BELLVILLE CBD

ECONOMIC AREA PROFILE

TREND ANALYSIS 2012-2022

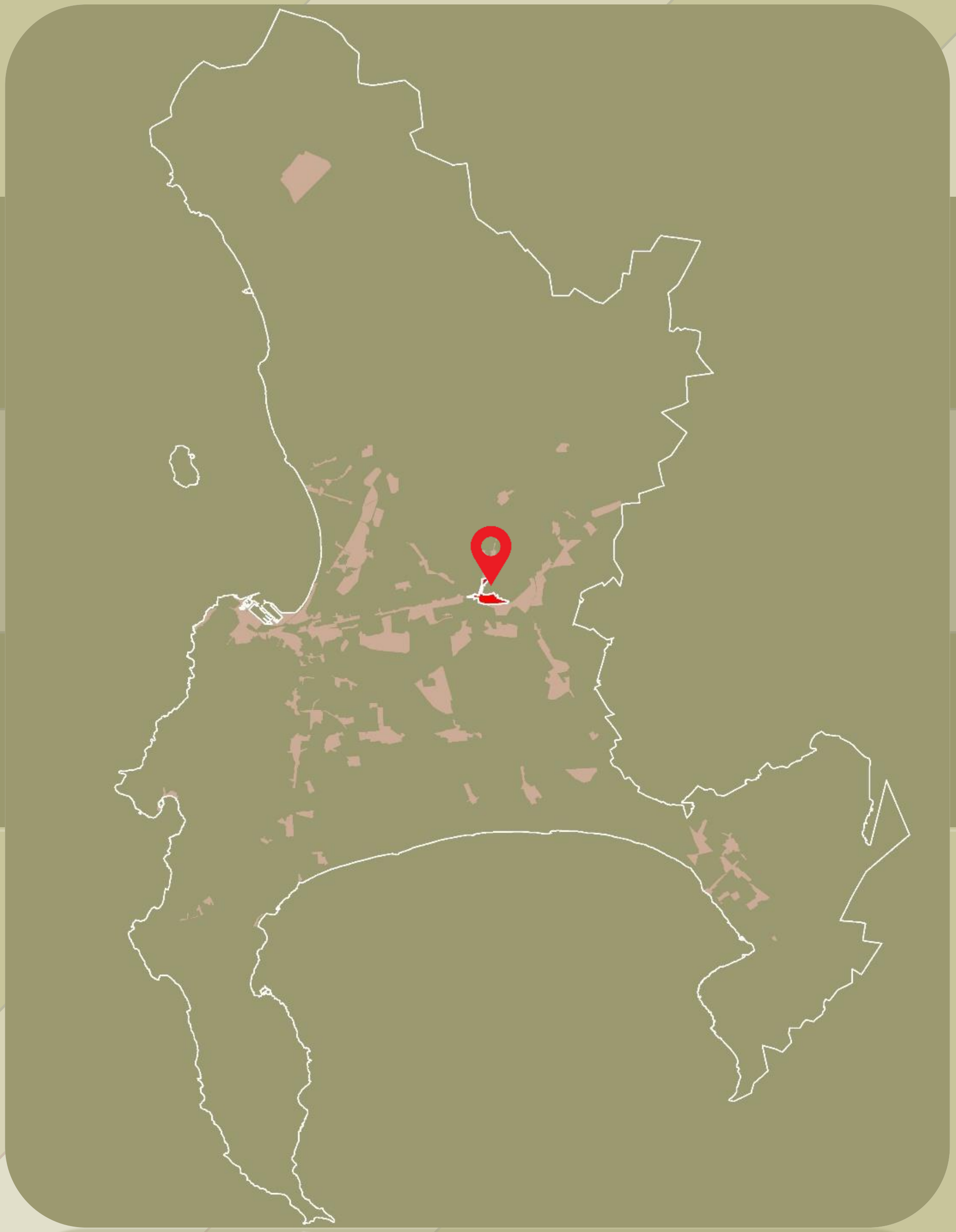

Image source: Google Earth

June 2025

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Making progress possible. Together.

ACKNOWLEDGEMENTS

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POLICY & REGULATORY CONTEXT

For the past decade, the global and national economic context has required regional economies to prioritise their investment decisions in space for greater efficiency. The Economic Areas Management Programme (ECAMP), as it was introduced, has therefore been considered a valuable economic data tool that provides valuable insights into the performance of the space economy at an area-specific level.

This update of ECAMP is further aligned with the Urban Planning & Design Department's business strategy to leverage spatial intelligence to unlock value within Cape Town's space economy by:

a) Tracking the performance and implementation of its spatial development framework policies
b) Developing the evidence base to inform and adjust said spatial policy
c) Supporting spatially targeted investment and decision-making
d) Providing a spatial lens of economic data within the Cape Town context

The following strategic objectives and programmes support the update of ECAMP:

INTEGRATED DEVELOPMENT PLAN 2022-2027

- Objective 1 (Increased jobs and investment in the Cape Town Economy): Targeted urban development programme
- Objective 15 (A more spatially integrated and inclusive city): Spatial strategy monitoring and evaluation project

INCLUSIVE ECONOMIC GROWTH STRATEGY (2021)

- Applying an economic lens to policy-making by integrating sustainable analysis into City Decision Making in alignment with the MSDF.
- The primary and most immediate scope of work must centre around economic recovery. To this end, implementation of this Strategy will be in the form of a three-phase recovery approach.

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (MSDF, 2023) POLICY & STRATEGY IMPLEMENTATION

- Table 5.1: Spatial strategy 1: Substrategies and policy guidelines (Policy 2, 4 and 5)
- Table A2: Spatial strategy 1: Policy guidelines, strategic and implementation intent (Policy 4,2 and 4,3)

DISTRICT SPATIAL DEVELOPMENT FRAMEWORK (DSDF, 2023): SUB DISTRICT GUIDANCE

- Tygerberg DSDF - Subdistrict 3: Voortrekker Road/Durban Road (South of the N1) Development Corridor (Including Bellville CBD)
  - District Development Guidelines (page 60)
  - Subdistrict Development Guidelines (page 89)
  - Consolidated Subdistrict SDF (Figure 20: Subdistrict 3: Voortrekker Road/Durban Road (south of the N1) development corridor (including Bellville CBD))

CONCEPTUAL FRAMEWORK

Intended users

This profile provides a cohesive narrative to determine key trends across several data entry points to help inform decision-making. It also aims to help guide investment in cases where data is not readily available to the public.

Conceptual Framework

The reporting of updated time series microeconomic analysis on Cape Town's economic areas is informed by a conceptual framework, which aims to create spatial intelligence on *supply & demand factors according to the 5* themes which have been identified. The 5 themes allow for an integrated narrative across area-based economic trends. The trends being reported throughout this profile are used to classify and assess the overall performance of Cape Town's economic areas.

Data preparation, sources, assumptions and limitations

The indicators reported in this profile feed off several automated data processes to add intelligence at a land parcel level which is then aggregated into economic areas. This profile draws across various datasets between 2012 and 2022 such as the General Valuation Roll, market reports, building plans, land use applications, property sales and SARS data. While many of the respective datasets are continuously refined over time, this profile will be updated as and when new data is available.

Contact details

Should you wish to make contact, please direct your feedback to the City of Cape Town's Metropolitan Spatial Planning and Growth Management branch via Future.CapeTown@capetown.gov.za.

MICRO-ECONOMIC DEMAND & SUPPLY FACTORS

This profile examines a range of micro-economic indicators to highlight trends in supply and demand specific to the economic area. The indicators include:

- Property sales per land use sector
- Building work completed
- Types of land use applications approved
- Vacant land per land use sector
- Built-up land and take up rate per land use sector
- Dominant land uses present in an area
- Building vacancy rate overtime
- Capitalisation rate over time
- Rental rate p/m² by land use sector
- Jobs per industry

MACRO-ECONOMIC REPORTS AND INDICATORS

For additional insights into the macro-economic factors affecting the regional economic condition, refer to the following reports for more information on macro-economic indicators related to Cape Town:

- Economic Performance Indicators for Cape Town
- Regional Market Analysis and Intelligence 2023/24
- Provincial Economic Review and Outlook (PERO)
- Municipal Economic Review and Outlook (MERO)

WHY

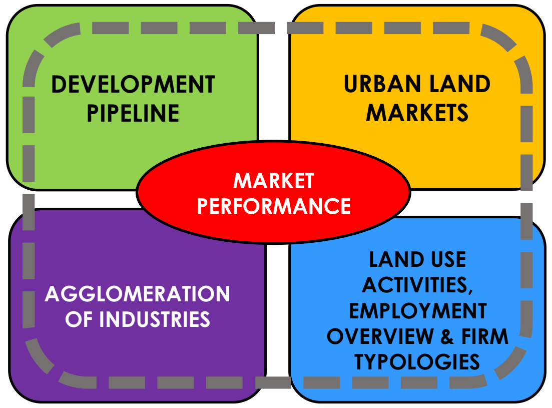
VALUE PROPOSITION	CHALLENGES /OBJECTIVES TO ADDRESS	AREAS OF APPLICATION
Promoting economic infrastructure in support of economic growth and job creation. Supports internal and external collaboration around data and spatial intelligence. Supports the spatially differentiated investment rationale of the MSDF and DSDFs.	**Urban Growth Planning (Non-res growth estimates)**: Determine where to accommodate non-res growth. **Spatial intelligence**: Location-based supply and demand factors. **Enhanced spatial policy**: Evidence-based analysis on Cape Town's space economy informing a policy framework.	Land Use Model 2050 update. Replacement of the static and dated ECAMP with an updated, automated economic analysis tool. Support: Business retention & expansion initiatives. Data foundation behind MSDF Policy Statement 4.

WHAT

Supply, Demand & Performance (S,D & P)

Building work under construction/completed **(S)**.
Land use approvals **(D)**.
Property sales by sector **(P)**.

