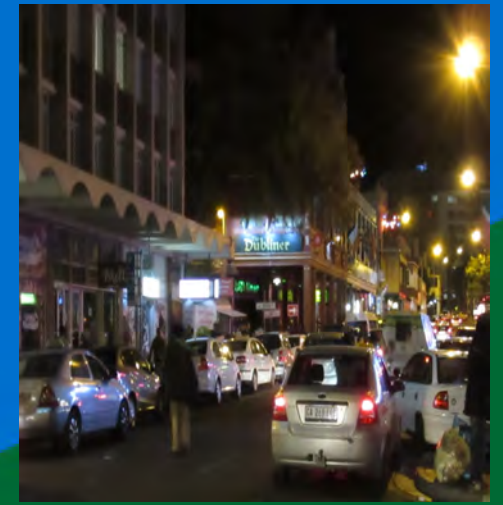


The future and implications of the 24 hour City



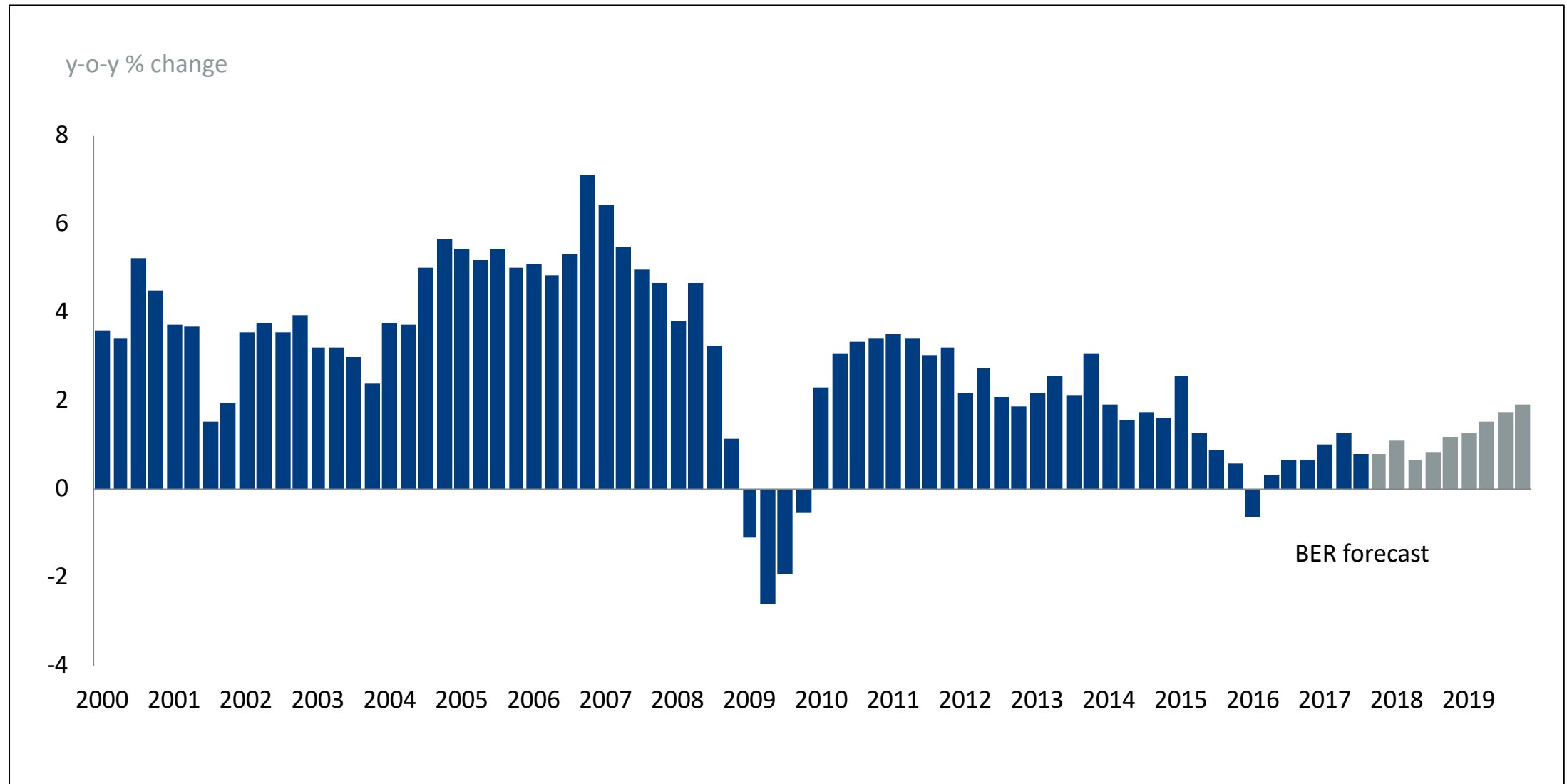
A/Professor François Viruly University of Cape Town

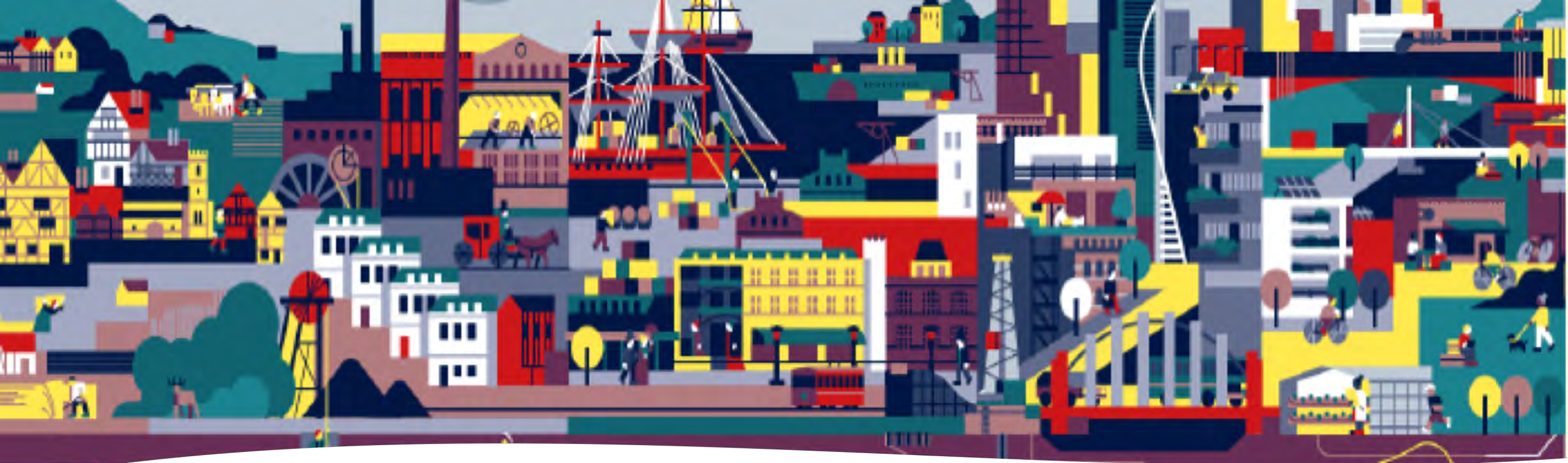
A/ Prof Kathy Michell , University of Cape Town

