

# BELLVILLE all inclusive

micro strategies, masterplan

## Bellow Market Rate housing in Bellville

Belville where people *want* to live, and not *have* to live. Housing for the middle-low income (working) class.

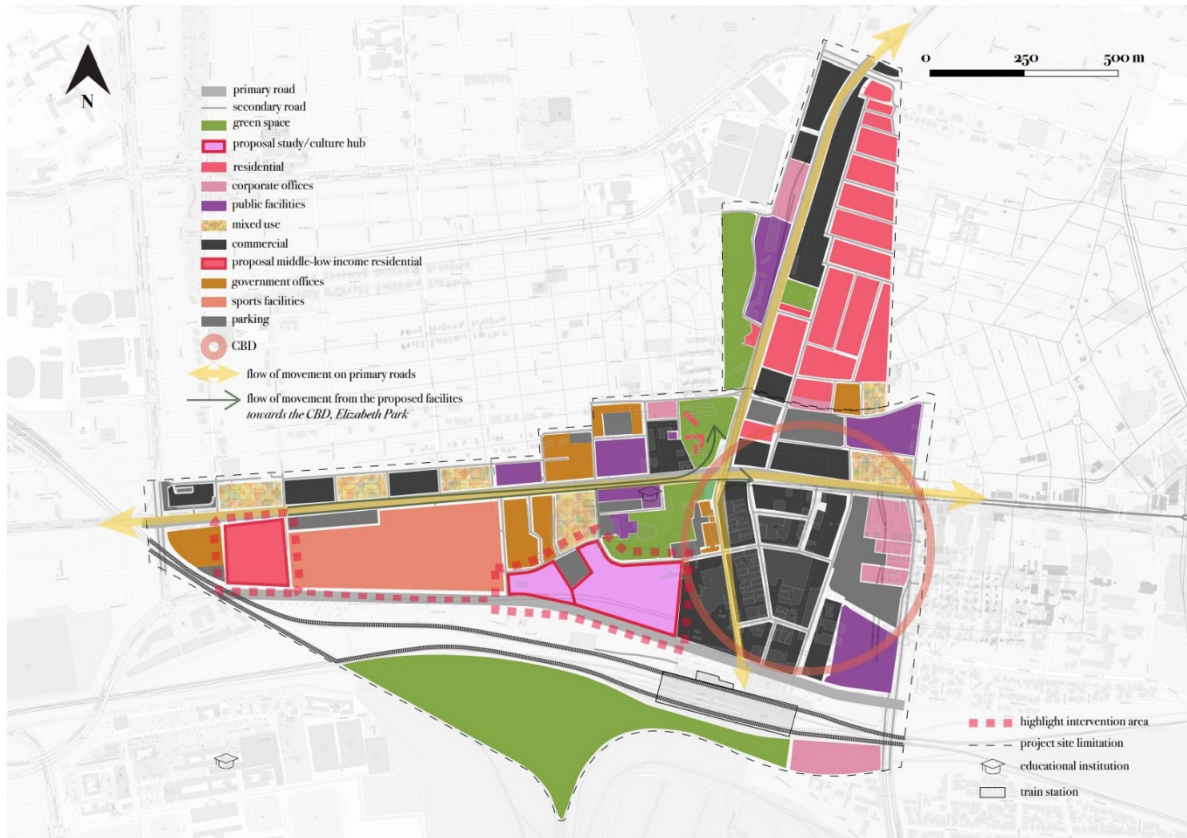
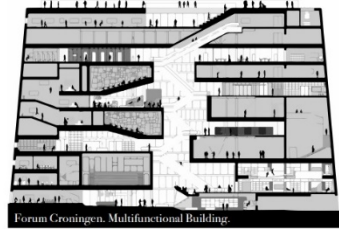


*families*  
*all income levels*  
*students*  
*informal trade*  
*young entrepreneurship*  
*citizens*  
*visitors*  
**INCLUDED.**



## Students', Leisure, Culture, Character HUB

One of the best student cities in Africa, Bellville needs to communicate its character, through an iconic, recognizable and creative space.



# START WITH BELLVILLE

JOB OPPORTUNITIES AFFORDABLE & DECENT HOUSING GREEN INFRASTRUCTURE SAFE ENVIRONMENT



TELKOM BUILDING INTO OFFICES-CREATIVE SPACE  
(REF ARSHEM, NETHERLANDS)



NEWPORT BEACH, CALIF. AND SPRING LAKE, MICH.  
(PRWEB) MAY 10, 2012



VISUALISATION UNDERGROUND PARKING WHICH REDUCES CARS FROM THE AREA  
WITH CARS AND PEDESTRIAN MOVEMENT



- Housing
- New Housing
- Commercial
- Offices
- Greenery
- Government facilities
- Sport facilities
- Educational facilities
- Hospitals
- Parking for cars & buses
- Train station

