increase weekday trading to be more comparable with the weekend visitor numbers. “Currently we have active enquiries for more than 298 000 m<sup>2</sup> of additional business space in Waterfall, including 172 000 m<sup>2</sup> of light industrial space,” says Wilken. An agreement has been concluded for a regional distribution centre of about 32 000 m<sup>2</sup> for a highly respected global brand. More announcements in this regard will follow soon.

**WATERFALL POINT – NEW BUSINESS OFFERING OPPOSITE THE POLO FIELDS**

Waterfall Point, opposite the Waterfall Polo Fields, is a unique offering not currently represented elsewhere in the city.

Waterfall Point is a contemporary sectional title office development that consists of two super-basements which sit below four identical, two-storey buildings of around 2 500m<sup>2</sup> each.

“The urban fabric was a key consideration used to design these spaces – to encourage both pedestrian



movement as well as pedestrian pause areas. The overall result is a park-like environment that is not only nice to look at, but also entirely usable,” says Wilken.

“The architecture is designed to be contemporary and progressive. The forms of the building are striking and angular in nature. Entry to each building is gained via a grand staircase which leads the visitor to a landscaped courtyard, before entering the front doors. At the heart of each building is a double-volume atrium which creates a dramatic sense of arrival that is flooded with natural light and creates a visual link between ground and first floor,” explains Luke Chandler, architect and director of Aevitas Group.

The Waterfall Point design makes use of a practical and easily legible ring-road which provides on-grade parking, as well as access to the two separate super-basements. The super-basements were designed with the slope of the site to minimise excavation and ensure that they were naturally ventilated. The result is that the basements create a podium on top of which the buildings can enjoy a prominent and visible presence.

### WELCOMING COMMUTERS TO WATERFALL

Commuting is often a time-consuming journey and Attacq is now pleased to welcome commuters to Waterfall with a state-of-the-art taxi holding facility to make the arrival at, and departure from Waterfall a more pleasant experience.

Located on the east side of the N1, adjacent to the quarry on Waterfall Farm, the development consists of offices, a canteen area, an ablution area, a refuse area and a transport facility parking area. Solid Green was the green building consultant on the project.

“We were asked to design a facility for taxi drivers to use during the day whilst waiting to get sent out on their specific routes – but ensure it was not a standard,



boring facility. The facility had to be a 5 star green-rated building and had to fit in with the surrounding context, as much as possible,” explains Sean Pillan, Empowered Spaces Architects.

Attacq is developing Waterfall as a work, live and play city for everyone’s benefit. “Our taxi commuters are important stakeholders and many of them are part of the critical workforce that ensures the success and prosperity of Waterfall as a new booming city,” states Wilken.

### VISIONARY DEVELOPMENT IN GAUTENG’S GROWTH NODE

During the second wave of development, more than 27 000 jobs will be created in Waterfall, during construction and around 60 000 people will work there during the operational phase. “Attacq, as the leading visionary regional business force, is proud to invest in, develop and grow Waterfall and Waterfall City as a world class city destination,” states Wilken.

Along its strategic journey to invest, develop and grow, Attacq has made significant strides. Attacq’s partnerships with Sanlam, Equites, Zenprop and Barrow are taking shape to deliver exciting development opportunities across Waterfall and beyond. It is important to note that all joint ventures

are entered into for strategic value and not only sharing of the financial burden. In addition to sound investment decisions, Attacq was appointed developer and asset manager for most of these joint ventures.

Attacq has developed 8 green-rated buildings of which one was awarded the prestigious Gold LEED Award. As part of the environmental approach, Attacq has also implemented robust waste management and recycling projects for all buildings in its portfolio.

### INVESTMENT IN PEOPLE BEYOND ATTACQ’S BOTTOM LINE

Attacq continues to develop others beyond its own bottom line.

“Attacq values our role as custodian of both the environment and the people across our business footprint,” states Wilken. Attacq has made a significant CSI contribution in the period with R1,5 million allocated to socio-economic development and R4,8 million allocated to enterprise and supplier development. Attacq supports education through funding of bursaries and initiatives like *Attacq the Future*.

“We are proud of our investment in various development initiatives,” he says. “Attacq supports Columba Trust, Bright Kids Foundation, Bana ba Rona Early Childhood Development Centre, the Property Point Enterprise Development Programme and has also extended its support to inner city charity MES with the focus of its support on youth development and education support.”

“The Waterfall development pipeline for the next 10 – 15 years holds significant investment promise. The diversification of the Attacq portfolio in South Africa and further afield ensures sound risk management,” concludes Wilken. 