

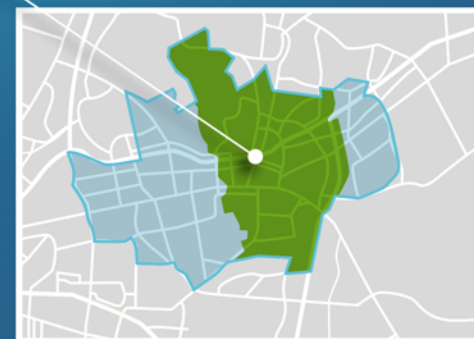
BRINGING **BELLVILLE** BACK

TO THE ROLE OF SECONDARY CITIES
IN AN AFRICAN CONTEXT



WHERE IS
BELLVILLE?





More than **50%** of the worlds population
lives in urban areas.

by **2050**

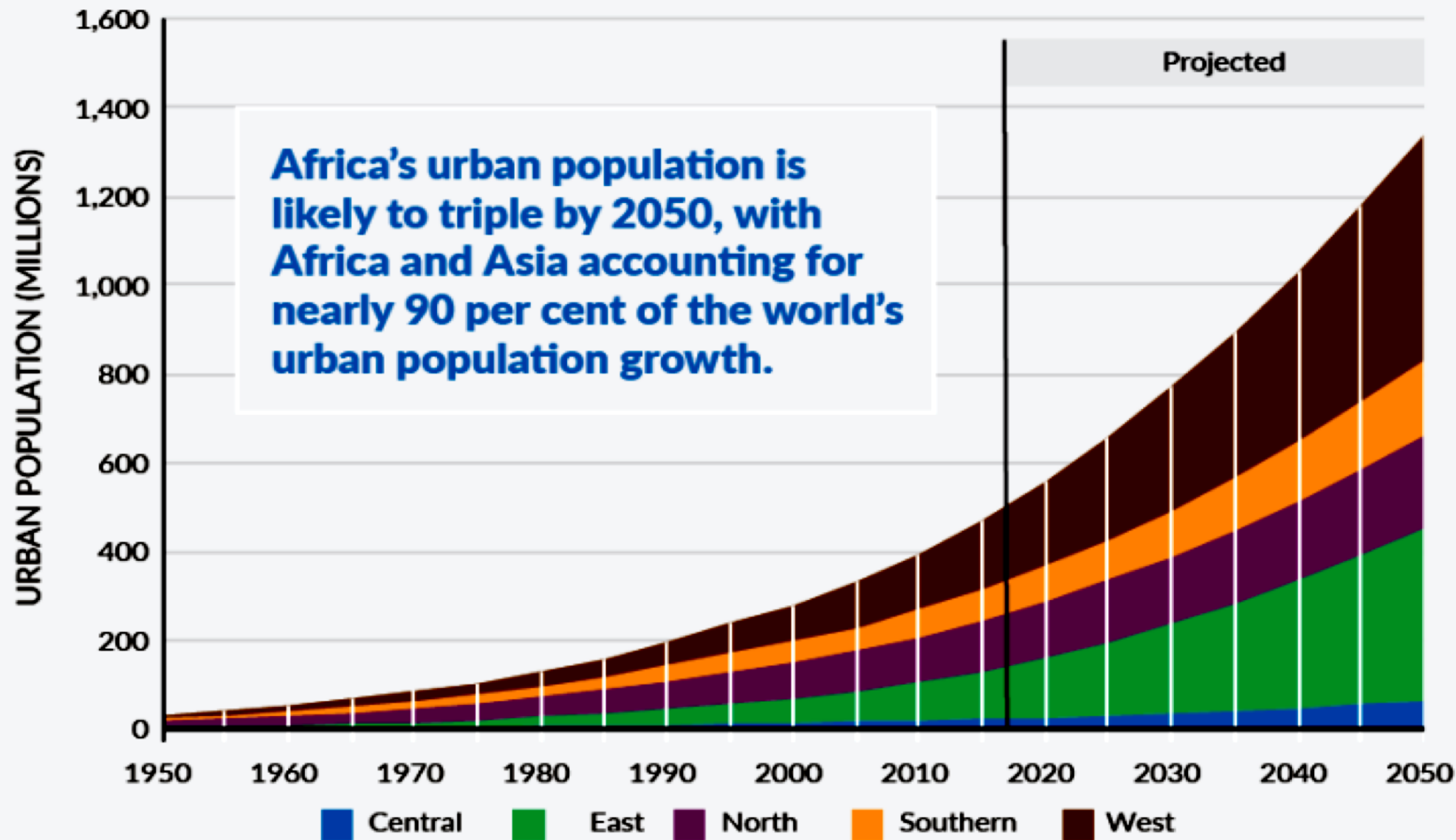
this is expected to be **75%** growing by
65 million people per annum.

CONTEXT

Sub Sahara Africa has had the fastest urban population growth rate since 1950.

