

# Bellville Future City



The Greater Tygerberg Partnership  
20/02/2023 08:45:28



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# 01. Forewords



**EXECUTIVE MAYOR**  
*City of Cape Town*

## Geordin Hill-Lewis

Bellville is a microcosm of Cape Town: it has profound challenges, but enormous potential to be so much more than it is today. I stood for election as Mayor because I believe that South Africa's cities have the best chance of turning South Africa around, and that Cape Town is best-placed to lead that turnaround and be that City of Hope – for residents, for investors, and for all South Africans.

The long-term vision for Bellville described here reflects that hope and the possibilities for that future South Africa. A city that enables meaningfully faster economic growth where people can access opportunities through a reliable, well-managed public transport system. Where they can live safely in decent and affordable homes. And where businesses can operate seamlessly, shielded from rolling blackouts caused by a failing national electricity grid.

This is all possible through investment in infrastructure and improved service delivery for everyone. The Bellville Future City vision provides a road map to drive short-, medium- and long-term investment in the area, by all spheres of government as well as the private sector. This vision will not be realised overnight, but I invite you to join us on this journey to create a City of Hope for all people living, working and playing in Cape Town's second city.



**CHIEF EXECUTIVE OFFICER**  
*Greater Tygerberg Partnership*

## Warren Hewitt

As Cape Town's second city, Bellville is an established, mature and accessible centre. However, the centre's degradation has alienated investors leading to a drop in quality of life and serious under-investment. The Bellville Future City vision has emerged from many years of planning consultation and strategising. It is the first step towards moving from planning to action. It will take full form over the next thirty years, manifesting change in the buildings, public spaces and streets of future Bellville.

That said, real change equally needs to start today – addressing crime, grime, anti-social behaviour, congestion and decay. I am confident that these immediate interventions will lay a strong foundation for longer-term development. I have always maintained that Bellville has every ingredient to be a world-class city, a true leading African city. I am excited that this potential now has a real lever to be accessed; and to be exploited to the full. The GTP is a pivotal player in this process. We look forward to working with our partners from day one to make the ambitious vision a sustainable reality.



**CHAIR, SUB-COUNCIL 6**  
*City of Cape Town*

## Mercia Kleinsmith

The Bellville Future City plan is one way to give the people who live and work in the area confidence that their future is secure, in a city that places them at the centre of planning processes. With the full support of City administrators, and through implementation programmes of partners including the Greater Tygerberg Partnership, this plan has the potential to improve lives for many in Bellville who are seeking jobs, decent housing and reliable accessible services. It is also an opportunity for strengthening partnerships and to work together to achieve shared goals and an ambitious vision for this great city. I look forward to seeing its incremental but steady and ongoing progress from the ground up.

“Bellville has every ingredient to be a world-class city, a true leading African city.”



**MAYORAL COMMITTEE MEMBER FOR ECONOMIC OPPORTUNITIES**  
*City of Cape Town*

## Alderman James Vos

One of the greatest joys of my work as the City's Mayoral Committee Member for Economic Growth and as a Member of Parliament all those years ago, is meeting people from all over Cape Town and witnessing how access to meaningful opportunity gives a sense of pride and worthiness. Everything we do focuses strongly on building a more equal, inclusive and sustainable economy. We must monitor our economy, and understand what makes it move forward. I've come to understand how a myriad of issues - from unreliable power supply, collapsing train network to high data costs affects everyone, from business owners to interns to unemployed youth. There is no one-size-fits-all magical solution that works across countries or even cities. Each environment has its own unique challenges.

Our economic action plan takes into account both the global village in which Cape Town exists, and the city's unique social landscape. For that reason, our approach to the economy is both broad and sectoral because we understand that Cape Town is made up of diverse industries that provide a range of job and growth opportunities. Working with business partners such as the Greater Tygerberg Partnership, we will work towards advancing high growth industries and also strengthening the informal sector.

As a key access point for imports and exports, a tourism gateway, a hub of small, medium and large business activity, and a centre for innovation through educational excellence. Bellville's future looks bright. What my team and I have begun to witness is that, by working on the ground and running programmes to boost productivity, and simultaneously engaging with potential investors both local and international, we can effect real change.

# Bellville, *Cape Town's second city*

It has a large urban core with various smaller centres and busy employment areas. As well as being a cultural, retail, health, education and leisure hub, it has the potential to reassert itself as a metropolitan office node for professional, financial and business services; particularly within the urban core.

Situated approximately 20 km east of the Cape Town CBD at the heart of the metropolitan area, is in a pivotal position.



140+  
Manufacturing and production companies



## DEMOGRAPHICS

50%

Population with matric or higher (up to 70% in CBD)

## PUBLIC TRANSPORT

Bellville PTI is one of the busiest public transport interchanges in the country. The taxi rank sees 50 000 passengers and 142 000 passenger trips via 30 routes daily.



## HEALTHCARE

Bellville has 6 main hospitals and is a centre of excellence for the academic and health sectors.

18 Railway stations



2 Major highways



International airport



3 World class universities and a high number of higher education institutions, further skills transfers and research and development.



## TERTIARY EDUCATION

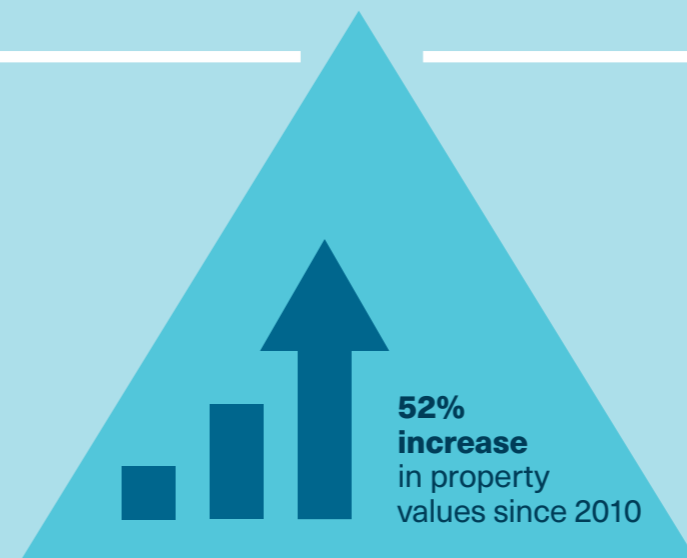
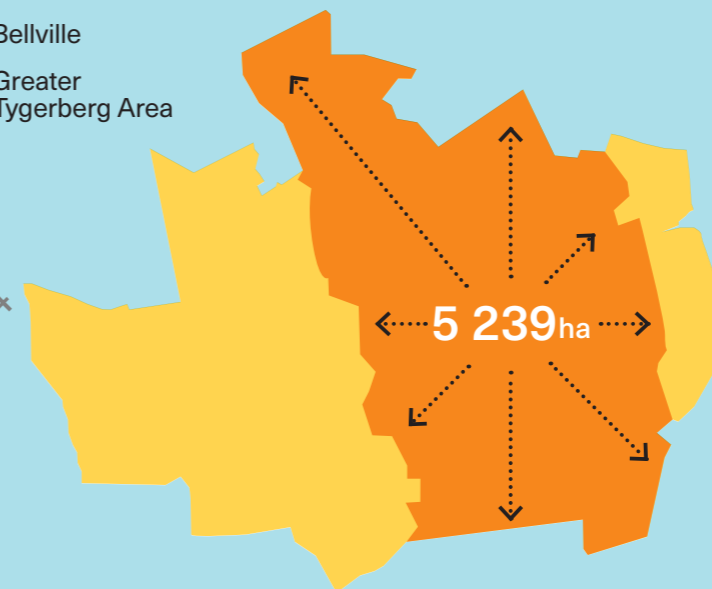


