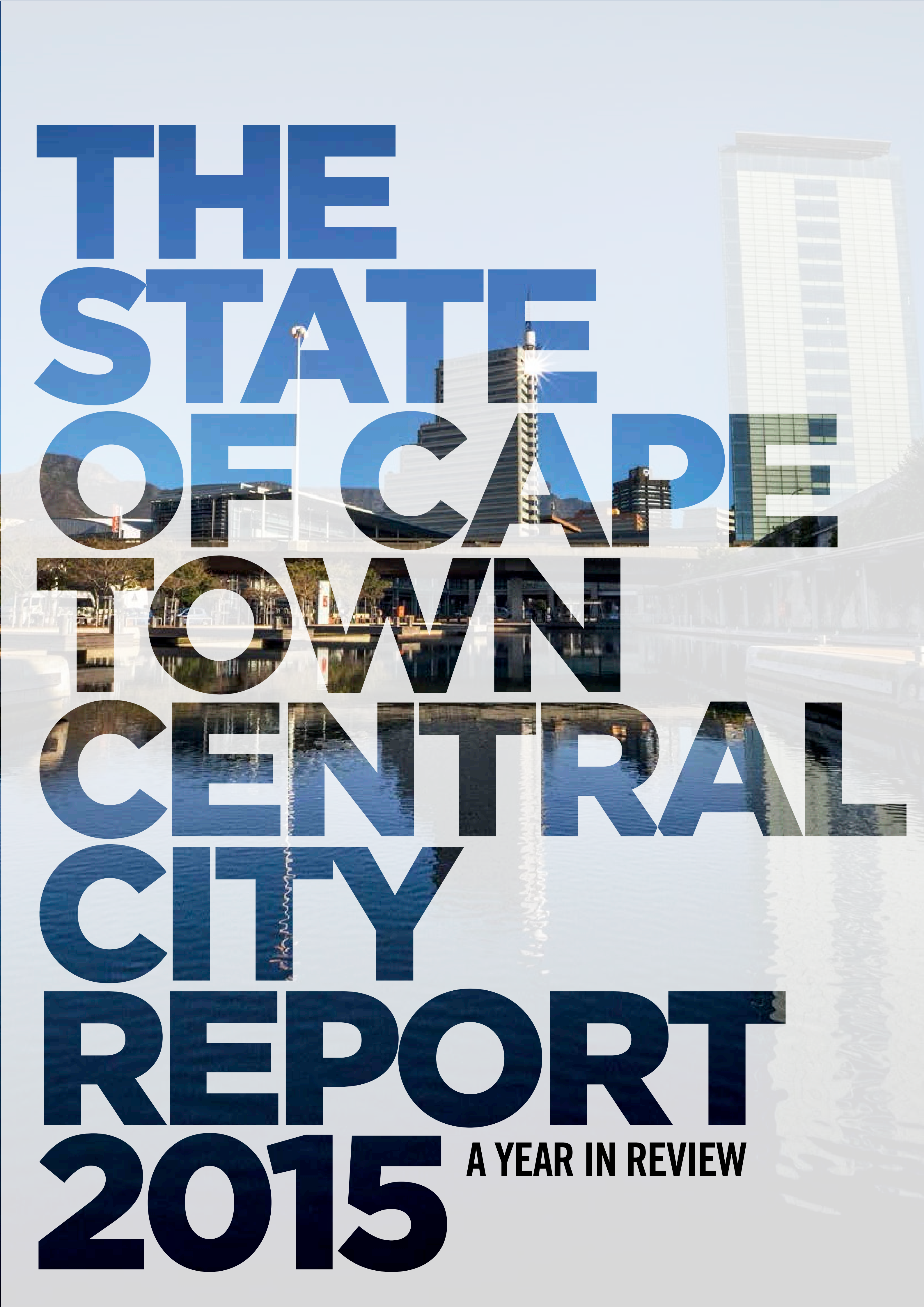
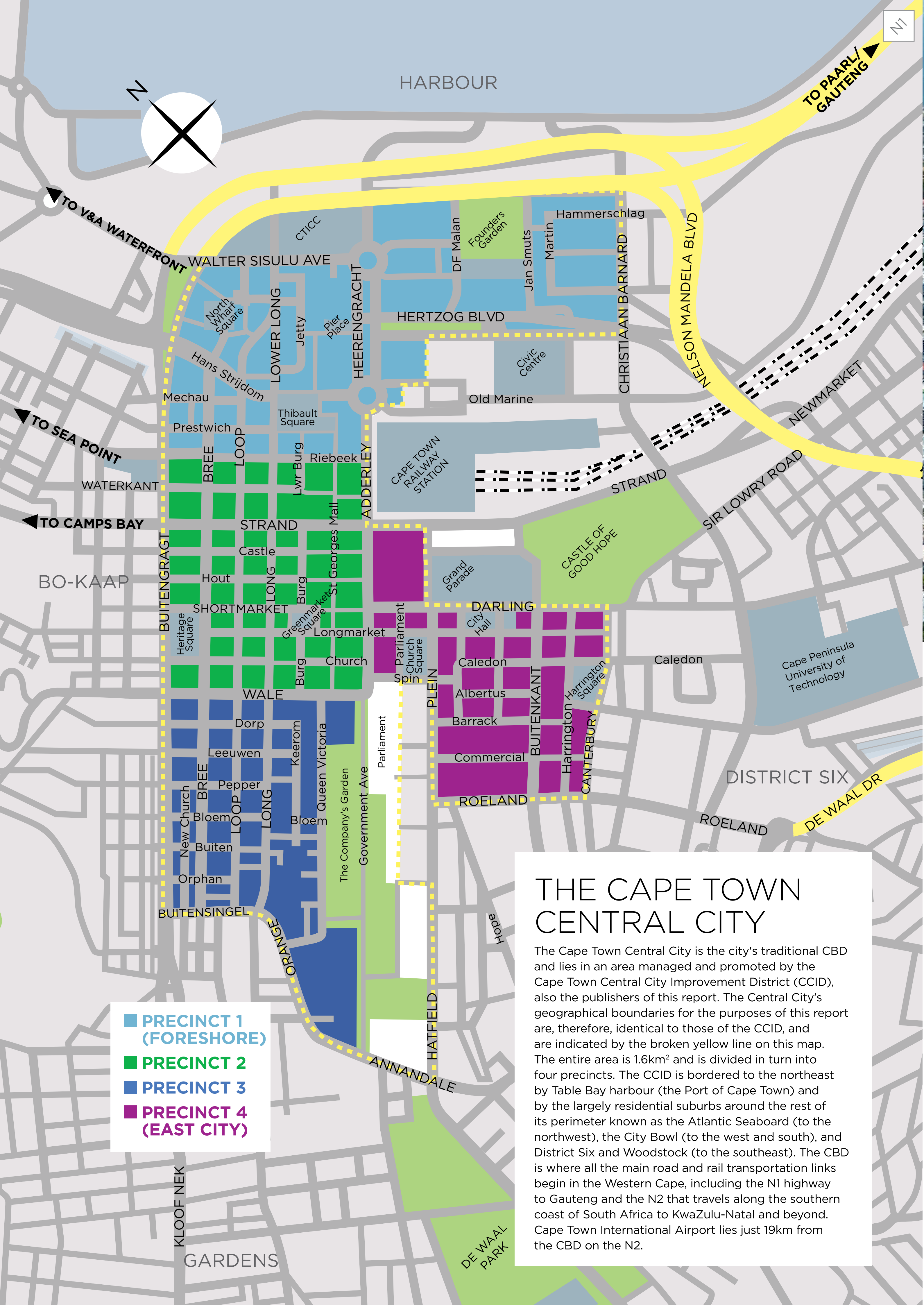


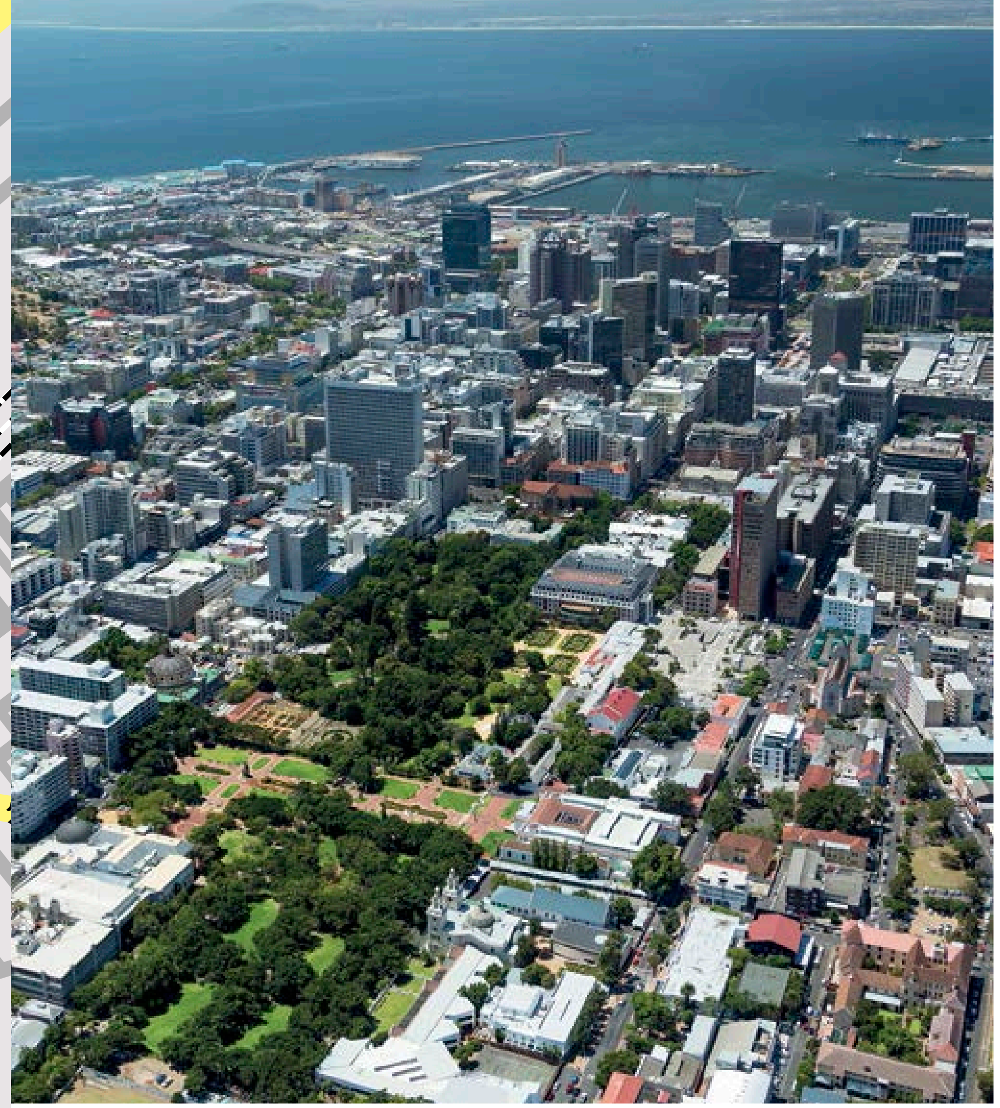
THE STATE OF CAPE TOWN CENTRAL CITY REPORT 2015

A YEAR IN REVIEW



THE CAPE TOWN CENTRAL CITY

The Cape Town Central City is the city's traditional CBD and lies in an area managed and promoted by the Cape Town Central City Improvement District (CCID), also the publishers of this report. The Central City's geographical boundaries for the purposes of this report are, therefore, identical to those of the CCID, and are indicated by the broken yellow line on this map. The entire area is 1.6km² and is divided in turn into four precincts. The CCID is bordered to the northeast by Table Bay harbour (the Port of Cape Town) and by the largely residential suburbs around the rest of its perimeter known as the Atlantic Seaboard (to the northwest), the City Bowl (to the west and south), and District Six and Woodstock (to the southeast). The CBD is where all the main road and rail transportation links begin in the Western Cape, including the N1 highway to Gauteng and the N2 that travels along the southern coast of South Africa to KwaZulu-Natal and beyond. Cape Town International Airport lies just 19km from the CBD on the N2.



"We're increasingly committed to ensuring that the City of Cape Town takes its place as a key driver of change. We recently unveiled the city's 189th Wi-Fi zone with a further 90 zones planned to go live between now and June 2017. Since we launched our Development Application Management System (DAMS), 96% of all building plans have been approved within prescribed time frames, and by April 2016 we'll also be launching an online submissions portal for all building plans. These are a few of the many efforts, reflected in this report, that we have in place to change the lives of people and build a society based on freedom, fairness and opportunity."

EXECUTIVE MAYOR PATRICIA DE LILLE, City of Cape Town

"Cape Town is a ranking tourist city on the continent, the leader in business tourism, and home to an increasing number of companies with truly pan-African and global ambitions. All of these begin with a clean, safe and functioning central business district where the infrastructure is maintained and expanded to facilitate growth and job creation. For this work we must thank the Cape Town Central City Improvement District (CCID) and its partners in the public and private sector who have teamed up to protect and expand the asset base of the Cape Town Central City and help to make it a place that Wesgro is proud to promote every single day."

TIM HARRIS, CEO, Wesgro

"Cape Town is one of South Africa's fastest growing cities. Offering economic opportunities in major sectors, the city attracts residents from across the country, and leading businesses are turning to it as the country's new economic centre. The city generates over 70% of the Western Cape's economic activity.

"Significant investment in world-class infrastructure and a commitment to cutting red tape have led the rise in Cape Town's reputation. Over the past few years, the Western Cape Government has embarked on several initiatives designed to make it easier to invest and do business in our region – one of our game-changing priorities in this province. This is coupled with our Project Khulisa growth strategy, which focuses on key sectors with the highest potential to create opportunities for jobs and growth.

"Strengthening our relations with key stakeholders such as the CCID is critical in reaching our goals. We are very proud of the achievements of the CCID in improving our economic environment, and the results outlined in this report are further evidence of its dedication to this goal. This publication tracks our progress and showcases our biggest success stories. I am confident that this guide will provide a useful snapshot of major developments in the Cape Town Central City, showcasing the best features of the Western Cape's economic heart."

MINISTER ALAN WINDE, Ministry of Economic Opportunities, Western Cape Government

CONTENTS

INTRODUCING THE CAPE TOWN CENTRAL CITY

An Executive Summary of the 2015 report: a year in review

Tasso Evangelinos
CHIEF OPERATING OFFICER: CAPE TOWN CENTRAL CITY IMPROVEMENT DISTRICT

Rob Kane
CHAIRPERSON: CAPE TOWN CENTRAL CITY IMPROVEMENT DISTRICT

It is with great pride that we bring you the fourth edition of ***The State of Cape Town Central City Report***, which reflects back on the economic year that was 2015 in the CBD.

No doubt, the world is in economically challenging times, and yet overall the Central City continues to thrive as an important investment destination and provider of opportunities for all. In an area of 1.6km², it boasts over 1 200 formal retail and 900 informal trading businesses, close to 1 400 other businesses ranging from ICT to the legal sector, is home to well over 6 000 residents, provides education across 44 institutes to over 9 000 full-time and 3 500 part-time students, and hosts over 600 events annually. Then add the, conservatively, over R8 billion of new investment being developed here over the next five years.

International consultancy McKinsey[1], in its article ***When cities rule the world*** [2], refers to Cape Town as an example of one of the three kinds of cities driving the new urban topography: a gateway city (the other two being global hubs and mega-cities). With over 25% of the metropole's entire economy and 30% of its workforce being based in the CBD, then clearly if Cape Town is a gateway city, the Central City is its gatekeeper.

While all the usual information can be found in this year's edition – from analyses of the business climate and commercial and retail occupancy rates to the price of residential properties – there is much that is new.

A number of pilot projects are either being launched in the CBD or incorporate the area, including the expansion of the City of Cape Town's fibre-optic rollout to now be leveraged by the private sector, and plans for the optimal management and usage of important public spaces that play a vital role in the economy and inclusivity of the Central City.

The research team behind this year's edition has also listened to the "asks"; among these have been enquiries received around the types of opportunities, be they services or retail, that can still be realised to meet the ever-expanding daytime/nighttime economy.

Likewise, in terms of residential, this year we've included information on student accommodation in the CBD, but we also regularly get asked how will the increasing desirability (and prices) of residential property be matched with the need to densify and provide the type of accommodation that will enable more Capetonians to live closer to their place of work. This is a challenge we take very seriously and it will be one of the focal areas for the next (2016) report as we investigate best practice across the globe in order to guide both the public and the private sectors in this regard.

Indeed, the public and private sectors play a huge role both in this report and in the "daytime job" that we – as the publishers – have as the CBD's city improvement district. On all fronts, the collaboration we enjoy with these sectors is extremely important to us, and to this end we thank every single person who has contributed to this report, and who contributes to the work of the Cape Town Central City Improvement District (CCID) in enabling a CBD that is "**safe, clean, caring and open for business**."

[1] McKinsey & Company is a worldwide management consultancy headquartered in New York City in the USA. It produces qualitative and quantitative analysis in order to evaluate management decisions.
[2] By Parag Khanna, New America Foundation, for *McKinsey on Society*, http://voices.mckinseyonsociety.com

CAPE TOWN in context

The Cape Town Central City (or CBD) is the traditional, 1.6km² "downtown" of Cape Town. Here the broader metropole (2 461km²) is placed into context[1] for a better understanding of the Central City.