	URBAN POP.	% OF TOT
1950	19 MILLION	11%
201	294 MILLION	32%
2016	430 MILLION	44%
2030	715 MILLION	50%

Urban populations by African subregion, 1950–2050

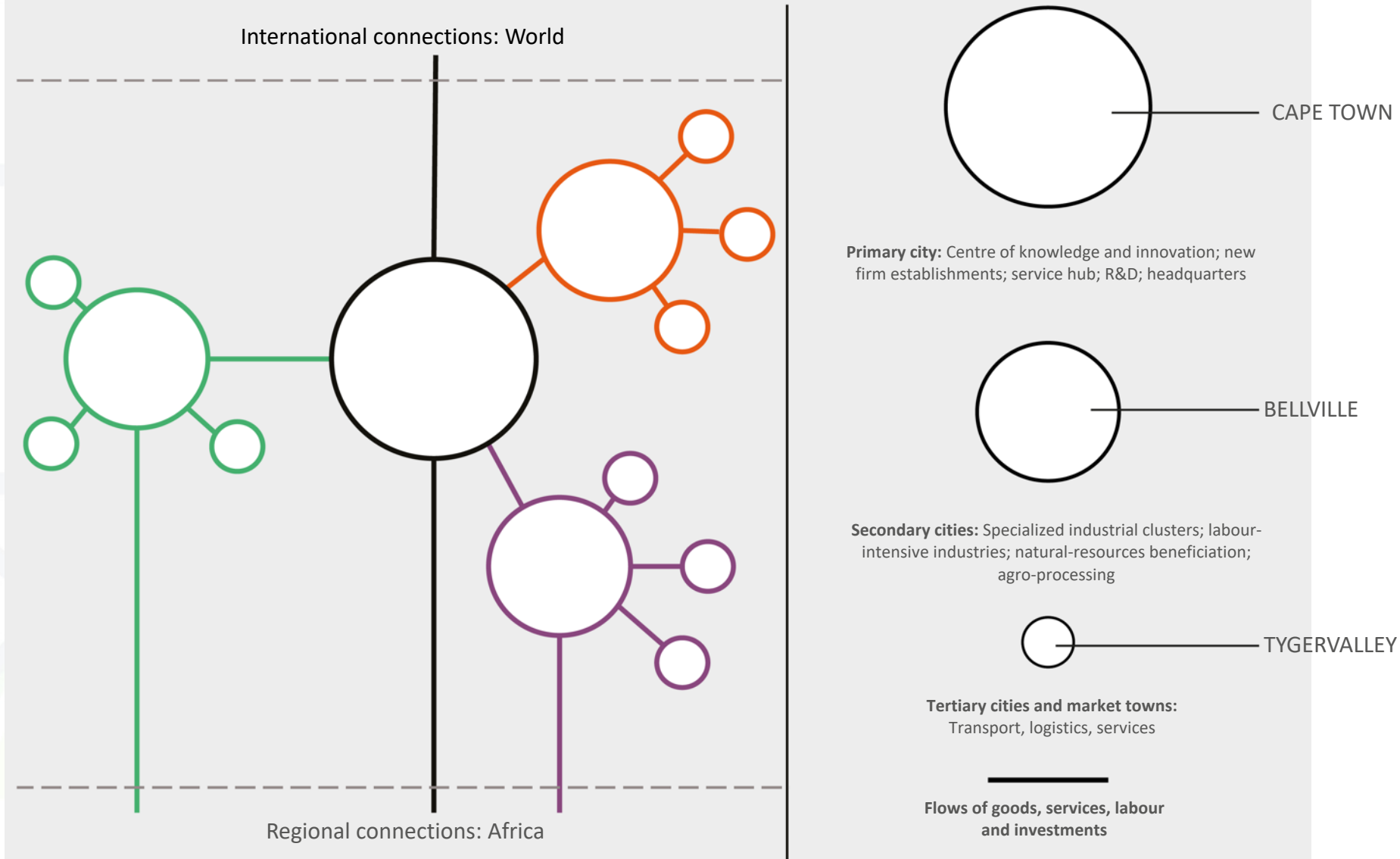


Source: Based on UNDESA (2014).

- ❑ In **Africa** and Asia more than any other continent, the Urbanisation of the population will create increasing pressure on Major cities
- ❑ This necessitates the **'secondary nodes'** to step up and facilitate the urban growth and job creation
- ❑ The **primary city** may well have an international outlook while the **secondary city/node** can complement it by hosting cluster activities.

SECONDARY CITY

A connected and complementary system of cities



According to the World Bank, **SECONDARY CITIES** make up **40%** of the world's population. 2/3 of these are in Africa and Asia.

- ❑ *“Primary role is to connect rural and urban areas through the **provision of services and facilities**”*
- ❑ ***Population** of between 100,000 - 500,000*
- ❑ *Geographically defined **urban jurisdictions** performing functions at sub-metropolitan level*
- ❑ ***In the periphery of the centre and the centre of the periphery.***

SECONDARY CITIES “System of Cities”

Sir Peter Hall – polycentric metropolis

“City metropolis become a series of connected centres”
e.g. Sydney TBD

Cedric Price – English Architect

FORM OF THE EVOLVING CITY

Ancient cities - Hard Boiled Egg
“yellow urban centre enclosed by walls”

Urban Sprawl - Fried Egg
“yellow centre surrounded by sprawling areas”

New Cities - Omelette
“mixed ingredients all maintaining their integrity”



THE GREATER
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PARTNERSHIP

SECONDARY CITY EXAMPLES

KIGALI

3 DISTINCT DISTRICTS

- FINANCIAL
- KNOWLEDGE
- EMPLOYMENT/INDUSTRIAL

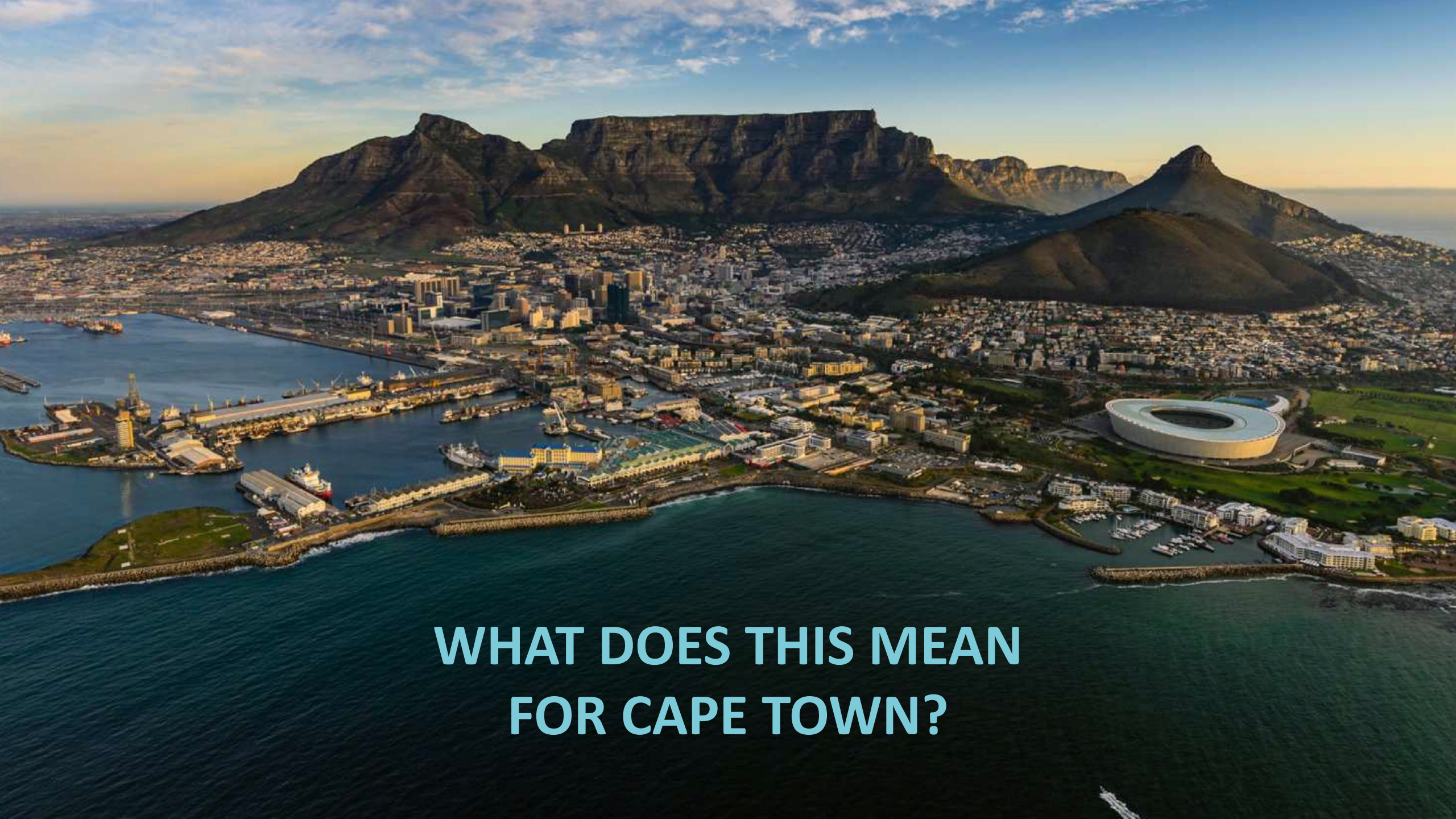


LAGOS - Lekki Free Zone (LFZ)