Sandra Gordon , Economist

16 May 2019 WCPDF

Real Economic Growth GDP





- The Property Market and Urban Environment respond to each other .
- The Built environment has responded to the 1st/ 2nd / 3rd/ 4iR
- Creative obsolescence
- How we think about the Night has changed with changing technology
- The Smart city will alter the potential for the NTE

Source :Savills

Urban Land
Institute
Emerging
Trends (2019)

Table 2-1 Sector prospects in 2019

Overall Rank	Investment	Rank	Development	Rank
1 Co-living*	4.40	1	4.25	1
2 Logistics facilities	4.34	3	4.24	2
3 Retirement/assisted living	4.34	4	4.22	3
4 Flexible/serviced offices	4.29	5	4.12	4
5 Data centres*	4.36	2	4.11	5
6 Student housing	4.21	6	4.08	6
7 Private rented residential	4.19	8	4.07	7
8 Serviced apartments	4.21	7	4.05	8
9 Housebuilding for sale	4.00	13	3.96	9
10 Social housing	4.04	10	3.95	10
11 Healthcare	4.14	9	3.93	11
12 Affordable housing	4.03	11	3.92	12
13 Hotels	4.02	12	3.85	13
14 Science parks*	3.93	14	3.78	14
15 Industrial/warehouse	3.90	15	3.76	15
16 Self-storage facilities*	3.57	18	3.74	16
17 Central city offices	3.83	16	3.61	17
18 Parking	3.64	17	3.46	18
19 Business parks	3.47	19	3.22	19
20 High street shops	3.34	20	3.08	20
21 Suburban offices	3.23	21	3.04	21
22 City centre shopping centres	3.16	22	2.78	22
23 Retail parks	3.16	23	2.78	23
24 Out-of-town shopping centres	2.75	24	2.45	24

Co-working, Co-living and the Gig Economy

SMALL BUT LUCRATIVE

Low-cost lifestyle estates bridging the gap

Two entrepreneurs are converting warehouses and factories near public transport nodes and places of work into residential units to meet Johannesburg's huge low-cost housing needs

05 MAY 2017 - 08:03 by JOAN MULLER



Low-cost living: Nano units rent for about R2,500/month



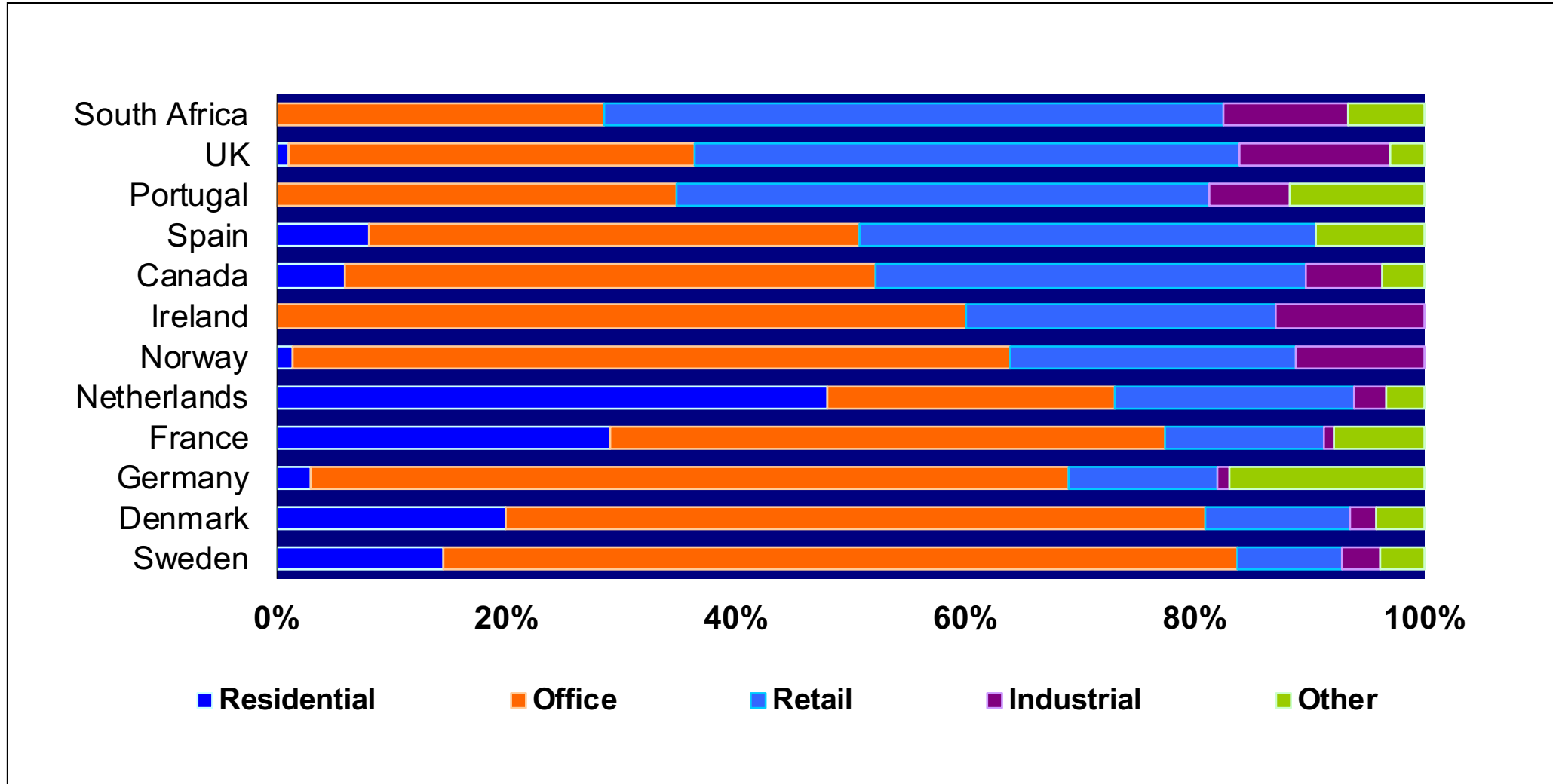
WeWork to open it's first SA location in Johannesburg