1:6000



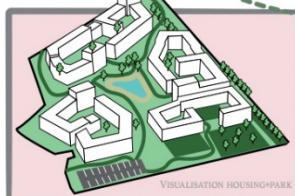
EUROPA 125 BRAINPARK ROTTERDAM



DOMINIQUE PERRAULT'S CRYSTALLINE GLASS SCHEME



VISUALISATION OFFICE PARK



VISUALISATION HOUSING+PARK



MOREELSEBREGG, UTRECHT

# NUWE MYPAAL

LAB 2-LIVING IN CITIES  
GROUP 1  
BREDA UNIVERSITY OF APPLIED SCIENCES

ANA PETRE

## LOCATION



### Bellville, a suburb of Cape Town.

It lies east of Cape Town City, within the Cape Peninsula urban Area and plays an important role for the broader success of Cape Town. This Area was originally used as a wagon halt for farmers bringing their produce to Cape Town and was known as; Twelfth Mile Stone. Since it is situated 20 km from the city of Cape Town, Bellville was originally called 12 Mile Stone. It was originally founded as a railway station on the line from Cape Town to Stellenbosch and strand. Ideally situated close to the Cape Town International airport, striving for prosperity and community inclusiveness, Bellville is becoming the second CBD.

Nuwe Mypaal inspired by the 12 Milestones of Bellville, is striving to bring back to live the underlying treasures that the city has to offer, and takes advantage of the opportunities and strong elements that will support the future development of Bellville.

## INVENTORY AND ANALYSIS

# S W O T

- Informal traders
- Higher education and universities
- Low preservation of green spaces
- Lack of density
- Lack of pedestrian infrastructure and public spaces
- Informal trading
- Connection to the train station/minibus station
- Race and socio-economic segregation
- Safety

### CMD-CENTRAL MIX DISTRICT

A centralized location, connected to the original CBD of Cape Town, the greater area of the Western Cape and beyond. Providing everything one would need to occupy a life's worth of activities in one area. A usable public space combined with residential units, commercial functions and recreational facilities.

### MACRO STRATEGIES



#### Facilitating integration of different socio-economic groups

To promote spatial interventions, inviting all members of society into the CMD and its surrounding areas, the different socio-economic groups can have their own events happen in a world where they can mingle with people from other groups of society as well.



#### Mix of function

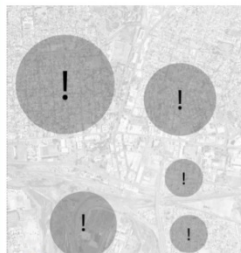
Promoting mixed-use development such as commercial, residential and recreational, to provide the residents with a one stop area, housing all activities.



#### Activate the public space and the pedestrian infrastructure

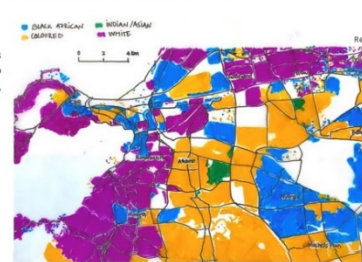
Motivating residents, visitors, and other users of the area to choose an active mode of transport to enhance health, decrease car use and take the pressure of short-distance public transport.

To preserve, enhance, and open some public space to provide a better-quality place for people gathering.



#### Bellville 2050

As looking to the future is very important, an indication for the year 2050 was created to indicate the importance of developing the areas surrounding the Bellville CMD.



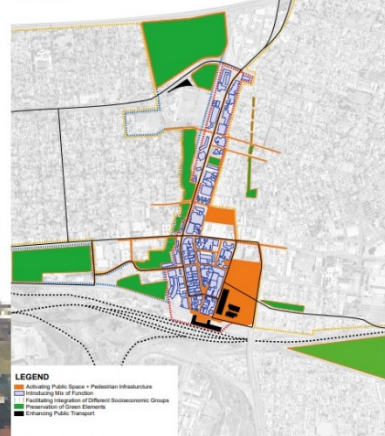
### Matrix

Strategy	PS+Pedestrian	Mix of Functions	Social integration	Greenery	Public Transport
Ana	X	X	X	X	X