2030

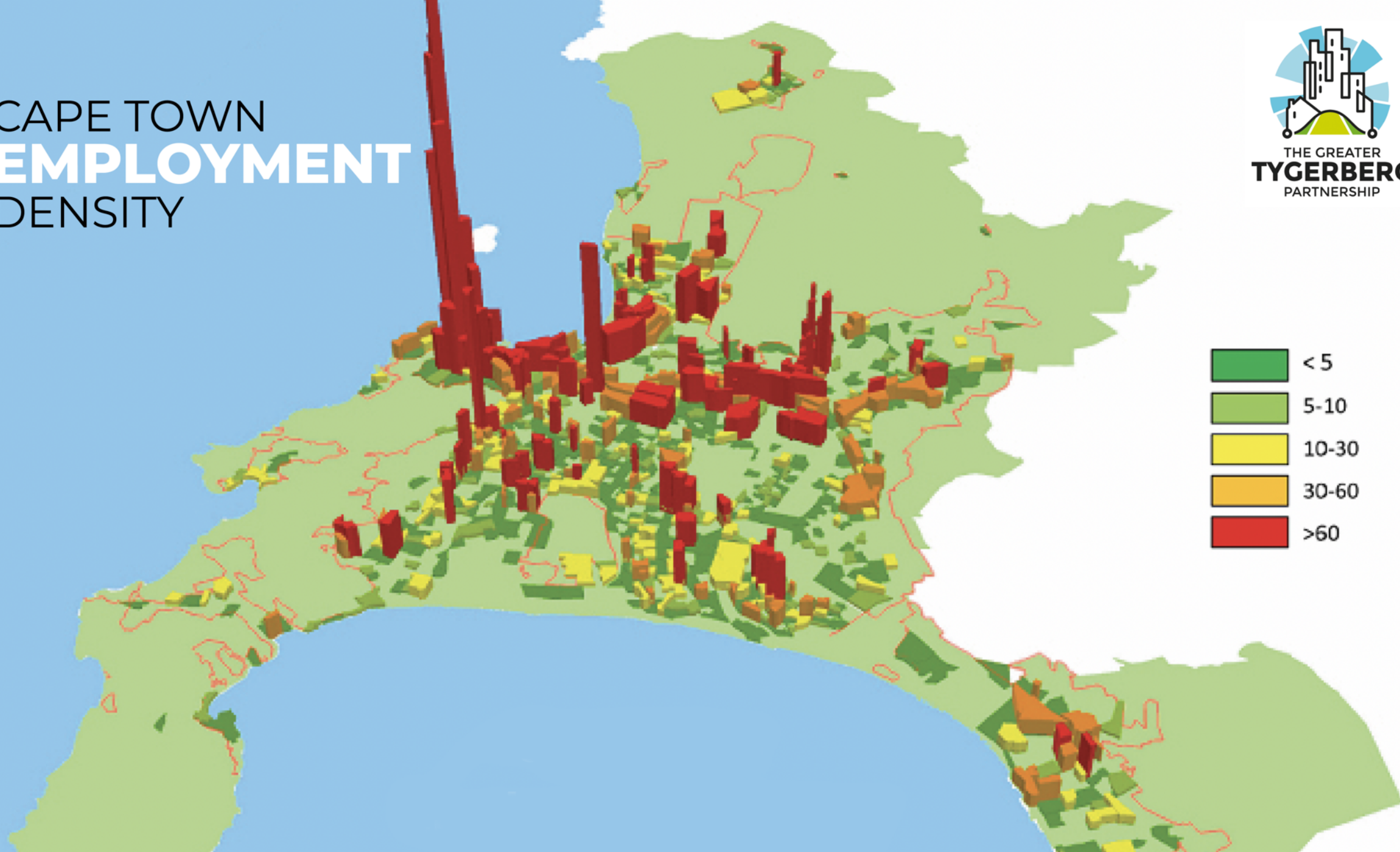
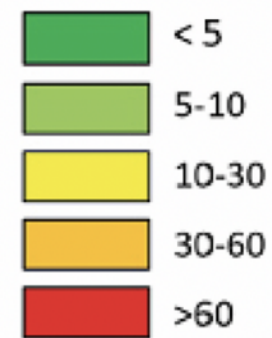
- 3.5 MILLION RESIDENTS
- 1.5 MILLION NON-RESIDENTS

*airport, industrial park, logistics hub,
hospitals, schools, hotels etc.*

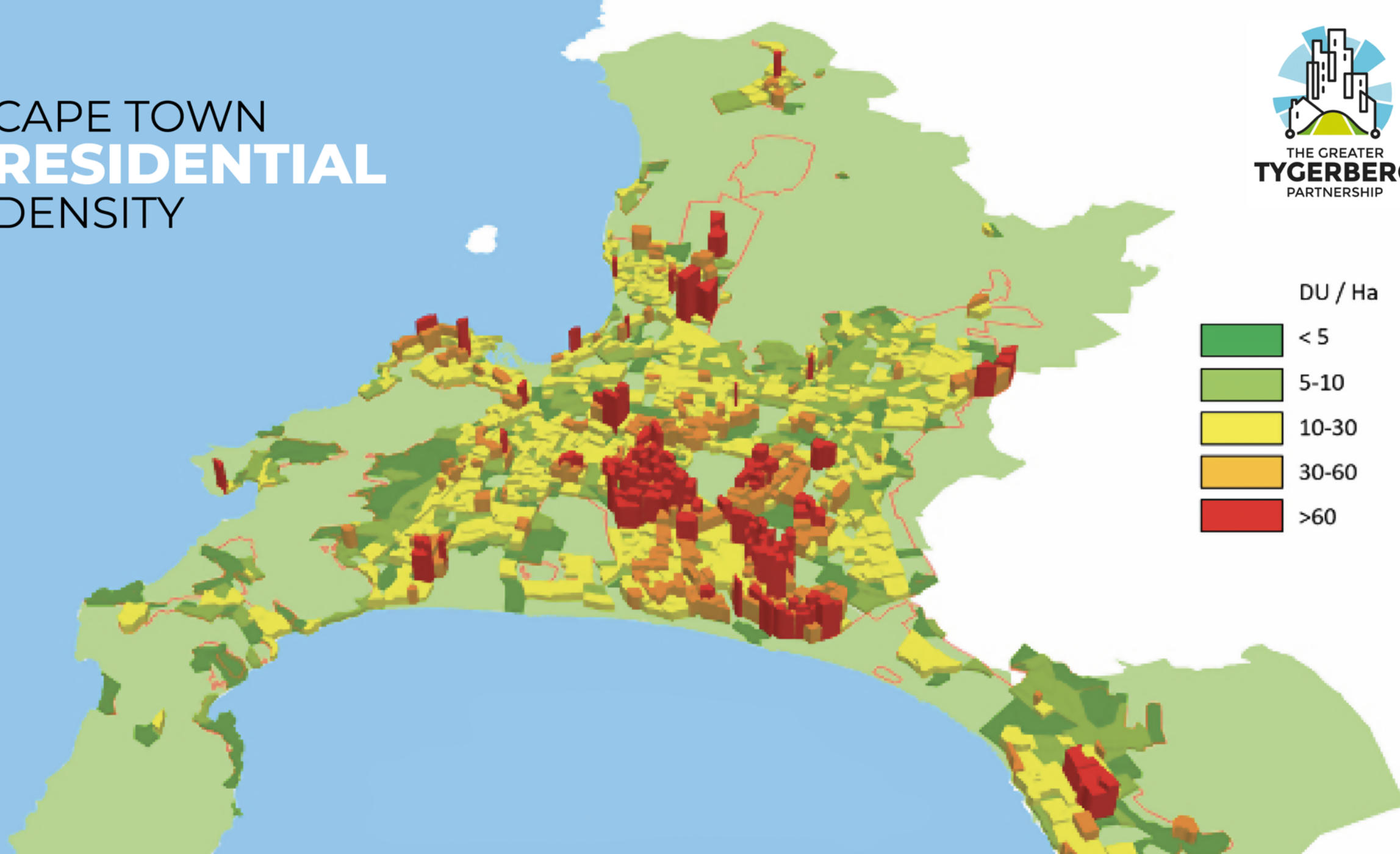
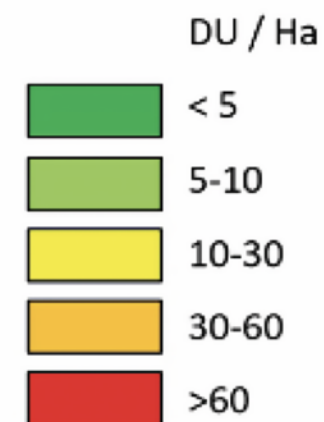


