

Transit-Orientated-Development and the 24-Hour City

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1. Agrarian

Proximity to other people

Rural population

2. Early Industrial

Proximity to raw materials

Urbanisation

3. Mercantile

Proximity to markets

Suburbanisation

4. Capital

Proximity to financial capital

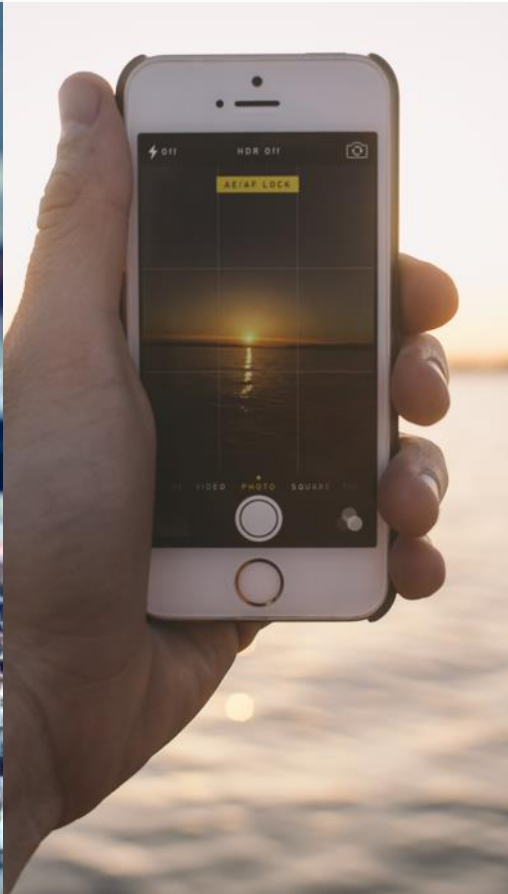
Urban renaissance

5. Digital

Proximity to other people

Urban dispersal

STEEP: The Factors Disrupting the Property Market



SOCIAL	TECHNOLOGICAL	ENVIRONMENTAL	ECONOMIC	POLITICAL
Urbanisation	Internet of Things	Smart Buildings	Digitization	Grass- Routes Politics
Middle-Class Demographics	Big Data	Sustainability	Black Middle-Class	Decline Local Gov
	TOD	Construction	Informality	Smart Cities