## MASTERPLAN

# NUWE MYLPAAL

Bellville, Cape Town, South Africa  
Macro strategies, UD Masterplan

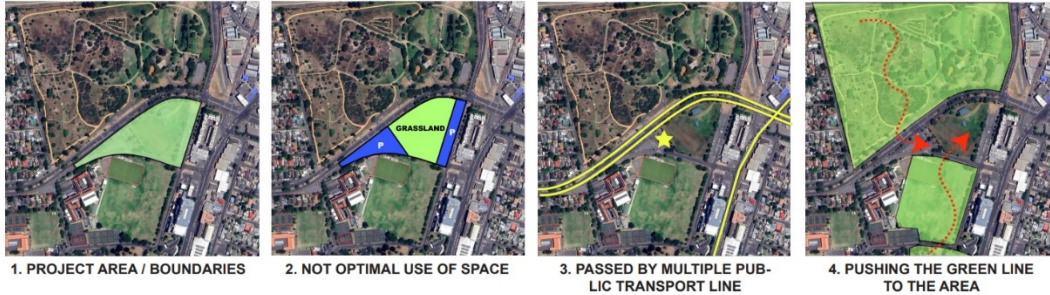


- LEGEND
- Activating Public Space + Pedestrian Infrastructure
  - Integrating Mix of Functions
  - Facilitating Integration of Different Socio-economic Groups
  - Preservation of Green Spaces
  - Enhancing Public Transport



# THE HILL

MICRO STRATEGY, LAB 2 - LIVING IN CITIES  
 URBAN DESIGN, BUILT ENVIRONMENT  
 BREDA UNIVERSITY OF APPLIED SCIENCES



1. PROJECT AREA / BOUNDARIES

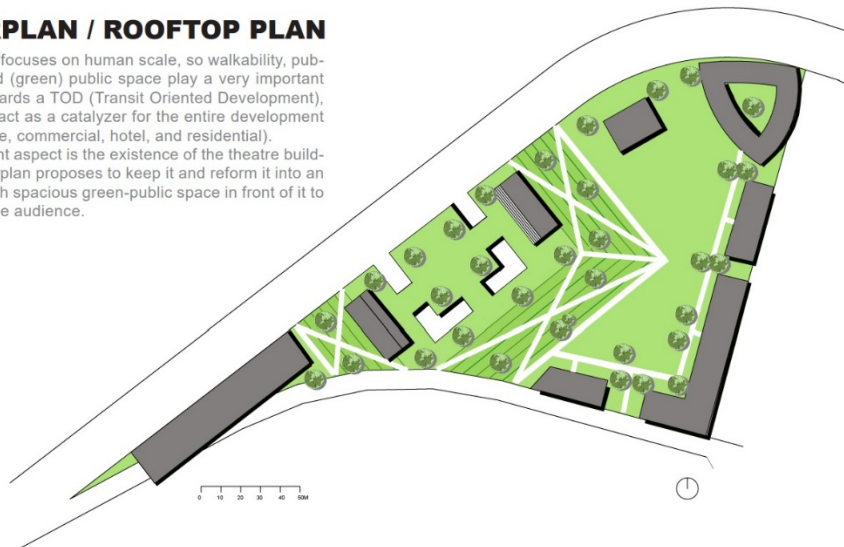
2. NOT OPTIMAL USE OF SPACE

3. PASSED BY MULTIPLE PUBLIC TRANSPORT LINE

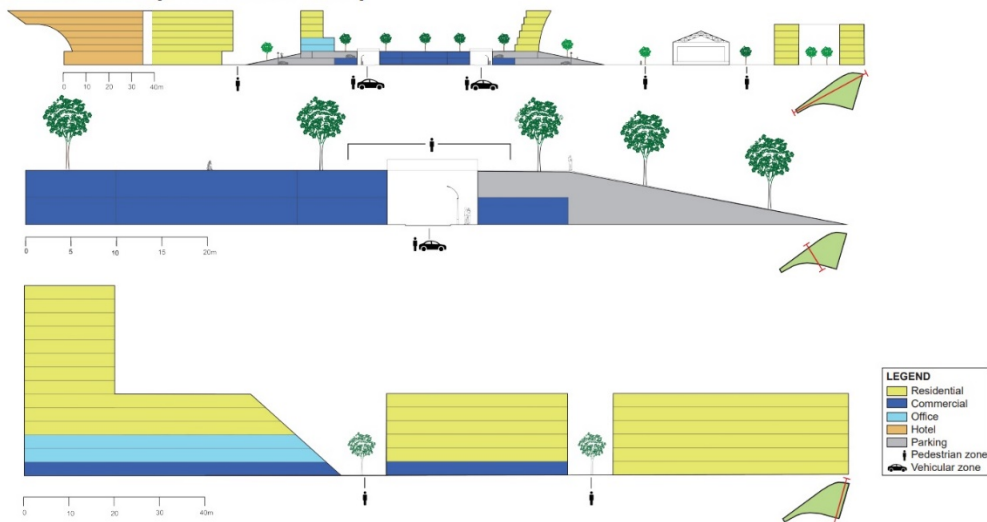
4. PUSHING THE GREEN LINE TO THE AREA

## MASTERPLAN / ROOFTOP PLAN

This masterplan focuses on human scale, so walkability, public transport, and (green) public space play a very important role. Hinting towards a TOD (Transit Oriented Development), public transport act as a catalyzer for the entire development plan (office space, commercial, hotel, and residential). Another important aspect is the existence of the theatre building. This masterplan proposes to keep it and reform it into an amphitheater with spacious green-public space in front of it to accommodate the audience.