Agglomeration and Co-agglomeration of major sectors/industries **(S)**



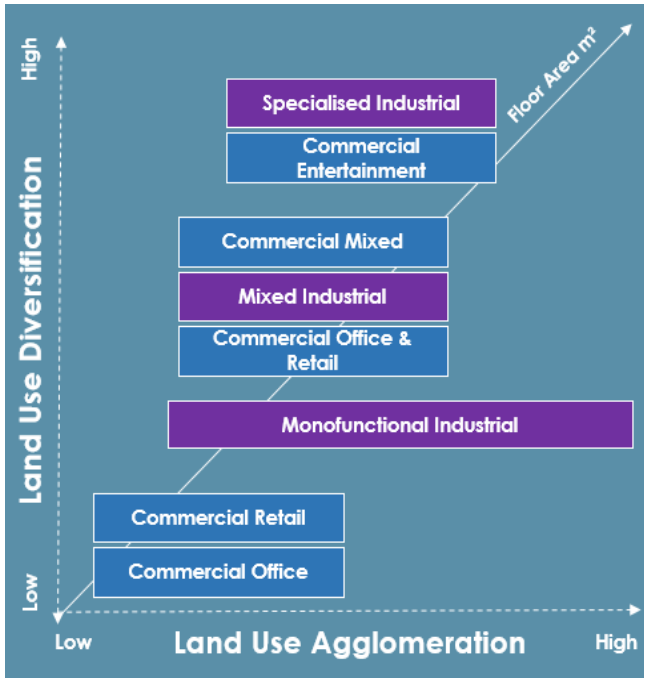
Built-up extent (m²) of land per sector **(S)**.
Vacant land (m²) per sector **(S)**.
Vacancy rate of buildings (%) per sector **(P)**.

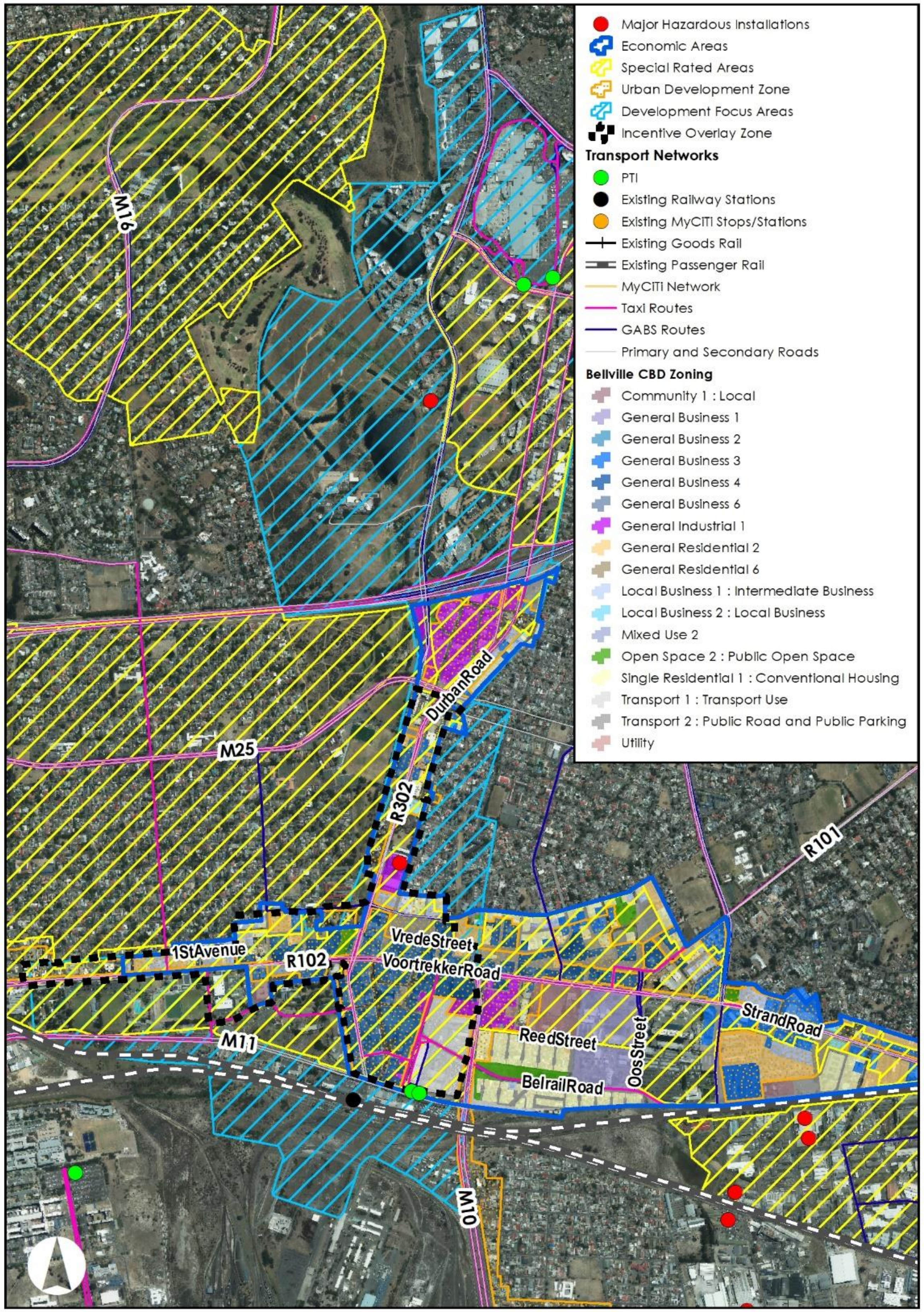
Dominant land use **(S)**
Propensity of industries at a Metro scale **(D)**.
Total jobs per industry & wage band **(D)**.
Firm size and count **(D)**.

Cap rates **(P)**
Rental rates per m² per sector **(P)**

HOW

At a metro scale, economic areas are classified as either industrial or commercial nodes. In the context of Cape Town's distinct space economy and the agglomeration patterns of industries, industrial nodes can be further characterised as being either specialised, mixed or Monofunctional. While the general understanding is that commercial nodes presents a more 'mixed use' environment, these nodes can be further characterised as being unique to either retail, office, entertainment, office & retail or mixed (where 3 or more land uses has a significant amount of floor area within an area).





BELLVILLE CBD

Location

- The area is approximately 25km east of Cape Town's Central Business District and the Port of Cape Town. Furthermore, the area is located 12km from Cape Town International Airport.
- It is also situated near the N1 highway and along Voortrekker Road, including other major roads, providing easy access to and from areas across Cape Town.
- The area includes a Public Transport Interchange and is serviced by rail, taxis and GABS.
- Access to a skilled workforce from surrounding areas includes the broader Bellville, Durbanville, Parow, Belhar, Delft and Kuilsriver areas.
- Due to its location, the area also attracts a skilled workforce from areas across Cape Town.

Zoning, land use and form

- The area is predominantly zoned for business, residential and industrial purposes.
- The area is mainly characterised by office and retail, which include education, health, warehousing, public services and hospitality.
- The average land parcel size in the area mostly varies between 750 – 2,000m², with a limited number of land parcels ranging beyond 3,000m².

Spatial planning mechanisms

- The area is serviced by a City Improvement District.
- The area has been identified as a Development Focus Area as part of the Tygerberg District Spatial Development Framework.
- Parts of Bellville CBD, along Voortrekker Road are also incentivised as part of the National Treasury's tax incentive (Urban Development Zone).
- The area also includes an Incentive Overlay Zone.

Key highlights of the area include:

- Bellville was established in 1861 and anchored around the railway station, being the second busiest in comparison to Cape Town station. Bellville CBD began to develop between 1940 and 1979.
- It is also the second biggest Metropolitan node in Cape Town.
- Bellville CBD forms part of the Voortrekker City Improvement District and was established in 2012. In addition to the CID, the Greater Tygerberg Partnership group is also very active within the Bellville CBD area and a key stakeholder to the City.
- Furthermore, the Bellville Local Spatial Development Framework has also been approved in 2023.
- The adjacent Transnet site, located south of the economic area is also in the process of intensifying on it use and will contribute significantly.

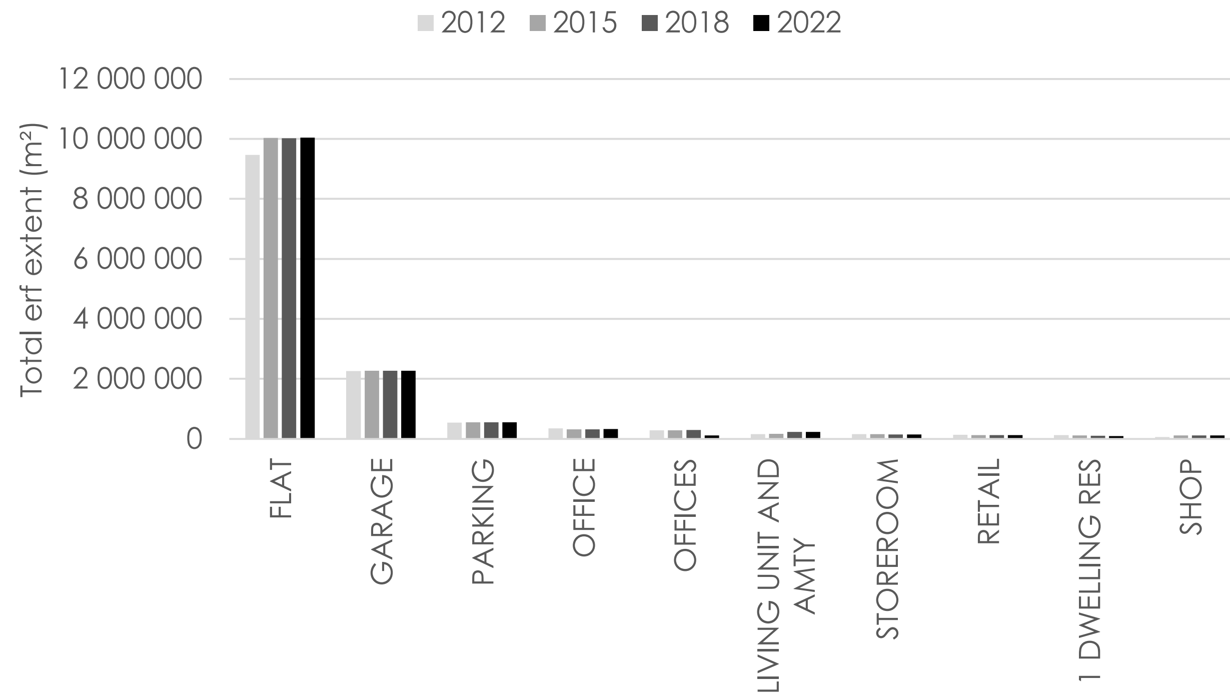
Policy & regulatory context
Conceptual framework
Introduction
Land use activities, employment overview & firm typologies
Developme nt pipeline
Urban land markets
Agglomeration of industries
Market performance
Performance & Potential