## COMMERCE

4000+ commercial enterprises  
950 businesses in the CBD

## BELLVILLE AND THE GREATER TYGERBERG AREA

Bellville  
Greater Tygerberg Area



## COMMERCIAL CENTRE

8 Eight of the country's leading financial services firms are in Bellville

5% unemployment

24% monthly household income of R40K+

Businesses are a fundamental driver of economic growth, increasing productivity and creating employment.



2.8 PEOPLE PER HOUSEHOLD



7-10 AVERAGE LSM

# 02.

## Executive summary

“To re-establish Bellville CBD as the second metropolitan node of Cape Town through transforming it into a vibrant, attractive, sustainable and efficient transit oriented development (TOD) node.”

OVERARCHING VISION FOR THE BELLVILLE CBD

The Greater Tygerberg Partnership # 105298  
20/02/2023 08:45:28

**O**n 1 March 2021, the then Executive Mayor of Cape Town, Alderman Dan Plato, launched the Bellville Future City, the City's vision for the second metropolitan node of Cape Town. The current Executive Mayor, Geordin Hill-Lewis, elected in November 2021, and new administration have continued to carry the City's support for the project. Bellville Future City is a long-term vision for unlocking significant investment in Bellville's regeneration, particularly in mobility, utility, housing, innovation and culture-led infrastructure. The plan will deliver long-term economic dividends and support the revitalisation of the Bellville CBD directly, spinning off into aligned upliftment throughout the wider urban core. The vision is underpinned by Bellville's unique value proposition in terms of location, sectoral dominance and commercial diversity, which can be used as tools to create high-value jobs, drive inclusive growth and enhance resilience in the local economy. Through strong leadership and strategic interventions, the plan will support the creation of significant new mixed-use space hosting thousands of new jobs, investments in infrastructure and the development of over 50,000 new homes.

The vision is enabled by a matrix of policies and frameworks, most notably the draft Local Spatial Development Framework (LSDF), launched for public comment on 3 May 2022. The LSDF is the spatial vision for Bellville Future City, which seeks to promote and align these interventions to maximise economic and social benefits, in addition to identifying gaps and actions to accelerate inclusive growth and development. In consultation with the public and political stakeholders in all three spheres of government, the LSDF will coalesce into a clear, certain and consistent policy framework. This framework will in turn guide public and private investment decisions and instil confidence amongst communities, land owners, investors and developers regarding the implementation of the future vision.

### Why Bellville?

I truly believe that Bellville is the most opportunistic urban node in the country. It is ripe for development, both by the public sector at national, provincial and city levels and by private developers who need to get in now to secure good returns on their investment.

As the City's implementation agency for Bellville's revival, we're evangelists for that potential. Over the past few years we have laid solid foundations for Bellville's emergence as an inclusive, progressive and innovative environment that lies at the centre of, and serves, the Cape Town metropole. A thriving second city to support Cape Town. Our philosophy is to encourage everyone to see beyond what is on the ground in Bellville and to see the immense potential that lies behind it.

**Warren Hewitt, CEO,**  
*The Greater Tygerberg Partnership*

## THE PLAN PROMOTES 6 KEY OBJECTIVES

### 1. Place economic growth at the heart of Bellville

To support its competitive advantage, Bellville needs to be an attractive investment destination with a skilled and adaptable workforce. This will be achieved by maximising City investment, implementing effective place-making strategies and catalysing economic growth initiatives through leadership and resource deployment

### 2. Make Bellville's urban core a prime destination for business, innovation, and creativity.

Bellville's urban core is a hub for cultural, retail, health, education and leisure activities, with the potential to reassert itself as a metropolitan node for professional, financial and business services. This will be achieved by promoting Bellville as an Innovation District, supported by the cluster of strong tertiary academic institutions that surround Bellville and capitalising on the existing knowledge economy, to drive creativity and innovation for the benefit of Bellville's commercial and government institutions.

### 3. Create an environment that allows businesses to flourish

and create jobs. Bellville's profile as a knowledge-based business environment is growing, building on the strengths of key sectors including advanced manufacturing and engineering, creative and digital, business support services (e.g. BPO), logistics and distribution. This will be amplified through the GTP's investment promotion mandate and City-led programming, to stimulate business growth, encouraging investment in skills and capital, enterprise, innovation and entrepreneurship, and developing tourism-focused experiences.

### 4. Stimulate development through investment in next-generation

infrastructure. Infrastructure investments, especially in next-generation schemes that support sustainability, drive economic performance and growth. In the short-term these investments create jobs, particularly in the construction and associated sectors. In the long-term it creates vital assets to facilitate the transition to a low-carbon economy, address fuel poverty, support digital inclusion and reduce mobility constraints.

### 5. Maximise the impact of housing on economic growth

Bellville will offer people a range of affordable accommodation options and a good quality of life, to sustain economic prosperity and enable greater economic inclusion for households. This will be achieved through the City's Bellville Housing Strategy, which will improve quality and choice to meet future demand and supply of affordable homes. Over the next 15-20 years some 50,000 new homes can be developed on 19 sites, covering 70 hectares of land across Bellville.

### 6. Drive economic growth by redressing imbalances in the labour

market. Attracting value-added enterprises focused on innovation and commercialisation will provide high-skilled, high-value employment that is rooted in the local knowledge economy and less vulnerable to economic downturn. For businesses, having access to a flexible and highly skilled workforce makes it easier to choose their locations strategically. For individuals, opportunities to develop and use their skills effectively promotes health, satisfaction and wellbeing and enhances the fabric of communities. These conditions can be achieved

# 50

Thousand new homes can be developed on

# 19

sites in 15-20 years

### The City continues to:

- Provide leadership, be organised and conduct its business in a way that embeds a culture of growth improving the standards of living of its citizens and wealth creation;
- Deploy existing local authority resources and available funding in a way that supports economic growth priorities, in parallel with delivering vital core services;
- Identify and deliver strategic interventions, complementing National and Provincial government schemes, to raise the rate of sustainable growth

by making Bellville more competitive and attractive to investment and job creating projects;

- Ensure the planning system does everything it can to support sustainable economic growth positively and proactively, in line with the Integrated Development Plan (IDP), and Municipal Spatial Development Framework (MSDF) and Bellville CBD Local Spatial Development Framework (LSDF).
- Use all mechanisms available to guide development and support the delivery of economic infrastructure that

will stimulate private sector investment and development;

- Seek to maximise the economic impact of City-owned assets and bring forward key regeneration sites for development;
- Via the release of City-owned land, plan and enable the CBD as a distinctive commercial area for knowledge-driven and innovative businesses that support informal trading;
- Ensure that Bellville is well managed to provide a safe, clean and welcoming place for all users.

by removing the barriers to employment for local residents, through a diverse business base, business- and worker-friendly policies, supporting vocational employers and educational providers and creating incentives for employment and sector support. These objectives are underpinned by three network elements that connect the Bellville CBD with the surrounding areas:

**Completing the links in the road network** is important to complete the structuring elements of the urban realm, enhance accessibility, and accommodate the proposed high intensity mixed use development.

