

NEWSWATCH

THE LATEST NEWS AND PRODUCTS FROM THE BUILDING INDUSTRY

BRINGING COMMUNITIES TOGETHER, ONE RETAIL DESIGN AT A TIME.

For Boogertman + Partners retail spaces are more than just brick and mortar buildings filled with different shops that offer products and services. They are vibrant hubs where communities unite to commemorate milestones, forge connections, and engage in meaningful interactions. These spaces serve as more than just places to shop - they become landmarks of safety and solidarity, intrinsic to the fabric of a community.

While technological advancements have reshaped the retail landscape, with self-service checkouts and the rise of e-commerce, our innate human need for connection remains unaltered. It is imperative to develop retail spaces that prioritise community engagement, fostering a sense of togetherness and collective involvement.

Designing with the community in mind necessitates a profound understanding of the community's context, culture, demographics, and social dynamics. In this piece, we emphasise the significance of keeping the community, its people, and its history at the forefront of retail design. We advocate for the creation of spaces

that cater to diverse socio-economic backgrounds within the community.

Community

The essence of contextual design lies in establishing a profound sense of community and social connectedness. When people perceive a space as tailored to their needs, they are more likely to spend time there, interact with one another, and develop a genuine sense of belonging. In today's era dominated by digital communication, the creation of such spaces becomes all the more crucial. An exemplary illustration of this concept is Stimela Crossing in Barberton. Situated within the historic mining town, this retail centre stands as the largest development in the area. It was designed to honour Barberton's rich history, incorporating local construction materials and reflecting indigenous traditions. Over time, Stimela Crossing will evolve to reflect the environmental, cultural, technological, economic, and historical context in which it exists. Such developments cater to the unique needs and values of the local community,

encouraging the establishment of local businesses, which, in turn, fortifies the local economy and enhances the quality of life for all residents.

Scale

Boogertman + Partners has undertaken the design of retail spaces across various socio-economic bands and scales for over 40 years. Whether it be a refurbishment for Ballito Steps encompassing under 5,000m² or one of Fourways Mall spanning 200,000m², each design resonates with its specific context. When working on smaller scales like Ballito Steps, their focus sharpens on intricate building details and enhancing the human experience. Designing on a grander scale necessitates a comprehensive understanding of the urban context and seamless integration of buildings within the urban fabric. Their expertise lies in seamlessly transitioning between these scales, blending creativity with technical proficiency to shape environments that inspire and enrich the lives of those who inhabit them.

www.boogertmanandpartners.com



RETAILWATCH

PROPOSED, CURRENT AND FUTURE RETAIL PROJECTS FROM SOUTH AFRICA AND ABROAD

WESTOWN SQUARE, WESTOWN

Westown is the new city of the west - a mixed-use precinct of urban and green spaces and a brand-new destination for living, working, shopping, business, and recreational activities all within a managed, urban environment.

Located between Durban and Pietermaritzburg on the N3 highway, it is anticipated that this 100ha trigger development will generate some R15 billion in investment in the Outer West over the next 10 to 15 years.

Westown is part of the Shongweni Urban Development, a 2,000-hectare eThekweni catalytic project and the first development activity within this project is Westown Square, a 50 000m² high-street retail environment.

Designed by retail specialists MDS Architecture in a joint venture with Boogertman and Partners KZN for developers Fundamentum Property Group, Westown Square prioritises the movement of people, social spaces and lifestyle as part of the retail experience. "The high street design is open, permeable and accessible which encourages connection and interaction," said Donald McGillivray, MDS Architecture partner.

Structured around the town centre's landscaped gardens and town square that also features an amphitheatre and maze, along with children's play areas, the human scale of the design creates a place to experience the environment around you.

Westown Square is an aspirational offering of entertainment, recreation, lifestyle, and leisure for all ages, that will reach the

Outer West community and beyond. Anchor tenants Checkers Hyper, Pick n Pay Corporate, Woolworths, H&M, Truworths, Mr Price, Edgars, Dis-Chem and Clicks bring together the core of national food, fashion, health and beauty, and lifestyle brands which will be complemented by local niche offerings.

The Barn is a market concept housed in a voluminous structure flooded with natural light that opens onto the town square over two levels. It embraces the trend of bespoke experiences, with food, wine, local produce and handmade crafts housed in a textured environment of warmth and greenery.

Landscaping is a prominent feature of Westown Square that serves to soften the contemporary, clean lines of the timber and steel structures. "Densely planted shopping high streets; pergola-covered walkways; the open parking lots softened with vines and green screening, and large entrance trees all reflect the characteristics of the surrounding Shongweni green belt," says McGillivray.