COMPANIES / 9 FEBRUARY 2019, 1:00PM / STAFF REPORTER

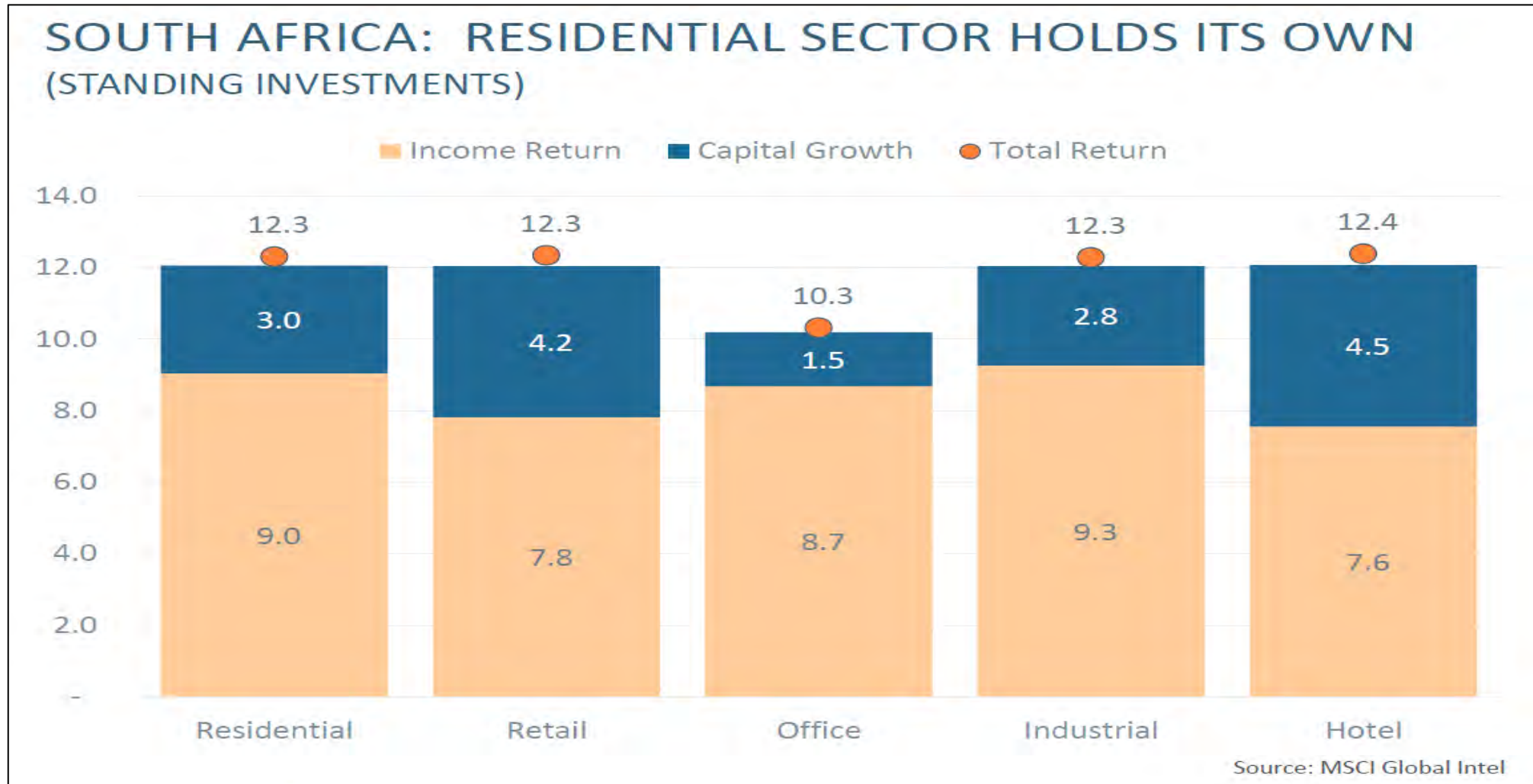


WeWork is announcing its arrival in South Africa and the company will open its first location in Johannesburg in 2019. Photo: File

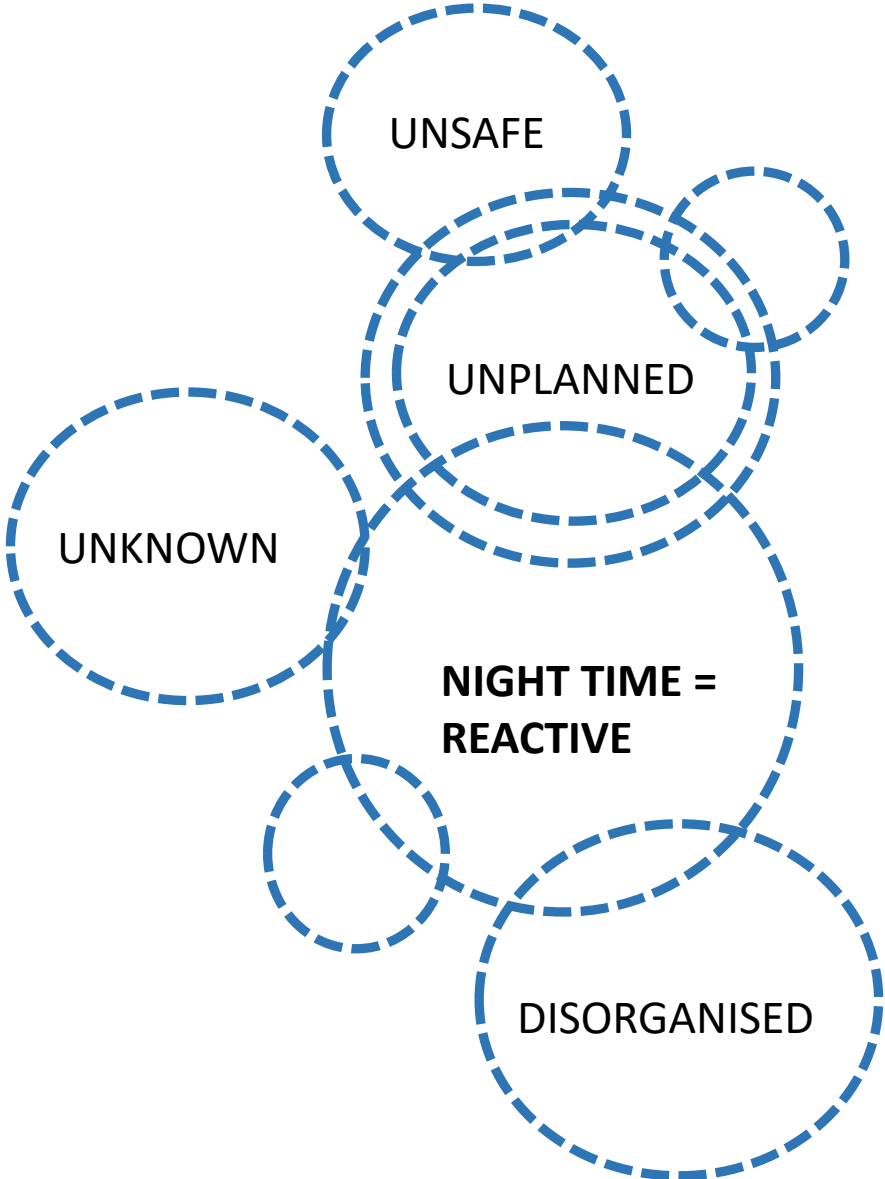
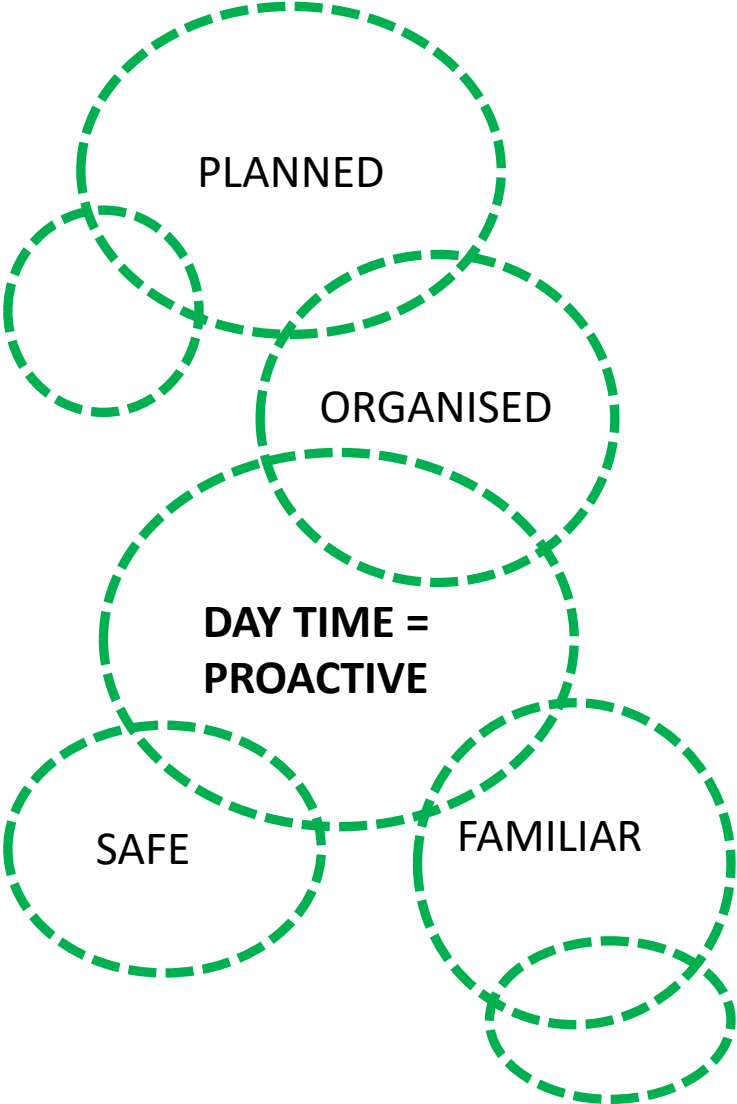
Market Structures-Portfolio Investment