**WHAT DOES THIS MEAN
FOR CAPE TOWN?**

CAPE TOWN EMPLOYMENT DENSITY



CAPE TOWN **RESIDENTIAL** DENSITY



BUILDING CONSTRAINTS

Cape Town has a limited 150° development scope, due to the mountain and sea.

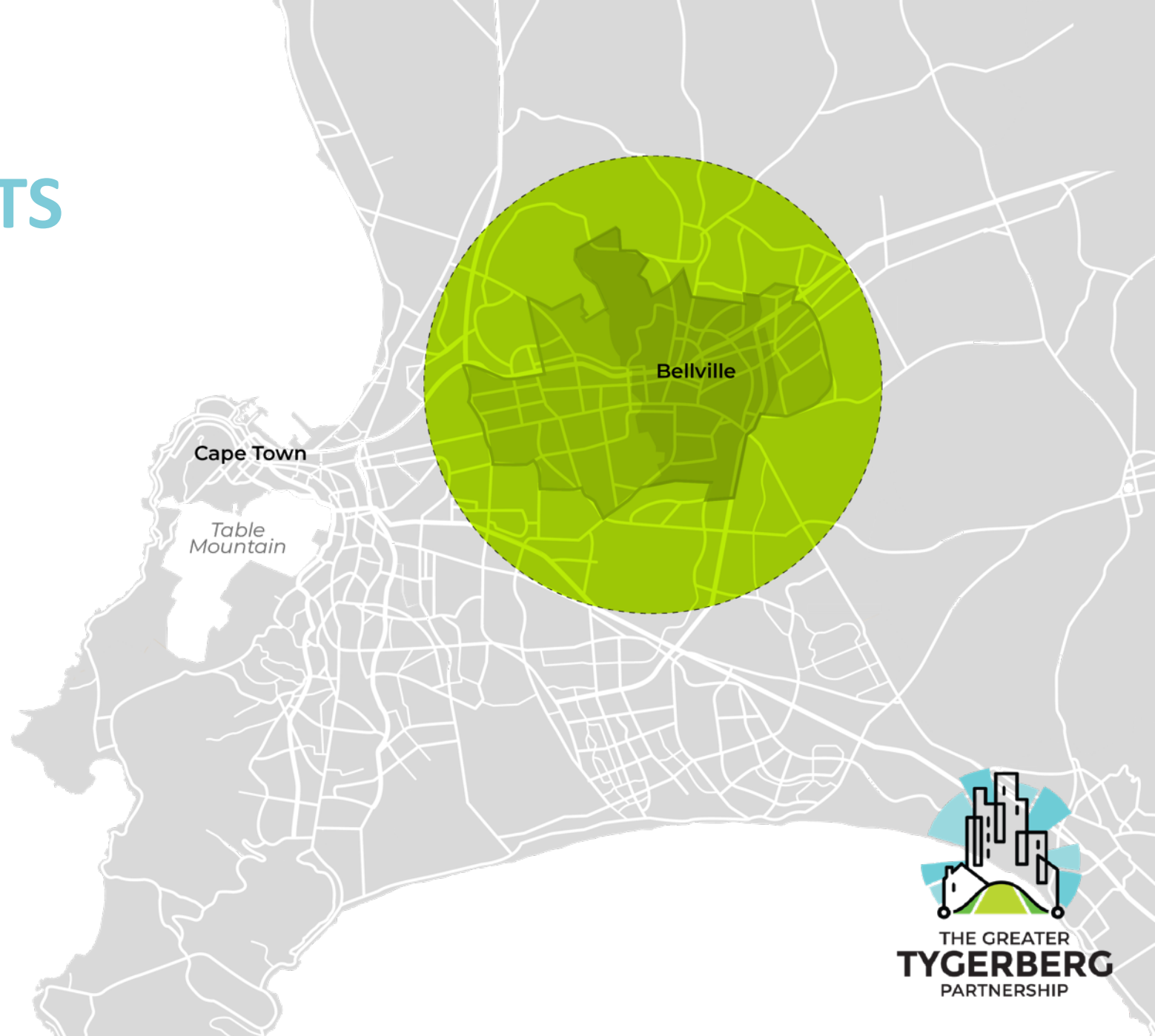
However **Bellville** has a full 360° development scope.

