

**THE 'SILENT' PRIVATISATION OF URBAN PUBLIC SPACE**

**IN CAPE TOWN, 1975 – 2004**

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UNIVERSITY *of the*  
WESTERN CAPE

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## KEY WORDS

1. Closure
2. Privatisation
3. Urban public space
4. Micro-privatisation
5. Citizen-driven
6. Cape Town
7. Gated communities
8. Post-apartheid
9. Spatial exclusion
10. Postmodernism

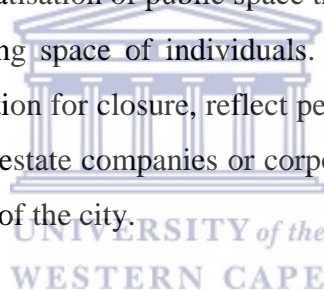


## ABSTRACT

### **The ‘Silent’ Privatisation of Urban Public Space in Cape Town, 1975 - 2004**

South African cities were subjected to artificial, unnatural growth patterns brought about by apartheid planning that legitimated exclusionary practices in the city and which created and maintained racial, social and class differences between people. Post-apartheid South Africa has witnessed processes of urban fortification, barricading and the gating of urban space that are manifested in contemporary urban South Africa.

This research shows that the privatisation of urban public space is not solely a post-apartheid phenomenon. Closure legislation has been, and still is, used by citizens to remove urban space from the public realm through its privatisation. Closures are largely citizen-driven, either individually or as a collective, and it is small public spaces that are privatised, hence the micro-privatisation of public space that could influence the immediate surroundings and erf-sized living space of individuals. The concerns voiced by closure applicants through their application for closure, reflect personal living space concerns. It is ordinary people, not major real estate companies or corporations that are able to influence the land management processes of the city.



A dataset of all closures in the central substructure region of Cape Town between 1975 and 2004 was compiled from Provincial Government Gazettes and supplemented with map and file data from the City of Cape Town’s Land Information Management Department. This allowed for the quantitative analysis and investigation of successful closures using Microsoft Access in order to identify closure trends. A geographic information systems database was created to visually display spatial and temporal closure trends. A qualitative study of written correspondence received from successful closure applicants in two suburbs, Camps Bay and Mitchell’s Plain, was completed in order to establish a profile of applicants, the reasons forwarded for closures and the techniques used by applicants to secure a successful closure.

The resultant analysis showed that closures tended to mirror the socio-spatial realities of the apartheid city with a tendency for closures to be concentrated in better-off, previously white suburbs. A dramatic rise in closure numbers from the mid-1980s is testament to the

weakening of the grip of the apartheid state on controlling urban areas. Applicants in the two sample suburbs used various techniques in order to procure successful closure of urban public space. A number of different approaches to secure closure were observed in the sample suburbs. Finally, given the rise in private housing estates in a post-apartheid urban milieu a number of recommendations for further research are made with a view to understanding privatisation of the public realm in South African cities.



## DECLARATION

I declare that *The 'Silent' Privatisation of Urban Public Space in Cape Town, 1975 – 2004* is my own work, that has not been submitted for any degree or examination at any other university, and that all the sources used or quoted have been indicated and acknowledged by complete references.

Manfred Aldrin Spocter

November 2005

Signed: .....



Dedicated to the memory of

**Muriel Evelyn Engelbrecht (1907 – 1991)**

and

**Elizabeth Johanna Engelbrecht (1900 – 1995)**



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WESTERN CAPE

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# CHAPTER 1

## INTRODUCTION AND CONTEXT OF THE STUDY

### 1.1 Introduction

The city has become the defining lifespace for most of the world's population with a global urbanisation level of 50% at the beginning of the 21<sup>st</sup> Century, which will, according to projections, rise to 61% by the year 2025 (United Nations, 2004). Urban areas impact on the lives of people as never before as the complex web of urban systems and urban networks, consisting of millions of individual personal micro-spaces, interact to form the urban place (Herbert and Thomas, 2001) and in which human populations knowingly and unknowingly effect continuous change.

The urban sphere has become an arena where battles for control of contested urban space are waged by urban dwellers seeking to impress their mark and individuality by securing their own niche within urban space. The niche that is created contains the material, social, familial and economic possessions of the owner (Blomley, 1997) and each urban dweller seeks to best protect these possessions so as to prevent others from stealing, appropriating or staking a claim to it.

Strategies that are employed to protect possessions include, *inter alia*, the use of mechanisms such as barricading, fortification and privatisation of urban space to keep out all 'unwanted elements' that are perceived to be a threat to the integrity of the urban dwellers' possessions – may it be meagre or much. One strategy that is utilised is the securitisation of privately owned, erf-sized urban spaces and, in many cases, where the erf borders on public space, it is this urban public space that is incorporated and legally privatised, as part of the securitisation process.

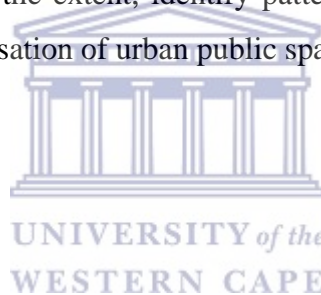
### 1.2 Statement of the problem

The repeal of the Group Areas Act, influx control, the demise of statutory apartheid in the latter half of the 1980s and early 1990s and the creation of a democratic South Africa in

1994 have had a profound effect on urban areas that were negatively affected by apartheid laws. The resultant growth in urban areas has had a tendency to mirror the huge economic disparity in the population of South Africa, a post-apartheid disparity reflected in the urban morphology of South African cities and towns. In Cape Town, those that are economically able tend to reside in better-off, previously advantaged suburbs and display a tendency to protect their assets by various means; which includes the fortification of living space, the purchasing of dwellings in security estates and increasing the level of surveillance of private homes (Lemanski, 2004; Saff, 2004).

The rise of gated communities, security complexes, the fortification of living space and the surveillance and control of urban public space is a global phenomenon as those individuals and organisations who can afford to, seek to protect themselves from the economically less privileged. However, in Cape Town, long before the afore-mentioned strategies became vogue, there was a means that could be used by citizens to privatise urban public space. This study endeavours to trace the extent, identify patterns and investigate the processes utilised by citizens in the privatisation of urban public space in Cape Town.

### **1.3 The objectives of the study**



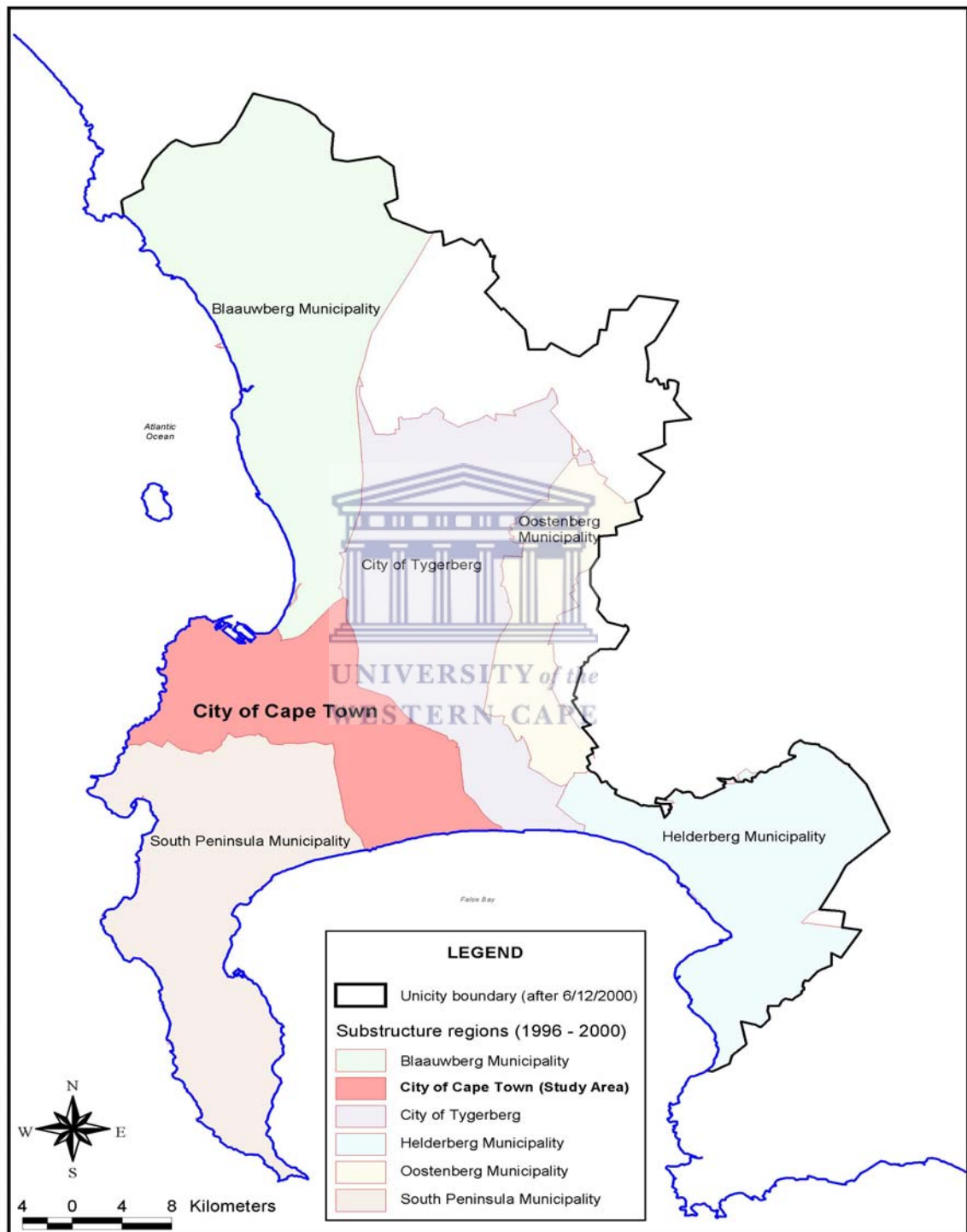
The primary objective of the study is to analyse and investigate spatio-temporal tendencies relating to the citizen-driven privatisation of urban public space in Cape Town. This objective would be driven by the creation of a comprehensive database of provincially gazetted urban land closures dating from 7 February 1975 to 17 December 2004 within one of the six municipal substructure regions of Cape Town.

The secondary objective, but by no means less important, is an identification and analysis of the reasons forwarded, practices employed and techniques utilised by individual citizen-driven applications in two distinctly diverse residential suburbs within the study area.

### **1.4 The study area**

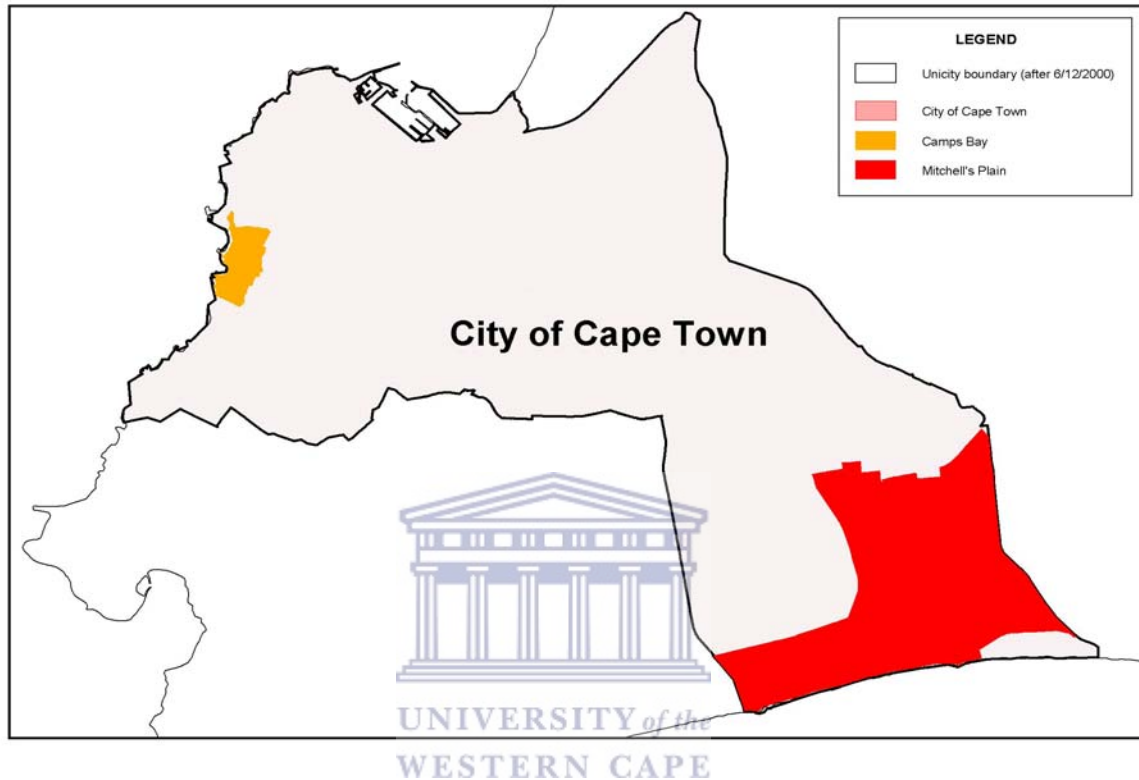
The study area is delineated on two levels, each of which gives insight on the patterns and processes of urban public space closures between 1975 and 2004. The first level of

analysis takes place on a macro municipality-wide level (Figure 1.1) and investigates the pattern of urban public space closures in the eighty suburbs that forms the City of Cape Town Region of Cape Town.



**Figure 1.1:** Cape Town, with previous municipal substructure regions, including the study area

The second level of analysis is a micro, suburb-specific investigation of two suburbs, namely Camps Bay and Mitchell's Plain, within the City of Cape Town Region (Figure 1.2). This level of analysis investigates the processes involved and the techniques utilised in the securing of successful citizen-driven applications for urban public space closure.



**Figure 1.2:** Location of Camps Bay and Mitchell's Plain within the City of Cape Town Region

### 1.5 Overview of the research methodology

Two pieces of legislation, which enacted and facilitated urban public space closures, were promulgated during the 1970s and in 2003. The first was Ordinance 20 of 1974, promulgated on 29 November 1974 and published in The Province of the Cape of Good Hope Official Gazette on 3 December 1974 (see Appendix 1). All gazetted urban public space closures from 7 February 1975 to 30 January 2004 were enacted under Ordinance 20 of 1974, after which the City of Cape Town by-law relating to the management and administration of the City of Cape Town's Immovable Property (see Appendix 2) was



utilised to enact urban public space closures. The City of Cape Town by-law was published in the Provincial Gazette of the Province of the Western Cape on 28 February 2003 and the first urban public space closure enacted under it took place on 13 February 2004.

### **1.5.1 The data collection process**

A total of 2 378 Provincial Gazettes were consulted in order to source the urban public space closures in the study area. A total of 1 018 gazetted closures were found. The data recorded from the provincial gazettes included: the gazette number, the gazette date, the suburb in which the closure occurred, the type of closure and the reference number linking the gazetted closure to an individual map reference.

The individual map reference number, known as an S-number, corresponded to A4-sized maps at the City of Cape Town's Land Information Management Department. These maps showed the precise location of the closure, the size of the closure, the names(s) of the applicant(s), a reference number to a document file and a reference number to a large roll map. Each closure location was verified on the roll map to accurately determine where each closure was located. The closure data collected on each suburb was entered into a Geographic Information System (GIS) from which maps could be produced. The reference number to the document file allowed access to all written correspondence entered into between all the role-players in each closure application. All correspondence of all closures in Camps Bay and Mitchell's Plain were investigated and entered into the Statistical Package for the Social Sciences (SPSS™) to conduct an analysis of the qualitative data.

### **1.5.2 Quantitative data analysis**

The collected data was analysed on a Microsoft Access database that contained twelve variables, resulting in 10 161 individual entries of information (see Appendix 3). The primary objective was to extract annual and five-yearly segment timelines to graphically express the number of closures in the different closure groups and present it expressed as a percentage or numerically. In addition to the graphs, the database allowed for the numeric

calculation and tabular presentation of closure numbers per closure group and per suburb; the total and average size of closures and the percentage of closed space per suburb.

Variables from the Microsoft Access database, together with the results of calculations conducted with the data, were exported to a GIS. The GIS package used was ArcView 3.3 and it facilitated the production of maps from the data that was entered. A GIS suburbs layer was sourced from the City of Cape Town: Environmental Management Department from which the 80 suburbs in the study area was isolated and 21 data fields were added for each suburb, resulting in 240 individual entries (see Appendix 4). The maps created with the GIS visually displayed the study area, closure trends in each of the suburbs over the study period and the percentage of closed space per suburb.

The closure data transcribed from the Provincial Government Gazettes can be deemed to be error-free as Provincial Gazettes are legal documents and any error could impact negatively on the legality of the closures. The GIS base data layer is used by all GIS users within the City of Cape Town and is the most accurate, up-to-date suburbs layer available. Thus, the data produced in the analysis and the resultant presentation of maps, graphs and tables has a high degree of accuracy. Unfortunately, 16% of the map records at the City of Cape Town's Land Information Management Department did not have a value for the amount of closed space and this was a constraint in determining the total amount of closed urban public space in the study area.

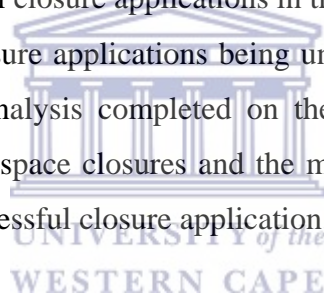
### **1.5.3 Qualitative data analysis**

A file reference number on the A4-sized maps held at the City of Cape Town's Land Information Management Department was linked to a document file stored at the same department. The document files contain all written correspondence relating to each closure application, including successful applications. The files contained correspondence by the applicant(s), the specialist(s) motivation(s), government departments, municipal departments, closure appellants and/or any institution/person/organisation linked to or that have given input to a specific closure application.

Correspondence to the city by applicants or those nominated to act on their behalf and supporting documents, if any, which were submitted in support for a closure, was analysed. The analysis included the categorisation of written responses from applicants into twelve variables and the use of SPSS™ to measure and graphically display responses, actions and viewpoints.

Due to the sheer volume of correspondence that accompany most closure applications, it was decided that the qualitative analysis would focus on two economically, socially, historically and culturally diverse suburbs, namely, Camps Bay and Mitchell's Plain. These two suburbs represented 15% of the total successful closure applications in the study period.

Meticulous record-keeping by the City of Cape Town has ensured the availability of correspondence going as far back as the late 1950s. This has facilitated a thorough qualitative analysis of successful closure applications in the two suburbs, with only eight of the 156 files for successful closure applications being unavailable. Ninety-five percent of files were available and the analysis completed on them has given insight as to why citizens apply for urban public space closures and the methods and techniques employed by them to try and secure a successful closure application.



## **1.6 Significance of the study**

The pace of polarisation of post-apartheid urban space continues unabated (Turok, 2000; Turok and Watson, 2001). Areas of urban space have been gated, barricaded and controlled in an attempt to safeguard the lives and possessions of urban residents. The result of the gating of urban space is a patchwork of fortified areas within cities (Landman, 2000a), exclusive zones that are privatised by those who can afford to shut out the rest of the city. Much research has gone into the gated community phenomenon, internationally (Gooblar, 2002; Leisch, 2002; Webster, Glasze and Frantz, 2002; Wu and Webber, 2004) and in South Africa (Landman, 2000b; van de Wetering 2000; Hook and Vrdoljak, 2002; Jürgens and Gnad, 2002; Landman, 2002; Landman and Schönreich, 2002). Furthermore, research by geographers have proven that urban public space have become increasingly monitored through the use of surveillance and closed circuit television and that the very essence of the

term “public” has been cast into doubt (Fyfe and Bannister, 1996; Koskela, 2000; 2002; 2003; Akkar, forthcoming)

This study seeks to show that the privatisation of urban space by residents is not a 1990s or 21<sup>st</sup> century phenomenon and that successful citizen-driven urban public space closures have been a feature of the urban landscape before the rise of gated communities and monitored urban public space. Jürgens and Gnad (2002) have identified a micro-level residential gated community in South Africa that focuses on the gating of the plot/building/room. Leading on from that, this research aims to demystify the notion that this micro-level of gating is a recent post-apartheid phenomenon. On the contrary, citizen-driven micro-privatisation of urban public space has been legally permissible, in terms of this study, since 1975.

Furthermore, significant in this research, is that micro-privatisation of urban public space has reached a peak in the 1980s, before the demise of apartheid. This thesis aims to add to the growing corpus of knowledge on the privatisation of urban public space by focussing on the micro, erf-sized level, by seeking to understand the history of the privatisation of urban public space as entrenched in legislation and to highlight the impact that individual citizens, not major real estate developers or large organisations, can have on the shaping of urban public space within the urban landscape.

## **1.7 Organisation of the thesis**

This thesis contains five chapters. Chapter Two provides a detailed synopsis of the key concepts that underpin and are central to this thesis. The investigation of the key concepts positions this research within the current debates around privatisation and urban public space. Chapter Three and Four presents the results of the quantitative and qualitative analysis performed on the data that was collected. Chapter Three focuses on the macro study area, while Chapter Four is a micro-level focus on two suburbs within the macro study area, namely, Camps Bay and Mitchell’s Plain. Chapter Five contains conclusions to the study and recommendations for future research.

## CHAPTER 2

### LITERATURE REVIEW

#### 2.1 Introduction

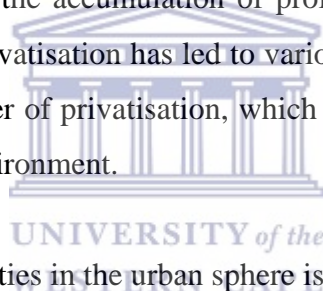
The roots of the spatial patterns that are manifested in contemporary urban South Africa are embedded in the segregationist policies of the apartheid era (Robinson, 1996). The result of these policies has been a unique urban morphology that needs to be undone in order to create the conditions, for what the current administration of the City of Cape Town envisions itself, as: a sustainable city, a dignified city, an accessible city, a credit city, a competent city, a safe and caring city and a prosperous city (City of Cape Town, no date).

Ten years after the transition to a democratic dispensation in South Africa in 1994, great strides have been made to provide services to those South Africans that were marginalized by apartheid policies. However, in spite of these gains, research has shown that huge inequalities still exist amongst the population (Roberts, 2000; Desai, 2005; Roberts, 2005). This inequality is manifested, *inter alia*, in the urban morphology of the cities and towns of post-apartheid South Africa. The wealthier urban sector has tended to create residential laagers of opulence, walled off from the surrounding urban landscape, thereby creating private, supposedly safe residential areas in which the residents are “protected” from the unwanted attentions of the urban poor and those surviving on the fringes of urban society.

Local government administrative structures in South African cities and towns are grappling with an urban landscape that is dotted with gated communities, private residential estates, walled industrial parks and techno-secured small business hubs that, although providing security for those occupying these spaces, also has the potential to exclude others and impact negatively on the urban sphere. Accessibility and freedom of movement in post-apartheid cities and towns in South Africa have been curtailed by the privatisation of what is in many cases, essentially, public space (Kotze, 2004). The review of literature seeks to contextualise the privatisation of urban public space in contemporary urban South Africa.

## 2.2 Privatisation in the urban sphere

Privatisation is a topic that can be investigated by different fields of academic enquiry and hence the concept of privatisation has many definitions, as pertaining to the specific focus of enquiry, but retaining key strands of commonality in the various definitions. Privatisation in the urban sphere can best be defined as "... the systematic transfer of appropriate functions, activities or **property** from the public to the private sector, where services, **production** and **consumption** can be **regulated more efficiently** by the market and price mechanisms." (emphasis added) (Republic of South Africa, 1987, p. 8). Privatisation is thus the transfer of ownership, function and related activities from the state to the private sector in order to allow for the entry of capital into the urban infrastructure while simultaneously seeking to cut service delivery costs for the relevant government authority (Hemson, 1998; Seekings, 2000; Narsiah, 2002). Privatisation in the urban sphere includes the use of activities of outsourcing, performance management and cost recovery, with the primary motive being the accumulation of profit (McDonald and Smith, 2002). The profit-driven motives of privatisation has led to various urban functions, activities and property falling under the banner of privatisation, which may have negative consequences for those living in the urban environment.



Privatisation of government entities in the urban sphere is a global phenomenon that occurs in the cities of developed and developing countries (Punter, 1990; McDonald, 2002; Massey, 2003). The privatisation of urban services in South Africa have been the focus of geographical enquiry and these investigations have focused on the privatisation of urban services such as water, sanitation, electricity and urban park management, with most of the research highlighting the negative aspects and impacts of urban privatisation initiatives (Bakker and Hemson, 2000; Narsiah, 2002; Massey, 2003). Various aspects that could have negative impacts on the urban sphere were identified with the foremost impact being the fact that privatisation was observed to be a threat to urban integration and did not assist the aim of building an inclusive society. As a matter of fact, privatisation was seen to be a yoke around the necks of the urban poor and marginalized who cannot afford to pay, or who battle to pay for basic services such as water and sanitation, thus encouraging and facilitating the perpetuation of, not only the socio-economic polarisation between urban communities, but also increasing the fragmentation of service delivery in the urban sphere (Krupa, 1993; Hallowes and Butler, 2002; Maharaj, 2002; McDonald, 2002; McDonald

and Smith, 2002; Forero, 2005). The primary goal of private companies is the accumulation of capital and the maximisation of profit and issues with regard to accountability to urban communities by private companies have surfaced (Sithole and Arenstein, 2005). This has led to the rise of grassroots movements such as the Anti-Privatisation Forum who oppose the perpetuation of these inequalities and fragmentation of urban service delivery (Bond, 2004).

The post-apartheid government has had to deal with the rise of grassroots movements and growing dissatisfaction amongst the populace, often leading to social unrest as citizens endeavour to bring attention to the glaring inequalities in South African society, ten years after the advent of democracy. Protests have been aimed against what people have perceived to be the slow service delivery from government (Cook, 2001; Peer, 2001; Mathys, 2005; Quintal and Mtyala, 2005). In order to correct the socio-spatial inequalities in South Africa, government have been privatising the provision of basic services and geographers have identified these privatisation initiatives as a negative outcome of neo-liberalism, which is driven by the implementation of the Growth, Employment and Redistribution strategy by government (Lester, Nel and Binns, 2000; Maharaj, 2002; Narsiah, 2002). Thus, even though state privatisation initiatives have been implemented in South Africa before the advent of democracy, it is seen to be more a feature of the post-apartheid South African government's neo-liberalist agenda (Williams and Taylor, 2000).

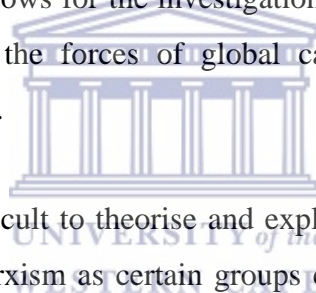
### **2.3 Privatisation and postmodern discourse**

The latter half of the 1990s has witnessed a number of research initiatives in South Africa where the focus of enquiry has been the privatisation, often unlawful, of areas of urban space, resulting in the proliferation of gated communities. Unfortunately, there have been few South African studies that have focussed on the broader issue of the erosion and undermining of the publicness of urban public space (Spoceter, 2004) and the theoretical positioning of this phenomenon.

Day (1999) mentions that critiques of the privatisation of space in the United States of America has been positioned within debates of what is termed "the postmodern city", which is characterised by cities that have become increasingly fragmented and

contradictory. Although South African cities have historically been fragmented along racial lines, the advent of democracy has not facilitated the erasure of these lines of fragmentation, merely replacing, though not in entirety, with fragmentation along class and economic lines, which the character thereof is imprinted in the spatial morphology of the post-apartheid South African city.

Postmodernism gives a theoretical basis to the changes of the spatial form of contemporary South African cities. Parnell (1997) has recognised that postmodernism allows for a multitude of interpretations of the conditions and realities in post-apartheid cities in order “... to uncover the manner in which urban space determines, and in turn is determined by, individual and community identities and struggles.” (p. 894). In the context of this research, postmodernism facilitates the theoretical underpinnings for the analysis, investigation and explanation of the occurrence of the privatisation of urban public space within two suburbs that are at opposite ends of the socio-economic and socio-spatial scale. Furthermore, postmodernism allows for the investigation of the city and its position in the globalised economy and how the forces of global capital could influence the urban morphology of cities worldwide.



