

Rivergate sells at a fantastic pace.

“The sale of plots in the Rivergate Industrial Park has been fantastic,” said Tony Clarke, marketing director of the Aska Property Group. He was emotive with his announcement that plots were now available and selling in the new Rivergate Business Park – and they are selling fast!

The Rivergate area offers commercial, industrial, institutional, and residential property to the Cape Town market, with a range of opportunities. The industrial park, a secure-type enclave within the Rivergate development, offers mixed-use plots ranging in size from 800m² to 3,000m² whilst elsewhere in the development plots range from 5,000 m² to sub-divisional superblocs of 80,000m².

Although a mix of land uses is permitted it is expected that the Rivergate Business Park will primarily be developed for light industrial, warehousing, manufacture and commercial use.

Just east of Parklands, Rivergate was officially opened to the market in late October last year, with the opening of the Sandown Road link (linking the R27 to the N7). Since then, according to Clarke, all of the plots in Rivergate’s Phase 1 have been sold. Phase 2, which was introduced to cope with the demand and still awaits the City’s approval, has been well received with numerous sales recorded here.

Clarke explains that the need for a well-positioned industrial/business park is what is making his plots so tempting. The Rivergate development straddles the Sandown Road link and is just two minutes away from the N7 National Road.

Clarke explains why Rivergate is in such high demand. “We’re providing what business’ want.” Where Montague Gardens and Killarney Gardens have little or no land available for development, Clarke explains that Rivergate has provided purchasers with the opportunity to purchase their own property and develop this according to their own needs. And, purchasers are looking for land that is close to home with easy-access to highways and transport – all of which Rivergate provides. The Rivergate development will serve business owners living in the greater Table View area, Parklands and Blouberg, providing speedy access between residence and business. Rivergate is well connected to the airport and the greater Cape Town area via the N7 (southbound) and Malmesbury and Saldahna (northbound via the N7 or R27).

Following the topic of creating a secure environment, Clarke explains that the Rivergate Industrial Park offers a secure environment without gating public access. Access to the industrial park has been provided by a single vehicular access point. At this point a gatehouse will be provided from where a security guard will monitor access into Columbus Crescent. A further pedestrian access point will be provided in the northern half of the development. The park will be surrounded by a combination of steel palisade fencing with brick/block built pillars at boundary corners. Cameras will be mounted on the perimeter of the park as well as at the entrance gate – with monitoring at an off-site venue. These measures and the electric fence around the park should provide good security within the park without incurring the cost of road maintenance by the land owners. In “gated” developments, the roads usually remain private which increases the cost to the land owner.

Clarke talks about the decision behind determining the cost of Rivergate’s plots.

“When we priced and launched Rivergate, it was very difficult to prepare a cma (comparative market analysis). Much of the neighbouring land was sold, developments were run down, etc. So we looked at what the market wanted, determined the costs associated with that, and provided it – spot on!

The Rivergate development has been carefully planned by the joint venture of Milnerton Estates and Aska, their town planners MLH Architects and Planners and the consultant team appointed to the development.

Interested parties can contact Dave Macleod-Elliott on 021-556-233 or visit www.rivergate.co.za