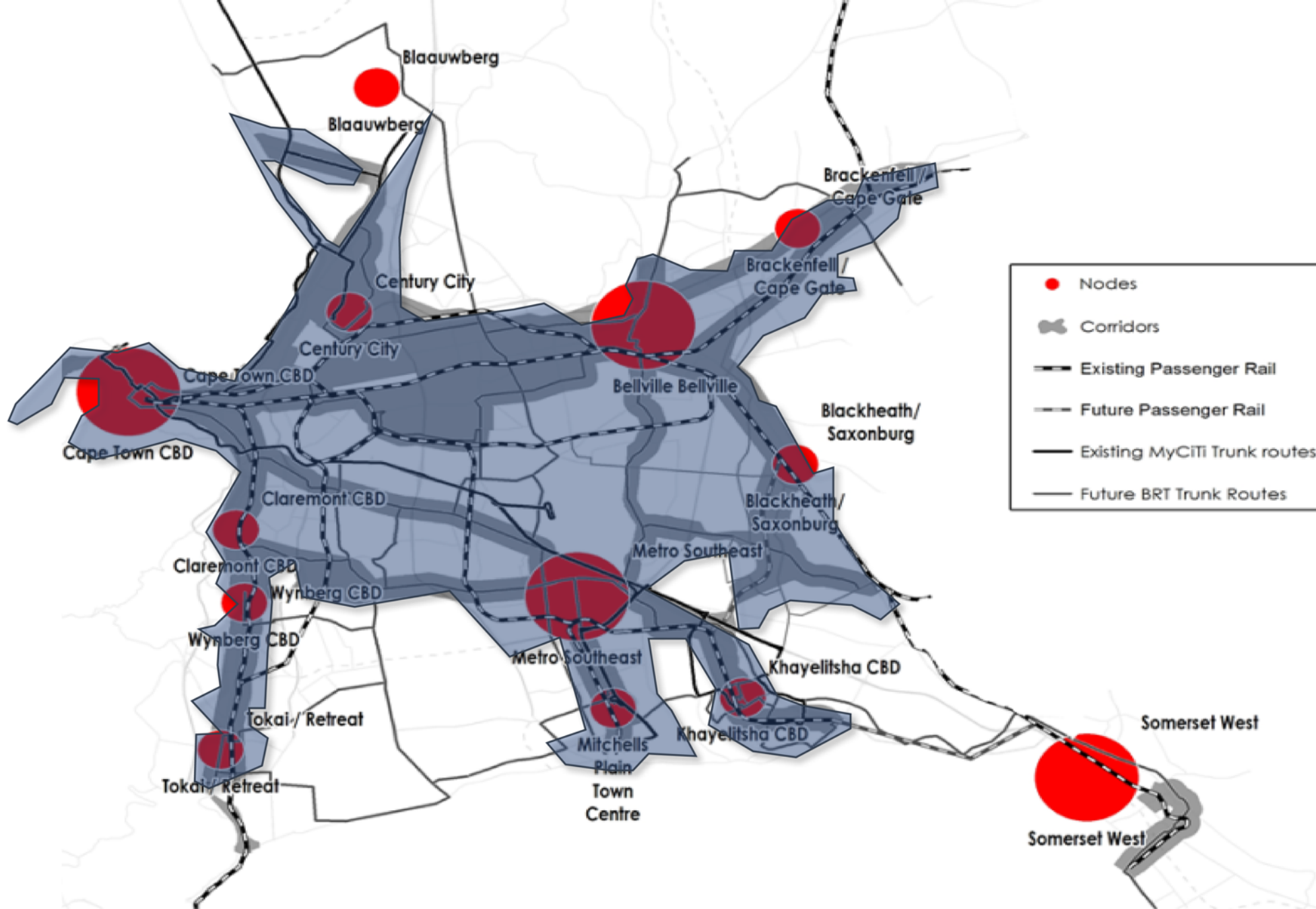


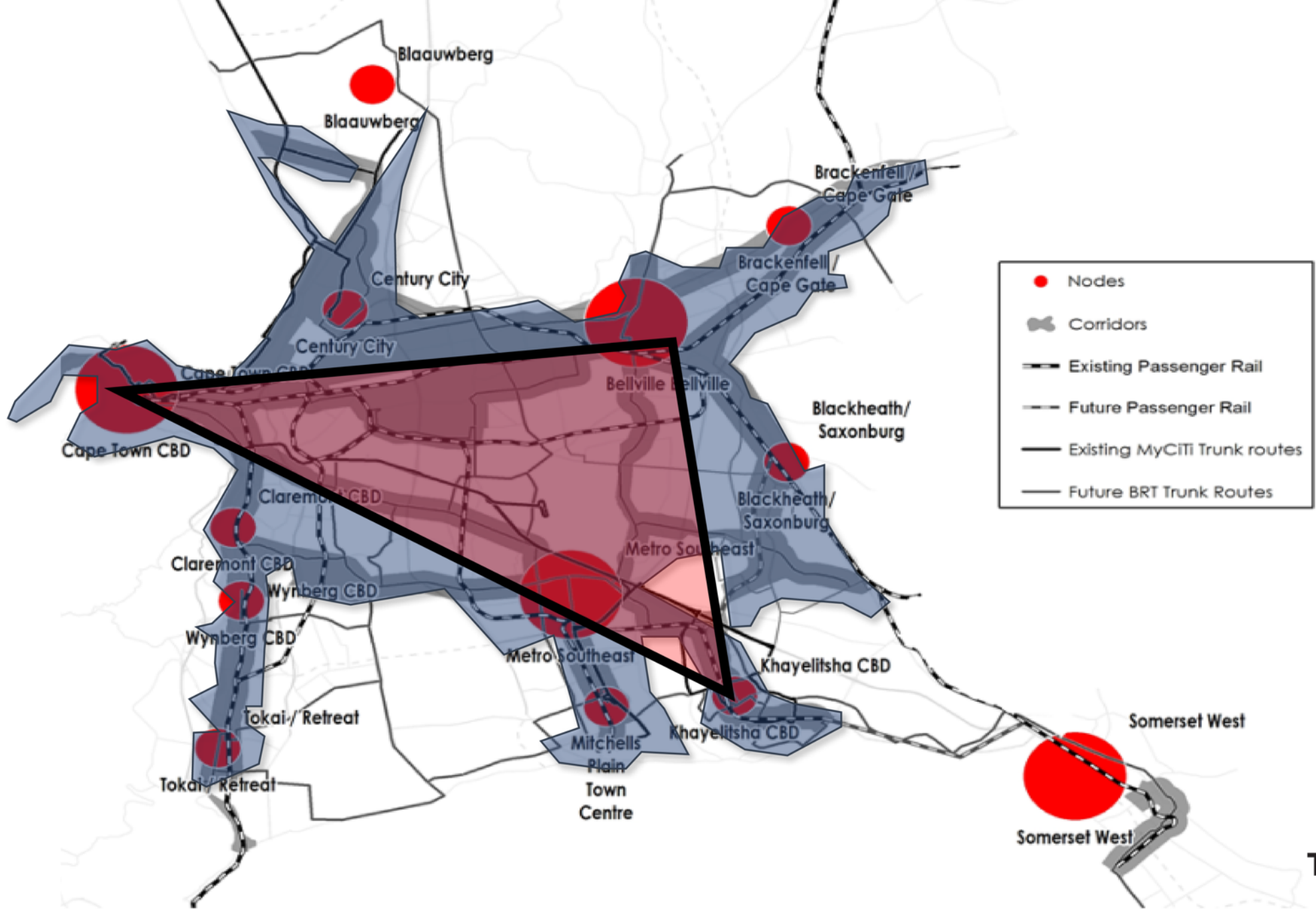
BUILDING CONSTRAINTS

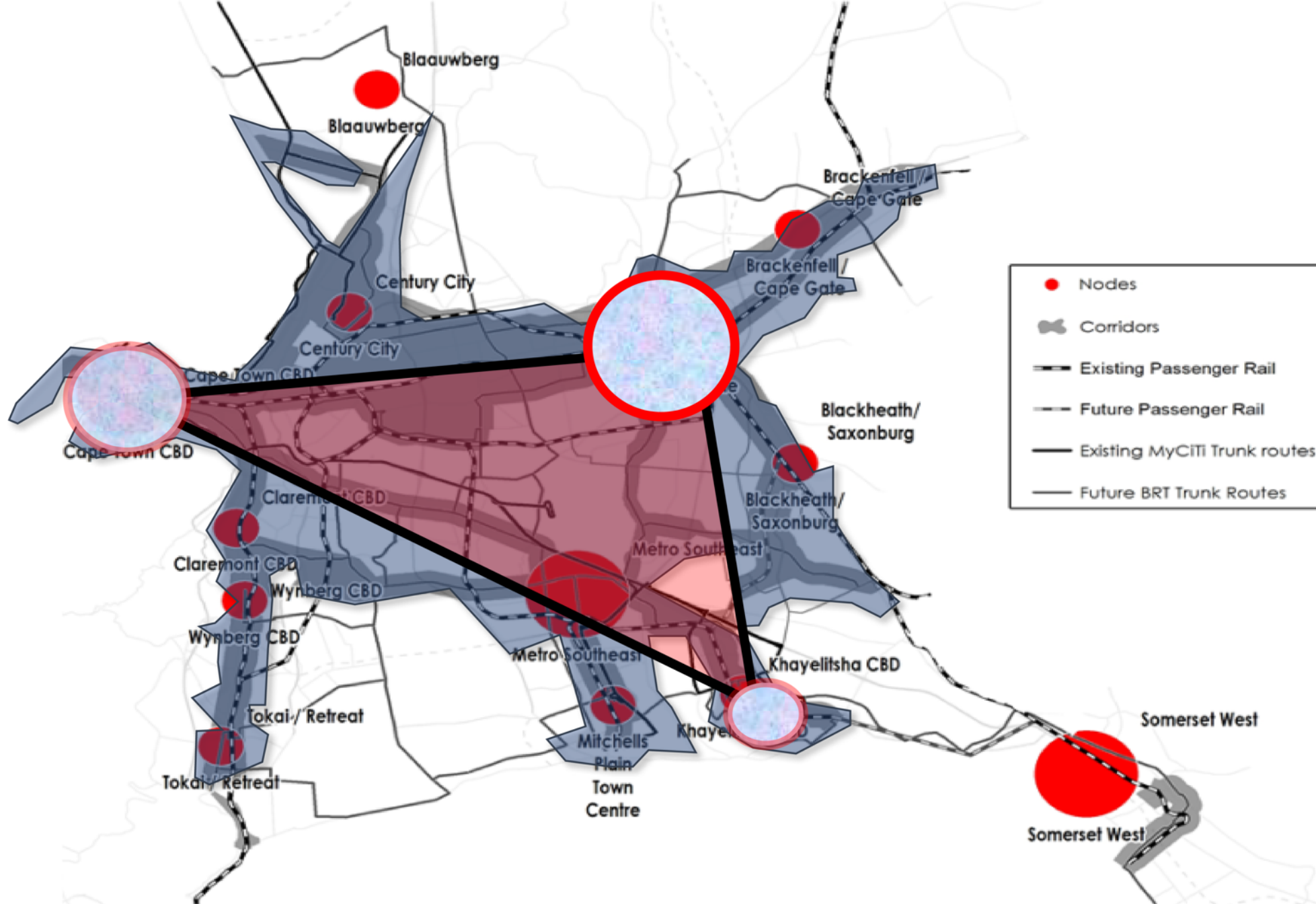
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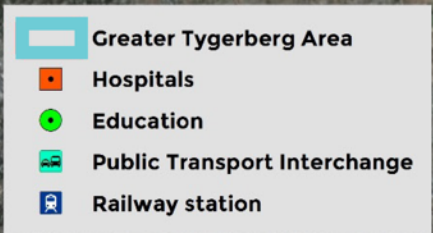








GREATER TYGERBERG



Name	Population	Area/ km ²	Density/ km ²
BELLVILLE	112507	52,39	2100
PAROW	119462	27,08	4400
ELSIES RIVER	42479	5,52	7700
GOODWOOD	50285	17,9	2803
Total	324733	102,89	3156,118184