LAND USE ACTIVITIES

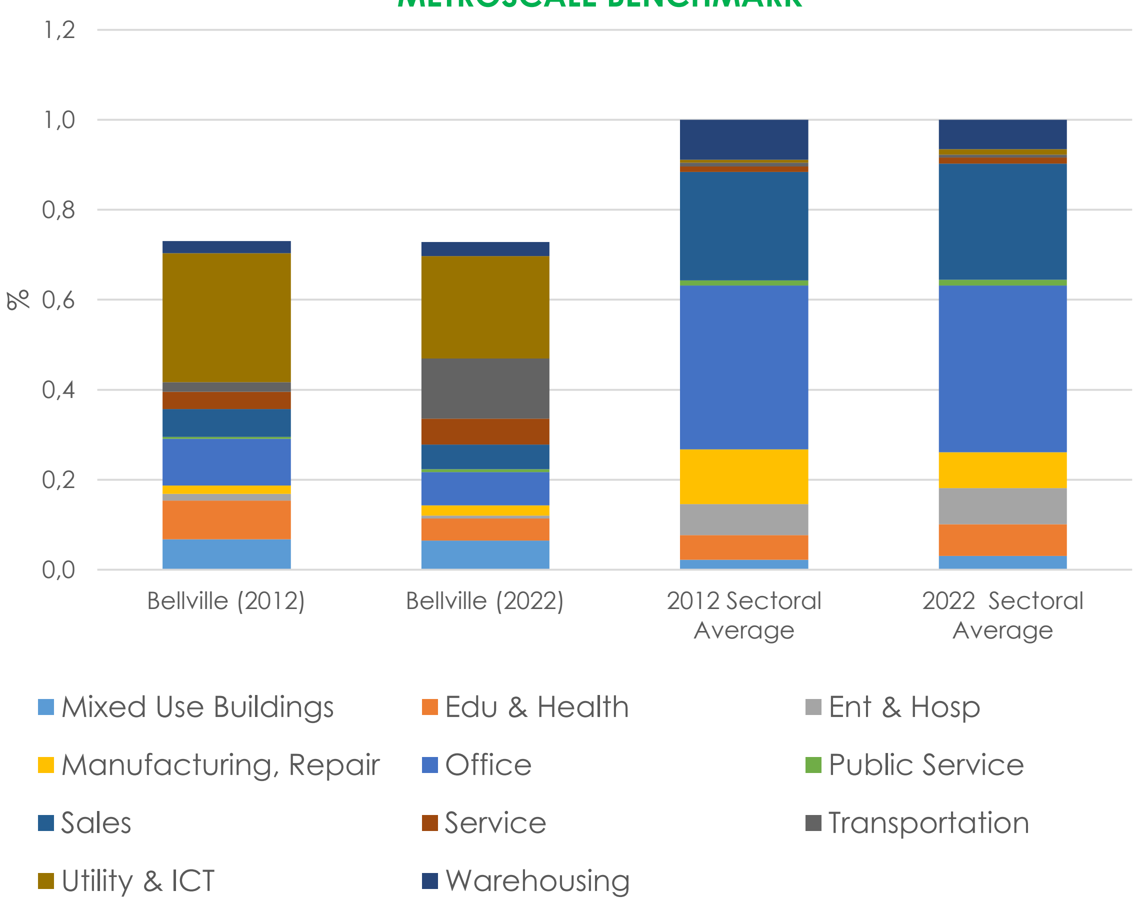
A recent analysis involved the conversion of land use codes contained in the General Valuation Roll (GV Roll) into Standard Industrial Classification (SIC) codes to determine the propensity of industries operating in areas of similar character. However, for the commercial nodes, the benchmarking and nodal typology have been drawn from the land use codes.

- Between 2012 and 2022, Bellville CBD was mainly characterised by a greater propensity for utility & ICT, office, education & health and sales as reflected in the **Nodal Typology**. The nodal typology highlights industries with the most floor area (m²) operating within an economic area.
- The **Metroscale Benchmarking** positions Bellville CBD as being a contributor of utility & ICT, mixed-use buildings (office and retail), retail and transportation which performs higher than the sectoral average when compared to other commercial areas across Cape Town.
- Additionally, the GV Roll reflects land use data by showing the **dominant land use** over time. It details the cumulative floor area (m²) for flats and parking spaces. It further shows consistency in land uses such as offices, retail and store rooms.

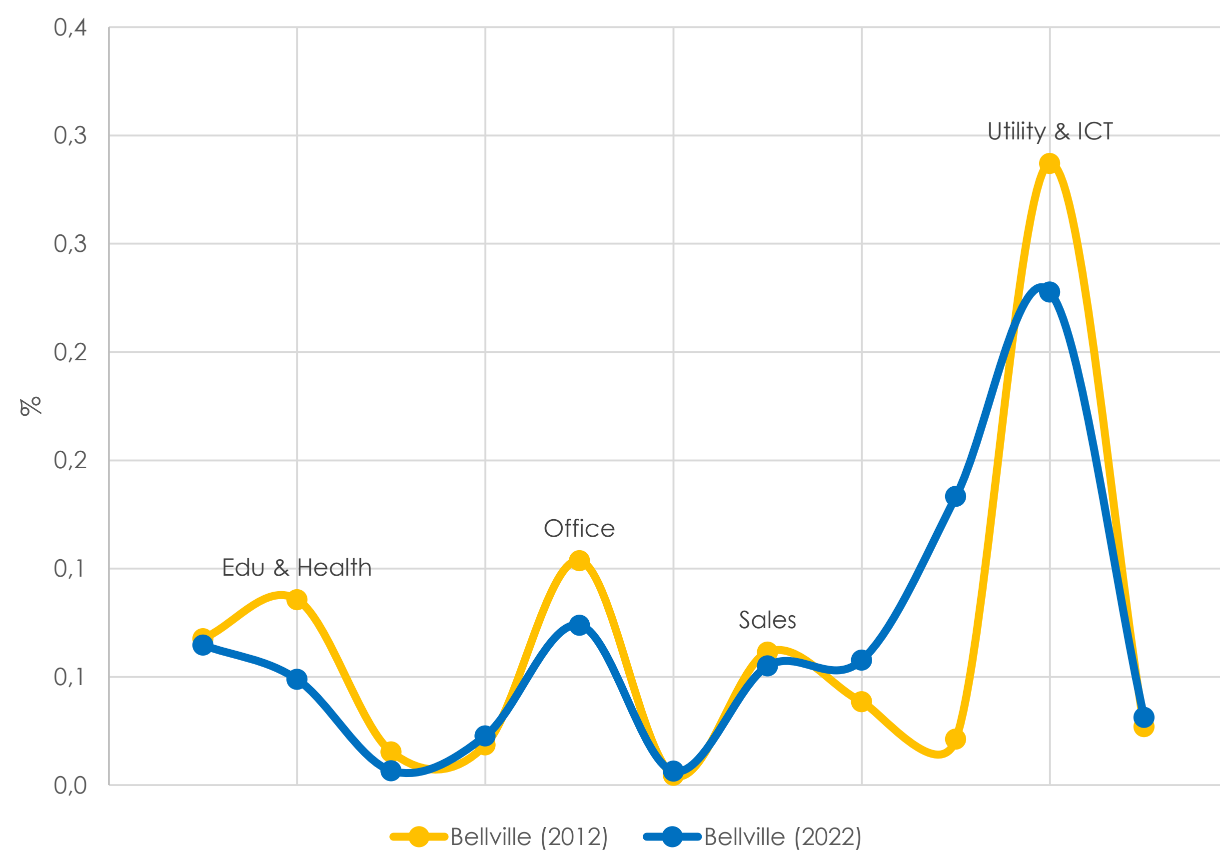
TOP 10 MOST DOMINANT LAND USES BETWEEN 2012 AND 2022