The Case for the Residential Sector



Spot the Difference?



Source : SoundDiplomacy

The Night-Time Economy

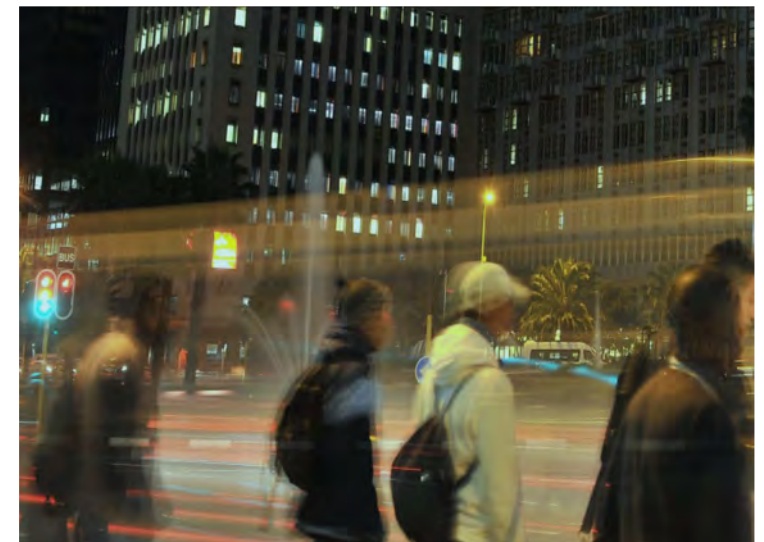
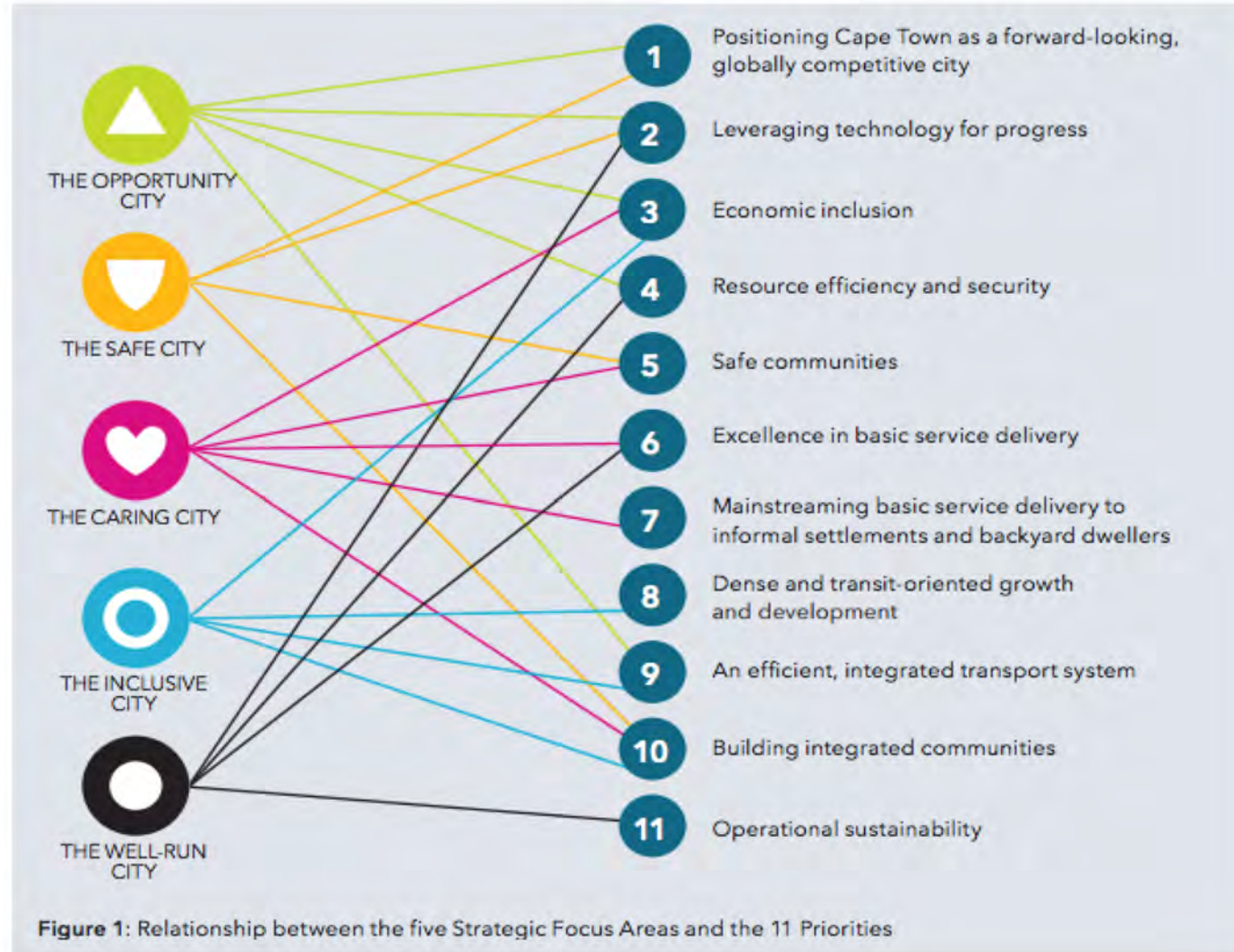
- The NTE (ENTE) is complex and nuanced.
- Challenges of shifting the use of the urban Environment - Urban Regeneration.
- Not just focused on the leisure and alcohol sector – it has positive implications **for employment** (creative industries) and **tourism**
- Responding to the new/ Gig Economy many don't work Standard hours.
- Use the night time economy to be more efficient and inclusionary - **education** and the **delivery of social services**.
- It improves **inclusivity , diversity and livability**.
- Management Issues are different with conflict of uses which need management.
- The ENTE can work against you if not managed.

