No.3 Silo
URBAN WATERFRONT LIVING

where excellence is expected
and luxury is authentic
No.3 Silo was gracefully imagined as a collection of three cylindrical chambers echoing the Grain Silos to contain different areas of the building.

No.3 Silo was gracefully imagined as a collection of three cylindrical chambers echoing the Grain Silos to contain different areas of the building, keeping it personal and interesting and allowing for a multitude of unique apartment types.

The spaces between these chambers house the vertical circulation for the building and provide spectacular views from the building, but are interesting elements in their own right and will have a very different character at night.

For Rubidge this makes No.3 special, the many different types of apartments with different spaces, orientations and views magnified by projecting window boxes from which to watch the -scapes of city, mountain and sea.

Expertise. Ingenuity. Vision. The scope and diversity of the V&A Waterfront’s growth is showcased across a variety of residential, retail, commercial and leisure developments.

Jointly owned by Growthpoint Properties Limited and the Government Employees Pension Fund (GEPF) and represented by the Public Investment Corporation Limited (PIC) the V&A Waterfront was developed in 1988 by the state-owned transport corporation, Transnet Limited. Growthpoint is the largest South African listed property company and PIC is one of the largest investment managers in Africa.

The circular plaza designed around the Grain Silo creates a ring of public spaces nestled on the dockside of the working harbour, warehouses, cranes, hoists, gantries, shed, containers, ships and functional industrial archaeology. Buildings with a purpose. The planning of the new Silo District is architecturally contemporary, full of purpose and designed to maximize location and comfort.

The characteristic design of No.3 Silo is a collaboration between Van Der Merwe Miszewski Architects (VDMMA) and Makeka Design Lab. Mokona Mokeka, adjunct professor at GSAPP Columbia University and founder of MoDILA (The Museum of Design Innovation Leadership & Art, South Africa), has brought Makeka Design Lab’s focus on urbanism and social innovation to the project.

Design director Macio Miszewski, Production director Lloyd Rubidge and Design consultant Anya Van Der Merwe, who has also been an integral member of the Cape Town Victoria and Alfred Waterfront Design Review committee, have led the team from VDMMA. VDMMA have achieved an array of awards ranging from local institute of Architect national awards to international Institute and Journal awards.

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A HISTORIC WORKING HARBOUR TRANSFORMED

discerning development that built an experience
The V&A Waterfront is a special place, where a centuries-old working harbour remains at the heart of a modern, cosmopolitan urban precinct. Built on layers of history and generations of Capetonians who have jealously treasured their links with the city’s maritime heritage, the Waterfront has assumed a special place and significance in the hearts of our community.

By any global measure of renewal and restoration, the V&A Waterfront has been an extraordinary success story. The history of this harbour, its expansion and its role in the commerce of Cape Town stretch back over more than 150 years, but it was the vision and determination of three men that saw the rebirth of what was rapidly becoming a derelict seafront into the business, tourism and leisure destination we have today.

Inspired by the early vision of architect and yachtsman Gawie Fagan and in the face of considerable public and official scepticism, David Jack, Ari Burggraaff and Brian Kantor took on the task of transforming a disused oil tank farm, then known as Table Bay West, into the vibrant international destination. These three men, along with a team of South Africa’s most talented urban designers, architects and planners, laid a solid foundation for this inclusive public space that has successfully re-established the historic inner-city’s link to the sea, recreated Cape Town’s legacy as a port city and retained the working nature of the harbour.

To fully understand the scale of this vision, one needs to look back at the canvas David, Arrie and Brian were presented with. It was an immensely complex project given the landholding and the involvement of City, parastatal and a pension fund. The land itself was made up of a disused oil tank farm quarry, operational fish factories and docks. There was resistance to redevelopment from the many who operated in the docks and no public servitudes were registered so maintenance of infrastructure fell to the V&A Waterfront company, not the city.

The 300-acre V&A Waterfront cannot be viewed in isolation from the surrounding urban fabric of which it is so intimately a part. It is an extension and neighbourhood of the city. It makes a significant impact not only as a driver of Cape Town’s tourism industry, but as a significant contributor to the Mother City’s economic and emotional wellbeing. This is an indoor outdoor destination that offers city-dwellers an energetic “backyard”, in a historically significant setting. This has been achieved by starting small and concentrating on the initial development to avoid random growth. There has always been a cultural sensitivity through the adaptive re-use of historic buildings and a commitment to a unique design identity in a local style. Through the formulation of a high impact, mixed-use development concept, we will ensure continued success of this property as not only an economic powerhouse but also a significant contributor to job creation.