METROSCALE BENCHMARK

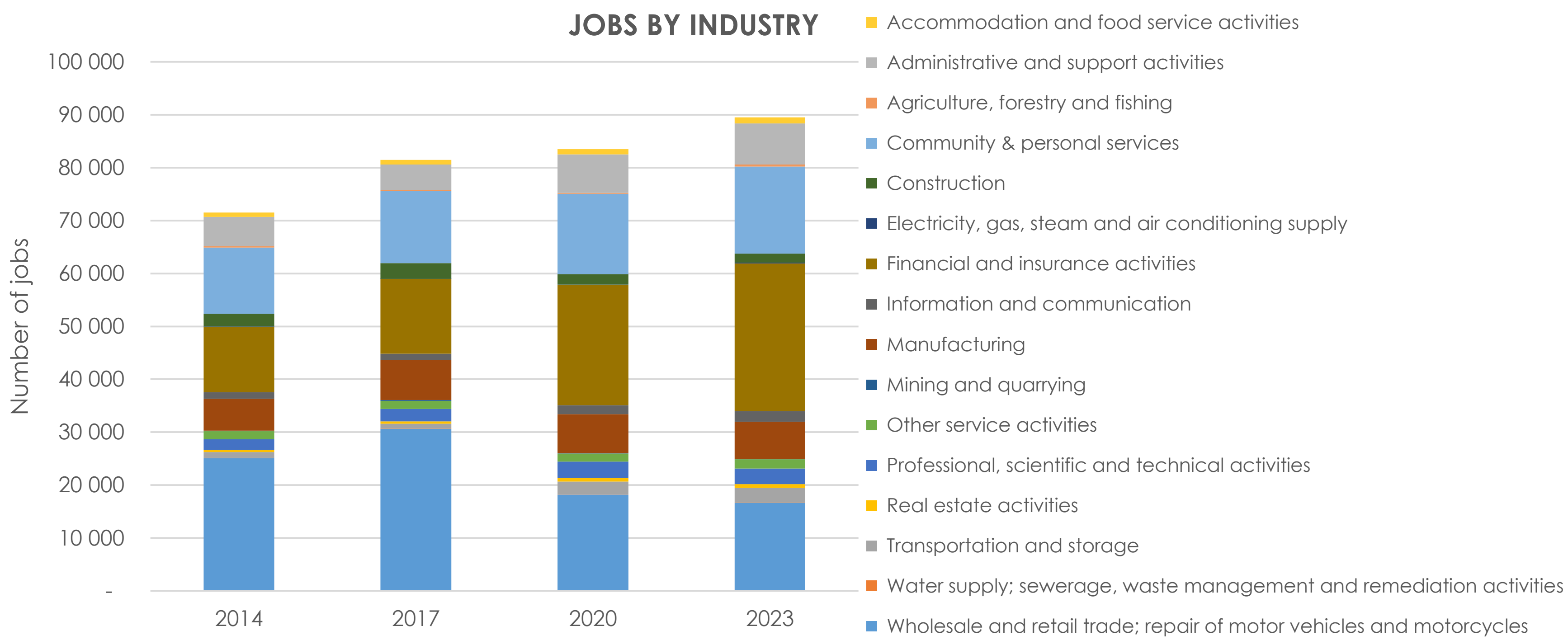


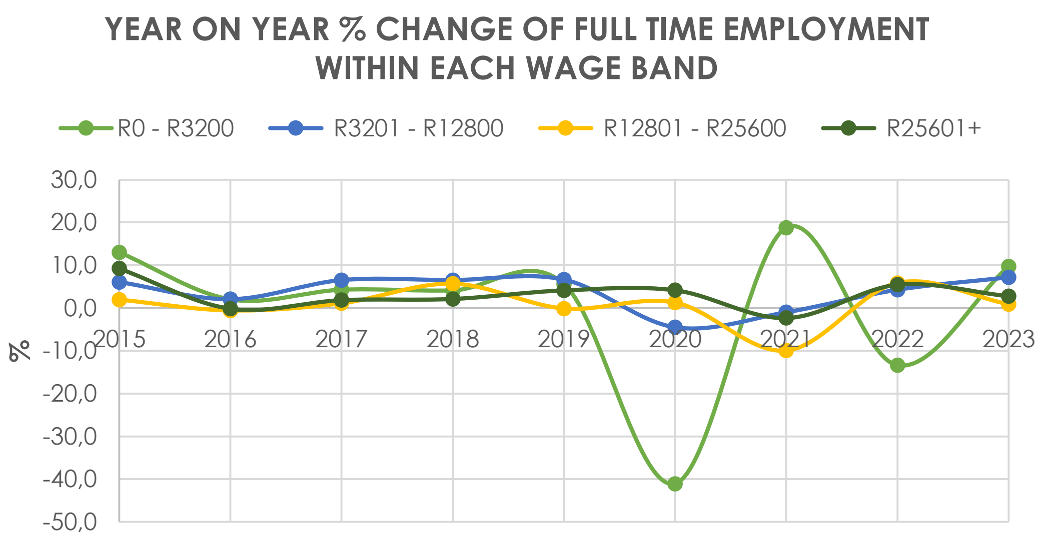
NODAL TYPOLOGY FOR 2012 AND 2022
(Office & Retail)

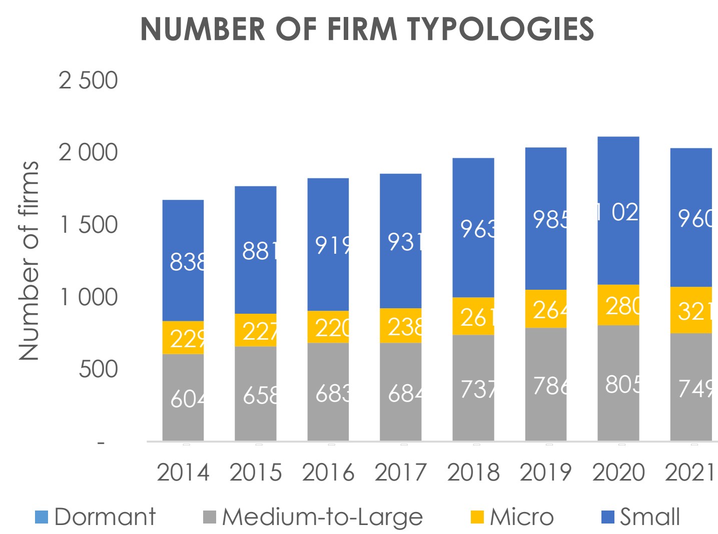


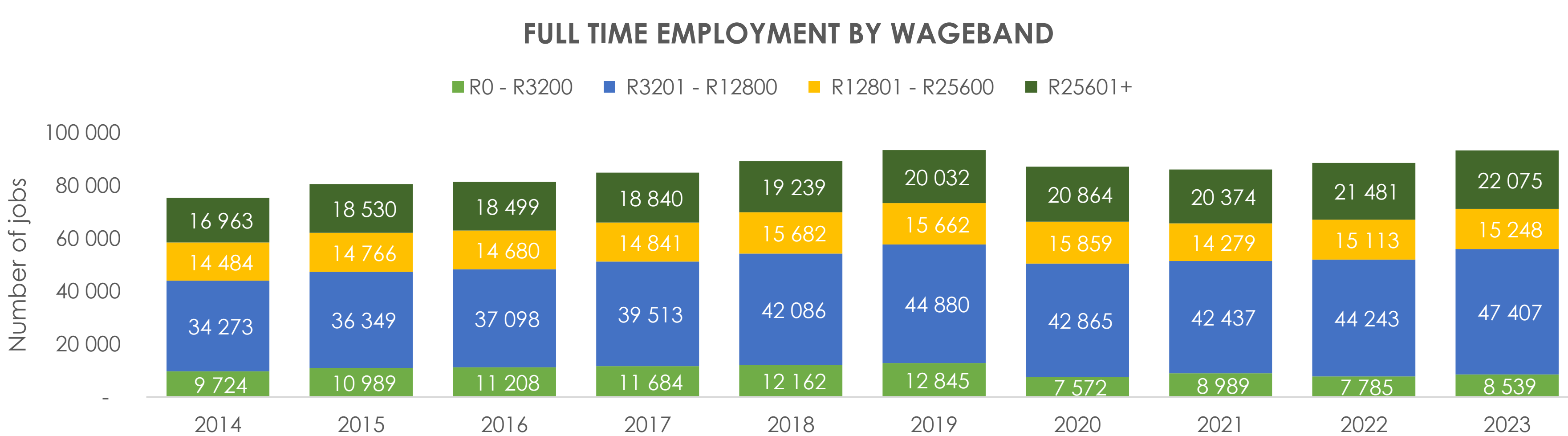
Source: 2012 – 2022 land use codes (May 2024 analysis)

EMPLOYMENT OVERVIEW & FIRM TYPOLOGIES









Source: SARS data extract for period between 2014 and 2023. Firm size data only available between 2014 and 2021.

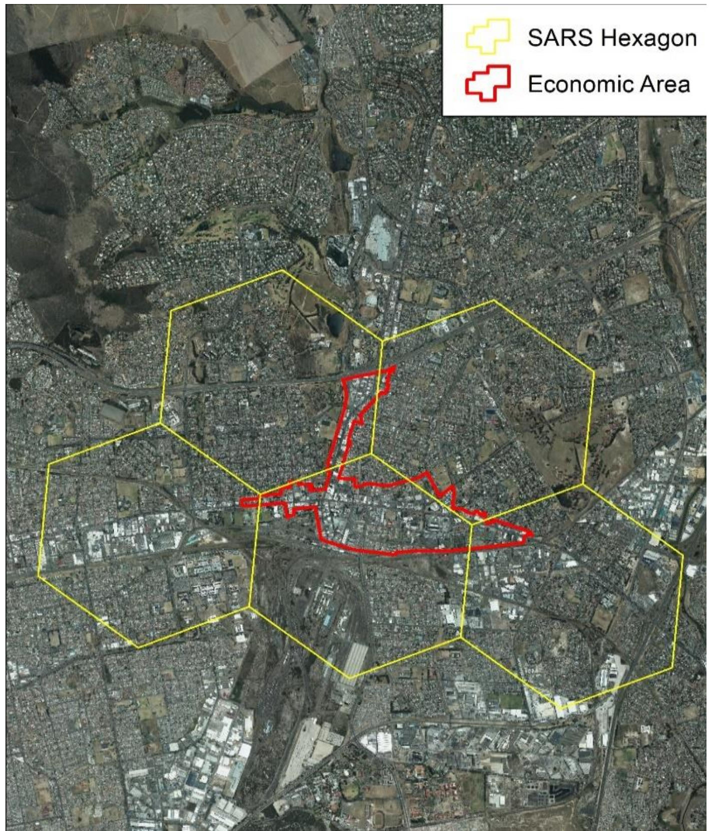
Jobs/Firms

Between 2014 and 2023, the number of job opportunities in the Bellville CBD area ranged from approximately 70,000 to 90,000. A steady, yet healthy increase in jobs despite the shocks experienced during the COVID-19 pandemic. Over the years, most jobs have been concentrated in the financial & insurance services, wholesale & retail, community & personal services and administrative services.

The total number of firms increased overall from 1,600 to 1,800. While small firms dominate the landscape, there is also a significant presence of medium-to-large firms, as well as micro firms.