EDUCATIONAL INSTITUTIONS

BELLVILLE

150

KIGALI

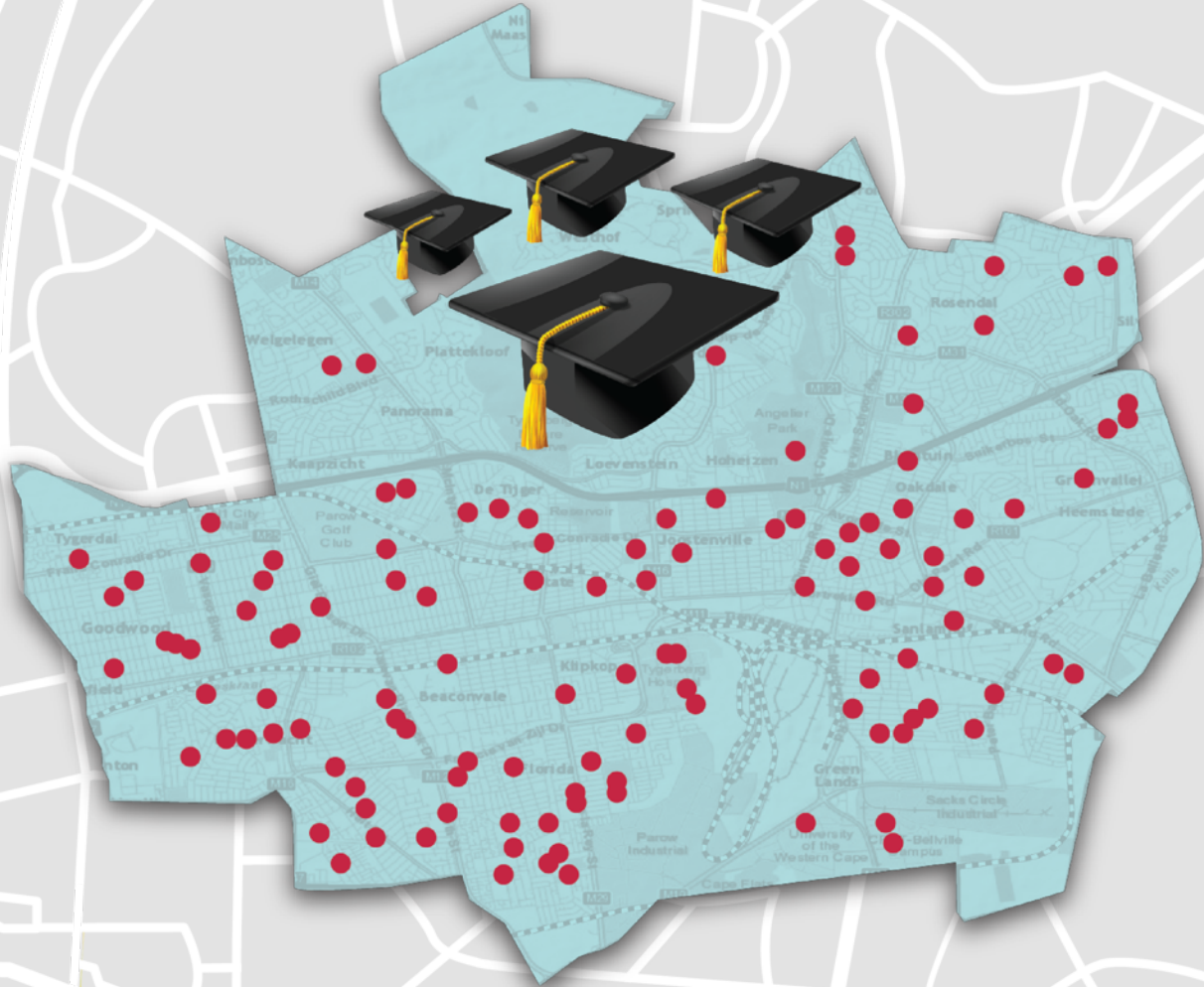
31

MANCHESTER

72

PITTSBURGH

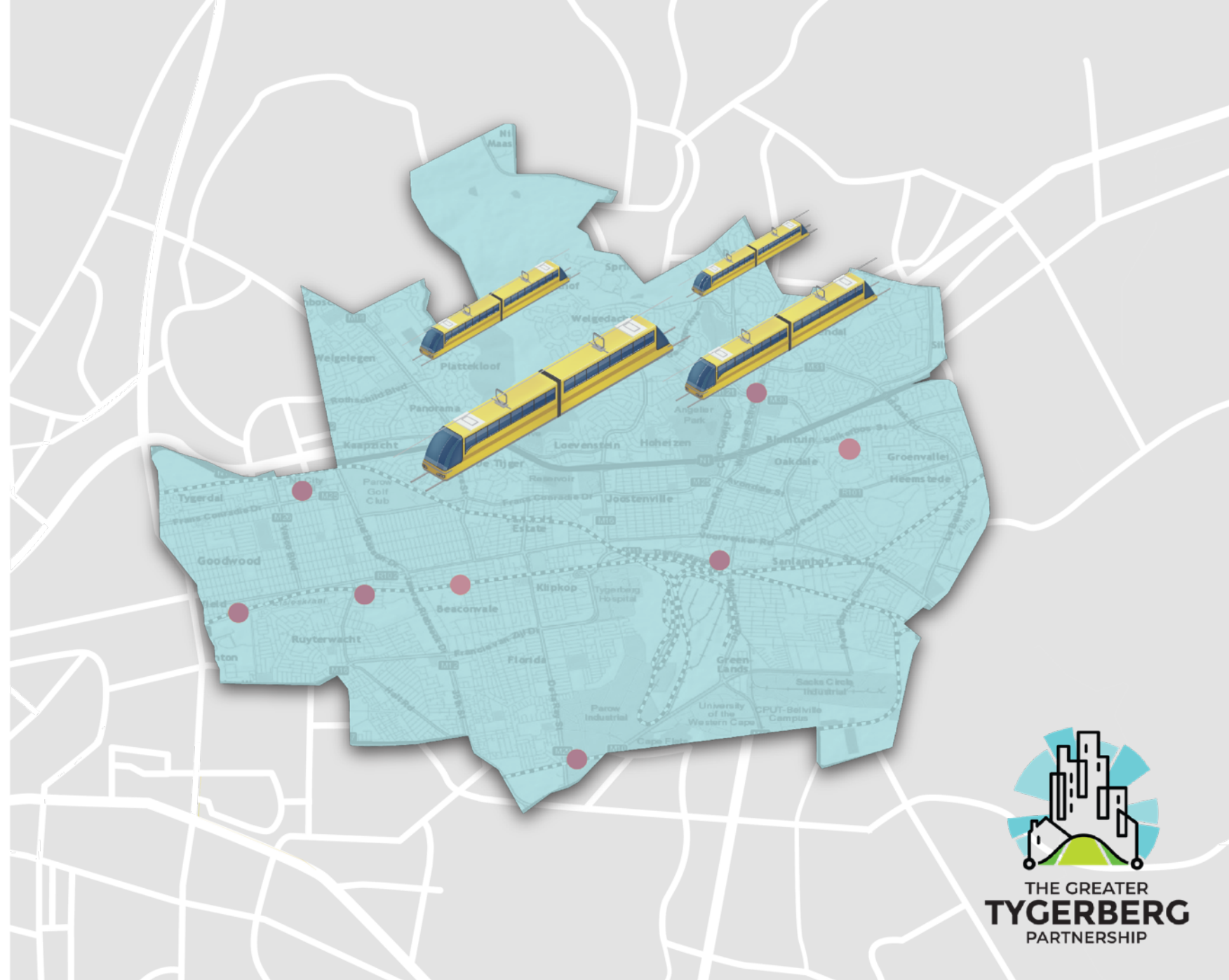
73



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RAILWAY STATIONS

BELLVILLE
18
KIGALI
0
MANCHESTER
16
PITTSBURGH
14



PUBLIC TRANSPORT INTERCHANGES

BELLVILLE
5
KIGALI
2
MANCHESTER
17
PITTSBURGH
11



HOSPITALS & CLINICS

BELLVILLE

23

KIGALI

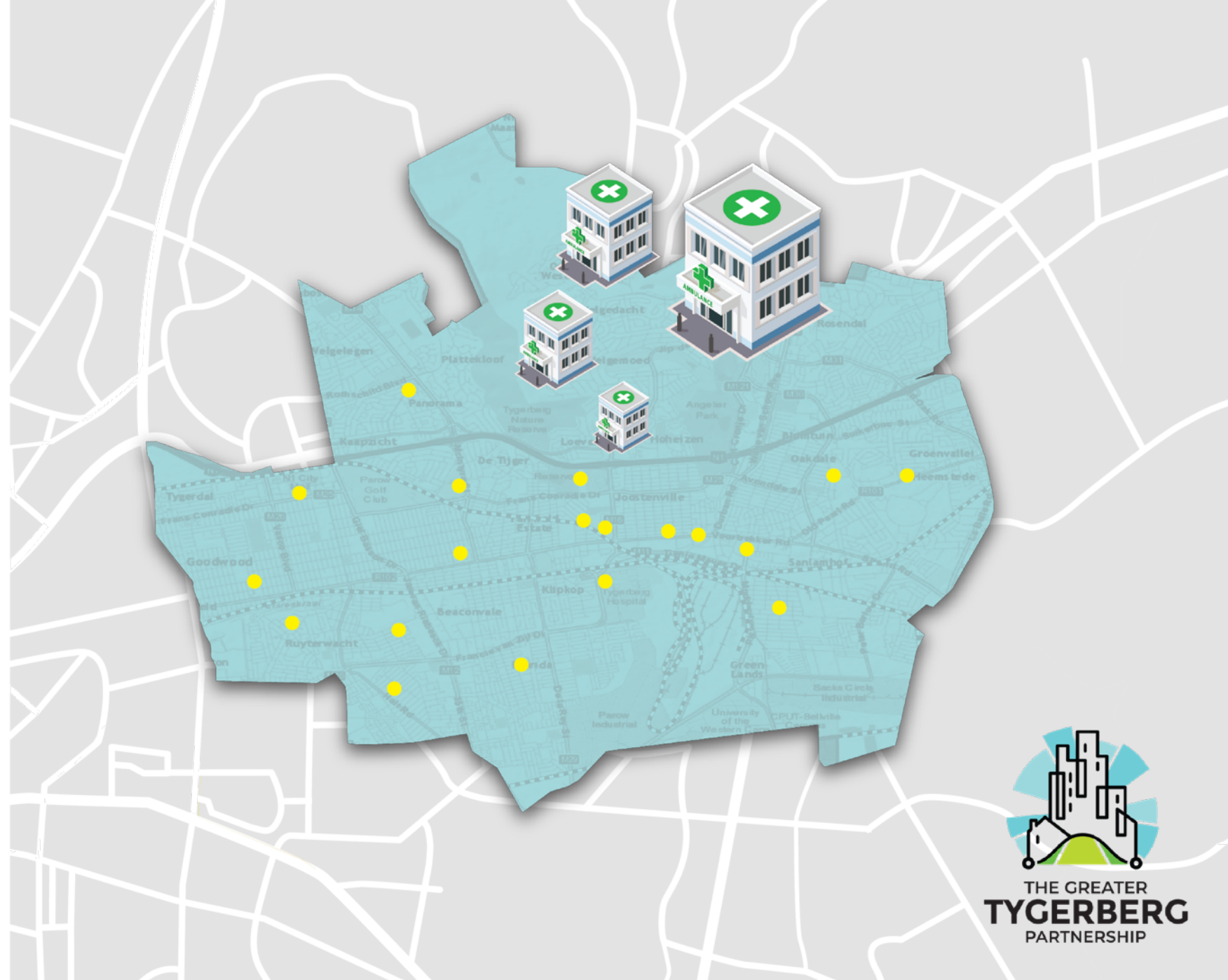
20

MANCHESTER

33

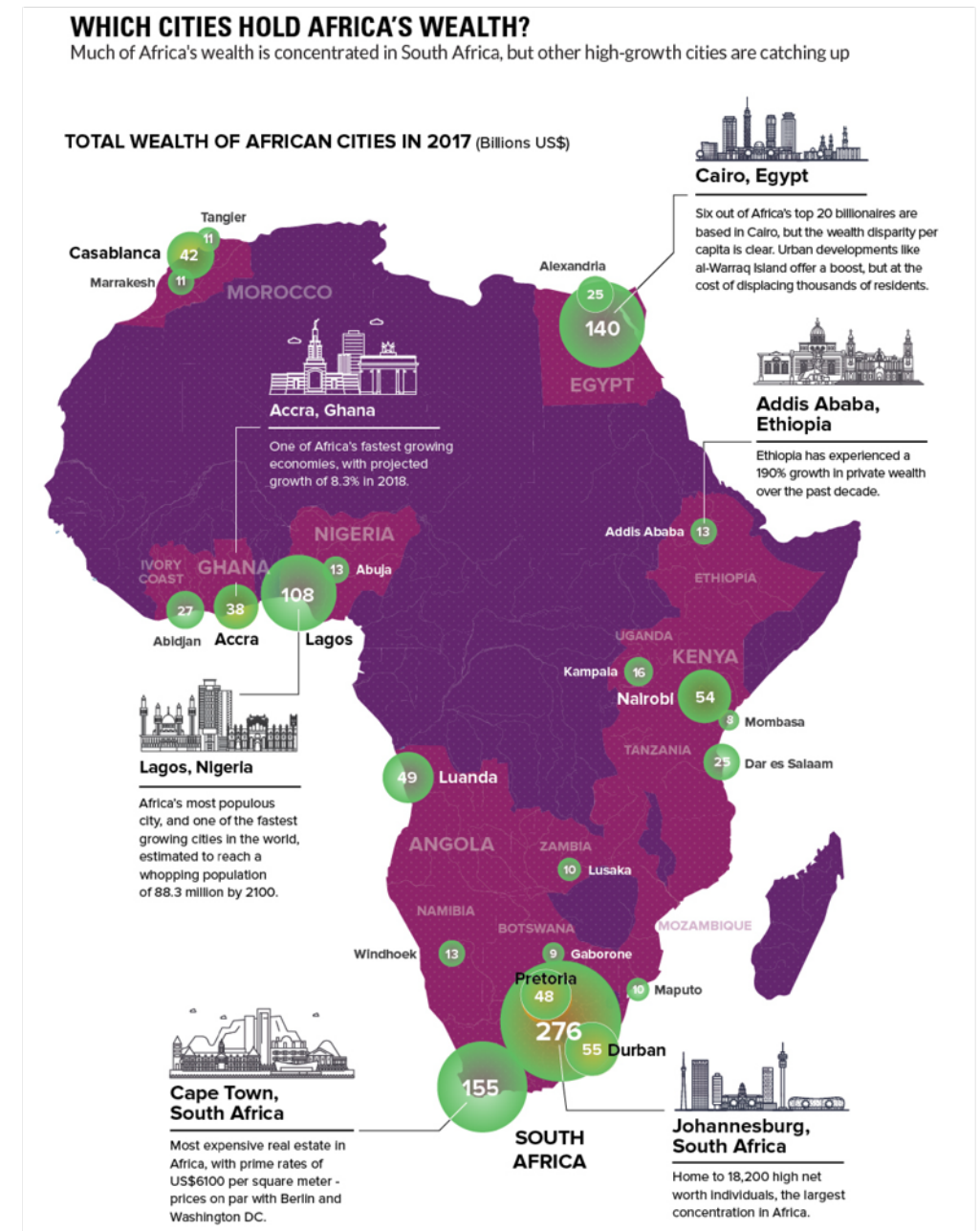
PITTSBURGH

27



WHY INVEST IN AFRICA?

- **6** of world's 10 **fastest growing economies** in Africa
- **54** nations, **1.2bn** people and GDP of **\$3 trillion**
- **Intra- Africa trade** holds **enormous** potential
- **World's youngest population**, with a working-age population of **1.8 billion** by 2035
- **Rapid urbanisation**: **41** megacities by 2030, with >10 million in habitants each
- **Global FDI to Africa** rose by **11%** between 2017 and 2018 at a time when global FDI flows fell by 13%
- **Digital transformation**
- **Diversifying** beyond commodities



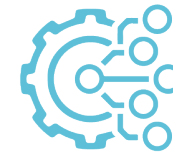
WHY CAPE TOWN?



Cape Town has the second largest municipal economy in South Africa and **contributes 9.5% to national employment.**



Cape Town's **per capita GDP is 32% higher** than the national average.



Technology leader in mobile software, revenue management and payment processes.
56% of the **742 emerging tech companies** headquartered in the Western Cape.



59% of **start-ups** are based in the Western Cape.



The Western Cape hosted **75% of venture capital deals** in 2015, a **40% increase** from 2012 – SAVCA, 2015