A Glimpse into the Future... Key Disruptors



TECHNOLOGY



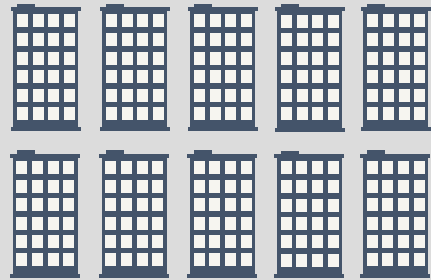
TRANSPORT



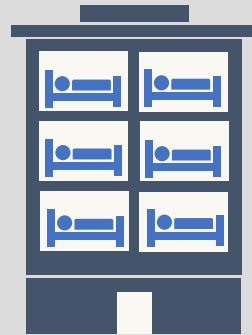
SOCIAL



Accumulated in nearly a century



610 000 Rooms in 88 Countries



Old Model:
Asset-intensive



Accumulated in 4 years

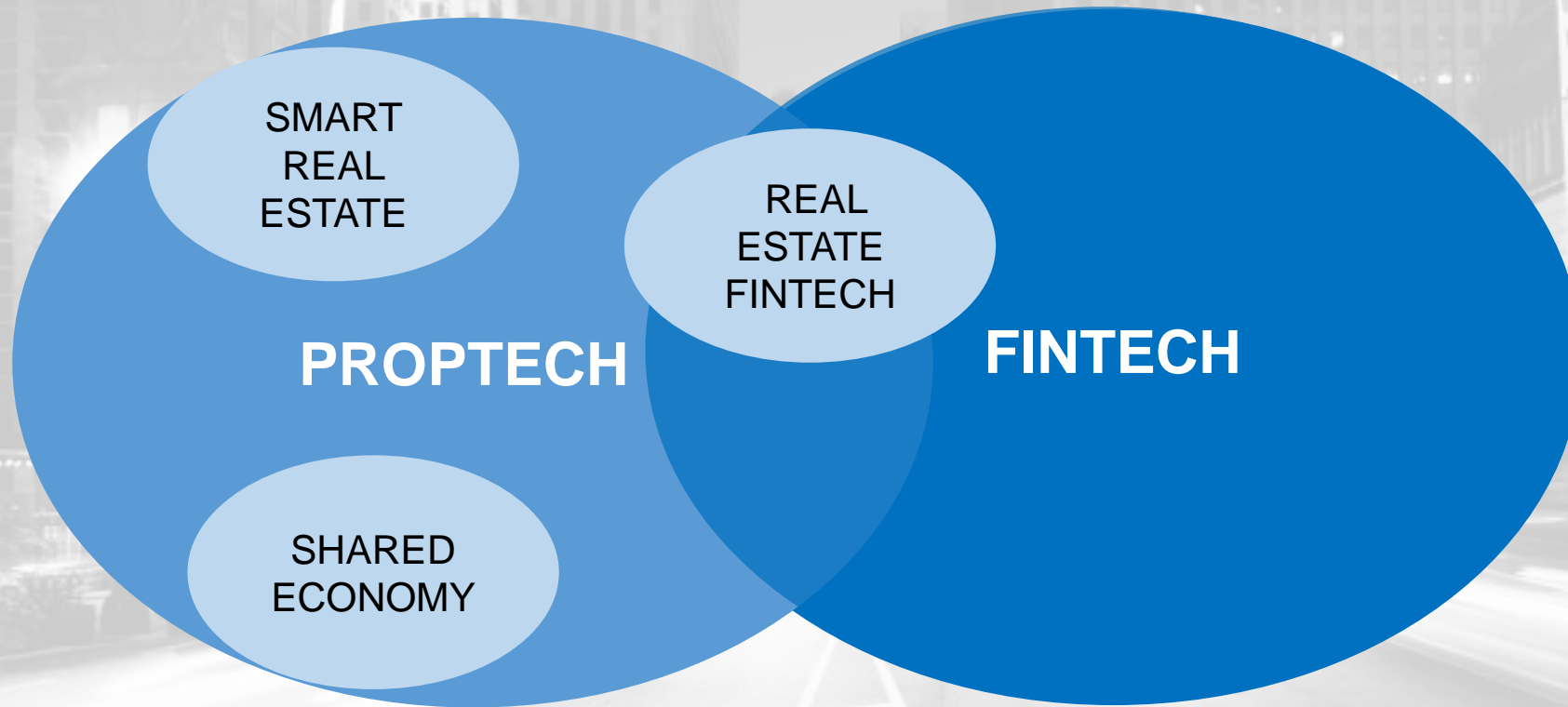


650 000 Rooms in 192 Countries



New Model:
Information-intensive

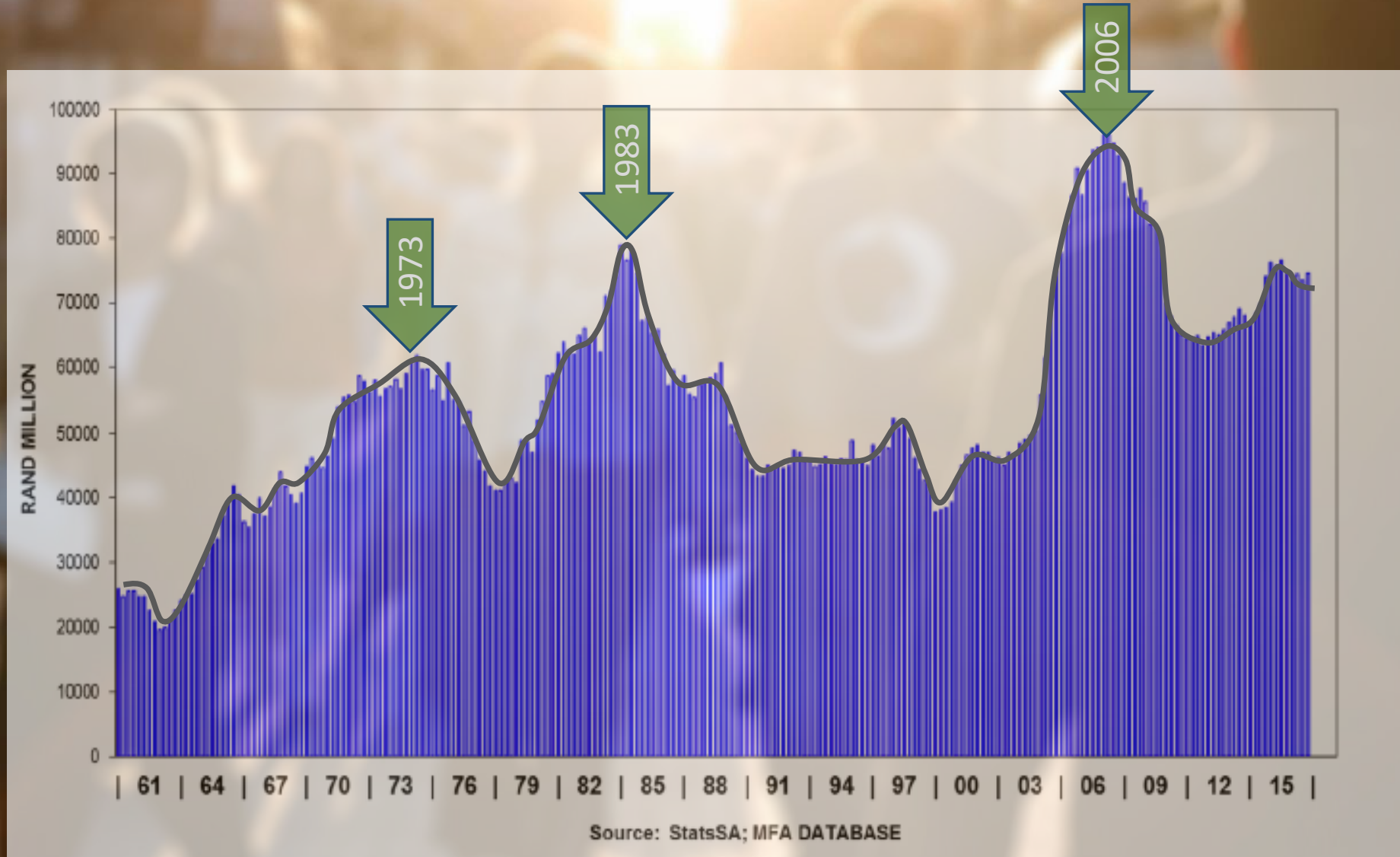
PROPTECH: Big Data and Property



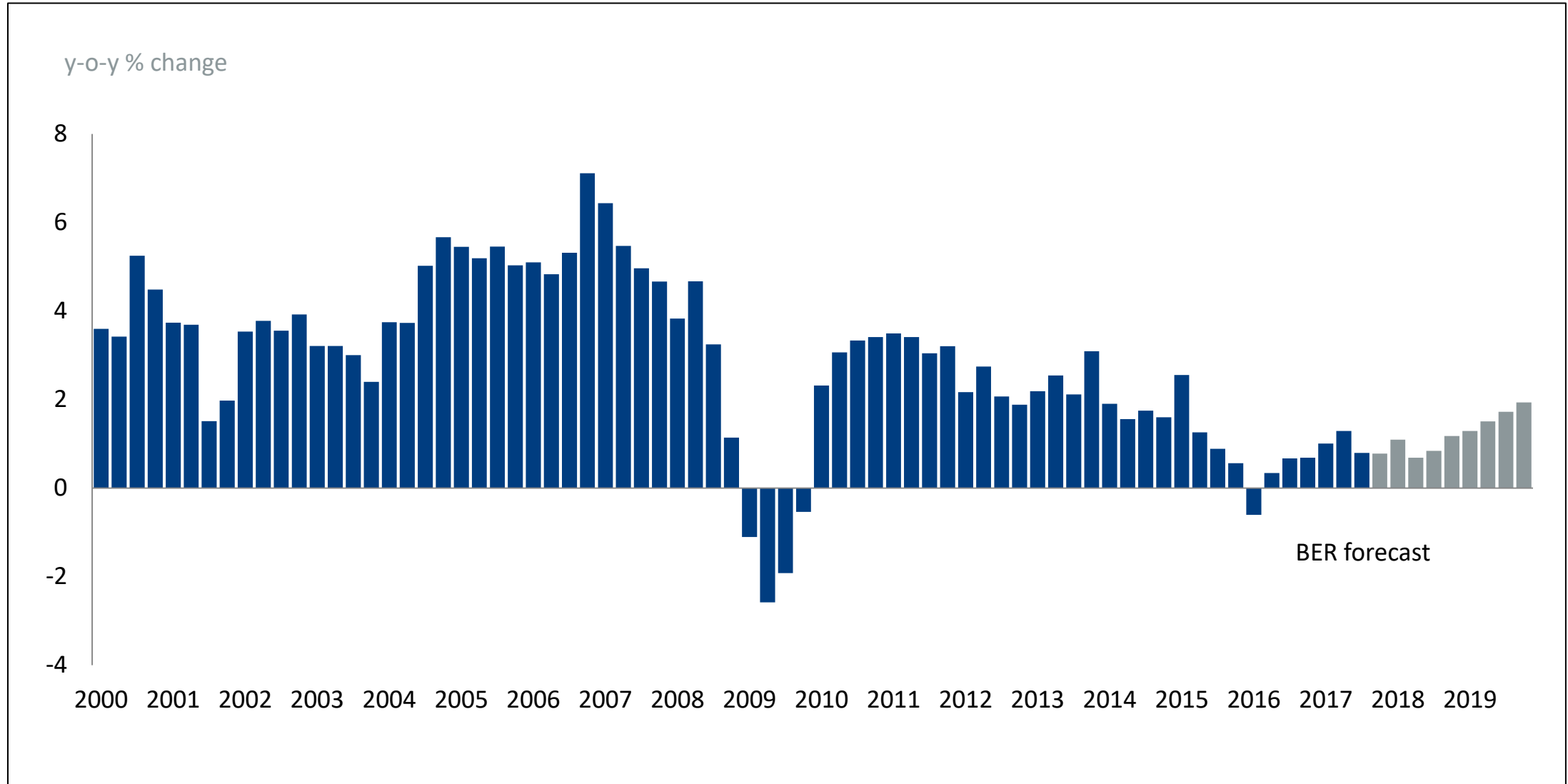