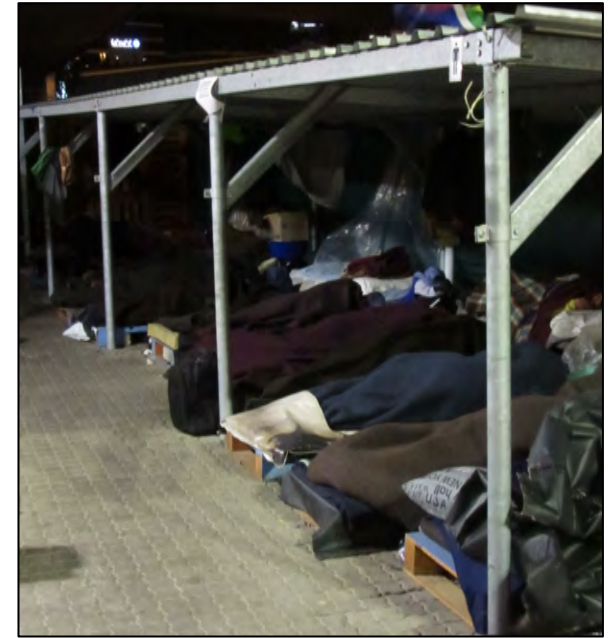


The Benefits of the Night-Time Economy



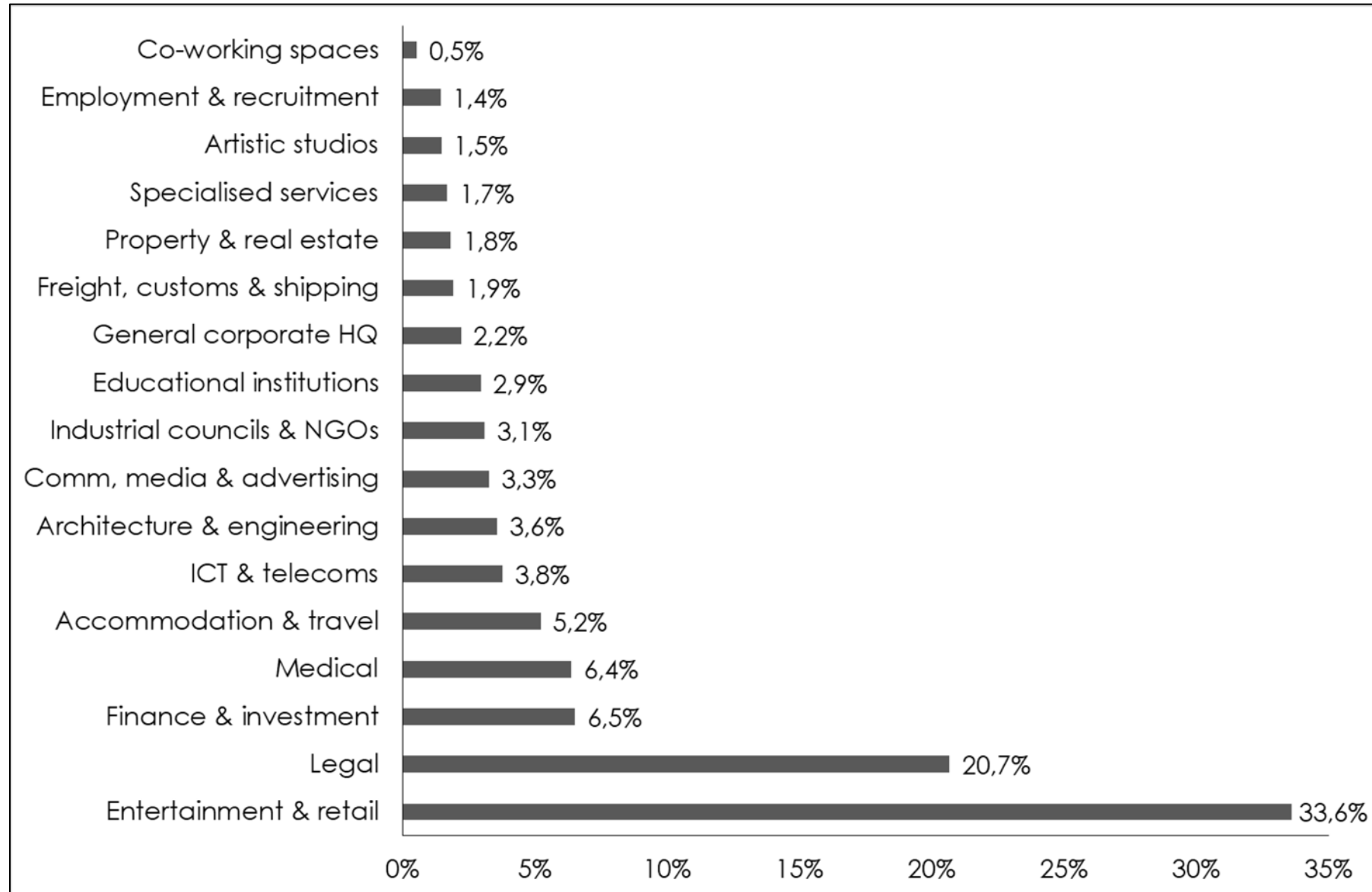
Placing Socio-economic Priorities in the Night Time Economy