Intertwined with the Cape’s past, present and its future, the V&A Waterfront has transformed the derelict docklands into the beating historical heart of Cape Town as a city.
The development of the Silo District is the realisation of urban, waterfront living.

The history of the silo district lies in the purely working world of industry and storage. Now the space between city and water is redesigned with thought and consideration for urban conservation and sustainability. A space that strives for effortless living.
The heart of the Silo District is the re-imagining of the historic Grain Silo into the internationally anticipated Zeitz Museum of Contemporary Art Africa (MOCAA).

Discover contemporary art from Africa in a museum that will take its place as one of the leading museums in the world and establish itself as the first major art museum in Africa.

Zeitz MOCAA is a public not-for-profit cultural institution. A partnership between the V&A Waterfront and Jochen Zeitz, the museum is dedicated to contemporary art from Africa and its Diaspora and will house the Zeitz Collection, considered the most extensive and representative collection of contemporary art from Africa. This inspirational institution will focus on the enrichment of the public through outreach programmes to encourage people to ask questions about their own and other cultures, the environment and society.

Moving and storing grain is an art in itself. Grain in large quantities behaves like a liquid and its dust is explosive. To achieve the height and strength to handle these large quantities in the last century, reinforced concrete cylinders became the preferred storage construction. This was the form of Cape Town’s Grain Silo along with a 57m high working house with an elevator used to transfer the grain in and out of storage.

Born out of the husks of the historically innovative industrial grain storage system Zeitz MOCAA will transform this heritage structure into the hub of a district with a distinct blend of business and culture positioned on the edge of the working harbour. While the concrete silos might not seem suited to expansive exhibition spaces, Heatherwick Studios has reimagined the Grain Silo Complex at the V&A Waterfront with an architectural intervention inspired by its own historic character. Thomas Heatherwick and his team have designed a museum that will conserve and honour the historic fabric and soul of the building. The preservation of the shape of the silos, while bringing in bright light filtering down through a glass ceiling, is a perfect example of an ingenious execution of the principles of urban conservation through thoughtful design and adaptation of existing architecture.

The museum and Silo District are set to become a treasured space where Africa can preserve her own cultural legacy and nurture the artists of the future.
YOUR

discover

destination

life

LOCAL IS

WORLD

CLASS
With a world of hosts at your call, discover your local.

Wake up with the rustle of coffee beans and a joke from your local barista. Stop by the market to pick up organic veggies fresh from the farm. Discover the heart of trade with expert artisans and creators. Explore dynamic waterfront living on your doorstep. Dine out and let your tastebuds take you around the world before strolling home beneath the sparkling lights of the harbour.
WITH THE

Urban living finds a distinctive rhythm

SEA AS YOUR

on the edge of the ocean

STAGE
A smile with your coffee, a joke for the kids and a helping hand with the shopping. The V&A Waterfront is a neighbourhood of people who are proud and passionate.

It is their enthusiasm and dedication that brings this historic site to life. From the fishermen, stevedores, sailors and explorers to the performers, artists and artisans, baristas, chefs and concierge; they all make it their mission to provide service of the highest standards no matter who the customer.

Visitors and local Capetonians alike have been welcomed home to the V&A Waterfront by familiar faces to make you feel special and part of the family.

Legacy, loyalty and excellence are qualities favoured in the personalities of the V&A Waterfront. Having achieved the highest average service score by a South African retail property, it’s clear that every job done is a job done well. From the hours of preparation that it can take one of Cape Town’s top chefs to present an exquisite meal to the little joys found in a scoop of ice cream. Let the kids have their faces painted by local artists while you browse the cellar shelves for something special. Vaughan Johnson, of Vaughan Johnson Wine Shop, has become an icon of the community, as the longest standing tenant of the V&A Waterfront and one of the best wine experts in South Africa. The care Johnson places in selecting his best wines can only be rivaled by the meticulously hand sewn and crafted scarves of the local designers and artisans of the Watershed. The presence of such amazing local talent is inspiring and what a treat to see the passion in a maker’s eye as their craft is appreciated and put to use.

Whatever your business or pleasure, walk down the wharf and know there’ll be a nod or wink waiting round the corner.

A smile with your coffee, a joke for the kids and a helping hand with the shopping. The V&A Waterfront is a neighbourhood of people who are proud and passionate.
DISCOVER
live the way
THE HEART OF
you love
YOUR HOME
YOUR HOME IS
selected for
FUNCTIONALLY
natural ease
ELEGANT
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V&A Waterfront Head Office, 19 Dock Road, V&A Waterfront, Cape Town
No3silo.co.za | +27 (0) 21 408 7300

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