Proptech (created within and for the property sector) is endogenous: fintech, virtual reality, blockchains, artificial intelligence, and smart sensors

Previous Cycles in South Africa: 1960-2017

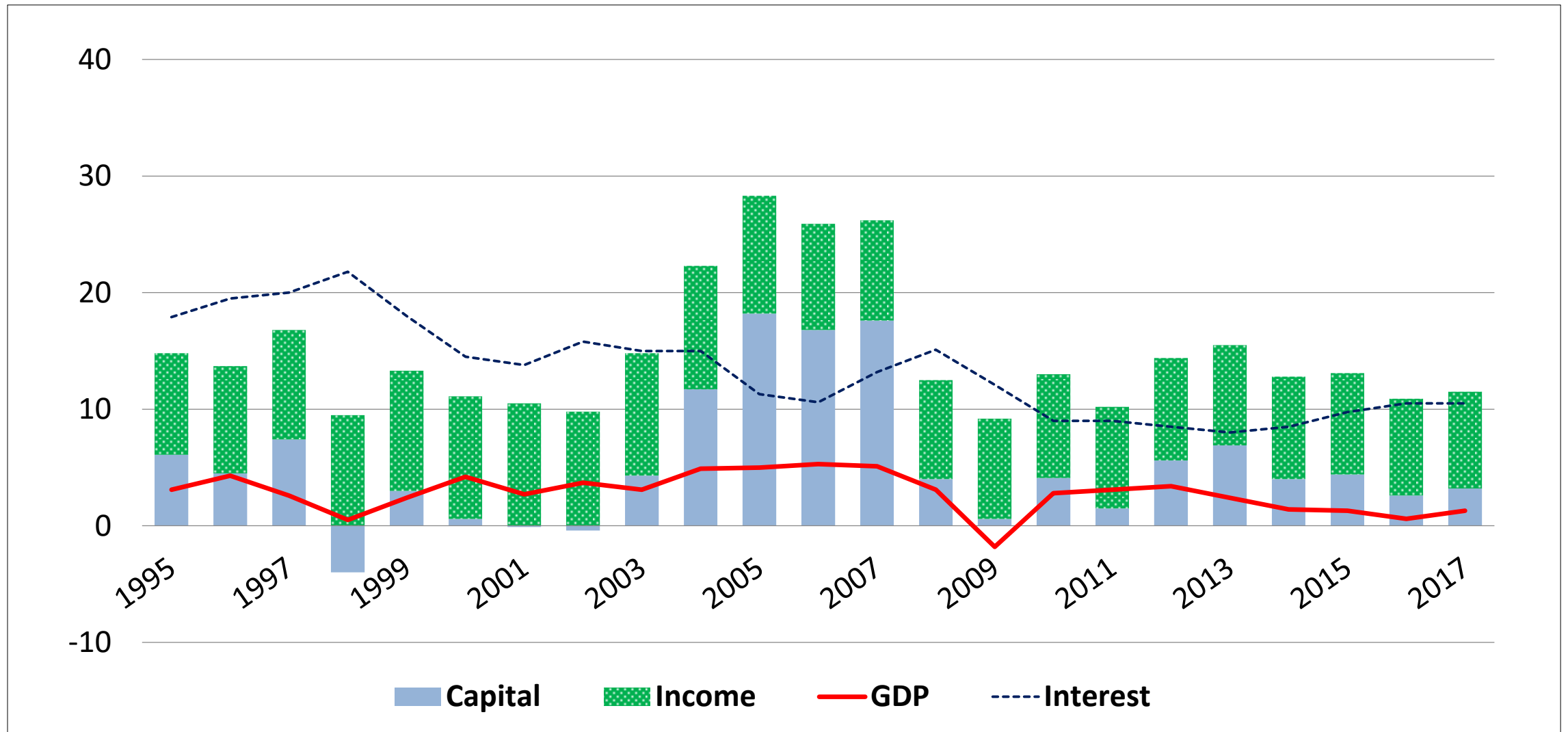
“Creative Destruction and Structural Changes”