It has become increasingly difficult to theorise and explain contemporary urban space by using grand theory such as Marxism as certain groups or cultures would be excluded by these meta-narratives. Postmodernism is a rebellion against these pre-established rules, a rebellion against the meta-narrative and seeks to understand the occurrence of urban phenomenon in their uniqueness (Lyotard, 1992). The uniqueness redefines cultural discourse and allows for the existence of different realities in urban space as shaped by the diverse experiences of different groups, communities and persons (Harvey, 1992). Postmodernism seeks to understand the different experiences of dissimilar communities to the phenomenon of the privatisation of urban public space.

## **2.4 Urban public space**

The challenge in understanding urban public space is not simply the definition of the concept, but the investigation of the subtle nuances that would inform the definition,



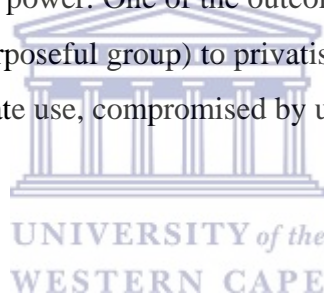
resulting in an informed and holistic understanding of the complexities surrounding the definition of urban public space.

Studies regarding urban public space tend to acknowledge that there has been increasing tension and conflict between public and private space (Mitchell, 1995; Herson and Bolland, 1997; Dugény, 2002). It is argued that much of the tension and conflict is because of restrictive laws, ordinances and zoning regulations that are used to exclude marginalised groups from the public sphere in order to project a positive image of cities (Krupa, 1993; Herson and Bolland, 1997; MacLeod, 2002). The lack of control and regulation would lead not only to the decay of the physical infrastructure, but also to a decay of the social role of urban public space (Wise, 2003). Mitchell (no date), a geographer, strongly asserts that the nature of contemporary urban public space is such that if one could not prove to having a legitimate use in urban public space, then one would have no right to be there. Given the changing nature of cities in the postmodern era, contemporary urban public spaces have become areas of contention between those that utilise these spaces for whatever reason.

There is no generic, suitable-for-all definition of urban public space and the difficulty in defining the concept has been recognised (Mitchell, 1995; Aurigi and Graham, 1997; Smithsimon, 2001; Williams and Greene, 2001). Various definitions of urban public space contain common keywords particular to a group of definitions, which for ease of understanding, has been divided into four groups. The first group of definitions focus on the ability of urban public space to allow different people a space within which to exercise their diverse values and interact with others in an anonymous setting while learning from each other (Ghorra-Gobin, 2000; Smithsimon, 2001; Goheen, 2003). The second group of definitions tend to focus on the shaping of urban public space by the social activities performed or acted out in the public realm or in public life (Krupa, 1993; Kressel, 1998; McInroy, 2000). The third group of definitions focus on how the accessibility of urban public space determines its 'publicness' and that the 'publicness' of urban public space falls on a continuum with public and private on opposite ends (Brecknock, 1995; Capron, 2002; Loudier and Dubois, 2002; Akkar, forthcoming). The fourth group of definitions is where researchers have taken the liberty of assigning categories to the concept in an attempt to define urban public space. The definition can then be done from various perspectives such as socio-cultural, social, physical, architectural, functional, political,

symbolic and legal<sup>1</sup> (Lees, 1994; Dugény, 2002; Siebel and Wehrheim, 2003; Garcia-Ramon, Ortiz and Pratz, 2004). The multitude of definitions of urban public space have arisen as a result of the topic of study is multi-disciplinary in nature and this has been recognised by researchers trying to pen a common suitable definition for urban public space (Lofland, 1989; Low, 1997; Garcia-Ramon, Ortiz and Pratz, 2004).

Geographers have attempted to define urban public space and Goheen (2003) is of the opinion that public space is "... where diverse interests seek to demonstrate their values and legitimate their roles in society. It is **produced, transformed and re-arranged** by **purposeful groups** through their continuous engagement and use of it." (p. 1, emphasis added). Mitchell (1995) recognises that the definition of urban public space is "... not universal and enduring; they are produced through **constant struggle** in the past and in the present." (p. 121, emphasis added). Geographers have noted the volatile, ever-changing nature of public space and how legitimate roles, uses and users of urban public space are preferred by those with political power. One of the outcomes of this research is the attempt by land-owning citizens (the purposeful group) to privatise urban public space that has had its, what is perceived as legitimate use, compromised by unwanted actions or people.



## 2.5 Conclusion

The visible privatisation of state entities through policy in South Africa has been initiated by the apartheid government in the late 1980s (Hentz, 2000). However, the "silent" privatisation of urban public space has been taking place since before 1975, and in the context of this study, has been more pronounced with the promulgation of laws to facilitate the privatisation of urban public space. This silent privatisation has been occurring for a number of years before the increase of the scale of privatisation of urban public space and the subsequent focus of academic enquiry in South Africa on the phenomenon. Although the privatisation buzzword has been linked to current neo-liberal policies in South Africa, the foundations of privatisation has been laid long before the impact of the globalisation of capital on the urban sphere.

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<sup>1</sup> See legal definitions for laws governing closures in this research in Appendix 1 and Appendix 2.

It has now been realised that the privatisation of, what is deemed to be public space, has the potential to widen the grotesquely unequal gap between rich and poor in the urban sphere of contemporary, post-apartheid South Africa – an urban sphere that as Williams (2000) suggests, reflects the state of South Africa and the welfare of its citizens. As Hopkins (1991) rightly commented, “... enclosure is liberating yet confining; protection is re-assuring yet encroaching, control is regulating yet potentially discriminating ...”(p. 277). Just as the privatisation of municipal services by the state have been, and still is, being challenged by the poor and the marginalised, so too exists the possibility that the privatisation and exclusion of people from urban public spaces could result in public spaces being vigorously contested.

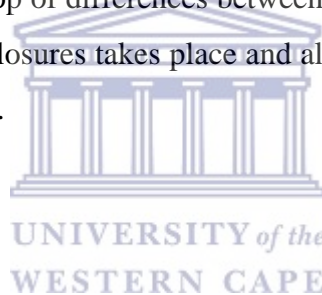


## CHAPTER 3

### MACRO ANALYSIS OF URBAN PUBLIC SPACE CLOSURES

#### 3.1 Introduction

A political timeline of the study area is necessary to contextualise the reasoning for specifically choosing to do the research within the study area. The area represents a cross-section of differences of class, socio-economic conditions, apartheid race groupings, employment levels, literacy levels and ownership of material goods, which can be found between and within suburbs in the City of Cape Town. The suburbs within the study area each have their own particular history and unique character and have been either advantaged or disadvantaged through the processes that have shaped Cape Town's urban history. It is against this backdrop of differences between suburbs in the study area that the analysis of urban public space closures takes place and allows for the examination of inter-suburban patterns and processes.



#### 3.2 Local authority history

According to the City of Cape Town official geographical information systems suburbs layer created in January 1999, there are eighty suburbs in the central city substructure. However, this was not always the situation as suburbs were either part of the Cape Town municipality, were municipalities on their own or were governed by apartheid-era racially based local government structures at any given time between the study timeline of 1975 and 2004.

In 1975 most of the study area fell under the jurisdiction of the City Council of Cape Town, which was the result of amalgamations that took place in 1913 and 1927 of various municipalities. Pinelands, the exception, acquired municipal status in 1948 and functioned as such; separate from the City Council of Cape Town, until 1995 when it was incorporated into the City of Cape Town.

Two of the black townships in the study area, namely, Langa and Nyanga, fell under the jurisdiction of the Cape Peninsula Bantu Affairs Administration Board, which was created in 1973 (Weichel, Smith and Putterill, 1978; City of Cape Town, 1982; Cameron, 1999). The third black township in the study area, Crossroads, was proclaimed as an emergency camp in June 1976 and came under the control of the Divisional Council of the Cape (Weichel, Smith and Putterill, 1978). In 1979 the Cape Peninsula Bantu Affairs Administration Board amalgamated with the South Western Cape Administration Board to form the Western Cape Administration Board (City of Cape Town, 1982). After 1987, the black suburbs of Langa, Nyanga and Guguletu, falling under Black Local Authority jurisdiction, were known as the Ikapa Town Council (Cameron, 1999).

By 1975, most coloured suburbs were under the municipal jurisdiction of the City Council of Cape Town after the implementation of the Group Areas Act in 1950 (Cameron, 1999). Residents of older, racially mixed suburbs of, for example, Mowbray, District Six and Simon's Town were displaced to housing estates and township developments on the Cape Flats (Western, 1996; Urban Problems Research Unit, 1989; Jeppie and Soudien, 1990; Field, 2001). Outlying suburbs in the southeast of the study area, except Mitchell's Plain, fell under the jurisdiction of the Divisional Council of the Cape, which was responsible for the development of the, at the time, peri-urban coloured and Indian areas (City of Cape Town, 1982).

The establishment, in 1983, of the Tri-cameral representation in Parliament for whites, coloureds and Indians meant a change in local government structures was necessary to complement the changes taking place in the national government structure. The change in local government structures was facilitated by the promulgation of the Regional Services Act of 1985 that allowed the Greater Cape Town Regional Services Council to replace the Cape Divisional Council. This change at local government level allowed coloureds and Indians in Cape Town to administer their, what were termed, 'general' and 'own affairs' (Cameron, 1993). Thus, the Regional Services Councils were not recognised by the government "... as fully fledged metropolitan authorities ... (but) ... as an extension of existing primary local authorities" (Cameron, 1995: 405).

The Southeast portion of the study area, previously controlled by the Cape Divisional Council came under the jurisdiction of the Greater Cape Town Regional Services Council,

which started functioning on 1 July 1987. The system of Regional Services Councils was vehemently opposed by the white liberal City Councils, such as Cape Town (Cameron, 1986; 1993; 1995). However, the functions of the Regional Services Council were only dissolved after the transition to a democratic South Africa.

The Local Government Transition Act of 1993 provided the basis for democratically elected local government structures (Cloete, 1995). The process of demarcation of boundaries in the Cape Metropolitan Area was long, arduous and fraught with difficulties as "... the Cape Metropolitan Area was the most fragmented of South Africa's metropolitan areas" (Cameron, 1999: 137). In spite of the complexities, South Africa entered a new era of democratically elected local government structures after the November 1995 local government elections. The adoption of the six metropolitan substructures took place after the 1996 local government elections. The amalgamation of the Cape Metropolitan Council and the six metropolitan substructure regions took place on 6 December 2000 and the new unified City of Cape Town came into being. However, the previous council substructures will continue to administrate their areas until the new corporate structure is implemented (City of Cape Town, 2004).



### **3.3 Urban public space closures**

Although the apartheid-era fragmentation of the city gave rise to a host of local government institutions, the gazetting of closures have always taken place under the auspices of the City of Cape Town and no reference was made to under which local government institutions' area the closure was found. The only municipal authority that was separately acknowledged was Pinelands Municipality and the different metropolitan substructures of 1996 to 2000.

Thus, except for Pinelands municipality, all documentation for each closure across the study area and the study period was, and still is, managed by the City of Cape Town's Land Information Management Department. This central depository of closure documentation has facilitated the investigation of the processes involved in the application for urban public space closures.

An investigation into all successful applications for all suburbs would be a gigantic task, well beyond the parameters set for this study. Two suburbs, namely Camps Bay and Mitchell's Plain, were chosen and an analysis of their successful citizen-driven urban public space closure applications was done (refer to Chapter 4). One could argue that Camps Bay and Mitchell's Plain represent opposite ends in the socio-economic and historical spectrum of the City of Cape Town and research into the processes involved in closure applications in these two suburbs would give an idea into differences, if any, between their applications.

### **3.3.1 Types of urban public space closures**

The urban public spaces that are closed are described in the government gazettes by the types of urban public spaces that they are. These include, in no specific order: public street, public footpath, public road, road, public place, public passage, passage, lane, street, thoroughfare, public thoroughfare, public open space, city land, erven, erf, public footway, level crossing, pedestrian way, avenue, drainage passage and service alley. Should only a part of the above-mentioned urban public spaces be closed, then the words "portion of ..." would precede the naming of the urban public space. Furthermore, a different word order was used in describing what essentially would be the same phenomenon, for example, "Closure of road" and "Road closed". This resulted in 36 different urban public space closure types being identified, as described in the Provincial Government Gazettes.

The urban public space classification types were narrowed down into a manageable number of categories to simplify the data analysis and extraction, resulting in the creation of three broad categories of urban public space closure types. The criteria used to categorise the 36 urban public space closure types were the size, purpose and general use of the closed space (Table 3.1). The total number of successful urban public space closures in the study area and study period was 1 018 closures.

Group 1 closures included spaces used by motorised vehicles and that are wide enough to allow motorised vehicles to drive in/on them. Group 2 closures consist of spaces that are associated with a non-motorised use, as used by cyclists and pedestrians. This group of urban public space closures were also narrower in width than the first group. In many instances, this group of closed spaces were remnants of 18<sup>th</sup> century urban planning that

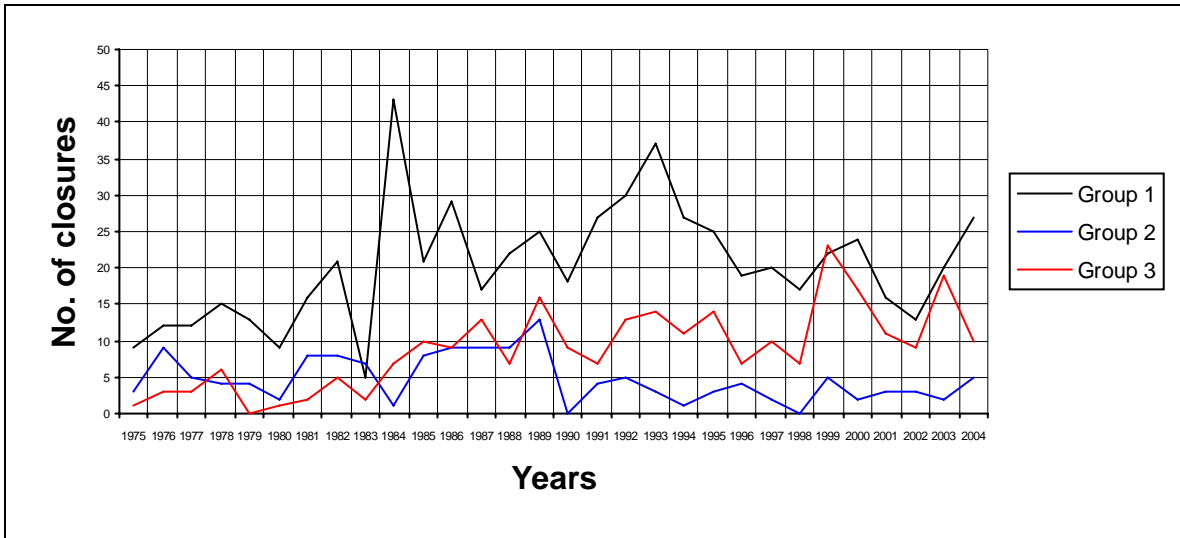
facilitated the use of narrow spaces for walking and fire control purposes (Shell, 1994). Furthermore, apartheid-era low-cost housing township planning also used these spaces for people to access transport corridors from the square layout of housing structures (Mills, 1989). Group 3 closures are spaces that are large and usually associated with a recreational land use or vacant land.

**Table 3.1:** Groups of urban public space closure types

<b>Group 1: Motorised-use spaces</b>		<b>Group 2: Non-motorised use spaces</b>		<b>Group 3: Recreation and vacant land spaces</b>	
Closure of public road		Closure of public footpath		Public place closed	
Road closed		Public passage closed		Public open space closed	
Public street closed		Closure of lane		Closure of city land	
Closure of public street		Passage closed		Closure of erven	
Level crossing closed		Closure of passage		Portion of public place closed	
Public road closed		Pedestrian way closed		Closure of portion of public place	
Closure of portion of avenue		Closure of service alley		Portion of city land closed	
Portion of public street closed		Portion of public passage closed		Portion of public open space closed	
Portion of public road closed		Portion of passage closed		Portion of erf closed	
Portion of street closed		Portion of lane closed		Closure of portion of erf	
Closure of portion of street		Closure of portion of public footway			
Portion of thoroughfare closed		Portion of drainage passage closed			
Portion of public thoroughfare closed					
Portion of road closed					
<b>Total Group 1 closures:</b>	609	<b>Total Group 2 closures:</b>	142	<b>Total Group 3 closures:</b>	267

The grouping of urban public space closures into three groups made it easier to document and structure the data in order to extract patterns in the study area. Certain suburbs within the study area displayed a tendency to a specific type of closure. The largest percentage of urban public space closures came from Group 1 (60%), followed by Group 3 (26%) and Group 2 (14%).

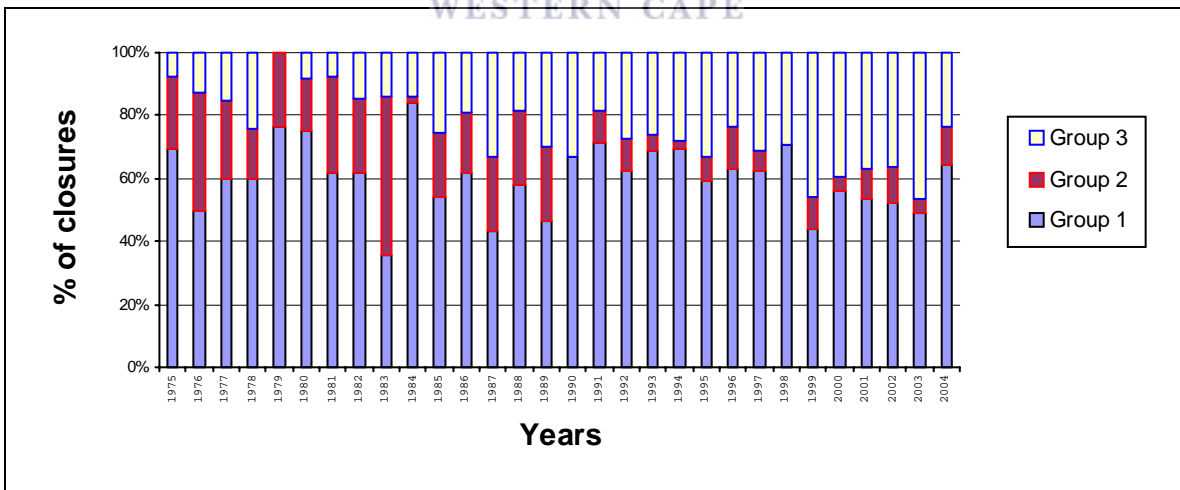
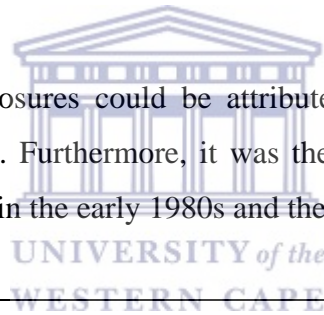




**Figure 3.1:** Number of closures per group over time

### 3.3.1.1 Group 1 closures

The dominance of Group 1 closures could be attributed to the group having fourteen different types of closures in it. Furthermore, it was the dominant closure type in every year of the study period, except in the early 1980s and the late 1990s (Figure 3.1).



**Figure 3.2:** Percentage of closures per group over time

The dominance of Group 1 closures have been challenged in the latter half of the 1980s, a turbulent time in South Africa's history with the declaration of the national State of Emergency, worker strikes and F.W. de Klerk's announcement of the need for change in

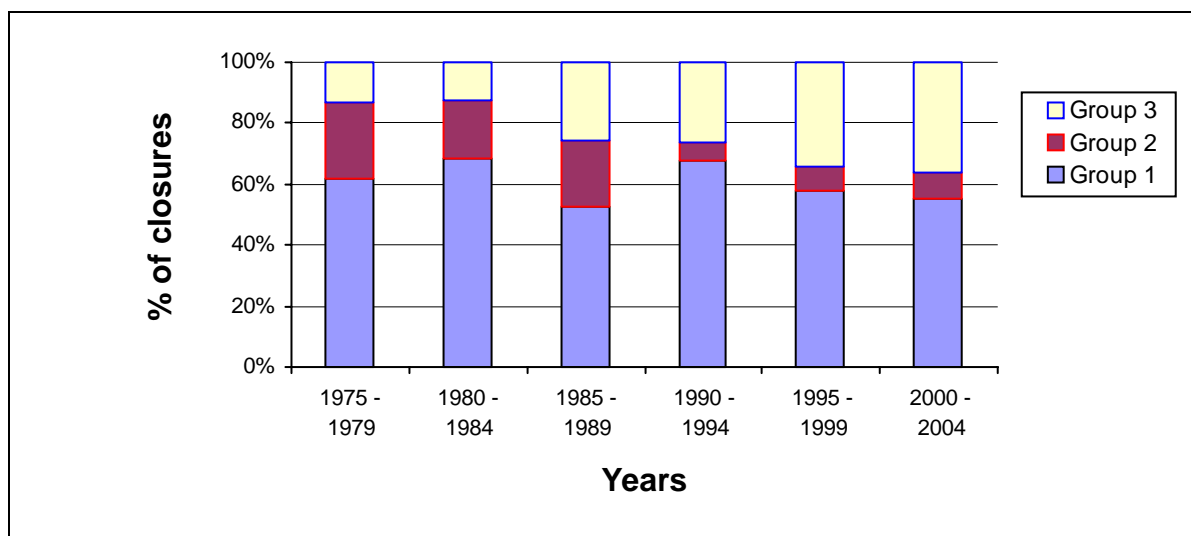
South Africa. The second democratic elections in 1999 coincided with the second period of the challenging of Group 1 closures, when it again contributed less than 60% of closures (Figure 3.2).

### 3.3.1.2 Group 2 closures

The end of the 1980s witnessed the considerable diminishing of the impact of Group 2 closure types (Figure 3.2 and Figure 3.3), up until which it formed a sizable percentage of the total closures, even being the most popular closure type in the early 1980s. There were years in the 1990s when no Group 2 closures took place. One could infer that citizens were opting for larger-sized closures in the second half of the study period, which did not include the smaller-sized Group 2 closures.

### 3.3.1.3 Group 3 closures

Group 3 closures, comprising of ten closure types, show a steady increase over the 5-yearly periods (Figure 3.3). After 1985, Group 3 closure types replaced Group 2 closure types as the second-most popular closure group for the first time since the inception of closure legislation in 1974. The slowly increasing popularity of Group 3 closure types resulted in it outperforming Group 1 closure types by the end of the 1990s (Figure 3.2).



**Figure 3.3:** Closure type groups per period

### **3.3.1.4 Summary**

Figures 3.1, 3.2 and 3.3 display a trend of different types of urban public spaces being closed over the study period and although one could make the assumption that the years that have the most closures correlates with important historical events, one has to be extremely cautious in doing so. It is unwise to attempt such a correlation – which is why the in-depth analysis of the suburb-specific applications would give an idea as to the reasons forwarded by the citizenry in the process of their application for urban public space closures. Group 1 closures have always featured strongly, but Group 3 closures have replaced Group 2 closures in the rank of number of closures. This being the case, then public urban spaces such as recreation space or portions of recreation space and vacant land are increasingly being privatised.

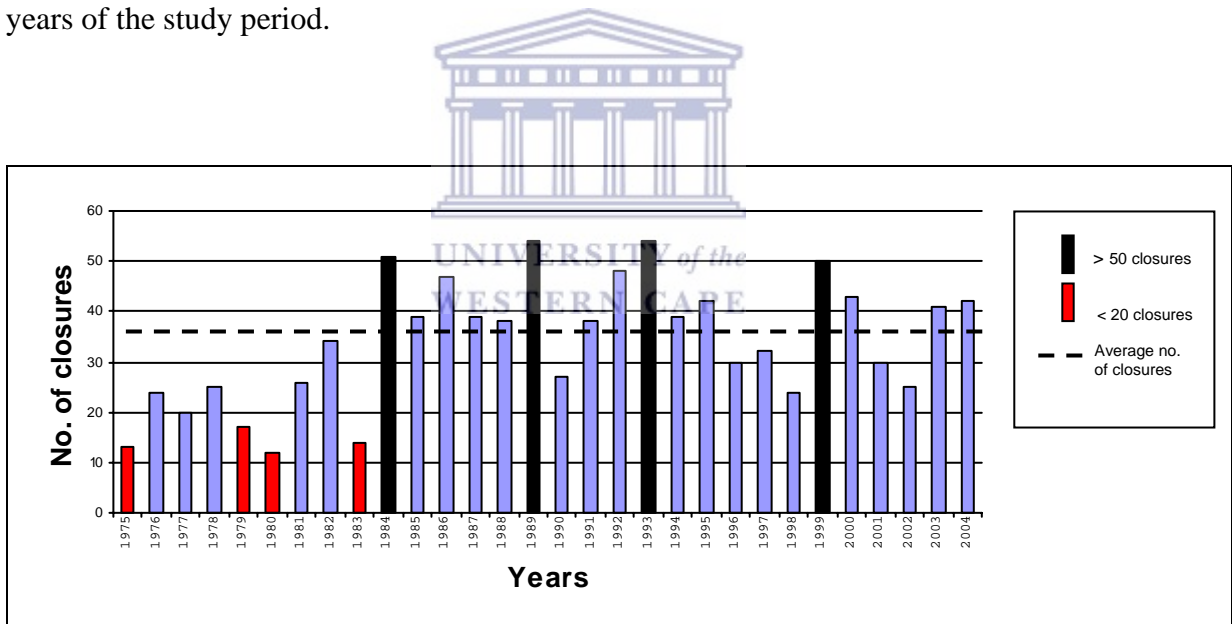
One may speculate that one of the results of the repeal of apartheid laws was that people in urban areas started to occupy vacant land in what used to be buffer zones between suburbs and the infill of these areas with housing structures. Saff (1998) has stated that the urban poor have occupied land during the period of political transition in the early 1990s due to the weakening of state power over the urban environment; a weakening that has been taking place since the mid-1970s. Furthermore, the recreational space in many Cape Town suburbs may have diminished in use-value for a number of reasons. The demographic profile of older suburbs may have changed and could reflect an ageing population with not many children, thus there are less children to play in public recreational space. Citizens may perceive public recreational spaces, for various reasons, as unsafe areas for their children to play in. In addition, the rise in use of electronic entertainment for children have resulted in them physically less active, thus they do not fully utilise public recreational space (Caelers, 2004; Vandewater, Shim and Caplowitz, 2004). This might cause citizens to privatise what they would perceive as under- or ill-utilised public space.

### **3.3.2 Closures according to years**

The total of successful urban public space closures in the study period is 1 018 closures. This figure is spread over the 30-year study period and one can identify peaks and troughs of closures (Figure 3.4). The average number of successful closures is 34 closures per

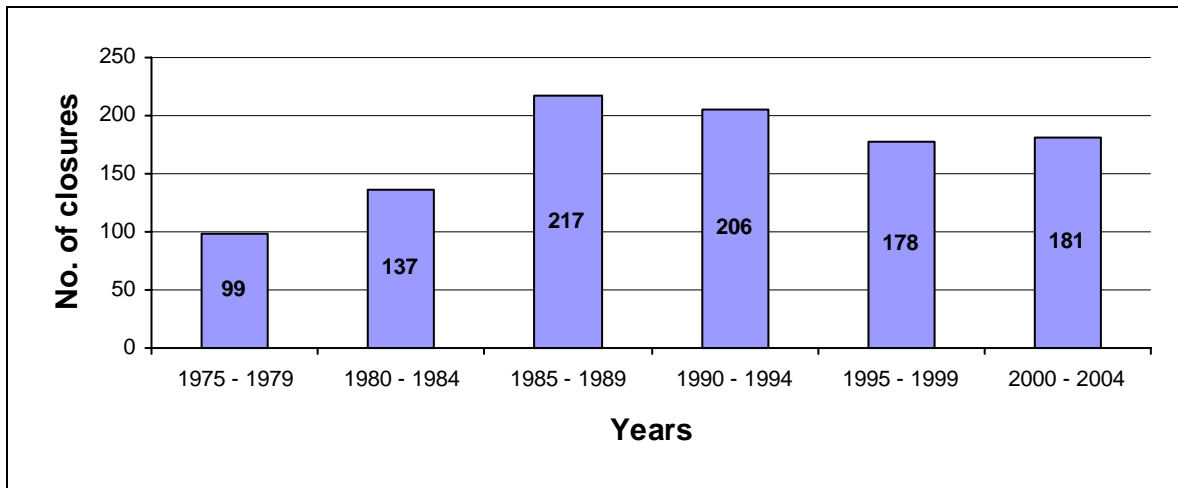
annum. However, this figure varies considerably, with a maximum annual number of closures of 54 in 1989 and 1993, and a minimum of 12 in 1980. After the introduction of municipal closure laws in 1974, the period until the mid-1980s witnessed a below-average closure rate. However, the closure rates increased dramatically from the mid-1980s till the mid-1990s, including three above-average peaks that had more than fifty closures annually. Since the mid-1990s, there has been some fluctuation in annual closure numbers and it is difficult to establish a discernable trend.