ACCOLADES FOR CAPE TOWN IN 2015

- Recognised as **a leading city in international efforts to combat climate change**, joining 10 cities worldwide (including Buenos Aires, Copenhagen, Melbourne, New York, Oslo, Rio de Janeiro, San Francisco, Sydney and Washington DC). First African city to meet the planning and reporting requirements of the Compact of Mayors.
- The **City of Cape Town's Water Conservation and Water Demand Management Programme** was the **winner of the Adaptation Implementation Category in the 2015 C40 Cities Awards** in Paris.
- The City's **MyCiTi bus network received a special recognition award at the 61st UITP World Congress on Global Public Transport**, held in Milan, Italy, as a leader in African public transport systems.
- The 2014-15 audit outcomes for the **Western Cape Government** showed that **12 out of 13[2] provincial departments had received clean audits**, with the percentage of departments that have achieved this increasing to 92% from 36% in 2011-12.
- Made it onto UK publication the ***Telegraph's* Most Beautiful Cities** list in September.
- Ranked 10th on **TripAdvisor's Travelers' Choice Top 25 Destinations in the World**.
- Ranked by **CNN** as the ninth **Best City in the World**.
- Placed second on **National Geographic's Best Beach City in the World** list.
- Ranked ninth on **Travel + Leisure's** Top 10 Overall **World's Best Cities** list.

[1] Source of statistical information: City of Cape Town *Economic Performance Indicators for Cape Town* (EPIC) report, Q2 (April-June) 2015
[2] As the 13th department, the Department of Health obtained an unqualified audit opinion.

POPULATION COUNTS

South Africa	Western Cape	Cape Town
54 956 920	6 200 098	3 957 798

The City of Cape Town is rated by the international credit ratings agency Moody's as A1.za/P-1.za – at the high end of the six metropolitan municipalities – for its sound fiscal position and prudent financial management.

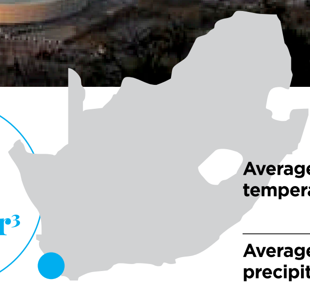
GROSS DOMESTIC PRODUCT (GDP)
South Africa
R3 040.592 billion
Western Cape
R417.329bn

CAPE TOWN'S GROSS GEOGRAPHIC PRODUCT (GGP):
9.7% of national GDP
(second-highest metro in SA, with Johannesburg 14.6% and eThekwini 9.2%)

CAPE TOWN'S HIGHEST GROSS VALUE-ADDED (GVA) SECTORS ARE
Finance
32.4%
Trade
17.7%
Manufacturing
13.0%

EMPLOYMENT & EDUCATION IN CAPE TOWN
Contribution to national employment
8.85%
Expanded unemployment rate
23.9%
(Below the national rate of 34.9%)
Literacy rate
92.2%
(Above the national rate of 82.9%)
Matric pass rate
84.7%
(Best performing province; above national rate of 70.7%)

Cape Town's weather[3]



		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Average temperature (°C)	HIGH	25	25	24	22	19	17	16	17	18	20	22	23
	LOW	17	17	15	13	11	8	8	8	10	12	14	16
Average precipitation (mm)		20	20	30	50	70	90	100	70	50	40	20	20

[3] www.weatherbase.com and www.cape-town.climatemps.com

Average temperature	Average annual precipitation	Average monthly precipitation	Average length of a day	Average daily sunlight
17°C	580mm	48.33mm	12 hours 36 minutes	8 hours 12 minutes

Cape Town's Central City BY THE NUMBERS

Broadband rollout by City of Cape Town in CBD in 2015

12 500m
of cable installed by end June 2015

Typical speed in connected buildings:
1Gbps

COMMERCIAL AND RETAIL SPACE

90% average occupancy rate across all grades of commercial property in Q4 2015 (UP FROM 86.6% Q4 2014)

1 036 812m²
TOTAL OFFICE SPACE IN THE CBD
(of which 103 492m² was available for leasing as at Dec 2015)

95% average occupancy rate across all retail categories in 2015 (up from 93% in 2014)

269 293m²
total retail space in the CBD (190 977m² in street-facing retail and 78 316m² inside shopping centres).

DOING BUSINESS

Excluding the retail sector (of which there are over 1 200 formal outlets and over 900 informal traders), the following indicates the number of businesses in the CBD per sector.

67	80	82	88	160	215	689
ICT (including call centres)	Travel services	Financial services & banking	Architecture & engineering	Medical, health & cosmetic	Specialised services	Legal services (488 of which are advocates)

IN TERMS OF GOVERNMENT SERVICES

109 different government services offices, of which 94 are accessible to the public

23 070 government employees work at these offices

28 750 users are served on average each day

The knowledge economy

Within and just on the boundaries of the CBD there are:

44	9 162	3 530	1 648
educational institutions	full-time students	part-time students	faculty staff

THE VALUE OF CBD PROPERTY

The City of Cape Town's most recent official property valuations report (as at 2014/15) showed the overall nominal value of all property in the CBD to be R23 724 605 292.

Since then, conservatively, the following have been recorded by the CCID from June 2015 onwards:

R3 041 400 000	R4 365 000 000	R812 000 000
completed since June 2015	currently underway/in construction	planned

R8 218 400 000 – in total*
*Made up of R1 643 000 000 public and R6 575 400 000 private investment

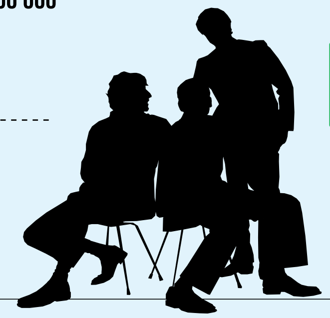
Residential roundup

TOTAL ESTIMATED NUMBER AND RAND VALUE OF ALL UNITS SOLD
2013: 163 units = R249 million
2014: 191 units = R296 million
2015: 185 units = R376 million

AVERAGE DAYS SPENT ON THE MARKET: 45

Average year-on-year property sale price

2013	2014	2015
R1.428m	R1.552m	R2.031m



Average size of unit sold: **82.97m²**

Average price per m² sold: **R24 483/m²**

The economics of public space

1. The City's Transport for Cape Town (TCT) has spent over R42.5million on improving pedestrian safety in the CBD during 2015.
2. The first Open Streets in the CBD, held in January 2015, saw more than 15 000 people enjoying a car-free Bree Street.
3. 91% of residents living in the CBD said they visited The Company's Garden in 2015.
4. The annual switching on of the festive lights in December 2015 attracted 80 000 spectators onto the Grand Parade and neighbouring streets.

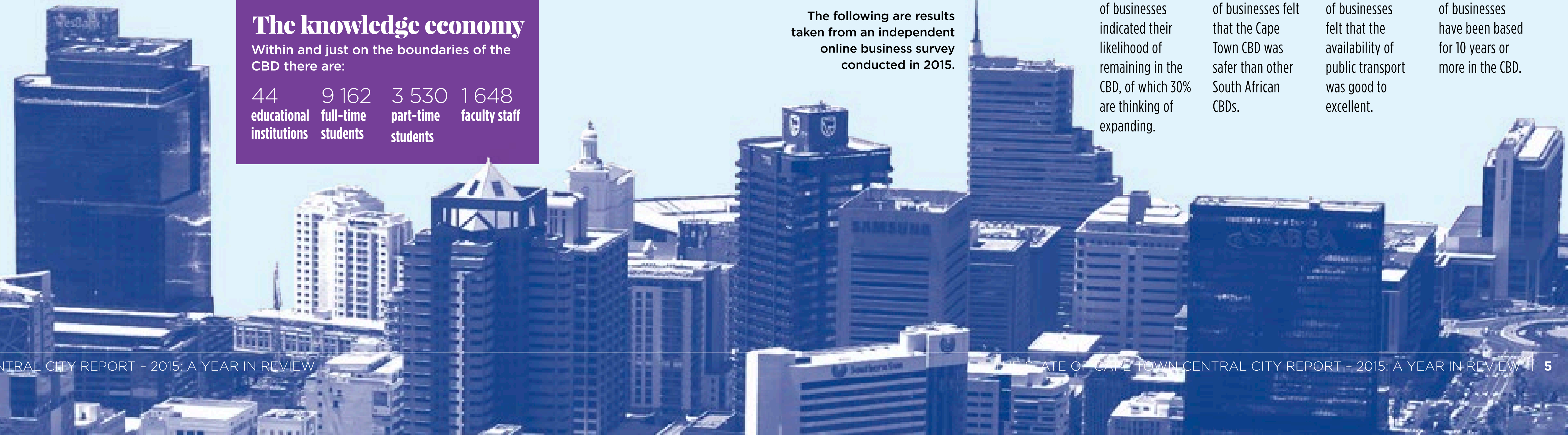
THE CAPE TOWN INTERNATIONAL CONVENTION CENTRE IN 2015

- Hosted 502 events for 555 286 visitors
- Generated R3.1 billion towards the Western Cape GGP and R3.4bn towards national GDP
- Contributed R1.72bn towards indirect household income
- Sustained 8 058 direct and indirect jobs throughout South Africa

RATING THE CBD

The following are results taken from an independent online business survey conducted in 2015.

86%	83%	82%	50%
of businesses indicated their likelihood of remaining in the CBD, of which 30% are thinking of expanding.	of businesses felt that the Cape Town CBD was safer than other South African CBDs.	of businesses felt that the availability of public transport was good to excellent.	of businesses have been based for 10 years or more in the CBD.



DOING BUSINESS in the Central City

With 25% of the metropole's entire economy and over 30% of its workforce, the Cape Town Central City's business environment is the pulse driving the lion's share of investment into the region.

WORKING IN THE CBD

Cape Town's economy is the second-largest municipal economy in the country and the second most important contributor to national employment. Of the seven industries[1] in which the city has the most pronounced comparative advantage compared to the country as a whole, two categories – hospitality, and finance and business services – are well represented among the over 2 500 private businesses and 109 government service offices located in the CBD.

Cape Town is also becoming the top hiring hub in the country for startup and tech firms[2]. More than 50% of South Africa's startup jobs are advertised in Cape Town, compared to 34% in Johannesburg, according to job-search engine Adzuna, and again this sector is well-represented in the CBD.

In support of startup and tech firms, the City of Cape Town is investing extensively in the rollout of fibre-optic broadband, with a pilot project in the CBD (see page 8) looking to extend the network to be leveraged by the private sector. In turn, the Western Cape Government has acknowledged that internet access is critical for economic development, specifically in terms of encouraging entrepreneurship, and is therefore in the process of rolling out Wi-Fi hotspots.

[1] The other five industries being fishing, clothing & textile, wood product manufacturing, electronics and furniture. *Economic Performance Indicators for Cape Town (EPIC), Quarter 3 (July – September 2015), Sector focus: business process management*, City of Cape Town.
[2] *http://africanbusinessmagazine.com/sectors/infrastructure/cape-town-just-pretty-face/*


Image courtesy of Inner City Ideas Cartel.

BREAKDOWN OF PRIVATE COMPANIES IN THE CBD

Excluding the retail sector, of which there are well over 1 200 formal outlets and over 900 informal traders, the following is a breakdown of the primary formal business sectors in the Central City.

	TRAVEL SERVICES	ARCHITECTURE & ENGINEERING	FINANCIAL SERVICES & BANKING	INFORMATION & COMMUNICATIONS TECHNOLOGIES*	SPECIALISED SERVICES	MEDICAL, HEALTH & COSMETIC	LEGAL SERVICES
2012	68	73	90	87	164	175	594
2013	77	75	88	67	167	202	592
2014	72	70	88	59	151	155	582
2015	80	88	82	67	215	160	689

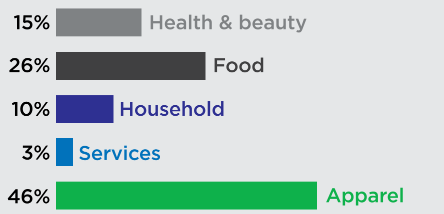
*(including call centres)

CAPE TOWN AS A FRENCH TECH HUB

Considered as one of the most innovative hubs in Africa, Cape Town has just been selected by France's Minister of Economy, Industry and Digital Affairs as a new "French Tech Hub", joining five other cities with the same designation: Moscow, New York, San Francisco, Tel Aviv and Tokyo. In order to foster the growth of startup companies abroad to support the hyper-growth in the field by French firms and to promote innovation in the field in general, the project is being supported by leading French companies such as Methys, Orange, Dassault System, Gemalto, Eschneider Electric and Efront.
www.consulfrance-lecap.org/Creation-of-a-French-Tech-Hub-in-Cape-Town

THE INFORMAL SECTOR

The informal sector represents around 12% of the metropole's economy and employs around 18% of its economically active residents. The following delineates the breakdown of informal offerings in the CBD where an estimated 900 informal traders are permitted to operate[1].



[1] *Economic Performance Indicators for Cape Town (EPIC), Quarter 2 (April - June 2015), Sector focus: the informal sector*, City of Cape Town.

GOVERNMENT SERVICES IN THE CBD

109 different government services offices

94 of these are accessible to the public

23 070 government employees work at these offices

28 750 users are served each day on average

BUSINESS PROCESS MANAGEMENT (BPM)[2]

The BPM sector in South Africa contributes at least R50 billion to the national GDP and employs some 215 000 people, with 26 700 servicing international markets – a figure that has grown from 21 700 in 2014, with 87% of the growth having occurred in the Western Cape.

- 45 400: number employed (domestically and offshore) in the Western Cape sector
- 91.7%: percentage of BPM sector agents that are permanently employed
- 59.9%: percentage of the country's international market share that the Western Cape has

Top international markets (offshore) serviced by the Western Cape: UK (62%), USA (12.9%), Australia (10.8%), Germany (6.8%), France (1.7%), Netherlands (1.5%)

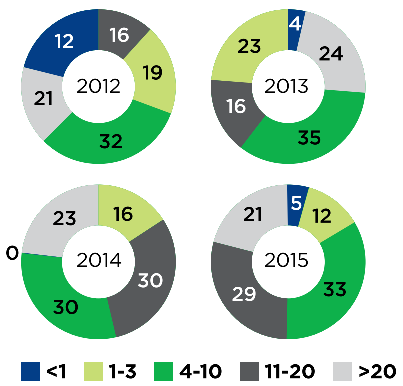
Percentage of agents employed in the six top sectors in the Western Cape

1. 43.8% Financial services
2. 19.3% Telecoms
3. 11.6% Retail
4. 6.1% IT
5. 4.6% Energy
6. 4.4% Transport

[2] *2015 BPeSA Business Process Management Report.* BPeSA is the national association for companies operating in the business process management (BPM) sector.

RESULTS OF THE ANNUAL ONLINE BUSINESS SURVEY

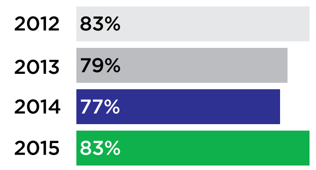
Since 2012, the CCID has conducted surveys with its business community to determine perceptions around the economy, the Central City as a location, and the CCID as a service provider. The recent challenges of a global economic decline are reflected somewhat in the 2015 results; however, the overall sentiment towards doing business in the CBD remains buoyant.



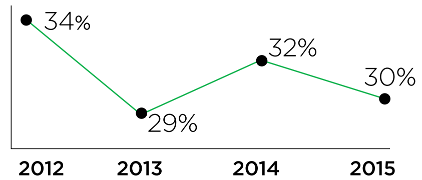
These percentages rate those respondents (equating to a minimum of 8 out of 10 businesses) likely to remain in the CBD.

2012	2013	2014	2015
78%	80%	76%	86%

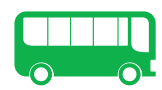
When presented with the notion that "compared to other CBDs, Cape Town offers a safe place for people", the following percentages of respondents agreed.



This trend has remained relatively stable, in spite of current economic conditions, and indicates that one in every three businesses are still likely to expand.



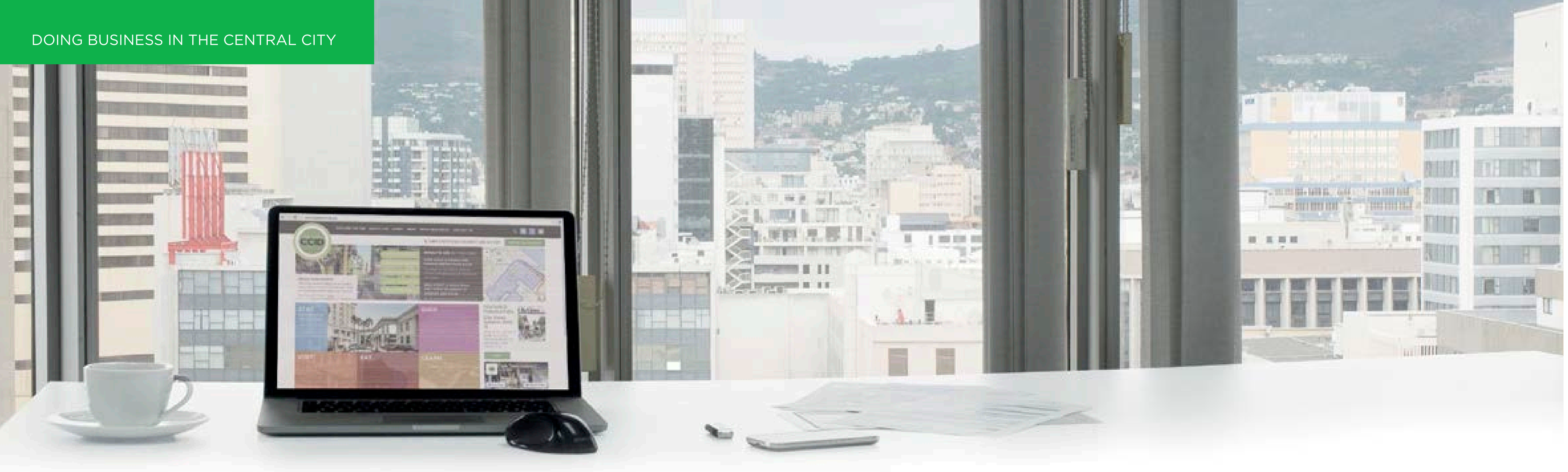
The following percentages over the years rate this between good and excellent.