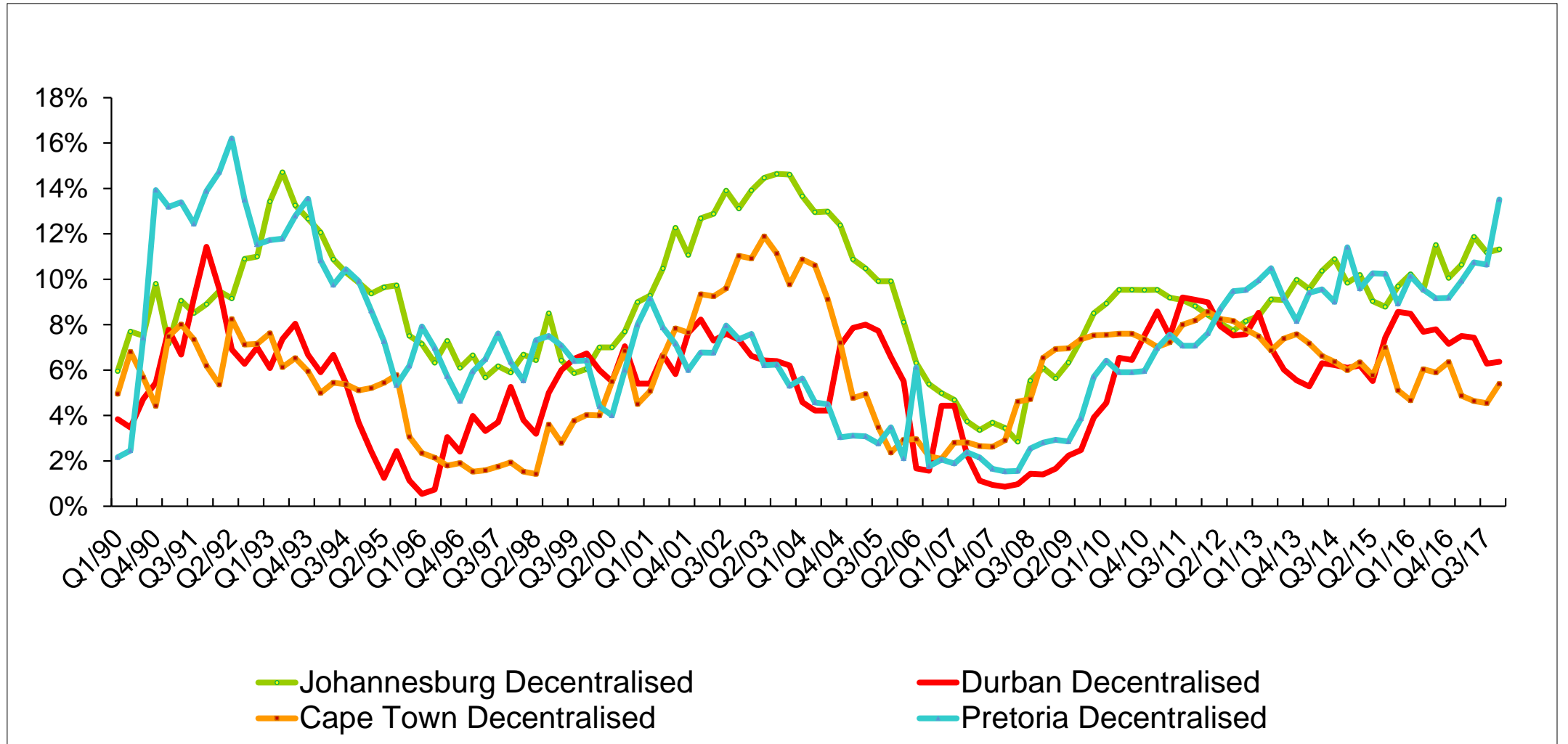
Real Economic Growth : GDP



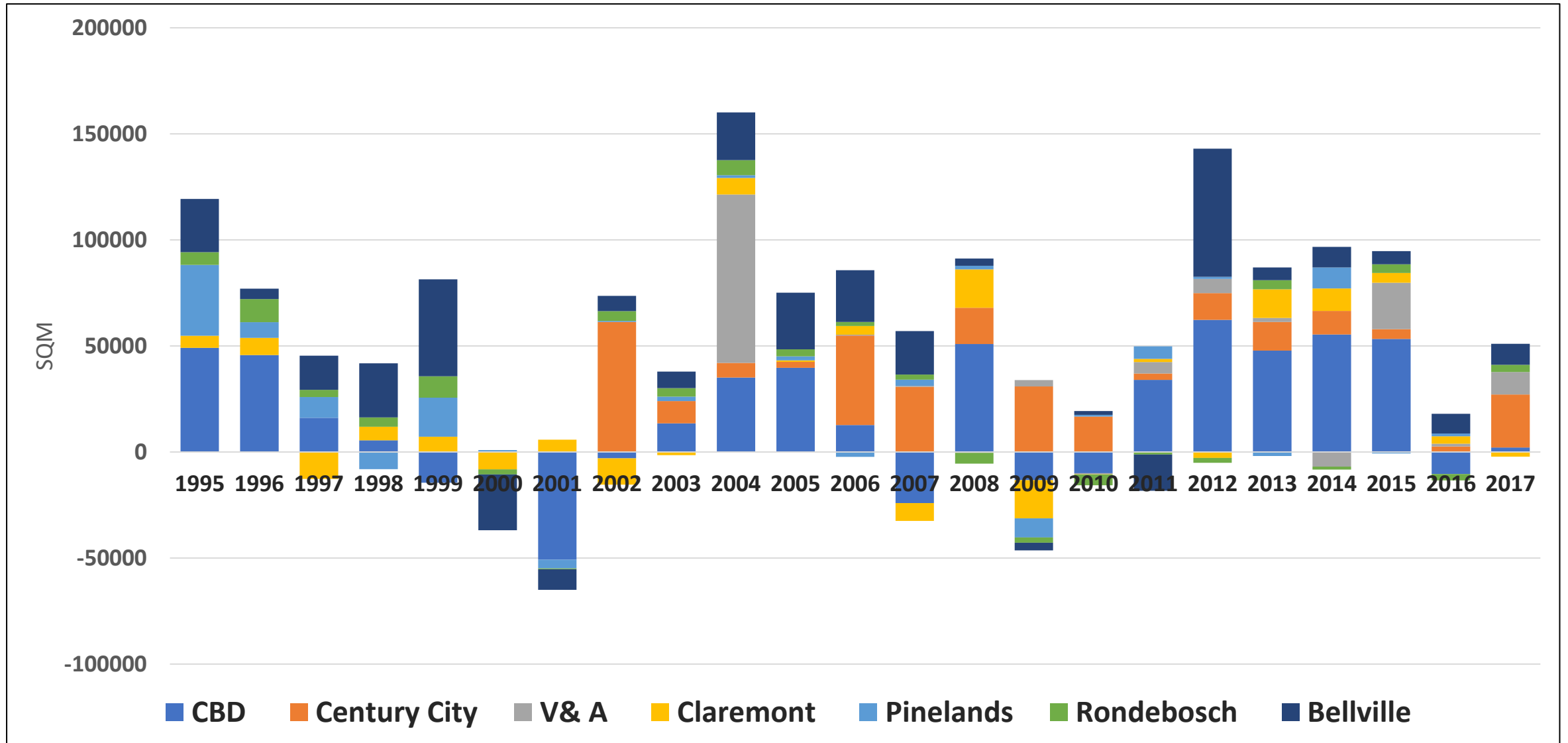
Total IPD Returns vs GDP Growth



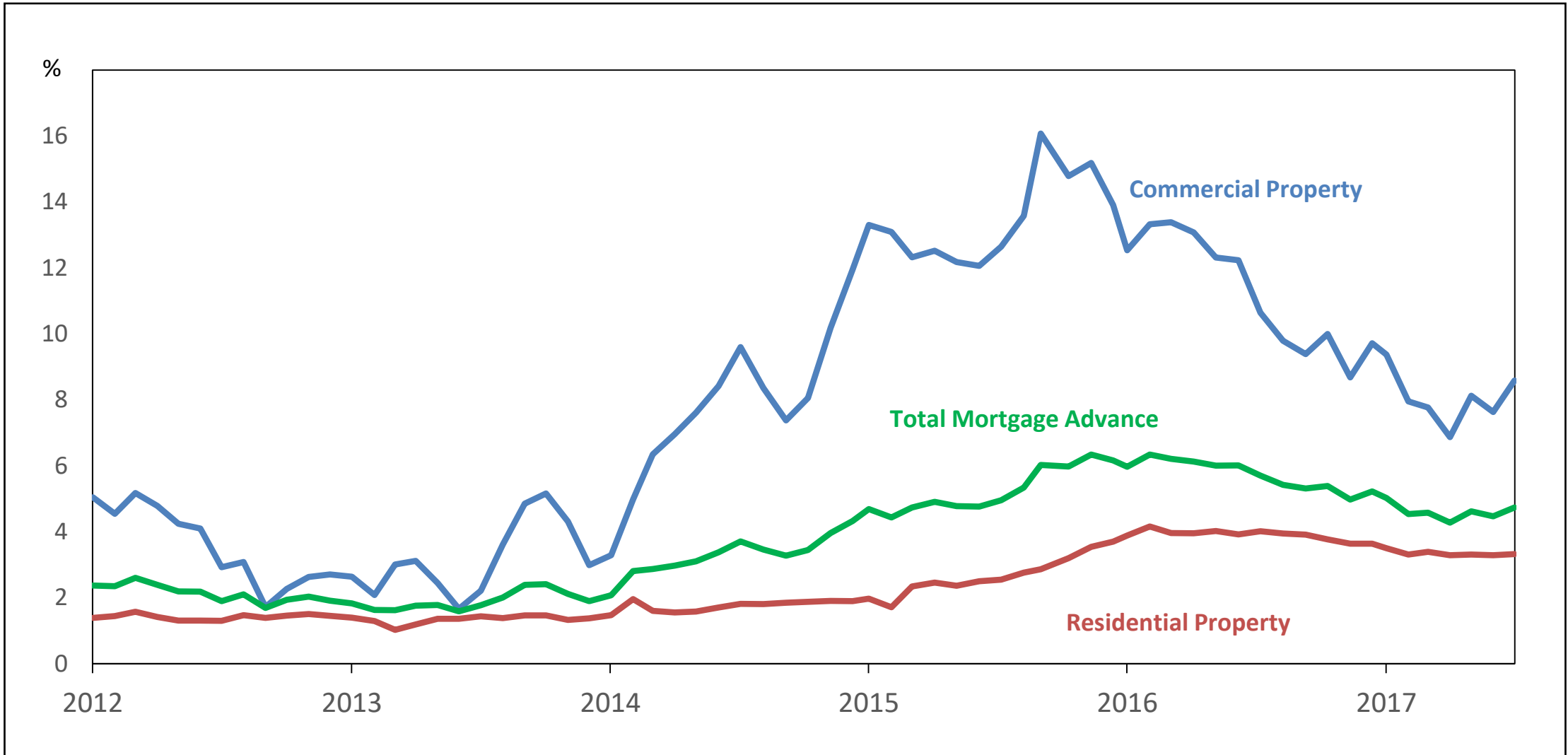
Decentralised A & B Office Vacancies



Cape Town Take-up Rates



Mortgage Advance % change over 12 months