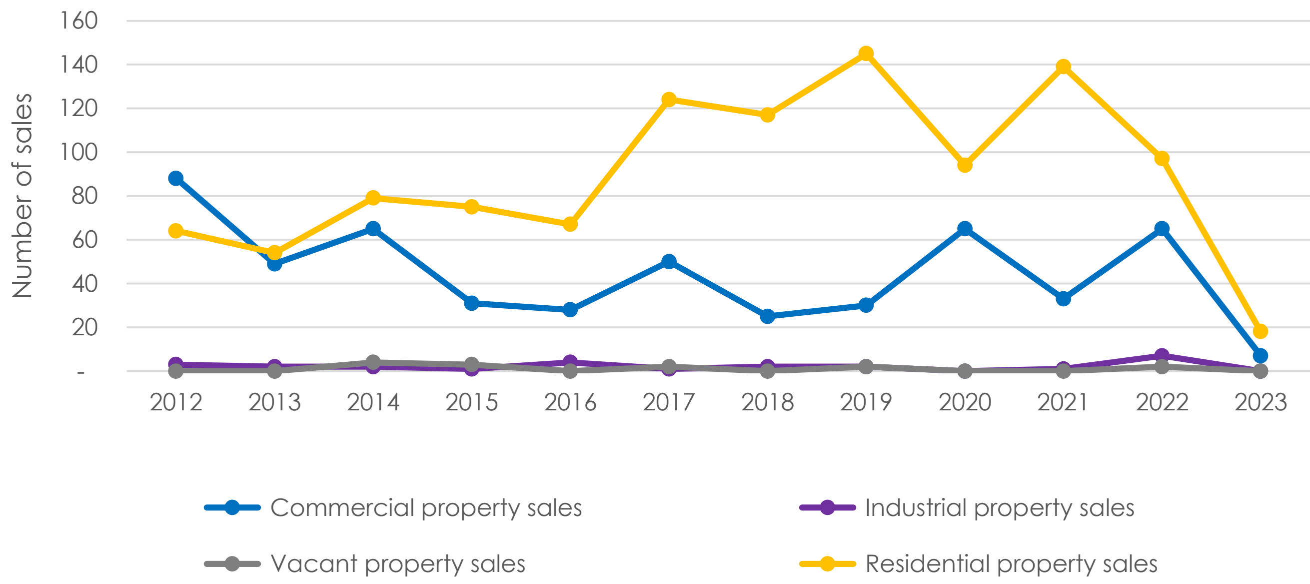
Income bands

The income bands reflect the skill levels of employed individuals. The data indicates that a larger proportion of employees earn up to R12,800, with a significant number of employees earning in the upper-income brackets.

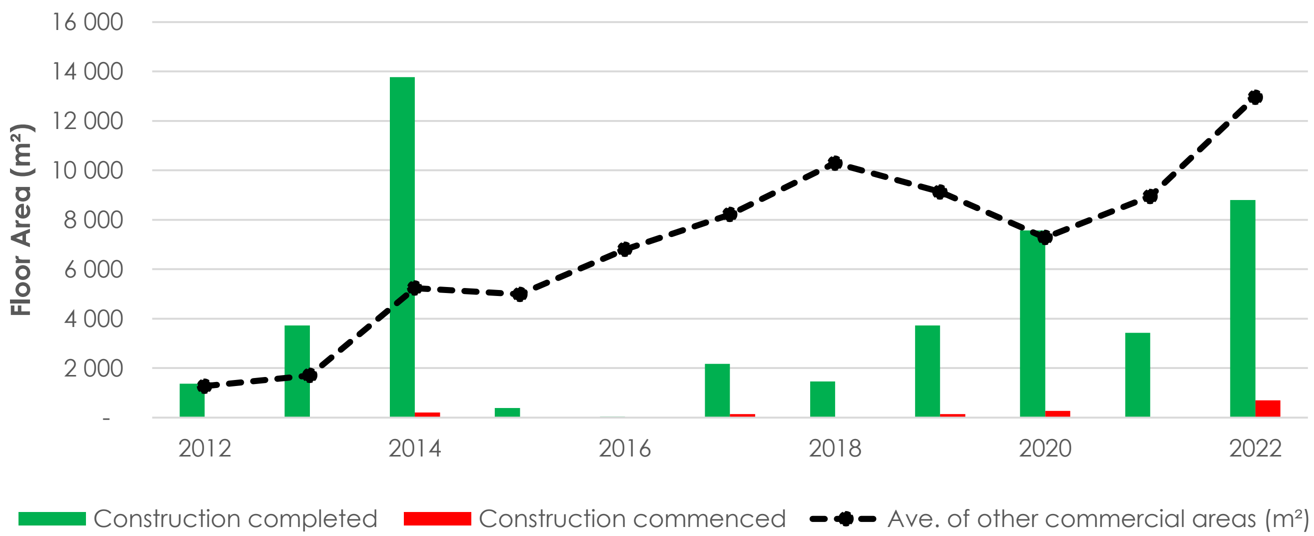


Spatial hexagons in which SARS data has been captured and overlaid with Bellville CBD economic area.

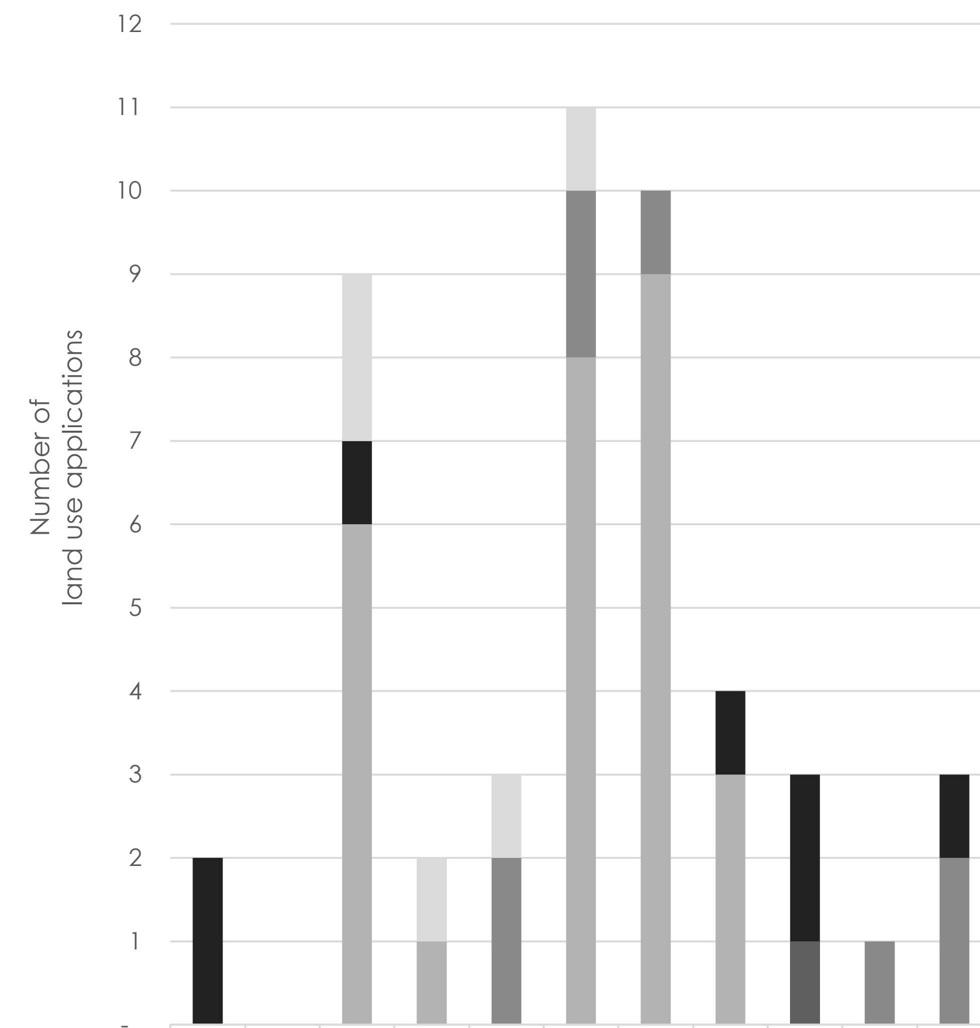
PROPERTY SALES BY SECTOR



BUILDING WORK COMPLETED/UNDER CONSTRUCTION RELATIVE TO AVERAGE OF AREAS WITH SIMILAR CHARACTER



APPROVED LAND USE APPLICATIONS



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Temporary departures	-		2	1	1	1	-	-	-	-	-
Subdivisions	2		1	-	-	-	-	1	2	-	1
Rezonings	-		-	-	2	2	1	-	-	1	2
Multiple applications	-		6	1	-	8	9	3	-	-	-
Consolidations	-		-	-	-	-	-	-	1	-	-

Property Sales
Between 2012 and 2022, property sales in the residential sector were notably higher compared to other sectors. The only exception was for the commercial sector, indicating a significant increase in commercial property sales, especially between 2017 and 2020. Overall, property sales have fluctuated until 2022 and started to taper down in 2023.

Land Use Applications
Most approvals during this period were for multiple applications, which may include a combination of the types seen in the graph.

