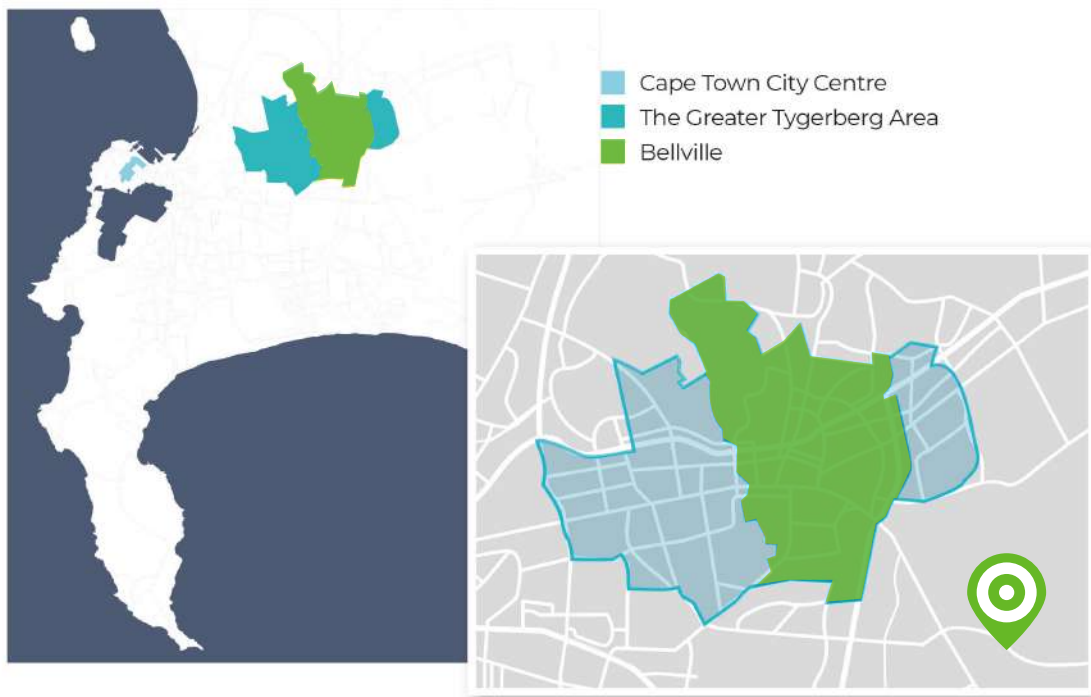


INVESTMENT PROSPECTUS

AFFORDABLE HOUSING

IN THE BELLVILLE AND TYGERBERG AREA





MESSAGE FROM THE GTP CEO

South African cities are grappling with the double dilemma of trying to redress their segregated past while also planning for a more urbanised future. Cape Town is no different.

If a society is to thrive, its people need to be empowered to find work. They need to be able to access safe, reliable public transport, and they need to live in decent accommodation that they can afford. For years, the city's spatial segregation, a legacy of apartheid planning, has excluded the majority of the population from accessing convenient work opportunities and affordable accommodation. Affordable and inclusionary housing, developed around transit hubs in active economic centres, is the key to achieving more sustainable and equitable development.

We have a vision for an economically vibrant, connected community that lives, works and plays in a quality, safe and accessible 24-hour urban environment. Sustainable, intelligent densification targeted at creating affordable, decent accommodation is one of the most important elements that will support the society we envisage.

The Western Cape Government and the City of Cape Town have created a matrix of policies, frameworks and development incentives designed to address spatial inequality and facilitate the construction of affordable housing. These mechanisms need to be married with sound investments from committed developers, investors and institutions who have the visionary will to create safe and sustainable, accessible and affordable neighbourhoods in our city centres, close to transport, work opportunities and social amenities.

We have created this guide as a tool for developers seeking to maximise the opportunity for building affordable housing in Bellville, Parow and the Greater Tygerberg area. The details contained here should be used to inform development decisions that will build on the existing potential of our city, and drive the growth of a prosperous, economically active urban centre.

We look forward to building the future Bellville with you.

- **Warren Hewitt**



Photo by Greater Tygerberg Partnership

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WHY INVEST IN AFFORDABLE HOUSING HERE?



1 A place where people love to live

Bellville is in high demand by many groups as it offers a high quality of life with an abundance of schools, tertiary institutions, health facilities and amenities with well-functioning city improvement districts.

2 An area rich in jobs and attractive to companies

A high concentration of jobs in the financial services, education, logistics, manufacturing and medical technology sectors along with three major industrial nodes.

3 Major public and private investment in the area

Growing confidence in the last decade with R7.3 billion public and private investment between 2010 and 2020 along with stable property value growth.

4 Many well-located land parcels ready for development

A diversity of serviced land parcels with suitable and supporting zoning in place ready for development, with plans to release public land in five major precincts.

5 UDZ tax incentive extended for two years

Urban Development Zone tax incentive extended until 2023 and heritage exemptions in place, with further incentives for inclusionary housing being developed.

6 An infrastructure priority for government

A local, provincial and national priority for investment in new transport infrastructure and bulk infrastructure and within close proximity to an international airport.

HOW TO INVEST?

The Greater Tygerberg Partnership is your single point of access to a personalised and confidential service for investors interested in the Bellville area.

To register your interest in investment opportunities in affordable housing, please contact:

The Greater Tygerberg Partnership
www.gtp.org.za
info@gtp.org.za
+27 (0)21 823 6713
Unit 3A, Bellpark Building
Cnr De Lange Str & Durban Rd
Bellville
7535

HOW THE GTP MAKES IT EASIER TO INVEST



1 Development and investment projects

We help with facilitating, supporting and managing investment projects across all key sectors.

4 Site-finding service

Using our networks and the GTP algorithm, we identify greenfield or brownfield sites or precincts that are available and best suited to a proposed development project.

7 Partnership support

We provide targeted marketing and media support for investors in the area, reaching a B2B audience.

2 Property development facilitation

We assist developers and those developing in the area to help understand and accelerate the development process and cycle from feasibility to plan submission.

5 Research and data services

We undertake research and analysis, gather expertise, provide data and information.

8 Government relations and engagement

Through our relationships with local and provincial governments as well as government agencies, we help to facilitate and build stronger relationships.

3 Implementation partner

From placemaking to innovation and community and stakeholder engagement, we help with delivery, viability and implementation of projects.

6 Business development support

We facilitate and connect growing and small businesses to wider networks in addition to the recently launched small business portal.

THE URBAN AFRICAN OPPORTUNITY



It is estimated that over 900 million people, mostly youth, will move into African cities in the coming few decades. This represents significant urban growth at a rate outpacing that of Asia and the rest of the developing world. While this presents a major challenge for housing provision, infrastructure, amenities and social and cultural cohesion, it also represents a major opportunity.

The opportunity arises when cities and countries tap into the energy and ingenuity of the younger and creative population, while leapfrogging the developed world to a more sustainable, inclusive and resilient future.

THE SOUTH AFRICAN CHALLENGE

South African cities are primed for the delivery of affordable housing options with a massive demand and market across all categories of affordable housing. The current delivery mechanism and supply is outstripped by demand due to population growth and urbanisation.

The legacy of Apartheid means affordable housing is generally located far from jobs and other facilities like healthcare, quality education and recreational offerings. This trend has continued post-1994, with a low supply of government housing stock in well-located areas, and little to no contribution from the private sector.

Increasing land values, particularly in Cape Town, has further reduced the availability and accessibility of well-located affordable housing.

Cape Town is considered a major investment opportunity, with PwC ranking it as Africa's top city of opportunity in 2018.

Affordable housing delivery in well-located areas creates the conditions for cities to both densify and to intensify land uses, while contributing positively to a mix of housing typologies and land use functions.

With the right development incentives, supportive policy and legislative frameworks, affordable housing can be used as a tool to achieve greater socio-economic and spatially inclusive development.

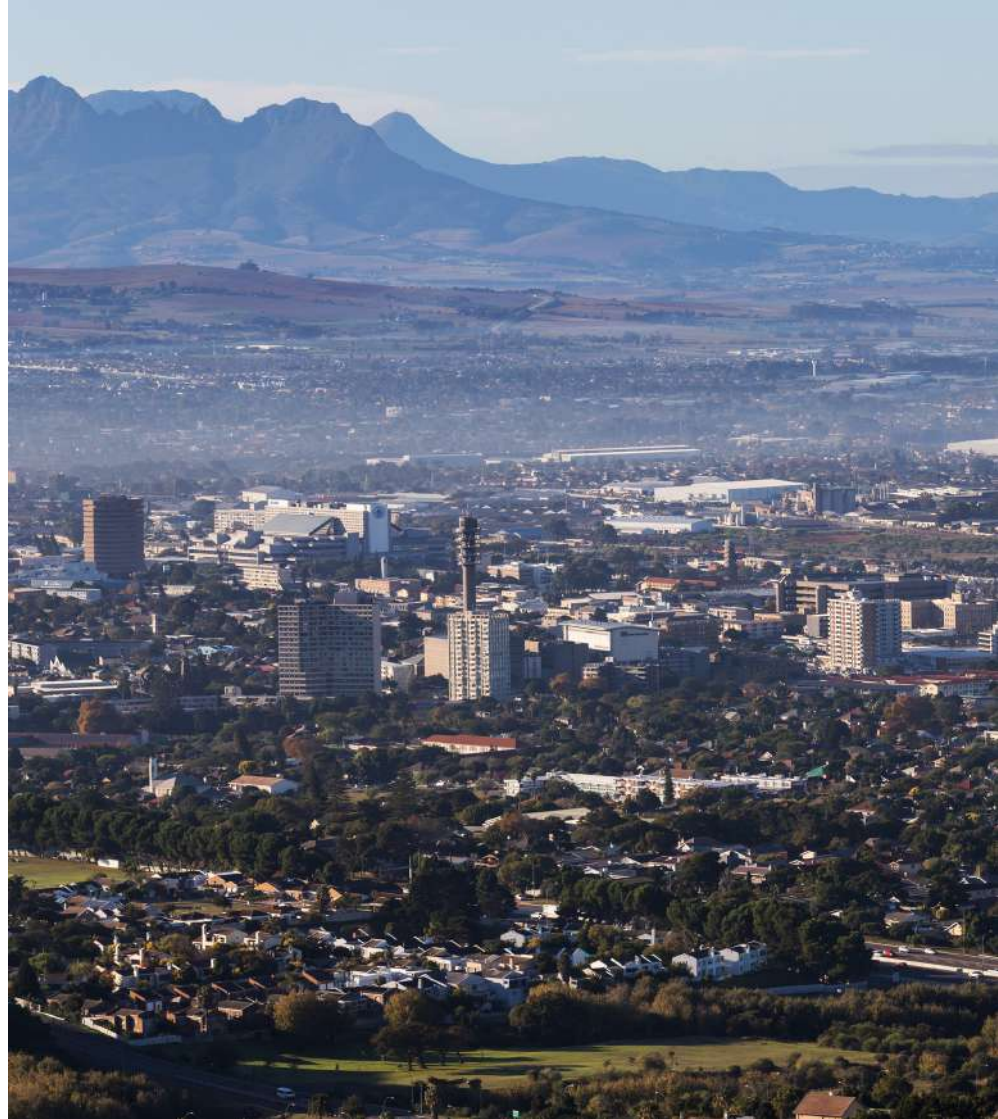
"We are establishing strategic forums to engage academic institutions, the business sector and civil society, which will assist our short, medium and long-term goals of revitalising the Bellville CBD"