In 1984 and 1999 dramatic increases in closures occurred compared to the previous year (Figure 3.4) – both instances showing a more than 100% increase. Conversely, significant decreases occurred in the year prior to 1983 and 1990. Furthermore, the middle decade of the study period sustained annual closure numbers above the study period average of 34 closures. On the whole, sixteen years, out of the 30-year study period, had the number of closures on or more than the average, with these sixteen years falling in the last twenty-one years of the study period.



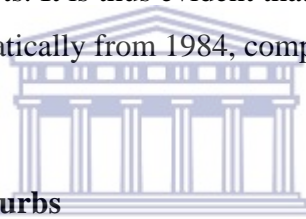
**Figure 3.4:** Number of closures per annum, 1975 – 2004

The closures have also been grouped into five 5-year cohorts. Five-year cohorts were used as it presented the most manageable unit and it divided each of the three decades neatly in two.



**Figure 3.5:** Closures per 5-yearly periods

Figure 3.5 displays a substantial increase in closures in the 1985 – 1989 cohort, with a gradual drop in subsequent cohorts. It is thus evident that citizen-driven urban public space closures started to increase dramatically from 1984, compared to the pre-1984 periods.



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### 3.3.3 Closures according to suburbs

The study period has been divided into six cohorts, as described in section 3.3.2. Within each cohort, different suburbs have different numbers of closures. Figure 3.6 has three categories of number of closures, namely; 0 – 7, 8 – 14 and 15 – 21, to which the labels of low, medium and high could be ascribed to represent closure intensity within a particular period.

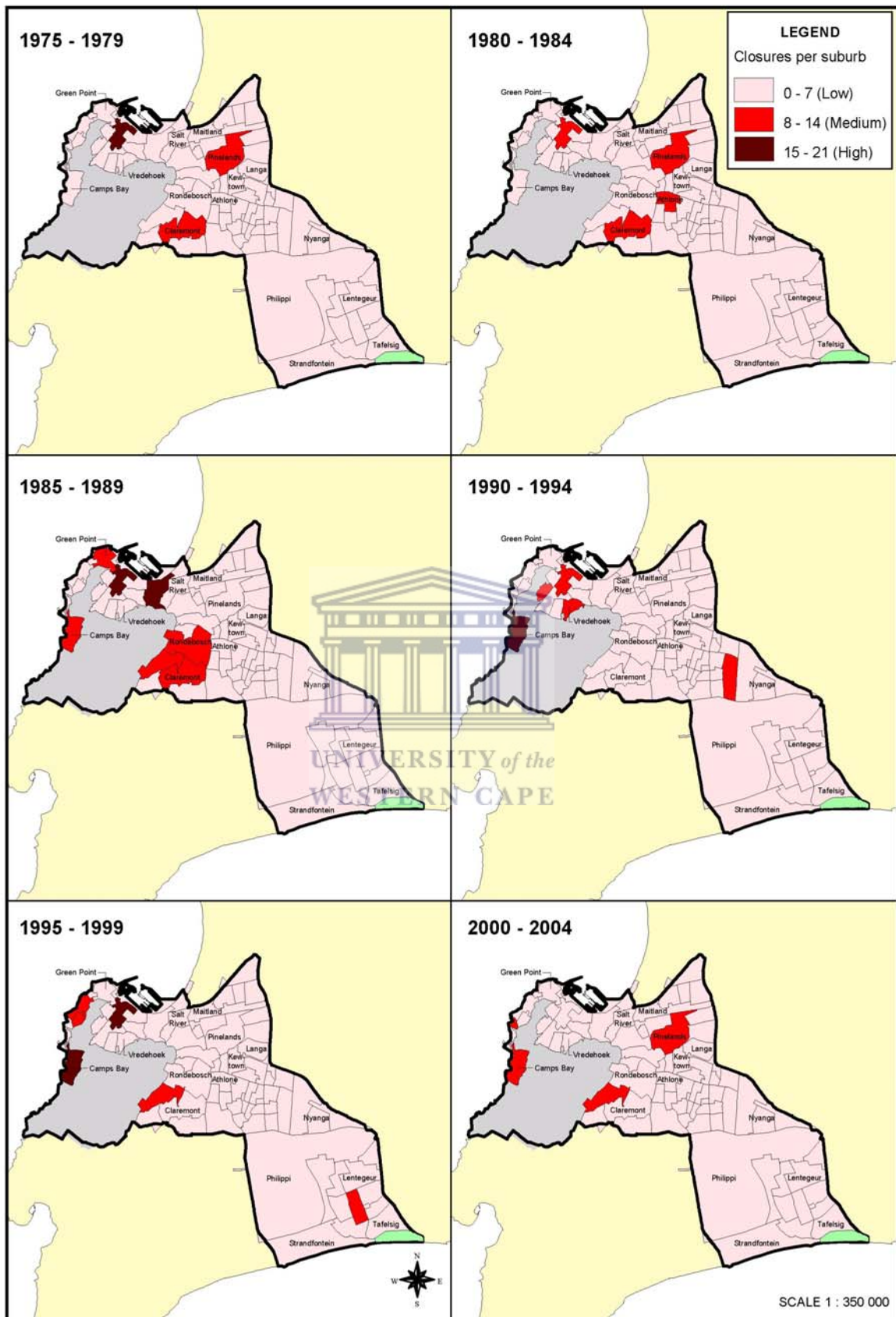
In the first period utilising the new closure legislation (1975 – 1979), the suburb with the number of closures in the high category is Central Cape Town – the Central Business District (CBD). The two suburbs with closures in the medium category are Claremont and Pinelands, with the rest of the suburbs in the low category. The CBD and Claremont are major nodes of economic activity, while Pinelands is a high-income residential area.

The first half of the 1980s found the suburbs of, once again, Central, Claremont and Pinelands, together with Athlone, have closure numbers in the medium intensity category. The number of closures in Athlone, a non-white area, in this period could be ascribed to

the impact of the construction and widening of Jan Smuts Drive on the closure of feeder roads joining it. Closures that took place in the latter half of the 1980s showed a tendency to be confined to suburbs on the slopes of Table Mountain and Signal Hill. Suburbs with a high closure rate were Central, Woodstock and Camps Bay; while those with a medium closure rate were Green Point, Rondebosch, Newlands and Claremont. There is thus a tendency for these closures to be clustered in high-income areas on the slopes of Table Mountain and it coincides with the period in which there was the highest number of closures in the study area.

The period marking the abolishment of apartheid (1990 – 1994), witnessed a high closure rate in Camps Bay; a clustering of medium closure rates in the city bowl suburbs of Vredehoek, Tamboerskloof and Central, and in Manenberg. Manenberg is a low-income, apartheid-era township housing scheme on the Cape Flats has a medium closure rate due to, mostly, the high number of Group 1 type closures. The second half of the 1990s saw a high closure rate in Central and Camps Bay and a medium closure rate in Sea Point, Newlands and Portlands. The established trend of high and medium closure rates continue in high-income suburbs and in the CBD. The exception here is Portlands, a suburb in Mitchell's Plain that is part of the micro-analysed, suburb-specific analysis (see Chapter 4) which has a medium closure rate in this period owing to all closures, except one, belonging to Group 3 type closures. The 2000 – 2004 period only shows a medium closure rate in Pinelands, Newlands, Camps Bay and Bantry Bay. This is a continuation of an established trend of closure numbers in suburbs within traditionally high rates of closures. The one exception being Bantry Bay, a high-income area, that witnessed nine closures in this period consisting of mostly Group 1 closures.

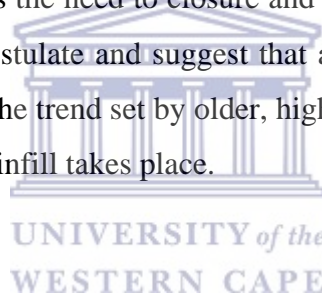
The pattern of closures in suburbs show that most closures took place in high-income, older, established suburbs, clustered in the City Bowl; the slopes of the mountain or in major economic nodes. Most of the older, established suburbs in the study area have seen development take place by 1900. One could argue that development in long-established, built-up suburbs has used most space available and that any land deemed to be under-utilised or vacant would be a sought-after commodity with the potential to be assimilated into existing properties. Thus, persons and organizations have tried to maximise land use by purchasing and privatising available pockets, strips and slivers of land around their properties.



**Figure 3.6:** Closures per suburb, 1975 - 2004

Research into gated communities in Johannesburg shows that the highest demand for road closures came from those in middle- and high-income suburbs (Jürgens and Gnad, 2002). One can juxtapose this with the large number of micro-privatised spaces in Cape Town situated in middle- and high-income areas. Thus, middle- and high-income suburbs tend to have more privatised space, not only because they can afford to buy the property, but also for any other reasons that they may have, including security. Studies have shown that people with a higher socio-economic status are more likely to contact the authorities to report municipal problems or use any municipal client service (Sharp, 1982). It could also be that high-income earners would want to protect their assets as best they can and that if the closure of urban public space would help, then they would do that.

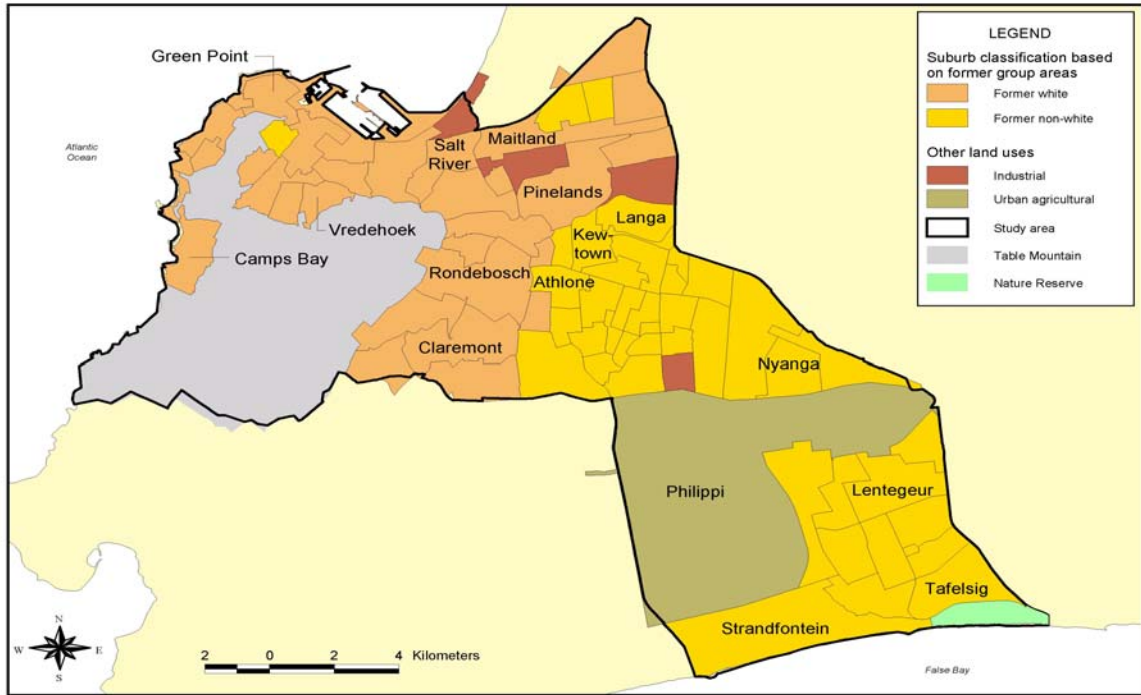
The only suburbs on the Cape Flats with a high and medium closure rates are the middle-income, previously whites-only suburb of Pinelands and low-income Athlone, Manenberg and Portlands. Building density might be lower in these areas and there might be more land available on the Cape Flats, thus the need to closure and privatise land is not as great as in established areas. One could postulate and suggest that as the city sprawls, older suburbs on the Cape Flats could follow the trend set by older, high-income areas, as the demand for land in these areas increase and infill takes place.



### **3.3.4 Closures according to former race/space categories**

The division of urban areas into racial categories has imprinted an indelibly unique morphology on South African cities. For all the liberal leanings of the Cape Town City Council during the apartheid-era, they have not prevented the designation of urban space in Cape Town for the exclusive use of different race groups. Figure 3.7 indicates, within the study area, the clustering of white suburbs mainly around and on the slopes of Table Mountain, Lion's Head and Signal Hill, visibly separate from non-white suburbs. Non-white suburbs, except Schotsekloof, are situated on the Cape Flats, a windswept low-lying plain, away from the CBD. There are also four industrial areas and the Phillipi horticultural area that is the largest suburb in size within the study area.





**Figure 3.7:** Suburb classification based on former group areas

White suburbs constitute 41% of the suburbs in the macro study area, but they account for 69% of the total number of closures. Conversely, former non-white suburbs constitute 53% of suburbs, but only account for 28% of closures (Table 3.2).

**Table 3.2:** Number of closures per suburb classification

Suburb classification	No. of suburbs	No. of closures
Former white group areas	33	701
Former non-white group areas	42	288
Industrial	4	28
Urban Agricultural	1	1
TOTAL	80	1 018

It could be because, as mentioned earlier, citizens in economically better-off white suburbs, are more inclined and confident to access municipal services; have the means to

familiarise themselves with municipal requirements and by-laws; and more whites than non-whites have the capital to purchase additional land. Furthermore, non-white suburbs tend to be “younger” than white suburbs and vacant and under-utilised land might not be as scarce as in the latter.

Whatever the reasons are for more closures taking place in the white areas, fact is that more than two-thirds of closures are concentrated there and is reflective of the disparity between whites and non-whites in so many other facets of South African society. However, the analysis of the sheer closure numbers alone belies the intricacies of closure patterns on the race/space level and the investigation of the physical extent of closures in white and non-white suburbs would further explain the differences of closures in the various suburbs.

### **3.3.5 The physical extent of closures**

The City of Cape Town’s Land Information Management Department have mapped records of most of the 1 018 gazetted, successful citizen-driven urban public space closure applications. These mapped records display, *inter alia*, the size of the closed space; mostly in square metres, but also in hectares and square feet in the case of older maps. The uniform measurement of square metres (m<sup>2</sup>) was applied to all closures and those not in m<sup>2</sup> were converted to it.

Unfortunately, 158 map records did not have a figure for the size of the closed space and this represented 16% of the total amount of closures. The reasons for the missing values were because the map was missing; the size of the closed area was not indicated on the map; the closure only affected vehicular access or it was due to administrative errors. Nevertheless, 860 closures, representing 84% of the total closures had a size value and it was possible to calculate the total closed space in the study area for the study period (Table 3.3).

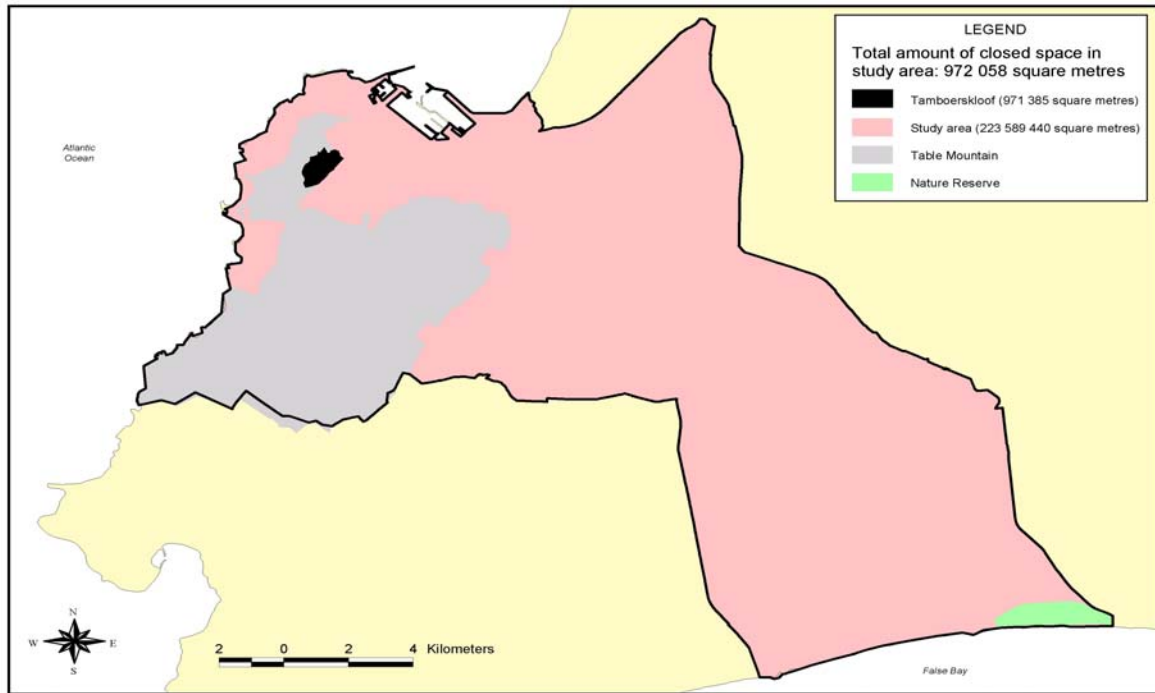
**Table 3.3:** Size values of different urban public space closure groups

<b>Closure group</b>	<b>Total no. of closures</b>	<b>No. of closures with a m<sup>2</sup> value</b>	<b>No. of closures without a m<sup>2</sup> value</b>	<b>Total closed space (in m<sup>2</sup>)</b>	<b>Average size of closures</b>
Group 1	609	513	96	527 818m <sup>2</sup>	1 029m <sup>2</sup>
Group 2	142	117	25	22 507m <sup>2</sup>	192m <sup>2</sup>
Group 3	267	230	37	421 733m <sup>2</sup>	1 834m <sup>2</sup>
<b>TOTAL</b>	<b>1 018</b>	<b>860</b>	<b>158</b>	<b>972 058m<sup>2</sup></b>	<b>1 130m<sup>2</sup></b>

Group 1 closures account 54% of closed space, Group 3 closures for 44% of closed space and Group 2 closures for 2% of closed space. The large percentage of Group 3 closures testifies to the earlier observation that increasing numbers of portions of recreational space and vacant land are being closed. Furthermore, the closure of vacant, state-owned land would increase as it is proposed that South Africa's urban housing needs would be addressed by building high-density housing projects on vacant urban land (Philp, 2004).

Studies that identify vacant land for use for various purposes, including housing, have been commissioned by different local authorities (Western Cape Regional Services Council, 1994; Cape Metropolitan Council, 1998). Group 3 closures has the largest average size of the closure types and this could be as a result of recreation and vacant land spaces being larger, on average, than the other closure groups. The small percentage of Group 2 closures adds credence to the fact that small spaces make up this closure type, which is further affirmed by the low average size of 192m<sup>2</sup> (Table 3.3).

The total area of closed space is 972 058m<sup>2</sup>, at an average of 32 401m<sup>2</sup> per annum. To give this some perspective, one could fit 152 international size (100m x 64m) soccer fields or 32 401 Reconstruction and Development Plan houses of 30m<sup>2</sup> in that area. The total closed space represents an area similar in size to the suburb of Tamboerskloof (Figure 3.8).



**Figure 3.8:** Graphic representation of total closed space (in m<sup>2</sup>) in the study area

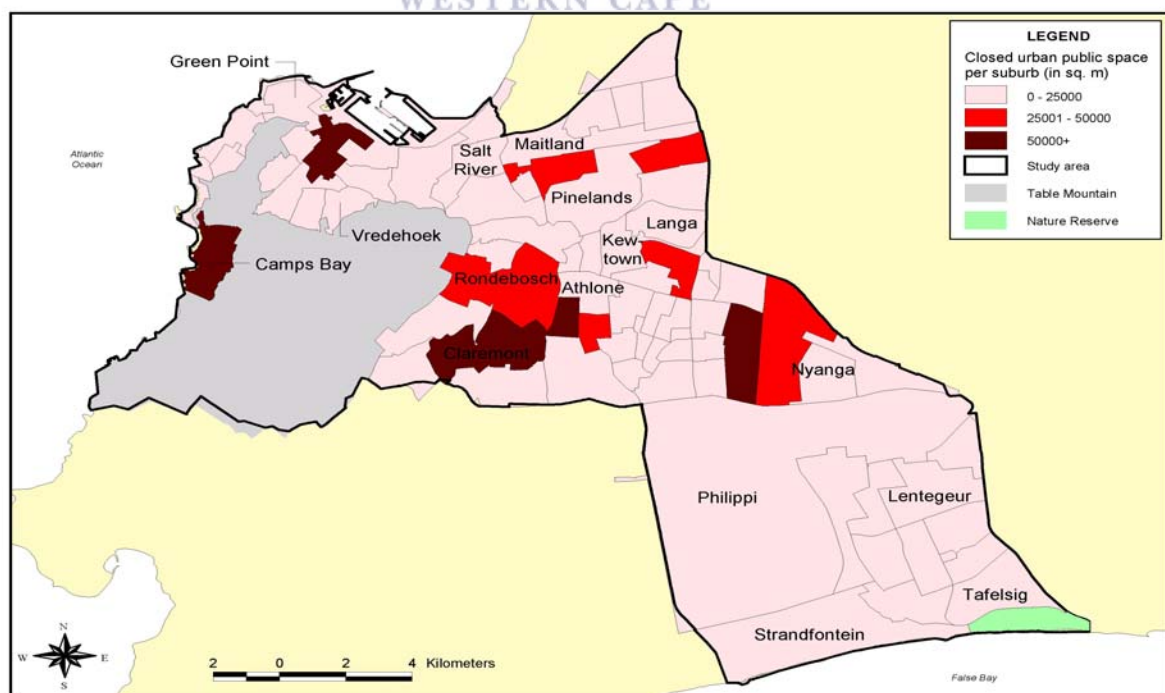
Former white suburbs have just less than two-thirds of the total amount of closures, but they only constitute more than half of the total extent of closures. A significant observation is that former non-white suburbs, although having little more than a quarter of the total number of closures, have close to 40% of the total extent of closures. This could be because, as there is less vacant and under-utilised land in older and established white suburbs, the size of the closed space is less – an average of 759m<sup>2</sup>. Non-white suburbs on the sprawling Cape Flats have more vacant and under-utilised land, resulting in an average size per closure of close to 1 300m<sup>2</sup> (Table 3.4)

Industrial areas have the largest average size per closure, at 2 327m<sup>2</sup>. Industrial erven tend to be much larger than residential erven in order to accommodate the large size of factories, which could be the reason for the large average closure size. Business organizations would also tend to have the capital outlay to purchase large tracts of vacant and under-utilised land.

**Table 3.4:** Percentage of total closed urban public space per suburb classification

Suburb classification	No. of closures	% of total closures	Total size of closures (in m <sup>2</sup> )	% of total closed space	Average size per closure (in m <sup>2</sup> )
Former white	701	68.8%	531 876m <sup>2</sup>	54.7%	759m <sup>2</sup>
Former non-white	288	28.3%	374 113m <sup>2</sup>	38.5%	1 299m <sup>2</sup>
Industrial	28	2.8%	65 155m <sup>2</sup>	6.7%	2 327m <sup>2</sup>
Agricultural	1	0.1%	914m <sup>2</sup>	0.1%	914m <sup>2</sup>

Most suburbs have less than 25 000m<sup>2</sup> of closed urban public space (Appendix 5). Six suburbs have between 25 001m<sup>2</sup> and 50 000m<sup>2</sup> of closed space while five suburbs have more than 50 000m<sup>2</sup> of closed urban public space (Figure 3.9). This indicates that the size of the cumulative closed urban public space in suburbs is not high and those suburbs that do have a relatively high cumulative size of urban public space are dispersed in the study area, with a cluster in the adjoining suburbs of Rondebosch, Claremont, Rondebosch East and Crawford.



**Figure 3.9:** Total of closed urban public space per suburb (in m<sup>2</sup>)

The calculation of closed space as a percentage of suburb size shows a similar trend. The suburbs of Rondebosch East, Crawford and Central have the highest percentage of urban public space privatised, followed by Newfields, Camps Bay and Thornton (Table 3.5). The high percentage of closed urban public space in Rondebosch East can be, in part, attributed to a single Group 1 closure of 58 700m<sup>2</sup> on 10<sup>th</sup> December 2004. The rest of the suburbs have less than two percent of their total suburb area privatised.

**Table 3.5:** Closed urban public space as percentage of suburb size<sup>1</sup>

<b>% closed space</b>	<b>Suburb</b>
3.0% and more	Rondebosch East (7.04%) Crawford (3.18%) Central (3.09%)
2.0% - 2.9%	Newfields (2.87%) Camps Bay (2.2%) Thornton (2.09%)
Less than 2.0%	Rest of the suburbs

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The total coverage of the study area is 223 589 440m<sup>2</sup>, thus the closed and privatised urban public space represents 0.43% of that total. One could infer that at face value, these closures do not seem to impact the city morphology on a broad scale and that large parts of the study area are not being privatised. However, these closures do have an impact on the fine scale personal/private space of citizens.

### 3.4 Summary

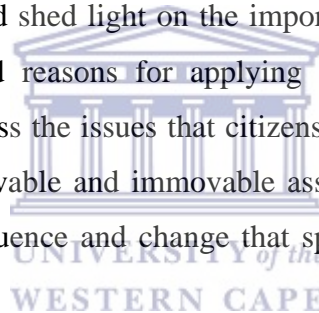
The macro analysis of urban public space closures identifies certain trends pertaining to closures from 1975 to 2004. The number of closures were relatively low after the introduction of the closure ordinance in 1974, but increased substantially in the latter half

<sup>1</sup> The total area (in m<sup>2</sup>) of each suburb was divided by its total closed space (in m<sup>2</sup>) and expressed as a percentage.

of the 1980s and the first half of the 1990s, a period in which three peaks of number of closures were identified. Furthermore, there has been a shift to increasing numbers of closures of recreation space and vacant land.

Closures tended to take place in high- and middle-income formerly white suburbs, but the average size of closures were higher in industrial areas and formerly non-white suburbs. Notwithstanding the seemingly large areas of closed space, these closed spaces only formed a fraction of a percentage of the total study area size. Thus, urban public space closures seemed to have more of an impact on the personal/private space of individuals rather than the broader city morphology.

In order to investigate the impact that urban public space closures have had on personal/private space, the original closure application letters and official forms filled in by citizens of Camps Bay and Mitchell's Plain, were analysed. The analysis and the findings in the subsequent chapter would shed light on the importance that these closures have on personal/private space as valid reasons for applying for closure had to be given by applicants. These reasons express the issues that citizens have with their immediate urban living space in which their movable and immovable assets are found and the techniques that they would employ to influence and change that space around themselves and their assets.



## CHAPTER 4

### UNDERSTANDING CLOSURES: AN INTER-SUBURBAN COMPARISON

#### 4.1 Introduction

Urban public space closures form a fraction of the total amount of land in the study area and thus urban public space closures would seem not to have a profound impact on the broader city morphology. Each of the urban public space closures in this research is erf-specific and the potential for a localised impact on the urban morphology exists, particularly the impact on erf-sized space in the urban sphere.

An analysis of the reasons for urban public space closures forwarded by successful closure applicants would give insight into what the outcomes of urban public space closures are on erf-sized spaces. The completed official “City Land Matters” application form, supported by motivation letters and additional information from two distinctly diverse and different suburbs within the study area, namely Camps Bay and Mitchell’s Plain, were analysed to understand the rationale behind these closures. The selection of these two socio-economically, culturally and historically different sample suburbs was done in order to identify commonalities and differences in citizen-driven urban public space closures.

#### 4.2 Background history

It is necessary to describe the history of the two sample suburbs, Camps Bay and Mitchell’s Plain in order to portray their diverse nature. An understanding of the history of each of the two sample suburbs sets the stage for an analysis of each of the urban public space closure applications.