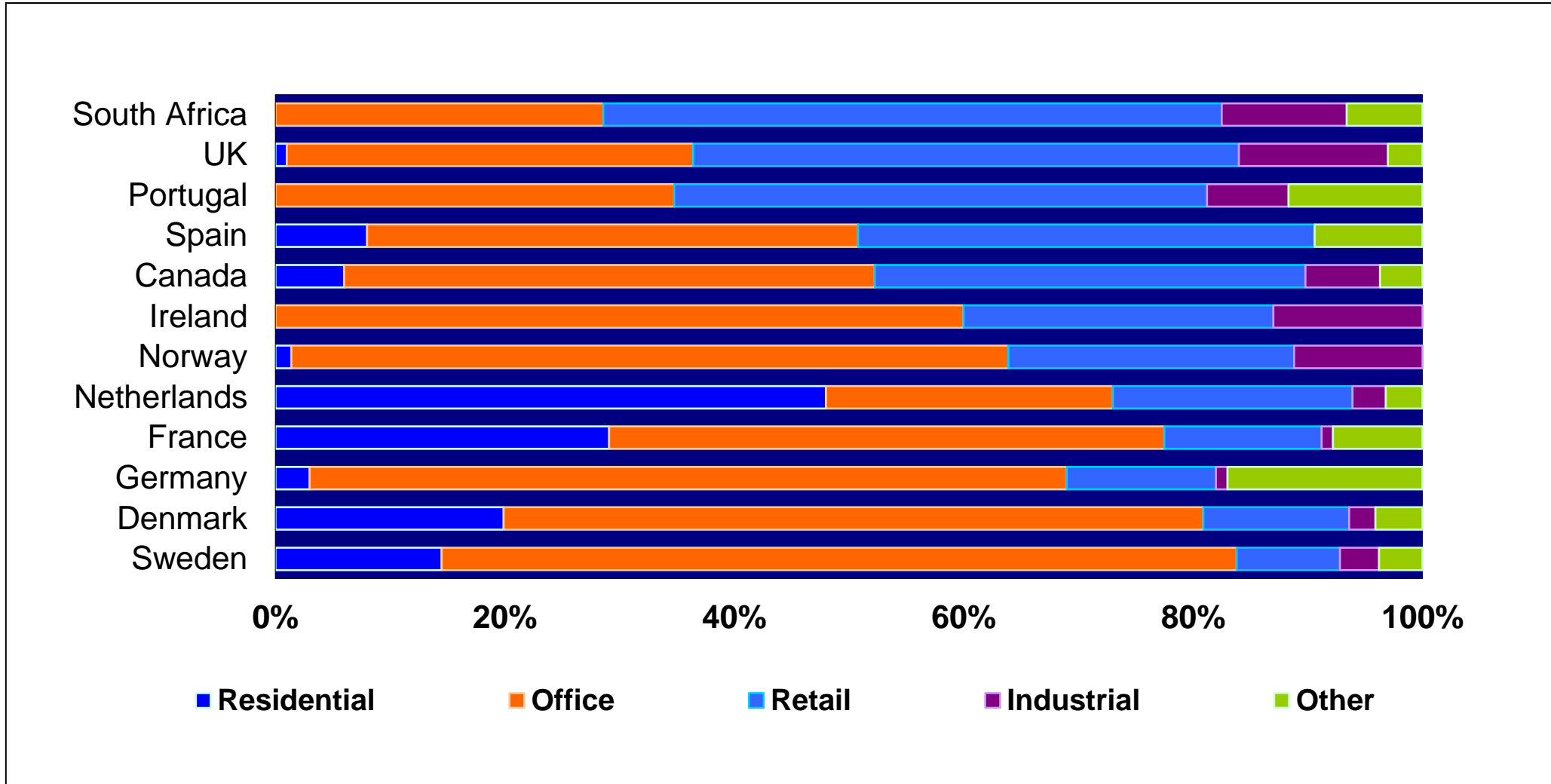


Survey of Investment Opportunities (ULI)

Ranking	Top 5
1	Logistics
2	Self Storage
3	Private Res
4	Student Housing
5	Retirement Housing

Ranking	Bottom 5
19	Science Parks
20	Retail Parks
21	Business Parks
22	Suburban Offices
23	Out of Town Shopping