2012	2013	2014	2015
59%	71%	83%	82%

The following percentages rates this between good and excellent.

2012	2013	2014	2015
73%	77%	83%	78%



BROADBAND ROLLOUT

Any CBD serious about attracting and retaining investment needs to offer affordable, fast broadband connectivity on par with other globally competitive destinations, particularly those in developing countries. The City of Cape Town's rollout of its fibre-optic Municipal Broadband Network[1] in recent years has now reached the point where it is robust and extensive enough to be leveraged by the private sector.

The City of Cape Town is investing R1.7 billion over seven years in the creation of its Municipal Broadband Network. This is primarily to connect its own buildings and facilities (of which there are over 700 throughout the metro) but also to enable commercial operators to use the infrastructure to provide high-speed fibre-based services to tenants of commercial buildings in, for example, the CBD.

The City's Municipal Broadband Network is already used in the CBD to connect:

- City buildings and facilities to its corporate wide area network
- Western Cape Government buildings
- MyCiTi bus stations
- City Law Enforcement cameras
- Public Wi-Fi facilities to the internet.

PILOTING THE PROJECT IN THE CAPE TOWN CBD

The City has launched a pilot project to install a cable to every building in the CBD, so that when a request for a fibre pair allocation is received, it can immediately be provided. This will reduce the fulfilment time for a new service and give tenants/owners a choice of service providers. The cost per building of this project is less than the current "on demand" cost, and will cause less disruption in the long term. Participating property owners will bear part of the cost and, in preparation, are being encouraged to make provision for the installation of multiple service provider-owned – and municipal open access – cables in all new or refurbished developments by including redundant cable entry ducts and telecoms service termination points in building plans.

A DIGITAL STRATEGY
As stated by Executive Mayor Patricia de Lille, the intention is to make Cape Town "the most digitally connected city in Africa" and towards this goal the City of Cape Town is developing its Digital City Strategy around four pillars.

1 DIGITAL INFRASTRUCTURE
ICT infrastructure rollout using digital solutions to enhance the overall effectiveness of critical City infrastructure.

2 DIGITAL ECONOMY
Creating an enabling environment for the growth of tech-enabled enterprises and maximising its job creation potential.

3 DIGITAL GOVERNMENT
Driving transparency, enhancing service delivery and promoting citizen engagement through ICT.

4 DIGITAL INCLUSION
Closing the digital divide by promoting digital access, improving digital skills, and promoting digital initiatives that enhance quality of life.

[1] Source: Telecommunications Branch, Corporate Services, City of Cape Town

THE CITY'S OPEN ACCESS NETWORK INFRASTRUCTURE

The City's network infrastructure is "open access", meaning that it has been designed and is operated to enable multiple networks and service providers to use it – unlike a privately owned cable connection, which is for the use of one service provider only. Once a municipal cable has been installed, multiple commercial operators can provide services to a building's tenants – giving tenants choice, encouraging competition, improving services and driving down prices.

The design of the City's network infrastructure means that it can be used by any operator to connect any building in the CBD to its own network, and to the internet. All buildings provided with a fibre-optic cable are connected to the nearest switching facility; all the switching faculties are connected to each other; and the data centre of each commercial operator is "cross-connected" to the switching centre closest to it.

LENGTH OF CABLES
In the metro as at the end of June 2015:
659 899m

In the CBD as at the end of June 2015:
12 500m

Expected in the metro by June 2021:
1 814 774m

SWITCHING FACILITIES
18 **In the metro as at the end of June 2015**

61 **Expected in the metro by June 2021**

3 **In the vicinity of the CBD as at the end of June 2015**

4 **Expected in the CBD by June 2021**

CAPITAL INVESTMENT
In broadband infrastructure by the City as at the end of June 2015:
R463 million

In broadband infrastructure by the City in the CBD as at the end of June 2015:
R123m

Projected in broadband infrastructure by the City at the end of June 2021:
R1 794.5m

USING THE CITY'S CABLES

Buildings in the CBD can be connected to the City's network infrastructure once a service provider asks the telecommunications branch to lease an access fibre to it and the building owner has given permission. The process is as follows.

1. A tenant of a building asks its service provider for a fibre-based broadband service.
2. The service provider (which must have an ECS or ECNS license) requests the City to lease a fibre between the building and a switching centre.
3. The City installs the cable if one is not already installed.
4. The City allocates and leases a fibre pair on the cable to the service provider.
5. The service provider uses the fibre pair to deliver a broadband service.
6. The cost of the lease is recovered by the service provider as part of its charge for the broadband service.

COMMERCIAL DATA CENTRES IN THE CBD

A number of commercial data centre operators located in the CBD offer fibre-based services, including:

- Cybersmart (Canterbury Street)
- Internet Solutions (Bree Street)
- MTN (Harrington Street)
- RSAWEB (Bree Street)
- Vanilla Networks (Buitengracht)
- Vodacom (Martin Hammerschlag Way)

The Bree Street building occupied by Internet Solutions and RSAWEB also houses the Cape Town Internet Exchange (CINX), where network operators are able to exchange traffic on a peer basis.

Other operators offering fibre-based services in the CBD include:

- eNetworks
- Neotel
- Telkom

Typical building connection speed:
1Gbps City & other government buildings
16tbps Network switching capacity

TOTAL NUMBER OF BUILDINGS CONNECTED TO THE CITY'S BROADBAND INFRASTRUCTURE

	City of Cape Town buildings	Other government buildings	Private buildings
Across metro as a whole at the end of June 2015	240	50	38
By June 2021	+ 700	+ 250	+ 2 500
In the CBD at the end of June 2015	18	20	35
By June 2021	20	+ 40	+ 1 000

Spotlight on the LEGAL SECTOR

With the Western Cape division of the High Court of South Africa situated in the heart of the Cape Town CBD, it stands to reason that the legal sector plays a prominent role in the economic makeup of the Central City.

According to the database collated annually by the Cape Town Central City Improvement District (CCID), there are 689 legal entities in the CBD with an office address, ranging from large law firms to the individual offices of advocates that service the Western Cape High Court. While the advocates (see box right) are mainly to be found in court chambers in and around Keerom Street (where the High Court is situated), the Foreshore – with its contemporary high-rise architecture and fast-growing reputation as the financial precinct of the CBD – is home to a number of buildings that carry the names of Cape Town's top law firms. Among these are Edward Nathan Sonnenbergs Inc (ENS), Cliffe Dekker Hofmeyr Inc, Bowman Gilfillan Inc, Webber Wentzel, and Norton Rose Fulbright.

In 2015, two of South Africa's senior law firms merged to form Fairbridges Wertheim Becker, which also has its Cape Town offices housed in the Foreshore area (in the newly opened The Towers redevelopment – see page 14). A number of other prominent firms in the Cape Town CBD bordering onto the Foreshore include Strauss Daly, Smith Tabata Buchanan Boyes Inc (STBB) and Werksman Attorneys.

ADVOCATES[1]

There are 461 advocates listed on the Cape Bar Council, of which 13 are associate members practicing in the municipality of George (situated along the Western Cape's Garden Route district). The balance of 448 service the Western Cape High Court (situated in the CBD) and Magistrates' Courts (situated in the CBD and elsewhere in the metropole).

Advocates' offices are found in chambers in and around Keerom Street and include:

▪ 42 Keerom St Chambers ▪ 50 Keerom St Chambers ▪ 56 Keerom St Chambers ▪ Bank Chambers (cnr Bloem & Keerom streets) ▪ Cape Law Chambers (70 Keerom St) ▪ Huguenot Chambers (40 Queen Victoria St) ▪ Velocity Building (cnr Leeuwen & Keerom streets) ▪ Venken Lane Chambers (Venken Lane, between Long & Keerom streets)

[1] Sources: www.capebar.co.za, Cape Bar Council; www.justice.gov.za/advroll/roll-high-courts.html

Legal support centres based in the Cape Town CBD

Women's Legal Centre: 7th floor, Constitution House, 124 Adderley St
This centre has a vision of women in South Africa living free from violence in safe housing, free to own a share of property, empowered to ensure their own reproductive health rights and able to work in a safe and equal environment.
www.wlce.co.za

Legal Resources Centre: 3rd floor, Greenmarket Place, 54 Shortmarket St
Established in 1979, South Africa's largest public interest, human rights law clinic uses the law as an instrument of justice for the vulnerable and marginalised, including poor, homeless and landless people.
www.lrc.org.za

Legal Aid (Cape Town Justice Centre): 3rd floor, South African Reserve Bank Building, 60 St Georges Mall
This centre provides professional legal advice and representation to those who can't afford it, including vulnerable groups such as women, children and the rural poor.
www.legal-aid.co.za

Spotlight on the CREATIVE ECONOMY

Cape Town was selected by the International Council of Societies of Industrial Design (Icsid) as World Design Capital 2014, and much of the year-long event played out in and around the CBD's East City precinct where many Cape Town creative industry companies are based.

The creative economy is a diverse sector that cuts across many others in the CBD and is an important sector for the greater Western Cape, where it has been estimated that between 56 000 and 80 000 people work in design-related careers. A 2012 study done for the Cape Craft & Design Institute's (CCDI) *Western Cape Design Strategy* (published in 2014) estimated the economic contribution of the design sector (including craft) to the province at R13.4 billion, while the South African design sector was estimated to contribute 2.82% to the country's GDP.

THE EAST CITY CREATIVE NEIGHBOURHOOD

The Cape Town CBD's East City precinct (see map at front of publication) has become widely recognised as a craft, design and innovation centre. It has recently seen a surge in upliftment mainly in the repurposing of commercial and industrial buildings and the tenanting of these buildings by small creative businesses. The East City is also home to a number of tertiary education institutions, multi-purpose exhibition spaces and industry supporters, is close to the main transport hub of the CBD and in walking distance of its other precincts.

THE SPECTRUM OF CREATIVE INDUSTRIES IN THE CENTRAL CITY

- Advertising & marketing (including digital marketing)
- Art & antiques
- Animation
- Craft (making & marketing handmade objects)
- Design
- Film, TV & radio
- Music
- Performing & visual arts
- Writing & publishing

PRIMARY INSTITUTIONS DRIVING THE CAPE TOWN CREATIVE ECONOMY

Cape Craft + Design Institute (CCDI) Harrington House, 37 Barrack St
The CCDI was set up in 2001 as a joint initiative between the Western Cape Government and the Cape Peninsula University of Technology (all lying in close proximity to each other).

Its primary purpose is to provide product, business and market support to open up opportunities for small to medium creative entrepreneurs (craft producers, designers and others) in the Western Cape and to grow the region's craft and design sector.

- Direct investment in sector development: R25 million (2014; up from R213 000 in 2001-02)
- Supports 2 067 women-owned and 1 114 black-owned businesses
- Registered member enterprises: 5 522
- Jobs member companies support: 14 523

www.ccdi.org.za

The African Arts Institute (AFAI) 25 Commercial St
The AFAI's vision is for a vibrant, dynamic and sustainable African creative sector that contributes to development, human rights and democracy on the continent. It runs projects, programmes and workshops to bring African aesthetics and intellectual content into the international arena.
www.afai.org.za

COMMERCIAL PROPERTY in the CBD

With the national office sector in recovery mode, commercial vacancy rates in the Cape Town CBD are, on the whole, in decline compared to a year ago, according to the South African Property Owners (SAPOA[1]) quarterly review.

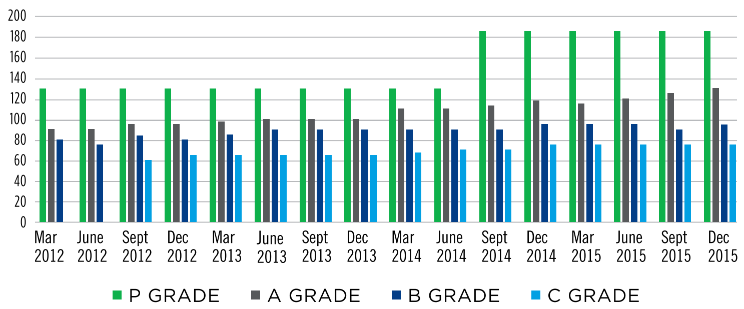
The Central City started 2015 with an overall average vacancy rate of 13.4% in Q1 (compared year-on-year to 14.4% in Q1 2014). By Q4 2015, this had decreased to 10%, sitting below the national average of 10.5%.

With the CBD moving increasingly towards a live, work, play destination, a notable event early in the year was the announcement of the 26-floor commercial building Triangle House (originally built in 1993) being converted into a combination of residential and hotel units, resulting in many of its tenants moving to alternative office accommodation within the same area.

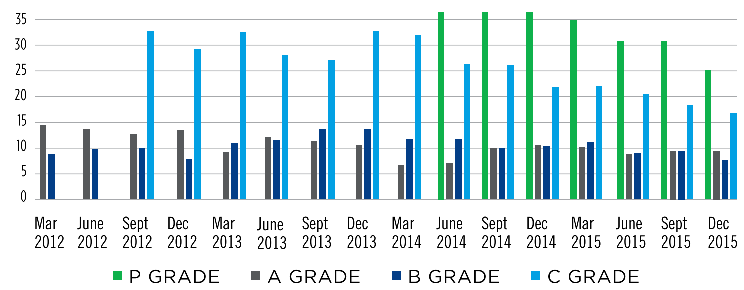
It is believed that, as further underutilised office space in the CBD is converted to much needed residential and student housing, and as Capetonians follow the global trend towards densification, an overall decline in the commercial vacancy rate will continue in 2016.

7.2% According to SAPOA, the City of Cape Town continues to have the lowest office vacancy rate in the country – 7.2% at quarter end – and an encouraging year-on-year improvement of 1.8%.

COMPARATIVE OFFICE RENTAL RATES 2012 TO 2015



COMPARATIVE OFFICE VACANCY RATES 2012 TO 2015



Note: the spike in premium (P) grade space in June 2014 (vacancy as well as rental) primarily reflects the release onto the market of 57 000m² of office space in the state-of-the-art Portside office tower.

SUMMARY OF RENTAL OFFICE SPACE IN THE CBD

(as at December 2015)

GRADE	Total rentable area (m²)	Available for leasing	Vacancy rate (%)	Average gross asking rentals (R/m²)
Premium	52 000	13 000	25%	185
A grade	349 883	31 819	9.1%	130
B grade	501 612	36 865	7.3%	95
C grade	133 317	21 808	16.4%	75
TOTALS	**1 036 812**	**103 492**	**10.0%**	

[1] All information on this page is as per the SAPOA quarterly reports, *www.sapoa.org.za*.

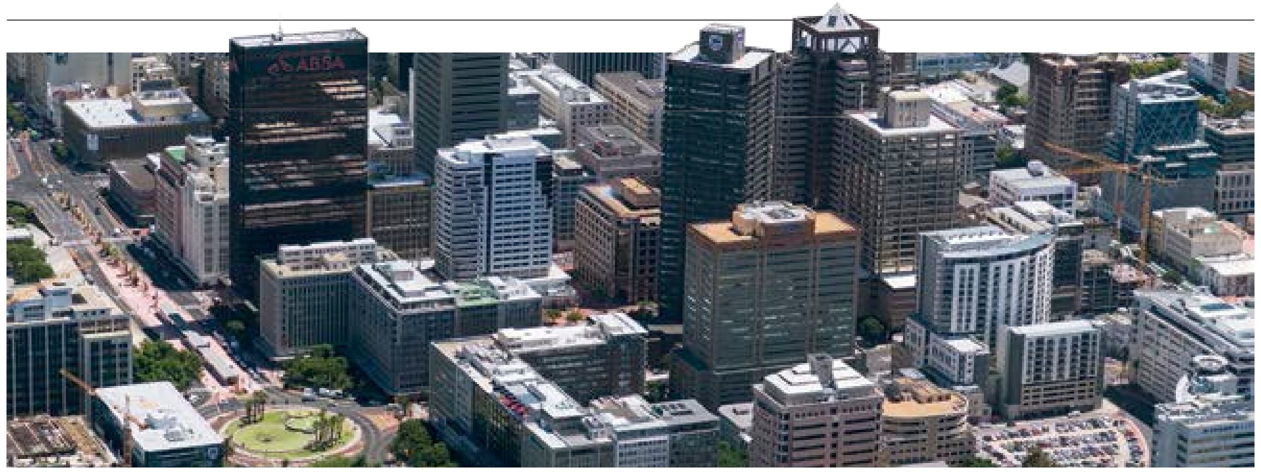
CENTRAL CITY OFFICE TRENDS

People-centric office design is on the rise in the Central City, favouring an open-plan environment with small break-out rooms for client meetings. Clients and tenants increasingly prefer office space with open kitchen areas, social recreation areas and ambient lighting – in addition to bathrooms with showers to cater for active staff. Office sharing (also known as coworking) is also on the rise, with an increasing number of freelancers, students and small businesses looking to rent space within a larger setup where amenities conducive to a professional work environment can be shared. This is a situation also beneficial to landlords looking to increase the number of tenants occupying available floor space.