*City of Cape Town Executive Mayor,
Dan Plato*

BELLVILLE IS CAPE TOWN'S SECONDARY CITY

With the Bellville CBD at its heart, the Greater Tygerberg Area is a diverse financial, medical and educational urban centre. It is a highly connected hub at the heart of the metropole. It can be considered as the secondary city of the metropolitan region that supports Cape Town as the primary city.

Like most major urban centres, Cape Town is facing pressure from growing urbanisation, characterised by increasing congestion, rising accommodation costs and limited space for inclusive development. As a key node, given the City of Cape Town's strategy to bring people closer to their workplaces, Bellville has an important role to play in supporting Cape Town, by shifting towards a mixed-use centre with well-connected, multi-modal transport linkages and well-established service infrastructure.



BELLVILLE FUTURE CITY

A masterplan for Cape Town's second CBD

Cape Town's Executive Mayor, Dan Plato, launched the Bellville Future City masterplan in March 2021. This long-term masterplanning project aims to unlock the development potential of Bellville as a multi-functional and dynamic economic hub. Through targeted investments by the City and other agencies, Bellville will become an increasingly attractive place to live and work; improving the overall quality of life of residents, while also promoting greater socio-economic inclusion and facilitating upliftment.

The City of Cape Town has prioritised Bellville as a catalytic transit-oriented development (TOD) node. The Bellville Future City masterplan should be seen as a strategy to stimulate opportunities for the affordable housing sector - both in terms of supply and meeting rising housing demand; and in terms of property investment within the affordable housing sector. The substantial investment in land and public transport corridors within the Bellville CBD is also a positive impetus for the growth of a viable and accessible affordable housing sector



WHAT IS AFFORDABLE HOUSING?



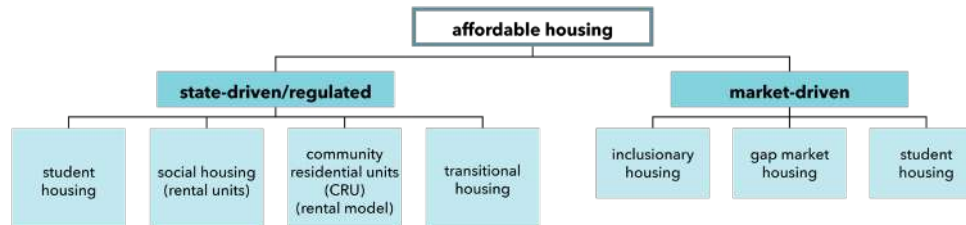
Affordable housing is housing for people or households with incomes lower than median income of an area or where the household incomes are not sufficient to access the market rental housing opportunities in an area.

Affordable housing is not necessarily 'cheap' or of a poorer standard – it is quality housing, priced at a level which is affordable relative to the income of its occupants.

The term 'affordable housing' is often confused in the media with 'low-cost' and 'low-income' housing. The development of this housing generally embeds long-term 'affordability' into the area through certain terms and conditions around the sale and rental of affordable housing units.

Affordable housing is a broad term that includes:

- **Social Housing**
Rental or co-operative housing that is delivered by an accredited Social Housing Institution (SHI) for households earning between R1,501 - R15,000 per month.
- **Government Subsidised**
Housing that is provided by the private market through a number of possible subsidy arrangements. For example: FLISP (Finance Linked Individual Subsidy Programme), a home loan subsidy for qualifying buyers with a joint monthly household income up to R22,000.
- **Transitional Housing**
Supportive, yet temporary housing that is meant to bridge the gap from homelessness to permanent housing for households who face eviction or other emergencies.
- **Inclusionary Housing**
Housing that is developed by the private sector (ownership/rental) and reserved for households who may not qualify for Social Housing but earn below R35,000-R40,000 per month. For example: the Western Cape Government recently defined this as rental accommodation targeted at households currently earning a monthly income above the threshold for social housing but less than R40,000.
- **Student/Sectoral Housing**
Housing that is developed for particular sectors or groups who would otherwise not have access to housing in an area on the open market e.g. student housing, essential service housing, housing for public service workers such as police, healthcare workers, teachers.



THE INVESTMENT CASE FOR AFFORDABLE HOUSING



The investment case for any asset class rests on the potential for above-inflation returns based on a large demand.

For affordable housing, as a fixed real estate investment, the large and growing demand outstrips the pace of supply within the South African context. This is expected to continue for decades to come.

“The affordable market is one of the few in which demand exceeds supply with strong fundamentals, given the ever-increasing trend in South Africa towards urbanisation. The affordable market has the lowest vacancy rate of the residential rental market”

Transcend Property Fund

For the institutional investor deploying a significant scale of capital over a longer term horizon as part of a diverse portfolio of assets, affordable housing can:

- offer risk-adjusted returns over a longer time period, due to the high demand
- act as a hedge or counter-cyclical investment, which is more resilient during downward trends in the economy as vacancies remain low
- act as a defensive and secure investment as the capital value of the asset is likely to increase over the medium- to long-term if good maintenance and operations systems are managed
- offer a more stable investment as the capital and income growth of the fixed asset is less volatile compared with equities
- provide stable rental income, which can be pegged to inflation and is more responsive to the state of the economy

In addition, between 2012 and 2015, the affordable housing segment outperformed the overall housing market. House price growth of properties in the bottom quartile (i.e. less than R330,000, excluding RDP houses) nearly doubled that of the second highest quartile (R700,000 - R1.135m) and were four times greater than the highest quartile (more than R1.135m).

According to the ABSA MSCI Residential Results for 2018, which tracks affordable housing as a separate category of residential across 20 property funds:

- Affordable accommodation posted a higher income return than other accommodation (8.9% vs 6.5%)
- Total returns were comparable to other accommodations (12.3% vs 13.4%), despite the significantly lower costs. This means affordable housing investments are an option for a wider number of investors

AFFORDABLE HOUSING PRECEDENTS



SAVONNERIE HEYMANS PUBLIC HOUSING, BRUSSELS

Located on the site of a former soap factory, the social housing project in Brussels facilitates a mix of 42 low to middle income rental homes.

- Opened: 2011
- Capacity: 42 units (1 to 6 bedroom apartments, lofts, duplexes and maisonettes)
- Amenities: social meeting room, library, garden, park, playground and main promenade



Photo by Filip Dujardin

THE ONYX, JEWEL CITY, JOHANNESBURG

The Onyx is a 13-storey affordable housing development which forms parts of the Jewel City precinct covering six city blocks. The precinct includes about 1,500 residential units in two new blocks, 10,000m² of office space as well as several supermarket and retail outlets.

- Opened: August 2020
- Capacity: 660 residential units (348 bachelors; 226 1-bedroom units and 91 2-bedroom units)
- Amenities: CCTV security, free wifi, proximity to shopping and office spaces, gym, clinic, schools, ample parking, convenience retail shops, fast food outlets and a restaurant



BRAAMFONTEIN GATE, JOHANNESBURG

The conversion of the 30-storey former Total Oil Company's headquarters to provide well-located affordable housing for students, young professionals and families.

- Opened: 2018-2019
- Capacity: 400 residential units
- Amenities: gym, sports court, garden, games room, swimming pool, basement parking, business centre, retail units and event space



DEVELOPMENT READINESS



1 INCENTIVES

1.1 | Urban Development Zone Tax Incentive

The Urban Development Zone (UDZ) tax incentives administered by the South African Revenue Services (SARS) aims to promote the upliftment and regeneration of particular areas by rewarding private sector residential and commercial developers who build or refurbish in these areas. SARS seeks to address the issue of urban decay within inner cities and to maintain existing infrastructure while encouraging investment in certain properties.

The Parow-Bellville UDZ boundary comprises 83 hectares extending from Bellville to Parow, primarily wrapped around the VRC (east-west) and from the Bellville CBD to the N1 intersection with Durban Road (north-south).