- **Adopting a networked NMT strategy**, to support the creation of an easily accessible and walkable precinct that aligns with and connects into the City's Cycling Strategy.
- **Enhancing the green corridor** to strengthen the Elsieskraal River Corridor – Bellville's green lung – through integrating the recreational facilities along the corridor into a continuous network of safe and active green spaces linked to a network of urban public spaces.

The Mayor's Visible Service Acceleration (MVSA) and Mayoral Urban Regeneration Programme (MURP) are among multiple short-term urban management initiatives that underpin planning with realistic implementation plans to address crime and grime. Implementing Bellville Future City is a long and complex process. At the time of writing the plans are supported and are being subjected to public consultation processes through the draft LSDF participation. As they take shape, one thing is certain: that Bellville Future City will be an example of how African cities can take the lead as globally competitive prosperous, innovative and secure destinations.

# “

Bellville's urban core is a hub for cultural, retail, health, education and leisure activities”

# 03.

## A precinct-led approach to regeneration

Bellville Future City represents the City of Cape Town's commitment to using its influence, resources and powers to realise the area's full economic potential. It is a priority catalytic project that will drive economic growth, prosperity and wellbeing for the people of Bellville.

The Greater Tygerberg Partnership # 1051294  
20/02/2023 08:45:28

# Bellville is Cape Town’s second metropolitan node, located at the heart of the Tygerberg District.

**B**ellville CBD competes for investment on a local, national and global scale. Bellville’s success therefore relies on its attractiveness as an investment destination and its ability to maintain a skilled and adaptable workforce.

In recent times, Bellville CBD has suffered blight and decline, translating into a loss of confidence in the area. Recognising this, the City of Cape Town has prioritised the regeneration of Bellville CBD as a metropolitan catalytic precinct, visualised through the Bellville Future City Masterplan. The Masterplan sets out the long-term development vision for the area underpinned by the completion of structuring road schemes, the creation of a network of public spaces that facilitate pedestrian movement, and supported by a public transport network that makes the precinct highly accessible.

A focal point for shopping, leisure and business, Bellville performs a crucial metropolitan function. It is also an important transport interchange which serves as a gateway to the Voortrekker Road Corridor (VRC). Bellville offers significant potential to deliver jobs and housing opportunities. The area has a high concentration of employment, with an estimated 23 658 people working in the area according to StatsSA Census 2011. The Bellville Future City Masterplan forms the basis of the Bellville CBD Local Spatial Development Framework (LSDF), and functions as a reference against which more detailed planning processes can be tested. It is guided by several core urban design principles chosen to enable the CBD’s vibrant and resilient regeneration.

At a time when Cape Town faces low growth and uncertain prospects for the future, it is important for the City to have a strategy that sets out a coherent series of interventions to maximise and accelerate growth, that offers Capetonians access to the opportunities that growth brings, and that enables them to achieve their full potential. It is imperative that the City’s vision creates the right conditions for dense, vibrant transit-oriented growth and integrated development which will, in turn, increase confidence among the community, business and government stakeholders to invest.

The Greater Tygerberg Partnership # 1051294  
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## CORE URBAN DESIGN PRINCIPLES

### Adaptive

Evolve with the needs of people living and working in Bellville, to build confidence in the Bellville CBD as a place for people to live, work and invest. The activation of the Mayor’s Visible Service Acceleration Programme (MVSA) and the Bellville Area Coordinating Task Team (BACTT) will support this evolution by slowing the urban decay and stabilising the urban core. Short-term urban management actions associated with addressing crime and grime will, in turn, inform long-term management principles.



### Mobile

Connect people as they move around the CBD. Mobility is vital to the development of a sustainable city centre. A core part of this is creating living streets that encourage and accommodate non-motorised transport (NMT) such as walking, cycling and electric buses, as well as prioritising pedestrianisation and public transport.



### Connected

Activate the public realm by combining a network of open and shared spaces with green spaces, interactive ground-floor frontages and an enhanced green belt running along Elsieskraal river corridor, while establishing precincts with character and activity that enliven safe and active community lifestyles.



### Diverse

Provide diverse affordable places to live and mixed-use developments that combine work, play and entertainment functions from ground level up to above-ground residential accommodation, in a way that extends activity from day to night.



### Inclusive

Stimulate inclusive employment and economic progression by improving the design of, and actively managing, areas for informal and formal trading close to public transport interchanges and along public transport routes, to increase local demand.



## From vision to reality

### The BFC vision and LSDF process

The overarching objective of the vision is to promote strong and sustainable economic growth, leading to well-being and prosperity for the residents and community of Bellville. Delivering this vision requires a comprehensive approach to planning and regeneration that harnesses all significant development opportunities in the CBD for the social, economic, environmental and physical benefit of the broader area. This is vital to reducing deprivation and social and economic polarisation, and encouraging social mobility. The masterplan seeks to guide development over the medium- to longer-term and to identify a range of transport investments, development facilitation, and public realm improvements aimed at unlocking the development potential to deliver the vision.

During May and June 2022, the City of Cape Town instituted public consultations on the LSDF with the community, landowners and businesses. The LSDF sets out the environmental, social, economic and design proposals for development in an indicative masterplan that illustrates how the vision can be achieved. It enables and unlocks development capacity to support one of Cape Town's most rapidly expanding populations, and to cater for a range of new commercial and residential land uses including creative industries, biotechnology, retail and entertainment, which all contribute toward Cape Town's position as a forward-looking, globally competitive city.

The LSDF considers how, in line with policy, the Bellville CBD's development could bring about lasting benefits to Bellville by increasing employment space and housing choice in the area as a whole, and providing jobs and local service facilities. It also considers how development in Bellville can transform a former thriving commercial/industrial node, which has experienced decline and which is cut-off from the rest of the local area by railway and road infrastructure. The City's vision is underpinned by an implementation plan of short, medium and longer-term actions delivered by all public partners that responds to market forces, delivers interventions and removes barriers to growth.

### The LSDF describes how The City will prioritise:

- Proactive urban management interventions aimed at addressing blight and decline to create an enabling environment for investment;
- Investments in mobility and utility infrastructure to create the basis for sustainable long term growth;
- Maximising the value of its immovable property assets by establishing a framework for property investment and development; and
- Presenting opportunities for property investors and developers with experience and expertise to enter into corporate joint ventures for specific development opportunities.