Image courtesy of Inner City Ideas Cartel.

COMMERCIAL PROPERTY TOOLS

A number of initiatives have been developed over the past few years by both local and national government to assist investors and developers make sound business decisions. These range from tax incentives to information on the economic performance of geographical areas.



This is a guide to the tools that may be useful to anyone looking to invest in the Cape Town Central City, or to monitor the stability and future potential of the area for existing investment.

URBAN DEVELOPMENT ZONE (UDZ)

The UDZ is a South African Revenue Service tax incentive. It rewards property owners and developers in certain demarcated areas (such as the Cape Town CBD) with a tax deduction based on a special depreciation allowance on investments made in upgrading existing or building new properties. The UDZ also extends to residential developments, and is ideal for investors looking to convert underutilised buildings into the much-needed additional residential units downtowns such as the Central City require.

The UDZ was established in 2003 and will be accessible until 31 March 2020.

www.capetown.gov.za/en/Planningportal/Pages/UDZ.aspx

DEVELOPMENT APPLICATION MANAGEMENT SYSTEM (DAMS)[2]

During 2015, the City of Cape Town launched a groundbreaking electronic system that reduces the turnaround time for development plan applications. The scrutiny of applications can now occur simultaneously rather than sequentially. As a result, 97% of all development applications are now being processed within the required timeframes.

[2] DAMS is managed by the City of Cape Town's Planning & Building Development Management Department.

ECONOMIC AREAS MANAGEMENT PROGRAMME (ECAMP) UPDATE[1]

The 2014 edition of this publication introduced ECAMP. A research and policy support initiative, it is one of 25 datasets found on the City of Cape Town's Open Data Portal that shares the City's information with the private sector. Continual development is ensuring ongoing improvements to both the system's operation and data collection.

ECAMP uses over 70 indicators to track the market performance and location potential of over 60 business precincts in Cape Town, individually as well as in terms of a precinct's composite score relative to all other areas in ECAMP.

ECAMP can be used to:

- Inform decisions about where to invest or locate in Cape Town
- Monitor the impact of local interventions by local government
- Get an overview of a specific area
- Inform which kind of interventions will be useful in an area.

How does it work?

To determine the health of the local business environment, raw data is standardised into a range of MARKET PERFORMANCE AND LOCATION POTENTIAL indicators. These indicators are then weighted and drawn into two composite indicators that – when taken together – measure the precinct's health relative to other similar nodes in Cape Town.

Data is disaggregated in retail, office and industrial and the performance of the individual uses are shown, as well as a breakdown of space usage. Finally, the information is represented in a DIAGNOSTIC DIAGRAMME with four quadrants, namely consolidation, transition, opportunity and growth, representing the different phases of a node's lifecycle. In each quadrant, different interventions are applicable. The node is then further assessed in terms of leading economic activities prevalent in the given node (ie: retail, office and industrial).

Where does the data come from?

Property data comes from the *Rode's Report on the South African Property Market*, SAPOA, MSCI's Investment Property Databank.

Building plan data comes from DAMS (see box).

Sales data comes from the deed tracker.

http://web1.capetown.gov.za/web1/ecamp

[1] ECAMP information supplied by Eloise Rousseau & Claus Rabe, City of Cape Town Spatial Planning Department.

PROPERTY INVESTMENT UPDATE

The developments listed on these pages reflect the status of investments completed during 2015, as well as those under construction, under refurbishment or in planning as of December 2015.

- Complete
- Underway
- Planned
- Proposed

During the 2013/14 financial year, the City of Cape Town placed the official nominal value of property in the CBD at R23.725 billion (up from R6.127bn in 2005/06). With the developments that have been completed since 2014 and those now on the cards, this value has been estimated, conservatively, to rise by another R8.21bn within the next five years.

1 The Towers
LOCATION Hertzog Boulevard
TYPE Commercial rental
STATUS Complete
DEVELOPER Standard Bank of South Africa
INVESTMENT R533m

2 Western Cape Provincial Parliament upgrade
LOCATION 4 Dorp St and 7&15 Wale St
TYPE Government offices & legislature
STATUS Complete
DEVELOPER Western Cape Government, Dept of Public Works & Transport
INVESTMENT R138m

3 Media24 Centre facade upgrade
LOCATION Cnr Heerengracht and Rua Vasco Da Gama
TYPE Media company offices
STATUS Complete
DEVELOPER Media24
INVESTMENT R66m

4 Thomas Patullo redevelopment
LOCATION Jan Smuts Street
TYPE Office, retail & parking
STATUS Complete
DEVELOPER Accelerate Property Fund
INVESTMENT TBC

5 Touchstone House
LOCATION Cnr of Bree & Prestwich streets
TYPE Commercial rental
STATUS Complete
DEVELOPER FWJK Developments
INVESTMENT R250m

6 Speakers Corner
LOCATION Church Square/Parliament Street
TYPE Offices & retail
STATUS underway
DEVELOPER Swindon Property
INVESTMENT TBC

7 Radisson Blu Hotel & Residences
LOCATION 22 Riebeek St
TYPE Residential & hotel
STATUS To be completed September 2016
DEVELOPER Signatura
INVESTMENT R1bn

8 SunSquare & StayEasy hotels
LOCATION City block of Buitengracht, Strand, Castle & Bree streets
TYPE Accommodation
STATUS Underway
DEVELOPER Tsogo Sun
INVESTMENT R680m

9 KPMG Place
LOCATION Cnr Christiaan Barnard Street and Martin Hammerschlag Way
TYPE Offices & retail
STATUS Scheduled for early 2017 completion
DEVELOPER FWJK Developments
INVESTMENT R400m

10 Cape Town International Convention Centre expansion (CTICC East)
LOCATION Old Naspers car park, Heerengracht & Rua Bartholomeu Dias
TYPE Convention centre, commercial, retail & hotel
STATUS Estimated completion end of 2016
DEVELOPER City of Cape Town & Western Cape Government
INVESTMENT R832m

11 Netcare Christiaan Barnard Memorial Hospital
LOCATION DF Malan Street
TYPE Private hospital
STATUS Scheduled for completion for December 2016
DEVELOPER Netcare
INVESTMENT R330m

12 The Sentinel
LOCATION 27 Leeuwen St
TYPE Residential
STATUS Underway
DEVELOPER Nova Group in association with Dogon
INVESTMENT R200m

13 Twinell Building
LOCATION Long & Loop streets (between Wale & Church streets)
TYPE Offices & retail
STATUS Underway
DEVELOPER Kings Cross Properties
INVESTMENT R120m

14 Sun Cape Sun refurbishment
LOCATION 23 Strand St
TYPE Accommodation
STATUS Ongoing
DEVELOPER Tsogo Sun
INVESTMENT R250m

15 Cape Town Station redevelopment phase 2
LOCATION Strand & Adderley streets
TYPE Infrastructure
STATUS Underway
DEVELOPER Prasa/Intersite
INVESTMENT R210m

16 Iziko South African Museum expansion
LOCATION Paddock Avenue, The Company's Garden
TYPE Museum
STATUS Addition of floors due for completion December 2016
DEVELOPER Iziko Museums
INVESTMENT R187m

17 Master of the High Court building
LOCATION Cnr Parade & Albertus streets
TYPE Family & regional court
STATUS Estimated completion 2017
DEVELOPER Dept of Public Works
INVESTMENT R70m

18 Wesbank House
LOCATION 9 Long St
TYPE Refurbishment
STATUS Estimated completion early 2016
DEVELOPER TBC
INVESTMENT TBC

19 Artscape Live 20!20
LOCATION DF Malan Street
TYPE Entertainment
STATUS Ongoing
DEVELOPER Western Cape Government
INVESTMENT R86m in 2015 (R1.5bn overall)

6 Speakers Corner

LOCATION Church Square/Parliament Street
TYPE Offices & retail
STATUS underway
DEVELOPER Swindon Property
INVESTMENT TBC

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DEVELOPER Western Cape Government
INVESTMENT R86m in 2015 (R1.5bn overall)

20 The Old Granary

LOCATION Buitenkant Street (between Longmarket & Caledon streets)
TYPE "Peace centre"
STATUS In planning
DEVELOPER Desmond Tutu Peace Foundation/City of Cape Town
INVESTMENT R42m

21 The Modern

LOCATION City block of Bree, Hans Strijdom, Loop & Mechau streets
TYPE Commercial rental (mixed use with hotel)
STATUS In planning
DEVELOPER Ingenuity Property Investments Ltd
INVESTMENT R650m

22 Beaufort House

LOCATION 76-78 Bree St
TYPE Government (to accommodate electricity depot)
STATUS In planning
DEVELOPER City of Cape Town
INVESTMENT R120m

23 19a Loop St

LOCATION 19a Loop St
TYPE Mixed use
STATUS In planning – estimated completion August 2016
DEVELOPER Kings Cross Properties
INVESTMENT TBC

24 #theLINK

LOCATION DF Malan Street (between new hospital & Media City)
TYPE Offices & retail
STATUS In planning
DEVELOPER TBC
INVESTMENT TBC

25 60 Queen Victoria St

LOCATION 60 Queen Victoria St
TYPE Mixed use
STATUS Proposed
DEVELOPER Giorgio Nava Carlo Conti
INVESTMENT TBC

26 Goldies

LOCATION City block of Buitengracht, Mechau, Bree & Prestwich streets
TYPE Mixed use including residential
STATUS Proposed
DEVELOPER FWJK Developments
INVESTMENT TBC

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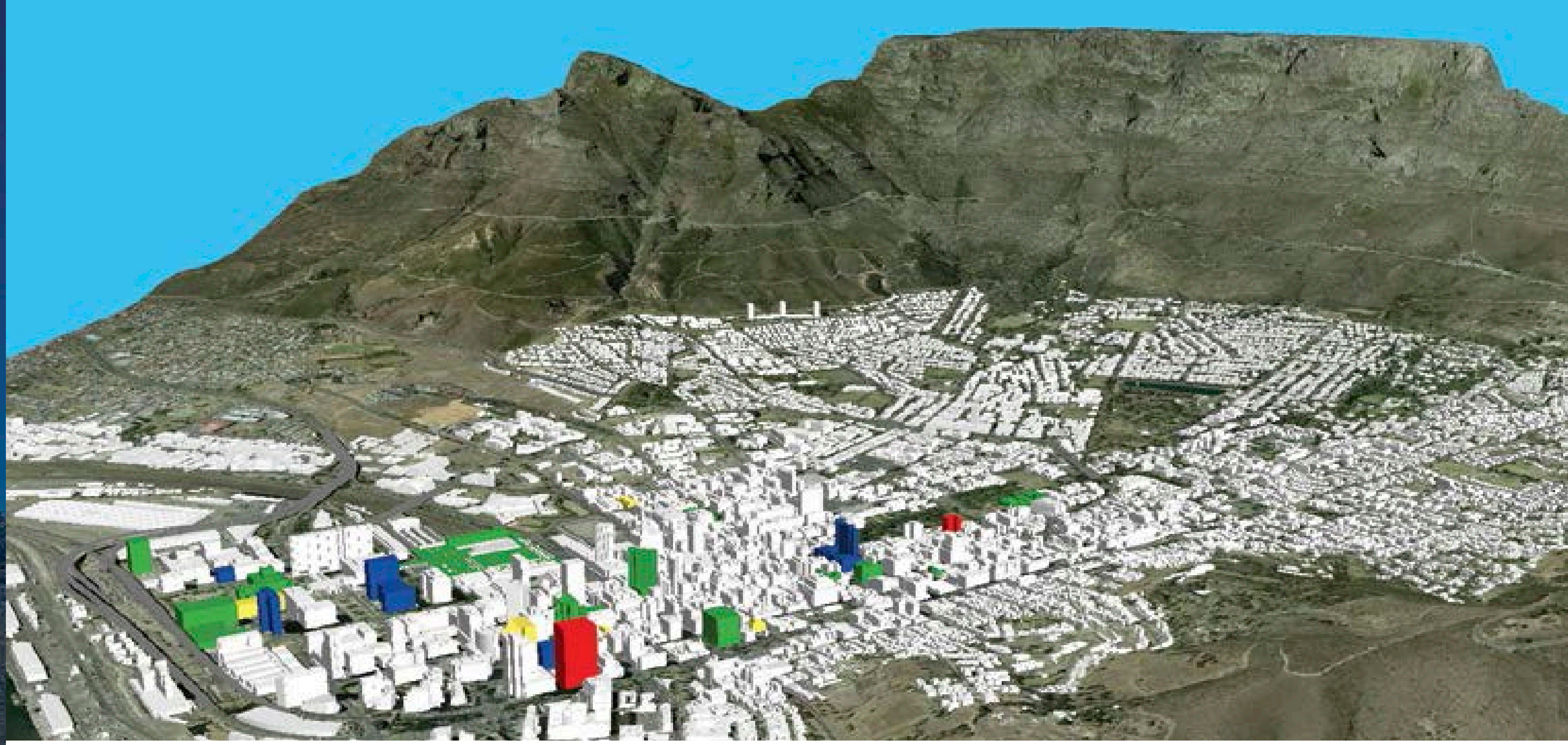


The City of Cape Town's 3D BUILDING MODELLING[1]

As urban populations grow, increased demand is placed on existing infrastructure, which local authorities are challenged to maintain while planning and providing for new infrastructure with ever decreasing financial and environmental resources. 3D geospatial information systems can play an important role in assisting them to fulfil these responsibilities.

Mapping was traditionally undertaken in 2D. With advances in technology, the focus has shifted to 3D and, today, it is widely recognised that 3D city models are an essential aid in supporting urban planning, visualisation, analysis and development.

The Development Information and GIS Department of the City of Cape Town saw the potential of these systems a number of years ago and has steadily been researching new advancements in the field while acquiring digital 3D building models.

During 2015, the Geospatial Section carried out a pilot study to assess current 3D model capabilities using existing Cape Town 3D building model data and software. Building models were evaluated for quality, potential uses and limitations. A wide variety of possible output products were identified. Cognisance was taken of open and compliant standards and how the City could accommodate these. This pilot study will be used to guide the development and prioritisation of products for dissemination and use both internally and externally.

50 000 models

The City's current audit stands at approximately 50 000 models, with a further 40 000 expected to be completed by mid-June 2016. The acquisition focus has mainly been on the Cape Town CBD, as well as new development corridors and proposed transport routes. The models are captured from stereoscopic aerial imagery updated by the City annually.

PRODUCTS BEING DEVELOPED BY THE CITY'S DEVELOPMENT INFORMATION & GIS DEPARTMENT

- Digital 3D buildings processed and exported to open standards
- 3D objects models captured for increased visualisation; eg zoning models
- 3D objects models captured for increased realism; eg bridges
- Creation of a citywide building footprint GIS layer
- Webscenes – an interactive viewing platform
- Movie clips of 3D scenes
- Adding of intelligence to models

[1] Source: Images and information courtesy of the Geo-spatial Section, City of Cape Town

EVENTING AND CONVENTIONS

According to the City of Cape Town Events Office, an estimated 521 051 spectators attended 104 official events in and around public spaces in the CBD in 2015. Add the 555 286 who were hosted at the Cape Town International Convention Centre (CTICC) and the total draw to the area rises to close to 1.1 million.

At the CTICC's 2015 AGM, CEO Julie-May Ellingson noted that the venue had hosted 502 events during the year, the majority aligned to the key catalytic sectors identified by both the City of Cape Town and the Western Cape Government for economic growth. Of the nine[1] identified, five have also been featured over the years in this publication as key growth areas for the CBD, namely: finance, healthcare, ICT, retail, the green economy and tourism and events.

Perhaps the most significant event in terms of recognising Cape Town as an economic hub was the hosting of the World Economic Forum at the CTICC in June, but a variety of other events are held yearlong throughout the CBD – from the world's largest timed cycle race (the Cape Town Cycle Tour with 35 000 participants in March 2015) to the switching on of the festive season lights on the Grand Parade (80 000 spectators in December 2015).

R832 million

A R832 million expansion to the CTICC will add 10 000m² of multi-purpose conference and exhibition space and 3 000m² of formal and informal meeting space.

CAPE TOWN INTERNATIONAL CONVENTION CENTRE (CTICC)[2]

A comparison between the 2013-14 and 2014-15 financial year indicates the growing economic contribution of events held at this CBD-based venue.

	2013-14	2014-5
Generated towards Western Cape GGP	R2.8bn	R3.1bn
Contributed to the national GDP	R3.1bn	R3.4bn
Total revenue generated	R172m	R197m
Value of visitor days brought to the local economy (35% by international visitors in 2015)	R1.22m	R1.36m
Total foreign exchange earnings of the CTICC	R1.13bn	R1.20bn
Contributed to indirect household income	R1.55bn	R1.72bn
Direct and indirect jobs sustained throughout South Africa	7 649	8 058

THE 502 EVENTS HOSTED AT THE CTICC FOR 555 286 VISITORS DURING 2015 INCLUDED:

32 international and
27 national conferences
18 exhibitions
38 banquets
14 trade fairs
33 special events

THE TOP FIVE CTICC EXHIBITIONS BY ATTENDANCE WERE:

79 483	Days of the Dinosaur
43 439	Baba Indaba
42 360	MamaMagic, the Baby Expo
40 480	Decorex Cape Town
40 200	Old Mutual Two Oceans Marathon Expo

HIGHLIGHTED EVENTS HELD DURING 2015

World Economic Forum
3-5 June, CTICC

This forum was the largest ever in the region, with 1 250 leaders from business, politics, academia, civil society and the media attending. More than 90 senior government officials representing 75 countries attended, and delegates from 83 leading international companies were also represented.