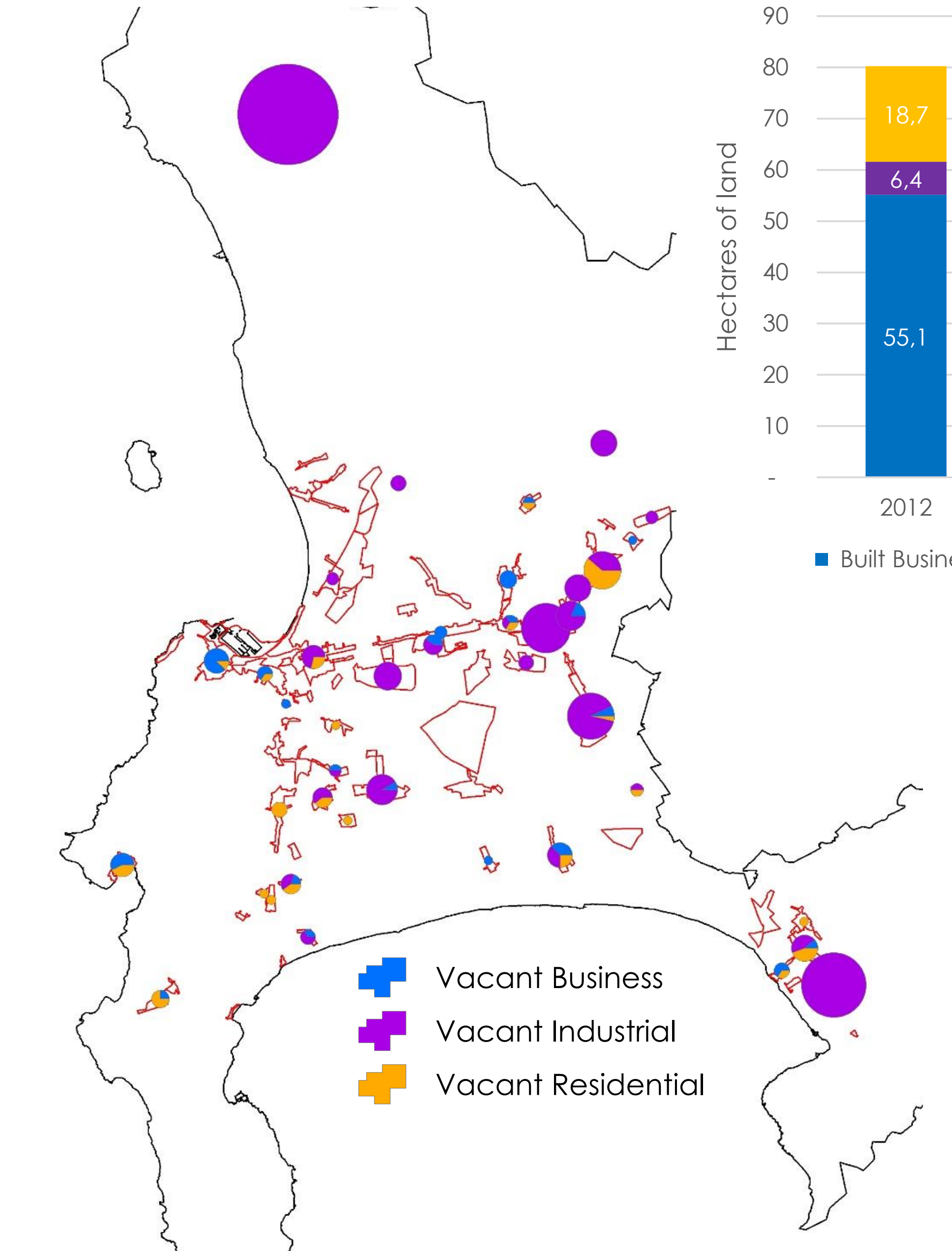
Building Plans
Following on from property sales and land use approvals, building work activity has been at a level above the metro's annual average in 2013 and 2014 when compared to other commercial areas. Building work activity also increased between 2017 and 2023, although, remained below the metro average.

Source: City's DAMS (building plans and land use applications extract), General Valuation Roll.

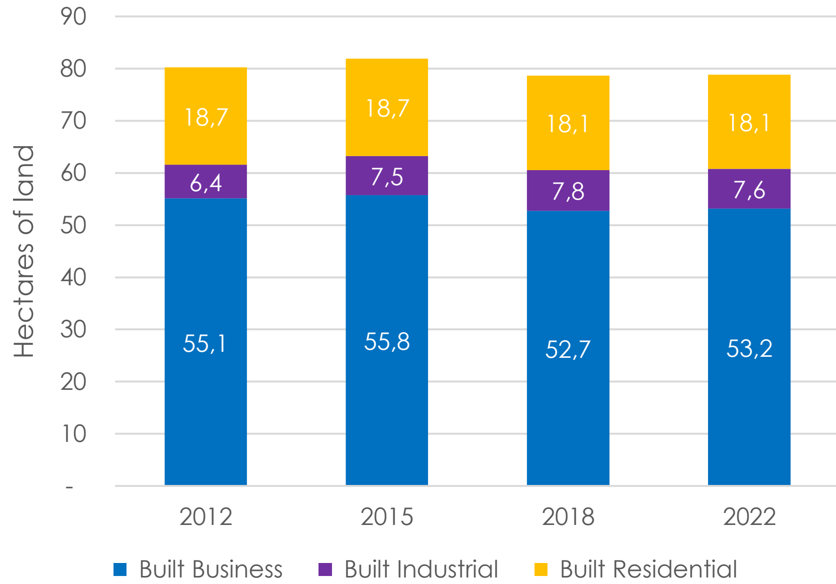
Policy & regulatory context
Conceptual framework
Introduction
Land use activities, employment overview & firm typologies
Development pipeline
Urban land markets
Agglomeration of industries
Market performance
Performance & Potential

LAND USE CHANGE & VACANCY RATES

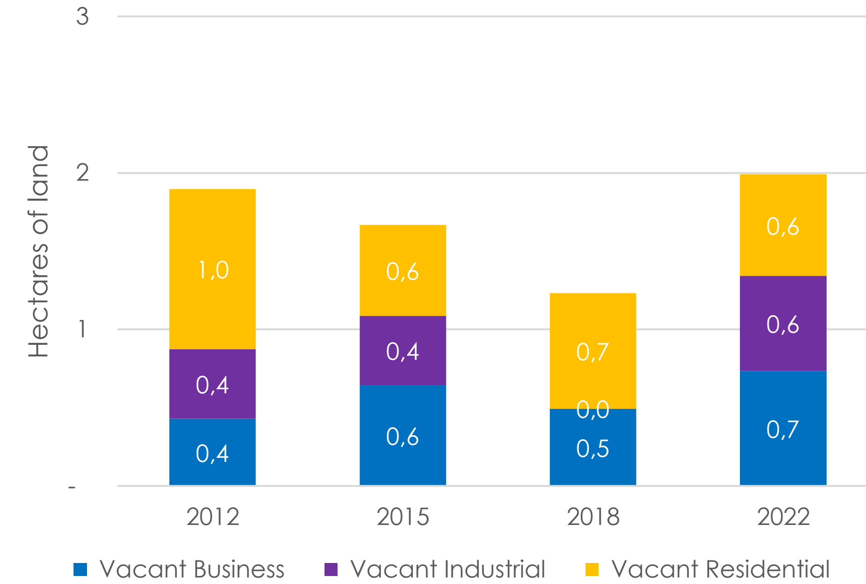
VACANT LAND ACROSS CAPE TOWN (GV 2022)*



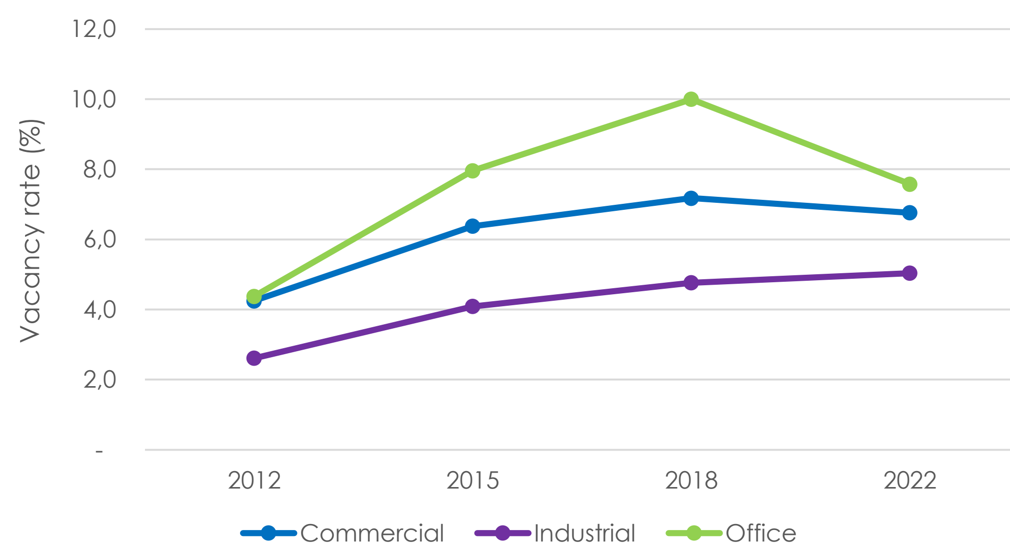
BUILT-UP LAND EXTENT BY SECTOR (TOTAL ERF EXTENT)



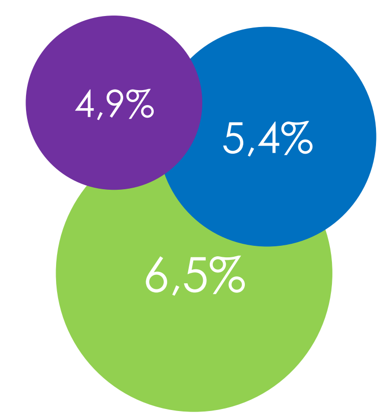
VACANT LAND EXTENT BY SECTOR (TOTAL ERF EXTENT)



AVERAGE VACANCY RATE OF EXISTING BUILDINGS



METRO AVERAGE: VACANCY RATES PER SECTOR FOR 2022*



Number of land parcels that are vacant by size			
Erf Size	**Commercial**	**Industrial**	**Residential**
1) 1-250m²	1		3
2) 251-500m²	1	4	1
3) 501-1000m²	7	3	6
4) 1001-2500m²	1	1	1
5) 2501-5000m²			
6) 5001-10000m²			
7) >10000m²			

Source: City's General Valuation Roll and Market Reports

Vacant land

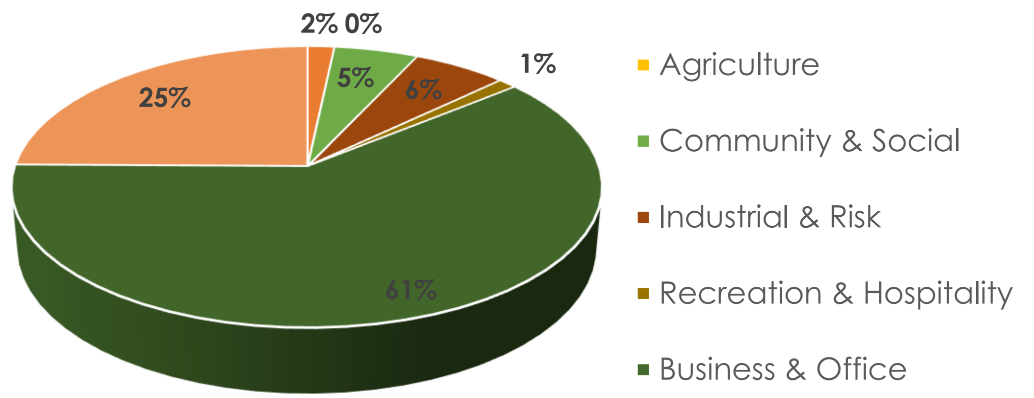
The map provides a representation of the latest GV Roll (2022) by illustrating vacant land across the metropolitan area and supplements the graph on vacant land for the 2022 GV year. While the area has experienced a stable growth rate in terms of the built-up land, vacant land has been limited as of 2022. Furthermore, the remaining vacant land is categorised based on the number and size of land parcels, as reflected in the accompanying table.