## CROSS SECTIONS (+ FUNCTIONS)



# IN BELLTWEEN

GROUP 5

ANA JULIA BARRIOS (201469)

The aim of this project is to give the community, a social space where internally are used my residents and foreigners and externally it creates a stepping stone for the 2 main green areas of the site. For this reason, I created public/green spaces and enhanced the natural elements that were already there. Added mixed function buildings, where the plinth will be for stores and residential on top. Next, the addition of a community building will promote job opportunities for those who would want to start a small business or workshops.

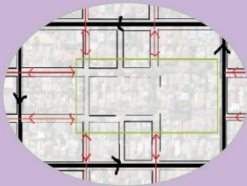
Improving green public spaces strategy is implemented the most, to achieve this, I used the superblock method in Barcelona as inspiration. This way, I would have space in the cross roads for public space to allow a social interaction between the people and the environment making an area very lively and prone to attract visitors.

I designed this area so it could be realised in other parts of residential neighborhoods in Bellville or even elsewhere.

- Create a balance between urban development and environmental aspects
- Improve the quality of the public space
- 03 Build an inclusive, integrated, vibrant city
- Plan for employment and economic accessibility, as well as access to recreational opportunities



Location of the project in the area  
Scale 1:10.000



People's flow of movement  
Scale 1:1000

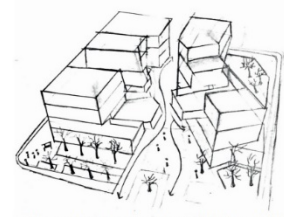
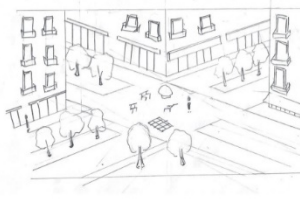


Circulation Plan  
Scale 1:1000



Plan of locations where this design could be also possible  
Scale 1:20000

Perspective drawing of space created in between buildings to the left



Perspective drawing of main Buildings to the right of masterplan

Victoria place Tanzania, and apartment layout



Paris, France

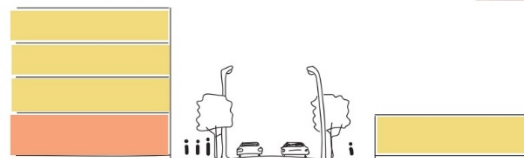


0 25 50 m

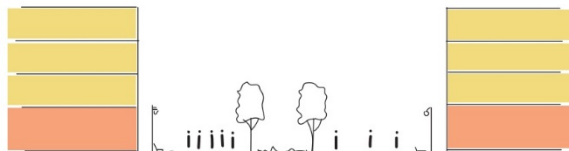
Current house typology



Masterplan & Floor plan  
Scale 1:1500



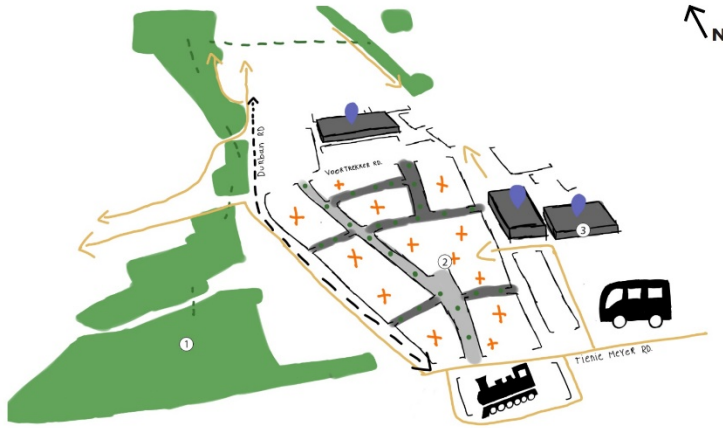
Cross section - 1:200 (A)



Cross section - 1:200 (B)

# IN BETWEEN THE PEOPLE AND THE GREEN

## GROUP 5



### MASTERPLAN LEGEND

- PEDESTRIANIZED AREA
- LOGISTICS AREA
- GREEN
- CONNECTED GREEN & TREES
- PARKING
- ECONOMIC GROWTH
- IMPROVED PUBLIC SPACE
- PEDESTRIAN WALKWAY
- MINI BUS TAXI RING
- TRAIN STATION



- ANA JULIA'S AREA
- BENCE'S AREA
- SAM'S AREA
- SIMONE'S AREA

Area	Area Julia	Area Sam	Area Bence	Area Simone
Green	X	X	X	X
Yellow	X	X	X	X
Red	X	X	X	X
Area Julia	X	X	X	X

### SWOT