Design Indaba Conference and Expo
25-27 Feb and 27 Feb – 1 Mar respectively, CTICC

First held in 1995, Design Indaba hosts around 40 speakers and 2 500 delegates from across the globe who represent the full spectrum of the creative industries. Accompanying the three-day conference is an expo that provides an international showcase for the South African design community.
www.designindaba.com

Investing in Mining African Indaba[3]
9-12 Feb, CTICC

This annual four-day conference (held for the ninth time in 2015) is the world's largest mining investment event, with 7 000 delegates representing 2 100 companies and 110 countries. The 2015 event boosted the Cape Town economy by R500 million and created more than 3 000 direct and indirect jobs.

Cape Town International Jazz Festival
27-28 Mar, CTICC

The two-day annual event is the largest music event in sub-Saharan Africa: over 37 000 music lovers attend to listen to more than 40 local and international performers.
www.capetownjazzfest.com

Image courtesy of Cape Town International Jazz Festival.

[1] The nine key catalytic sectors are: Agro-processing; finance; health and medical technology; ICT; metals, tooling and niche engineering; mining, oil and gas; retail; the green economy including renewable energy; and tourism and events
[2] Source: *CTICC Integrated Annual Report 2015*
[3] *City supports Mining Indaba,* City of Cape Town press release, 4 February 2015

An update on the FORESHORE

Built on land largely reclaimed from the sea in the 1930s, the precinct known today as the Foreshore is being reclaimed for a second time by greenfield developments, long-awaited refurbishments and the important addition of people at street level.

As originally outlined in the 2012 report, the Foreshore was built initially to expand the Table Bay Harbour, and there is much analysis around both the motivation of town planners at the time and the politicking between government authorities that resulted in the potential of the area being significantly inhibited. Cut off from the rest of the CBD, the process is well documented in the thesis *The Gateway of Tomorrow*[1], in which Nicholas Michiel Botha summarises the "final result" as being "an unhappy compromise" that saw "broad boulevards cut the Foreshore up into windblown stretches of asphalt and concrete, filled with car parks and roaring traffic, inaccessible to pedestrians."

The original vision was to establish the Foreshore as the "gateway" to the CBD with buildings of "monumental" stature. Those that rose included the Sanlam building in 1962 (today home to Media24), the Trust Bank building in 1967 (today the Absa Centre), the Nico Malan Theatre in 1970 (today the Artscape Theatre Centre) and the Civic Centre, which opened in 1980 after a 10-year construction period.

While other buildings have also risen in the area, until recently most have been built in the part of the Foreshore bordering onto the traditional downtown, with the area closest to the harbour and freeways remaining generally underutilised until the turning point in 2003: the opening of the Cape Town International Convention Centre (CTICC), the adjoining Convention Towers (18 floors incorporating 15 000m² of commercial space) and a 19-floor luxury hotel (today The Westin Cape Town). The CTICC is currently undergoing expansion as a result of its success.

Since the first *The State of Cape Town Central City Report* in 2012, conservatively[2] (see box) over R6.939 billion of development has either been planned, is currently under construction or has recently been completed in the Foreshore area. Further catalysts are expected to be the recent announcement by the neighbouring V&A Waterfront's current developers, Growthpoint, to redevelop the Waterfront's main entrance bordering on the CBD (and which will establish a vibrant passageway between the two destinations), and Amdec's announcement of The Yacht Club R1.2 billion mixed-used development (including residential) in the Roggebaai Canal area adjacent to the CTICC.

[1] *The Gateway of Tomorrow: Modernist Town Planning on Cape Town's Foreshore*, 1930-70, Nicholas Michiel Botha. Department of Historical Studies, Faculty of Humanities, University of Cape Town, 2013.
[2] "Conservatively" refers to those investments for which the publishers of this report have established confirmation. A number of other investments are on the cards but rand values had not yet been made public at the time of going to print.

FORESHORE INVESTMENTS SINCE 2012

These new builds and refurbishments have either been completed since 2012, are currently under construction or are in the planning phase.

COMPLETED
Portside R1.6bn
The Towers R498m
22 Bree Street/ Bowman Gilfillan R360m
Roggebaai Place R285m
Touchstone House R250m
Atlantic Centre phase 1&2 R229.4m
Grand Parade Investments R160m
Southern Sun Waterfront R100m
Media24 R66m
Civic Centre R32.8m

UNDER CONSTRUCTION
Radisson Blu Hotel & Residence R1bn
CTICC expansion R832m
KPMG Place R400m
Netcare Christiaan Barnard Memorial Hospital R330m
Artscape R146m

PLANNED
The Modern R650m

RETAIL in the Central City

While CBD-based retailers are experiencing the same constraints as their counterparts around the world, optimism about their choice to be in the Central City remains strong, as reflected in the area's increasing occupancy rates.

The Cape Town CBD has close to 270 000m² of formal retail space, occupied by an estimated 11 000[1] employees spread across approximately 1 200 formal businesses. Add to this 900+ permitted informal traders and it is evident that the buying and selling of goods and services is big business in the Central City's economy.

An important emerging trend is the increasing willingness of retailers to extend their hours beyond the work day (particularly between 17h00 and 21h00) and over the weekend. This speaks to opportunities to service both the increasing residential community and the growing numbers of Capetonians and visitors who now see the CBD as a leisure destination.

[1] Results first published in *The State of Cape Town Central City Report: 2014 – A year in review*, CCID, Feb 2015

95% The average overall retail occupancy rate in December 2015 across the entire CBD, up from 93% in 2014

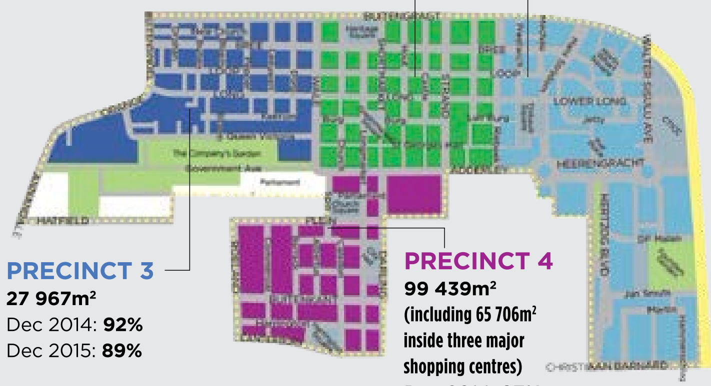
RETAIL OCCUPANCY RATES

The total of all estimated lettable formal retail space in the CBD is 269 293m² (up from 265 145m² in 2014). This is divided into street-facing retail of 190 977m² and 78 316m² inside shopping centres.

The following indicates the total space in each precinct plus current occupancy rates (as of December 2015, compared to December 2014).

PRECINCT 2
88 768m² (including 12 610m² inside a major shopping centre)
Dec 2014: **94%**
Dec 2015: **97%**

PRECINCT 1
53 119m²
Dec 2014: **90%**
Dec 2015: **92%**



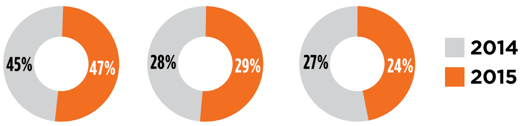
PRECINCT 3
27 967m²
Dec 2014: **92%**
Dec 2015: **89%**

PRECINCT 4
99 439m² (including 65 706m² inside three major shopping centres)
Dec 2014: **97%**
Dec 2015: **97%**

FORMAL RETAIL OPINION SURVEY

Since 2009, the Cape Town Central City Improvement District (CCID) has conducted biannual Retail Opinion Surveys with a core group of around 240 businesses. The results are used to determine, among other points, the economic climate in terms of the current status of retail business (decline, growth or business as usual) as well as retailers' satisfaction with being in the CBD.

COMPARISON OF BUSINESS STATUS (overall, year-on-year)



Comment: At specific periods during the two years being compared, sentiment swayed from a high satisfaction rate of 90% to a lower level of 83%, averaging 88% overall in 2014 and 86% overall in 2015. This is believed to be in line with the belt tightening that many consumers are currently exercising and the reflective decline in business. However, against this, it is also interesting to note that CBD retail occupancy rates are currently at a high of 95%, with a number of new retailers having opened their doors in 2015.

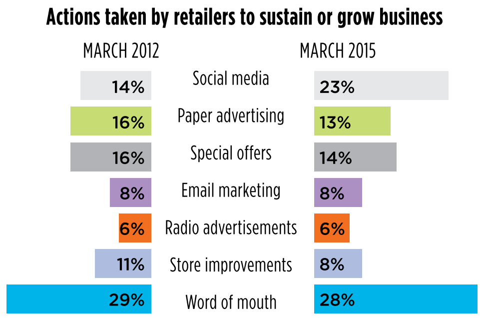
COMPARISON OF LEVEL OF SATISFACTION IN HAVING CHOSEN THE CBD AS A BASE FOR BUSINESS
(overall average, year on year)

2014
88%
May: 86%
Oct: 90%

2015
86%
May: 88%
Nov: 83%

RETAIL TRENDS TOWARDS SUSTAINING AND GROWING BUSINESS

CBD retailers surveyed over the years seemed originally to have been slow to pick up on the value of social media. However, the latest results show it is now increasingly being used as a marketing tool and is enabling the CBD marketplace to be exposed to customers beyond the area's geographical footprint.



The rise of BREE STREET

From the ultra-modern Portside in the northeast to period cottages in the southwest, the 1.5km Bree Street is a microcosm of the CBD revival that is now injecting new opportunities into the streets around it.

A STREET FOR PEOPLE
First Thursdays (page 21) and Open Streets (page 23) have also contributed to the rise of Bree Street.

A HUB OF DEVELOPMENT

Bree Street has undergone a three-year makeover along its entire length, to such an extent that it is now considered a destination in its own right. The first new business owners to take up residence ranged from jewellery designers to culinary experts who refurbished the heritage-regulated cottages in Bree's older section southwest of Wale Street.

More recently, its Foreshore end (see page 19) has begun to transform, starting with 22 Bree Street (2013), followed by Portside (2014) and Touchstone House (2015), all of which have in turn attracted new retail into the available ground-floor spaces. Other developments are also on the cards: one could see the city block alongside Portside give rise to a 36-level mixed-use building with a substantial residential component. Another, The Modern – a commercial development opposite Portside – is estimated to be worth R650m across 29 floors.

CASTING A LEISURELY EYE OVER BREE STREET

Under construction on the city block of Buitengracht, Strand, Bree and Castle streets, the R680 million, 19-floor SunSquare (200 rooms) and StayEasy (300 rooms) hotels by Tsogo Sun will be the fifth and sixth hotels to be opened by the group in the CBD. This development, scheduled for completion in 2017, is set to reinvigorate one of the CBD's busiest intersections, and will become a key focal point on what is fast becoming Cape Town's most vibrant street.

FOOD FOR THOUGHT

According to *Eat Out*[1] (2015), Bree Street has "arguably even overtaken Kloof Street [in the neighbouring suburb of Gardens] in terms of its culinary chops", with new eateries opening almost monthly. During the past year, single-dish establishments such as Bacon on Bree and Culture Club Cheese have opened along with a number of others serving general fare, including late-night resto-bar Arcade, Italian-inspired Bocca, cocktail and tapas bar Door 221, South American restaurant/bar Charango, and the connoisseur Mother's Ruin gin bar.

A CATALYST FOR FURTHER RETAIL GROWTH

The renewed interest in Bree Street is also stimulating investment along neighbouring streets. This includes a number of retail entrepreneurs who have already set up shop in the CBD and are looking to open additional operations in streets such as Shortmarket (which crosses Bree) and Loop (which runs parallel to it).

Brad Armitage, one half of the partnership who originally established the Vida e Caffè coffee shop chain as well as, more recently, the bar/men's apparel store/motorbike workshop The House of Machines in Shortmarket Street, says the amount of development in the CBD in recent years now makes it a viable investment for a host of industries. To this end, Armitage has recently turned one of the CBD's more challenging buildings, in Shortmarket Street, into a new upmarket afterhours venue called Outrage of Modesty, which has introduced South Africans to molecular cocktails.

Another notable Bree Street entrepreneur, Jason Lilley, the owner of Bree-based Jason Bakery and Weinhaus + Biergarten a few blocks down, is now expanding onto Loop Street with a second bakery: fronting onto a formerly underutilised part of Loop, Bar Dough joins gastropub The Village Idiot, the health-oriented JiJi Juice Bar and &Bikes Tours, Café and Cycle Boutique – all within a few metres of each other and all opened during 2015.

[1] *Eat Out* is an annual guide to restaurants in the Cape Town area, published by New Media Publishing. For more information visit *www.eatout.co.za*.

THE NIGHTTIME ECONOMY of the Central City

For the first 10 years since its rejuvenation began in 2000, the Cape Town CBD's economy was predominately made up of those who occupied it from nine to five on weekdays, and the late-night revellers who joined the club scene from 22h00 onwards on weekends. However, over the past five years, the Central City has been moving steadily towards a 24/7 economy with a number of opportunities still to be taken up, particularly after hours.

MUSEUM NIGHT
Organised by the same coordinators behind First Thursdays, the inaugural Museum Night in February 2015 allowed over 12 000 people to walk between museums located in and around The Company's Garden in the CBD, with live performances happening in the spaces between the venues. Museums were open late and entrance was free, thus making the experience highly accessible to all Capetonians.

A downtown with a 24-hour economy is recognised globally as one that is active in cycles throughout the progression of a day and night. Google the "top 24-hour cities" in the world and the places that appear include New York, London, Lagos, Madrid and Hong Kong.

While the Central City today is not yet in their league, it is certainly significantly closer than the Cape Town of 2000 was, or even Cape Town in 2010 when South Africa hosted the FIFA World Cup™. The most significant change over the years has come via the eruption of the CBD's nighttime economy, supported by both its ever-increasing residential population and the establishment of 24-hour businesses such as call centres and the soon to be opened state-of-the-art new Netcare Christiaan Barnard Memorial Hospital.

When asked what people living in the CBD wanted to see more of at night, the top responses were retail with longer trading hours (beyond 17h00), delicatessen-type food stores and more restaurants. CCID 2015 Online Residential Survey

HOTEL OCCUPANCY

An important contributor to the CBD is the visitor economy, including those who occupy the 4 600 hotel beds at the 57 establishments within its boundaries, ranging from hotels, B&Bs, self-catering units and backpackers.

The following figures, obtained from Cape Town Tourism via the monthly *Accommodation Performance Review and Forecast Report*[1], compare 2014 to 2015 and track occupancy trends in the CBD versus the rest of the metro. They demonstrate the strong performance of the CBD, and in turn the possibilities for the right retail and experience mix to benefit from this growing sector looking for afterhour activities.

	CAPE TOWN CBD		METRO	
	2014	2015	2014	2015
Annual average	66.2%	63.3%	63.5%	63.7%
Highest occupancy months	February (88.8%)	November (85.1%)	February (83.1%)	February (84.1%)
	March (85.4%)	March (83.3%)	March (79.7%)	November (83.4%)
	November (83.8%)	February (80%)	November (77.2%)	March (80.3%)
Lowest occupancy months	June (45.9%)	June (40.3%)	June (47.9%)	June (42.3%)
	July (52.7%)	July (45.5%)	July (49.8%)	July (45.1%)
Room rates (per person) annual average	R1 491	R1 714	R1 250	R1 360
RevPAR[2]	R987	R1 086	R794	R866

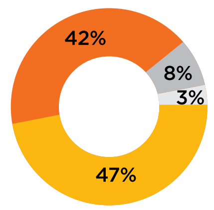
[1] The Accommodation Performance Review and Forecast Report is conducted by Horwath HTL South Africa, an independent member firm of Crowe Horwath International's Hotel, Tourism and Leisure Group – consultants for potential investors, financiers and operators. *www.horwathhtl.co.za*
[2] RevPAR, or revenue per available room, is a performance metric in the hotel industry, calculated by dividing a hotel's total guestroom revenue by the room count and the number of days in the period being measured.

CATALYSING THE NIGHTTIME RETAIL ECONOMY: THE FIRST THURSDAYS CONCEPT[1]

First Thursdays is a citizen-driven, ground-up event originally conceptualised to encourage art galleries to stay open on the first Thursday of every month beyond their traditional 17h00 closing time, thus becoming a catalyst for activating the streets in a people-first way. The first event was held in November 2012 with just eight galleries. By May 2013 there were 15 participating galleries, and now there are more than 30 galleries and other venues including a number of food outlets and bespoke retail shops (among them those selling decor, antiques and designer clothing) participating each month. The footprint of the event – originally run only in and around the Church Street vicinity – has now spread down Bree Street and to other parts of the CBD, such as the East City area.

To better understand how First Thursdays is impacting people, businesses, galleries and restaurants in the CBD, the CCID works with the event coordinators to run an annual dipstick survey. The following outlines the responses of 178 participants surveyed in December 2015, and is useful to help drive and improve the CBD's nighttime economy overall across various sectors.

