

Redefining workplaces



CITIES AND CITY CENTRES

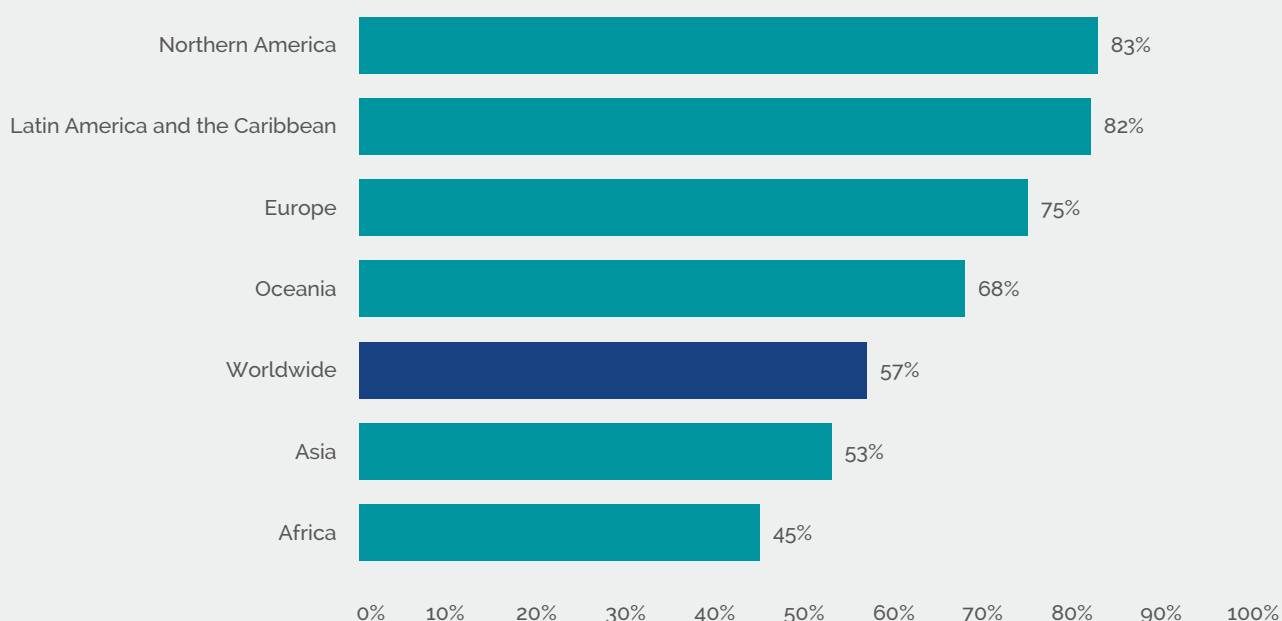
The future of Urban development

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Urban development is a cornerstone of economic, social, and cultural advancement for any nation.

Cities worldwide contribute 80% of global GDP and accommodate over 56% of the world's population, a number projected to surge to 70% by 2050, with Africa and Asia driving this urbanization trend in the coming years. In Mauritius, established business districts, city and towns like Ebene and Port Louis grapple with urban decay, congestion, and insufficient infrastructure, highlighting the critical need for strategic urban planning. A cornerstone of sustainable urban growth lies in the meticulous planning and development of city centres, which act as dynamic hubs where economic activity, social interaction, and cultural identity intersect.

Share of urban population worldwide in 2023, by continent



Source: <https://www.statista.com/statistics/270860/urbanization-by-continent/>

Modern projects like Moka Smart City with its Telfair City Centre provide a glimpse into the future of urban development.

They achieve this by thoughtfully balancing residential, commercial, and public spaces within a unified urban design. This strategic approach helps these developments avoid the shortcomings of older towns and fosters vibrant, well-connected spaces that attract businesses, residents, and visitors alike.

THE SIGNIFICANCE OF CITY CENTRES

City centres are indispensable for sustainable urban development, serving as the economic, social, and cultural core of a city.

They stimulate economic growth, community engagement, and provide high-quality public spaces that enhance the overall quality of life. Here are some key statistics that underscore the crucial role city centres play:



Economic Powerhouses:

- City centres concentrate businesses, leading to a productivity increase of 3-8% for every doubling of city size (Glaeser et al., 1992).
- In the UK, 14% of all jobs are in city centres, despite occupying less than 0.1% of the country's land area (Centre for Cities, 2016).



Innovation and Entrepreneurship Hubs:

- The proximity of startups, accelerators, and financial hubs fosters innovation and entrepreneurship, boosting the likelihood of business success (Audretsch & Feldman, 1996; NBER, 2022).



Talent and Investment Magnets:

- Over 70% of highly skilled workers in the UK reside in cities, where they are 20% more productive than their rural counterparts (Centre for Cities).
- World-renowned financial districts like The City of London, Manhattan, and La Défense attract top-tier professionals globally.



Retail and Tourism Drivers:

- Downtown retail districts in the US generate an average of \$717 in sales per square foot, significantly surpassing suburban malls (Urban Land Institute, 2019).
- City-based tourism, which contributed 10.4% to global GDP in 2019, thrives on the diverse cultural, retail, and entertainment experiences that city centres offer (World Travel & Tourism Council).



