

# The Beat Cape Town







#### John & David Higginson

Out of the Box Developments spawned from a collective view and bejet 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 arms.

John & David Higginson have over 25 years experience in the propely 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, U.X.b 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 socieconomic 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 growthof 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. He expertise lies in areas ranging from large greenfields and brownfelds 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 consumate professional with a high degree of personal integrity and he is known for a contagious passion for excellence.



# 184

MODERN INDUSTRIAL
APARTMENTS

PREMIUM AMENITIES

A STONE'S THROW FROM CAPE TOWN CBD

One bedroom and two bedroom units

Each apartment with its own balcony

Modern design

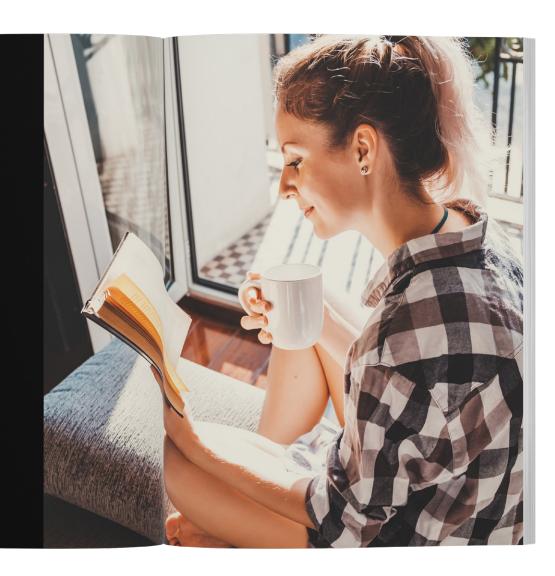
Sliding doors and window systems

Vinyl wood flooring throughout apartmer

Italian designed kitchen

Electric hob and ove

Built-in bedroom cupboards







# **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

out to the view. Looking towards natural light is fundamental up to exposed slabs that are carefully finished in clean to our design. The flow in every room therefore always concrete, sprinkled with innovative lighting that sparkles, moves towards natural light; the open-plan kitchen-dining- giving maximum height and space. living area opens out to a balcony with maximum width

Each apartment – we prefer to call it a home – is designed sliding doors. Inside-outside is how we live in the Cape, so that when you open the front door your eye leads straight—even on the twelfth floor! The floor-to-ceiling heights reach





#### 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 murals) 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 early on ego thate 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

Bomefrics - 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.

Pbased CCT camera surveillance system that will monitor be perimeter of the building including all parking access londs, 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.







Cape Town's fransport authority Transport for Cape Town (TCT) has spent approximately R300 million on non-motorized 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 Roadn. 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

across race, class and religion. From Monday to Friday the suburb has a substantial mobile transient

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 and industrial workers, school-attending children and deministrels can be seen returning from rehearsals for the 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 plenitude of well-maintained parks, although it seems hat more fun can be had playing in the streets if a stroll around the suburb is anything to by. Shelly Street Sports Field is where soccer memories are made and it also has 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 graffith tells the stories of the communiand 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.

# DUCATION

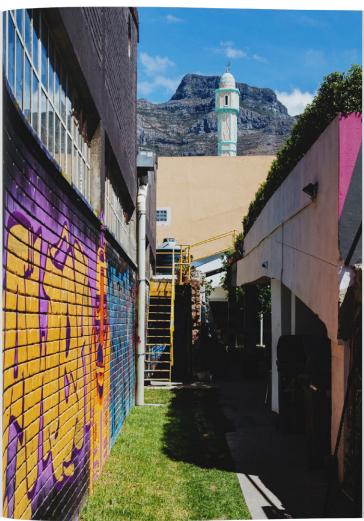
Wesley Met. Practising School 0.31km
Cecil Road Primary 0.39km
Salf River Secondary School 0.14km
Rosmeade College 0.33km
Dryden Street Primary 0.34km
Observatory Junior 0.96km
Queen's Park High School 1.00km

HEALTHCARE

UCT Private Academic Hospital 2.60km

Grootte Schuur Hospital 2.10km

Woodstock Hospital 2.10km





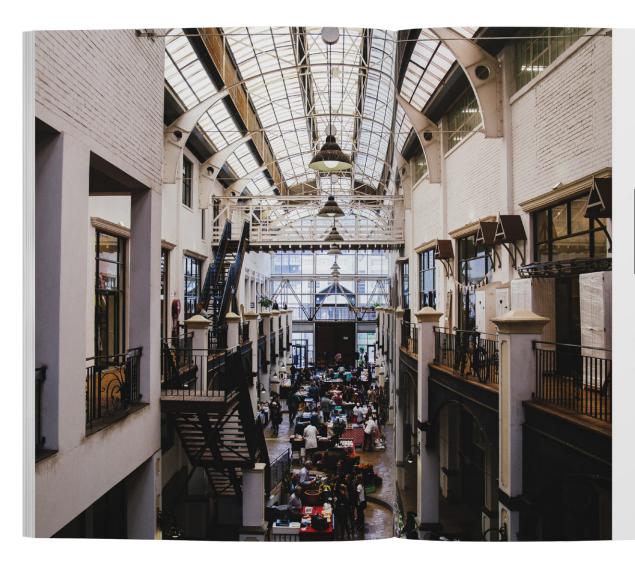
#### PROPERTY OWNER SUPPORTED PROJECTS VOORTREKKER ROAD CORRIDOR

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 Cityol
   Cape Town Law enforcement officers.
- Donation of supplies and equipment for the operations 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. Setting Tixm west to east from Salt River Circle to Stikland Bridge, this important mad - centrally located in the city region — is now the subject of a number of strategic elementors by public and private interests. The VRCID could play a significant role in losing the growing population more centrally.



## THE PALMS

Decor & Lifestyle Centre

The Palms was originally the site of one of Cape Town's first bakenes, 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 host a popular night market where creatives meet to drink craft beer and dance to live music.



# MARKETS AS MEETING PLACES

#### 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 boulique 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.