5% Under 18
50% 18 - 24
30% 25 - 34
7% 35 - 44
8% 44 and above



22% CBD or City Bowl
9% Atlantic Seaboard
40% Southern Suburbs and South Peninsula
17% Northern Suburbs
12% Other

HAVE YOU VISITED GALLERIES IN THE CBD BEFORE COMING TO A FIRST THURSDAYS EVENT?
Yes: 60%
No: 40%

I'm here by myself: 6%
I'm with family and/or friends: **82%**
I'm showing visitors from out of town around: 3%
I'm here with colleagues: 9%

Walked 25%
Came by car 53%
Took the MyCiTi bus 3%
Took the train 3%
Took a minibus 3%
Took a sedan taxi/ Uber 12%
Cycled 1%

DO YOU PLAN ON EATING OR DRINKING AT A RESTAURANT OR BUYING STREET FOOD (vendors/food trucks)?
76% YES
24% NO

How do you rate your experience at First Thursdays?
NOT BAD: 1%
GOOD: 17%
GREAT: **44%**
REALLY GREAT: 39%

DO YOU BUY ANYTHING FROM RETAILERS DURING A FIRST THURSDAYS (ie art/ clothing/accessories etc)?
YES: 45%
NO: 55%

[1] First Thursdays and Museum Night are part of Thursdays Projects, an organisation led by Gareth Pearson and Michael Tymbios. *www.first-thursdays.co.za*

LIVING IN THE CENTRAL CITY

Living in Cape Town's CBD is on the rise, encouraged both by the growing number of lifestyle options on offer as well as the move towards an economic and physical environment that supports the needs and desires of residents.

A downtown that successfully embraces a residential community, and is indeed welcoming to everyone who makes use of the area, is one that embraces the global concept of the "third place". Defined originally by American urban sociologist Ray Oldenburg[1], it's about creating the golden mean between the "first place" (the home environment) and the "second place" (the work environment) and is vital for civil society, democracy and civic engagement to thrive – whether these spaces be cafes, clubs or parks.

From the provision of work opportunities and the development of new residential units to the creation of an afterhours economy and the management of its public spaces, the Cape Town CBD is working its way ever closer to Oldenburg's ideal.

THE ROLE OF PUBLIC SPACE IN THE CBD ECONOMY

Important contributors to a CBD's "third place" are its public spaces, which play a crucial role in the lives of all those who encounter the Central City on a daily basis, whether people are passing through, taking a break from their work day or spending their afterhours in these urban oases.

Throughout this publication are examples of how public spaces in the CBD are being improved, from pedestrianisation (page 35) to events (page 18) and targeted initiatives that encourage people to explore the possibilities (page 23 and this page). However, it is the management of public space and its accessibility for all that can make or break a downtown, and the emphasis that any city puts on this is paramount to ensuring the economic viability of the area.

In line with its strategy to leverage City-owned assets to drive sustainable economic growth, the City of Cape Town recently approved a public participation process for the proposed granting of rights to manage and maximise the potential of the public property on which Greenmarket Square and St Georges Mall lie – both vital contributors to the CBD's formal and informal economy. The City also believes that the granting of long-term (five-year) rights, following an inital economic impact study, will further aid with the potential upgrades of these important spaces.

It is hoped that this groundbreaking pilot programme will create a multi-sectoral public space management platform to advocate for, participate in, and leverage resources from the public and private sectors to maintain a world-class system of public open spaces across the city over the long-term and – if successful – could see many other such spaces in the CBD benefit from the same type of partnership.

OPEN STREETS CAPE TOWN (OSCT)

Open Streets is a global movement inspired by Colombian capital Bogotá's Ciclovía recreational programme that turns 120km of street in that city into car-free space every Sunday. It allows residents to experience their urban areas freely and safely, with the understanding that streets are among the largest public open spaces that socially connect diverse communities with each other and the rest of the city.

Today, more than 400 cities have developed similar programmes and Cape Town is taking the lead in running Open Streets in Africa. The OSCT movement was founded in 2012 by Marcela Guerrero Casas with a manifesto for streets to enable safer and more cohesive communities, provide platforms for creative expression, be places for recreation and social interaction, contribute to job creation and the economy, and provide choice in how we move around the city.

OSCT was first held in the CBD in January 2015, when Bree Street (see also page 21) hosted an estimated 15 000 participants.

www.openstreets.co.za

ENABLING PUBLIC PERFORMANCE AND ART

The City of Cape Town launched a pilot project during 2015 to improve the city's busking environment, selecting participants to perform on City-branded performances mats in 10 public spaces across the CBD.

The project, including public comment, was monitored and the information gathered is being incorporated into the City's Public Art Management Framework (PAMF) – the result of an extensive engagement with the arts sector aimed at providing clear operating procedures to deal with a range of public art, from street art and sculptures to performance, throughout the metropole.

PILOTING PARKLETS

Found in CBDs worldwide, parklets are structures with public seating and greenery, built on streets at pavement level, in spaces usually occupied by parked cars. In the CCID's 2015 Online Residential Survey (pages 26 and 27) participants expressed a desire to see more greenery in the CBD, and parklets can offer opportunities to create this.

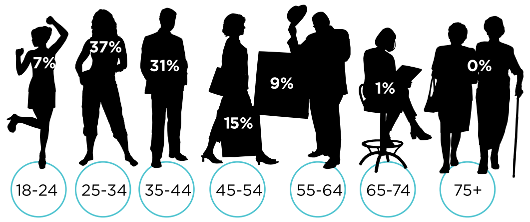
In 2012, during Creative Week, the City allowed four parklets to be erected in the Central City as a pilot project. These were self funded and erected in Bree Street and the East City by the businesses or organisations that proposed them. One parklet (in Bree Street, outside Clarke's Bar & Dining Room) has successfully remained in place. In 2015, having permitted a second parklet to be installed, by GAPP Architects & Urban Designers outside its Longmarket Street premises, the City is now drawing up official guidelines in anticipation of further applications, with locations to be determined by suitability and private sector interest.

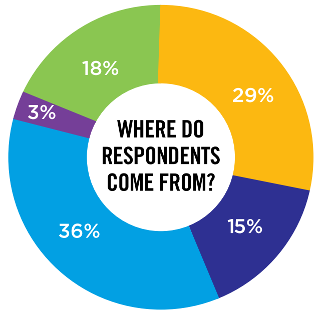
[1] The concept of the third place is detailed in the book *"The Great Good Place: Cafes, Coffee Shops, Bookstores, Bars, Hair Salons, and Other Hangouts at the Heart of a Community"*, Ray Oldenburg, Da Capo Press, reprinted 1999.

RESULTS OF THE ANNUAL CAPE TOWN CENTRAL CITY IMPROVEMENT DISTRICT (CCID)
Residential Survey 2015

In order to find out more about who lives in and around Cape Town's CBD, the CCID ran its annual Online Residential Survey in September 2015. A total of 283 people responded, providing insights into who lives in the area, what they like about it and the things they'd like to see improved.

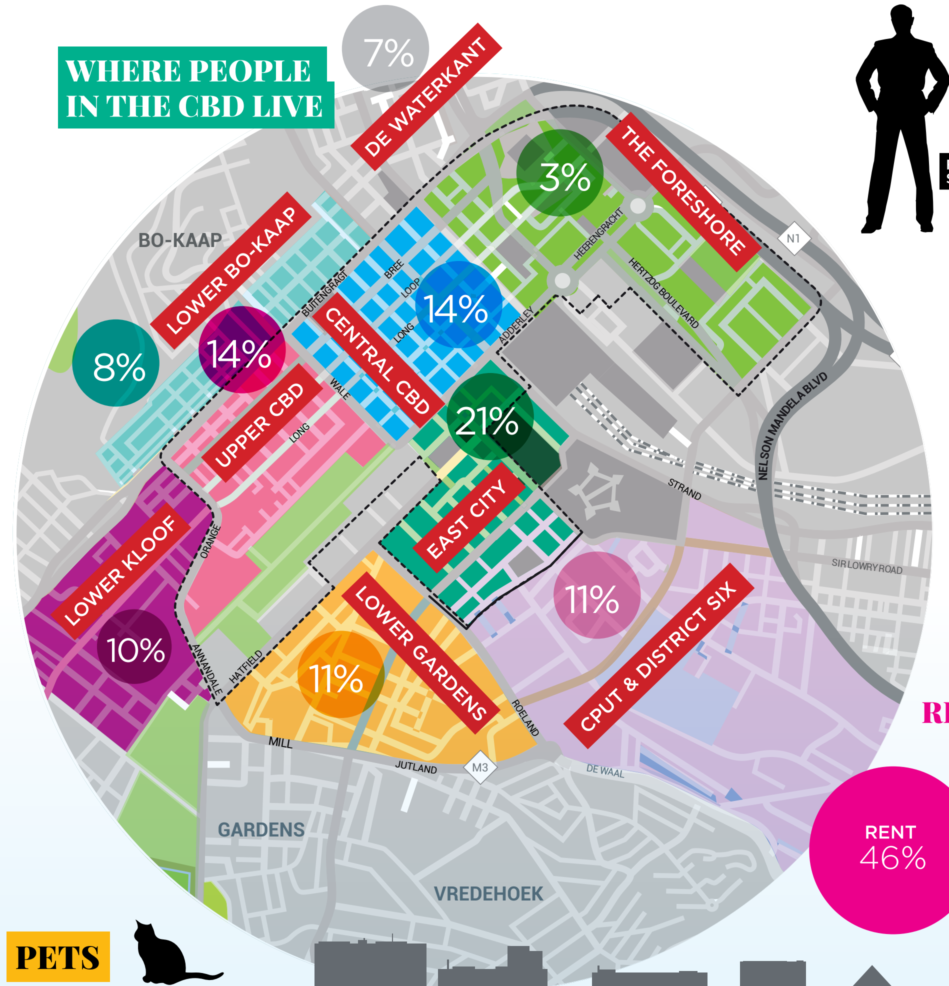
AGE SPREAD OF RESPONDENTS





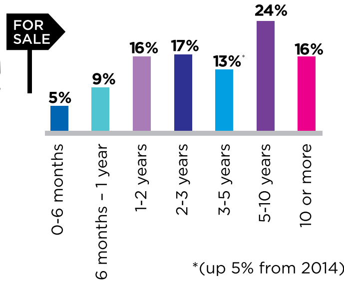
- Cape Town locals
- come from somewhere else in the Western Cape
- come from somewhere else in South Africa
- come from outside of South Africa but within Africa
- come from an international destination

WHERE PEOPLE IN THE CBD LIVE



LIVING IN THE CBD

How long respondents have lived in the Central City



*(up 5% from 2014)

Top four reasons for living in the CBD (in order of popularity)

1. The CBD is close to my place of work
2. I like the idea of a "downtown" lifestyle
3. Easy access to other neighbourhoods in Cape Town
4. Safe environment

RENT vs OWN

RENT 46%

OWN 52%

LET OUT 3%* *Own but let out to tenants.

Respondents could choose multiple options.

PETS

26% of respondents have pets.

90% of respondents reported being happy living in the CBD.

"The CBD is a central space if you're an aspiring entrepreneur. It puts me in close contact with potential clients."

MOVING TO AND AROUND THE CBD

73% of respondents live within 3km of their work or place of study, making non-car commuting a serious possibility. This has increased by 7% from 66% in 2014.

ONLY 22% OF RESPONDENTS CYCLE IN AND AROUND THE CBD.

Many others feel there are not enough bike lanes; there's limited bike storage/parking (at work and home) and they don't feel safe from other traffic on the road.

How do you get to and from work or school?

Respondents could choose multiple options.

- 55% said they drive.
- 53% said that they walk.
- 17% take the MyCiTi bus.
- 12% work from home.
- 10% take a private taxi.
- 9% cycle.

"Safety is an issue – cars drive and park in cycle lanes. Drivers generally are not aware of cyclists."

50% of respondents use MyCiTi to move around the CBD. This is up from 37% in 2014.

EATING AND DRINKING IN THE CBD

97% OF RESPONDENTS EAT OUT.

80% **of these frequent a CBD restaurant at least once a week, up from 68% in 2014.**

1-2 times per week:	3-5 times per week:	6-10 times per week:	10+ times per week:
43%	28%	6%	2%

86% of respondents visit a CBD coffee shop at least once a week, up 2% from 84% in 2014.

Truth Coffee Roasting & Deluxe Coffeeworks were stated as favourites. Truth Coffee was named "best in the world" by UK news agency the *Telegraph*.

RETAIL IN THE CBD

Respondents indicated the following as their top four retail, entertainment and afterhour options to buy at or visit (in order of frequency).

- Large chain retailers (eg Woolworths, Truworths, Edgars)
- Clothing shops & theatres
- Public art galleries and museums
- Book shops
- Homeware & decor

When asked what kinds of retail opportunities they want more of, the top responses were (in order of preference):

1. Retail with longer hours (beyond 17h00)
2. Delicatessen-type food stores
3. More restaurants

WORKING IN THE CBD

Average gross monthly income of respondents

R0 - R5000	R5000 - R10 000	R10 000 - R20 000	R20 000 - R30 000	R30 000 - R50 000	R50 000 +
4%	5%	14%	17%	24%	23%

Respondents in the CBD use the following media

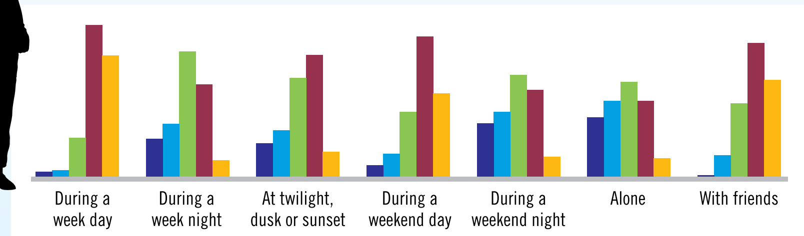
- 78% Online news sites
- 60% Facebook accounts
- 46% Radio stations
- 45% City or national newspapers
- 42% Community newspapers
- 37% Twitter feeds

Top four categories of professionals in the CBD

- Media, marketing, advertising and publishing
- Creative industries
- Financial sector
- Education, training, retail and sales

SAFETY IN THE CBD

The perception of safety in the CBD is illustrated below.



91% of respondents frequent The Company's Gardens.

Percentages have been rounded to the nearest integer

RESIDENTIAL PROPERTY TRENDS

Residential property values[1] in the Cape Town Central City continue to grow, with demand still outstripping supply.

While slightly fewer units were sold in 2015 compared to 2014 (185 to 191), the average price per unit in 2015 stood at R2.031 million, a substantial increase on the average of R1.552m per unit achieved during 2014.

It is understandable, therefore, that the increase in property prices over the past few years has led to speculation around affordability. However, it is also important to remember that the CBD's estimated residential population just over a decade ago was only around 750, where today this is estimated to now be heading towards 7 000.

Another factor to bear in mind when analysing the R/m^2 cost of residential property[2] in the CBD is to look at it in terms of its actual 1.62km^2 footprint (which this report does). From time to time, media releases that appear in the local press represent the CBD's average R/m^2 value by conflating it with the R/m^2 value of its significantly higher-priced southern and northwestern neighbours.

The same is seldom done, however, with the more reasonably priced areas on the CBD's east and southeast borders. These are also the areas where the greatest opportunities lie to bring more affordable accommodation options to the overall area.

To this end, this year's report also provides a comparative of the R/m^2 being achieved in all the areas bordering onto or in close proximity to the Central City (see box "Central City prices in context").

SEE THE MAP ON PAGES 30-31 FOR THE LOCATION OF RESIDENTIAL COMPLEXES IN THE CBD.

TOTAL VALUE OF ALL RESIDENTIAL UNITS SOLD

2013	2014	2015
R249m across 163 units	R296m across 191 units	R376m across 185 units

OVERALL AVERAGE SALE PRICE

2013	2014	2015
R1.428m	R1.552m	R2.031m

2015 AVERAGES AND RANGES ACROSS THE SPECTRUM

Average size across all units sold: 82.97m^2 (80.73m^2 in 2014)
Average R/m^2: R24 483/m^2 (R19 227.85/m^2 in 2014)
Average price sold against listed price: -4.8% (-4.43% in 2014)

SMALLEST:
28m^2 studio sold at The Square, 50 Buitenkant St. Sale price: R670 000 (R23 929/m^2); sold at 3.6% below list price; 70 days on the market.

LARGEST:
281m^2 three-bedroom, three-bathroom unit at The Pepper Club, cnr Loop & Pepper streets. Sale price: R3 950 000 (R14 057/m^2); sold at 8.1% below list price; 121 days on the market.

LOWEST PRICE PAID:
43m^2 one-bedroom, one-bathroom unit at Senator Park, 66 Keerom St. Sale price: R570 000 (R13 256/m^2); sold at list price after four days on the market.

HIGHEST PRICE PAID:
180m^2, three-bedroom, three-bathroom unit at The Taj, 1 Wale St. Sale price: R 8 026 315 (R44 591/m^2); sold at 9.8% below list price after one day on the market.

DAYS ON THE MARKET
Average: 45 days
1 to 7 days: 48 units
8 to 21 days: 45 units
22 to 42 days: 28 units
43 to 90 days: 36 units
More than 91 days: 28 units

[1] Unless otherwise indicated, all values pertaining to sold properties and their sizes are as they appear on www.propstats.co.za (supplied by the Institute of Estate Agents of South Africa).
[2] Residential property within the CBD refers to apartment complexes; most of these are mixed-use developments (incorporating retail and commercial components), with the majority of units sold as part of a sectional title scheme and used for residential purposes.

