

Bishop Lavis Town Centre

Lavis / Lenton Drive, Bishop Lavis, Cape Town,
South Africa



Note: Competition timeframes for Cape Town sites extended to early 2019. New deadline for submission of Expression of Interest to be confirmed in the new year.

This approximately 1.4ha plot constitutes part of the town centre of Bishop Lavis, a low density Cape Flats suburb just north of Cape Town International Airport and some 14 km outside Cape Town CBD.

Besides being accessible by suburban bus and private vehicle, the site is also located on a BRT feeder route. The surrounding suburban area includes a cluster of socio-economic and civic uses, including a clinic and hospital, a church, schools, sports facilities and local shops and outlets, as well as single residential dwellings and some apartments.

The Bishop Lavis Town Centre site currently accommodates public facilities such as a well-used public library, a community hall and a small community park. The rest of the plot remains vacant and under-utilised (eg some open car parks), which provides bidder teams an opportunity to both develop new elements

and replace / intensify existing facilities as part of a comprehensive redevelopment scheme.

Proposals should include new mixed commercial and higher density housing development around a public square or similar social focal point.

Facilitating the pro-active engagement of the local community will be a key success to maximise the potential of this site and to guarantee local anchorage.

The City of Cape Town expects on this site innovative projects that will demonstrate new forms of medium density urban development with high environmental performance. In accordance with the objectives of the municipality to limit the ecological impact of city growth, the applicants will have to propose the best solutions towards a carbon neutral and resilient urban development.



Expected program:

Besides an integrated community service centre with civic facilities, proposals for redevelopment of this site should include new mixed commercial and higher density housing development around a public square or similar social focal point. There is also an opportunity to relocate the community hall to the sports complex immediately north of the site and Lavis Drive, opening up a further part of the site.

In addition, the City of Cape Town has defined important aspects detailed in the following

section of this document that the bidder teams need to address.

Owner:

City of Cape Town

Plot area:

Approximately 1,446ha

Type of property transfer intended:

Could be a mixed arrangement. Normally full freehold disposal of the asset, but depends on the details of the proposal (eg how new public facilities might be made available). A long-term leasehold arrangement or a combination of freehold/lease could also be considered.

Presentation of the site and expectations for its redevelopment

The site constitutes part of the town centre of Bishop Lavis, a low density Cape Flats suburb just north of Cape Town International Airport and some 14 km outside Cape Town CBD. It is located on the main collector route in the area, Lavis Drive, and currently accommodates a well used public library, a community hall and small community park. Together with some open car parks, the surrounding suburban area includes single residential dwellings and some apartments, a regional primary health clinic / day hospital, various schools, a large public open space / sports facility to the north, and some abutting local shops / retail outlets, as well as an old age home and a church. Large parts of the site however remains vacant and underutilised.

The plan below shows its location and context within the greater metropolitan Cape Town.



Besides being accessible by suburban bus and private vehicle via the abutting higher order routes, the site is located on a BRT feeder route. It can be accessed either by Lavis Drive on its northern side or Lenton Drive on its southern side.

Whilst large parts of it remains vacant and under-utilised, it currently accommodates the public facilities mentioned above. Similar replacement facilities would need to be provided as part of a comprehensive redevelopment scheme, also enabling continued community service during construction. There is an opportunity to relocate the community hall to the sports complex immediately north of the site and Lavis Drive, opening up a further part of the site.

Some detailed town centre precinct planning has already been done previously (and a rezoning / subdivision application was made accordingly, case reference number 70330689), but would have to be revisited to consider higher densities and a wider variety of mixed use elements.

Besides an integrated community service centre with the civic facilities mentioned, proposals for redevelopment of this site should include new mixed commercial and higher density housing development around a public square or similar social focal point.

In addition to the above, the following design aspects are important and should be addressed in development proposals:

- The design should incorporate overlooking features along Lavis Drive and elsewhere to facilitate natural surveillance and contribute to safe urban spaces.
- Development should be focussed around a public town square or similar social focal point.
- The development should include positive and active interfaces with its surroundings, eg on to the street amongst others.
- Where possible, existing mature trees should be retained, and the new development would need to include appropriate landscaping and revegetation.

Subject to the procedures mentioned elsewhere in this document, there are no obstacles to releasing the site for redevelopment purposes.

Asset transfer or occupation normally occurs upon development rights falling in place (ie land use approval).

In part exchange for asset disposal, the City would want replacement public facilities (ie a public library and community hall) and an upgraded and improved public space realm.

Property reference: Erf 869 & portion of Remainder Erf 868, Matroosfontein

the City Council and more information in this regard is available on request. Subsequent to conclusion of the Phase 1: Expression of interest phase process, the City Council will be requested to confirm such

release for development purposes. The detailed (Phase 2) bidding phase will include bid approval by the City's Immovable Property Adjudication Committee (IPAC).

Specific climate or environmental issues regarding the development of the site

Besides the general imperative to pursue lower carbon, more resilient and resource efficient forms of urban development, there are no specific climate or environmental issues regarding the development of this site.

However, the preservation of existing mature trees should be considered, as well as a solid

definition of appropriate landscaping and revegetation.

Concerning the local context, there is a need to pro-actively engage the local community on the facilities and proposed development that is envisaged.