The incentive is an accelerated depreciation allowance on the cost of buildings erected, added to, or improved and which are within the designated UDZ areas. The allowance is applicable in respect of:

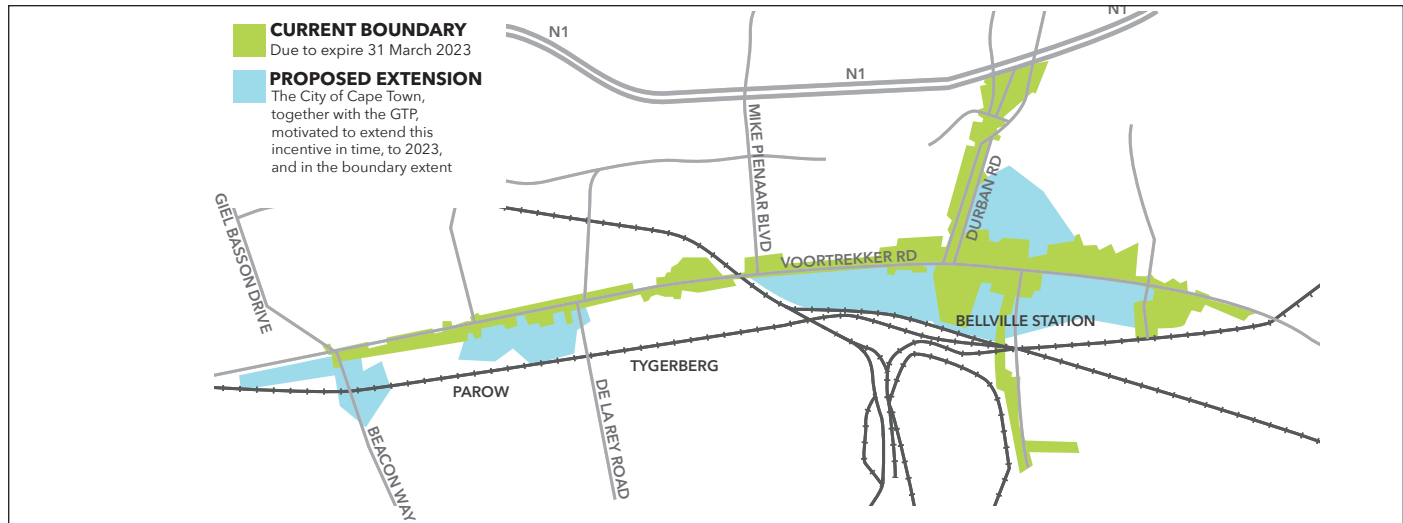
- Erection, extension and improvement of or addition to an entire building
- Erection, extension, improvement or addition of part of a building representing a floor area of at least 1,000m².

In February 2021, the National Treasury extended the UDZ incentive until the end of March 2023.

The GTP, in support of the city, has also proposed that the UDZ boundary be expanded to include most of the Parow section of Voortrekker Road as well as Durban Road from Voortrekker Road to the N1.



INCENTIVES



Map showing current and proposed Urban Development Zone boundaries.

A Summary of the Urban Development Zone Tax Incentives

New / Improvements	Use	Allowance
Erection/extension/ addition	Commercial/residential	20% year 1 and 8% years 2 - 11
	Purchased from a developer	Deemed cost = 55% of the purchase price (deductible over 11 years)
	Low-cost residential unit	25% year 1 and 13% years 2 - 6
		10% year 7
Improvements	Commercial/residential	20% years 1 - 5
	Purchased from a developer	Deemed cost = 30% of purchase price (deductible over 5 years as above)
	Low-cost residential unit	25% years 1 - 4

1.2 | PT1 and PT2 Zones

PT1 and PT2 zones regulate the amount of parking required for developments.

The City of Cape Town has designated certain areas within the Greater Tygerberg Area as PT1 and PT2 zones, reducing the parking requirements compared with standard areas which require two bays per dwelling.

In 2020 the City extended these zones to include most of the Greater Tygerberg Area with PT2 Zones (0 parking bays required) for large parts of the Bellville CBD and for the majority of the area from Goodwood to Parow along Voortrekker Road.

The new designation is designed to encourage residential development by reducing overall the costs of development. It also increases revenue, since the removal of parking bays enables more development bulk to be allocated to tradeable space, in the case of affordable accommodation, housing units.

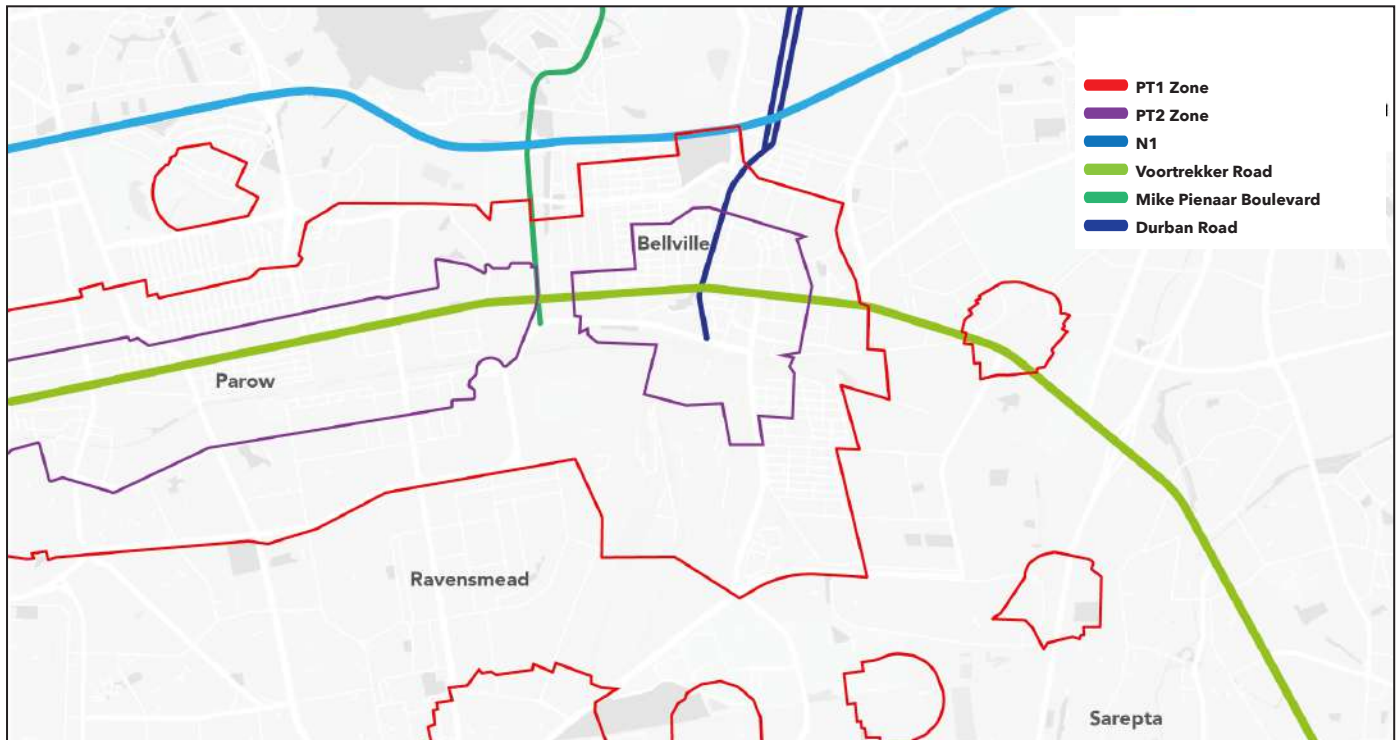
PT1: A minimum requirement of one bay of off-street parking per dwelling unit or main house. Refer to areas where the use of public transport is promoted, but where the City considers the provision of public transport inadequate or where the use of motor vehicles is limited.

PT2: A minimum requirement of 0 bays of off-street parking per dwelling unit or main house. In these areas the use of public transport is promoted and the City considers the provision of public transport good, or where the use of motor vehicles is very limited.

These zones also generate fewer car trips, which reduces congestion, encourages public transport use, and potentially reduces the carbon footprint of a development. They make particular sense for developers providing housing for lower-income groups who may not own or need a car and use public transport instead.



INCENTIVES



PT1 and PT2 Zones

INCENTIVES

1.3 | Section 13sex of the SA Income Tax Act.

Under section 13 Sex of the Income Tax Act, SARS permits a significant tax benefit on residential property. This incentive allows purchasers of new residential units in South Africa, in the same or different developments and across financial years, to write off a percentage of the cost of buildings, or improvements to buildings acquired or built after 21 October 2008.

The following criteria applies:

- a) The taxpayer must own at least five residential units mainly used for residential accommodation excluding properties uses for business purposes, e.g. hotels
- b) Residential units must be new and unused
- c) The units must be used solely for the purpose of a trade, i.e. residential letting, and not be used for personal or family use



Photo by David Savage

New/ Improvements	Developer/Purchaser	Allowance
New or unused	Developer	Deemed cost = 100% - 5% p.a. - 10 % p.a. for low cost accommodation
	Purchased from a developer	Deemed cost = 55% of the purchase price - 5% p.a. - 10 % p.a. for low cost accommodation
Improvements	Developer	Deemed cost = 100% - 5% p.a. - 10 % p.a. for low cost accommodation
	Purchased from a developer	Deemed cost = 30% of the purchase price - 5% p.a. - 10 % p.a. for low cost accommodation

INCENTIVES

1.4 | The Parow Station Precinct Heritage Exemption

The City of Cape Town has selected the Parow Station Precinct as a pilot study area for an application for exemption from the heritage requirements of sections 34(3) and 38(9) of the National Heritage Resources Act, No. 25 of 1999 (NHRA). The City is investigating similar measures for the Bellville CBD.

The urban spatial incentive is intended to streamline the application process for potential investors, by relieving the need for certain permissions. This incentive is designed to encourage development in the Parow Prioritised Local Area, which is a key project for stimulating urban growth and renewal.

Investors will be exempt from the requirements in respect of applications to:

- alter, improve or demolish buildings older than 60 years; and/or
- consolidate three or more properties within a defined geographic area.

1.5 | Local government incentives for inclusionary housing development

The City has undertaken a financial feasibility analysis to inform Inclusionary Housing Policy choices. This will interrogate the real value of incentives that will be offered to developers when developing affordable housing, and that will be used as part of the implementation of the Inclusionary Housing Policy.

The Feasibility Analysis outcomes should be ready for engagement in 2021.

The Western Cape Government draft Inclusionary Housing framework has been published with the public comment period completed.

Consideration is being given to the following incentives:

Type	Examples
Direct financial incentives	Density bonus, reduced parking requirements, lower municipal rates and taxes, and favourable lending rates
Planning and regulatory process improvements	Fast-tracking approval processes by a dedicated project team, creating inclusionary housing overlay zoning, introducing a single comprehensive permit, alternative construction and design standards
Bulk infrastructure incentives	Reducing bulk services contribution, reducing connection time to bulk infrastructure, bulk services infrastructure payment holiday



2 URBAN MANAGEMENT

2.1 | Mayoral Urban Regeneration Programme (MURP)

The MURP initiative involves the development of a more comprehensive community action planning process premised on a strong social crime prevention approach. Work is progressing towards the realisation of a community policing programme and integrated neighbourhood safety programme based on the work piloted by MURP in areas presently suffering from severe gang activity.