**Above: Bellville Future City**  
Core areas overview

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**Above: Urban access**  
The Strategy is informed by a matrix of mobility options for people and vehicles

## Mobility

### Enhancing connections

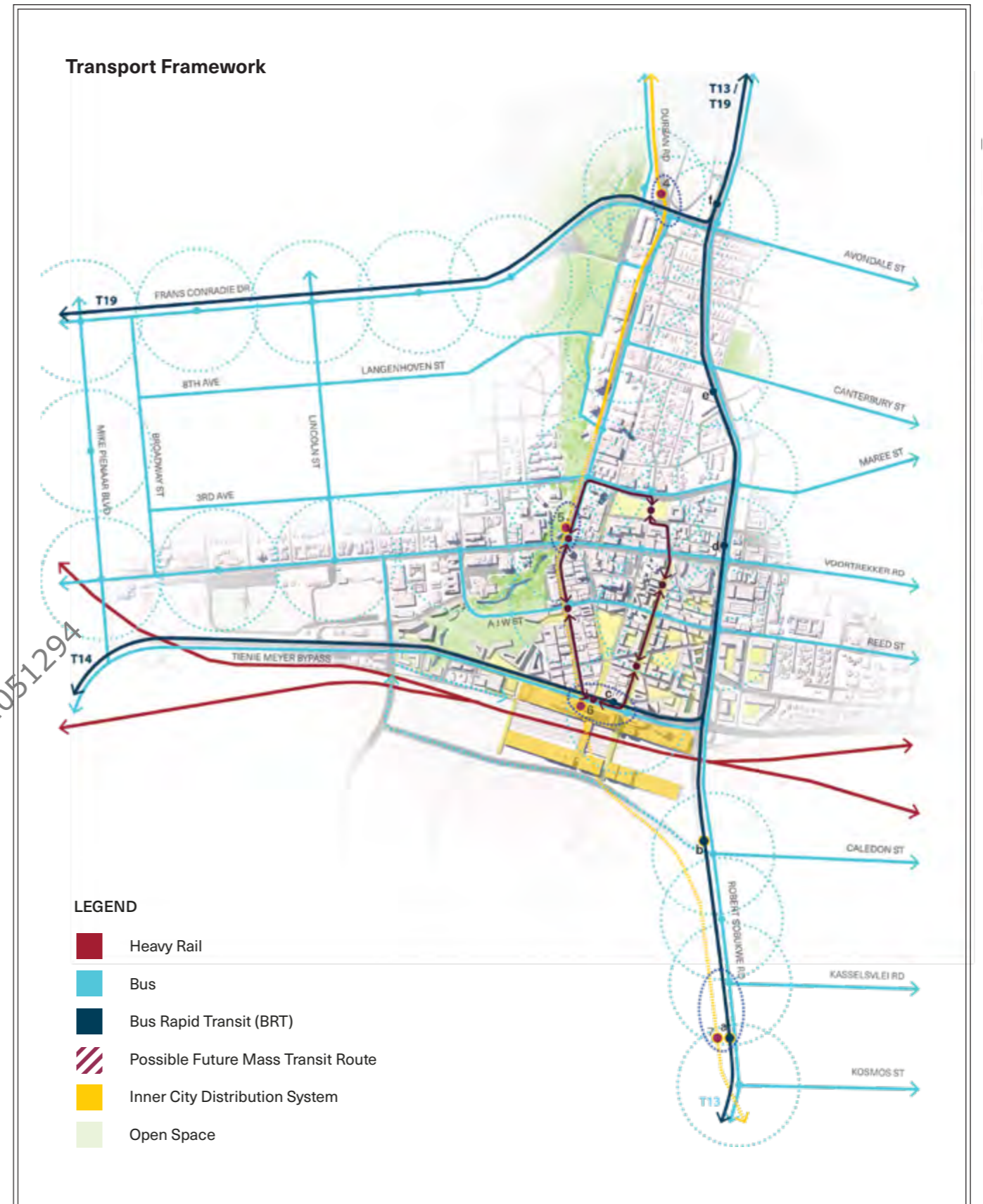
Mobility systems, vehicle access, parking management and logistics arrangements form a significant component of the Bellville Future City masterplan. Primarily, the success of a regenerated CBD for Bellville depends on the upgrade of the PTI and the transformation of the road-based public transport network. The Bellville Future City vision capitalises on Bellville's highly accessible central location in the metro, with its

many transport links and proximity to the N1 and R300 and Cape Town International Airport. To the north, Voortrekker Road offers east-west accessibility to the surrounding area.

To the south, the Tienie Meyer elevated flyover offers direct access westward to the airport. The area also benefits from rail services at Bellville station connecting to three lines, and bus and taxi stations. Once complete, future investment in the Blue Downs Rail Line will bring even greater connectivity benefits to the area, linking Bellville and the VRC to the Metro South East via a new scheduled 12-minute service.

With a vision for a liveable, walkable and integrated city, the access arrangements were re-examined to inform the preparation of a collection of interconnecting strategies. The road upgrades will also move away from the traditional hierarchy of prioritising private vehicles, and instead to reserve the larger proportion of the public realm for pedestrian movement. This will enable people on foot to move about more easily and will stimulate on-street activities, creating opportunities to rest, to connect and to interact.

Bellville is centrally situated in the metropolitan area, providing the link between the east-west and the north-south movement routes. With the exception of Voortrekker Road, all these routes are incomplete. Upgrading the road network will complete missing links and improve performance and overall efficiency. Upgrades to the core network and extended network roads will be implemented over time.



**The Bellville CBD regeneration mobility proposals includes several interventions:**

- **Robert Sobukwe Road will accommodate key road-based public transport routes**, including future T13 bus-rapid transport (BRT). The road will function as a more direct link between the northern districts and the metro south-east
- **Vehicle traffic along Tienie Meyer will be separated** from pedestrian activities by elevating the car, bus and minibus taxi onto the viaduct, creating a continuous pedestrianised environment below
- **Blanckenberg Street and Kruskal Avenue** will form important pedestrian and cycle routes linking the PTI with Voortrekker Road
- **An urban transit system** is planned, that will operate along a continuous loop connecting the PTI, the CBD and the area north of Voortrekker Road. The urban transit system will operate within the shared space of Charl Malan, under the Tienie Meyer Bypass, and Durban Road, and will extend over Voortrekker Road to meet up with Maree Street before returning south via Charl Malan Boulevard
- **Church Street** will accommodate movement eastwards across the CBD and into the surrounding urban fabric
- **Durban Road** will continue to be an important link between the CBD, Tygerberg and beyond
- **Charl Malan Street** will be the main activity spine of the Precinct connecting Voortrekker Road and the PTI
- **A network of cycling infrastructure** and routes will criss-cross the CBD and feed into the wider network
- **A network of permeable public spaces** creates an interconnected quality public realm, which, in combination with the strategically located vertical elements, provide structure and legibility to the CBD
- **Vehicular movement** will be controlled to manage access and movement, in line with the Access Strategy

- **Parking management** and loading activities will be accommodated in centralised parking facilities and freight hubs in line with the Parking and Logistics Strategies
- **The vehicle movement controls** within the precinct manifest in the cross-sectional design of the street network. The areas to the north of AJ West/Church Street will accommodate vehicle movement as normal, while areas to the south will be restricted
- **Road upgrades** within the CBD will help to improve the road network operational performance and facilitate an environment that enables safer pedestrian activity and more efficient, accessible public transport.