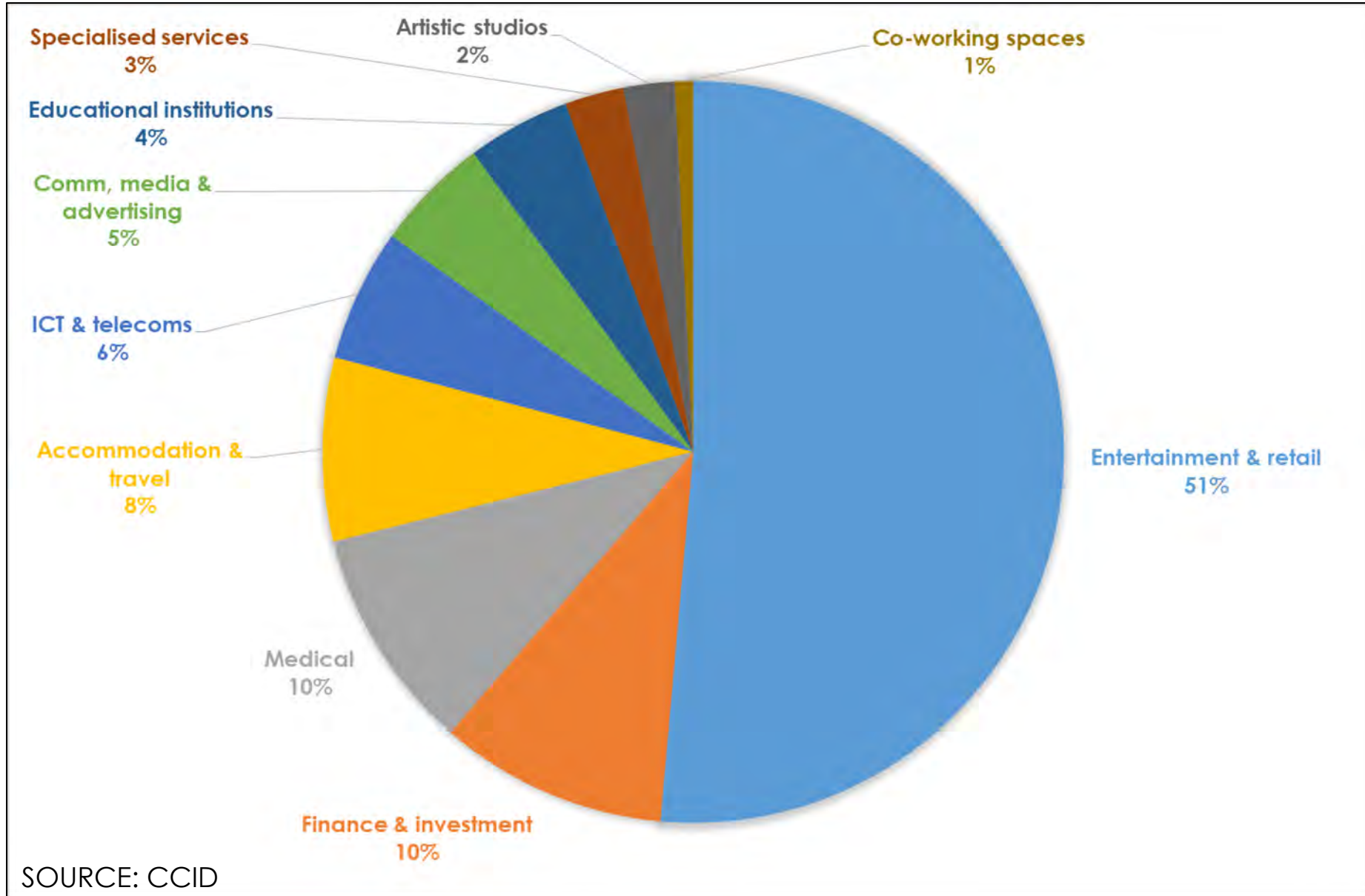
Safe Space for everyone
at night ..

