



# WHAT DOES 2015 HAVE IN STORE FOR WATERFALL ESTATE

**T**wo exciting developments will be unfolding during the coming year at Waterfall Estate. One will be the creation of The Mall of Africa, which will ultimately be the biggest shopping mall on the continent. The Mall should be completed by March or April 2016.

The other development is far smaller in scale, but far more important to parents – the opening of new schools so that pupils can be educated close to home.

“Next year we are planning to start constructing a Curro Primary School between Maxwell Drive and Waterfall Country Estate Extension 39,” says Waterfall CEO Willie Vos. “It will take about 1200 children from Grades 1 to 7. We are also planning to start a Curro Castle pre-primary school early next year.”

The schools are essential for us, given that the local schools here already have waiting lists. Curro schools promise to create a dynamic and friendly atmosphere where pupils develop a love for learning. They aim to help each learner reach their full potential, so less emphasis is placed on competitiveness and more on individual achievement.

Vos says another primary school and a high school are also being planned, as well as a pre-primary school and a crèche. They will all be created as part of a whole new residential area named Waterfall Fields, to be built to the west of the Gautrain service yard.

There are plans to open a nursery of another kind, too, by setting up a plant

nursery in partnership with gardening expert, Keith Kirsten.

Two petrol stations will also be built early in the year to allow residents and workers to fill up conveniently. One will be opposite Waterfall City Netcare Hospital on Maxwell Drive and the other on Allandale Road before the K60 turn off.

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Another major development that will help to shape Waterfall Estate further is the 25-storey office block being built for PricewaterhouseCoopers (PwC), which will be near to the Mall of Africa.

It is likely that all these new buildings will put some strain on the Midrand road systems, of course, but there are plans to alleviate that, too. The R55 from the World of Golf to Maxwell Drive is already being widened, while the K60 south of Waterfall Country Estate extensions 19 and 38 should be completed by April 2015.

Atterbury is busy building a bridge across the N1 from the Mall of Africa, but since a bridge is a major project

it will probably only be operational by April 2016.

The number of residents on the Estate is growing every week. So far there are about 400 houses now occupied in the two retirement Estates, 80 in the Equestrian Estate and another 400 homes occupied across the Waterfall Country Village and Country Estate. At Waterfall View, the more affordable starter-home Estate, 714 houses are occupied.

“We have achieved more than we wanted to achieve in the past year,” Vos says. “Looking ahead there are challenges with higher interest rates and inflation that may affect some other housing and commercial developments, however, we don’t expect things to slow down here. We are not blind to the fact that interest rates may go up and that it may affect us but, given our environment and our very central location, we think we will still do well.”

“There are still vast tracts of land to be developed at Waterfall,” Vos says. “Only about 30% of the planned residential homes have been constructed to date, and no more than 40% of the available commercial property has been developed. Most of the focus has been on the West of the N1 and the Eastern side has still to be developed.”

“We are looking forward to another dynamic year of development for Waterfall Estate and, with that, new and exciting buildings and homes, along with the benefit they will bring to the broader development here.” 