Planned to begin trading at the end of 2024, Westown Square is supported by a number of interconnected precincts, spaces, and experiences that together form the 520,000m² Westown Urban Core. These include:

- The West Private Hospital
- Residential apartments
- A warehousing & logistics precinct
- Farrier Crossing



- Commercial and business activities
- The Westown active green belt

Durban-based developer Fundamentum is invested in realising the long-term vision of Westown, being responsible not only for planning, urban design, infrastructure delivery and ultimate place-management of Westown but the development of its own commercial and residential property portfolio within it.

"Westown presents an opportunity to do things differently for the future, responding to the needs of people and connecting them with spaces and experiences, bringing new opportunities to live, work and thrive," concluded Fundamentum Property Group CEO Carlos Correia. www.westown.co.za

- Developers:** Fundamentum Property Group
Architects: MDS Architecture / Boogertman + Partners JV
Project Manager: Orion Projects
Civil & Structural Engineer: L&S Consulting
Quantity Surveyor: MLC Quantity Surveyors
Electrical Engineer: RWP Consulting Engineers
Mechanical Engineer: Graeme Page Consulting Engineers
Fire Engineer: Lotter Consulting
Wet Services: Vertex Engineering Consultants
Landscape Architect: Uys & White
Tenant Co-ordinator: Orion Projects
Main Contractor: Stefanutti Stocks



MOMPATI MALL, VRYBURG

The 22,000m² Mompoti Mall in Vryburg, North West Province will be the first safe, family-friendly, one-stop shopping environment in the area.

The Mall is named after Dr Ruth Mompoti – the struggle icon and Vryburger of note. As part of the development, The Twin City Foundation, which focuses on Early Childhood Development (ECD), has partnered with The Mompoti Foundation to identify high-impact community projects.

Contributing positively to communities is a signature of the shopping centres created by Twin City. This approach aligns with its core focus of developing, letting and managing high-quality shopping malls throughout South Africa. The mall's development is expected to create around 750 full-time jobs once completed.

"We look forward to transforming the retail landscape in Vryburg and creating a space for the community to belong," says Johan van Wyk, Director of New Business at Twin City, which has vast experience and a proven track record in developing family-friendly retail offerings in secure environments.

As with all Twin City shopping centres, the new Mompoti Mall's mix of 60 stores



will cater for a wide range of consumers in the region. In addition, the mall will offer two incredibly popular grocery anchors, Shoprite and SuperSpar.

Excellent situated for shopping, Mompoti Mall is ideally located on a prime site on the N18 adjacent to the CBD, opposite the Vryburg sports grounds. The new mall enjoys superb access at the major intersection of the N14 and N18, which places it directly on the main roads into and out of the town.

It is also perfectly positioned for pedestrians using the major walkways from Huhudi, the largest township in Vryburg, and within easy walking distance of the town's main taxi rank.

"Mompoti Mall will harness the economic power of the CBD and provide safe and secure shopping in a consumer-friendly environment with an upmarket design that can stand proudly next to any modern mall found across South Africa's metropolitan areas," confirms van Wyk.

Developer: Twin City
Architect: Leon Jacobs Architects
Quantity Surveyor: Matla QS
Civil & Structural Engineering: DG Consulting Engineers
Electrical Engineering: Watson Mattheus
Mechanical Engineering: Pretocon
Main Contractor: NJW Construction

BALLITO JUNCTION, BALLITO

Ballito Junction, the popular regional mall on KwaZulu-Natal's north coast, has announced plans to upgrade the original section of the mall, bringing it in line with the rest of its premier shopping experience and enhancing its offering to the community.

The 80,000m² Ballito Junction started as a 10,000m² convenience centre. After a major expansion, it opened at eight times its original size in 2017. Now, it is this original cornerstone section of the centre, near Pick n Pay and Dis-Chem, that will be refreshed, enclosed and expanded with a major upgrade.



Ballito Junction is owner-managed by the investment consortium of Flanagan & Gerard Property Group and Menlyn Maine Investment Holdings, resulting in a passionate, hands-on approach to ongoing investment in this singular retail asset.

As part of this upgrade project, the current Pick n Pay entrance will be enclosed, and the adjoining external section of the mall will be expanded to make space for several exciting new restaurants and speciality tenants, all arranged around an attractive piazza. In addition to enclosing the entrance, space for three new restaurants will be created, spilling out onto the piazza.

The greenery and visual attractiveness of the design around the piazza will bring in an important experiential aspect to Ballito Junction overall.

"The aim of this project is to match the old section with the modern and contemporary look of the mall, while creating an experiential node centred around entertainment and speciality offerings," explains Geraldine Jorgensen,



CEO of Ballito Junction. "We want to refresh the restaurant offering on this side of the mall to create an optimal experience for business people, families and the broader community surrounding Ballito."

"Our strategy for this project is to create a base from which further mixed uses can be added to the centre in future, so we are laying the foundations for even more to come," reports Jorgensen.

Construction commenced in February 2023 and completion of the enclosed entrance and new outside section, including must-visit restaurants, is to be complete before the festive season in late 2023.