MURP areas include, amongst others, the Bellville transport interchange, the Voortrekker Road corridor and Parow.

2.2 | Mayoral Visible Service Delivery Acceleration

The City's Mayoral Visible Service Delivery Acceleration (MWSA) programme will invest R200 million to fast-track efforts to improve the quality, safety and environment of communities in 23 identified precincts across the metro.

The Bellville CBD, Parow CBD and Goodwood CBD have been identified as key precincts in the MWSA programme.

As part of this initiative, new precinct managers have been assigned to the 23 precincts to closely monitor and engage with relevant stakeholders to improve service delivery in various communities.

2.3 | Improvement District

In collaboration with the CoCT municipality, the Voortrekker Road Corridor Improvement District (VRCID) provides top-up urban management, public safety and social upliftment services. The VRCID functions on three principles:

1. Ensuring safety and security
 - a. 24 hour security centre
 - b. 57 CCTVs and 15 license plate recognition cameras
 - c. Close monitoring of crime hotspots
 - d. 49 safety officers working in collaboration with SAPS and Law Enforcement
2. Cleanliness and maintenance
 - a. Regular maintenance of signage, roads, storm water drainage systems
 - b. Maintenance of roads and pavements
 - c. 20 cleaners and a cleansing supervisor

3. Providing a safety net for the less privileged
 - a. Social development programmes through outreach
 - b. Collaboration with shelters and non-profit organisations
 - c. Providing skills training

3 SUPPORTIVE ZONING

The City will be reviewing the Municipal Land Use Bylaws with the aim of further incentivising favourable developments within the Bellville area. The Voortrekker Road interface of many suburbs is zoned as General Business or Local Business allowing for medium- to high-density developments comprising residential and commercial or retail uses. It allows for taller and denser buildings, while encouraging an active street level through the benefit of commercial and retail spaces. Where these sites also fall into PT1 or PT2 zones, the reduced parking requirements would also significantly reduce the development cost.



4 PLANNING PRIORITY

Bellville, Parow and the Greater Tygerberg Area benefit from planning priority at a local and national level.

Bellville is being designated a priority catalytic TOD node.

The Voortrekker Road Corridor Integration Zone (VRCIZ) identified by the City of Cape Town aims to facilitate spatial restructuring of the City using Voortrekker Road as a key selling point for mobility, accessibility to economic opportunities, and to promote greater densification of the zone to support public transport and transit-oriented development.

The Metropolitan Spatial Development Framework places the entire Greater Tygerberg Area within the urban inner core (UIC) which represents the priority development and infrastructure investment focus area for the City at a metropolitan scale.

The Tygerberg District Spatial Plan identifies the spatial planning and infrastructural support needed to sustain economic growth and realise a more inclusive city. The plan highlights the need for:

- High intensity development and improved public transport along the Voortrekker Road Corridor, with a special focus on medium- to high-density housing
- Promoting non-motorised transport between public transport interchanges and major destinations such as Tyger Valley
- Promoting commercial development along north-south development routes such as Durban Road, Robert Sobukwe Road and Symphony Way
- Protecting and upgrading open space systems along Elsieskraal and the Bottelary and Kuils Rivers; and parks such as Elizabeth Park

The plan is currently being reviewed.

INFRASTRUCTURE



1 TRANSPORT

A new rail link from Khayelitsha, four planned high capacity MyCiTi trunk lines, a transformed Bellville Station as well as three public transport interchanges will make this one of the most connected and accessible areas in the city by 2032.

1.1 | A major centre for public transport

The Greater Tygerberg Area is served by one of Cape Town's busiest transport interchanges (PTI) at Bellville Station, with 350,000 daily trips. Other PTIs are at Parow, Elsies River and Tygerberg stations. The Elsies River PTI connects seven minibus taxi routes. These provide rail-to-road-based transport connections to other parts of the city. The Great Tygerberg Area is serviced by five rail lines and nine train stations in the area.

The Bellville taxi rank sees a total of 50,000 passengers daily and 142,000 passenger trips via 30 routes daily. This is compared with 48,000 and 31,000 daily passengers at Cape Town Station taxi rank and Khayelitsha respectively.

The Cape Town to Bellville Golden Arrow Bus Service (GABS) is the fifth busiest GABS route in the city, transporting 1,300 passengers daily with over 31,000 passengers moving in and out of Bellville daily.

Five rail links connect at Bellville Station, with nine train stations serving the area. These lines are:

- Wellington to Cape Town via Woodstock: 90,000 passengers daily (est.)
- Muldersvlei to Cape Town (two lines via Stellenbosch and Esplanade): 30,000 passengers daily (est.)
- Strand to Cape Town via Bellville and Parow: 44,000 passengers daily (est.)
- Bellville to Cape Town via Esplanade and Langa: 35,000 passengers daily (est.)

1.2 | Transport Plans for Bellville

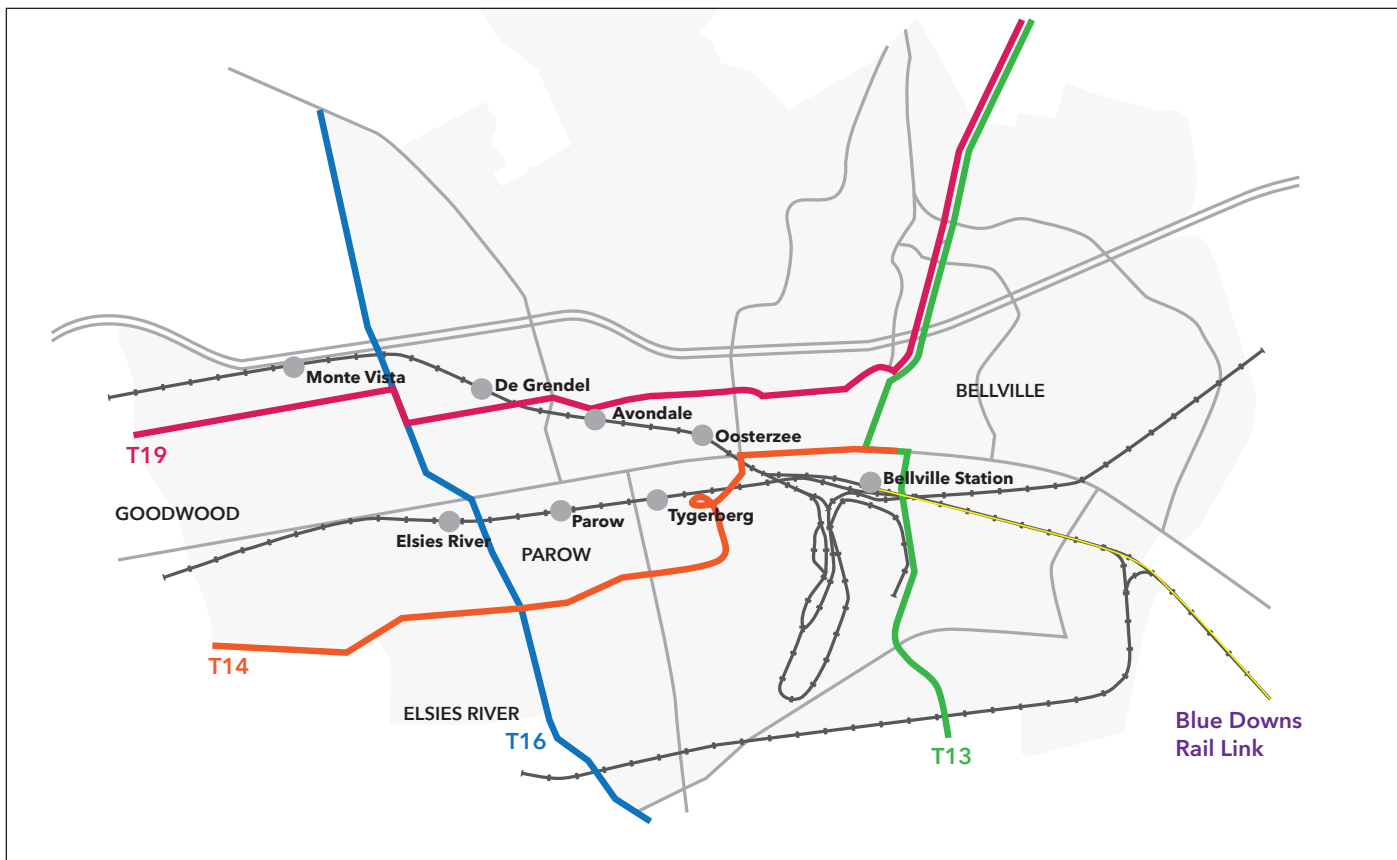
- New Blue Downs rail line from Nolungile station to Kuilsriver station, providing a direct link between the Metro South East and Bellville
- Major transformation of Bellville station planned, with refurbishments to Parow, Tygerberg and Elsies River interchanges
- T13, T14, T16 and T19 MyCiti trunk lines to connect through the area via Bellville CBD
- Review of PT1 and PT2 zones to reduced parking requirements for future developments
- A proposed future airport rail link

1.3 | Road infrastructure around the Greater Tygerberg Area

The Greater Tygerberg area is well served by road and rail infrastructure, providing connectivity and accessibility on a suburban, metropolitan and regional scale. The existing road-rail transit-oriented system serves as a strong platform to support the future intense development across the area.

The road infrastructure in the area includes:

- the N1 to the north, providing connections to Cape Town CBD or nationally in the opposite direction
- Voortrekker Road, providing an east-west connection between Bellville and Cape Town CBD
- the R300, linking to Khayelitsha and Mitchells Plain to the south
- the Durban Road link from Bellville CBD to the N1 and Tygervalley, with additional north-south links provided by Vasco Boulevard, Giel Basson Drive, Mike Pienaar Drive (M16) and McIntyre Street (M14)



Future Transport Infrastructure : planned MyCiTi trunk routes and rail link

TRANSPORT

1.4 | Future investments in public transport infrastructure

The new Blue Downs rail link from Khayelitsha, along with four high capacity MyCiTi trunk lines and a transformed Bellville Station will make this area one of the most connected and accessible in the entire metropolitan region by 2032.