Market Structures-Portfolio Investment



A Glimpse into the Future... Transport and Social



TECHNOLOGY



TRANSPORT



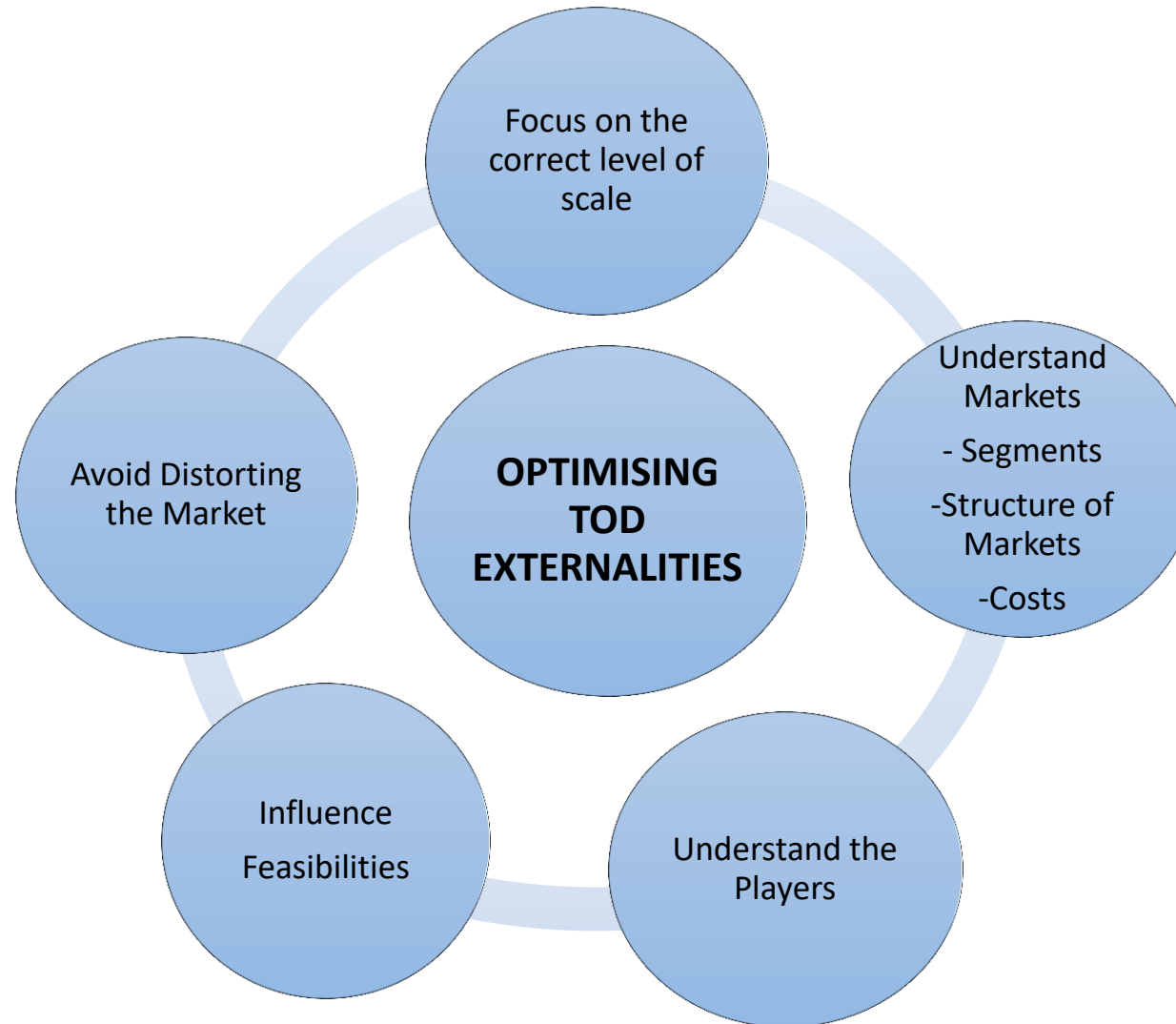
SOCIAL

The Potential Benefits of TODs

Do we expect too much with this tool ?



Optimising TOD Externalities and Realizing the Benefits (the externalities)



Improving and Managing the Intensity of Use of the Built Environment Connecting the Built Environment 24 Hours a Day



Source: City of Cape Town



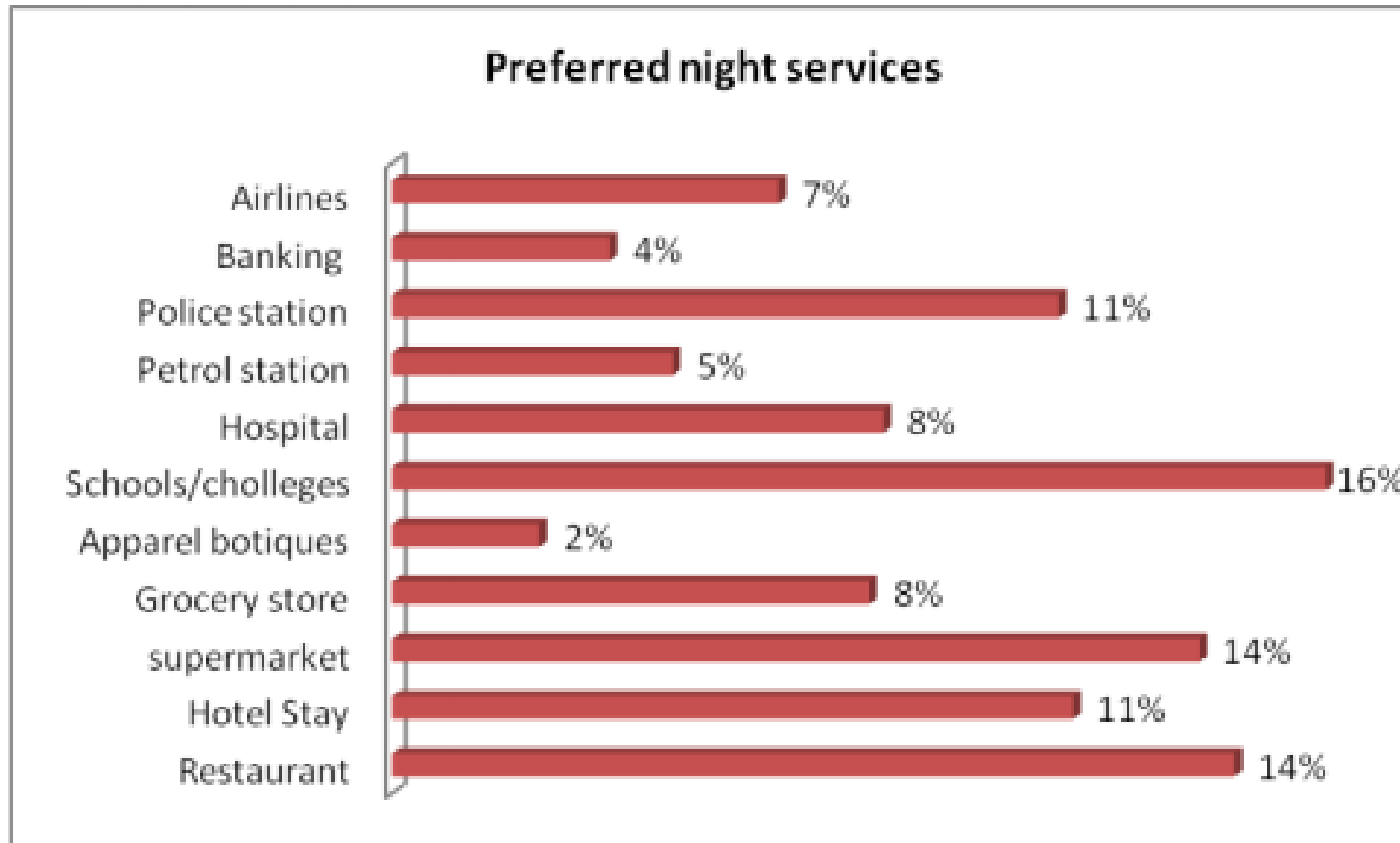
The Night-Time Economy

- The focus has been on spatial attributes and little is being said about the relationship between time and the built environment
- City policies at present says very little about the night time economy . It is **undervalued** , **under researched** and **unrecognised**
- Not just focused on the leisure and alcohol sector – it has positive implications **for employment** (creative industries) and **tourism**
- In the new 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** .
- A number of cities now have night time mayors