Cape Town CBD: Economic Activity



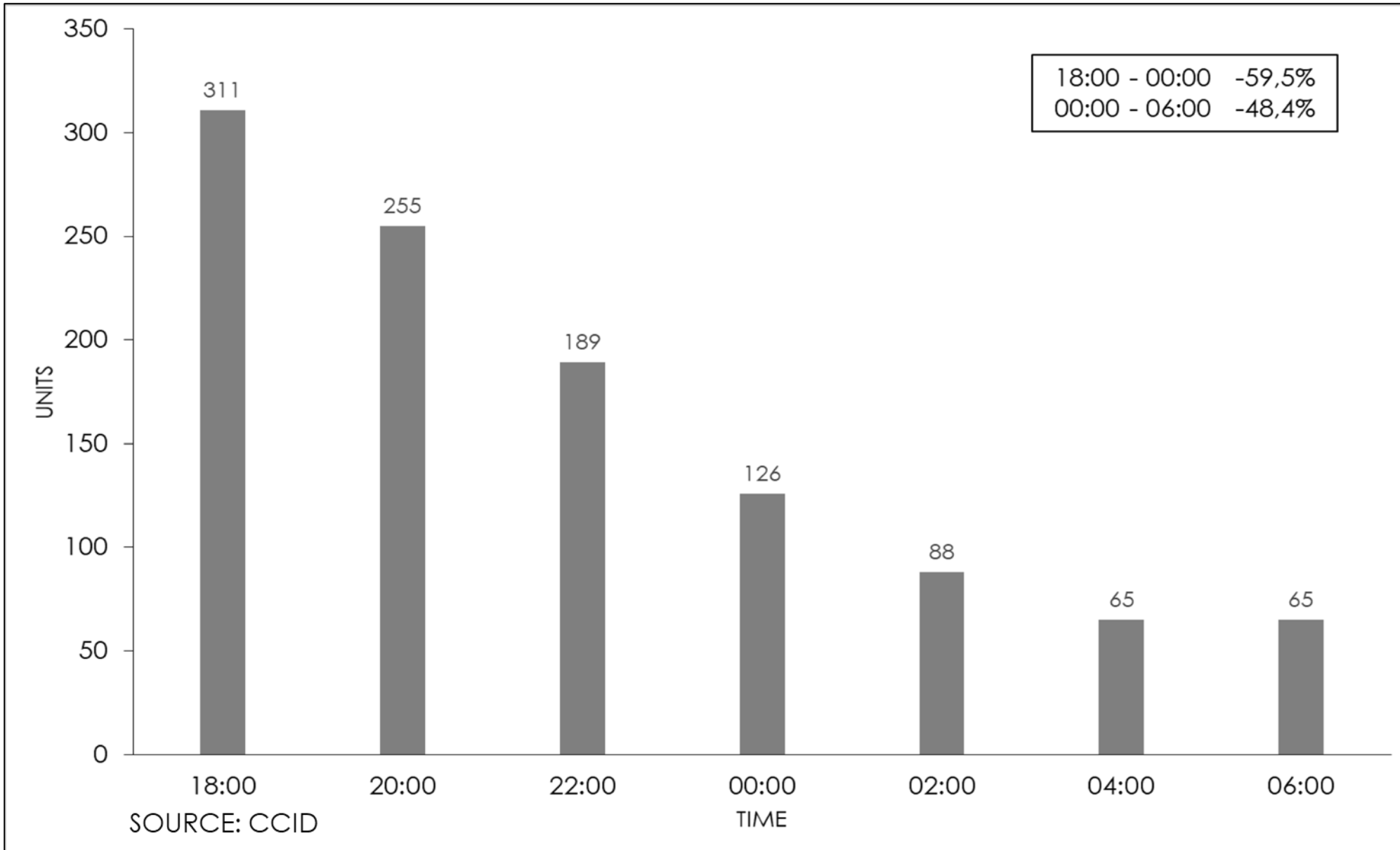
SOURCE: CCID

Cape Town CBD: Night Time Economy

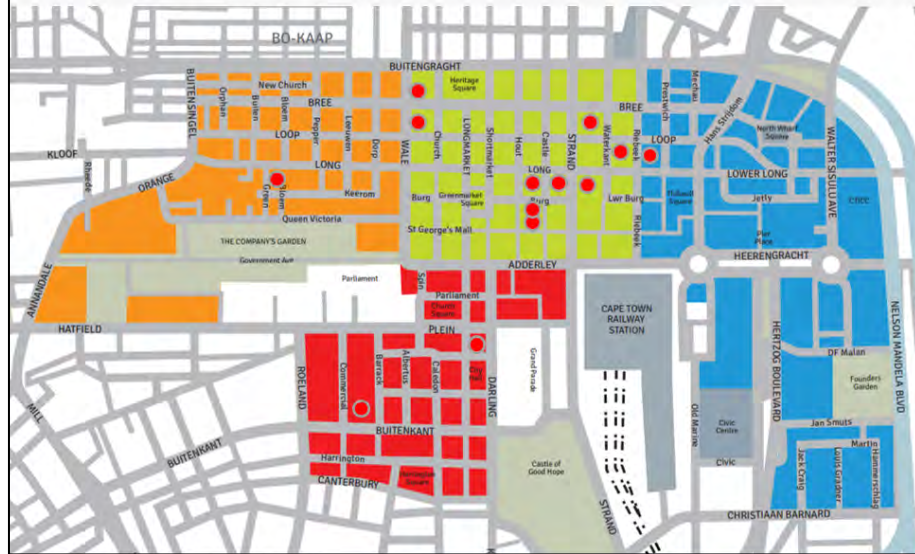


Cape Town CBD: night time economy

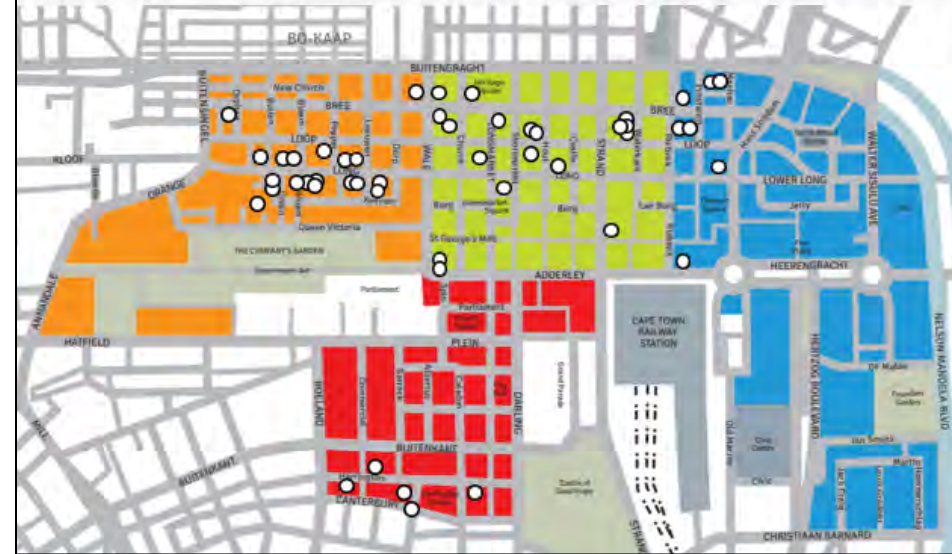
(accommodation and ground floor retail & entertainment)



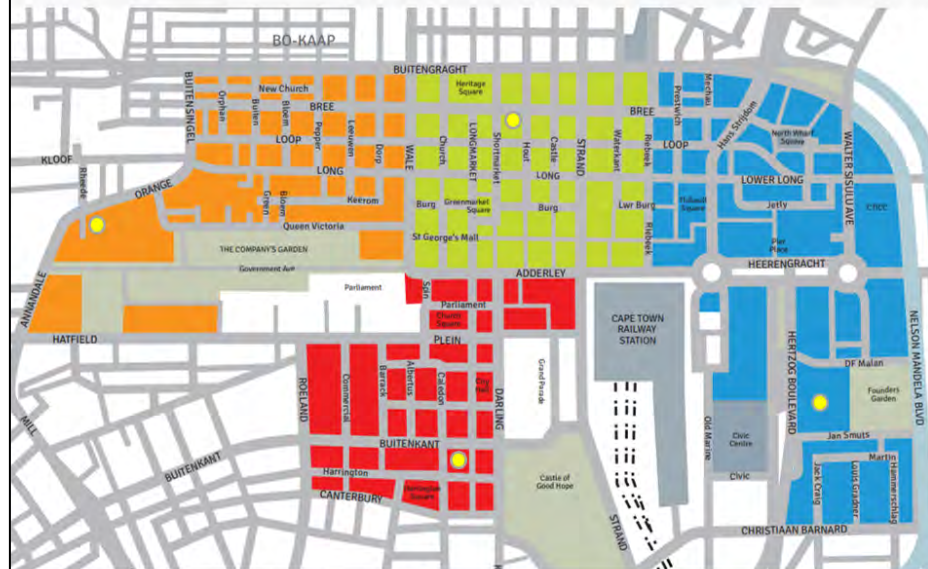
Adult entertainment (2018)



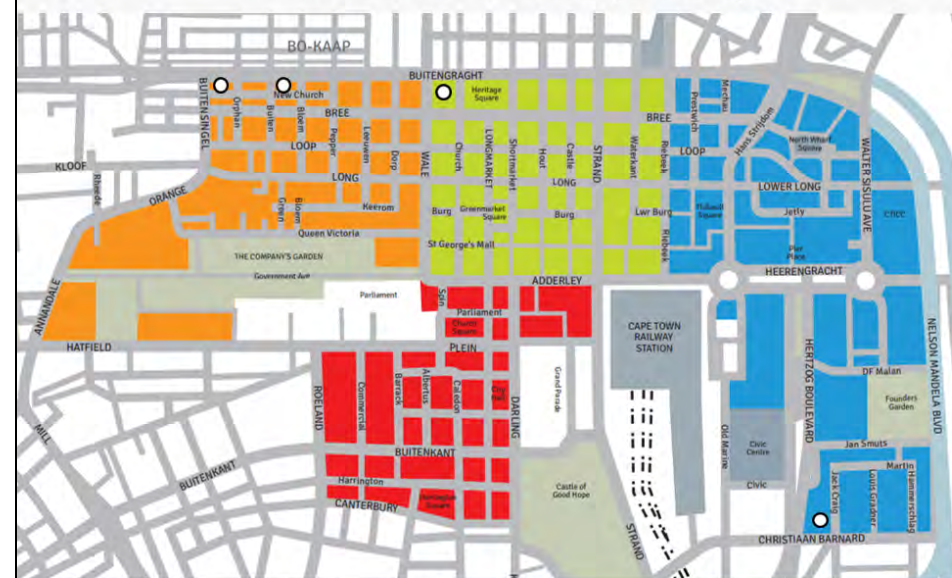
Bars & clubs (2018)



Theatres (2018)