Images courtesy of Signatura and Sotheby's Realty

RENTAL PROPERTIES

With 63 residential units available for rental at the time of going to print, the average monthly rental costs across a selection of CBD blocks, according to www.property24.com, was:

Studio/ bachelor	One bedroom	Two bedrooms	Three bedrooms
R10 375	R15 860	R20 120	R36 000

THE ABC TO STUDENT ACCOMMODATION

With 44 educational establishments in and around the CBD (the majority of which are tertiary and professional training institutions) and around 12 000 students (over 9 000 of whom are full time) attending, there is also a great demand for **student accommodation** in the CBD. With just a handful of buildings currently meeting this demand as dedicated student accommodation, there is definitely potential to grow this market. Current monthly rentals range from R2 850 (double room, sharing) to R6 000 (studio apartment).

RESIDENTIAL ON THE RISE

For a number of years now, the estimated number of residential units in the CBD has remained constant at around 3 500. Two new developments currently under construction – the Radisson Blu Hotel & Residence at 22 Riebeek St and The Sentinel at 27 Leeuwen St – will add close to 250 additional units over the next two years and it is anticipated that 2016 will see a number of other residential developments confirmed for the CBD.

CENTRAL CITY PRICES IN CONTEXT

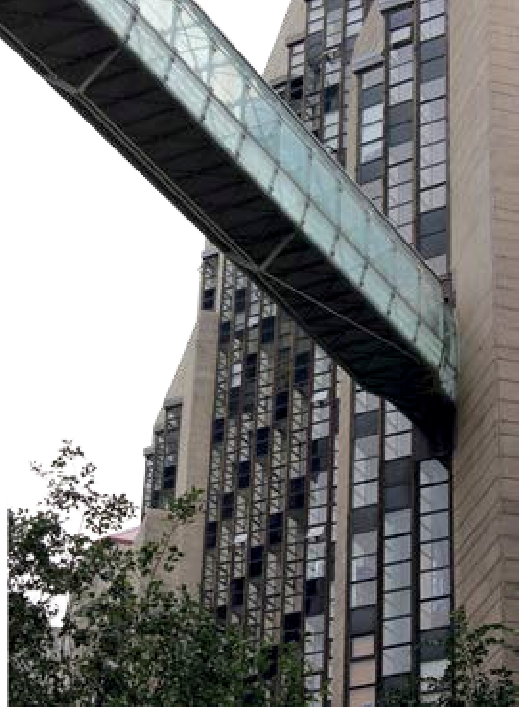
The following indicates the average cost per square metre in the CBD during 2015 compared to bordering and neighbouring areas. This graphic compares "apples to apples": while numerous other residential options exist in the surrounding areas, these R/m^2 prices all refer to the cost of units in residential apartment complexes, as this is the only accommodation option currently available in the Central City, and the surrounding areas also boast a proliferation of this type of lifestyle. The kilometer value that appears after each area outside the Central City estimates the distance from the Central City's midpoint (deemed to be the intersection of Adderley and Shortmarket streets) to that area's closest border.

Indicates the centre of the CBD (Cape Town Central City) from where all other distances indicated below are measured

- **Cape Town Central City** R24 483/m^2
- **V&A Waterfront** R67 444/m^2; 1km
- **Sea Point** R32 190/m^2; 2.54km
- **Green Point** R31 138/m^2; 1km
- **De Waterkant and Foreshore outside of CCID footprint** R30 257/m^2; 0.42km
- **Rest of City Bowl outside Central City[4]** R28 612/m^2; ranging from 0.56- to 1.25km
- **Zonnebloem/ District Six and Woodstock** R16 210/m^2; respectively 0.44- & 1.85km

[4] The Central City, for the purposes of this report, falls outside the City Bowl, but in "real estate" terms (as per the areas defined in Propstats) usually falls within the City Bowl. The rest of the suburbs that make up the City Bowl are Bo-Kaap, Tamboerskloof, Gardens, Higgovale, Oranjezicht, Vredehoek and Devil's Peak.

Clustering
THE CENTRAL CITY COMMUNITY



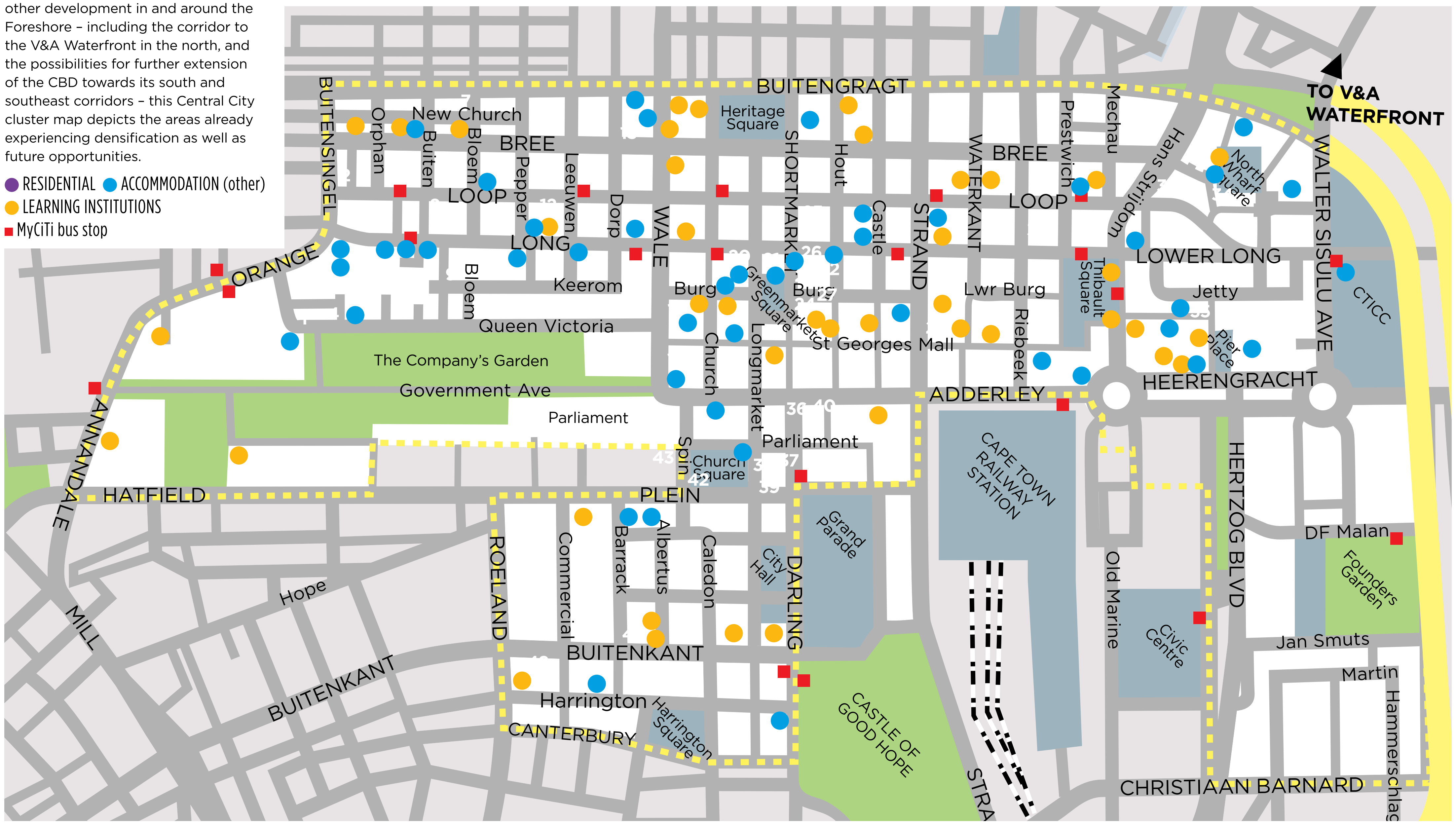
Over the years, the editorial team behind this publication has received requests regarding the locations of residential complexes in the Central City. This map answers those requests, and adds value by also plotting the position of other accommodation establishments (hotels and backpackers), learning institutions and MyCiTi rapid transit bus stops in the CBD.

RESIDENTIAL BUILDINGS IN THE CBD

These residential complexes in the Cape Town CBD appear as sectional title registers at the Deeds Office, with apartments generally either owner occupied or rented out on a short- or a long-term basis. The majority of the buildings are mixed-used developments.

With the surge of commercial and other development in and around the Foreshore – including the corridor to the V&A Waterfront in the north, and the possibilities for further extension of the CBD towards its south and southeast corridors – this Central City cluster map depicts the areas already experiencing densification as well as future opportunities.

RESIDENTIAL ● ACCOMMODATION (other)
LEARNING INSTITUTIONS
MyCiTi bus stop



	COMPLEX NAME	ADDRESS
1	Montreux Flats	90 Queen Victoria St
2	CPI House	220 Loop St
3	Artios Court	4 Dean St
4	Holyrood	80 Queen Victoria St
5	Victoria Court	301 Long St
6	St Martini Gardens	74 Queen Victoria St
7	West Side Studios	Cnr Buitengragt & Bloem streets
8	Flatrock	8 Buiten St
9	Senator Park	66 Keerom St
10	The Pepper Club	Cnr Loop & Pepper streets
11	6 on Pepper	6 Pepper St
12	155 Loop Street	155 Loop St
13	The Sentinel	27 Leeuwen St (under construction)
14	Lutomburg	18 Keerom St
15	Manhattan Place	130 Bree St
16	De Oude Schuur	120 Bree St
17	Glaston House	63 Church St
18	Mandela Rhodes Place	Cnr Wale & Burg streets
19	Taj Cape Town	Cnr St Georges Mall & Wale streets
20	Huys Heeren XVII	157 Longmarket St
21	Market House	17 Shortmarket St
22	Greenmarket Place	54 Shortmarket St
23	Namaqua House	Cnr Shortmarket & Burg streets
24	Kimberley House	34 Shortmarket St
25	71 Loop	71 Loop St
26	The Decks	67 Long St
27	Murray House	25 Hout St
28	Impala House	27 Castle St
29	34 St Georges	34 St Georges Mall
30	The Colosseum	3 St Georges Mall
31	Radisson Blu Hotel & Residence	22 Riebeek St (under construction)
32	Fountain Suites	1 Hans Strijdom Ave
33	Icon	24 Hans Strijdom Ave
34	North Wharf	1 Lower Bree St
35	Hyde Park	Anton Anreith Arcade
36	Cartwrights Corner	19 Adderley St
37	Mutual Heights	14 Darling St
38	The Wellington	96 Longmarket St
39	Red Lion	111 Longmarket St
40	The Adderley	25 Adderley St
41	The Piazza on Church Square	32 Parliament St
42	Church Square House	5 Spin St
43	4 Church Square	4 Spin St
44	Wolroy House	37 Buitenkant St
45	Perspectives	37 Roeland St
46	Hip Hop Plaza	39 Roeland St
47	The Square	50 Buitenkant St
48	Four Seasons	43-47 Buitenkant St

CONNECTING the Central City to its economic partners

The success of the Cape Town CBD is owed to a robust partnership network that works to strengthen its economy and, in turn, that of the greater city, the province and the country.

The following provides background to a number of the key economic roleplayers, all based within the Central City.

CAPE TOWN CENTRAL CITY IMPROVEMENT DISTRICT (CCID) *www.capetownccid.org*

Overseeing a workforce of over 600, the CCID is a non-profit public-private partnership that operates according to the City's Special Rates Area bylaw. As with many improvement districts worldwide, it was created by local property owners and stakeholders who wanted to see the CBD rise from the "crime and grime" it had fallen into, to once again become a safe, clean, caring and open-for-business environment. Today, the Central City is considered to be South Africa's most vibrant and safest CBD.

During its first decade, the CCID's priorities revolved around providing top-up services to CBD ratepayers, complementing those of its primary partners at the City and the South African Police Service. To this end, the first departments established were Safety & Security, Urban Management and Social Development. By 2008, having put the basics in place, the CCID had also begun to market and promote the CBD. A fulltime Communications department was added in 2013 and is behind this and other publications produced for the benefit of CBD stakeholders as well as those looking to invest in the area.

WESGRO *http://wesgro.co.za*
As the official destination marketing, investment and trade promotion agency for the Western Cape, Wesgro's mandate is to "attract and retain foreign direct investment, grow exports and market Cape Town and the Western Cape as a competitive business and leisure destination globally". It looks to align the region to national priorities for economic growth, trade and investment promotion initiatives and facilitate the link between business and government decision makers.

ECONOMIC DEVELOPMENT PARTNERSHIP (EDP) *www.wcedp.co.za*
Defining economic development as a "vision driven" activity, the EDP seeks to improve the performance of the Western Cape's regional economic ecosystem by creating and sustaining partnerships between economic stakeholders. To this end, it runs programmes that build, monitor, evaluate and support partnerships as well as teach partnerships the techniques and practices that will allow them to engage effectively.

CAPE TOWN PARTNERSHIP *www.capetownpartnership.co.za*
This public-private partnership was established one year before the CCID and initially the mandates of both organisations operated within the same CBD footprint, with the Partnership acting as the CCID's managing agent until mid-2014. Under the banner "Cities are for people", today the Partnership works metro-wide via projects that deal with sustainability, history and memory, mobility, housing, community, creativity, public spaces, economic development and African cities.

CAPE TOWN CHAMBER OF COMMERCE & INDUSTRY
www.capetownchamber.com
Established in 1804, the Cape Town Chamber of Commerce & Industry serves, enables and leads business, and facilitates a multitude of services and networking opportunities among its members.

CITY OF CAPE TOWN

Apart from the strong collaboration the CCID enjoys with numerous City departments in terms of operations, it also liaises with many others that make significant contributions to this report.

SPATIAL PLANNING AND URBAN DESIGN: Leading Cape Town's investment and development trajectory, this department is responsible for the physical transformation of the city, through the co-ordination, development and monitoring of spatial policies and plans. The City's ECAMP programme and the Development Application Management System (see page 13) are two of its initiatives.

GEOMATICS & GEOGRAPHIC INFORMATION SYSTEMS (GIS): GIS creates and provides strategic information to the City's decision makers in terms of land surveying, geodetic consultancy, digital elevation models, maintaining a spatial reference system, managing survey contracts, flight planning and aerial photography, digital topographical mapping, satellite imagery, managing photogrammetric mapping contracts and remote sensing analysis. The 3D project (see page 17) falls under this department.

CORPORATE SERVICE DIRECTORATE: This directorate deals with human resources, customer relations, fleet management, and information systems and technology. The Telecommunications Department falls within the latter and oversees the rollout of broadband throughout the city (see pages 8-9).

TRANSPORT FOR CAPE TOWN (TCT): TCT is the authority over the entire ambit of the transport and related lifecycle for infrastructure in Cape Town (see pages 34-35).

www.capetown.gov.za

ARTS & the knowledge economy

Education and performance art forms have a huge role to play in a vibrant downtown.

MUSEUMS AND PUBLIC GALLERIES IN THE CENTRAL CITY
- Bertram House (Iziko Museums)
- Castle of Good Hope
- District Six Museum
- Gold of Africa Museum (Martin Melck House)
- Iziko Michaelis Collection at the Old Town House
- Iziko Slave Lodge
- Iziko Social History Resource Centre
- Iziko South African Museum & Planetarium
- Koopmans De Wet House (Iziko Museums)
- Michaelis Gallery, UCT Hiddingh Campus
- South African Jewish Museum
- South African National Gallery (Iziko Museums)

The calibre and reputation of many educational institutes across the globe is often reflected in their ability to attract students from far and wide. Likewise, the quality of a CBD's performing arts is reflected in the international standards of the work produced and the confidence in oversees touring companies to stake their claim with a particular downtown audience. The Cape Town Central City's arts and knowledge economy is, therefore, a strong connecting point to the world beyond the CBD boundaries.

CAPE TOWN CENTRAL LIBRARY MAKING TECHNOLOGY ACCESSIBLE

Funded by the US Consulate, the R3.5 million American Corner was re-launched at the library in 2015, equipped with state-of-the-art digital tools such as iPads, Chromebooks, MacBooks, digital cameras, video production equipment and a full range of creative software. It also features high-speed Wi-Fi, a sound recording studio, digital classroom and green screen technology. The featured attraction is the Makerspace, a hands-on incubation lab where the public can design, create and imagine new products. A collection of industry partners hold classes and workshops.

RESOURCE CENTRES WITHIN THE CBD
- 11 museums
- Cape Town Central Library
- Centre for the Book
- National Library of South Africa
- The Bookery (NPO)

ON STAGE
There are a total of seven theatre venues in the Central City, including three stages at the Artscape Theatre Centre, two at The Fugard Theatre, one at the University of Cape Town's Hiddingh Campus and one at Alexander Bar & Café.

During its 2014-15 financial year, the **Artscape Theatre Complex**:

1. Hosted a total of 824 diverse productions and events with 667 performances
2. Employed 84 people on a permanent basis and 16 people on an annual contractual basis
3. Generated a total revenue of R23.575 million (against a target of R23.400m)
4. Received an annual grant from the Department of Arts & Culture of R50.755m (6% up from the previous year's R47.82m).

The Cape Town Opera Company (based at Artscape) generated employment for South African artists and technicians to the value of R14.489m and drove foreign direct investment into the South African economy via international grants and partners to the value of R7.017m.

THE LEARNING CURVE

It is estimated that there are 9 162 full-time and 3 530 part-time students attending the 44 educational institutions within and on the boundaries of the Cape Town CBD, as well as an estimated 1 648 faculty staff servicing this community. These institutes are broken up as follows.