Vacancy rates

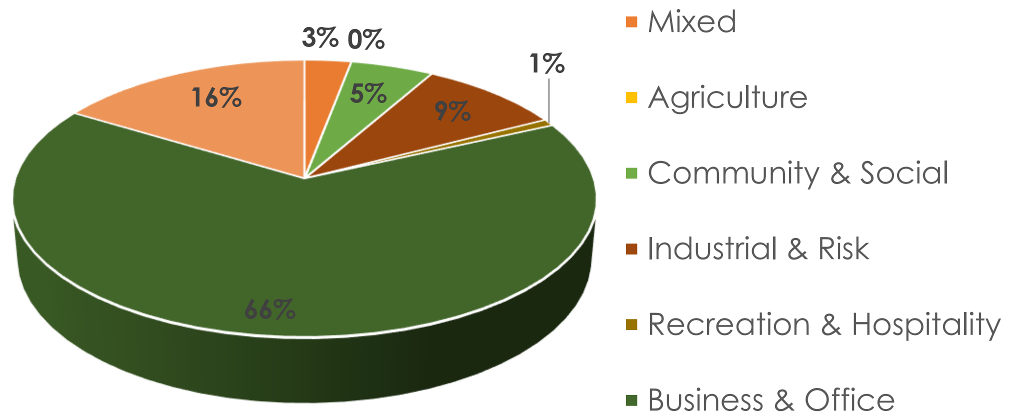
In addition to vacant land, vacancy rates of existing buildings for the commercial sector ranged between 4,4% in 2012 and 6,8% in 2022. The office sector has increased from 4,4% in 2012 to 7,6% in 2022, while the industrial sector has also increased from 2,6% in 2012 to 5% in 2022.

A metro view that provides further context relative to this economic area.

% OF LAND USE GROUPS (2012)



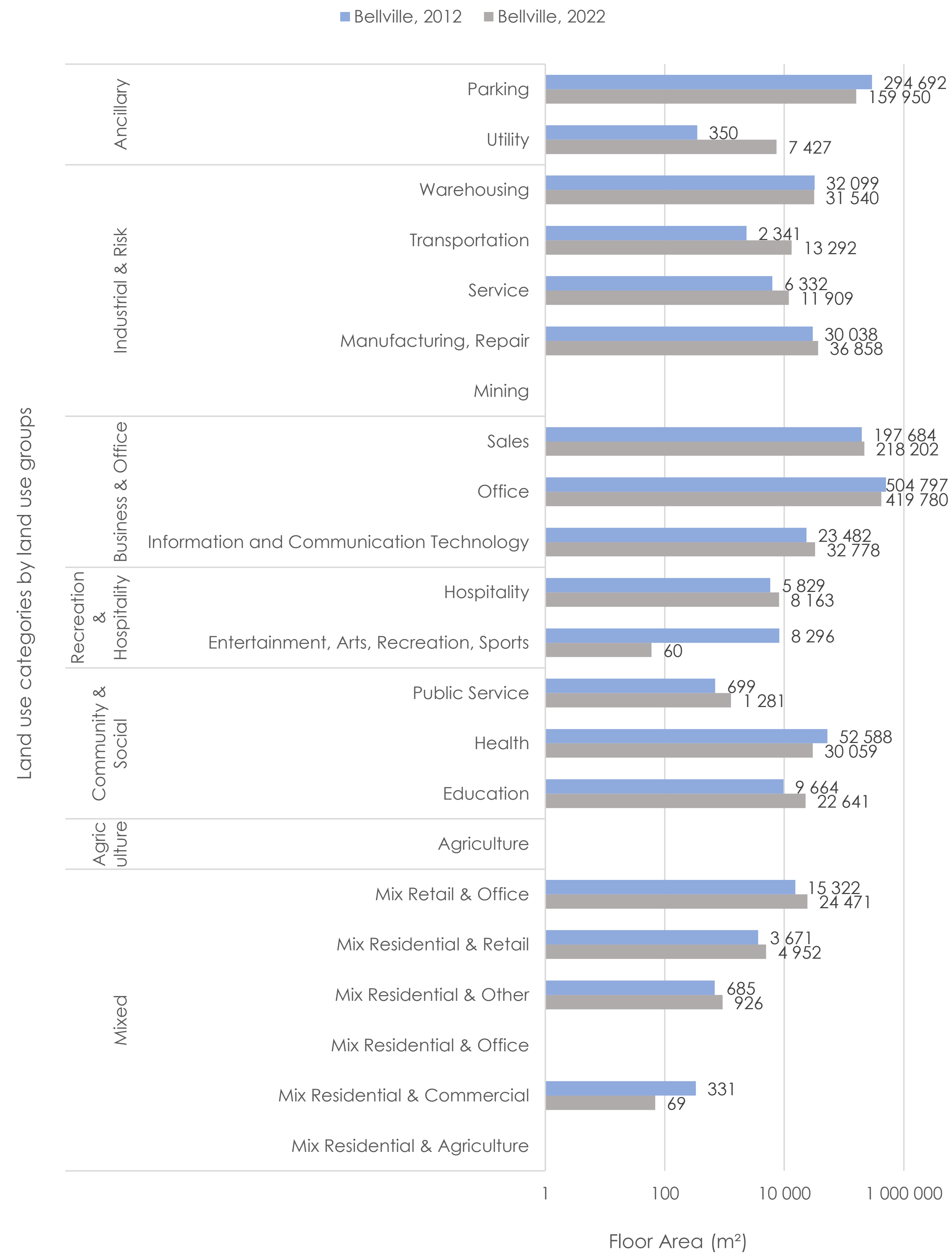
% OF LAND USE GROUPS (2022)



The pie charts illustrate the percentage distribution of land use groups in Bellville CBD, based on the cumulative floor area (m²) across various land uses. As shown in the charts, the Business and Office group has remained predominant in both 2012 and 2022, with an increase from 61% to 66%. In contrast, the ancillary land group has seen a decline over the same period from 25% to 16%.

Additionally, the bar graph provides a comparative view of the co-agglomeration of land use categories between 2012 and 2022 within each land use group. The data indicates that office and sales spaces have maintained significant dominance, with a noteworthy presence of health and education spaces. Furthermore, warehousing, manufacturing and ICT have reflected consistent total floor area over the past 10 years. There is also a presence of other land uses, which can be seen to be in support of the most dominant land uses.

FLOOR AREA PER LAND USE CATEGORY FOR 2012 AND 2022

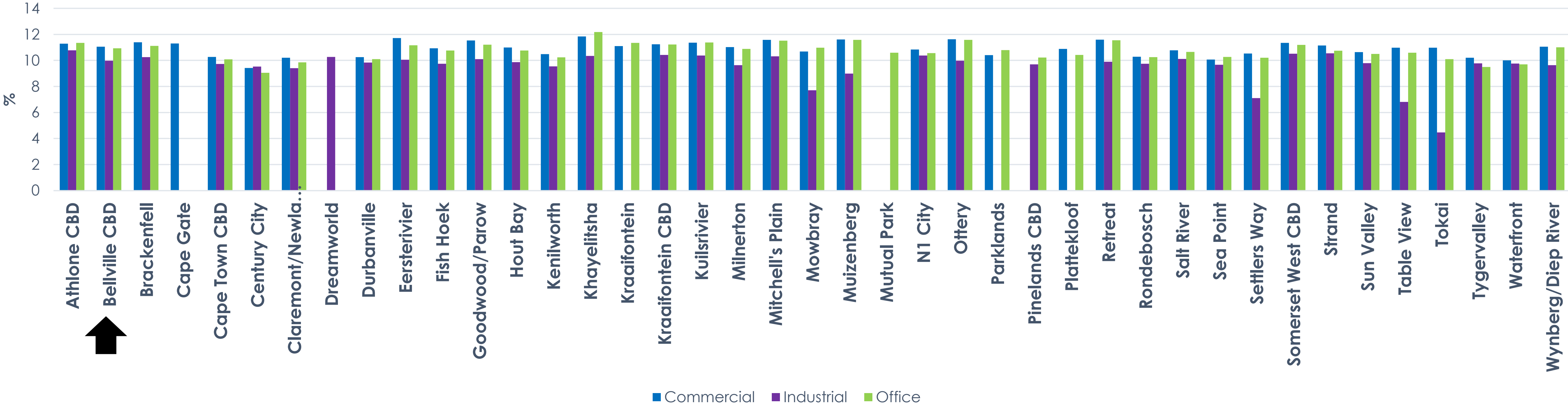


Source: Analysis of GV data (May 2024)

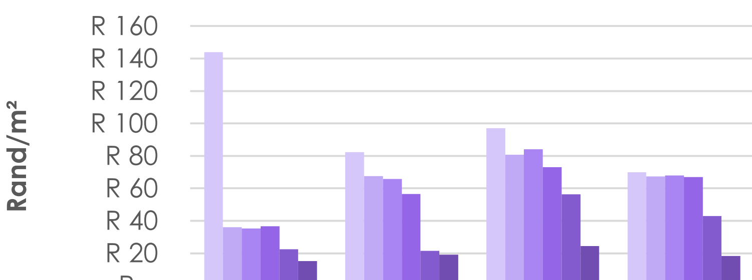
Policy & regulatory context
Conceptual framework
Introduction
Land use activities, employment overview & firm typologies
Development pipeline
Urban land markets
Agglomeration of industries
Market performance
Performance & Potential