**To enable this, the road network is divided into three overarching road types, namely:**

- Vehicle prioritised surfaces, roads with unconstrained vehicle access, with physical separation between motor vehicles and pedestrians;
- Pedestrianised surfaces, roads with managed access, pedestrian- and NMT-oriented and without grade differentiation between modes; and
- Shared surfaces: road type where pedestrians, cyclists, motorised and urban transit share the same at-grade space. Access to these spaces will be restricted through the implementation of an Access Strategy which is supported by Parking and Logistics Strategies

“

The vision capitalises on Bellville’s many transport links, proximity to the N1, R300 and Cape Town International Airport.

## 04. Sub-precincts

Four unique sub-precincts, one dynamic CBD. The concept is underpinned by the East, Civic and Cultural Sub-Precincts and Transport City. Each has a unique character and function.

Taking a precinct-led approach to inclusive regeneration improves navigation, facilitates inclusive mobility, enhances connections with the wider environment and offers cohesive uses that, together, create a vibrant, integrated and mixed-use urban core.

The Eastern Tygerberg Partnership # 1051294  
Tel: 021 937 0845; 08:45:28

# East sub-precinct

**The East Sub-Precinct strengthens the existing CBD precinct** by expanding into under-used City-owned land, improving connections between the east and the north. The vision is to create an integrated urban centre where people work, live and play, maximising activity during the day and night.

**Precinct attributes include:**

- Converting Charl Malan Street into a general pedestrian prioritised boulevard that runs across the precinct;
- Creating a vibrant urban quarter that capitalises on and promotes innovation, healthcare, education, and government services. These functional hubs are supported by social amenities and residential accommodation; and
- A subterranean parking facility that eases access for logistical and distribution access to serve the entire precinct



“Innovation happens when individuals participate in spaces that foster collaboration and co-creation.”



## Innovation District

Bellville is a unique cultural space with a rich history, and yet its potential as a centre for cultural innovation is untapped. A successful Innovation District offers a space dedicated to innovation. It brings together people, institutions, businesses and the community, encouraging them to step out of their silos and fostering collaboration and co-creation. The Innovation District will be surrounded by a quality public environment that enables individuals to safely work and socialise beyond normal office hours.

Innovation in Bellville could be in physical form as a technical incubation space, where researchers, entrepreneurs and innovators can connect, collaborate and build their products from the ground up, providing access to the necessary resources and networks to succeed. This space could also offer various tertiary academic institutions in and around Bellville shared spaces and infrastructure to augment their existing programmes.

An Innovation District in Bellville could also take shape as an open networking space, featuring an active programme of regular talks, workshops and other engagements; a co-working space, complete with an office dedicated to sourcing funding for research proposals linked to the tertiary institutions in Bellville.

### Educational principles

- Provision of good quality, affordable accommodation for educational staff and students
- Ease of access to public transport for educational staff and students
- Well designed and safe squares for a range of student events and activities
- Enhance Bellville's leading position in higher education through supplementary educational facilities
- Clustering of student living and educational facilities
- Close proximity between student living and opportunities in the CBD
- Good quality green outdoor space for health, leisure and recreation for students



### Key development points

- The existing public transport interchange will be relocated;
- Upgrading and reconfiguring existing street layouts to reorganise the precinct into a more logical and coordinated format;
- Easing pedestrianised movement through a key activity spine that features a mix of uses and active street frontages;
- Creating a new network of public spaces with a public square forming a focal point at the heart of the precinct;
- Reducing on-street parking and loading by moving parking and logistics access underground;
- Introducing public uses, such as government services, an Innovation District with educational and research facilities, and retail activities, with residential accommodation;
- Introducing a landmark building to act as a visual beacon, with limited height buildings surrounding to enable higher densities, but with human-scale activities in mind; and
- Creating safe and accessible bicycle storage.



# Civic sub-precinct

**In the long term, the Civic Sub-Precinct will form** the civic heart of the CBD. It reinstates the tradition of a town square, which creates a vibrant centre of civic life. Social amenities, retail activities and hospitality outlets surround the square to activate the public realm. Kruskal Avenue and Blanckenberg Streets, which link to the main artery of Voortrekker Road, will be reconfigured to be at-grade, enabling the public realm to integrate and extend into the road space.



## Attributes forming its identity

- A reinstated public square;
- An enhanced shared public realm with pedestrianisation priorities and controlled vehicle access; and
- Streets reconfigured and extended to improve east-west permeability, and form closer links with the railway station and high street environment.



## Key development points

- Shared public, semi-private and private spaces;
- Retail, social and recreational activities at ground levels to activate the public realm and support day-night surveillance;
- Clustered education uses, with student accommodation facilities;
- Clustered government service facilities;
- Graded building heights surrounding a landmark building on the public square; and
- Reconfigured parking and logistics access and regulations.

The Greater Tygerberg Partnership # 1051294  
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**Civic and social hub**

A civic and social hub faces the square, in reference to a traditional town hall, connecting the square to the activity on Charl Malan Boulevard and forming a relationship with the existing UWC Bellville Medical Centre as the focal point of a higher education hub. The resulting combination of student accommodation, and social and retail activities enliven the precinct by day and at night.

**Public sector principles**

- Accessible roof terraces
- Direct access to the inner-city feeder service
- Good visibility of public sector facilities from central urban square
- Quality and safe seating areas for employees to lunch or relax
- Open and uncluttered space facilitates safety and security
- Large, safe and secure open public square for public and community events
- Clustering of public services
- Urban management including safety and well-maintained public spaces

- Civic heart of Bellville is created through a large central square
- Tall building provides visual orientation to link public sector with private transport
- Vertically integrated PTI providing good access and mobility
- An inviting landscaped public area accessible to all
- Easy access for pedestrians and cyclists
- Street level activity providing safety through passive surveillance