##### 4.2.1 History of Camps Bay

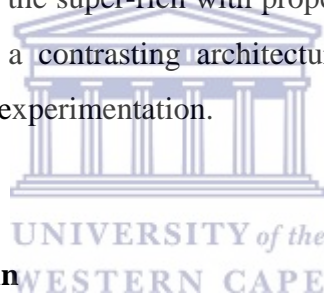
Camps Bay is a valley and a bay located along and below the slopes of Table Mountain on the Atlantic Ocean side of Cape Town. Indigenous peoples had used the area for thousands



of years. The arrival of non-African settlers at the Cape witnessed the first farmsteads in the Camps Bay area being erected around the early 1700s and a map of the Cape of Good Hope drawn in 1779 refers to the area as “von Kamptz Bay” (Schrire, 2003). By the late 1800s there were numerous cottages in the area.

Camps Bay, under residential development control of a company named Cape Marine Suburbs and formed in 1901, was set for a property boom. However, Cape Marine Suburbs initially succeeded only in developing Camps Bay as a premier holiday resort area in the first three decades of the 1900s (*ibid.*). Residential plots, a precursor to present-day Camps Bay, were approved by 1940 and this led to substantial residential growth in the 1950s and 1960s, including high-density apartment blocks and cluster homes (*ibid.*).

Contemporary Camps Bay (see Table 4.1) reflects the unequal nature of South African society with millionaire dwellings, the homeless and street children sharing the same suburban space. It is an area for the super-rich with property prices amongst the highest in South Africa. The suburb has a contrasting architectural aesthetic: colonial mansions, modernist flats and postmodern experimentation.



#### **4.2.2 History of Mitchell’s Plain**

Mitchell’s Plain is located on the windswept, sandy plain known as the Cape Flats and borders False Bay to the south. A 1779 map of the Cape of Good Hope refers to the area as “de Caapfe Duinen” (the Cape Dunes) in reference to the sand dunes that covered the area. Indigenous peoples have inhabited the plains for thousands of years, but large-scale permanent settlement was not possible on the sandy plain until the development of large earth-moving equipment in the 1960s and the 1970s.

Mitchell’s Plain, situated 22 kilometres from central Cape Town, was the result of apartheid separate development planning policies and it was established as a township for coloureds in order to ease the massive housing backlog of the time. Mitchell’s Plain was to be Cape Town’s new city, a city within a city (Brand, 1976); but Dewar (1976) maintained that the status of Mitchell’s Plain was no more than that of a dormitory area to Cape Town.

Construction of Mitchell’s Plain started in 1974 and 40 000 houses were completed by 1984. Houses in Mitchell’s Plain consist of a mix of free-standing homes, semi-detached houses, maisonettes or flats (Spocster, 1993). Mitchell’s Plain also has a central business district known as Town Centre. The socio-economic profile of residents range from the lower middle class to the working class and it is an overcrowded area that is plagued by high unemployment rates, high crime rates and high rates of substance abuse. Although initially constructed as a coloured suburb, large numbers of black people have purchased, rented or settled in RDP homes in the area (Table 4.1).

**Table 4.1:** Percentage race group classification in Camps Bay and Mitchell’s Plain

<b>Race group</b>	<b>Camps Bay</b>	<b>Mitchell’s Plain</b>
Black African	5%	33%
Coloured	5%	66%
Indian/Asian	1%	0.5%
White	88%	0.5%

(Source: STATSSA – compiled from Census 2001)



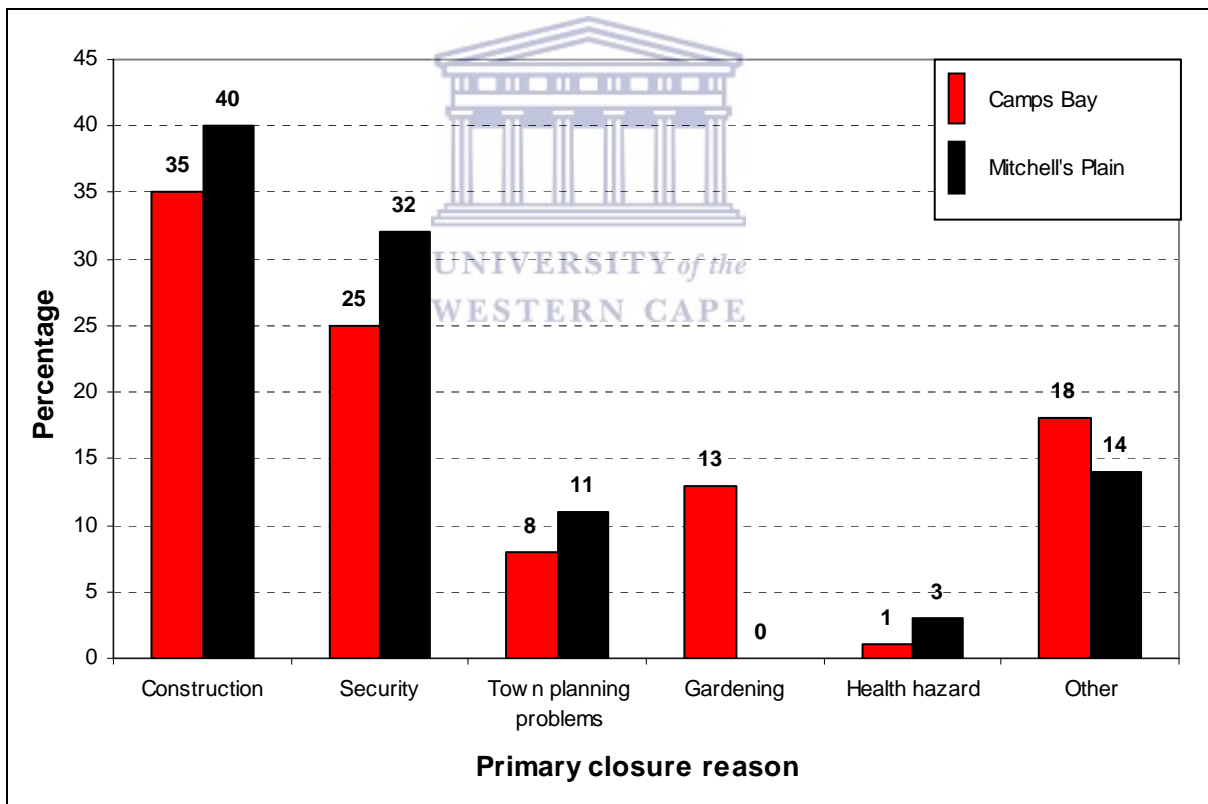
The differences between the two sample suburbs is evident not only in their social structure or built environment, but the difference is also clearly distinguishable with regard to the reasons forwarded by their respective closure applicants. Upon further investigation it becomes apparent that the techniques used, the formulation of arguments and the approach to applying for closures are indeed embedded in the historiographies of the two sample suburbs.

#### **4.3 Primary reasons for closures**

Landowners who apply for urban public space closures at the City of Cape Town’s Land Information Management Department has to present reasons for wanting a particular piece of urban public space closed. The official “City Land Matters” form, letters and additional information of all successful closures in Camps Bay and Mitchell’s Plain were analysed to

determine what the primary reasons were, provided by successful applicants, for the successful closure and privatisation of urban public space.

There were 65 successful urban public space closure applications in Camps Bay during the study period (1975 – 2004). Each closure is documented in a file that contains all written documentation concerning that specific closure and, unfortunately, five of the Camps Bay closure files were either missing or not available for analysis. In Mitchell’s Plain there were 91 successful urban public space closure applications and three of those files were missing or nor available for analysis. Nevertheless, 92% of the Camps Bay files and 97% of the Mitchell’s Plain files were available for analysis. The analysis of each of the successful closures in the two sampled suburbs yielded a rich vein of information which included the primary reasons given by successful applicants for urban public space closures in Camps Bay and Mitchell’s Plain (Figure 4.1).



**Figure 4.1:** Primary reasons for successful urban public space closure in Camps Bay and Mitchell’s Plain

The top four primary reasons, covering 82% of applications in Camps Bay and 86% of applications in Mitchell's Plain, show little variance in the two sampled suburbs with three of the top four primary closure reasons present in both suburbs. Each particular group of primary closure reasons will be discussed in relation to its context within the specific suburb that it occurs. This would facilitate the identification and analysis of the reasons forwarded by successful applicants for the closure of urban public space in Camps Bay and Mitchell's Plain.

#### **4.3.1 Construction**

The need to privatise urban public space for construction purposes occurs in both sample suburbs and it is the foremost primary reason, given by citizens, for the successful closure of urban public space. This applies to 21 applicants (35%) in Camps Bay and 35 applicants (40%) in Mitchell's Plain (Figure 4.1).

A large part of Camps Bay is on the slopes of Table Mountain. This location affords spectacular views of the ocean and thus the price of property is astronomically high – at a minimum well above R2 million. Thus, the high cost of land in Camps Bay has assisted in making any available land a very sought after commodity. Successful urban public space closure applicants in Camps Bay that have cited construction as the reason to privatise urban public space have argued that they needed the land for the construction of, *inter alia*, garages, driveways, building extensions, retaining walls, swimming pools, an aviary, a hothouse, a carport, a townhouse and a sports field. It would seem that due to the scarcity of available land in Camps Bay, residents try and maximise the monetary value of their fixed property investment by utilising it in the most economically viable manner. In order to ensure that the size and the concomitant value of the property increases substantially, it is land that was previously zoned public space that is privatised and incorporated into the successful applicant's existing adjacent erven. Ultimately, the value of an extended dwelling(s) or upgrading activities that may have taken place on the property after consolidation of the urban public space with the property would create a much higher financial reward for the property owner should he/she decide to sell or lease the property.

Successful urban public space closure applicants in Mitchell's Plain that have cited construction as the reason to privatise urban public space have argued that they needed the land for the construction of, *inter alia*, a swimming pool, garages, additional rooms, a driveway, extensions to the main dwelling, a walkway, a granny flat, community centres, a mosque, an old aged home, a crèche, a clinic, townhouses and a small business. A large portion of construction activities on urban public space is to increase living space to accommodate large and extended families. Residential overcrowding in Mitchell's Plain is a problem exacerbated by the perennial failure of authorities to provide adequate housing for low-income communities in Cape Town (Spocter, 1993). Thus, low-income communities are housed in existing informal settlements and existing housing stock. One finds that in low-income communities many existing formal dwellings have been extended or backyard dwellings built on the property in order to accommodate the demand for housing. An unusual feature of the privatisation of urban public space for construction purposes in Mitchell's Plain is the number of community facilities such as crèches, religious buildings, community centres and clinics that have been built on land previously zoned as urban public space. The applicants for community facilities were not private citizens but rather religious, social and cultural organisations. It would seem that with the original design of Mitchell's Plain and its increased population, not enough land was provided for community facilities and this has led to urban public space being privatised to provide community facilities to the inhabitants of Mitchell's Plain.

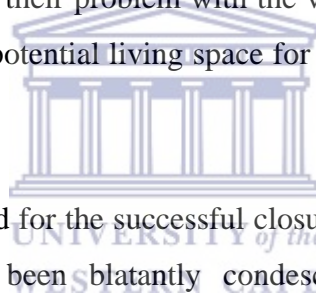
From the above it would appear that construction for ultimate increased financial gain dominates in Camps Bay while construction in Mitchell's Plain focuses on increasing living space and the provision of community facilities.

#### **4.3.2 Security**

The closure of urban public space for security reasons is the second highest primary reason in both the sampled suburbs (Figure 4.1). Fifteen closures (25%) in Camps Bay and 28 closures (32%) in Mitchell's Plain were attributed to security reasons. The percentage of successful closures in Mitchell's Plain, citing security as the reason for closure, is only 8% less than the foremost reason. Nevertheless, the fact that security concerns have influenced a quarter of successful closures in Camps Bay and a third of successful closures in

Mitchell's Plain informs one that urban public space could be seen by citizens as an impedance to personal security and that it could be rectified through the process of applying for closure of that urban public space.

The high-income population of Camps Bay would, theoretically, have more money to spend on securing their homes and properties. Most successful urban public space applications that mention security as the main reason for closure do not elaborate on exactly what the security concerns are. This group of successful applicants only mention that a fence, thick bushes, etc. on the privatised urban public space would improve the security situation at their home. Those successful applicants who do specify why security concerns is the main reason for wanting to close urban public space seem to focus on the presence of 'undesirable' elements that they perceive to be a threat to their lives and their property. For this group of successful applicants, privatisation is in order to fence or secure their property to prevent vagrants from frequenting the public space adjacent to their properties. So, in order to solve their problem with the vagrants, the urban public space is privatised, thereby removing a potential living space for the homeless and displacing them elsewhere.



Some residents that have applied for the successful closure of urban public space based on their security concerns have been blatantly condescending and brutally honest in describing the 'undesirable' elements:

“... it has been difficult to keep tidy owing to passing coloureds, vagrants usually drunk, sitting around leaving empty bottles and other litter lying around on the piece of ground.” (JS, 3/08/1981).

“... drunken africans lying about at all times of the day and night all around my property constitutes both a security hazard to my home and a physical danger to my children.” (SS, 6/06/1987).

Vagrants are seen as a security risk:

“ ... path appears to be used by drunks, etc.” (LH, 24/06/1980).

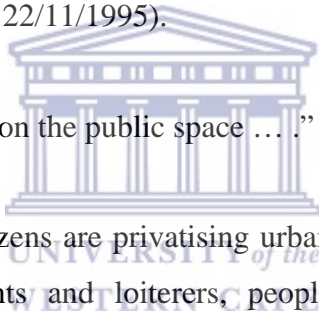
“... numerous vagrants and loiterers on Council land which are a security risk to myself and my family.” (CG, 22/05/1985).

“There is a lot of vagrancy in the area and even behind my property I have a problem on a constant basis with people sleeping in the area. It attracts vagrants who use it as ablution ... the security problem is becoming acute.” (LF, undated).

“Numerous cases of vagrants breaking in and ‘camping’ ... . There have been numerous altercations and the police have had on occasion to remove people. We are scared.” (LF, 6/10/1993).

“The lane is generally untidy ... being used by vagrants, etc ... our and our neighbours security and privacy is threatened, ... these people defecate and urinate in the lane.” (RG, 22/11/1995).

“... vagrants tend to loiter on the public space ... .” (RL, 16/07/1997).



It seems that in Camps Bay citizens are privatising urban public space in order to secure their properties against vagrants and loiterers, people that they generally view as ‘undesirable’ elements. None of the successful closure applications in Camps Bay that cite security as a reason for urban public space closure used the words “crime” or “criminal”. Thus it seems that the fear of vagrants and the act of vagrancy are the security reasons forwarded that are leading to the successful closure of urban public space in Camps Bay.

A third of successful urban public space closures in Mitchell’s Plain have security reasons cited as the main factor for applying for urban public space closure. Most of these applications tend to focus on criminal and gang-related activity as the security problem:

“... unemployed and unruly elements ... possibility of being mugged or molested.” (SF, 28/11/1985).

“... skollies maak net wat hulle wil, dis wyn drink, dis dagga rook, radio en musiek word hardop gespeel, goed word gesteel.” (HR, 11/02/1986).

“Some persons smoke dagga or drink wine or urinate in the alley. Alley used as an escape route ... skollie elements hang around the alley.” (MG, 5/05/1986).

“The bad element find it an ideal spot for their drinking and dagga-smoking sessions, often resulting in riotous behaviour, even gun-fighting. Burglars use it as their quick getaway route. The rate of burglaries and assaults has risen dramatically ... we are now fearing for our lives ... .” (RP, 20/03/1987).

“Ons bande is gesny, battery uitgehaal, motor gesteel ... .” (JM, 31/01/1989).

“Undesirables smoking dagga and drunk using abusive language ... they use the lane as a toilet, dumping place and escape route from the police.” (DF, 21/03/1989).

“Alley is no longer used by decent people. The alley is a fighting arena where men fight with pangas and knives and colour the air blue with offensive language.” (MG, 27/12/1989).

“(They) park stolen cars here ... .” (DH, 8/10/1990).

“‘Skollies’ uses bad languages in the lane and always smoking ‘dagga’ ... the ‘skollies’ are fighting ... the ‘skollies’ are robbing people ... already stabbed people in the lane.” (VT, 11/01/1998).

“Ek het my baba 4 jaar gelede amper verloor van skollies wat deur my huis hardloop en wil panga steek. Skollies, gangsters en drug-eddicts baklei gedurig in die gang.” (RF, 2/12/1999).

“Probleem met gangster, hulle drink in gang en baklei. Hulle roof mense, handle met drugs, gebruik die gang as toilette en molester jong dames.” (JL, undated).

The privatisation for security issues tend to focus on the activities of gangsters and criminal elements who use urban public space to conduct their illegal activities, use of



narcotics and to attack and mug passersby. Successful closure applicants feel that the above-mentioned security issues around their properties would, to a large degree, be solved through the closure of urban public space adjacent to their properties. The idea would be not only to securitise individual property, but also to drive criminal elements out from urban public spaces and into the open, thereby giving law enforcers greater potential to identify and arrest offenders. The successful closure of a lane can have a profound positive impact on families living adjacent to the lane. This is a prime example of where the closure/privatisation of urban public space does not impact significantly on the broader city morphology, but could have a significant, even life-saving impact, on personal space.

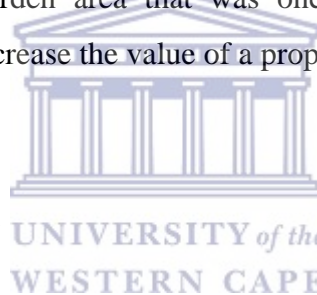
Furthermore, while it is interesting to note that both Camps Bay and Mitchell's Plain closure applications has security as the second highest factor in motivation of successful closures, the security issues alluded to by the residents portray vast differences. With the utilisation of urban public space in Camps Bay the drunkards and vagrants are **perceived** as a security threat while in Mitchell's Plain there is a **real** security threat by gangsters and criminals. This could be a manifestation of how citizens view the "others" or "undesirables" in society. The "otherness" of vagrants may be racially conceptualised while the "otherness" of criminals may be socially conceptualised. Whatever the security threat may be, the City of Cape Town's Land Information Management Department views it as enough reason to authorise the closure of urban public space.

### 4.3.3 Gardening

The successful closure of urban public space for gardening purposes is the third highest primary reason given by successful applicants in Camps Bay (Figure 4.1). No closure applicants in Mitchell's Plain cited gardening as a reason for urban public space closure. Beautification of the urban landscape would be a higher order need in Camps Bay, while residents in Mitchell's Plain are faced with the socio-demographic realities of poverty and oppression. The use of urban public space for gardening purposes could be attributed to the shortage of land available for gardening on properties in Camps Bay, which has a high population and building density.

Successful closure applicants refer to urban public space as unkempt and that their proposed gardening activities would enhance the area; reduce the risk from snakes, scorpions and vermin; control the growth of bushes and make urban public space aesthetically pleasing. It would seem that residents are willing to step in and beautify areas of urban public space that are supposed to be maintained by the City Council; but in these cases the unkempt areas would change ownership and the urban public space would be privatised, after which beautification would occur. One should question whether beautification was the primary reason because it implies that privatisation is a prerequisite for beautification of public space by residents. Surely public space can be beautified by residents while still keeping it in the public realm!

Furthermore, the successful closure of urban public space for gardening purposes does increase the size of the applicant's property and, of course, increase the value of the property too – keeping in mind that property in Camps Bay does command very high prices. Thus, an additional garden area that was once zoned as urban public space definitely has the potential to increase the value of a property.



#### **4.3.4 Town planning problems**

What is termed as “town planning problems” was the fourth highest primary reason for the successful closure of urban public space in Camps Bay and the third highest reason in Mitchell's Plain, with five (9%) and ten (11%) applicants respectively (Figure 4.1). Town planning problems included encroachment, whereby a successful closure applicant's property or building lines encroached on urban public space. Thus, in order to solve the encroachment problem, a portion or the whole of the urban public space was privatised and included in the successful applicant's property.

There is a greater percentage of town planning problems in Mitchell's Plain as it was, a “new city”, that was laid out by land surveyors from the sand dunes of the Cape Flats (Brand, 1976). It could be expected that even with the most meticulous surveying of erven and servitudes that land surveying errors in survey calculations would occur. Encroachment of property or building lines have also occurred in Mitchell's Plain as well as roadbuilding design errors, the re-alignment of property boundaries, urban design faults

and inadequate zoning of land. Once again, as with Camps Bay, town planning problems have been rectified by using the urban public space closure legislation. Land that has been designated as urban public space in Mitchell's Plain have been lost to town planning errors and to individual property owners who have knowingly or unknowingly encroached onto urban public space.

#### **4.3.5 Health hazards**

Health hazards were cited as the fourth highest primary reason for effecting urban public space closures in Mitchell's Plain (Figure 4.1). Only one application citing health hazards as a primary reason for successful urban public space closure was received from Camps Bay.

A portion of Mitchell's Plain successful closure applicants viewed urban public space as a place that was used for the dumping of waste, refuse, debris, bottles and so forth. These successful closure applicants have informed council that it was usually those living around the urban public space that dumped their waste there and that repeated attempts by the closure applicants to clean up the area has been to no avail as the dumping would continue. It would seem that the public view urban public space as vacant land that does not belong to anyone and that the dumping of refuse on it was permissible. However, the dumping of waste on public space holds the possibility of the spread of disease, especially to children, by vermin that thrive in discarded waste.

Applicants have requested the closure of urban public space based on public health factors and in successful applications the urban public space was then incorporated into the applicant's property. Thus, not only is the public health problem solved, but also the successful applicant has a larger erf with more living space.

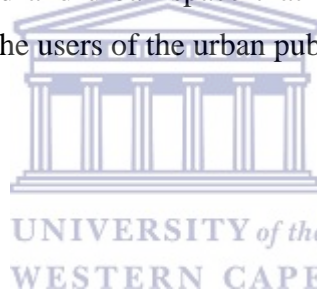
#### **4.3.6 Other reasons**

Other than the four foremost primary reasons for successful urban public space closure in Camps Bay and Mitchell's Plain, there are other primary reasons that were also offered to

argue for the successful closure of urban public space.<sup>2</sup>

In Camps Bay other primary reasons included property enlargement, improved property access, investment purposes, municipal land disposal, privacy, business parking space and one applicant's reason was unclear. In Mitchell's Plain other primary reasons arguing for the closure of urban public space included privacy, housing, property enlargement, parking space, fire hazard, municipal land disposal, improved access to property, one reason was unclear and reason of one application was not mentioned.

There are eleven distinct primary reasons given by successful applicants in each of Camps Bay and Mitchell's Plain in order to substantiate their claim for successful closure. Whatever the reasons may be, successful applicants have been responsible for privatising 61 905m<sup>2</sup> of urban public space in Camps Bay and 57 848m<sup>2</sup> of urban public space in Mitchell's Plain. The fact remains that, with or without substantive reasoning, urban public space has been privatised and urban space that has been in the public realm has been removed – no matter who the users of the urban public space were before.



#### **4.4 Application submissions**

The huge numbers of documentation accompanying successful closure applications in Camps Bay and Mitchell's Plain gives one a profile of successful closure applicants and the lengths they would go to in order to secure a successful urban public space closure. One must be mindful of the fact that for the general population, the closure of one piece of urban public space may be insignificant, but for the property owner adjacent to the urban public space it could be very significant in terms of security, property enlargement and so forth.

##### **4.4.1 Applicant types**

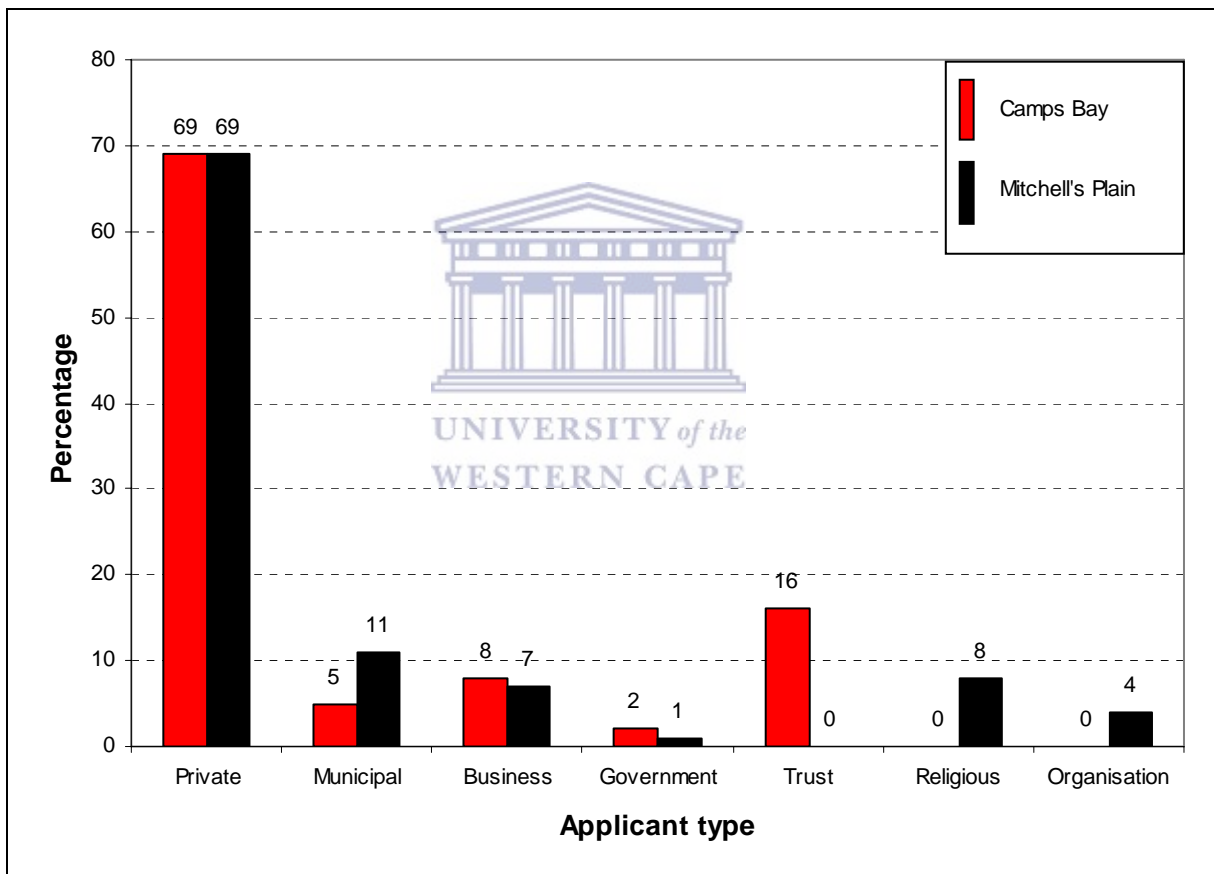
Private citizens form around 70% of successful closure applicants in Camps Bay and Mitchell's Plain (Figure 4.2). The types of successful applicants in Camps Bay and

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<sup>2</sup> See Appendix 6 and Appendix 7 tables of all primary reason closure numbers in Camps Bay and Mitchell's Plain respectively.

Mitchell’s Plain are the same, except for the addition of trusts as applicants in Camps Bay and the addition of religious institutions in Mitchell’s Plain.

Many properties in the Camps Bay area are administered by family trusts and it is a nominee of the trust, as the property owners, that apply for closure where their property borders on urban public space. Religious organisations contribute to a significant number of applications for urban public space in Mitchell’s Plain in order to build churches and mosques. This could be attributed to the growing population in Mitchell’s Plain and the subsequent need for the provision of facilities for religious guidance, madressas and church administered old-aged homes and crèches.



**Figure 4.2:** Applicant types in Camps Bay and Mitchell’s Plain

#### 4.4.2 Applicant correspondence

There is a variance in the number of letters each successful closure applicant in the two sampled suburbs send to the local authority, City of Cape Town's Land Information Management Department. Twenty six percent of successful closure applicants from Mitchell's Plain did not send any follow-up letters to closure applications to the local authority and 68% of successful closure applicants send between one and four letters enquiring about the progress of the application and to submit additional information. Only six percent of successful closure applicants in Mitchell's Plain send five to six follow-up letters. All successful closure applications from Camps Bay are followed by follow-up letters with 69% of applicants sending one to four letters and 27% sending between five and eight follow-up letters.