Improved Public Spaces and Accessibility:

- Walkable city centres can increase retail sales by up to 30% (University of California, Berkeley).
- Cultural organizations and public spaces generate \$166.3 billion annually in economic activity in the US (National Endowment for the Arts).

Without effective planning, city centres can fall victim to congestion, underutilized spaces, and deteriorating infrastructure, ultimately contributing to urban decay. Revitalizing these areas is essential for fostering vibrant, sustainable urban communities.

CITY CENTRES VS. CENTRAL BUSINESS DISTRICTS (CBDS)

The city centre is often the historical core of a city, housing commerce, entertainment, and political power, and featuring landmarks, government buildings, and retail districts.

In North America, "downtown" typically refers to the city centre, but "Central Business District" (CBD) is also used. Historically, these terms overlapped, but they have since diverged, with city centres emphasizing cultural and political significance, while CBDs focus on modern financial and commercial activities. For example, in London, Westminster is the historical centre, while "The City" is the financial CBD; in New York, Times Square is the city centre, and Lower Manhattan is the CBD. In some cities, such as Mauritius, the city centre and CBD overlap.

The distinction between city centres and CBDs is often driven by modern infrastructure needs, with CBDs accommodating large office spaces and commercial activity, while city centres preserve historical landmarks. For instance, Paris' La Défense serves as the modern CBD, while the historic core remains intact. Similarly, London's financial CBD developed separately from Westminster's historical landmarks.

A successful city centre balances residential, commercial, cultural, and administrative functions. While city centres focused on retail or government buildings may lack vibrancy, and CBDs can become deserted after hours, the ideal urban heart blends these elements.



In newer cities, city centres and CBDs often start as one, but as cities grow, these areas may diverge based on development priorities.

Urban development in Mauritius has presented certain challenges. While there's been a significant emphasis on business districts and business parks, this has sometimes come at the expense of creating spaces that enhance the quality of life for residents, such as public parks and recreational areas.

Additionally, the integration of ecological and landscaping considerations into urban planning has been somewhat limited, resulting in some developments with limited green spaces. Furthermore, flagships towns and city are showing signs of aging infrastructure, whilst a cohesive and comprehensive long-term vision is often lacking in many recent property development projects.

Careful planning is needed to ensure urban spaces foster economic growth **while also enhancing quality of life.**

TELFAIR CITY CENTRE: A MODEL FOR URBAN DEVELOPMENT



Telfair City Centre sets itself apart from conventional business parks like Ebene by cultivating a vibrant, mixed-use community where living, working, and leisure blend seamlessly.

Designed with walkability in mind, Telfair features predominantly low-rise buildings, creating a human-scale environment that encourages interaction and fosters a strong sense of community. In contrast, business districts like Ebene rely heavily on vehicles for navigation between towering office blocks, and the area becomes lifeless after business hours.

As an integral part of the Moka Smart City, Telfair promotes sustainable urban development and ensures a lively atmosphere around the clock. A key focus is on offering free activities, including sports events, outdoor fitness sessions, and live music performances by local artists, nurturing both social engagement and well-being.

By prioritizing public spaces and amenities that support a balanced lifestyle, Telfair delivers a dynamic urban experience. Meanwhile, traditional business parks like Ebene remain focused on professional spaces, maintaining a more rigid and less engaging corporate environment.

KEY DIFFERENTIATORS OF TELFAIR CITY CENTRE

Telfair sets a new benchmark for urban development in Mauritius with several distinctive features:



High Connectivity:

Direct access to the Motor Way ensures seamless mobility and efficient connections to the rest of the island.

Sustainable Design:

LEED v4 - certified building and LEED Neighborhood Development (ND) certification reflects a commitment to sustainable infrastructure, environmental stewardship, and community well-being.

Mixed-Use Spaces:

Telfair offers a harmonious blend of residential, commercial, and public spaces.

- Ground-floor retail spaces (Ground floor) promote street-level activity (busking, Zumba classes, etc), creating a lively urban atmosphere.
- The Promenade serves as a vibrant public space, encouraging walkability and social interaction.

Tailored Office Solutions:

Officea, the lead developer of Phase 1 (20,000 SQM), provides a variety of office LEED certified solutions:

- Shell & Core: Flexible spaces for custom development.
- Over 3,000 sqm of retail space for restaurants, cafés and convenience stores
- Plug & Play: Ready-to-use spaces for immediate occupancy.
- Fully Serviced: Comprehensive office solutions with facilities management.
- Over 10,000 sqm of super-basement parking with a smart parking management system

W17 Mauritius – Coworking and flexible workplaces for a vibrant community of freelancers, start-ups and well established companies with local as well as international footprints.

Diverse Business Ecosystem:

Telfair attracts a plethora of businesses from start-ups to Blue Chip Companies operating in various sectors such as Management Consulting, Banking and Finance, Tech Consulting, Real Estate, Influencer Marketing.

STATS



55,000 Sqm
of office spaces



Grade A
High Quality Offices



3.2 bn
Rs of existing assets



2.3 bn
Rs invested in a new 20,000
sqm projects in Telfair



3 Business Parks
Namely Vivéa Business
Park, Telfair & Bagatelle



+ 5,000 Employees
in our buildings



+ 65 Companies
in our buildings



96 %
Employees
Over the year



7.7/10
Customer
Satisfaction Score



3 months
Lead time
For us to let an office

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