

R300-million luxury development for PE

MONIQUE VERMEULEN

CONSTRUCTION on a R300-million, 45-luxury-apartment development located in Jutland Crescent is set to commence soon, despite nearby residents being concerned about the effects the development will have on the area.

The development, Jutland Point, is a "Perth-Cape-Elizabeth" partnership between Eastern Cape-born Len Whittall and Perth Property developer Ian MacDonald.

Neighbouring residents are, however, concerned that the 13-storey development will kill off local fauna and flora, overwhelm the inadequate infrastructure and ruin the skyline. The developers, on the other hand, are of the opinion that the development signals the revival of the historic inner city.

Despite a municipal ban on buildings higher than 8,2 metres on the Walmer side of Baakens Valley, there is currently no height restriction for buildings on the Central side of the valley.

According to Ward 3 councillor André Goosen any kind of development is good for Port Elizabeth, but the buildings will place

severe strain on Jutland Crescent's infrastructure.

"A major area of concern for residents is the impact that the development will have on traffic flow on the narrow road, which has already become dangerous. The residents are, furthermore, very concerned about the influence it will have on the eco-system of the Baakens Valley," said Goosen.

All apartments on Jutland Crescent will boast magnificent views over the harbour, the city and up the Baakens Valley. These luxurious apartments are priced at between R4-million and R20-million for a penthouse. According to the developers the apartments are among the most luxurious to be built in Port Elizabeth and are seen as a vote of confidence in the future of the Metro and the Eastern Cape.

"Port Elizabeth reminds me of Perth 10 or 20 years ago. It is just crying out for investment and redevelopment. Everything is in place - Port Elizabeth will soon have two ports, we are going to get unbelievable exposure in the 2010 Soccer World Cup, any number of companies are successfully

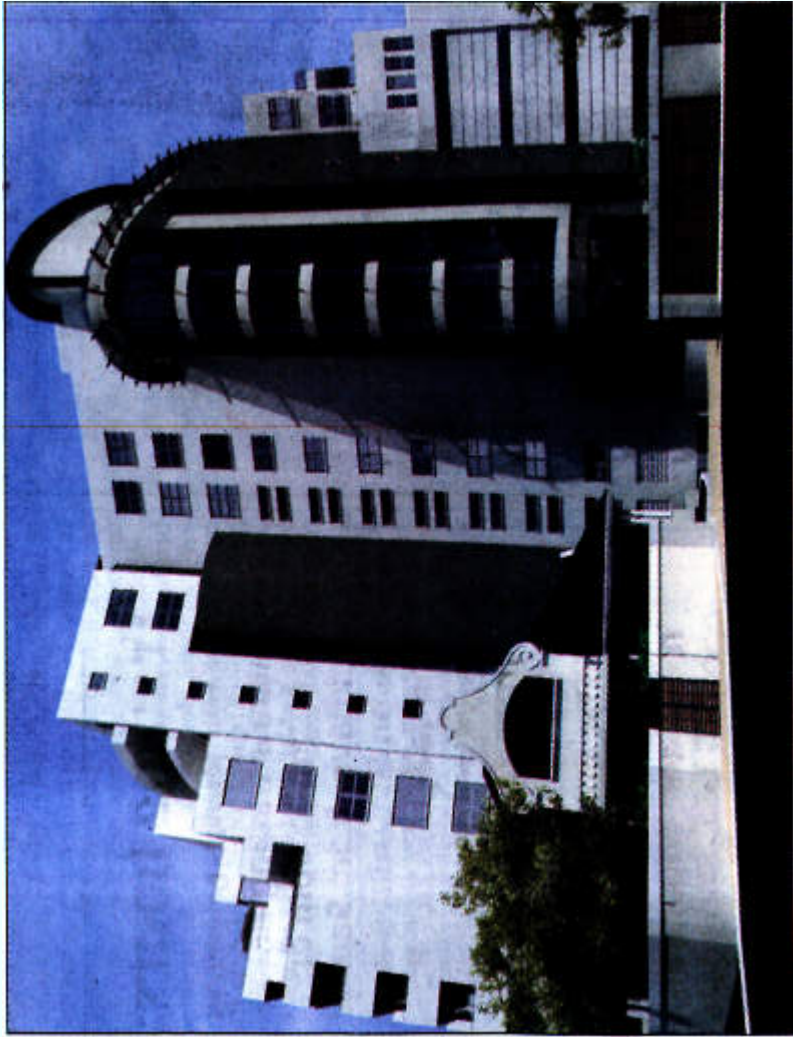
exporting to the rest of the world, we have the game reserves, the beaches, the cultures, the people," said MacDonald.

According to MacDonald, all the necessary planning permission for Jutland Point have been obtained. The historic Jutland Manor, which served as a restaurant for a number of years, will be retained. Jutland Point itself will cover just 30 per cent of the site, with the rest being rehabilitated with indigenous plants.

Jack Warren from Jack Warren Properties

said that there has already been widespread interest in the development. "What is drawing the executives and the skilled people to our city is the lifestyle - our beaches, the wildlife, good schools and hospitals, theatre, sport, and our accessibility."

It is estimated that construction will start towards the end of the year. The apartments are being marketed by Warren Jack Properties and Perth-based John Garland International.



An artist's impression of the luxury apartment complex that will signal the revival of the historic inner city.