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# Cultural sub-precinct



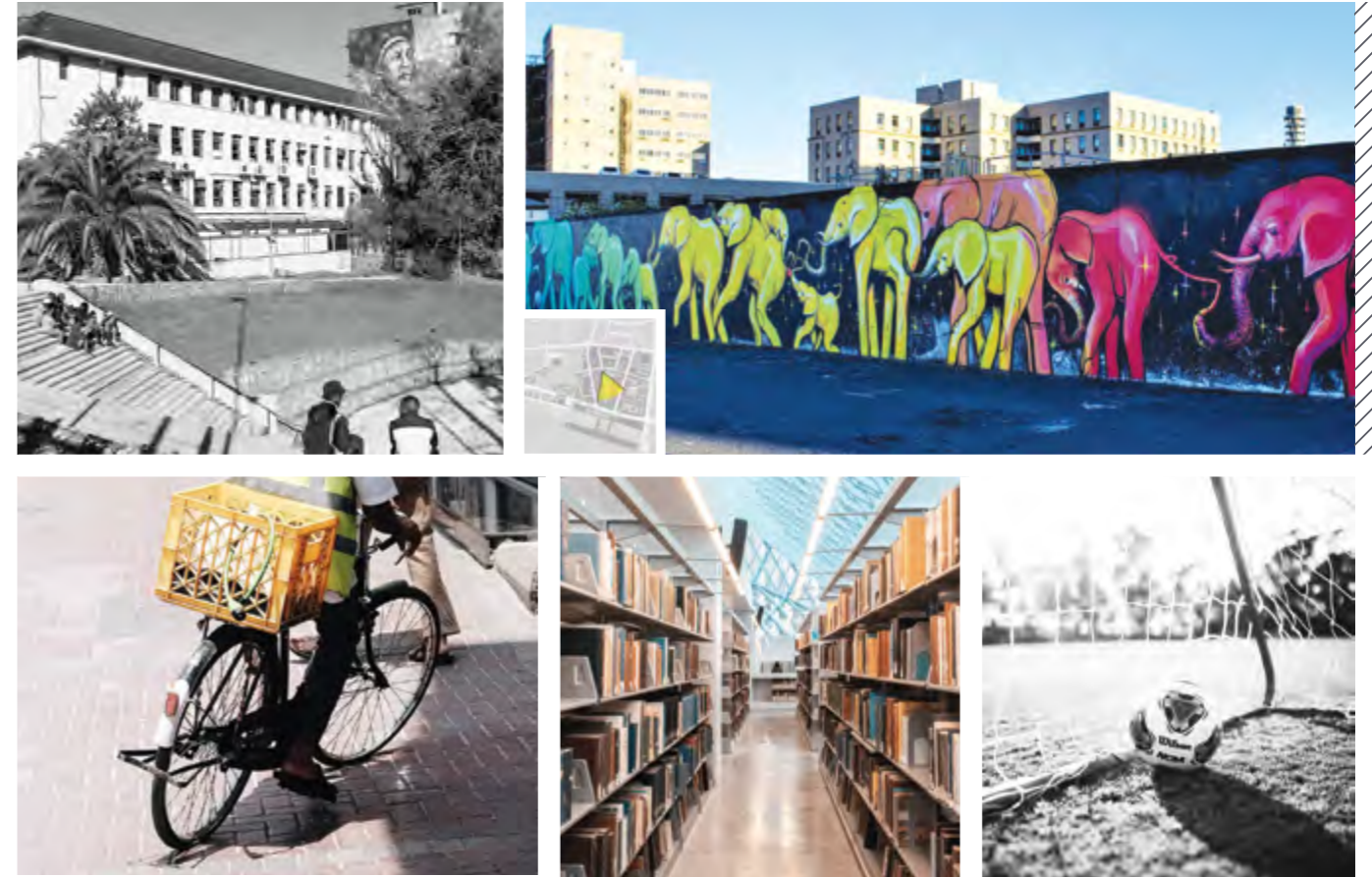
**The Cultural Sub-Precinct forms the cultural gateway** between Bellville's urban and natural environment, strengthening the area's green lung by supporting the Elsieskraal River corridor and extending that corridor into the Bellville Sports Complex and the Haardekraaltjie Camp Site in the west. The form of this precinct is informed by the vision set out in the City's *Bellville Integrated Recreational Framework (2020)*. This sub-precinct creates transitional spaces between the green network and the urban form of the Bellville CBD, improving permeability and creating a more active interface with the natural environment.

“A fully integrated green network will function as a recreational and cultural destination.”

## Precinct attributes include:

- A revitalised Elsieskraal River Corridor leads into a fully integrated green network which functions as a recreational and cultural destination within Bellville. The corridor creates links between the Bellville Public Library, the Bellville Sports Complex, the Haardekraaltjie camp and the 12-Mile Stone and Oil Lamp heritage points;
- A curated creative engine, with new facilities including a learning space and cultural museum, and programming designed to promote arts and creative entrepreneurship, showcase Bellville's creative talent across generations and stimulates cultural and creative expression; and
- Creating unique public space offerings that stimulate community life and enhance a culturally diverse neighbourhood.





**Small/informal business principles**

- An active frontage to maximise vitality and social surveillance of public life
- Interaction with the street at different levels of the new buildings
- Provision of trading kiosks providing security of tenure
- Design of kiosks with localised storage and access to water and electricity
- Visible and well-designed shelters protect against rain and sun
- Easy access to trading logistics hub

- Integration of trading area within an upgraded neighbourhood
- Direct connection with market and trading opportunities located in and around the PTI
- Safe, secure and cost-effective storage facilities for traders' goods
- Trading location in areas of high pedestrian footfall to and from the public transport interchange
- Easily accessible, safe and well-maintained ablutions for traders and customers
- Comfortable and safe public space that invites customers to dwell longer

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**Key development points**

- Reconfiguring the eastern entrances to Elizabeth Park to enhance connections with the green space and create a landmark;
- Creating cultural gateways and transition spaces to reinforce the heritage and cultural value of the sub-precinct;
- Introduce cycle and pedestrian routes to link into the wider NMT networks;
- Supporting retail, social and recreation activities to support day-night activity and enhance natural surveillance;
- Clustering residential accommodation to support student and affordable housing;
- Encouraging multi-functional uses to serve diverse social and community groups together in closer proximities, at ground level and above-ground;
- Graded building heights with limited development heights throughout the sub-precinct and avoiding blank walls facing the public realm along Elizabeth Park and Elsieskraal River Corridor;
- Creating gateways into the park, from Voortrekker Road, AJ West Street and the Bellville Sports Complex/Haardekraaltjie; and
- Reconfigured parking and logistics to enable ground-level mobility.