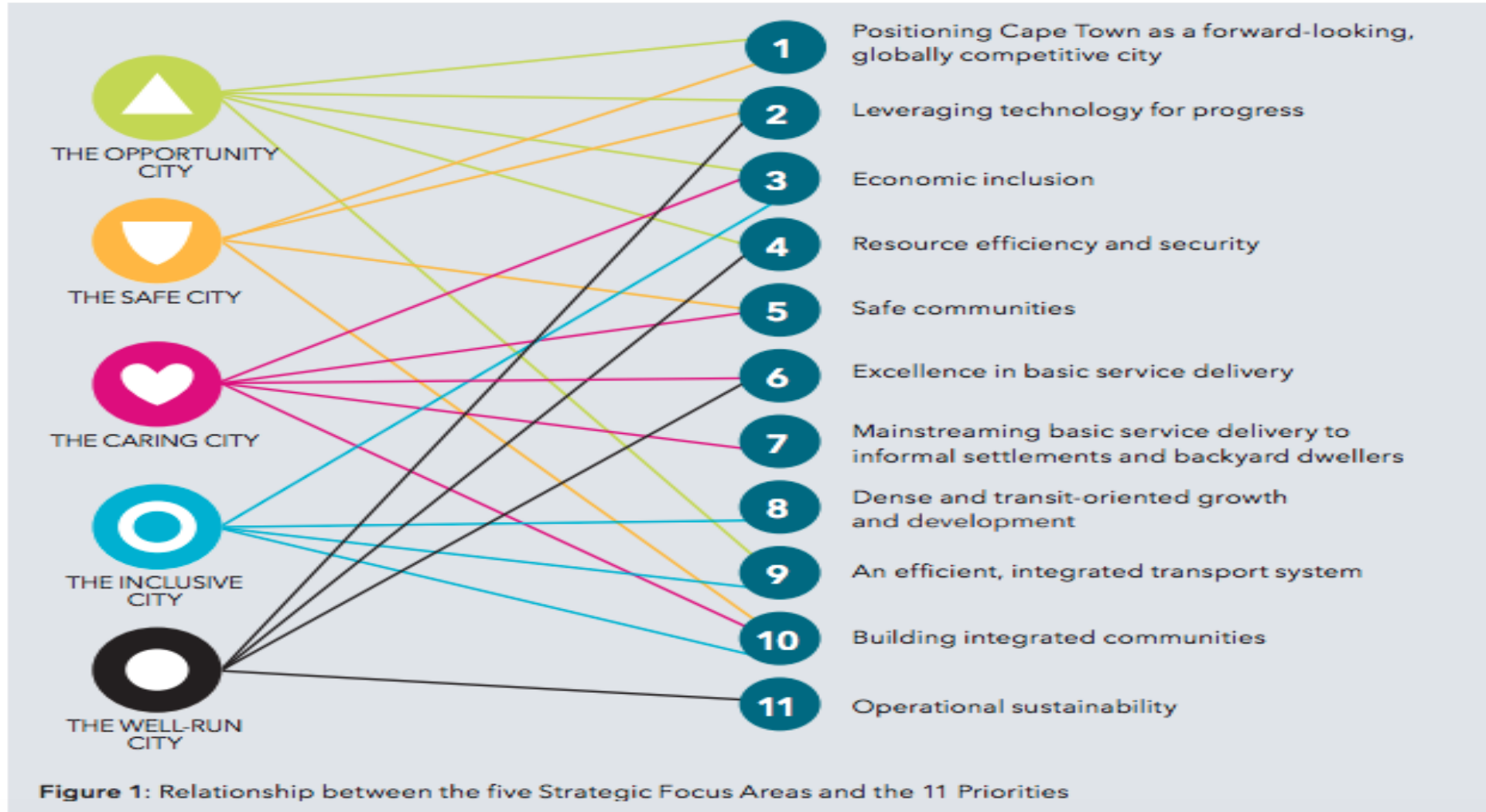
Photos LViruly



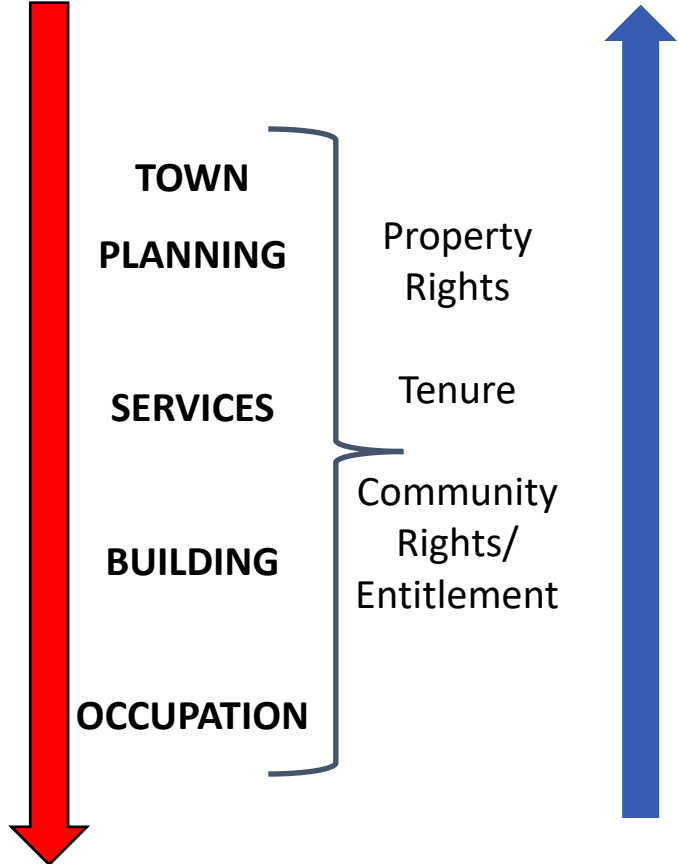
The Services Wanted in Nairobi at Night;



Aligning City Policies with the Night Time Economy



The Property Market Delivers one way or another 24 hours a day





Thank You