It seems as if Camps Bay residents are more vociferous to local authorities in having their complaints and needs attended to than Mitchell's Plain residents. More than half of the Camps Bay urban public space closure applicants mentioned the need for urgency and expedience from the part of municipal officials in the processing of their applications. Comparatively, only 15% of Mitchell's Plain urban public space closure applicants expressed the need for urgency and expedience. It could also be argued that Mitchell's Plain residents, being in the political wilderness before 1994, were cautious in their approach and it would seem that they would not want to incur the wrath of municipal officials as it may jeopardise the success of their urban public space closure application. Poor people have fewer political skills compared to middle- and upper class people and the poor tend not to contact the authorities as much (Herson and Bolland, 1998). However, one successful closure applicant from Mitchell's Plain vented his extreme disapproval with the slow processing of his closure application:

“It is now nine months since I addressed a letter to your offices, requesting to purchase a bit of land in front of my house. With all due respects, I appreciate the fact that you are very busy but this time lapse is ridiculous, and **I daresay that had this been in a more affluent area the matter would have been long resolved.**” (JB, 26/07/1990) (emphasis added).

It was also interesting to note that the three of the successful closure applicants had their initial application letters written by their white employers. This could be because applicants either did not feel confident writing the closure application letter or felt that a

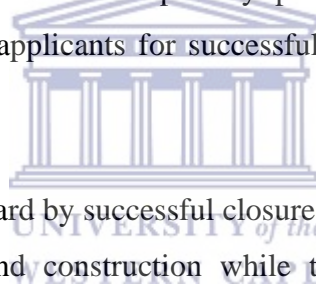
letter from their employers, who were individuals in esteemed positions, would carry more weight at the local authority.

#### **4.4.3 Gender issues**

Forty-eight percent of successful closure application letters in Camps Bay were written by males whereas 61% of successful closure application letters in Mitchell's Plain were written by males. Females accounted for 22% of successful closure applications in Camps Bay, but only 5% of successful closure applications in Mitchell's Plain.

#### **4.4.4 Second and third reasons for closures**

Apart from primary reasons for successful closures given by applicants, second and sometimes third reasons were also put forward to the local authority. Thirty percent of applicants for successful closures in Camps Bay put forward secondary reasons for closure. Thirty two percent of applicants for successful closures in Mitchell's Plain put forward secondary reasons.



The secondary reasons put forward by successful closure applicants from Camps Bay were gardening, security, privacy and construction while the main secondary reasons put forward by successful closure applicants from Mitchell's Plain were security, health hazards, privacy and construction. It is evident that security, after construction, does form an important reason for the closure of urban public space. This highlighted the need for citizens to securitise themselves and their possessions from any unwanted elements.

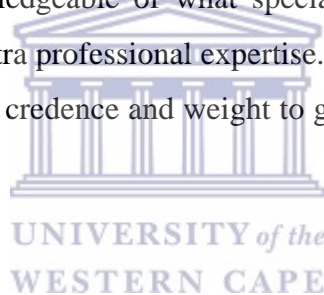
Some successful closure applicants, although in the minority; five percent in Camps Bay and ten percent in Mitchell's Plain, do mention a third reason for the closure of urban public space in their applications. This is not a negligible figure, but serves to highlight the problems that citizens associate with urban public spaces and that it seems the citizens view urban public space as having a potentially negative impact on their daily lives.

#### **4.4.5 Specialist use**

In order to add weight and credence to successful closures, the services of specialists are enlisted to add their arguments as to why the closure of a specific urban public space should be warranted. Forty three percent of successful closure applicants in Camps Bay use specialists while only seven percent of successful closure applicants from Mitchell's Plain use specialists.

These specialists would add their specific expertise in order to substantiate why an urban public space closure would be necessary. Some successful closure applicants use more than one specialist in order to put a more comprehensive case for urban public space closure on the table. The specialists used by successful applicants include architects, land surveyors, attorneys, landscape gardeners, builders, accountants, geotechnical surveyors and town planners.

The reason why specialists are used less frequently in Mitchell's Plain is because the applicants are either not knowledgeable of what specialists to use or do not have the monetary capacity to pay for extra professional expertise. Nevertheless, it would seem that the use of specialists would add credence and weight to getting a particular piece of urban public space privatised.



#### **4.4.6 Neighbourhood reaction**

The closure of urban public space does not go unnoticed and the proposed closure has to be advertised in a local newspaper and in the Provincial Government Gazette as part of the public participation process.

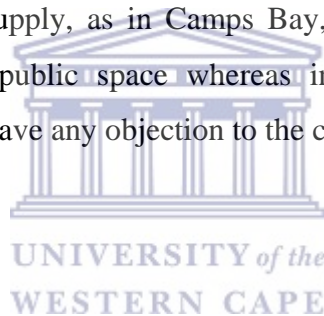
In Camps Bay, 18% of proposed urban public space closures have had negative responses from neighbours and interested and affected parties. Objectors even use attorneys to represent their grievances to the local authority. Two of the grievances in Camps Bay were about the destruction of clear views to the sea. On the other hand, another objector voiced his concern of retaining urban public space as it was a source of spiritual value and peace. In other objections, the local civic association has voiced their displeasure on the closure of urban public space. It would seem that a fair amount of vociferous agitation against the



proposed closure of urban public space in Camps Bay has occurred. Nevertheless, the objections have been dealt with by the local authority and the closures have taken place.

In Mitchell's Plain, only two percent of urban public space closures were objected to by individuals in the community. One objection was from a school that was concerned that its learners would have to walk a longer way to get to the school entrance after the closure of an urban public space that was used by learners before. The second objection, though not very strongly, was the plea that the play area of the children in the neighbourhood would not be interfered with. Academics have written about the 'spirit of kanala' (of helping each other) that has taken place, and still does take place, in coloured suburbs and it would seem that this philosophy can be applied to the wholesale support of most of the community for urban public space closures in Mitchell's Plain (Angelini, 2003; Bekker and Leidlé, 2004).

Where extra land is in short supply, as in Camps Bay, there are many appeals lodged against the closure of urban public space whereas in Mitchell's Plain most of the community would seem not to have any objection to the closure of urban public space.



#### **4.4.7 Types of correspondence**

Twenty four percent of successful Mitchell's Plain closure applicants only completed the required official application form without attaching any supporting letters. Thirty two percent of those successful Mitchell's Plain closure applicants that did attach a supporting letter(s) wrote the letter by hand while 32% submitted a typed letter. In contrast, 87% of successful Camps Bay closure applicants submitted typed supporting letters with their official application form and only 8% of supporting letters were handwritten. Nine of the sixty successful closure applications from Camps Bay were submitted by the specialist used by the applicant while only three of the eighty eight successful closure applications from Mitchell's Plain were submitted by the applicants' specialist.

Typed correspondence would make a more professional impact on the municipal officials that deal with closure applications. The professional impact would be enhanced by the attachment of appendices or additional information that could sway the closure decision to

be made by municipal officials. Almost twice as many applications from Camp Bay had attached appendices compared to applications from Mitchell's Plain. Appendices included diagrams, drawings, plans, sketches, maps, petitions and photographs. The effect of these additional attachments to closure applications was to convey the seriousness with which the applicant was viewing the issue and to add weight to the applications in order to secure a successful urban public space closure.

An equal percentage of third party supporting letters from Camps Bay and Mitchell's Plain, submitted with the official application form, were received. Third party supporting letters received included correspondence from the police, ratepayer's associations, applicant neighbours, city councillors, the neighbourhood watch, a member of parliament and a civic association. Letters from the afore-mentioned groups/people in support of the closure of urban public space were seen as important in informing the local authorities whether to close an urban public space or not.

Most application letters, additional information and supporting letters were written in English. This was most probably because the official application form was available only in English. Only one closure application from Camps Bay was written in Afrikaans. Even though Mitchell's Plain is a predominantly Afrikaans-speaking area, more than 90% of closure applications were in English. This may be attributed to applicants who would argue that conversing in the preferred language of the local authority would influence the positive outcome of the application. It may also be attributed to what urban sociologists studying social attitudes on the Cape Flats have found that coloureds who are English-speaking are seen to be better-off and of a higher social standing than coloureds that speak Afrikaans (McCormick, 1990; Western, 1996; Lewis, 2001). There were even urban public space applicants from Mitchell's Plain who had their application letters written by their employers on their behalf – just to have the application letter in English and to have an employer's testament to the applicant's good social and moral standing. This could be an example of the prevailing racial attitudes of the time where a white employer's endorsement of a coloured employee's urban public space closure application was viewed as beneficial to the application.

#### **4.5 Conclusion**

It was found that more or less the same reasons, from both sampled suburbs, were forwarded by urban public space closure applicants. However, subtle differences in application techniques between applicants from the sampled suburbs were detected.

The local authority has used the same criteria and thoroughness in assessing applications for urban public space closure in the high-income suburb of Camps Bay as in low-income Mitchell's Plain. Evidence of this was when the City of Cape Town: City Planner's Department had, in a pro-active manner, after receiving numerous urban public space closure applications from Woodlands in Mitchell's Plain, instructed the investigation of urban public space in the area. The outcome of the investigation was the production of an internal report of the City of Cape Town whereby guidelines were set for the assessment of public passages in Woodlands which included the input of the Woodlands Residents Association (City of Cape Town, 1992).

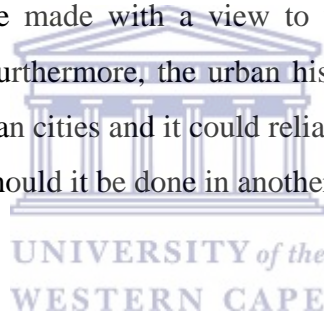
The multitude of reasons that closure applicants have submitted in defence of urban public space closure leads one to believe that the function and form of urban public space within the cityscape does not always have the desired outcome that it was intended for. As we move forward in a globalised 21<sup>st</sup> century maybe the future of urban public space as we have known it has changed. One could venture as far as to say that, with the compression of time and space by computer networks, technological advancements and the drive for compact cities, the need for utilisation of urban public space might disappear. However, with the City of Cape Town assessing each urban public space closure application on its own merits there will always be urban public space in the public realm, away from the spectre of the privatised city.

## CHAPTER 5

### CONCLUSIONS AND RECOMMENDATIONS

#### 5.1 Introduction

This chapter seeks to highlight the salient points that have emanated out of the analysis of urban public space closure data as well as the qualitative analysis of the perceptions and techniques employed by closure applicants within two specific suburbs. Recommendations of areas of further research are made with a view to understand various facets of the privatisation of public space. Furthermore, the urban history of Cape Town has much in common with other South African cities and it could reliably be concluded that the findings of this research would be similar should it be done in another urban area.



#### 5.2 Summary of observations

It can be concluded that the closure of public space in various suburbs in Cape Town has a minimal effect on the broader urban morphology of Cape Town, but a significant effect on the personal living space of residents. Other than closure applicants, municipal officials and the interested and affected parties of each closure application, very few people are aware that urban public space is being privatised – taken from the public sphere and placed within the control of private citizens and to a lesser extent, organizations; hence it is termed as a ‘silent’ privatisation process.

A number of important and significant points have resulted from the data analysis:

- a) The privatisation of urban public space is not solely a feature of post-apartheid South Africa. Closure legislation that was tabled in 1975 facilitated the privatisation of urban public space and has resulted in numbers of closures

skyrocket, compared to previous years, in 1984. These high closure numbers were sustained throughout the 1980s, with fluctuations of closure numbers in the subsequent years and a slight decline after 1995.

- b) The period from 1997 till 2003 has witnessed a marked increase in closures of recreation space and vacant land within the study area. This could be interpreted as the numbers of potential users of recreation space has declined within certain suburbs and that recreation spaces have been instead used for ‘unwanted’ or ‘deviant’ activities.
- c) Closures tend to occur in older, middle- and high- income, formerly white suburbs as these citizens have a better financial capacity to privatise land; they also tend to be more aware of their civic rights and are more confident in engaging with municipal authorities.
- d) The size of closures in non-white suburbs are, on average, larger than the size of closures in formerly white suburbs as there is less vacant and under-utilised land in the white suburbs as compared to non-white areas. The average size of closures in industrial areas was the largest owing to the relatively large size of industrial erven.
- e) It seems that closures does not have a significant impact on the broader city morphology, but it does impact on the personal/private space of individuals.

In order to ascertain the impact of closures on personal/private space, applications to authorities by successful closure applicants, in two diverse suburbs within the study area, allowed an insight as to the techniques employed and reasons forwarded as argument for closure.

Although there were some differences in the perceptions of successful closure applicants between the two suburbs regarding closures, a number of interesting points have emerged from the resulting analysis:

- a) Closures for construction purposes, closely followed by security reasons were the main motivating factors given by applicants for urban public space closure.

- b) Construction reasons in Mitchell's Plain were focussed on the accommodation of large and extended families as well as the building of community facilities on public space.
- c) There was a difference between the suburbs as to where the applicants perceived the security threat to be emanating from. Camps Bay residents perceived vagrants as a threat whereas Mitchell's Plain residents perceived gangsters as a threat.
- d) Closures for gardening purposes only occurred in Camps Bay and not in Mitchell's Plain.
- e) Close to seventy percent of successful applicants in both suburbs were private citizens.
- f) Successful applicants used various techniques to secure a positive authorisation for closure. These included the manner in which letters were written, the use of specialist inputs, the use of appendices with the application and supporting letters.
- g) Mitchell's Plain residents, although predominantly an Afrikaans-speaking suburb, had more than ninety percent of correspondence written in English.
- h) Negative neighbourhood reaction to proposed closures were more a feature of Camps Bay, while Mitchell's Plain residents displayed a sense of support for closures.

### **5.3 Recommendations**

A number of recommendations can be made with regard to the assessment of urban public space applications and future research in order to ensure that the closure legislation is not used to create zones of private developments within the City of Cape Town.

- a) A database of all urban public space closure applications utilising geographic information systems (GIS) could be created for the processing of all land use applications, including closures, and to allow research into such applications.

All previous applications for closures, successful and unsuccessful, should be entered on a citywide GIS. This would allow research to be conducted to establish where trends and patterns of closures exist in the city. The database can include all other land use planning application information and in this way the relationships between different land use planning phenomena, for example, departures, rezonings and subdivisions can be investigated. The migration from a paper-based system, for recording closure application, to a GIS has the potential for the administrative process to be expedited and would allow for an integrated, well-informed, holistic decision to be reached.

- b) At least fifty-four of the total of successful closure applicants are female. A study of closures driven by women would do much in understanding the experiences that women have with regard to closures. Questions such as whether women have a greater fear of urban public space and how it impacts on them because of their gender could be answered. It could be that women have different experiences and different attitudes to public space and that they may seek strategies of closure that might be different from males.
- c) The smallest number of closure types, the smallest in average size and cumulative size total belonged to Group 2 closures. These included lanes, alleys and passages – the smaller spaces in the city. A future study into the seemingly diminishing usefulness of these public spaces would allow one to understand the role that these spaces really do play in the contemporary city morphology. It could be that these small spaces are seen to have the potential to attract and harbour ‘unwanted elements’ more than other larger public spaces.
- d) This study has shown that varying levels of community support for closures exists in different suburbs. A study into the factors that contribute to the community spirit, or lack of it, with regard to urban planning matters would explain the extent to which communities mobilise to identify issues of common concern. On the other hand, the number of appeals and general dissatisfaction against closures in certain suburbs could be examined with a view to understand the reasons why people in the same community have differing views on closures. One should then distinguish

whether people are concerned about increasing privatisation of urban space or are there other reasons for the lack of community agreement around some closures.

#### **5.4 Concluding remarks**

This study has proven that the privatisation of public space in Cape Town has been silently taking place for a number of years. The silence lies in the fact that while privatisation of public space was thought to be a feature of a post-apartheid, postmodern urban experience, it has in fact, reached its peak in the 1980s in an insidious manner as it seeks to exclude at the micro, erf-sized level. The underpinnings of gated communities and walled estates have been on the statute books and have been utilised by citizens for more than thirty years and there has been no research on its reasons, causes and effects on the urban morphology of the city in South Africa. It is as if this phenomenon has never been there – even after more than a million square metres of land has been closed in only one of the six substructure regions of Cape Town: a silent privatisation indeed.

It is vitally important to guard against the utilisation of closure legislation for the closure of public space with the express view to create zones of private space in the city. Closure legislation must be applied with the utmost care in order to undo the apartheid urban spatial planning legacy and to promote sustainable, accessible and equitable cities. Failure to do so will result in a city with erven that would be fortified to the hilt. A fortress city that would do nothing to promote spatial justice in our cities.



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**APPENDIX 1**

UNIVERSITY *of the*  
WESTERN CAPE

## No. 20, 1974

Assented to on 13 November 1974

Promulgated on 29 November 1974

Afrikaans text signed by the State President

## ORDINANCE

To consolidate and amend the law relating to municipalities, village management boards and local boards

**B**E IT ORDAINED by the Provincial Council of the Province of the Cape of Good Hope as follows: —

Division of ordinance:

1. This ordinance is divided as follows: —

- Chapter I *Definitions and Introductory*  
(sections 2-7).
- Chapter II *Establishment of Municipalities and matters incidental thereto*  
(sections 8-9).
- Chapter III *Voters and Voters' Roll*  
(sections 10-24).
- Chapter IV *Councillors*  
(sections 25-30).
- Chapter V *Election of Councillors*  
(sections 31-47).
- Chapter VI *Office-Bearers, Committees and Proceedings of the Council*  
(sections 48-59).
- Chapter VII *Employees of Council*  
(sections 60-72).
- Chapter VIII *Financial Matters*  
(sections 73-121).
- Part 1 Accounts and Estimates  
(sections 73-77).
- Part 2 Rating of Immovable Property  
(sections 78-96).
- Part 3 Loans  
(sections 97-108).
- Part 4 Consolidated Capital Development and Loans Fund  
(sections 109-121).
- Chapter IX *Immovable Property*  
(sections 122-128).
- Chapter X *Streets and Public Places*  
(sections 129-138).
- Chapter XI *Municipal Services*  
(sections 139-170).
- Part 1 Sewerage, Drainage, Water, Gas and Electricity  
(sections 139-154).
- Part 2 Fire Services  
(sections 155-162).

Part 3 Cemeteries  
(sections 163-170).

Chapter XII *Contracts*  
(sections 171-173).

Chapter XIII *Miscellaneous Powers of Council*  
(sections 174-187).

Chapter XIV *By-Laws*  
(sections 188-199).

Chapter XV *General and Supplementary*  
(sections 200-217).

*Chapter I*

DEFINITIONS AND INTRODUCTORY

**Definitions.**

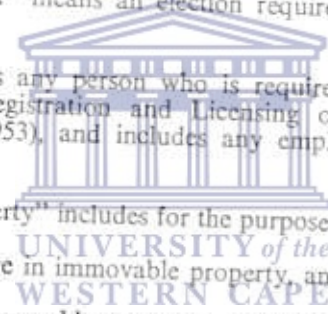
2. In this ordinance, unless inconsistent with the context —

- (i) "abattoir" has the meaning assigned thereto in section 1 of the Abattoir Commission Act, 1967 (Act 86 of 1967), and includes any market or other place established in connection with an abattoir and used for the sale of animals or the carcasses, meat or viscera of animals; (ii)
- (ii) "advance" for the purposes of Part 4 of Chapter VIII means any sum of money advanced or deemed to have been advanced by a fund to a borrowing account; (xvi)
- (iii) "advertise" means publish in the press a notice —
- (a) setting forth the substance of the matter authorised or required to be advertised and specifying the place where and the hours during which particulars thereof will be available for inspection, and
- (b) stating that objections may be lodged with a person specified in such notice before a date likewise specified being not less than twenty-one days after the date on which such notice is published,
- and "advertisement" has a corresponding meaning; (iii)
- (iv) "appointed date" in regard to any municipality to which the provisions of the Consolidated Capital Development and Loans Fund Ordinance, 1968 (Ordinance 4 of 1968), applied immediately prior to the commencement of this ordinance means the date of commencement of this ordinance and in regard to any other municipality means the date from which the provisions of Part 4 of Chapter VIII are applied to such municipality in terms of section 109 (2); (lxxxiv)
- (v) "author" in relation to a nuisance means the person by whose act, default or sufferance such nuisance is caused, exists or is continued; (xc)
- (vi) "authorised contractor" means a contractor approved of and registered by a council as a fit and proper person to construct and maintain sewers and drains; (xxiv)
- (vii) "biennial election" means an election required to be held in terms of section 33 (2); (lxxxiii)
- (viii) "borrowing account" for the purposes of Part 4 of Chapter VIII means any account of a council to which money is advanced or is deemed to have been advanced from its fund; (xlv)

- (ix) "building" includes —
- (a) any structure, whether of a permanent or temporary nature erected or used for the housing or accommodation of human beings or animals, the storage, manufacture or sale of goods or materials or the destruction or treatment of refuse or other waste material;
  - (b) a wall, swimming pool, swimming bath, reservoir, water tower, bridge, summerhouse or hothouse and any structure appurtenant thereto;
  - (c) petrol and other fuel pumps and tanks used in connection therewith, and
  - (d) any portion of a building or of any thing referred to in paragraph (a), (b) or (c); (xxii)
- (x) "by-election" means an election required to be held in terms of section 34; (lxxxii)
- (xi) "by-law" includes any regulation made by a municipal council, village management board or local board in terms of any law repealed by this ordinance; (xci)
- (xii) "calendar year" means a period of twelve months commencing on the first day of January in any year; (xxxvi)
- (xiii) "capital moneys" for the purposes of Part 4 of Chapter VIII means all moneys transferred or paid to a fund in terms of section 111; (xxxvii)
- (xiv) "cemetery" means any place, whether public or private, wherein human remains have been or are intended to be interred and includes a crematorium; (vi)
- (xv) "cemetery authority" means the person having the control and management of a cemetery and includes trustees appointed under the Cemeteries Act, 1883 (Act 3 of 1883); (vii)
- (xvi) "chief officer" for the purposes of Part 2 of Chapter XI means the person appointed by a council to be in command of its fire brigade and includes any person lawfully acting in his stead; (xxix)
- (xvii) "claimant" for the purposes of Chapter III means a person who, in accordance with a notice contemplated by section 15, has lodged a claim to be enrolled as a voter; (xix)
- (xviii) "close" in relation to a street means to close for all purposes or to vehicular or pedestrian traffic only; (lxxiii)
- (xix) "closing day" means the day fourteen days prior to nomination day; (lxxiv)
- (xx) "combined private sewer" means a conduit for conveying sewage from two or more immovable properties to a public sewer, septic tank or conservancy tank and includes all things of whatsoever nature necessary in connection therewith; (xxiii)
- (xxi) "construction" in relation to a street means the carrying out for the first time by a council of one or more of the following acts: levelling, cambering, paving, flagging, gravelling, metalling, bitumenising, kerbing or guttering or the making of steps, landings or retaining walls where such steps, landings or walls are, in the opinion of such council, necessary owing to the inclination of such street; provided that any work of a temporary nature executed on any street by a council with the prior approval of the Administrator, either at the sole cost of the council or at the joint cost of the council and the owners of immovable property abutting on such street, shall be deemed not to be construction and "construct" has a corresponding meaning; (i)
- (xxii) "cost" in relation to the construction of a street means —
- (a) the cost of the whole work including labour and materials but excluding the cost of retaining walls of a height exceeding three hundred millimetres and labour and materials used for such walls, and



- (xxxviii) "fire brigade" means a service for the prevention, fighting and extinguishing of fires and for the protection and saving of life and property in the event of fire and includes all personnel, buildings, structures, vehicles, machines, equipment, appliances and appurtenances of whatsoever nature necessary or desirable for or incidental, supplementary or ancillary to such a service; (x)
- (xxxix) "first election" means an election required to be held in terms of section 33 (1) (a); (xvii)
- (xl) "food" means any substance, whether gaseous, liquid or solid —
  - (a) ordinarily used or intended for human consumption, or
  - (b) used or intended to be used in the manufacture, preparation or preservation of any substance intended for human consumption and includes, without in any way limiting the generality of the foregoing, milk, milk products, meat or other animal products, poultry, eggs, game, whalemeat, fish, fruit, vegetables, groceries, bread, condiments, confectionery and ice but does not include drugs or water,
 and "foodstuff" has a corresponding meaning; (xciii)
- (xli) "fund" for the purposes of Part 4 of Chapter VIII means a consolidated capital development and loans fund established or deemed to have been established in terms of section 110; (xxi)
- (xlii) "gas main" means conduits, pipes or other things for the conveyance of gas by or on behalf of a municipality to consumers and includes all things of whatsoever nature necessary or desirable for or incidental, supplementary or ancillary to a gas main; (xxxii)
- (xliii) "general election" means an election required to be held in terms of section 33; (v)
- (xliv) "hawker" means any person who is required to be licensed as a hawker in terms of the Registration and Licensing of Businesses Ordinance, 1953 (Ordinance 15 of 1953), and includes any employee or agent of such a person; (lxxv)
- (xlv) "immovable property" includes for the purposes of Chapter IX —
  - (a) an undivided share in immovable property, and
  - (b) any right in immovable property, including the right to water and the right to take or to use water; (lvi)
- (xlvi) "instalment" in connection with the repayment of an advance under Part 4 of Chapter VIII means an annual instalment of capital; (lxiv)
- (xlvii) "loans raised" for the purposes of Part 4 of Chapter VIII means loans raised from any source for the purpose of financing expenditure, temporarily or otherwise, and includes moneys referred to in section 111 (3) (d) but does not include loans from —
  - (a) the Community Development Fund in accordance with the provisions of the Community Development Act, 1966 (Act 3 of 1966), or
  - (b) the National Housing Fund in accordance with the provisions of the Housing Act, 1966 (Act 4 of 1966); (xliv)
- (xlviii) "local authority" means a municipality or a divisional council; (lxvi)
- (xlix) "local board" means a local board lawfully constituted under the provisions of the Local Boards Ordinance, 1921 (Ordinance 11 of 1921), and in existence immediately prior to the commencement of this ordinance; (lxv)
- (l) "maintenance" for the purposes of Chapter XI includes repairs, renewals, cleansing, clearing, flushing, scavenging and scouring and "maintain" has a corresponding meaning; (lv)



the legal title thereto and includes a municipality; provided that the provisions of paragraphs (a) (i) (aa), (bb), (cc) and (ii) and (b) (ii) and (iii) shall apply *mutatis mutandis*, and

(d) for the purposes of section 183 —

(i) the person in whom is vested the legal title to the land on which the quarry concerned is situated, or

(ii) if such quarry is worked by another person under a lease or servitude or right analogous thereto, such other person to the exclusion of the person contemplated by subparagraph (i); (xviii)

(lxiii) "place of nomination" means the place appointed in terms of section 33 or 34, as the case may be, as the place where nominations will be received; (liii)

(lxiv) "police officer" means any member of the Force as defined in section 1 of the Police Act, 1958 (Act 7 of 1958), any person appointed under section 57 (1) of the Railways and Harbours Control and Management (Consolidation) Act, 1957 (Act 70 of 1957), and any traffic officer appointed under section 3 of the Road Traffic Ordinance, 1966 (Ordinance 21 of 1966); (lxvii)

(lxv) "poll" means a poll of voters of a municipality; (lxxix)

(lxvi) "preliminary roll" means a list made in terms of section 14; (xcv)

(lxvii) "prescribed" in relation to the Administrator means prescribed by regulation and in relation to a council means prescribed by by-law; (xciv)

(lxviii) "prior authority" means a municipality, village management board or local board, as the case may be, lawfully constituted before and in existence immediately prior to the commencement of this ordinance; (xcvii)

(lxix) "private sewer" means a conduit for conveying sewage from one immovable property to a combined private sewer, public sewer, septic tank or conservancy tank and includes all things of whatsoever nature necessary in connection therewith; (lxviii)

(lxx) "prohibited area" means any place or area in which the carrying on of the trade or business of a hawker is prohibited in terms of this ordinance or any other law and includes, during the times of such prohibition, a place at or area in which the carrying on of such trade or business is so prohibited during certain times only; (lxxxv)

(lxxi) "public drain" means a conduit owned by a municipality or under the control or management of or used by a council for conveying stormwater and includes all things of whatsoever nature necessary in connection therewith; (lix)

(lxxii) "public nuisance" means any act, omission or condition which is offensive, which is injurious or dangerous to health, which materially interferes with the ordinary comfort, convenience, peace or quiet of the public or which adversely affects the safety of the public; (lvii)

(lxxiii) "public place" means any square, park, recreation ground, sports ground, sanitary lane or open space which has —

(a) in connection with any subdivision or layout of land into erven, lots or plots, been provided, reserved or set apart for use by the public or the owners or occupiers of such erven, lots or plots, whether or not it is shown on a general plan, plan of subdivision or diagram;

(b) at any time been dedicated to the public;

(c) been used without interruption by the public for a period of at least thirty years expiring after the thirty-first day of December, 1959, or

(d) at any time been declared or rendered such by a council or other competent authority; (lviii)