# Transport city sub-precinct

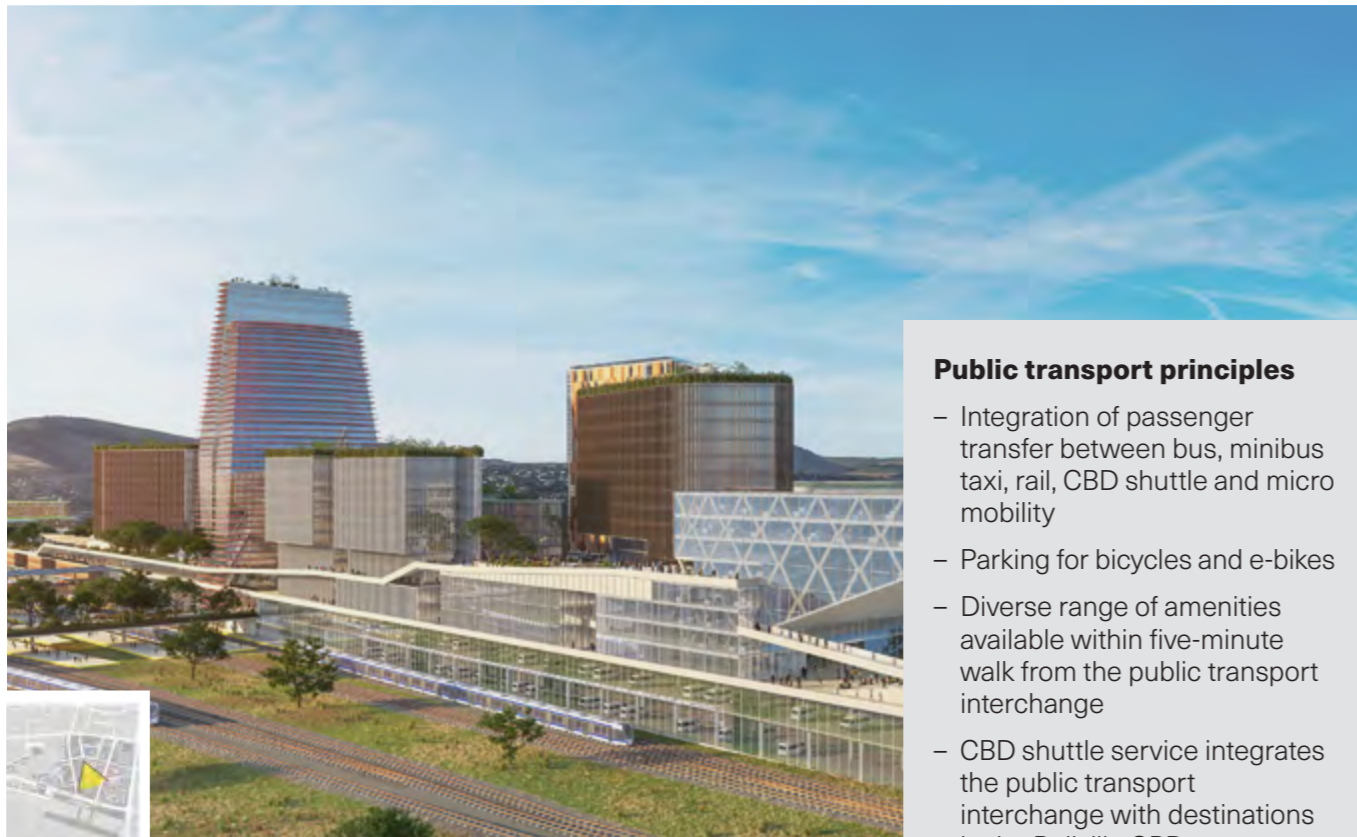
**Transit-oriented development (TOD) is one of the** principle underlying concepts for the Bellville Future City masterplan. The Transport City sub-precinct fulfils a strategic mobility function. It integrates the Bellville Public Transport Interchange (PTI) with the broader TOD framework, enables better connections and enhances interchanges between modes.

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**Attributes forming its identity**

- A quality forecourt connecting the PTI with the CBD public realm;
- Air rights development above the transport hub;
- Extensions to Charl Malan Boulevard linking the CBD and Caledon extension with the Transnet-owned Belcon site in the future; and
- Extended street configurations reaching over the railway line to Caledon and Francie van Zijl Drive.



**Public transport principles**

- Integration of passenger transfer between bus, minibus taxi, rail, CBD shuttle and micro mobility
- Parking for bicycles and e-bikes
- Diverse range of amenities available within five-minute walk from the public transport interchange
- CBD shuttle service integrates the public transport interchange with destinations in the Bellville CBD
- Shared surface between pedestrian, city shuttle and micro mobility
- Multi-modal, vertically integrated public transit interchange
- Charl Malan Boulevard and Kruskal Avenue provide visual links between the public transport interchange and Voortrekker Road
- Densification around transport nodes
- Safe 'living streets' are created, prioritising slow mobility, such as walking, cycling and micro mobility
- A well-managed, human-centered urban realm providing dwelling spaces and greening to maximise access, safety and comfort
- An active frontage to maximise vitality and social surveillance of public life

**Next generation PTI**

Mixed uses support the transport functions and offer day-night activities that enliven the precinct and offer natural surveillance. The Transport Precinct will take form as a new vertically integrated multimodal PTI to replace the existing facility.

This precinct will be a hub for commercial, cultural and office uses, and public parking arrangements to facilitate the movement of public transport and transfers between modes, and serving as a gateway to the Bellville CBD and the Voortrekker Road Corridor. The development of NMT routes and promotion of NMT modes, such as cycling, is an additional key aspect integral

to the success of the vision. The different transport modes are seamlessly integrated. Pedestrian and vehicle traffic are separated as far as possible.

The existing PTI will need to remain fully functional throughout the phased construction of the new PTI, with the development of the CBD reliant on the transition of the present MBT and bus operations. Private car, bus and minibus taxi movement is separated from pedestrian movement at the Tienie Meyer Viaduct. A high-quality public space at ground level will seamlessly integrate the PTI into the CBD.



“The different transport modes are seamlessly integrated. Pedestrian and vehicle traffic are separated.”

**Key development points:**

- Integrated public transport services free up City-owned lands for alternative uses;
- Consolidating the sub-precinct functions with intensive mixed-use, high-density development;
- Separating vehicle traffic from the ground-floor public realm to create a seamless interface across the precinct;
- A vertically stacked PTI supporting a vertical city;
- Well-designed informal trading units with integrated storage facilities;
- Bicycle storage to support cycling activities;
- Graded heights around the public realm, with a landmark building to create a sense of place;
- Human-scale development at the southern axis of Charl Malan Boulevard and Tienie Meyer Bypass; and
- Reconfigured parking and logistics arrangements to facilitate pedestrianised access.

# 05.

## Recreation, Heritage and Placemaking.

Bellville's rich and diverse history is reflected in the existing urban form and continues to shape its identity.

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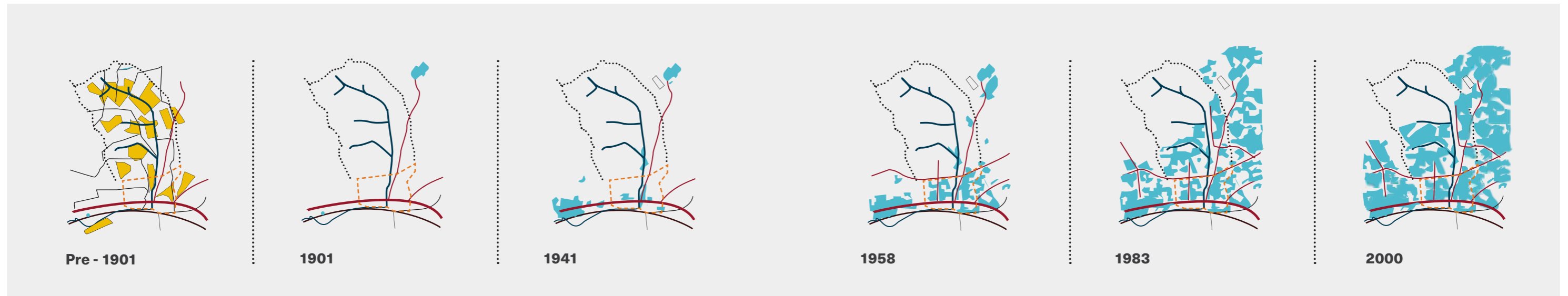
### Heritage

Bellville's urban form is steeped in its mobility and trade functions which have informed the City's vision for future regeneration. The vision celebrates the area's rich and diverse tangible and intangible heritage, and cultural value and drives opportunities for the tourism economy and place-making through the development of accommodation, unique visitor attractions and experiences.