According to the 2032 Integrated Public Transport Network Plan for Cape Town, the new MyCiTi trunk lines will have a capacity of 10,000 passengers per hour in each direction that will serve the Greater Tygerberg Area.

The realisation of the Bellville Future City Masterplan is dependent on investments in public transport infrastructure that improve connectivity between Bellville and the broader metropolitan area.



Photo by David Savage

Phase	Route Code	Route Description	No. of stations	Length (km)	Constr. Period (years)
2	T13	Symphony Way: a north-south line from Mitchell's Plain CBD to Bellville CBD and continuing to Durbanville north	23	33.0	3
3	T14	Westlake-Bellville: A north-east line from Westlake to Bellville CBD via Parow Industria	25	35.10	3
3	T16	Eersterivier - Blouberg: A north-south link from Eersterivier Station to Parow continuing to Sandown station	35	50.80	4
4	T19	Kraaifontein - Century City: An east-west line from Century City via Goodwood and Parow along Frans Conradie Drive to Bellville at Boston and continuing north to Durbanville and Wallacedene	21	29.65	3

Enclosed terminal stations will be built at Bellville Station at Charl Malan Street and Durbanville at New Street : T13 served by 3 feeder routes (D01, F40, F44)

1.5 | New Blue Downs Rail Link

PRASA and the City of Cape Town are prioritising a new line from Nollungile Station to Kuilsriver Station through the Blue Downs area. This is expected to carry more than 20,000 passengers per hour per direction by 2030.

The double track line will be approximately 9km long and comprise three new railway stations between Nollungile and Kuilsriver station, providing a direct link to the Metro South East residential suburbs and Blackheath, Kuilsriver and Bellville commercial and industrial employment areas. The new proposed stations are at Mfuleni, Blue Downs and Wimbledon.

1.6 | Cape Town International Airport expansion

A total of R7 billion has been allocated by Airports Company South Africa (ACSA) to expand Cape Town International Airport within the next three years. The upgrades are targeted at realigning the airport runway, expanding the domestic arrival and international terminal. These three projects will have a significant impact and make a positive contribution to the local economy.



Image by Design Scape Architects

2 BULK INFRASTRUCTURE

While the Greater Tygerberg Area already has a well-developed bulk infrastructure, a further R1 billion public investment in water and sanitation infrastructure has been planned to serve the area. Other infrastructure projects include a new innovative waste-to-energy project and improvements to recycling facilities.



2.1 | Cape Flats 1 and 2 bulk sewer mains rehabilitation

- **Cost:** R320 million over three years
- **Importance:** Facilitating inter-catchment transfer
- **Status:** Works commence in July 2019 over a three-year contract period

2.2 | Athlone Wastewater Treatment Works (WWTW)

- **Cost:** R771.5 million
- **Benefit:** 50ML/day system capacity extension unlocks potential for low-cost housing opportunities for a population of around 391,000 people. The WWTW catchment services the VRCIZ, which includes Parow and other suburbs
- **Status:** The tender for upgrade has been issued

2.3 | Bellville wastewater treatment works

R144 million future refurbishment to increase capacity.

2.4 | Waste

- A new R108 million upgrade is planned for the Northern Regional Sludge Facility
- A waste-to-energy project at the north area of Bellville Wastewater Treatment Works (WWTW) will produce electricity and bio-solids for agricultural use. It will include recycling and waste drop-off facilities
- R6.6 million Parow depot upgrade
- R25.8 million new facility at Beaconvale

2.5 | Fibre

The Greater Tygerberg Area is well covered by ADSL and LTE services, with majority access to fibre internet, excluding Parow (including Parow Industria) and portions of the Bellville CBD south of Voortrekker Road. It is expected that fibre coverage will be extended to these areas in the near future, through public and private infrastructure.

STUDENT HOUSING



STUDENT HOUSING IN THE GREATER TYGERBERG AREA

Around 100,000 students are enrolled at tertiary institutions in Bellville and the Greater Tygerberg Area. In 2020, over 5,000 students were living in the area, presenting an attractive development opportunity for developers of student accommodation and student support businesses.

This creates a wide market of young, qualified individuals who could take advantage of the emerging amenities, cultural offering and employment in the area.

The student housing backlog as reported by the Presidential Commission on Higher Education and Training stands at 300,000 beds for both public universities and public TVET colleges.

Within the Greater Tygerberg Area there is a cluster of educational facilities (primary, secondary and tertiary) which contributes to the area as an educational node.

Three universities fall within this area: the University of the Western Cape,

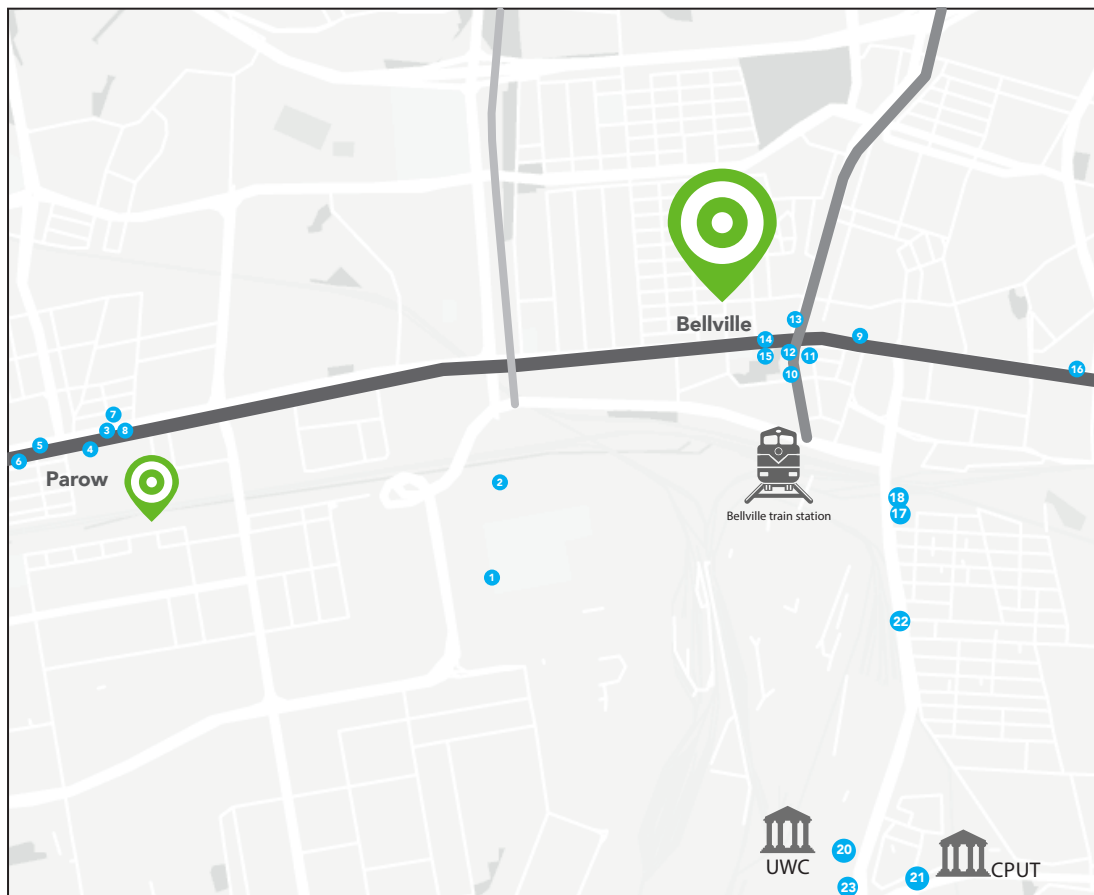
the Cape Peninsula University of Technology and Stellenbosch University. Other prominent tertiary institutions include Boston City Campus, the University of Stellenbosch Business School and Northlink College.

The location and scale of student accommodation facilities matches the prominence of the GTP as an educational node. There are a number of student accommodation facilities in the area by major developers with planned new investments already underway by new investors as well as existing universities.

Many students travel from across the country and the continent to participate in the quality education these institutions offer. In 2020 over 5,000 students were living in Bellville, in 24 student residences, located both on and off-campus.




The GTP is driving the development of the 24-hour economy to support students during the day and at night.

Photo by David Savage



Student Housing

1. Disa Court
2. Hippokrates Residence
3. Toplin 2
4. Sheriff House
5. Faulls Student Residence
6. Southern Life Residence
7. Perejoy House
8. Toplin House
9. Regkam House
10. Theresa Court
11. Kruskal House
12. Park Central
13. Old Mutual Student Residence
14. Belpark
15. Ileli House
16. De Goede Hoop
17. Gorvalla - Phase 1
18. Gorvalla - Phase 2
19. Kwikbake
20. UWC On-Campus
21. CPUT On-Campus
22. Melade
23. South Point

-  Voortrekker Road
-  Mike Pienaar Boulevard
-  Durban Road

TRENDS



Global Residential Property Trends

Younger and first-time buyers are opting for smaller homes in more medium-density developments, where they can access a wider option of amenities and services that are available 24/7, and because of convenience, cost considerations and a reduced maintenance load.

This has led to the emergence of smaller apartment footprints and micro-units, which are 20% to 30% smaller than a conventional sized studio apartment. First-time buyers focus more on location. Factors like congestion, long work hours, increasing public transport costs and increasing fuel prices mean people are willing to sacrifice other factors in order to live in smaller, better-located properties (often sectional titles).

Development Trends in the Greater Tygerberg Area

- Based on a 2018 study there has been a gradual and steady increase in flat rentals in line with the investment in affordable accommodation.
- Lower increases in sectional title property values over 10 years compared to full title properties
- Greater demand for standard flats compared with upmarket flats, with rental increases of between 80% and 130% for standard units



TRENDS

A comparison with other Cape Town suburbs

Potentially lower development costs in Bellville.