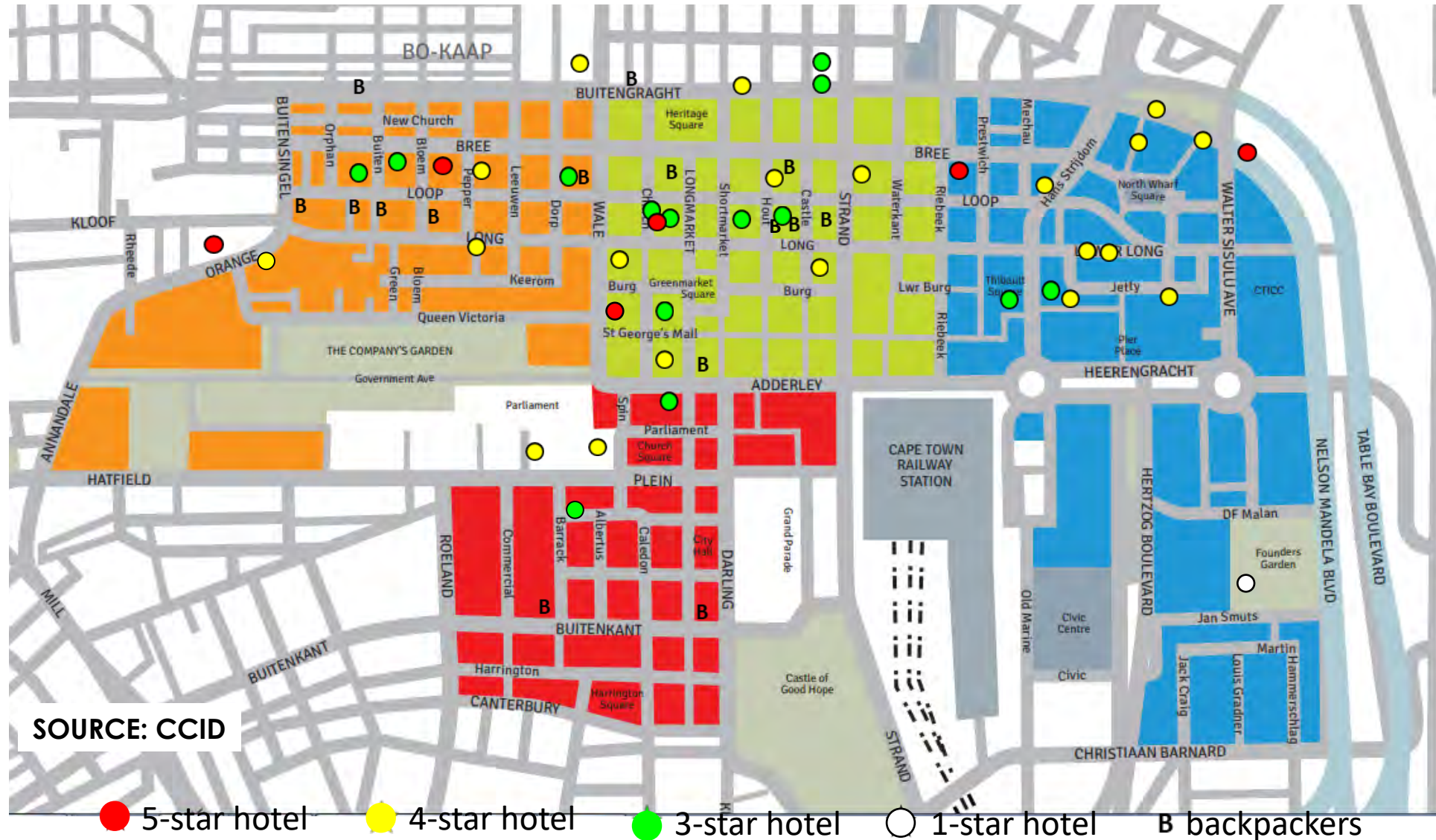


Petrol stations (2018)

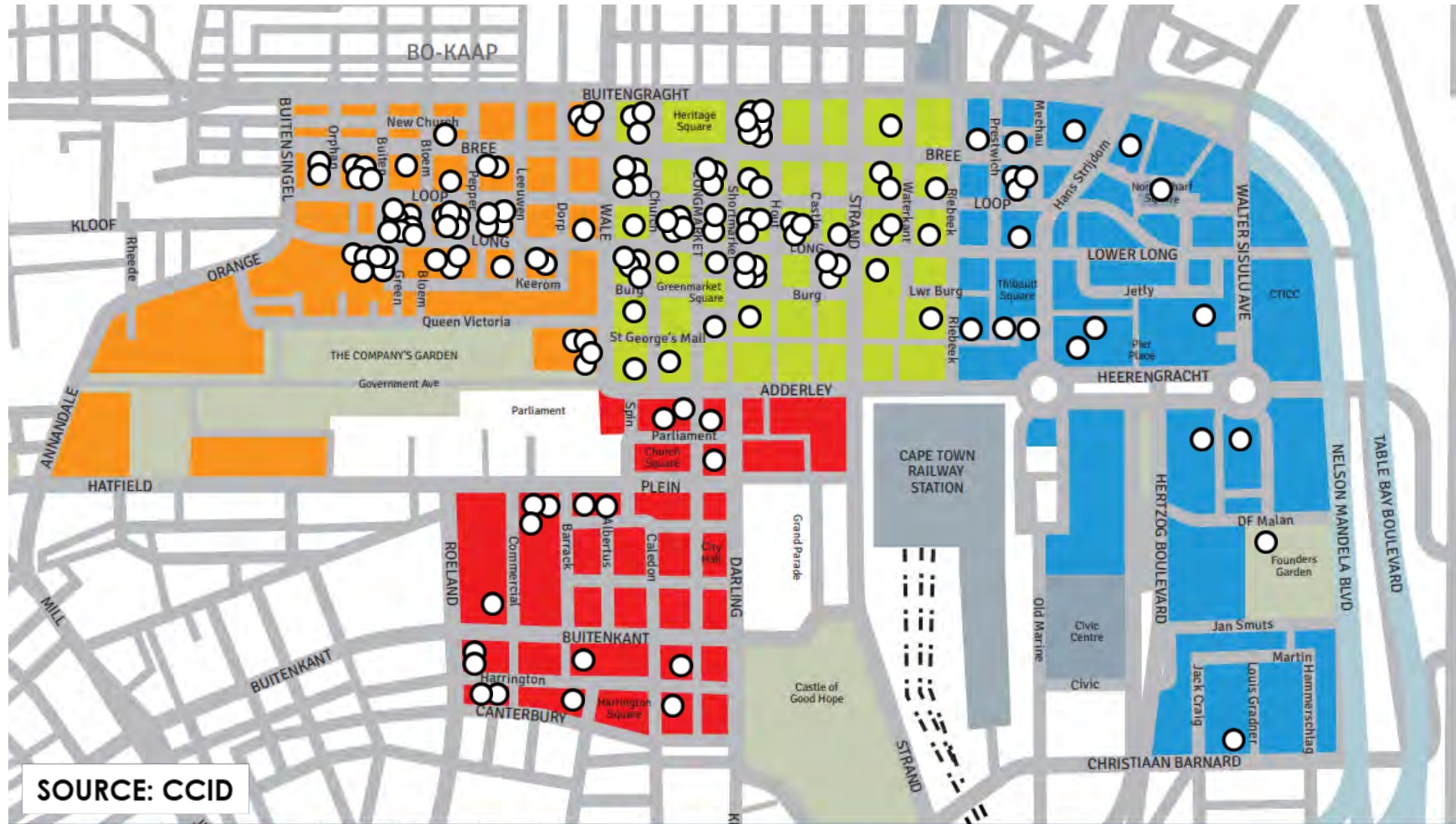


SOURCE: CCID

CBD Night Time Economy: Hotels & Backpackers



CBD Night Time Economy: Restaurants



Governing the NTE International Experience: Work, Rest and Play





Thank You
and a special thank you to the CCID
for the valuable input