7	2	5	3	12	4	9	2
Pre-primary to high school	Advertising & marketing	Design, art & fashion	Film, TV & music	Business, vocational & IT	Health, beauty & hospitality	English language schools	NGO-based performing arts training facilities

TRANSPORTATION
in the Cape Town Central City[1]

Transport for Cape Town (TCT) is the City's transport authority, a governance and management entity established to facilitate the full rollout of integrated, interoperable and intermodal transport across Cape Town, with the primary rail and road hubs located in the CBD.

Transport authorities are crucial for the regulation, administration and implementation of a unified integrated transport plan in large metropolitan areas, a need reflected in national legislation as laid out in the National Land Transportation Act (NLTA). The City of Cape Town's transport authority provides for the effective governance and facilitation of integrated transport, as well as the fulfilment of the City's transport policy and legislative responsibilities.

To respond to Cape Town's transport challenges, TCT has established the **Mission of 1**, which focuses on nine components (see box below) that together will enable a clear path to true efficiencies and equality across system, infrastructure and operations.

International recognition for TCT
The City of Cape Town's transport authority received special recognition at the 61st UITP World Congress and Exhibition held in June 2015 in Milan, Italy, as the leader in the field of African public transport systems. UITP is the international organisation for public transport authorities and operators and its biennial congress draws mobility professionals from all over the world.

ONGOING IMPROVEMENTS TO NON-MOTORISED TRANSPORTATION AND UNIVERSAL ACCESS

TCT's non-motorised transport (NMT) projects focus on making it easier and safer for all people to reach their destinations. Universal access is an important component that ensures the city becomes increasingly more accessible to people with special needs.

Bump-outs
TCT is currently building bump-outs at busy intersections throughout the CBD. These are an extension or widening of existing sidewalks, providing pedestrians with improved sight of oncoming traffic, while at the same time providing motorists a better view of these pedestrians. The incorporation of dipped kerbs with a gradual slope also makes it easier for wheelchair users. The project commenced in May 2015 and will take two years to upgrade all busy intersections (72 in total to a cost of R36 million) around the CBD.

Pedestrian crossing timing adjustments
Exclusive pedestrian signal control was introduced into the CBD by TCT in 2015 as part of a process to improve traffic signal timing for the enhancement of pedestrian safety at the 110 intersections in the area. The system keeps all vehicles at an intersection stationary while pedestrians cross the road and ensures that vehicles and pedestrians are not competing for the same space at the same time. In addition, audio-tactile push-buttons aid visually and hearing impaired pedestrians.

Once the project is completed (at a cost of R6.5m), traffic patterns will also be monitored, with time clocks ensuring synchronisation between intersections for smoother and swifter vehicular flow.

Universal access on MyCiTi buses
The City has undertaken to use low-floor buses for all future rollout of the MyCiTi service, reflecting its commitment to ensure that the service is accessible to all.

PARKING IN THE CBD

2 000
There are approximately 2 000 kerbside parking bays, with a rate of R3.25/15 minutes.

12 656
The total number of off-street parking bays is 12 656; 10 458 are under cover and the remainder are open-air bays.

8 167
Of these 12 656 bays, 8 167 are available for monthly parking at an average rate of R1 313/month for covered and R758/month for those in the open.

4 623
4 623 bays are available for casual parking at an average daily rate of R62.

COMMUTER NUMBERS

MyCiTi Bus Rapid Transit (BRT) system
The City continues to roll out its MyCiTi operations. To date, service across the metropole consists of:
- 31 routes, with buses covering on average a distance of over 1 270 000 km each month
- 36 stations
- 500+ bus stops
- Approximately 466 bus drivers
- 215+ buses in peak periods, transporting 47 909 passengers on a weekday.

MyCiTi CBD passengers during 2015
- 3 257 317 people boarded a MyCiTi bus in the CBD, up from 2 858 452 in 2014.
- 3 076 684 people alighted a MyCiTi bus in the CBD, up from 2 737 276 in 2014.

Minibus taxis
- Arrivals on licensed minibus taxis per 24-hour period in the CBD: approximately 20 000
- Departures on licensed minibus taxis per 24-hour period from the CBD: approximately 30 000

Golden Arrow Bus Service
- Approximately 30 000 commuters arrive in the CBD on the privately operated Golden Arrow Bus Service in the morning.

Metrorail
- Over a three-month period (July to September 2015) Metrorail issued an average 320 747 tickets per month.

TCT's Mission of 1 aims to create:

1 PLAN
The Comprehensive Integrated Transport Plan for 2013-2018 (a requirement of the NLTA) provides the City with its functional transport mandate to meet its aims and objectives. Further to this, a long-term strategy sets a 15-year performance-oriented and investment-driven path for TCT.

1 UNIFIED GOVERNANCE STRUCTURE
The administration of TCT has been established with a matrix methodology to ensure optimal service delivery in accordance with all nine functions stipulated in the TCT Constitution Bylaw, and to address all aspects along the transport lifecycle.

1 MANAGEMENT SYSTEM
A unified management information system, standard operating systems and related business rules continually monitor and evaluate TCT's performance and the performance of contracted providers.

1 NETWORK
The functioning and maintenance of the city's entire road, stormwater and rail network are one of the priorities of TCT.

1 CONTRACTING AUTHORITY
The management of contracts with public transport operators that are currently providing contract services administered by national and provincial government will be assigned to TCT.

1 REGULATORY ENTITY
The Municipal Regulatory Entity function will also be assigned to TCT, making it responsible for the operating licences of public transport providers that start their operations in Cape Town or that operate within Cape Town (excluding tourism services and services that cross provincial boundaries). TCT is currently moving towards a new operational model for minibus and metered taxi services.

1 UNIFIED ENFORCEMENT SYSTEM
A unified transport enforcement system will ensure the safety of all transport users.

1 TICKET AND TIMETABLE
An integrated timetable and electronic fare system across all modes is to be in place by 2020 for public transport efficiencies and sustainability.

1 BRAND
A uniform brand for transport in Cape Town that is easy to identify, can be used for wayfinding and symbolises safe, convenient, cost-effective transport across all modes is key for TCT. *www.TCT.gov.za.*

[1] Source: commuter numbers and information all courtesy of TCT, with the exception of Metrorail numbers, which are courtesy of Pieter Aucamp and Eric Reinke of Metrorail, and parking figures which are courtesy of Geocentric Services.

THE GREEN ECONOMY
of the Central City

While the City of Cape Town and Western Cape Government are firmly committed to developing strategies towards the sustainable use of resources, many private developers in the Cape Town CBD are themselves taking the lead to invest in the green economy.

According to a recent report[1] by the World Green Building Council on developing markets, South Africa is emerging as a leader in green building, with developers demonstrating a major commitment towards going green. However, if the property industry is serious about combating climate change, the crucial work is not just in new builds, but in converting older buildings into energy-efficient centres that are attractive to business and cost-effective to run.

This is particularly relevant to the Central City. The oldest CBD in South Africa, a significant portion of it falls within a heritage-regulated building conservation zone, resulting in refurbishments in this area having taken a while to inspire investor confidence. But with the value of the CBD growing steadily year on year, and with property owners aware of the rising cost of resources versus the increasing attractiveness of green buildings to tenants, the introduction of energy efficiencies has begun in earnest across both brownfield and greenfield developments in the CBD.

It's a wise move as increasing numbers of businesses (and potential tenants) build Environmental Social Governance (ESG) into their own business mandates.

Image of the redevelopment and refurbishment of Twinell House, 113 Loop St, courtesy of Kings Cross Properties.

TAKING THE GREEN LEAP IN OLDER BUILDINGS

According to the World Green Building Council's report, the top trigger driving green building activity in South Africa is that developers believe it is the right thing to do. However, particularly in older buildings, the green leap doesn't have to happen overnight and can be done incrementally.

1 **TAKE STOCK OF YOUR BUILDING in terms of measuring electricity and water usage in order to determine a basic idea of what can be changed.**

2 **POPULATE AN ENERGY STRATEGY OF "NO COST", "LOW COST" AND "HIGH COST": no cost would involve behavioural change such as encouraging all tenants to turn off lights when leaving a room unoccupied. Low cost would be to replace the shower heads in residential units with low-flow models, or in commercial buildings installing infrared sensor taps, as well as retrofitting all light bulbs throughout a building with low-energy ones. Where landscaping is involved, it would entail putting irrigation systems on timers, mulching and planting indigenous flora. High cost would be the installation of solar water heating, solar power and energy-efficient air conditioners.**

3 **PRIORITISE YOUR GREEN "SHOPPING LIST" RELATIVE TO YOUR EQUIPMENT "END OF LIFE". When considering really big capital expenditure items, time the greening elements for when these need to be replaced or upgraded anyway. For example, an energy-sucking air conditioner may still have 10 years before it needs replacing and therefore would not be the most cost-effective place to start. However, keep in mind that big ticket items are generally where the biggest operating cost savings are. A solar water heater, for instance, could pay for itself within three to four years.**

[1] *World Green Building Trends 2016: Developing Markets Accelerate Global Green Growth*, produced for the World Green Building Council by Dodge Date & Analytics in partnership with United Technologies. *www.worldgbc.org*

CAPE TOWN'S SUSTAINABLE INITIATIVES IN THE GLOBAL CONTEXT

The Compact of Mayors

In October 2015 Cape Town was recognised as one of 10 leading cities in international efforts to combat climate change (alongside Buenos Aires, Copenhagen, Melbourne, New York, Oslo, Rio de Janeiro, San Francisco, Sydney and Washington DC). The Compact of Mayors is a global coalition of mayors and city officials pledging to reduce local greenhouse gas emissions, enhance resilience to climate change, and track progress. Cape Town is the first African city to meet its requirements, and has done so through its detailed carbon emissions inventory, reporting on energy and climate projects, action planning for both climate mitigation and adaption, and commitment to carbon reduction targets.

Two examples of projects that led the City to being recognised are:

- A solar water heater accreditation and marketing programme, which has contributed over R105 million worth of solar water heaters into the economy, saved more than 18 000 000 kWh, created jobs and reduced carbon emissions by 18 000 tonnes
- Implementation of the small-scale generation project whereby households and businesses that use rooftop photovoltaic panels to generate renewable energy are able to feed excess energy into the City's electric grid.

Energy 2040 Goals

The City's Energy 2040 Goals are strategic tools for decision making that will no longer accept the "business-as-usual approach" but will instead inform the full review of the City's Energy and Climate Action Plan (ECAP). These goals include:

- A 37% reduction in carbon emissions (21% from energy efficiency alone)
- Less dependency on coal, with extensive embedded renewable generation in the commercial and residential sectors as well as diversified large-scale energy supply with photovoltaics, wind, storage and natural gas
- Over 500 000 solar water heaters and heat pumps to be installed by residents
- A modal shift from private to public transport with increased access to public transport and motorised passenger travel in efficient vehicles with higher occupancy levels
- A remodelled city with increased densification and mixed use in areas of economic activity
- Increased energy savings from efficiency and cheaper energy.

Green procurement

The City of Cape Town is reviewing its big spend areas to include green procurement criteria. An optimised procurement system will result in an expected total saving of around R120 million by 2018.

LIGHTING THE LOAD

South Africa's current issues around loadshedding and the detrimental effect it has on the economy are at the centre of a pilot project to be undertaken in the Central City during 2016. In addition to the City's existing sustainable initiatives, its Energy and Climate Change Unit, together with its Department of Trade & Investment as well as the Western Cape Government's GreenCape[1] unit, is currently in negotiation with the Cape Town Central City Improvement District (CCID) to undertake an innovative pilot project in the CBD that will look towards reducing energy consumption by 10% across all properties in the area with the goal of enabling Cape Town's downtown to be exempt from the current loadshedding programme.

[1] GreenCape was established by the Western Cape Government in 2010 as a Special Purpose Vehicle to unlock the potential in the green economy, with a vision that the Western Cape will be the vision for renewable energy in South Africa. *http://greencape.co.za*

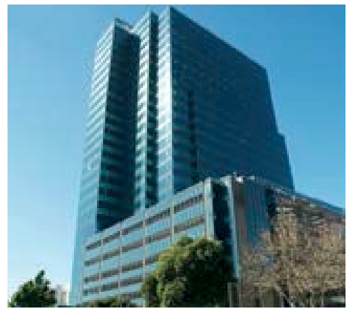
GREEN BUILDING COUNCIL OF SOUTH AFRICA (GBCSA)

GBCSA developed the Green Star SA rating tool to provide an objective measurement for green buildings in South Africa, and to recognise and reward environmental leadership in the building and property industry. There are different ratings for different market sectors including office, retail, multi-unit residential, public and education buildings, interiors and existing buildings.

The primary objectives of Green Star SA tools are to:

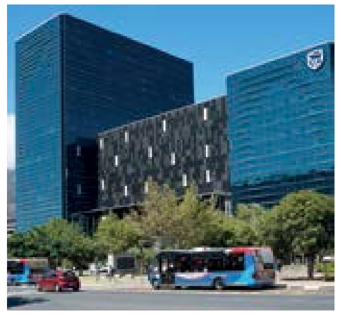
1. **Establish a common language and standard of measurement for green buildings**
2. **Promote integrated, whole-building design**
3. **Raise awareness of the benefits of green building**
4. **Recognise environmental leadership**
5. **Reduce the environmental impact of development.**

GREEN STAR-RATED BUILDINGS IN THE CBD CURRENTLY INCLUDE:



PORTSIDE, 1 BUITENGRACHT
5-star Green Star SA; achieved in February 2015 (67 points)
Sustainable building features:

- **Provision of 42 electric vehicle charging points**
- **99.3% of the entire facade is designed for disassembly to be easily reused or recycled**
- **Over 90% of occupied spaces are designed to have HVAC diffusers (air conditioning/heating units) turn off when the space is unoccupied**
- **99.98% of all light fittings are LED**
- **Rainfall, HVAC bleed and grey water is harvested, treated and re-used for toilets, urinals and HVAC cooling tower make-up water.**



THE TOWERS, 2 HEERENGRACHT
2-star Green Star SA; existing building performance pilot, achieved in March 2015 (19 points)
Sustainable building features:

- **Efficient building management policies and procedures**
- **Sustainable grounds-keeping practices**
- **Conducting of occupant surveys and taking of thermal comfort measurements**
- **Solid waste management.**

www.gbcsa.org.za

IN CONCLUSION
Future reports and projects

Apart from the projects outlined in this report – many of which are ongoing – several more projects that would improve the way the Cape Town CBD functions and is experienced are on the cards for implementation during the next five years by the City of Cape Town and key partners such as the publishers of this report, the Cape Town Central City Improvement District (CCID). Examples follow of the type of "blue sky" thinking that is currently either in planning or pilot stage, and future editions of this report will regularly feature updates.

PUBLIC SPACE MANAGEMENT

The City of Cape Town is researching viable models and best practice international examples to optimise public spaces and pedestrian thoroughfares in Cape Town, and is currently in the planning phase of a pilot project to begin early 2016 in the Central City in conjunction with the CCID. Focusing on the development first and foremost of strong public-private partnerships, the pilot project will concentrate on infrastructural improvement and beautification designed to maximise both the economic opportunities for formal and informal retailers that derive a living within and alongside these spaces, as well as the visitor experience. If successful within the CBD, it is envisaged that the model produced will be implementable in public spaces across the metropole.

WAYFINDING, MAPS AND PRECINCT IDENTIFICATION

The CCID is continually investigating the most innovative ways in which to deliver effective signage and wayfinding devices that not only assist the public, but that can promote and brand the Central City as a destination in its own right, with precincts of distinct "neighbourhoods" offering a variety of unique business, investment, employment, lifestyle and visitor opportunities.

INCREASING RESEARCH AND SURVEYS AROUND ECONOMIC DEVELOPMENT

The publishers of this report, together with the key research partners with which it collaborates annually, will continue to explore new avenues of research and data collection to enhance its growing base of knowledge and information, vital not only to the day-to-day management and monitoring of the Central City and its business environment, but to continue to stimulate and drive investment confidence through the provision of the facts.

We look forward to including updates on these and other projects in the 2016 report.

ACKNOWLEDGEMENTS & CREDITS

Anneke Greyling (Sentinel Consulting)

Artscape Theatre Complex *Annual Report 2014/15*

Business Process enabling South Africa (BPeSA)

Cape Bar Council

Cape Craft & Design Institute (*Western Cape Design Strategy 2014; State of the Sector Report,* March 2015)

Cape Town International Convention Centre *2015 Integrated Annual Report*

Cape Town International Jazz Festival

Cape Town Opera (Lesley Liddle)

Cape Town Tourism (Marisah Nieuwoudt)

Gene Lohrentz (Geocentric Information Services)

Green Building Council of South Africa

Green Cape, Western Cape Government

Horwath HTL South Africa

Iziko Museums

Life Residential Cape Town

McKinsey & Company (*McKinsey on Society: When cities rule the world,* Parag Khanna, New America Foundation)

Metrorail

Ministry of Economic Opportunities, Western Cape Government

New Media Publishing (*Eat Out*, 2015)

The Mayor's Office, City of Cape Town

Open Streets Cape Town

Planning & Building Development Management Department, City of Cape Town

Propstats (Institute of Estate Agents of South Africa)

South African Property Owners Association (SAPOA)

Spatial Planning Department, City of Cape Town (Eloise Rousseau, Claus Rabe)

Geospatial Section, Strategic Development Information & GIS Department, City of Cape Town

Telecommunications Branch, City of Cape Town

Thursdays Projects

Transport for Cape Town, Corporate Services, City of Cape Town

Trade & Investment Department, City of Cape Town *Economic Performance Indicators for Cape Town* (Quarters 2 & 3 2015)

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