- (lxxiv) "public servitude" has the meaning assigned thereto by section 150 of the Divisional Councils Ordinance, 1952 (Ordinance 15 of 1952); (lx)
- (lxxv) "public sewer" means a conduit owned by a municipality or under the control or management of a council and used or intended to be used for conveying sewage or sewage effluent and includes all things of whatsoever nature necessary in connection therewith; (lxii)
- (lxxvi) "public street" means —
- (a) any street which has at any time been —
    - (i) dedicated to the public;
    - (ii) used without interruption by the public for a period of at least thirty years;
    - (iii) declared or rendered such by a council or other competent authority, or
    - (iv) constructed by a local authority, and
  - (b) any land, with or without buildings or structures thereon, which is shown as a street on —
    - (i) any plan of subdivision or diagram approved by a council or other competent authority and acted upon, or
    - (ii) any general plan as defined in section 49 of the Land Survey Act, 1927 (Act 9 of 1927), registered or filed in a deeds registry or the Surveyor-General's office,
 unless such land is on such plan or diagram described as a private street; (lxi)
- (lxxvii) "publish in the press" means—
- (a) to publish in accordance with the provisions of sections 109 and 110 of the Republic of South Africa Constitution Act, 1961 (Act 32 of 1961), in such newspaper or newspapers as the person authorised or required so to publish may from time to time determine and
  - (b) where a council is authorised or required to publish in the press—
    - (i) to publish in accordance with the provisions of paragraph (a) a notice setting forth the substance of the matter authorised or required to be so published and specifying the place where and the hours during which particulars thereof will be available for inspection;
    - (ii) as soon as possible after the publication contemplated by subparagraph (i), to post at the municipal office a copy of such notice, and
    - (iii) to keep such copy so posted for a period of not less than twenty-one days from the day on which such notice was so published,
 and "publication in the press" has a corresponding meaning; (xxxiii)
- (lxxviii) "quarry" means an excavation for the extraction of stone, rock, shale, slate, limestone, clay, gravel, sand, soil or any other material normally taken from the earth; (xlii)
- (lxxix) "ratable" in relation to immovable property means subject to rating in terms of Part 2 of Chapter VIII; (viii)
- (lxxx) "renewals fund" for the purposes of Part 4 of Chapter VIII means any fund established by a council for the purpose of renewing an asset which has been acquired from the proceeds of a loan raised, the repayment period of which is longer than the estimated life of such asset; (xxvi)
- (lxxxii) "returning officer" means the town clerk or other person appointed in terms of the proviso to section 31 (1) and includes any election officer lawfully acting in his stead; (xxxviii)

- (lxxxii) "revenue moneys" for the purposes of Part 4 of Chapter VIII means all moneys paid to the revenue account of a fund in terms of section 114; (xxxv)
- (lxxxiii) "revision court" means a revision court constituted in terms of section 16; (xxvii)
- (lxxxiv) "revolving fund" means a revolving fund referred to in section 76; (xcix)
- (lxxxv) "sanitary convenience" means a urinal, water-closet, latrine or other similar convenience; (lxxi)
- (lxxxvi) "sewer" means a public, private or combined private sewer; (xcviii)
- (lxxxvii) "sinking fund" means a sinking fund referred to in section 107; (xiii)
- (lxxxviii) "special resolution" means a resolution carried by a majority of the total number of councillors assigned to the municipality; (lxxvi)
- (lxxxix) "standard rate" in relation to interest means the rate of interest referred to in or determined under section 214; (lxxviii)
- (xc) "street" means any street, road, highway, thoroughfare, lane, footpath, sidewalk, alley, passage, bridge or any other place of a like nature or any portion of the width or length thereof and includes all appurtenances of whatsoever nature thereto; (lxxx)
- (xci) "this ordinance" includes the regulations and by-laws in force thereunder; (xxviii)
- (xcii) "town clerk" means the person appointed by a council as its town clerk and includes any person lawfully acting in his stead; (lxxvii)
- (xciii) "town planning scheme" means a town planning scheme which is in the course of preparation, awaiting approval or in operation; (xv)
- (xciv) "treasurer" means the person appointed by a council as its treasurer and includes any person lawfully acting in his stead; (lxxxix)
- (xcv) "valuation" in relation to immovable property means the valuation thereof as determined under the law relating to the valuation of immovable property and includes an apportionment of such valuation; (lxxii)
- (xcvi) "village management board" means a village management board lawfully constituted under the provisions of the Village Management Boards Ordinance, 1921 (Ordinance 10 of 1921), and in existence immediately prior to the commencement of this ordinance; (xvi)
- (xcvii) "voter" means any person whose name appears in a voters' roll otherwise than in the capacity of the representative of a fictitious person or of a voter who is deceased or under a legal disability; (xxxix)
- (xcviii) "voters' roll" means the current voters' roll for a municipal area as revised or adjusted from time to time and includes a temporary voters' roll made in terms of section 13; (xi)
- (xcix) "ward" means a ward as existing from time to time of a municipal area; (ci)
- (c) "water main" means conduits, pipes or other things for the conveyance of water by or on behalf of a municipality to consumers and includes all things of whatsoever nature necessary or desirable for or incidental, supplementary or ancillary to a water main, and (xxxii)
- (ci) "width" in relation to a street includes the roadway, guttering, kerbing and sidewalk. (xi)

Application of proceeds from the sale of land.

119. Where the proceeds of the sale of land referred to in section 111 (3) (e) are paid to a fund, the council may set off against the proceeds of such sale any costs incurred in connection therewith and thereafter apply the balance of such proceeds towards the reduction of the unredeemed balance of any advance made for acquiring or developing such land.

Contributions to fund.

120. Every council shall make contributions to its fund in the amounts and in the manner contemplated by section 75 (1), (2) and (3) and the provisions of section 75 (4) shall apply *mutatis mutandis* in respect of such council.

Regulations.

121. The Administrator may make regulations not inconsistent with the provisions of this Part for the purposes and in furtherance of the objects thereof and in particular, but without prejudice to the generality of the preceding provisions hereof, may make regulations prescribing —

(a) the duties and functions of the treasurer in relation to any matter contemplated by this Part, and

(b) the manner in which the accounts of a fund shall be kept.

### Chapter IX

## IMMOVABLE PROPERTY

Ownership of public places and public streets.

122. (1) The ownership of all immovable property to which the inhabitants of a municipal area have or may acquire a common right and of all public places and public streets and the land comprised in such places and streets shall vest in the municipality; provided that the ownership of the land comprised in a public street referred to in paragraph (a) of the definition of "public street" in section 2 shall not vest and shall not be deemed to have vested in the municipality where the owner of such land and the council by written agreement approved by the Administrator expressly agree and declare that such vesting shall not take place or shall be deemed not to have taken place.

(2) The Registrar of Deeds shall, whenever he is notified by the Administrator of the existence of an agreement contemplated by the proviso to subsection (1), record in his registers the fact that such agreement exists and make a suitable endorsement against the title deeds of the land concerned.

Acquisition of immovable property and rights.

123. (1) With the prior approval of the Administrator and subject to compliance with such conditions as he may impose, a council may, by purchase, exchange, donation, gift or otherwise acquire immovable property within or outside its municipal area.

(2) Subject to —

(a) the succeeding provisions of this section, and

(b) the provisions of the law relating from time to time to the expropriation of immovable property by municipalities,

a council may, for any municipal purpose, expropriate immovable property within or outside its municipal area; provided that where a council requires a portion only of immovable property and has expropriated or proposes to expropriate such portion and is of opinion that the remainder of such property is or would be of such extent or inconvenient shape as to prevent the owner from putting it to any beneficial use or to make its continued retention by the owner undesirable, it may, either simultaneously with or at any time after the expropriation of the portion required expropriate such remainder.

(3) A decision to expropriate immovable property in terms of subsection (2) shall not be valid unless taken by special resolution.

(4) Whenever a council has taken a decision in terms of subsection (3) it shall —

(a) cause a notice (hereinafter referred to as the "preliminary notice") to be served on the owner of the immovable property concerned —

(i) containing a description sufficiently clear to identify such immovable property, and

(ii) informing such owner that —

(aa) it intends to expropriate such immovable property, and

(bb) any objections he may have to the proposed expropriation may be lodged with the town clerk within thirty days of the service of the preliminary notice, and

(b) cause a copy of the preliminary notice to be served on the Registrar of Deeds,

and after the service of such notice or copy —

(i) such owner shall not alienate, dispose of, let or in any other manner deal with the immovable property concerned unless and until such notice is withdrawn;

(ii) the Registrar of Deeds shall not register transfer of the immovable property concerned to any person except the municipality unless and until such notice is withdrawn, and

(iii) any person who demolishes, damages, alters or in any other manner impairs the immovable property concerned shall be guilty of an offence.

(5) After the expiration of the period of thirty days contemplated by subsection (4) (a) (ii) (bb) the council shall —

(a) transmit to the Administrator the objections (if any) lodged by the owner in terms of subsection (4) (a) (ii) (bb) together with its comments thereon and a copy of the preliminary notice, and

(b) obtain the Administrator's approval of the proposed expropriation.

(6) (a) If the Administrator approves of the proposed expropriation the council may proceed to expropriate the immovable property concerned in accordance with the provisions of the law contemplated by subsection (2) (b).

(b) If the Administrator does not approve of the proposed expropriation the council shall, by notice served upon the owner and the Registrar of Deeds, withdraw the preliminary notice and thereafter the immovable property concerned may be dealt with as if such notice had never been issued.

(7) No action on any ground whatsoever shall lie against the Administrator or the council in connection with the issue of a preliminary notice or its subsequent withdrawal.

124. (1) Subject to the provisions of subsection (2), a council may —

(a) alienate, let or permit to be built upon, occupied, enclosed or cultivated any immovable property owned by the municipality unless it is precluded from so doing by law or the conditions under which such property was acquired by the municipality, and

(b) with the consent of the owner thereof or for the purposes of section 127 (1) let or permit to be built upon, occupied, enclosed or cultivated any immovable property under its control or management.

(2) No council shall act in terms of subsection (1) unless it has —

(a) advertised its intention so to act;

(b) transmitted to the Administrator the objections (if any) lodged in accordance with the advertisement contemplated by paragraph (a) together with its comments thereon and a copy of such advertisement, and

(c) obtained the Administrator's approval of the proposed alienation, letting or permission;

provided that the foregoing provisions of this subsection shall not apply where the proposed alienation, letting or permission is for a purpose generally or specially determined by the Administrator.

(3) No lessee of or person permitted to build upon, occupy, enclose or cultivate any immovable property referred to in subsection (1) shall, without the prior consent in writing of the council, sublet such property or any portion thereof or assign any right acquired by him in respect thereof and any such subletting or assignment without such consent shall, as against the council, be null and void.

**Prescriptive claims.**

125. A council may, if written proof to its satisfaction is submitted that any person has, prior to the expiration of the period of ten years contemplated by section 1 of the prescription (Local Authorities) Ordinance, 1964 (Ordinance 16 of 1964), by prescription acquired the ownership of immovable property owned by the municipality or of any right in or over such property, by special resolution admit or concede any claim to that effect by such person.

**Projections and projecting structures.**

126. (1) A council may, subject to such conditions as it may deem fit, including the payment of rental —

(a) permit the erection or retention of a verandah, balcony, sign, sign-board or similar structure, device or contrivance which projects or extends into or over any public place or public street (hereinafter referred to as a "projection"); provided that —

(i) the erection or retention of such a balcony or balconies shall not be permitted on the level of more than one floor;

(ii) no such balcony shall be wholly enclosed to a height of more than one comma five metres measured from the floor level thereof, and

(iii) no such balcony shall be partially enclosed to a height of more than one comma five metres measured from the floor level thereof except with the prior written approval of the council and subject to such conditions as it may impose, or

(b) where the erection or retention of a building or structure which projects or extends into, over or under any public place or public street (hereinafter referred to as a "projecting structure") is not permitted in terms of paragraph (a), permit such erection or retention where the land comprised in such place or street —

(i) is not owned by the municipality if, in the opinion of the council, such projecting structure will not or does not impede, restrict or interfere with the construction, maintenance and use of such place or street, or

(ii) is owned by the municipality if, in the opinion of the council, such projecting structure is erected as part of the development of property in accordance with a provision contained in the council's town planning scheme which applies specifically to such property.

(2) Any person who fails to comply with any condition imposed under subsection (1) shall be guilty of an offence and the council may, in addition to any other penalty which may be imposed —

(a) demolish, remove or fill in the projection or projecting structure concerned, or

(b) cause such projection or projecting structure to be demolished, removed or filled in,

at the cost of the owner thereof, or, where such projection or projecting structure is owned by the municipality, at the cost of the owner of the premises for the benefit of which such projection or projecting structure was erected or is retained.

**Encroachments.**

127. (1) When any immovable property owned by a municipality or under the control or management of a council is encroached upon, the council may and,

when so directed by the Administrator, shall take such steps as may, in the opinion of the council, be necessary to remove or regularise such encroachment.

(2) Subject to compliance with the provisions of section 137, a council may reduce the extent of a public place or public street which is encroached upon by the extent of the encroachment or by such greater extent as may, in its opinion, be desirable.

(3) The issue of a permit under section 126 (1) shall, for the purposes of subsection (1), be deemed to be a regularisation of the encroachment referred to in such permit.

Damage to municipal property.

128. Any person who —

(a) damages, destroys or defaces any movable or immovable property owned by a municipality or under the control or management of a council or any thing of whatsoever nature thereon, or

(b) without the written permission of the council, excavates or removes from any such property any material forming part thereof or any thing of whatsoever nature thereon,

shall be guilty of an offence.

### Chapter X

#### STREETS AND PUBLIC PLACES

Construction, maintenance and naming of streets and public places.

129. A council may in its municipal area —

(a) make, construct, reconstruct, alter and maintain streets and public places;

(b) name and, with the prior approval of the Administrator, re-name streets and public places, and

(c) allocate and re-allocate numbers to properties abutting on streets and public places.

Right to recover street construction costs.

130. (1) A council which has made a determination in terms of section 131 may, after compliance with the provisions of section 133, recover the percentage fixed in such determination of —

(a) the cost of construction, or

(b) the uniform charge fixed in terms of section 132,

in respect of any street or interconnecting streets or portion or portions thereof constructed by it from the owners of all immovable property abutting on the street, streets, portion or portions so constructed.

(2) A council which, immediately prior to the commencement of this ordinance, was required to recover a percentage of the cost of construction of any street or interconnected streets in terms of section 156 of the Municipal Ordinance, 1951 (Ordinance 19 of 1951), or of a uniform charge contemplated by section 156A of the aforesaid Ordinance shall be deemed to have made a determination in terms of section 131 of this ordinance, to have complied with the provisions of section 133 of this ordinance and to have determined such uniform charge (if any) in terms of section 132 of this ordinance.

Determination of percentage to be recovered.

131. (1) A council which desires to act in terms of section 130 shall by special resolution determine the percentage contemplated therein and may in like manner —

(a) determine different percentages in respect of different classes or types of streets according to a classification of streets made by it and approved by the Administrator;

(b) alter or redetermine such percentage or percentages, and



(c) rescind its determination of such percentage or percentages.

(2) The alteration or redetermination of a percentage or percentages in terms of subsection (1) shall not affect the liability of owners of immovable property abutting on any street or interconnecting streets or portion or portions thereof, the construction of which is being undertaken at the time when or has been undertaken before such alteration or redetermination takes effect and such liability shall continue as if such alteration or redetermination had not been made.

(3) A council which has, in terms of subsection (1) (c), rescinded its determination of a percentage or percentages shall not recover any amounts becoming due and payable in consequence of such determination after the date on which it so rescinded such determination.

(4) No percentage determined by a council in terms of subsection (1) in respect of sidewalks, gutters or kerbs shall exceed fifty per cent.

Determination of uniform charge.

132. A council which has determined a percentage in terms of section 131 and desires to act in terms of section 130 (1) (b) shall by special resolution and with the approval of the Administrator fix the uniform charge contemplated by such lastmentioned section and shall thereafter, for the period specified by the Administrator when granting his approval and in lieu of recovering the said percentage of the cost of construction of streets constructed by it, recover such percentage of such uniform charge in respect of the construction of such streets.

Conditions precedent to recovery of street construction costs.

133. (1) A council which desires to act in terms of section 130 in respect of any street or interconnecting streets or portion or portions thereof to be constructed by it shall, before commencing the construction of such street, streets, portion or portions —

(a) advertise its intention to construct such street, streets, portion or portions and shall in the advertisement herein contemplated state the relevant percentage determined in terms of section 131 and the estimated cost of construction of such street, streets, portion or portions or the uniform charge fixed in terms of section 132;

(b) serve copies of such advertisement on the owners of all immovable property abutting on such street, streets, portion or portions not less than twenty-one days before the date by which objections are required to be lodged in accordance with such advertisement, and

(c) if any objections are lodged in accordance with such advertisement —

(i) transmit all such objections to the Administrator together with its comments thereon and a copy of such advertisement, and

(ii) obtain the Administrator's authority to act in terms of section 130.

(2) The provisions of subsection (1) shall not apply in respect of the construction of —

(a) any sidewalk, gutter or kerb, or

(b) any street or interconnecting streets or portion or portions thereof if the owners of more than one half of the immovable properties abutting thereon, according to the lengths of the frontages of such properties, have petitioned the council for such construction.

Apportionment of street construction costs.

134. The percentage of the cost of construction or uniform charge payable in terms of section 130 in respect of any street or interconnecting streets or portion or portions thereof shall be apportioned between the owners of all immovable property abutting thereon in proportion to the length of frontage of such property of each such owner or on such other basis as the council, with the approval of the Administrator, may decide, and notice of the amount so apportioned shall be served on each such owner; provided that —

(a) such percentage payable in respect of a sidewalk, gutter or kerb shall be apportioned between the owners of immovable property abutting only on that side of such street, streets, portion or portions on which such sidewalk, gutter or kerb is constructed, and

(b) the whole or any portion of the amount apportioned to the owner of immovable property used solely for public worship, educational purposes, public hospitals, benevolent institutions, public libraries or public museums may be borne by the council.

Recovery of street construction costs.

135. (1) The amount apportioned in terms of section 134 to the owner of any immovable property shall be paid by such owner to the council, together with interest thereon at the rate applicable to the loan raised or the advance made in terms of Part 4 of Chapter VIII, as the case may be, for the construction concerned in equal instalments over a period of twenty-five years or the period of redemption of such advance or loan, whichever is the shorter.

(2) Except as provided in subsection (3), the first instalment contemplated by subsection (1) shall become due and payable one month after the service of the notice of apportionment contemplated by section 134 and subsequent instalments shall become due and payable on such dates as may be fixed by the council and specified in such notice.

(3) A council may, with the approval of the Administrator, defer the payment of any amount apportioned in terms of section 134 in respect of immovable property which is not subdivided into building lots and which is either undeveloped or used for agricultural or grazing purposes in which event the first instalment contemplated by subsection (1) shall become due and payable one month after the service by the council of a written demand on the owner of such property and subsequent instalments shall become due and payable on such dates as may be fixed by the council and specified in such demand.

(4) If the owner of immovable property at any time pays in full an amount apportioned in terms of section 134 in respect of such property or the unpaid balance of such amount, the council shall —

(a) grant a rebate, calculated as from the date on which such amount or balance is paid, on all interest charges included in the instalments not yet due and payable, and

(b) if, after such payment, it acts in terms of section 131 (1) (c), refund to such owner, if he is still the owner of such property, an amount equal to the total capital payments which would have become due and payable after the date on which the council so acts had he paid or continued to pay such amount by instalments.

(5) If any instalment referred to in this section is not paid on or before the date on which it becomes due and payable, the council shall charge and recover interest thereon calculated at the standard rate from the day following such date for each month for which such instalment remains unpaid and for the purposes of this subsection a part of a month shall be deemed to be a month.

(6) Any amount apportioned in terms of section 134 in respect of immovable property together with interest thereon and on arrear instalments payable in terms of this section shall be a charge against such property and shall be payable by the owner of such property and his successors in title in preference to any other debt, obligation, mortgage or hypothec on such property; provided that nothing herein contained shall be construed as giving the council any preference over any mortgage existing over such property on the date on which the construction concerned was commenced.

Declaration of public streets and public places.

136. (1) A council may, after compliance with the succeeding provisions of this section, by notice in the *Provincial Gazette*, declare any street or portion thereof to be a public street or any place to be a public place.

(2) A council which desires to act in terms of subsection (1) shall —

(a) advertise its intention so to do, and

(b) if any objections are lodged in accordance with the advertisement contemplated by paragraph (a) —

- (i) transmit all such objections to the Administrator together with its comments thereon and a copy of such advertisement, and
- (ii) obtain the Administrator's authority to act in terms of subsection (1).

(3) The Administrator may, when authorising the declaration of a public street or public place in terms of this section, direct the council to pay compensation in an amount determined by him to any person considered by him to be prejudiced by such declaration and the council shall thereupon pay such amount to such person.

Closure or diversion of public streets and public places.

137. (1) A council may, after compliance with the succeeding provisions of this section, by notice in the *Provincial Gazette* close or divert any public street or public place or any portion of any such street or place.

(2) A council which desires to act in terms of subsection (1) shall —

(a) advertise its intention so to do;

(b) serve copies of the advertisement contemplated by paragraph (a) on the owners of all immovable property abutting on the public street, public place or portion thereof which it proposes to close or divert not less than twenty-one days before the date by which objections are required to be lodged in accordance with such advertisement, and

(c) if any objections are lodged in accordance with such advertisement —

(i) transmit all such objections to the Administrator together with its comments thereon and a copy of such advertisement, and

(ii) obtain the Administrator's authority to act in terms of subsection (1).

(3) The Administrator may, when authorising any closure or diversion in terms of this section, direct the council to pay compensation in an amount determined by him to any person considered by him to be prejudiced by such closure or diversion and the council shall thereupon pay such amount to such person.

(4) The ownership of the land comprised in any public street, public place or portion thereof closed in terms of this section shall, if such ownership vests in the municipality, continue so to vest; provided that, if such land is registered in the deeds registry in the name of a person who is the owner of land abutting on such public street, public place or portion, the Administrator may, on application by the council, direct that the ownership of such land shall, subject to such terms, conditions or exceptions or on payment to the council by such person of such sum as the Administrator may direct, vest in such person and the Registrar of Deeds shall, on being notified by the Provincial Secretary of the Administrator's direction and that such terms, conditions or exceptions have been complied with or met or that such payment has been made, record such vesting in his registers and make an appropriate endorsement against the title deeds of the land concerned.

138. A council may, without complying with the provisions of section 137 —

(a) temporarily close a public street or public place —

(i) for the purpose of or pending the construction, reconstruction, maintenance or repair of such street or place;

(ii) for the purpose of or pending the construction, erection, laying, extension, maintenance, repair or demolition of any building, structure, works or service alongside, on, across, through, over or under such street or place;

(iii) if such street or place is, in the opinion of the council, in a state dangerous to traffic;

Temporary closure and deviation of public streets and public places.

- (iv) by reason of any emergency or public event which, in the opinion of the council, requires special measures for the control of traffic or special provision for the accommodation of crowds, or
  - (v) for any other reason which, in the opinion of the council, renders the temporary closing of such street or place necessary or desirable, and
- (b) temporarily deviate a public street which has been closed in terms of paragraph (a).

### Chapter XI

## MUNICIPAL SERVICES

### Part 1

#### Sewerage, Drainage, Water, Gas and Electricity

#### Provision of municipal services.

139. (1) Subject to the provisions of section 140 and of any other law, a council may, within or outside its municipal area —

- (a) provide, establish and maintain municipal services;
- (b) acquire, construct, lay, extend, enlarge, alter, divert, maintain, repair, discontinue the use of, close up and destroy municipal service works;
- (c) construct, erect and lay any public sewer, public drain, water main, gas main or electricity main on, across, through, over or under any street or immovable property and the ownership of any such sewer, drain or main shall vest in the municipality;
- (d) drain stormwater or discharge water from any municipal service works into any natural watercourse, and
- (e) do any other thing necessary or desirable for or incidental, supplementary or ancillary to any matter contemplated by paragraphs (a) to (d).

(2) A council which constructs, erects or lays a public sewer, public drain, water main, gas main or electricity main on, across, through, over or under any street or immovable property not owned by the municipality or under the control or management of such council shall pay to the owner of such street or property compensation in an amount agreed upon by such owner and such council or, in the absence of agreement, determined by the Administrator.

(3) A council which acts in terms of subsection (1) (d) shall pay to any person suffering damage in consequence thereof compensation in an amount agreed upon by such person and such council or, in the absence of agreement, determined by the Administrator.

(4) No person other than a council shall, without the prior approval of the council and the Administrator, supply or contract for the supply of electricity, gas or water within a municipal area.

#### Work on municipal services.

140. (1) A council shall, before commencing any work other than repairs or maintenance on or in connection with any municipal service works within its municipal area on immovable property not owned by the municipality or under the control or management of such council, give to the owner and occupier of such property reasonable notice of the proposed work and the date on which it proposes to commence such work.

(2) A council shall, before commencing any work involving the discontinuance of the use of, closing up or destruction of a public sewer, public drain, water main, gas main or electricity main or any portion thereof within its municipal area, serve on the owners and occupiers of all immovable property connected with such sewer, drain, main or portion a notice stating the nature of the proposed work and stating that objections thereto may be lodged with the town clerk in writing before a date specified therein and being not less than thirty days after the date of service of such notice.

(3) A council shall, before commencing any work other than repairs or main-



**APPENDIX 2**

UNIVERSITY *of the*  
WESTERN CAPE

# Provincial Gazette

# Provinsiale Koerant

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**CITY OF CAPE TOWN:**

The Council of the Municipality of Cape Town published the sub-joined by-law relating to the management and administration of the City of Cape Town's immovable property for general notice.

**BY-LAW RELATING TO THE MANAGEMENT AND ADMINISTRATION OF THE CITY OF CAPE TOWN'S  
IMMOVABLE PROPERTY**

**PREAMBLE**

**WHEREAS** the municipality of the City of Cape Town is vested with legislative authority in terms of the Constitution of the Republic of South Africa, 1996, (Act 108 of 1996);

**AND WHEREAS** the municipality in the exercise of its functions has the right to acquire, lease, manage, let and alienate immovable property and rights in immovable property,

Be it therefore enacted by the City of Cape Town as follows:

**I N D E X**

1. DEFINITIONS
2. OWNERSHIP OF PUBLIC PLACES AND PUBLIC STREETS
3. ACQUISITION OF IMMOVABLE PROPERTY AND RIGHTS IN IMMOVABLE PROPERTY
4. ALIENATION AND LETTING
5. SERVITUDES AND ENCROACHMENTS
6. CLOSURE OF PUBLIC PLACES AND PUBLIC STREETS

## 7. PRESCRIPTIVE CLAIMS

## 8. DATE OF COMMENCEMENT

1. **DEFINITIONS** — In this by-law, unless inconsistent with the context—

“**advertise**” means the giving of adequate notice of the nature and purpose including the material substance of the proposed administrative actions, by publishing a notice in the press, and where deemed necessary by the Council, any additional form of notice, which may include—

- (a) serving of a notice, or
- (b) displaying on a notice board, or
- (c) holding a public meeting;

“**alienate**” means to part with ownership of immovable property in favour of another person with the intention of transferring the ownership of the immovable property to the acquirer thereof;

“**close**” in relation to a public street or public place, means to close for all purposes or to vehicular or pedestrian traffic only;

“**Council**” means the council of the municipality and includes any sub-council, committee, functionary, councillor, or official, acting under delegated authority;

“**municipal immovable property**” means

- (a) immovable property and real rights registered in the name of the municipality;
- (b) immovable property and real rights the municipality is entitled to have registered in its name; and
- (c) any other immovable property which, by law vests in municipality;

“**municipality**” means the Municipality of the City of Cape Town;

“**municipal area**” means the area under the jurisdiction and control of the municipality;

“**prescribe**” means a policy approved by council and published in the Provincial Gazette;

“**public place**” means any land or portion thereof indicated on an approved plan, diagram or map as a public place of which ownership as such vests in the municipality, and

“**public street**” means

- (a) any street which has at any time been—
  - (i) used without interruption by the public for a period of at least thirty years;
  - (ii) declared or rendered such by the Council or other competent authority;
  - (iii) constructed by the municipality, or
  - (iv) constructed by someone other than the municipality and which vests in the municipality;
- (b) any land, with or without buildings or structures thereon, which is shown as a street on—
  - (i) any plan of subdivision or diagram approved by the Council or other competent authority and acted upon, or
  - (ii) any plan or diagram as defined in section 15 of the Land Survey Act, 1997 (Act 8 of 1997), registered or filed in the office of the Registrar of Deeds or the Surveyor-General’s office,

unless such land is on such plan or diagram described as a private street.