Soundness of banks rated **3rd** in the world by the WEF.



Cape Town International Airport is the **best in Africa** – Skytrax



Cape Town is the **Events Capital of the World** – World Travel Awards: 2018



Cape Town has been ranked the **top metropolitan municipality in SA** when it comes to the **ease of doing business**, – World Bank research report on Doing Business in South Africa.



Table Mountain was voted one of the **seven natural wonders of the world**



Fun fact: Western Cape voted **Golf Destination of the Year**, 2017, Africa and Gulf States
IAGTO – International Association of Golf Tour Operators



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WHY BELLVILLE?

MEDICAL HUB

6 MAIN HOSPITALS	86 SECONDARY HEALTH & WELLNESS INDUSTRIES IN THE REGION	MORE THAN 18 000 MEDICAL PERSONNEL EMPLOYED	NEARLY 3000 HOSPITAL BEDS	904 SPECIALISED MEDICAL PRACTITIONERS
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ACADEMIC HUB

3 MAJOR UNIVERSITIES	100 000 STUDENTS ENROLLED	The GTP promotes Bellville as a knowledge hub to unlock a living laboratory for businesses and academia to create, develop and test their ideas, concepts and new products on future users
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TRANSPORT HUB

9 TRAIN STATIONS	5 CONNECTED RAILWAY LINKS	31 500 REGIONAL BUS SERVICES	65 731 MINIBUS TAXIS
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BUSINESS IN BELLVILLE





Making **BELLVILLE** Africa's leading investment destination, bringing everything that South Africa and Cape Town has to offer to a mature, affordable and easily accessible destination

Find out more. Get involved. Discover **BELLVILLE**.
www.gtp.org.za