Bellville's earliest inhabitants were herders, moving their livestock to favourable grazing lands at different times of the year, accessing a steady supply of water from the Elsieskraal River. Voortrekker Road, the 12 Mile Post and later, the railway line followed mimicking the logic of early transient groups. These marked the establishment of Bellville as a formal trading outpost. Urban expansion radiated along the node between Voortrekker Road and the Bellville railway station on the edge of the Elsieskraal River Corridor.

Over time, industry began to expand, taking advantage of the area's strategic location and natural resources. In the mid to late 1900s, Bellville transitioned from an industrial node to a commercial hub. Financial giants including Sanlam established their headquarters in the area. Civic and corporate buildings drew inspiration from the Brazilian and Californian modernist movement. Many of these buildings are still visible today. Their characteristic upswept roofs, curvaceous, geometric shapes and bold use of glass and steel show the evolution of architecture in the area. New health and education facilities were built through the years, including Tygerberg Hospital, University of the Western Cape, Karl Bremer Hospital and Stikland Hospital.

Bellville's cultural diversity that stems from heritage and multicultural communities have influenced the unique character of the public environment. Traditionally viewed as a business centre, the Bellville CBD has, in recent times, become home to a diverse, multicultural urbanscape, home to new communities largely originating from regions across Africa.



**Above: An evolving city**  
Bellville's evolution into a bustling commercial centre

Several influential South African bands, creatives and performing artists have strong links with Bellville. The Bellville Heritage Study, conducted in 2021, put forward a range of heritage related interventions that align with and complement existing design frameworks for the area. In addition, further explorations are underway into rehabilitating the Elsieksraal River and re-establishing the river into a self-sustaining, natural ecosystem and liveable urban waterway by various means. This will enhance the natural environment, create attenuation, mitigate flood risks and recharge the aquifer.

**Recreation and Placemaking**

Bellville forms part of the Tygerberg Riverine Open Space System (TROSS), a network of public and private green open spaces along the Elsieksraal River Corridor. The Bellville Future City plan incorporates programming to enhance this green corridor as a key intervention in the creation of the Cultural Sub-Precinct. This open space network accommodates a series of recreational and public amenities that relieve the urban environment. Jack Muller Park, Tielman Marais Park, Elizabeth Park and the Bellville Sports Complex provide recreational and sporting amenities which are critical to supporting urban development.

These assets also support the area's unique attributes and present advantages in terms of its location, special character and historic and natural environment. However, they are fragmented by fencing and linkages across key transport routes. A key focus is actively strengthening the continuous nature, integrating them along the corridor into a connected network of safe and active green spaces linked to a network of urban public spaces. This will be achieved through a series of key upgrade, revitalisation and rehabilitation projects identified in the draft Bellville Integrated Recreational Framework.

**Elsieskraal River Corridor/Green Belt**

The interface between these spaces and the existing urban fabric will be improved to open onto and spill into the green belt, activate the spaces and enhance physical presence and passive surveillance. This approach will establish gateways between the urban form and the green belt, with clear transitions between the urban and natural environments.

One example of how this is the northern gateway of Elizabeth Park on the corner of Durban and Voortrekker Road, where the 12 Mile Post and the Oil Lamp are located and where the dominating transport routes sever the connection with the greenbelt. Continuing the existing gateway northwards may help to enhance the continuity of the overall green network.

“Recreational and sporting amenities are critical to supporting urban development.”

**Acknowledging heritage**

1. To memorialise the importance of the Elsieksraal River, and the surrounding grazing opportunities for herders and later populations moving between Cape Town and the hinterland.
  - Develop an indigenous garden along the Elsieksraal River to the north of Voortrekker Road in Tielman Marais Park.
  - Insert wagon and animal tracks in the paving across Voortrekker Road to surround the 12 Mile Post and Oil Lamp at the entrance to Elizabeth Park.
2. Create a raised pedestrian bridge and viewing platform over Frans Conradie Drive, providing an opportunity to consider important industries that influenced Bellville's development, such as the quarries and the historic railway line.
3. Map civic and religious modernist buildings and create a brochure that can filter into a heritage tour.
4. Investigate the possibility of revealing the old railway tracks in two locations and using these as an urban design feature.
5. Enhance gateways into Elizabeth Park. Three have been identified at Voortrekker Road, Haardekraaltjie and AJ West/Church Street.
6. Investigate the possibility of developing a cultural museum near the library, to commemorate Bellville's people and cultural influences.
7. Investigate the potential relocation of Franshet's railway museum from Worcester to Bellville.

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# Partnerships

## 8x WAYS WE CAN MAKE INVESTING EASIER

- 1. Development and investment projects**  
We help with facilitating, supporting and managing investment projects across all key sectors.
- 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.
- 3. Implementation partner**  
From placemaking to innovation and community and stakeholder engagement, we help with delivery, viability and implementation of projects.
- 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.
- 5. Research and data services**  
We undertake research and analysis, gather expertise, provide data and information.
- 6. Business development support**  
We facilitate and connect growing and small businesses to wider networks.
- 7. Partnership support**  
We provide targeted marketing and media support for investors in the area, reaching a B2B audience.
- 8. Government relations and engagement**  
Through our relationship with local and provincial government as well as government agencies, we help facilitate and build stronger relationships.

**Enabling the urban transition from Bellville** today to Bellville Future City will require phased short-, medium and long-term interventions on the ground, combined with institutional policy positions. For these plans to emerge and take shape, there is a need for intense cross-sector collaboration, stakeholder engagement, financial commitments, capacity building and strategic planning.

Many ingredients are required for the Bellville Future City vision to become a reality, most important among them is partnerships. The collaboration of City line departments, urban stakeholders, implementing agencies, residents, communities and the private sector are critical to progress. The projects will be delivered in partnership with key implementation partners such as the GTP, whose business plan is aligned with the vision for the short-, medium- and long-term aspirations for Bellville Future City. The GTP is the City's implementation agency, and works with funders, developers, investors and community groups in delivering its mandate.

### Other Partners whose support is critical to the delivery of Bellville Future City

National Department Public Works and Infrastructure (through the inter-governmental protocol), Bellville Higher Education Forum, Bellville CEO Forum, PRASA (providing for development of PTI), Transnet, Voortrekker Road Corridor Improvement District, Private Sector businesses



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