2. **OWNERSHIP OF PUBLIC PLACES AND PUBLIC STREETS**

The ownership of immovable property to which the community of the municipal area has or may acquire a common right and all public places and public streets and the land comprised in such places and streets vest in the municipality.

3. **ACQUISITION OF IMMOVABLE PROPERTY AND RIGHTS IN IMMOVABLE PROPERTY**

- (1) The Council may acquire immovable property and rights in immovable property within or outside its municipal area by purchase, expropriation, exchange, donation, gift, lease or otherwise.
- (2) The Council may expropriate immovable property in terms of the Expropriation Act (Act 63 of 1975), or any other applicable legislation, provided that such expropriation shall be for public purposes or in the interest of the public.

4. **ALIENATION AND LETTING**

- (1) The Council may alienate or let municipal immovable property under such conditions, terms and circumstances as it may prescribe.
- (2) Unless permitted or prescribed otherwise, the Council shall not alienate or let municipal immovable property below market value.



- (3) (a) The Council shall advertise its intention to alienate or let municipal immovable property and shall invite the public to lodge written comments.
- (b) The provisions of paragraph (a) shall not apply when municipal immovable property is let for a period not exceeding 12 (twelve) months without a renewal option.
- (c) Where:
- (i) no comments were lodged, the municipal immovable property may be alienated or let, or
- (ii) comments were lodged, the council shall consider every comment and decide whether or not to alienate or let the municipal property.
- (4) The council shall record its reasons for the alienation or letting of municipal immovable property in terms of this by-law.
- (5) No lessee of municipal immovable property shall without the prior consent in writing of the council, sublet such property or any portion thereof or assign any right acquired by him in respect thereof and any such subletting or assignment without such consent shall, as against the council, be null and void.

## 5. SERVITUDES AND ENCROACHMENTS

The council may grant servitudes and permit projections, projecting structures and encroachments in, on, over or under municipal immovable property at a tariff determined by the Council and on such terms and conditions as it may prescribe.

## 6. CLOSURE OF PUBLIC PLACES AND PUBLIC STREETS

- (1) The council may close public places and public streets or any portion of such places or streets only after it has—
- (a) advertised its intention to do so, and
- (b) considered and rejected any objection lodged, if any, in accordance with such advertisement and recorded in writing its reasons therefor.
- (2) Notwithstanding the provisions of paragraph (a), the council may temporarily close a public place or public street.

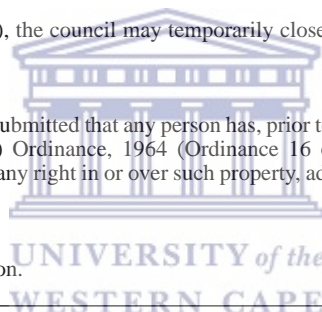
## 7. PRESCRIPTIVE CLAIMS

The council may, if written proof to its satisfaction is submitted that any person has, prior to the expiration of the period of ten years contemplated by section 1 of the Prescription (Local Authorities) Ordinance, 1964 (Ordinance 16 of 1964), by prescription acquired the ownership of immovable property owned by the municipality or of any right in or over such property, admit or concede any claim to that effect by such person.

## 8. DATE OF COMMENCEMENT

This by-law shall commence on the date of publication.

12783



STAD KAAPSTAD:

Die Raad van die Munisipaliteit van die Stad Kaapstad publiseer onderstaande verordening, met betrekking tot die bestuur en administrasie van die Stad Kaapstad se onroerende eiendom, vir algemene kennisname.

### VERORDENING MET BETREKKING TOT DIE BESTUUR EN ADMINISTRASIE VAN DIE STAD KAAPSTAD SE ONROERENDE EIENDOM

#### INLEIDING

**AANGESIEN** die Stad Kaapstad ingevolge die Grondwet van die Republiek van Suid-Afrika (Wet 108 van 1996) wetgewende bevoegdheid het;

**EN AANGESIEN** die munisipaliteit in die uitvoering van sy funksie die reg het om onroerende eiendom en regte ten opsigte van onroerende eiendom te verkry, huur, bestuur, verhuur en vervreem,

Verorden die Stad Kaapstad soos volg:

#### INDEKS

1. DEFINISIE
2. EIENDOMSREG VAN OPENBARE PLEKKE EN OPENBARE STRATE
3. VERKRYGING VAN ONROERENDE EIENDOM EN REGTE IN ONROERENDE EIENDOM
4. VERVREEMDING EN VERHURING
5. SERWITUTE EN OORSKRYDINGS
6. SLUITING VAN OPENBARE PLEKKE EN OPENBARE STRATE
7. VERJARINGSEISE
8. DATUM VAN INWERKINGTREDING

**1. DEFINISIËS** — In hierdie verordening, tensy stryding met die sinsverband het onderstaande woorde en uitdrukkings die aangeduide betekenis—

“**adverteer**” beteken die gee van voldoende kennis van die aard en doel, insluitende die wesenlike omvang van die voorgenome administratiewe optrede deur die publikasie van ’n kennisgewing in die pers, en waar nodig geag deur die raad, enige bykomende wyse van kennisgewing, wat mag insluit—

- (a) die dien van ’n kennisgewing, of
- (b) die vertoning daarvan op ’n kennisgewingbord, of
- (c) die hou van ’n openbare vergadering;

“**munisipaliteit**” beteken die Munisipaliteit van die Stad Kaapstad;

“**munisipale gebied**” beteken die gebied onder die jurisdiksie en beheer van die munisipaliteit;

“**munisipale onroerende eiendom**” beteken

- (a) onroerende eiendom en saaklike regte geregistreer in die naam van die munisipaliteit;
- (b) onroerende eiendom en saaklike regte wat die munisipaliteit geregtig is om in sy naam geregistreer te hê; en
- (c) enige ander onroerende eiendom wat ingevolge die reg by die munisipaliteit berus;

“**openbare plek**” beteken enige grond of gedeelte daarvan aangetoon op ’n goedgekeurde plan, diagram of kaart as ’n openbare plek waarvan die eiendomsreg by die munisipaliteit berus;

“**openbare straat**” beteken

- (a) enige straat wat te eniger tyd:
  - (i) sonder onderbreking deur die publiek gebruik is vir ’n tydperk van minstens dertig jaar;
  - (ii) deur die raad of enige ander bevoegde gesag tot sodanig verklaar of gemaak is;
  - (iii) deur die munisipaliteit aangelê is; of
  - (iv) deur iemand anders as die munisipaliteit aangelê is en wat by die munisipaliteit berus,
- (b) enige grond met of sonder geboue of strukture daarop wat as ’n straat aangetoon word op:
  - (i) enige onderverdelingsplan of diagram goedgekeur deur die raad of ’n ander bevoegde gesag en waarvolgens gehandel is, of
  - (ii) enige plan of diagram soos gedefinieer in Artikel 15 van die Wet op Landmeting 1997 (Wet 8 van 1997) geregistreer by, of geliasseer is in die kantoor van die Registrateur van Aktes of die kantoor van die Landmeter-Generaal,

tensy sodanige grond op sodanige plan of diagram beskryf word as ’n private straat;

“**raad**” beteken die raad van die munisipaliteit en sluit enige sub-raad, komitee, funksionaris, raadslid of amptenaar in wat ingevolge gedelegeerde gesag optree;

“**sluit**” ten opsigte van ’n openbare straat of ’n openbare plek, beteken om te sluit vir alle doeleindes, of net vir voertuig- of voetgangerverkeer;

“**vervreemding**” beteken om afstand te doen van eiendomsreg in onroerende eiendom ten gunste van ’n ander persoon met die doel om eiendomsreg in die onroerende eiendom oor te dra na die verkryger daarvan; en

“**voorgeskrif**” beteken ’n beleid goedgekeur deur die raad en gepubliseer in die Provinsiale Koerant.

**2. EIENDOMSREG VAN OPENBARE PLEKKE EN OPENBARE STRATE**

Die eiendomsreg van onroerende eiendom waarop die gemeenskap van die munisipale gebied ’n gemeenskaplike reg het of mag verkry en alle openbare plekke en openbare strate en die grond wat sodanige plekke en strate beslaan, berus by die munisipaliteit.

**3. VERKRYGING VAN ONROERENDE EIENDOM EN REGTE IN ONROERENDE EIENDOM**

- (1) Die raad mag onroerende eiendom en regte in onroerende eiendom binne of buite die munisipale gebied verkry deur middel van aankoop, oteiening, ruil, donasie, skenking, huur of andersins.
- (2) Die raad mag onroerende eiendom ingevolge die Wet op Oteiening (Wet 63 van 1975) of enige ander toepaslike wetgewing oteien, met dien verstande dat sodanige oteiening vir openbare doeleindes of in die belang van die publiek sal wees.

**4. VERVREEMDING EN VERHURING**

- (1) Die raad mag munisipale onroerende eiendom vervreem of verhuur onderworpe aan sodanige voorwaardes, bepalinge en omstandighede as wat die raad mag voorskryf.
- (2) Die raad sal nie munisipale onroerende eiendom onder die markprys vervreem of verhuur nie, tensy andersins voorgeskrif of toegelaat.
- (3) (a) Die raad sal sy voorneme om munisipale onroerende eiendom te vervreem of te verhuur adverteer en die publiek nooi om skriftelik kommentaar te lewer.
- (b) Die bepalinge van paragraaf (a) is nie van toepassing op munisipale onroerende eiendom wat vir ’n tydperk van nie langer as 12 (twaalf) maande nie, sonder ’n hernuwingsopsie verhuur word.

(c) Indien—

- (i) geen kommentaar ontvang is nie, mag die munisipale onroerende eiendom vervreem of verhuur word; of
- (ii) kommentaar wel ontvang is, moet die raad elke kommentaar oorweeg en dan besluit of die munisipale onroerende eiendom vervreem of verhuur sal word.

- (4) Die raad moet redes vir die vervreemding of verhuring van munisipale onroerende eiendom ingevolge hierdie verordening aanteken.
- (5) Geen huurder van munisipale onroerende eiendom mag sonder die vooraf- verkreeë skriftelike toestemming van die raad sodanige onroerende eiendom of 'n gedeelte daarvan onderverhuur, of enige reg deur hom ten opsigte daarvan verkry, afstaan nie. Enige sodanige onderverhuur of afstand van regte sonder sodanige toestemming is teenoor die raad van nul en gener waarde.

## 5. SERWITUTE EN OORSKRYDINGS

Die raad mag toestem tot serwitute, uitsteeksels, uitsteek strukture en oorskrydings toelaat in, op, oor of onder munisipale onroerende eiendom teen 'n tarief deur die raad bepaal en onderworpe aan bepalings en voorwaardes as wat die raad mag voorskryf.

## 6. SLUITING VAN OPENBARE PLEKKE EN OPENBARE STRATE

- (1) Die raad mag openbare plekke en openbare strate of enige gedeelte van sodanige plekke of strate net sluit nadat:
  - (a) die voorneme om dit te doen geadverteer is, en
  - (b) enige beswaar in ooreenstemming met sodanige advertensie ingedien, indien enige, oorweeg en verwerp is en die redes skriftelik aanteken het.
- (2) Nieteenstaande die bepalings van paragraaf (a), mag die raad 'n openbare plek of straat tydelik sluit.

## 7. VERJARINGSEISE

Die raad kan, indien skriftelike bewys ten genoeë van hom voorgelê word dat enige persoon, voor die verstryking van die tydperk van tien jaar beoog by Artikel 1 van die Ordannansie op Verjaring (Plaaslike Owerhede), 1964 (Ordonnansie 16 van 1964), by verjaring die eiendomsreg verkry het op onroerende goed wat die eiendom van die munisipaliteit is of op enige reg in of oor sodanige onroerende goed, by spesiale besluit enige eis te dien effekte deur sodanige persoon erken of toegee.

## 8. DATUM VAN INWERKINGTREDING

Hierdie verordening tree in werking op die datum van publikasie hiervan.

12783

LIKAMASIPALA WASEKAPA:

IBhunga likaMasipala waseKapa lipapashe isongezelelo sokugqibela somthetho wedolophu obhekiselele kwimpatho nolawulo lwempahla engakwaziyo ukususwa yesixeko saseKapa ukulungiselela isaziso.

**UMTHETHO KAMASIPALA WOLWAHLULO NGOKUTSHA LWEMPATHO KUNYE NOLAWULO LOMHLABA, IZAKHIWO OKANYE NENYE IMPAHLA ENGAKWAZIYO UKUSUSWA YESIXEKO SASEKAPA**

**INTSHAYELELO**

Nangona umasipala wesixeko saseKapa enikwe igunya ngokwasemthethweni lokuwisa umthetho ngokwemiqathango yomgaqo-siseko woMzantsi Afrika uMthetho — womnyaka . . . :

yaye nangona umasipala ekuqaliseni kokwenza imisebenzi yakhe unelungelo lokufumana, ukuqeshisa, ukulawula, ukurhafisa ngendawo yaye angabuhlutha ubunini bayo nawuphi na umhlaba, izakhiwo okanye nanye impahla engakwaziyo ukususwa.

Nangona ke ngoko uthe wawiswa umthetho sisixeko seKapa njengoku kulandelayo:

### ISALATHISO

1. INKCAZELO
2. UBUNINI BEENDAWO ZOLUNTU KUNYE NEZITALATO ZOLUNTU
3. UKUFUNYANWA KOMHLABA NEZAKHIWO KUNYE NAMALUNGELO OMHLABA, IZAKHIWO NEMPAHLA ENGAKWAZIYO UKUSUSWA
4. UKUHLUTHWA KOBUNINI NOKUQESHISA UKUSETYENZISWA KOMHLABA
5. KUNYE NONGENELO
6. UKUVALWA KWEENDAWO ZOLUNTU KUNYE NEZITALATO ZOLUNTU
7. AMABANGO AMISELWEYO
8. UMHLA WOKUQALISA

**1. IINKCAZELO** — kulo mthetho kamasipala, ngaphandle kokuba awuhambiselani nemeko leyo—

“**upapasho**” luthetha ukunikezelwa kwesaziso esaneleyo ngobunjani kunye nenjongo kubandakanywa kondoqo obalulekileyo weentshukumo zolawulo eziyilwayo, ngokuthi kupapashwe isaziso kumaphephandaba, nalapho kubonwa kuyimfuneko liBhunga, nalo naluphi na olunye udidi olongezelelweyo lwesaziso, olunokuthi lubandakanywe—

- (a) ukunikezelwa kwesaziso, okanye
- (b) ukuxhonywa kwibhodi yesaziso, okanye

(c) ukubanjwa kwentlanganiso yoluntu;

**“ukuhluthwa kobunini”** kuthetha ukwahlukana nobunini bomhlaba, izakhiwo nempahla engakwaziyo ukususwa kuba inikwe omnye umntu ngenjongo zokutshintshelwa kobunini bomhlaba, izakhiwo nempahla engenakususwa inikwe kumntu lowo uyinikezelwayo.

**“ukuvalwa”** ngokubhekiselele kwisitalato soluntu okanye indawo yoluntu, kuthetha kuvalwa kwazo kuzo zonke izinto ebezisenziwe okanye kokusetyenziswa kwenqwelo okanye isetyenziswa kuphela ngabahambi ngeenyawo kuphela;

**“iBhunga”** lithetha ibhunga likamasipala elibandakanya naliphi na icandelwana lebhunga, ikomiti, igosa likarhulumente, ilungu lebhunga, okanye igosa laseburhulumenteni, elisebenza phantsi kwegunya elithe lanikezelwa kulo;

**“impahla kamasipala engasuswayo”** ithetha

- (a) umhlaba, izakhiwo nempahla engenakususwa kunye namalungelo angawo abhaliswe phantsi kwegama likamasipala;
- (b) umhlaba, izakhiwo nempahla engenakususwa kunye namalungelo angawo kamasipala eselungelweni lokubhaliswa phantsi kwegama likamasipala, kunye
- (c) nawuphi na umhlaba, izakhiwo nempahla engenakususwa enokuthi, ngokomthetho, inikezelwe kumasipala;

**“umasipala”** uthetha uMasipala weSixeko saseKapa;

**“ummandla kamasipala”** uthetha ummandla ophantsi kolawulo kunye negunya likamasipala;

**“misela”** kuthetha umgaqo-nkqubo owamkelwe libhunga ze wapapashwa kwiGazethi yePhondo;

**“indawo yoluntu”** ithetha nawuphi na umhlaba okanye inxalenye yawo ngoko ethe yachongwa kucwangciso olwamkelweyo, kumzobo okanye imaphu njengendawo yoluntu apho ubunini bunikezelwe kumasipala, yaye

**“isitalato soluntu”** sithetha

- (a) nasiphi na isitalato esithe nangaliphi na ixesha—
  - (i) sasetyenziswa ngaphandle kokuphazanyiswa luluntu kwisithuba esinokuba yiminyaka engamashumi amathathu;
  - (ii) esithe sapapashwa okanye sanikezelwa libhunga okanye naliphi na igunya eliselungelweni;
  - (iii) sakhiwa ngumasipala, okanye
  - (iv) sakhiwa ngomnye umntu ongaphandle komasipala esithe sanikezelwa kumasipala;
- (b) nawuphi na umhlaba nokuba unezakhiwo okanye awunazo kuwo, oboniswa njengesitalato—
  - (i) naluphi na ucwangciso lwecandelwana okanye umzobo owamkelwe libhunga okanye naliphi na igunya elifanelekileyo ze kwasetyenzwa ngawo, okanye
  - (ii) naluphi na ucwangciso okanye umzobo njengoko uchazwe kwiCandelo le-15 loMthetho Wocando LoMhlaba, womnyaka we-1997 (uMthetho wesi-8 yomnyaka we-1997), obhalisiweyo okanye ogcinwe kwiofisi yoMbhalisi wamalungelo omhlaba okanye iofisi yoMcandi Jikelele woMhlaba,

ngaphandle kokuba umhlaba lowo ukucwangciso olo okanye ukumzobo ochazwe njengesitalato sangasese.

## 2. UBUNINI BEENDAWO ZOLUNTU KUNYE NEZITALATO ZOLUNTU

Ubunini bempahla nezibonelelo zomhlaba, izakhiwo nempahla engenakususwa ekunokuthi uluntu lwengingqi kamasipala luthe lwanelungelo okanye lunganakho ukufumana ilungelo elifanayo yaye zonke iindawo zoluntu kunye nezitalato zoluntu kunye nomhlaba obandakanywa kwindawo ezinjalo kunye nezitalato uthi ube lilungelo likamasipala.

## 3. UKUFUNYANWA KOMHLABA, IZAKHIWO NEMPAHLA ENGENAKUSUSWA KUNYE NAMALUNGELO OMHLABA, IZAKHIWO NEMPAHLA ENGENAKUSUSWA

- (1) IBhunga linakho ukufumana umhlaba, izakhiwo nempahla engenakususwa kunye namalungelo empahla engenakususwa kwingingqi kamasipala okanye ngaphandle kwengingqi leyo ngokuthi liyithenge, ngokuthi ihluthwe, kwenziwe utshintshiselwano, ngokuthi ibe sisipho, iqeshiswe okanye nangayiphi na enye indlela.
- (2) IBhunga linakho ukuhlutha impahla engenakususwa ngokwemiqathango yoMthetho Wokuhluthwa kwezinto (uMthetho wama-63 wonyaka we-1975), okanye nawuphi na omnye umthetho ofanelekileyo nonokusetyenziswa ngaphandle kokuba ulwahlutho olo luya kuba lulungiselelwa iinjongo zoluntu okanye lusemdleni woluntu.

## 4. UKUHLUTHWA KOBUNINI NOKUQESHISA

- (1) IBhunga linakho ukuhlutha ubunini okanye ukuqeshisa ngempahla engenakususwa kamasipala phantsi kolawulo, imiqathango kunye neemeko elinokuthi lizimisele.
- (2) Ngaphandle kokuba kuvunyelwe okanye kumiselwe ngenye indlela, iBhunga alinakho ukuhlutha okanye ukuqeshisa ngempahla engenakususwa kamasipala ngaphantsi kwexabiso elibekwe ziimarike zezimali.
- (3)
  - (a) IBhunga liya kupapasha iinjongo zalo zokuthengisa okanye ukuqeshisa ngesakhiwo sikamasipala yaye liya kumema uluntu ukuba luthumele amagqabantshintshi alo abhaliweyo.
  - (b) Izibonelelo ezikumhlathi (a) aziyi kusebenza ukuba ngaba isakhiwo eso sikamasipalathi siqeshiswa isithuba esingadlulanga kwi-12 (ishumi elinambini) leenyanga kungekho lungelo lakuyihlaziya.
  - (c) Apho:
    - (i) kungakhange kubekho amagqabantshintshi angeniswayo, isakhiwo sikamasipala singahluthwa okanye siqeshiswe, okanye
    - (ii) amagqabantshintshi athe angeniswa, ibhunga liya kuqwalasela onke amagqabantshintshi ze ligqibe ukuba linakho ukusihlutha okanye lisiqeshise okanye hayi na isakhiwo sikamasipala.

4. IBhunga liya kubhala izizathu zalo zokuhlutha okanye zokuqeshisa ngesakhiwo sikamapala ngokwemiqathango yalo mthetho kamasipala.
5. Akukho namnye umqeshi wesakhiwo sikamasipala oya kuthi engafumananga mvume ngaphambili ebhaliweyo yebhunga, aze aqeshise ngesakhiwo eso okanye inxalenye yaso okanye anikezele nangaliphi na ilungelo elithe lanikezelwa kuye ngokubhekiselele kwisakhiwo eso nakungqeshiso enjalo ngaphandle kwemvume le yaye, njengoko kunxamnye nebhunga, kuya kuthatyathwa njengokungekhoyo.
5. **UKUSETYENZISWA KOMHLABA**  
IBhunga linakho ukunikezela ukusetyenziswa komhlaba kunye nokubonisa imvume enganikezelwa, ngezakhiwo ezingakho kunye nongenelo olungakho, eziphantsi kwezakhiwo zikamasipala ngexabiso eliqingqwe liBhunga phantsi kwemiqathango nemimiselo elinokuthi liyichaze.
6. **UKUVALWA KWEENDAWO ZOLUNTU KUNYE NEZITALATO ZOLUNTU**
- (1) IBhunga linakho ukuvala iindawo zoluntu kunye nezitalato zoluntu okanye naliphi na icandelo leendawo ezinjalo okanye izitalato emva kokuba lithe—
- (a) lapapasha iinjongo zalo zokwenjalo, yaye
- (b) Liqwalasele ze lingamkeli nayiphi na inkcaso ethe yathunyelwa, ukuba ngaba ikho, ngokwemiqathango yopapasho olo ze libhale zonke izizathu zalo.
- (2) Kungengaba ziyagatywa izibonelelo ezikumhlathi (a), ibhunga linakho ukuvala okwethutyana indawo yoluntu okanye isitalato soluntu.
7. **AMABANGO AMISELWEYO**  
IBhunga linakho, ukuba ngaba ubungqina obuthe balanelisa buthe bangeniswa athe umntu lowo wanabo, phambi kokuphela kwesithuba seminyaka elishumi esiqulunqwe kwicandelo l woMthetho Wommiselo (Wamasipala), wonyaka we-1964 (uMthetho we-16 wonyaka we-1964), ngommiselo wokufunyanwa kobunini besakhiwo esiphantsi kwelungelo likamasipala okanye naliphi na ilungelo onalo kwisakhiwo eso, linokwamkela okanye livume naliphi na ibango elibhekiselele apho elenziwa ngumntu lowo.
8. **UMHLA WOKUQALISA**  
Lo mthetho kamasipala uqalisa ukusebenza ngomhla wopapasho lwawo.

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UNIVERSITY of the  
WESTERN CAPE



**APPENDIX 3**

UNIVERSITY *of the*  
WESTERN CAPE

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
	Ndabeni	SX264	243	27	2	3819	19750207	1975	S4878	
2	Clifton	ST7208	71	29	2	3819	19750207	1975	S6448	Kloofnek Properties (Pty) Ltd
	Central	ST7242	90	5	3	3826	19750327	1975	S1655	
11	Central	ST7416	1	13	1	3831	19750502	1975	S2914	
49	Newlands	SP215	315	13	1	3831	19750502	1975	S5332	
9	Gardens	SZ3815	992	13	1	3834	19750523	1975	S2836	Jan van Riebeeck High School
44	Lansdowne	ST7570	0	13	1	3834	19750523	1975	S3679	
29	Rondebosch	SP202	2167	13	1	3843	19750725	1975	S2874	
8	Tamboerskloof	SZ3277/2	16720	28	1	3845	19750808	1975	S1819	Deutscher Schulverein Kapstadt
14	Observatory	SY868	476	13	1	3845	19750808	1975	S1612	
26	Observatory	SZ3345	66	4	1	3848	19750829	1975		
	Clifton	ST6906/1	12	2	2	3850	19750905	1975	S183/37	J Levin
45	Lansdowne	ST7570	58	4	1	3863	19751205	1975	S3679	
	Pinelands	None	0	11	2	3869	19760116	1976		
45	Lansdowne	SZ2828/1	67	6	1	3870	19760123	1976	S3107	CJ Robinson
15	Woodstock	SY736/1	1388	6	1	3871	19760130	1976	S385	I&J (Pty) Ltd
	Newlands	SZ3822/4	44	22	2	3872	19760206	1976	S6201	Mrs HP Campbell
14	Woodstock	SZ4069	319	22	2	3880	19760402	1976	S2019	Brok Investments (Pty) Ltd
	Paarden Eiland	SZ3966/1	9202	1	1	3893	19760618	1976	S6223	Blue Continent Cold Storage (Pty) Ltd
25	Ndabeni	SP162	1668	4	1	3897	19760716	1976	S1889	Home for the Aged
44	Rondebosch East	SZ4082/11	10670	7	3	3897	19760716	1976	S6704	Society for Autistic Children
	Athlone	SZ4175	14740	5	3	3897	19760716	1976	S2741	Western Cape Cerebral Palsy Assoc
	Clifton	ST6912/2	30	24	2	3897	19760716	1976	S183/43	HE Lasker
	Paarden Eiland	SZ3966/3	0	1	1	3902	19760813	1976	S6223	Blue Continent Cold Storage (Pty) Ltd
10	Oranjezicht	ST7319	12	23	3	3905	19760903	1976	S6057	SA Kaplan
7	Central	ST7690	0	22	2	3907	19760917	1976	S2412	
7	Central	ST7708	0	13	1	3907	19760917	1976	S3444	
45	Lansdowne	SP252	0	6	1	3907	19760917	1976	S3679	
7	Central	ST7697	0	13	1	3907	19760917	1976	S3344	
7	Central	ST7694	0	13	1	3907	19760917	1976	S3344	



Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
7	Central	ST7706	0	11	2	3907	19760917	1976	S3444	
7	Central	ST7707	0	13	1	3907	19760917	1976	S3444	
7	Central	SZ4296	0	4	1	3907	19760917	1976	S3344	
	Pinelands	None	0	11	2	3907	19760917	1976		
86	Bishopscourt	ST7713	361	11	2	3909	19761001	1976	S2540	Bishopscourt Estate Cape (Pty) Ltd
	Sea Point	ST7546	497	12	1	3915	19761105	1976	S5220	Ellerslie Girls High School
14	Woodstock	SZ4069/1	34	22	2	3922	19761223	1976	S2019	Brok Investments (Pty) Ltd
	Sea Point	ST7569	1	1	1	3927	19770128	1977	S5408	Glenmain Investments (Pty) Ltd
	Paarden Eiland	ST7737/1	0	6	1	3927	19770128	1977	S7114	
	Rondebosch	ST7622	76	4	1	3928	19770204	1977	S3951	SJ Saunders
	Pinelands	None	0	11	2	3928	19770204	1977		
	Pinelands	None	0	7	3	3931	19770225	1977		
73	Heideveld	SP196	0	1	1	3932	19770304	1977		
	Central	ST7534	1	1	1	3932	19770304	1977	S6909	Rooymeester Belegings (Pty) Ltd
14	Woodstock	ST7493	18	13	1	3937	19770407	1977	S2667	Westrock (Pty) Ltd
	Heideveld	B24/290	0	5	3	3938	19770415	1977		
35	Epping Industria	SP232	8298	6	1	3938	19770415	1977	S1560	Imperial Cold Storage (Pty) Ltd
	Woodstock	ST6768/1	57	9	2	3939	19770422	1977	S6163	Wellblest Investments (Pty) Ltd
	Clifton	ST6897/2	175	24	2	3944	19770610	1977	S183/28	Mrs JR Mirvish
47	Claremont	ST7701	2	1	1	3947	19770617	1977	SE8333	Sunningdale Finance Corporation
	Pinelands	None	0	11	2	3949	19770701	1977		
2	Clifton	ST7228	104	8	2	3952	19770722	1977	S1109	RA Gelb & L Block
9	Gardens	None	0	1	1	3957	19770826	1977		
38	Primrose Park	SZ4189	793	5	3	3959	19770909	1977	S19	Primrose Park Muslim Society
11	Central	ST7673	520	13	1	3965	19771021	1977	S2705	
	Lansdowne	SZ4153	4445	6	1	3965	19771021	1977	S5156	
	Claremont	SZ4317	23	13	1	3965	19771021	1977	S5035	Clarecorlett (Pty) Ltd
	Pinelands	TP1/72	0	5	3	3980	19780203	1978		
	Pinelands	None	0	13	1	3981	19780210	1978		
12	Vredehoek	ST7606	120	20	2	3992	19780421	1978	S2756	AHJ Smith