MARKET PERFORMANCE

AVERAGE CAPITALISATION RATE OF BELLVILLE CBD IN RELATION TO OTHER COMMERCIAL AREAS FOR THE PERIOD BETWEEN 2012 AND 2022

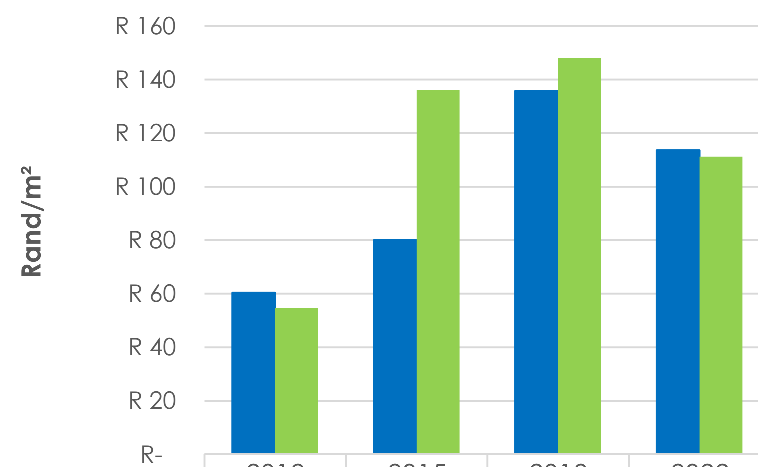


INDUSTRIAL RENTALS



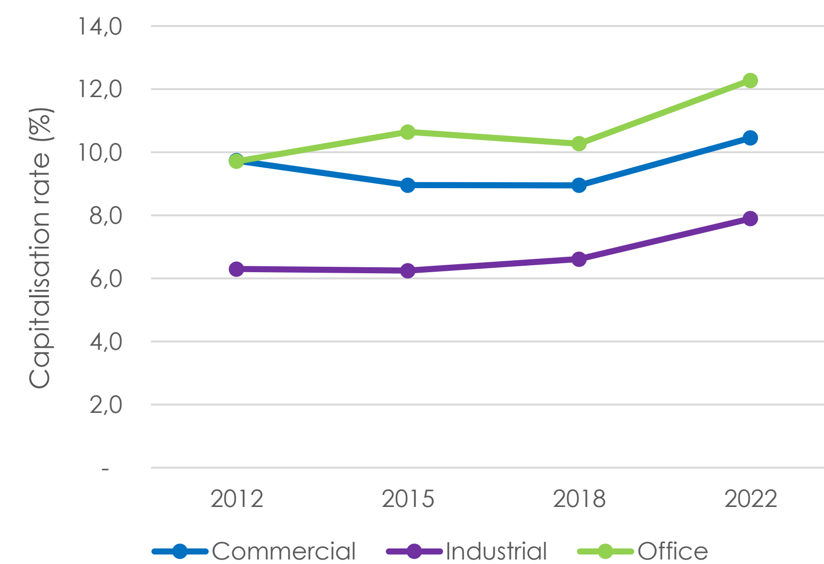
	2012	2015	2018	2022
1) 250m²	R 144	R 82	R 97	R 70
2) 500m²	R 36	R 68	R 81	R 67
3) 1000m²	R 35	R 66	R 84	R 68
4) 2500m²	R 37	R 57	R 73	R 67
5) 5000m²	R 23	R 22	R 56	R 43
6) 10000m²	R 15	R 19	R 25	R 18

COMMERCIAL AND OFFICE RENTALS



	2012	2015	2018	2022
Commercial	R 60	R 80	R 136	R 114
Office	R 55	R 136	R 148	R 111

CAPITALISATION RATES



Rental rates

Rental rates across all industrial space gradually increased between 2012 and 2018, with a decrease experienced in 2022. In addition, higher rental prices are recorded for smaller spaces.

Both office and commercial rentals experienced a significant increase from 2012 to 2018, with a decrease experienced in 2022 to almost similar rentals.

Comparative view on capitalisation rates

The average capitalisation rate between 2012 and 2022 for commercial, industrial and office sectors has been 11,05%, 9,98% and 10,94%, respectively and further indicates its competitiveness relative to other commercial areas.

Year on year capitalisation rates for the commercial sector have increased from 9,7% to 10,5%. The office sector increased from 9,7% to 12,3% while the industrial sector gradually increased from 6,3% to 9%.

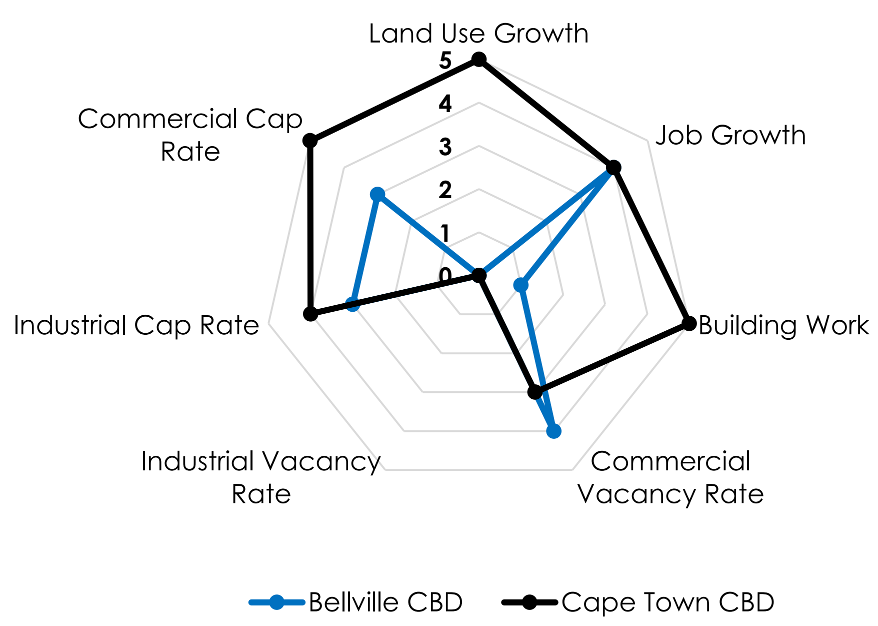
- *Higher cap rates = higher investment risk.*
- *Lower cap rates = lower investment risk.*

Source: 2012 – 2022 market reports

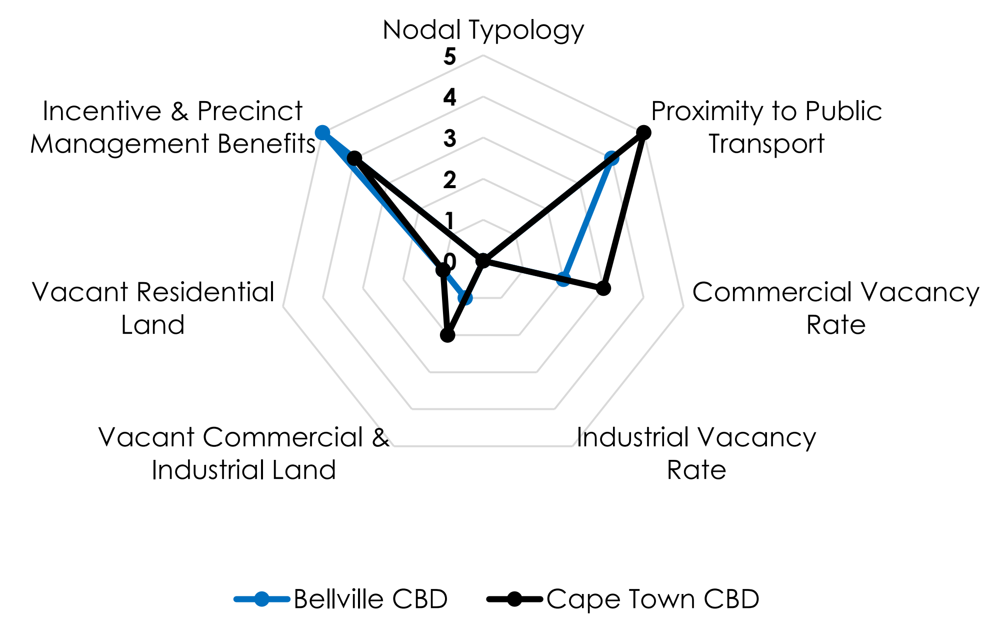
PERFORMANCE & POTENTIAL

The scores provided below summarise the detailed information presented throughout this profile. The method used to calculate Performance and Potential is based on several measurable individual indicators. The **scoring system ranges from 0 to 5, where 0 indicates low performance or potential and 5 indicates high performance or potential**. This profile compares either to Cape Town CBD (Commercial) or Montague Gardens (Industrial), depending on the classification of the economic area, as these two areas have attracted the most new floor area between 2012 and 2022 within their respective classifications.

PERFORMANCE



POTENTIAL



	Indicator	Description
Performance	Land Use Growth	Measures the growth of new floor area (m²) from 2012 to 2022 within an economic area, compared to other economic areas of similar classification. More growth indicates better performance. ***Source: General Valuation Roll.***
	Job Growth	Measures the percentage change in jobs within an economic area from 2014 to 2023, comparing this data against other economic areas of similar classification. A higher job prevalence indicates better performance. ***Source: SARS as of May 2024.***
	Building Work	Measures building work activity (new and improved m²) within an economic area from 2012 to 2022, compared to other economic areas of similar classification. Increased building work activity indicates better performance. ***Source: City's DAMS.***
	Vacancy Rate	Measures the average vacancy rates for the commercial and industrial sectors as of 2022, compared to other economic areas of similar classification. Lower vacancy rates indicate better performance. ***Source: City's Market Reports.***
	Capitalisation Rate	Measures the percentage change in capitalisation rates for the commercial and industrial sectors during the years 2012, 2015, 2018, and 2022, comparing them to other economic areas of similar classification. A lower average percentage change between these periods indicates greater maturity and consequently, higher performance. ***Source: City's Market Reports.***
Potential	Proximity to Public Transport	Assess the accessibility of various public transport modes near an economic area. Greater access to multiple transport modes indicates higher potential. ***Source: City's UPD, spatial analysis.***
	Vacant Land	Assess the availability of vacant land in the commercial, industrial and residential sectors. A higher amount of vacant land across these three sectors as of 2022 indicates greater potential. ***Source: General Valuation Roll.***
	Vacancy Rate	Measures the average vacancy rates for the commercial and industrial sectors as of 2022, compared to other economic areas of similar classification. Higher vacancy rates indicate greater potential. ***Source: City's Market Reports.***
	Incentive & Precinct Management Benefits	Evaluate the spatial overlap, whether partial or complete, of incentive areas and established precinct management tools within each economic area. A greater degree of overlap suggests increased potential. ***Source: City's UPD, spatial analysis.***