The costs and risks of developing affordable housing in the Greater Tygerberg Area are potentially lower than the Cape Town CBD due to lower land prices per square metre.

Lower demand for commercial space and significant demand for affordable housing.

Since 2011/2012, Grade A and B office vacancy rates have been decreasing in both Bellville and Cape Town CBD, with vacancy rates in Bellville being consistently lower. Where supply of office space exceeds the demand, the conversion to residential space is gaining popularity. This is especially true in CBD areas where there is a scarcity of mid-market residential property for young professionals looking to live closer to work.

Oversupply of upmarket residential units in Cape Town CBD.

There has been a lack of new affordable rental supply in the Cape Town CBD, and an oversupply of upmarket apartments or units targeting higher income groups.

This presents a potential opportunity for the Greater Tygerberg Area to cater to the demand for affordable accommodation developments focused on lower-middle income groups.

Steady property values relative to other suburbs.

The average price per square metre of full-title residential property within the Greater Tygerberg Area has remained relatively steady over the past 10 years, relative to other suburbs in Cape Town, namely Milnerton, Observatory and Woodstock. Woodstock and Observatory have experienced very similar growth in residential property prices, with growth rates of 256% and 203%, respectively, over the past decade.

Steadily growing investor confidence

The Annual Residential Index has increased gradually year on year for both full and sectional titles within the Greater Tygerberg Area.

The 2020 FNB Commercial Property Finance Property Insights report speculates that affordability and basics will take centre-stage for the next few years. This means that:

- Residential developments towards the more affordable end of the market are likely to be a key theme
- Affordable community shopping centres will take preference, rather than the larger and more costly Regional and Super-Regionals
- One could expect to see categories such as storage space outperforming non-essentials, like the Hotels and Leisure category



LAND



A number of brownfield and greenfield sites across the Greater Tygerberg Area are either in the process of being developed, or have been earmarked as ideal for development by the City of Cape Town. They form part of a phased release of public land and buildings for the development of affordable accommodation by social housing institutions and the public sector.

These sites could have a total development footprint of 10.5 hectares and over an estimated 5,800 units across four station precincts. Other greenfield sites in the area present additional possible development opportunity, subject to planning.

The City of Cape Town's goal is to secure land for the delivery of affordable accommodation before an anticipated upswing in property prices. This will safeguard the accommodation against income displacement (gentrification) and ensure accommodation for lower income groups in perpetuity.

The precinct approach will address issues such as social development, movement patterns and the need to consider urban management in the area.

For investors:

With Social Housing Institutions (SHI), the City will invite investors to participate in the redevelopment of its land parcels, bound by specific conditions that will assist in the regeneration of the area. The City and SHIs will also develop a masterplan for the entire area to further grow investor confidence over the coming two decades.

The precincts identified include:

- Parow Station Precinct
- Tygerberg Station Precinct
- Goodwood and Elsiesriver Station Precinct
- Avondale Station precinct
- Hardekraaltjie Precinct

The City has identified the optimal sites within these precincts. It will work with SHIs, other stakeholders and the private sector to undertake the following tasks on these sites:

- Refurbishment of brownfield sites along the Voortrekker Road Corridor
- Buying buildings and land in the precincts along the Voortrekker Corridor
- Releasing some land owned by the City and Western Cape Government for mixed-use developments and are working with Passenger Rail Agency of South Africa (PRASA) on the development of their land parcels



LAND



	Residential units (potential):	Density:	Parking:	Typologies:	Status:
Parow Station Precinct	948	761 du/Ha	0.14 to 0.33 bays per unit	3-, 4- and 11-storey residential; 11-storey mixed-use	Planning
Tygerberg Station Precinct	Over 698 residential units	596 du/Ha	99 surface parking for building 1, married quarters (0.14 ratio)	11-storey mixed-use	Planning
Goodwood and Elsiesriver Station Precinct	Around 2 112 residential units	544 du/Ha	Approx. 550 bays with 0.14 to 0.34 parking ratio	11-storey mixed-use; 3- and 4-storey walkup; 8-storey buildings	Planning to advertise sites through an RFP process and allocate to a social housing company
Avondale Station Precinct	2 080 residential units	508 du/Ha	Approx. 340 bays with 0.14 to 0.34 parking ratio	3- and 4-storey walkup	Planning for land transfer



Avondale Station Precinct Sites:

Five publicly owned sites (City and Province)

Location:

Various sites near Avondale Station

Development Area: 4.09 Ha

Avondale Station Precinct Sites

Five publicly owned sites (City and Province)

Location:

Various sites near Avondale Station

Development Area: 4.09 Ha

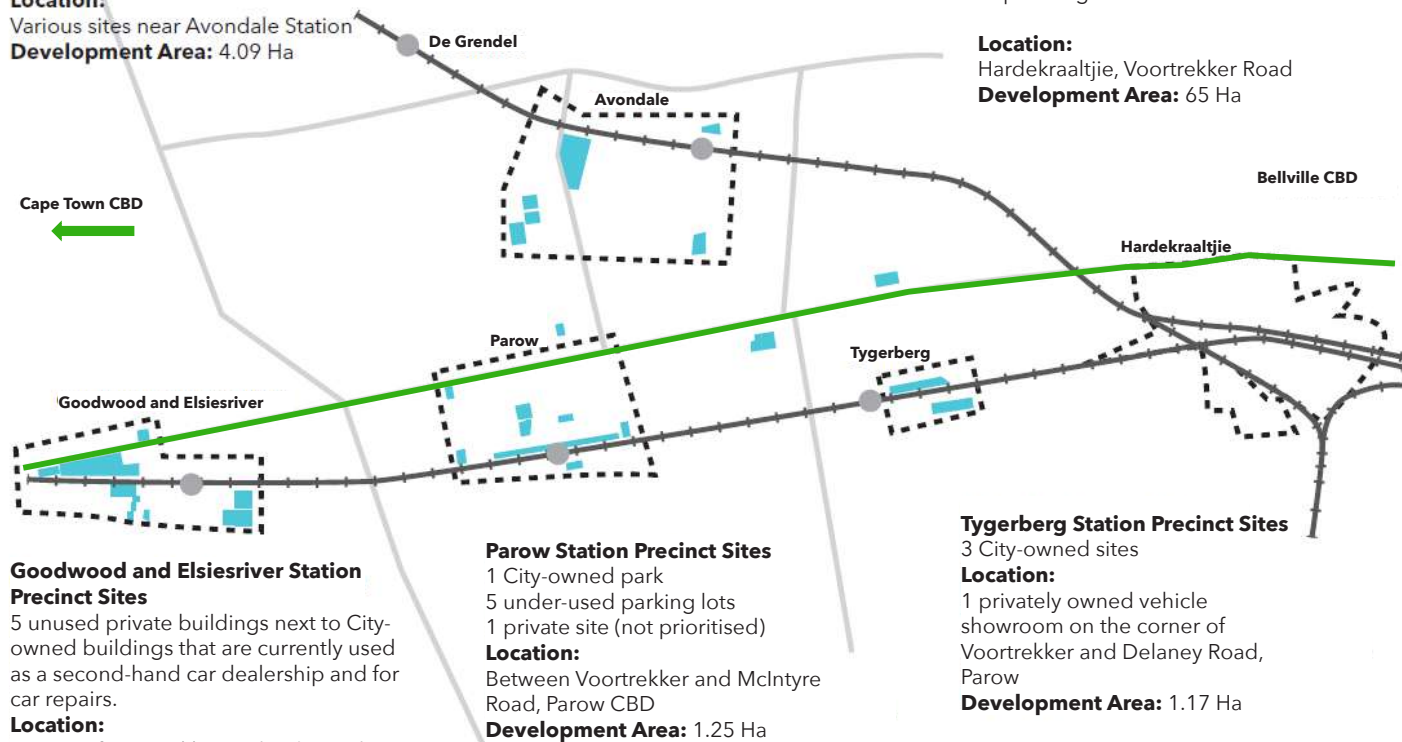
Hardekraaltjie Precinct Sites

Other greenfield sites in the area present additional possible development opportunity, subject to planning.

Location:

Hardekraaltjie, Voortrekker Road

Development Area: 65 Ha



Goodwood and Elsiesriver Station Precinct Sites

5 unused private buildings next to City-owned buildings that are currently used as a second-hand car dealership and for car repairs.

Location:

Corner of Voortrekker and Halt Roads

Development Area: 3.88 Ha

Parow Station Precinct Sites

1 City-owned park
5 under-used parking lots
1 private site (not prioritised)

Location:

Between Voortrekker and McIntyre Road, Parow CBD

Development Area: 1.25 Ha

Tygerberg Station Precinct Sites

3 City-owned sites

Location:

1 privately owned vehicle showroom on the corner of Voortrekker and Delaney Road, Parow

Development Area: 1.17 Ha

MAJOR INVESTMENTS



● Completed

1. Parow Centre
2. Karl Bremer Bellville Health Office
3. Stanford Industrial Park
4. New City of Cape Town Water and Sanitation Head Office
5. UWC Faculty of Community and Health Sciences Bellville Campus
6. Oak Corner
7. Saratec
8. South African Medical Research Council

● Under Construction

9. Glenhaven
10. Stellenbosch University Biomedical Research Institute

● Planned

11. Bellville Velodrome
12. Galleria
13. University of Stellenbosch BellPark Hospital Precinct
14. Blanckenberg Student Housing
15. Goodwood Social Housing Project
16. The Glen, Glenhaven
17. Anchorage, Glenhaven
18. Tygerdal Depot

MAJOR INVESTMENTS



COMPLETED

Parow Centre

R1 billion

Parow Centre and its surrounding facilities are undergoing a five-year upgrade plan. The upgrade entails the refurbishing of Pick n Pay and the surrounding shopping centre, the introduction of an additional four levels of new parking bays, and the refurbishment of existing council offices. A 20,000m² commercial/office space and 25,000m² hospital have also been introduced into the plan. A new train station stop will also be part of the upgrade.

Karl Bremer Bellville Health Office

R128 million

A part of Karl Bremer Hospital, the new R128 million Bellville Health Park provides accommodation for over 320 public servants from the Department of Health across 14,000m². The building was awarded a GBCSA 5-Star Green Star rating. It will create minimal waste, use passive solar design, and offer bicycle-friendly facilities.

