



URBAN DEVELOPMENT  
BUYER'S MAGAZINE



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VOLUME I



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**The Beat**

**Of**

**Cape Town**



BE A PART OF  
TOMORROW'S  
CAPE TOWN

TODAY.





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# Live

Designed for low maintenance and easy living, ideal for young professionals. With secure off-street parking and unobstructed 360 degree mountain, city and harbour views - SALT lies within the City of Cape Town Urban Development Zone (UDZ) and is conveniently close to the creative hubs of Old Biscuit Mill, Woodstock Exchange and the Foundry.



## John & David Higginson

Out of the Box Developments spawned from a collective view and belief of its three directors that a niche market exists for a genuinely well thought out and coherent inner city mixed use, entry level property development. A development that is conscious of its carbon footprint, ecological impact and overall sustainability while still remaining attractive to a broad and conventional market audience.

John & David Higginson have over 25 years experience in the property development and investment markets in both the residential and commercial sectors here in South Africa and in the U.K. They pride themselves in staying ahead of the curve in regard to predicting market changes and trends - being one of the first development companies in the East Midlands, UK to sympathetically convert redundant inner city listed buildings into vibrant and successful residential and mixed-use developments in the 1990's.

These once run down and derelict buildings now form a valuable socio-economic part of the inner city that represent a space where new communities have successfully evolved. The positive effects to percolate through from such a regeneration of an area are an increase in local employment and subsequent taxes paid, the preservation of old building stock that would probably have been demolished and most importantly the growth of a harmonious working neighborhood - to name but a few.

## Selvan Naidu

Selvan has over 37 years experience in consulting civil engineering and project management on private and public infrastructure projects. His expertise lies in areas ranging from large greenfields and brownfields projects from inception to completion and close-out stage, preferential procurement and corporate governance. He prides himself on the successful project management of multidisciplinary teams in major infrastructure projects across national, provincial and municipal entities.

Selvan is recognised by clients and colleagues as a consummate professional with a high degree of personal integrity and he is known for a contagious passion for excellence.





# 184

MODERN INDUSTRIAL  
APARTMENTS

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PREMIUM AMENITIES

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A STONE'S THROW  
FROM CAPE TOWN  
CBD

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One bedroom and two bedroom units

Each apartment with its own balcony

Modern design

Sliding doors and window systems

Vinyl wood flooring throughout apartment

Italian designed kitchen

Electric hob and oven

Built-in bedroom cupboards







Artist's representation





## KEY UNIT FEATURES

When you walk through these doors you know that you've arrived exactly where you've always wanted to be. This is home.

All bedrooms and living rooms have a view (non internal). All apartments have balconies that offers mountain or harbour view, a haven where you can take time out in the privacy of your own space. These are perfect spaces taking time out at the end of the day or on weekends.

## ROOMS

Each apartment – we prefer to call it a home – is designed so that when you open the front door your eye leads straight out to the view. Looking towards natural light is fundamental to our design. The flow in every room therefore always moves towards natural light; the open-plan kitchen-dining-living area opens out to a balcony with maximum width

sliding doors. Inside-outside is how we live in the Cape, even on the twelfth floor! The floor-to-ceiling heights reach up to exposed slabs that are carefully finished in clean concrete, sprinkled with innovative lighting that sparkles, giving maximum height and space.



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## BALCONIES

All apartments have balconies that offer mountain or harbour views. These are important spaces connecting each entertainment area with the sky. The balconies create havens where residents can take time out in private.

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## BRAAI FACILITIES

The balconies will allow space for a kettle-braai, a cocktail and a quiet seat out over the view.

Artist's representation





# KEY PROPERTY FEATURES

Artist's representation

## BUILDING

The building will be about textures and colours: sophisticated bagged brickwork, contrasting a landscape of brightly coloured balconies and doors. Against this will glitter green leaves of formally planted vertical elements that will both hang and climb architecturally. The public spaces – corridors, lobbies and entrance volumes – will shine with finishes inspired by nature; the white internal walls (some with mural/s) emphasising crisp edges, and floating LED strip lights will stagger from above like swarms of strange and beautiful birds.

## PARKING

The parking bays will be wide and easy to negotiate and all parking zones will be naturally ventilated and very well illuminated with an emphasis on 24 hour, high security, accompanied by clear, convenient and quick access to lifts and stairs.

## SECURITY

**Biometrics** - By integrating biometric technology we are able to ensure that only authorised residents are able to enter the building. Biometric access control (fingerprint reading) into all parking and main access points into the building.

IP based CCTV camera surveillance system that will monitor the perimeter of the building including all parking access points, lift foyers and main access points into the building.

**24hr Manned Security** - The building will be guarded by a professional service to ensure that the premises and residents are protected against unauthorised access, theft and malicious damage. Voice intercom access for visitors at main entrance door.

# COFFEE



Artist's representation





# CROSSFIT

With Cape Town being such an active city, we take an active lifestyle very seriously. With the added benefit of a Crossfit gym right in the building, a quick session before or after work is just a few floors away.