Stanford Industrial Park

This industrial building is situated in Parow Industria and comprises 2,000m² of industrial space, which can be subdivided into two units of 1,000m² each.

New City of Cape Town Water and Sanitation Head Office

R270 million

The City's new Water and Sanitation head office, situated on Voortrekker Road, was completed in 2018 at a cost of R270 million. The four-storey, 10,000m² building was awarded a GBCSA 5-Star Green Star rating.

UWC Faculty of Community and Health Sciences Bellville Campus

R244 million

The University of the Western Cape completed its conversion of the 10-storey Jan S Marais Hospital in Bellville CBD. The new Community Health Sciences building cost R244 million and will provide state-of-the-art health-care training for nearly 2,000 future nurses and other health professionals.

CONSTRUCTION UNDERWAY

Parow Centre - Phase 3

The Parow Centre mixed use development consists of three phases of which the first two have been completed. Phase 3, the proposed residential development, will be completed by December 2022. The project spans 1.8 hectares. The Parow Centre shopping centre will be transformed into a mixed-use development, with R250 million already committed to the Phase 1 renovations and extensions having commenced in 2019. It is expected to include 1,200 residential units and add over 40,000m² of space.

Glenhaven - Urban Status Rentals

R190 million

Glenhaven is a social housing development by Urban Status Rentals (previously Devmark) located in Bellville South. The City's Glenhaven project consists of 512 social housing opportunities as well as 253 gap rental housing units.

Stellenbosch University Biomedical Research Institute

R2.3 billion

Construction of a Biomedical Research Institute (BMRI) by the University of Stellenbosch has commenced at the Faculty of Medicine and Health Sciences in Bellville.

It is expected to be completed by 2022 and will be one of the most innovative and advanced biomedical research centres in Africa.



PLANNED

Bellville Velodrome Galleria

R3 billion

The Galleria is a mixed-use development of 11.5 hectares around the Bellville Velodrome and Athletics Stadium. The Bellville Velodrome arena will be redeveloped to increase capacity to 18,000. The surrounding land will be developed into mixed-use urban developments featuring retail, business, residential, hotel, and conference facilities.

University of Stellenbosch BellPark Hospital Precinct

R250 million

The University of Stellenbosch is planning to develop a new 30,000m² 250-bed hospital precinct. A new access road will be developed to provide access to the hospital precinct off Carl Cronje Drive. The entrance, parking areas, sidewalks and external public spaces will be upgraded, and a covered walkway will be extended to the main hospital entrance. Once completed, the facility will offer a 24-hour emergency service.

Blanckenberg Student Housing

The proposed building provides a total of 2,592 beds designated as student accommodation along with ground floor retail space. This development will respond to the urgent need for student housing in the area.

Goodwood Social Housing Project

Construction is underway at a R380 million social housing investment providing 1,065 rental housing units on a site parallel to Goodwood train station, targeting household incomes between R3,500 and R15,000 per month. The housing will comprise six-storey apartment blocks on both sides of the railway line, offering units ranging from bachelor's flats to two-bedroom flats. The project is a partnership between the City of Cape Town, the Western Cape Government's Department of Human Settlements, the social housing institution DCI Community Housing Services, PRASA, Intersite Asset Investments and the National Housing Finance Corporation.

The Glen, Glenhaven - Urban Status Rentals

2021

The Glen, Glenhaven, is a greenfields project in Bellville South measuring 72,428m² and is situated on the corner of Peter Barlow and Bester Roads within Restructuring Zone District D, Cape Town. This integrated housing project will provide affordable mixed tenure housing opportunities.

Anchorage, Glenhaven - Urban Status Rentals

2020-2021

R200 million

Construction of the Anchorage Social Housing Project, commenced in October 2018 and has a total of 512 social housing units. The first phase of social housing consists of 416 apartments arranged in four-storey walk-ups in five buildings. To date, 209 of the completed 416 units as part of the first Phase are occupied. The second phase consists of a single four-storey building of 96 units.

Tygerdal Depot

A higher density mixed residential infill development scheme with possible commercial/community-use elements centred around the railway station on its eastern edge. While facilitating appropriate access to the railway station, the site will also incorporate public open space elements and accommodate stormwater functions in an innovative and multi-functional way.

IDEAL LOCATION



With Bellville, Cape Town's secondary city at its heart, the Greater Tygerberg Area spans over 50 square kilometers. The infrastructure and services in the Greater Tygerberg Area are equal, and in some cases, superior to major international cities. Its package of assets, combined with the vibrancy and multicultural nature of a leading African city, highlights the area's untapped potential. This potential is maximised by the presence over hospitals/clinics, 5 public transport interchanges, 9 train stations and 150 education institutions.

1 EDUCATION

Over 150 educational facilities are housed within the Greater Tygerberg Area. This comprises 13% Early Childhood Development (ECD), 78% Grade R - Grade 12 and 9% tertiary education. As of 2017, over 100,000 students were enrolled in the Greater Tygerberg area. This number increases annually.



81% of the geographical area is within a 1km walking distance (+/- 12min) to a place of education, whether ECD, primary, high school or tertiary.

Over 5,000 students are living in 24 tertiary student accommodation buildings both off- and on-campus. This is part of a trend in which investors are buying old buildings and converting them into major student accommodation developments.

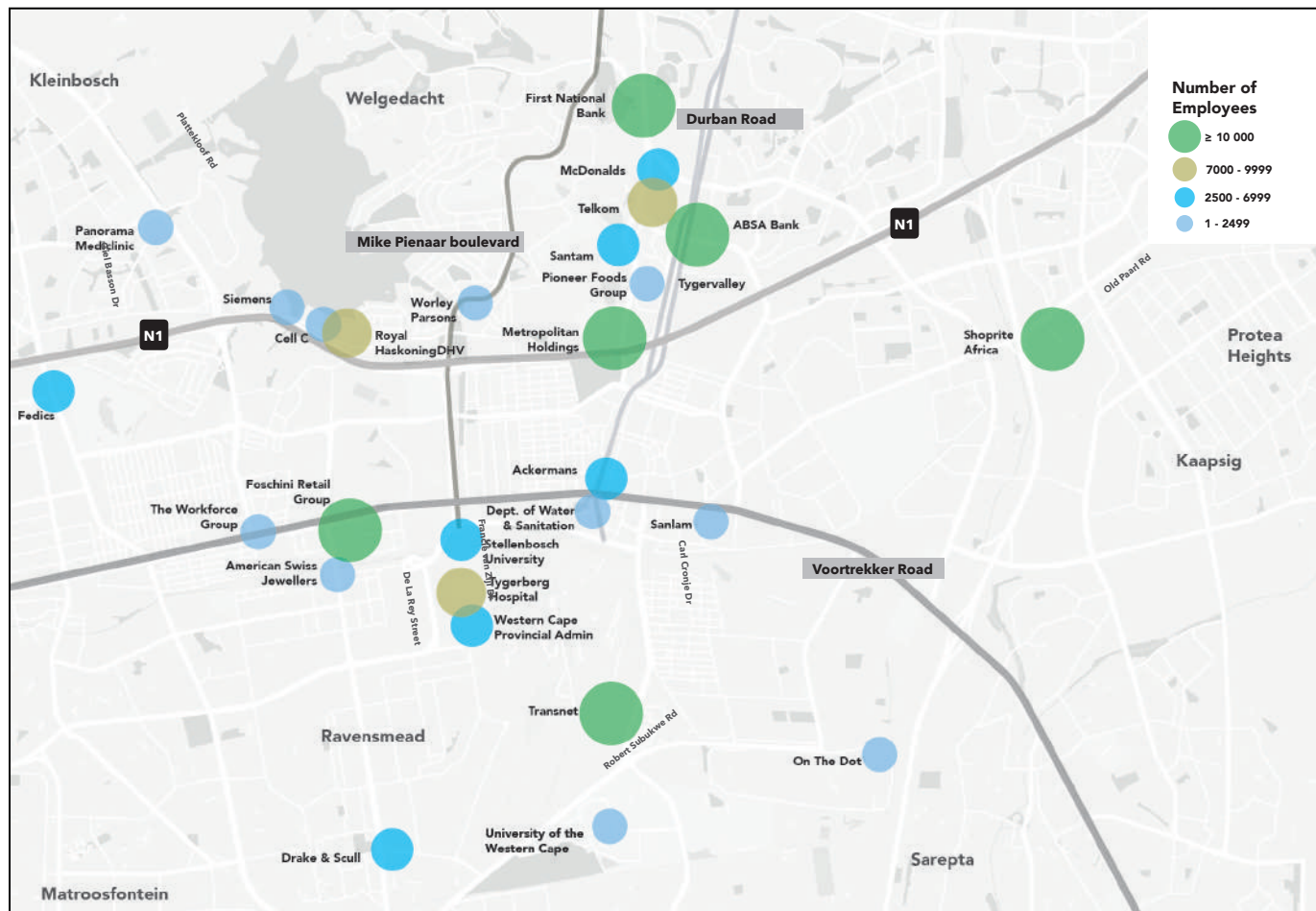
2 EMPLOYMENT

Residents in affordable housing developed in the Greater Tygerberg Area would benefit from high levels of accessibility to diverse employment opportunities in relation to the province and city region.

The Bellville CBD and Tygervalley area are key nodes for large corporates and government agencies in the formal sector. Century City, a major commercial node is also within easy access along the N1. This is further supported by major industrial nodes within easy travel times of most parts of the Greater Tygerberg Area.

The area comprises approximately 500,000m² of office space, equating to over 25% of all office space (A+, A and B) in the Cape Town metropolitan region. It is estimated that the VRC accounts for 50% of formal employment and 85% of industrial employment in the Cape Town metropolitan region.

Bellville accounts for 22% of the city's employment. There are over 1000 companies located in the Bellville area, ranging from leaders in financial services and insurance such as Sanlam, to retail giants TFG and smaller tech and IT start-ups and professional services.



AMENITIES AND SERVICES



1 PUBLIC SPACES

The wide range of existing community parks, recreational facilities and amenities within the Greater Tygerberg Area is being expanded through new safety initiatives, upgraded parks, planned projects and new proposals.