Artist's representation



# BICYCLE FRIENDLY

Cape Town's transport authority **Transport for Cape Town (TCT)** has spent approximately **R300 million** on non-motorised transport project over the last five years. These endeavours include installing bicycle lanes and walking paths in order to facilitate a universally accessible, cycle-friendly city that actively promotes walking and cycling as a means of getting around.

Apart from Vuka Bumps (road studs), TCT will also install bollards along the green colourised cycle lane along Albert Road in Salt River to indicate their exclusive use by cyclists and pedestrians and to prevent other road users from entering the lane.

Councillor Brett Herron,  
City's Mayoral Committee Member:  
Transport for Cape Town

"The more cyclists make use of the cycling lanes that are being provided by the City, the better the chances are that cycling will become an accepted norm – and not the exception – of transport in Cape Town for visitors and residents alike."



# People

Salt River's interesting residential composition cuts across race, class and religion. From Monday to Friday the suburb has a substantial mobile transient population made up of business owners, commercial and industrial workers, school-attending children and night-life revellers.

The deep rooted Malay history can be felt particularly on Sundays, with residents dressed to the nines making their way to and from the suburb's several churches while the call to prayer echoes from its two mosques and colourfully clad minstrels can be seen returning from rehearsals for the *Kapsie Klopse*.

Previously a lower-middle class suburb occupied mainly by working-class families, the area is now also settled by young professionals, workers and students of all race groups.



## PARKS

Salt River offers a plentitude of well-maintained parks, although it seems that more fun can be had playing in the streets if a stroll around the suburb is anything to go by. Shelly Street Sports Field is where soccer memories are made and it also hosts the annual Salt River Food and Lifestyle Carnival.

### COMMUNITY HOUSE

Community House is a unique and historic site of living heritage. It has been known as a site of activism from around the mid 1980s which has shaped and continues to shape the socio-political landscape of its extended communities. It is a multi-purpose labour and community heritage site and the Community House Labour Archive and Library is a specialised information resource centre dedicated to servicing trade unions and workers.

## COMMUNITY

## STREET ART

Salt River's graffiti tells the stories of the community and the evolution of the area and its people. This form of social commentary is celebrated as key part of its history and of day-to-day lives.

### EDUCATION

Wesley Met. Practising School **0.31km**  
 Cecil Road Primary **0.39km**  
 Salt River Secondary School **0.14km**  
 Rosmeade College **0.33km**  
 Dryden Street Primary **0.34km**  
 Observatory Junior **0.96km**  
 Queen's Park High School **1.00km**

### HEALTHCARE

UCT Private Academic Hospital **2.60km**  
 Grootte Schuur Hospital **2.10km**  
 Woodstock Hospital **2.10km**







## PROPERTY OWNER SUPPORTED PROJECTS

Property owners with the financial means to contribute beyond their SRA levy for the SRBID are being encouraged to support various additional initiatives such as:

- Donation of infrastructure for the deployment of CCTV cameras of properties in strategic locations.
- Job creation and skills development opportunities.
- Funding of voluntary additional services including landscaping of public spaces through an "adopt a spot" initiative.
- Funding of additional security patrols in the public area.
- Funding for the direct employment of additional City of Cape Town Law enforcement officers.
- Donation of supplies and equipment for the operators of the SRBID such as uniforms, branding, signage, cleaning equipment

## VOORTREKKER ROAD CORRIDOR IMPROVEMENT DISTRICT – VRCID

The Voortrekker Road Corridor Improvement District (VRCID) starts at Salt River Circle. Stretching 17km west to east from Salt River Circle to Stikland Bridge, this important road – centrally located in the city region – is now the subject of a number of strategic interventions by public and private interests. The VRCID could play a significant role in housing the growing population more centrally.



## THE PALMS

Decor & Lifestyle  
Centre

The Palms was originally the site of one of Cape Town's first bakeries, but today it offers a mix of lifestyle stores and office spaces rented by architects, designers, consultants and other professionals. This architectural delight now also hosts a popular night market where creatives meet to drink craft beer and dance to live music.





Saturday morning market at the Palms Lifestyle Centre

# MARKETS AS MEETING PLACES

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## THE SALT RIVER MARKET

In the shadow of Devil's Peak, nestled between its slightly more trendy siblings, Woodstock and Observatory, Salt River has a daily market that has been traded at by a dozen local grocers, fishmongers, paint purveyors and second-hand shops for 80 plus years. This traditional market in Voortrekker Road near Salt River circle is the oldest community market in the Woodstock area and it is open from Monday to Friday.

## NEIGHBOURGOODS MARKET AT THE OLD BISCUIT MILL

The Old Biscuit Mill on Albert Road cuts between Woodstock and Salt River, and is easily one of the trendiest spots in Cape Town. This old face brick factory building with its boutique shops has been turned into a space where you can find some of the best restaurants such as the Potluck Club and Burrata. More and more people are flocking to the hugely successful Neighbourgoods Market to start their Saturdays. Here they browse and buy designer items and organically grown and sourced produce.