The GTP is developing a public realm strategy that will guide future investments and regeneration efforts within and around the Bellville CBD.



Photos by David Savage

TYPES	NUMBER
Major Parks	4
Minor Community Parks	Circa 20
Nature Reserves	1 (Tygerberg Nature Reserve)

Jack Muller Park Upgrade

The Jack Muller Park has been significantly upgraded in recent years. These upgrades have included landscaping, multi-purpose hard surface upgrades and improved walking and running paths.

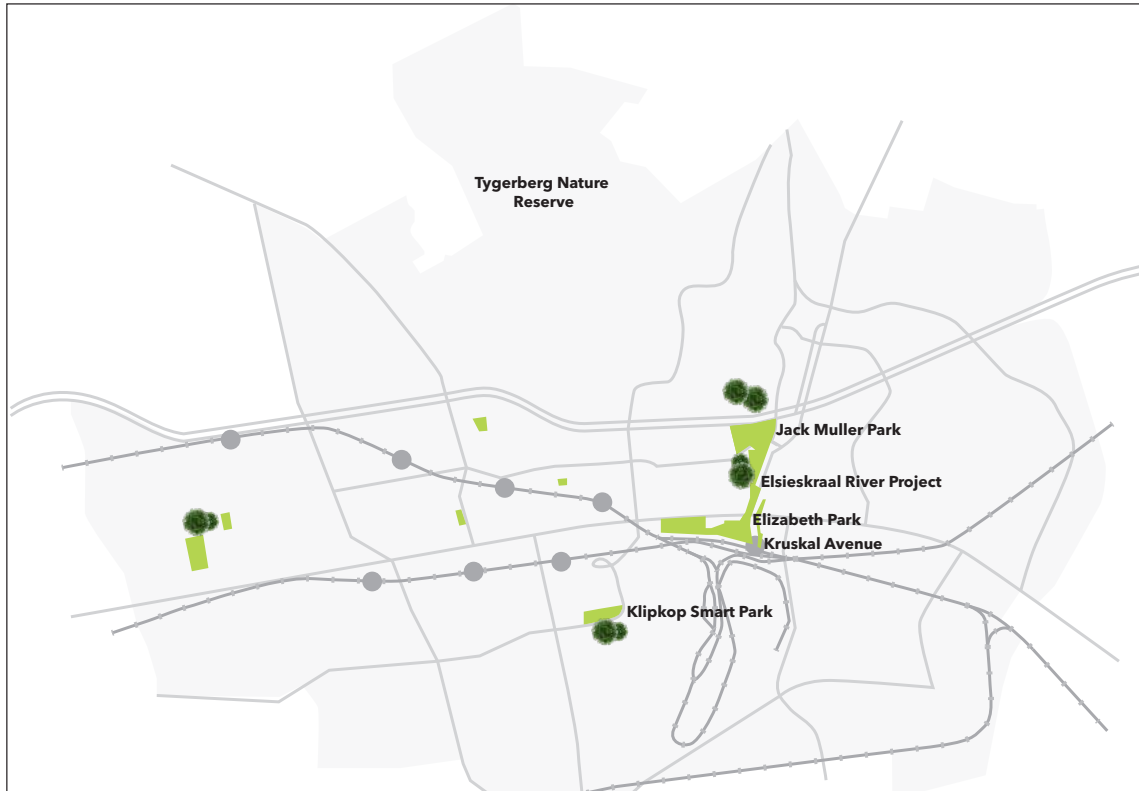
- **Investment:** R15 million
- **Status:** Upgrade complete

Elizabeth Park

Elizabeth Park is a valuable and strategically located open space asset within the Bellville CBD, surrounded by medium-density developments. The Bellville Public Library is located in the northwestern part of the park and is also being upgraded. The recently completed upgrade includes:

- Reshaping and rehabilitation of the Elsieskraal River channel and banks, and installation of erosion protection and slope stability works
- Construction of pedestrian footpaths and an urban plaza public space
- Landscaping with indigenous vegetation
- **Investment:** R20 million
- **Status:** Upgrade complete





Green Public Spaces

AMENITIES AND SERVICES



1 PUBLIC SPACES



Kruskal Avenue upgrade

Kruskal Avenue is a major pedestrian thoroughfare, running through the Bellville CBD to Bellville Station from Teddington Road across Voortrekker Road. The Kruskal Avenue upgrade was completed in February 2020. The contract included the resurfacing of Teddington Road and repairs to pavements in Voortrekker and Durban roads. Trees were planted and benches placed along the roads. The next phase of Kruskal Avenue upgrade will start towards the end of 2022. This project will include the upgrading of the remaining section of Kruskal Avenue and lower Blanckenberg Street.

- **Investment:** R21 million
- **Status:** Phase 1 completed in February 2020. Phase 2 continues until the end of 2022.



Elsieskraal River Project

The Elsieksraal Green Belt project forms part of an essential green link that runs from Durbanville Hills through Tygervalley and Jack Muller Park to the Hardekraaltjie Sports Complex. It has great potential to function as the connecting green spine and natural environment that supports the CBD and surrounding communities. A conceptual design framework has been prepared in consultation with local stakeholders, which presents a strategic vision for the Elsieksraal River.

- **Investment:** R35 million
- **Status:** Construction underway

Klipkop Integrated Bellville Recreational Facility

A new smart park is planned adjacent to the Tygerberg Hospital Precinct

- **Investment:** R13 million
- **Status:** Scoping phase

More improvements are planned for the heart of Bellville. The GTP has launched a campaign to restore Bellville Civic Centre's clock tower and refurbish a fountain in the surrounding park, among other urban upliftment projects

AMENITIES AND SERVICES



Photos by David Savage

2 HEALTH

The Tygerberg Hospital development has stimulated the establishment of multiple secondary health and wellness industries in the area. With over 20 hospitals, clinics and specialist facilities and six medical institutions, the Greater Tygerberg Area is a growing medical hub with the potential to attract health innovation and tourism investment.

This sector employs more than 18,000 people and features 904 specialised medical practitioners and over 3,000 hospital beds serving a surrounding population of around 50,000 people.

The University of the Western Cape has recently moved into the Bellville CBD transforming the JS Marais building into the Bellville Community Health Sciences Medical Centre, a state-of-the-art teaching facility.

3 LIBRARIES

Libraries are important civic assets with the potential to serve communities beyond books, through internet access, community outreach, social events and safe spaces for children. A number of major libraries are located within accessible locations close to public transport and amenities.

These include Bellville, Parow and Tygervalley public libraries.

4 RETAIL & SHOPPING

The area is well-served by a diverse number of shopping centres and retail offerings.

Big-box shopping centres like Tygervalley, Parow Centre, Middestad Mall (highest footfall in the region), Willowbridge Mall and the nearby N1 City provide regional access to the area. There are also a number of smaller suburban and community scale malls and supermarkets, such as Maalin and Nobel Park shopping centres.

These centres are supplemented by an active and vibrant high-street along part of Voortrekker Road which provide an alternative to malls and have a more positive effect, enlivening the neighbourhood, improving safety through passive surveillance and providing more accessible options for consumers without cars. Diverse retail and shopping opportunities are provided along the Bellville CBD to Durban Road edge. Independent trading communities from across Africa provide additional retail options for diverse income groups.

FINANCING AND FUNDING OPPORTUNITIES



A growing number of funding and financing opportunities are specifically focused on the affordable accommodation sector.

A number of major established funds provide financial and technical support to existing and new affordable accommodation projects. Adjacent is a summary of the financing and funding opportunities for affordable housing investment and development.

Name	Details	Key Role
International Housing Solutions (IHS)	IHS is the leading fund and property manager in the affordable housing sector in Sub-Saharan Africa	Invests equity alongside developer partners equity and local debt in for-sale or rental properties-use
Trust for Urban Housing Finance (TUHF)	TUHF is a public company helping potential investors become property entrepreneurs	Offers loans for the purchase and/or refurbishment of inner city residential properties
Housing Impact Fund South Africa (HIFSA)	HIFSA is a development impact fund managed by Old Mutual	HIFSA seeks to provide commercially viable investments into the affordable housing sector. The fund invests in all aspects of the affordable housing value chain
Human Settlements Development Bank (HSDB)	HSDB is managed by the National Government	HSDB aims to finance the construction of affordable housing in the government sector
Chartwell	Chartwell is a residential real estate investor and home loan provider	Chartwell aims to acquire both existing and turnkey developments from contractors and developers on a bulk deal basis
Banking Sector	South African private banking sector	The Financial Sector Code requires banks to provide funding or loans for affordable housing for qualifying consumers (households earning a gross monthly income between R3,500 and R24,300)



INVESTMENT AGENCIES AND THINK TANKS

Organisation	Contact
Our Future Cities	hello@ourfuturecities.co
Wesgro	021 487 8600 info@wesgro.co.za
Western Cape Economic Development Partnership	021 832 0200 info@wcedp.co.za
Invest Cape Town	021 417 4043 info@investcapetown.com



CITY OF CAPE TOWN

Office or Department	Contact
Urban Planning and Design	021 400 9411
Planning & Building Development Management	Head Office 021 400 1111 Northern District 021 444 1062 northern.hub@capetown.gov.za Tygerberg District 021 444 784 tygerberg.hub@capetown.gov.za
Investment Promotion	021 444 9351
Catalytic Sectors	021 417 4000
Urban Catalytic Investment	021 400 3028

HOW TO INVEST



SUPPORT SERVICES

The Greater Tygerberg Area offers numerous affordable accommodation investment opportunities. The GTP and its partners can help bring investment visions and proposals to life. The support services include:

- Non-disclosure agreements
- Pre-consultation with decision-makers and key stakeholders
- Advising on building and land use applications
- Advising on development incentives
- Due diligence
- Connecting all role players
- Providing input on architectural and urban design processes
- Access to finance and funding opportunities
- Assisting with site selection using the GTP algorithm

FOR MORE INFORMATION

To access our advisory and support services or for a confidential discussion on affordable accommodation opportunities in the Greater Tygerberg area contact our CEO and team directly.

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