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
31	Sybrand Park	SZ4172/2	2730	1	1	3993	19780428	1978	S3679	
	Central	S4862/5	0	13	1	3993	19780428	1978	Missing file	
26	Observatory	SZ3463	321	13	1	3986	19780519	1978	S1229	Lamson Paragon SA (Pty) Ltd
1	Camps Bay	ST8065	20	24	2	4000	19780616	1978	S2488/9	Mrs LM Hill & Ms E Haddow
29	Claremont	SZ4298/1	0	4	1	4005	19780714	1978	S6962	WP Rugby FU
	Fresnaye	TPW7092	0	14	1	4005	19780714	1978		
3	Bantry Bay	None	0	7	3	4005	19780714	1978		
	Pinelands	None	0	4	1	4006	19780721	1978		
37	Hazendal	SY653/1	1913	13	1	4008	19780804	1978	S2910	Coloured Boy Scouts Association
48	Claremont	ST6761	195	4	1	4008	19780804	1978	S5896	Brifurn (Pty) Ltd
	Claremont	SZ4298/1	0	4	1	4009	19780811	1978	S6962	WP Rugby FU
33	Bridgetown	SZ4367	1983	5	3	4010	19780818	1978	S2263	Hadji Kameer Moslem School
29	Newlands	SZ4422	121	26	1	4011	19780825	1978	S4042	SAR & harbour
33	Bridgetown	SZ4376	12200	5	3	4011	19780825	1978	S5987	SA National Epileptic League
	Pinelands	None	0	11	2	4011	19780825	1978		
29	Claremont	ST8114	0	6	1	4013	19780908	1978	S6041	
	Claremont	SZ4298/1	607	5	3	4020	19781027	1978	S6962	WP Rugby FU
	Central	None	0	7	3	4012	19781027	1978		
	Pinelands	None	0	13	1	4021	19781103	1978		
73	Heideveld	ST8001	134	27	2	4026	19781201	1978	SD247	
	Central	SZ4408	1414	13	1	4027	19781208	1978	S1412	Kordon Buildings Ltd
11	Central	SZ3904/2	259	13	1	4029	19781222	1978	S6410	LongPrest Properties (Pty) Ltd
26	Observatory	SX267	0	13	1	4035	19790202	1979	S5682	
7	Central	SZ3997/1	0	22	2	4036	19790209	1979		
11	Central	ST7821	40	13	1	4043	19790323	1979	S1839	Provincial Administration
26	Observatory	SX259	0	6	1	4044	19790330	1979	S3563	
20	Kensington	SZ3801	139	6	1	4046	19790406	1979	S19	
45	Lansdowne	SR494	0	6	1	4050	19790504	1979	S4659	
31	Rondebosch	SX271	0	6	1	4050	19790504	1979	S3679	
48	Claremont	SE8635	0	4	1	4051	19790511	1979		

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
3	Sea Point	SZ4458	518	9	2	4054	19790601	1979	S3357	
48	Claremont	None	0	6	1	4056	19790615	1979		
11	Central	SZ4406/1	476	8	2	4064	19790810	1979	S4601	BP SA
29	Claremont	None	0	6	1	4066	19790824	1979		
31	Sybrand Park	Diag1332/71	0	28	1	4066	19790824	1979		
11	Central	SZ4463	69	24	2	4068	19790907	1979	S6660	Town House Hotels (Pty) Ltd
44	Lansdowne	SY896	984	4	1	4071	19790921	1979	S327	
	M/P: Rocklands	SZ4409	9933	4	1	4074	19791005	1979	S6300	
26	Observatory	SX259	0	6	1	4075	19791012	1979	S3563	
	Central	None	0	13	1	4094	19800229	1980		
16	Foreshore	None	0	1	1	4098	19800328	1980		
11	Central	ST8328	2280	4	1	4120	19800529	1980	S138	
44	Rondebosch East	SZ4507	2203	4	1	4107	19800530	1980	S242	
	Central	ST8047	7	22	2	4116	19800801	1980	S3950	I Kurgan
8	Tamboerskloof	ST8081/1	0	4	1	4116	19800801	1980	S289/49	
27	Rosebank	SZ4527	205	13	1	4117	19800808	1980	S3910	Starke Ayres (Pty) Ltd
	Pinelands	None	0	11	2	4122	19800812	1980		
	Claremont	SZ4618	1490	4	1	4128	19801024	1980	S5670	
24	Ndabeni	SP268	5893	4	1	4128	19801024	1980	S317	Ohlsson Breweries
	Fresnaye	S7607	650	7	3	4129	19801031	1980	S4581	
	Kewtown	SZ4631	17477	28	1	4131	19801114	1980	S2098	
11	Central	SZ4544	133	22	2	4140	19810109	1981	S374	
	Kensington	SZ4611	24	13	1	4143	19810130	1981	S5152	
31	Sybrand Park	ST7998	280	6	1	4147	19810227	1981	S7208	E Gordon
43	Lansdowne	SZ4563	419	1	1	4149	19810313	1981	S469	NM Freeman & Salvation Army
3	Sea Point	ST8512	50	9	2	4151	19810327	1981	S707	
4	Three Anchor Bay	SZ4429	387	6	1	4152	19810403	1981	S100	Mrs DS Law & three other females
41	Belgravia	SZ4535	794	13	1	4157	19810508	1981	S350	Lutheran Church
	Central	ST8328/1	0	4	1	4160	19810529	1981	S138	
	Pinelands	None	0	7	3	4162	19810612	1981		

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
	Pinelands	None	0	6	1	4162	19810612	1981		
8	Tamboerskloof	ST8284	22	4	1	4166	19810703	1981	S353	RA Kessler
43	Lansdowne	ST8343	145	13	1	4169	19810724	1981	S5099	E Davids
	Sea Point	SZ3258/2	83	9	2	4170	19810731	1981	S3825	Sea Point Drop Inn
	Pinelands	None	0	11	2	4170	19810731	1981		
	Clifton	ST6908/2	0	2	2	4170	19810731	1981	S183/39	
45	Lansdowne	ST8331	198	4	1	4172	19810814	1981	S411	Estate of the late C Warner
12	Gardens	SZ4620	483	22	2	4177	19810918	1981	S374	
38	Primrose Park	SZ4138/1	628	13	1	4181	19811009	1981	S6684	Fox Polish (Pty) Ltd
	Oranjezicht	SZ3887	252	13	1	4183	19811023	1981	S827	St Cyprian's
	Newlands	SZ4617	163	28	1	4185	19811106	1981	S1926	Mrs PC Newton
	Guguletu	ST3946/1	7448	1	1	4185	19811106	1981	S1157	
77	Guguletu	SZ4579	12685	1	1	4185	19811106	1981	S1157	
	Pinelands	None	0	11	2	4188	19811127	1981		
4	Green Point	ST8649	96	9	2	4190	19811211	1981	S2450	Papados Investments (Pty) Ltd
	Fresnaye	SZ4630	99	28	1	4191	19811218	1981	S7127	Mrs A Broadhurst
	Pinelands	None	0	17	3	4192	19811224	1981		
11	Central	SZ4709	205	20	2	4194	19820108	1982	S2850	
	Claremont	ST8401/2	23	1	1	4197	19820129	1982	S6774	Tymol Investments (Pty) Ltd
14	Woodstock	ST8690	51	10	1	4200	19820219	1982	S3497	Department of Transport
	Clifton	ST8387/1	6	29	2	4202	19820305	1982	CT95	Mrs JM Brechin
12	Vredehoek	ST8063/3	75	8	2	4202	19820305	1982	S7126	A Raciti
9	Gardens	ST8332	28	13	1	4203	19820312	1982	S398	LJ Conradie
23	Maitland	SP285	0	6	1	4203	19820312	1982		
14	Woodstock	ST8691	150	15	1	4205	19820326	1982	S3497	Department of Transport
14	Woodstock	ST8702	121	13	1	4205	19820326	1982	S3497	Department of Transport
8	Tamboerskloof	ST7492/1	90	4	1	4205	19820326	1982	S1014	P Keller
3	Sea Point	SZ4730/1	113	9	2	4205	19820326	1982	S1115	
	Pinelands	None	0	4	1	4208	19820416	1982		
14	Woodstock	ST8695	135	10	1	4209	19820423	1982	S3497	Department of Transport

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
	Pinelands	None	0	5	3	4210	19820430	1982		
14	Woodstock	ST8694	293	1	1	4210	19820430	1982	S3497	Department of Transport
14	Woodstock	ST8692	272	1	1	4210	19820430	1982	S3497	Department of Transport
75	Manenberg	SZ4692	1557	1	1	4211	19820507	1982	S6926	
47	Claremont	ST8529	27	13	1	4211	19820507	1982	S760	AL Kennedy
14	Woodstock	ST8697	359	10	1	4212	19820514	1982	S3497	Department of Transport
	Pinelands	None	0	11	2	4212	19820514	1982		
85	Thornton	ST7495	320	4	1	4214	19820528	1982	S6539	JP Laidlaw
4	Green Point	ST8367/1	31	9	2	4214	19820528	1982	S4583	Isaac Wolfe Trust
11	Central	ST8657	50	9	2	4214	19820528	1982	S1046	
38	Primrose Park	SZ4189/1	0	7	3	4218	19820625	1982	S19	Primrose Park Muslim Society
9	Gardens	ST7421/2	95	13	1	4219	19820702	1982	S3822	PD Shapiro
	Pinelands	None	0	5	3	4222	19820723	1982		
12	Gardens	SZ4529/1	1358	4	1	4223	19820730	1982	S5292	
1	Camps Bay	ST7333/3	885	17	3	4224	19820806	1982	S529	JJ Church
47	Claremont	SZ4707	154	4	1	4224	19820806	1982	S369	EJC Taylor Properties (Pty) Ltd
	Pinelands	None	0	5	3	4232	19820917	1982		
41	Belthorn Estate	ST8827	1	6	1	4239	19821105	1982	S3175	
7	Schotse Kloof	SZ4770	0	11	2	4242	19821126	1982	S1061	
40	Belgravia	TPW8526	0	4	1	4244	19821210	1982		
11	Central	SZ4197/2	941	13	1	4246	19821224	1982	S5550	Lutheran Church
8	Tamboerskloof	SZ4755	104	20	2	4253	19830211	1983	S1203	
49	Newlands	ST8887	1	6	1	4256	19830304	1983	S1455	
	Kenilworth	SZ4695/1	45	28	1	4257	19830311	1983	S1171	Mrs FD Bailey
26	Observatory	SZ4716	115	9	2	4259	19830318	1983	S1184	
75	Manenberg	ST6391/1	320	5	3	4260	19830325	1983	S6926/3	NGK Philippi
3	Sea Point	ST8864	65	20	2	4263	19830422	1983	S707	H Bernfield
90	M/P: Portlands	ST8635	59	5	3	4266	19830518	1983	SM27	Department of Transport
26	Observatory	ST8667	37	20	2	4268	19830527	1983	S2645/1	
26	Mowbray	SZ4795	176	20	2	4270	19830610	1983	S678	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
11	Central	ST8728	630	13	1	4274	19830708	1983	S343	
26	Observatory	SZ4735	199	20	2	4275	19830715	1983	S1205	
	Paarden Eiland	SZ4333/2	700	4	1	4279	19830805	1983	S490	
1	Camps Bay	SZ4824	0	9	2	4280	19830812	1983	S1830	
10	Oranjezicht	ST8686	65	28	1	4284	19830909	1983	S96	NM Foglar
42	Athlone	ST8849	0	4	1	4305	19840203	1984	S165	
	Athlone	ST8859	2	6	1	4305	19840203	1984	S165	
	Athlone	ST8854	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8860	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8851	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8855	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8850	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8852	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8858	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8856	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8853	0	6	1	4305	19840203	1984	S165	
	Athlone	ST8857	0	6	1	4305	19840203	1984	S165	
	Lansdowne	ST9101	920	4	1	4306	19840210	1984	S1801	
	Lansdowne	ST9102	1	4	1	4306	19840210	1984	S1330	
42	Lansdowne	ST9100	0	4	1	4306	19840210	1984	S1330	
	Lansdowne	ST9103	412	4	1	4306	19840210	1984	S1330	
48	Claremont	SSA218E	60	1	1	4306	19840210	1984		
47	Claremont	ST9018	68	1	1	4308	19840224	1984	S1706	
39	Gatesville	SP271	8375	5	3	4310	19840309	1984	S463	
24	Ndabeni	SZ4646	4033	1	1	4310	19840309	1984	S780	Kohler Investments (Pty) Ltd
26	Observatory	SZ4871	43	9	2	4312	19840323	1984	S1645	
37	Athlone	SZ4834	412	4	1	4318	19840504	1984	S4617	
38	Primrose Park	PlanH531/1	0	6	1	4319	19840511	1984	S7281	
39	Gatesville	PlanH531/1	0	6	1	4319	19840511	1984	S7281	
39	Newfields	PlanH531/1	0	6	1	4319	19840511	1984	S7281	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
38	Surrey Estate	PlanH531/1	0	6	1	4319	19840511	1984	S7281	
39	Gatesville	PlanH531/1	0	6	1	4319	19840511	1984	S7281	
38	Sand Industria	PlanH531/1	0	6	1	4319	19840511	1984	S7281	
23	Maitland	SZ4774	374	1	1	4320	19840518	1984	S229	D Karakondis
85	Thornton	SZ3990/1	2947	7	3	4320	19840518	1984	S6656	Methodist Homes for the Aged
35	Epping Industria	SZ4303/1	1829	4	1	4333	19840810	1984	S799	
	Claremont	ST7685/2	3965	7	3	4333	19840810	1984	S959	The Italian State Administration
49	Newlands	SZ4669/1	116	13	1	4334	19840817	1984	S1032	C Kemp
26	Observatory	SX285	0	6	1	4334	19840817	1984	S3563	
	Kewtown	SP300	3850	1	1	4336	19840831	1984	S1419	
7	Green Point	ST9051	990	23	3	4336	19840831	1984	S270/1	LB Louw & others
	Oranjezicht	ST6325	814	4	1	4338	19840914	1984	S4813	
48	Claremont	SZ4960	13	1	1	4339	19840921	1984	S6268	Blairmol Properties (Pty) Ltd
	Rondebosch	None	0	6	1	4340	19840928	1984		
	Claremont	None	0	6	1	4340	19840928	1984		
	Pinelands	None	0	1	1	4342	19841005	1984		
3	Sea Point	ST9024	1	1	1	4342	19841005	1984	S1689	Walter Lewis Holdings (Pty) Ltd
	Salt River	ST4988/2	1189	23	3	4343	19841012	1984	S4872	House of Youth Association
	Sea Point	ST9053	380	4	1	4343	19841012	1984	S2291	Sea Vista Trust (Pty) Ltd
1A	Camps Bay	SZ4822	2938	7	3	4343	19841012	1984	S59	Rontree Estate (Pty) Ltd
41	Belthorn Estate	ST8826	330	6	1	4344	19841019	1984	S20	Al Nicholas
	Central	ST7502	5	13	1	4345	19841026	1984	S6446	
42	Athlone	SZ4785	50	13	1	4348	19841116	1984	S5067	Grand Supermarket (Pty) Ltd
11	Central	SX289/1	766	13	1	4349	19841123	1984	S6287	
	M/P: Strandfontein	SZ4962	7	1	1	4351	19841207	1984	SM131	Strandfontein Development Comm
	Clifton	ST3562/2	32	23	3	4353	19841221	1984	S1405	Helianthus body corporate
41	Belgravia	SZ5004	0	6	1	4359	19850208	1985	S207/1	
15	Woodstock	SZ3991/1	900	13	1	4359	19850208	1985	S218	
9	Gardens	ST8867	82	13	1	4359	19850208	1985	S5016	JW Willemse-Muhl
	Belgravia	ST8861	1674	7	3	4360	19850215	1985	S952	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
	Ndabeni	ST9303	1929	1	1	4362	19850301	1985	S1811	
	Lansdowne	ST8981	306	4	1	4365	19850322	1985	S1330	Grass Roots (Pty) Ltd
13	Woodstock	SZ3321	390	4	1	4366	19850329	1985	S1516	Mrs JM Purvis, Mrs FC Oppel & other
43	Lansdowne	ST9022	1432	7	3	4372	19850510	1985	S1726	A Phillips Investments (Pty) Ltd
3	Fresnaye	ST9209	1475	7	3	4372	19850510	1985	S3139	
2	Clifton	ST7228/1	0	8	2	4373	19850517	1985	S1109	L Block
3	Sea Point	ST7284/1	263	4	1	4373	19850517	1985	S6583	EA Wipf
4	Green Point	SZ3019/1	4	4	1	4373	19850517	1985	S3620	CT Jewish Reform Congregation
1	Camps Bay	SZ4848	155	5	3	4373	19850517	1985	S1241	Mrs GR Thirsk
	Camps Bay	SZ4804	23	18	3	4376	19850607	1985	S4434	LN Harris
11	Gardens	SZ5024	185	9	2	4376	19850607	1985	S3283	
12	Vredehoek	ST8339/1	62	8	2	4376	19850607	1985	S2756	EM Schincariol
3	Bantry Bay	ST8005/1	38	18	3	4376	19850607	1985	S7215	NSLO Shareblock (Pty) Ltd
12	Gardens	ST3455/2	408	13	1	4377	19850614	1985	S1146	Viglietti Property Holdings
	Mowbray	ST9175/1	70	30	2	4377	19850614	1985	S1209	
	Fresnaye	ST9221	19	1	1	4378	19850621	1985	S1506	BFS Peters-Hollenberg
4	Green Point	ST8813	99	9	2	4378	19850621	1985	S1246	ES Cox
7	Schotse Kloof	ST8774	185	13	1	4379	19850628	1985	S2428	Meerensteyn (Pty) Ltd
	Hazendal	None	0	7	3	4381	19850712	1985		
	Sea Point	ST5609/7	428	4	1	4382	19850719	1985	S4181	EF Duell
	Tamboerskloof	ST5772	3	1	1	4382	19850719	1985	S4628	CF Slabber
	Rosebank	ST5809/2	40	13	1	4382	19850719	1985	S2924	Rosebank Residences (Pty)Ltd
	Claremont	SZ4578/2	969	28	1	4385	19850802	1985	S4455	NA Thaning & L Scholnick
27	Rosebank	SZ4320	44	1	1	4387	19850816	1985	S2979	PAJ Beyer
	Central	SZ4252/3	1	13	1	4389	19850830	1985	S2599	
15	Woodstock	SZ4665	1590	1	1	4390	19850906	1985	S874	
75	Manenberg	ST9363	154	9	2	4392	19850913	1985	S6926	
40	Penlyn Estate	ST8335	428	4	1	4393	19850920	1985	SD671	
3	Fresnaye	ST9206/1	198	1	1	4393	19850920	1985	S7127	A Broadhurst
1	Camps Bay	ST895/1	0	1	1	4393	19850920	1985	Missing file	



Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
	Clifton	ST9099	5	23	3	4393	19850920	1985	S6589	Ivorol (Pty) Ltd
	Newlands	ST8976/3	261	5	3	4397	19851018	1985	S208	RM Soltynski
	Fresnaye	SZ5023	400	9	2	4398	19851025	1985	S4159	
24	Ndabeni	SP282	12000	5	3	4402	19851122	1985	S6719	
26	Observatory	SZ5089	170	9	2	4403	19851129	1985	S2645	
16	Paarden Eiland	ST6262	33	13	1	4411	19860131	1986	S5403	
48	Claremont	SS667&155	24	1	1	4411	19860131	1986	S7146	BH Seymour
11	Central	SP185/4	2210	1	1	4411	19860131	1986	S5055	
1	Camps Bay	ST9210	112	1	1	4412	19860207	1986	S2246	CK Glick
	Belthorn Estate	SE4358/1	0	1	1	4414	19860221	1986		
44	Lansdowne	ST194/1	1463	13	1	4414	19860221	1986		M Levetan
7	Schotse Kloof	ST8902,9393/4,93	52	9	2	4414	19860221	1986		
	Zonnebloem	ST9452	48	7	3	4414	19860221	1986	S4982	
39	Gatesville	SZ4947	127	7	3	4415	19860228	1986	S441	MEM Omar
	Rondebosch	SZ4423	160	8	2	4415	19860228	1986	S5	Glenlynn Developments (Pty) Ltd
89D	M/P: Woodlands	SZ5082	882	5	3	4417	19860314	1986	SMWoodlands	
47	Claremont	SZ5123	319	13	1	4420	19860406	1986	S2003	
39	Newfields	SZ4937	18148	5	3	4423	19860425	1986	S1818	
27	Rosebank	SZ5026	134	1	1	4423	19860425	1986	S629	
11	Central	ST7612	1	13	1	4425	19860507	1986	S7004	
3	Sea Point	SP306	382	9	2	4426	19860516	1986	S1650	
3	Bantry Bay	ST9262	173	1	1	4430	19860613	1986	S361/2	J Rafelski
	Woodstock	ST94/2	185	9	2	4431	19860620	1986		
41	Belthorn Estate	ST8082/1	333	13	1	4433	19860704	1986	S20	FA Sonn
3	Sea Point	ST9278	93	1	1	4433	19860704	1986	S2323	GA Bensohn
11	Central	PlanJ251	3985	13	1	4434	19860711	1986	S4639	St. George's Mall
25	Ndabeni	SZ5036/1	0	11	2	4436	19860725	1986	S2227	
3	Bantry Bay	SP324	647	16	1	4439	19860808	1986	S5658	B Pascall
15	Woodstock	SP280/1	2362	1	1	4439	19860808	1986	S822	SATS
	Vredehoek	ST9357	47	1	1	4439	19860808	1986	S2316	Leopold Mansions (Pty) Ltd

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
9	Gardens	SZ5046/1	270	5	3	4441	19860822	1986	S5532	RL Edwards
	Woodstock	SZ4352/1	255	22	2	4443	19860905	1986	S4982	
38	Primrose Park	ST9431&2	255	7	3	4443	19860905	1986	S2944	B Haas & M Ariefdien
13	Zonnebloem	SZ5126	253	11	2	4443	19860905	1986	S4982	MEM Omar
30	Rondebosch	SZ4483/1	850	4	1	4443	19860905	1986	S3643	
35	Epping Industria	SZ5084	193	5	3	4443	19860909	1986	S6542	Gunners Circle Building (Pty) Ltd
	Hazendal	SZ5175	86	1	1	4446	19860926	1986	S7293	
90	M/P: Portlands	ST9413	11	12	1	4447	19861003	1986	SM21	MF Jacobs
	Pinelands	None	0	22	2	4447	19861003	1986		
47	Kenilworth	ST9571	160	6	1	4448	19861009	1986	S3070	Department of Transport
3	Bantry Bay	ST8679/4	575	16	1	4450	19861024	1986	S1388	EAMP King
	Central	ST8964/1	139	13	1	4450	19861024	1986	S6333	Waterkant House (Pty) Ltd
44	Lansdowne	SP194/1	7918	7	3	4450	19861024	1986	S2166	
	Gardens	ST8780	44	13	1	4451	19861031	1986	S1293	Ravenswood House (Pty) Ltd
9	Gardens	ST7301/1	113	5	3	4451	19861031	1986	S5973	PE Elliot
1	Camps Bay	ST8556/1	176	4	1	4451	19861031	1986	S766	MP Mulder
3	Fresnaye	ST9238	98	1	1	4452	19861107	1986	S1573	RC Sauerma
1	Camps Bay	SZ297/5	0	1	1	4455	19861128	1986	Missing file	
	Maitland	SP320	441	13	1	4456	19861205	1986	S1164	SAMS (Pty) Ltd
3	Bantry Bay	SZ4021	888	16	1	4456	19861205	1986	S5658	B Pascall
1	Camps Bay	TPY8210/1	0	6	1	4457	19861212	1986	Missing file	
4	Green Point	ST9217/1	710	9	2	4457	19861212	1986	S6336	
9	Gardens	SZ5046/1	257	5	3	4460	19870109	1987	S5532	IFA de Villiers
89D	M/P: Woodlands	ST9386	52	9	2	4460	19870109	1987	SMWoodlands	VJ Wyngaard
89A	M/P: Westridge	ST9040	101	5	3	4461	19870116	1987	SM1	BJT Saville
1	Camps Bay	ST6054/3	410	5	3	4461	19870116	1987	S5162	MAG Linck
11	Central	ST9275	33	13	1	4461	19870116	1987	S4757	SD Cohen
45	Lansdowne	ST9696&7	1	6	1	4464	19870206	1987	S4659	
2	Clifton	ST2573/6	13	8	2	4466	19870220	1987	S4673	Ms JM Brechin
12	Vredehoek	ST672/3	193	18	3	4467	19870227	1987	S821	JBD Theron

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
26	Observatory	ST8844	58	9	2	4469	19870313	1987	S1317	A Lubinsky & others
35	Epping Industria	SZ4011/1	5650	5	3	4471	19870327	1987	S228	
	M/P: Town Centre	ST9382	10	1	1	4471	19870327	1987	SM89	PF Peer Trust
	Claremont	ST7832/5	160	1	1	4471	19870327	1987	S7153	AD Cartner
49	Newlands	SZ4768/1	218	13	1	4471	19870327	1987	S1372	Elegant Design Company (Pty) Ltd
47	Kenilworth	ST9453	43	1	1	4474	19870416	1987	S3070	Department of Transport
	Pinelands	None	0	11	2	4474	19870416	1987		
	Woodstock	SZ4878/1	128	11	2	4477	19870430	1987	S1623	Sifetros Properties (Pty) Ltd
3	Bantry Bay	SP313	7	18	3	4478	19870508	1987	S7412	Bantry Court (Pty) Ltd
15	Woodstock	SZ5220	67	1	1	4479	19870515	1987	S4473	SATS
2	Clifton	ST6898/1	12	2	2	4481	19870605	1987	S183/29	
3	Sea Point	SZ4979	500	4	1	4484	19870619	1987	S1893	Car Sales One (Pty) Ltd
	Claremont	ST9253	211	13	1	4486	19870626	1987		
11	Central	ST9439/1	144	22	2	4488	19870710	1987	S3073	Buitenklouf Centre
13	Woodstock	SZ4318/1	257	1	1	4488	19870710	1987	S2385	
1A	Camps Bay	ST9321	45	7	3	4490	19870724	1987	S3237	AS Bilobrck
12	Vredehoek	SZ5087	5	5	3	4493	19870814	1987	S2770	Allied Development Company (Pty) Lt
32	Kewtown	SZ5269	3270	13	1	4496	19870904	1987	S5521	
4	Green Point	ST9191/1	44	18	3	4496	19870904	1987	S2633	AB San Giorgio
26	Observatory	SZ5245	145	9	2	4498	19870918	1987	S5540	
28	Rondebosch	SZ2643/2	738	13	1	4498	19870918	1987	S2795	Southern Life
93A	M/P: Tafelsig	ST9573	24	5	3	4499	19870925	1987	SM109	DT Dass
	Hazendal	ST9845	37	4	1	4499	19870925	1987	S7293	
	Hazendal	SZ4991/1	412	4	1	4501	19871009	1987	S2239	Linketty One (Pty) Ltd
2	Clifton	ST6876/3	40	1	1	4502	19871016	1987	S183/7	J Mijlof
7	Central	ST9750	4	1	1	4505	19871106	1987	S201	Avis Rent-A-Car
13	Woodstock	ST6839/3	99	18	3	4505	19871106	1987	S714	DBP Haupt
40	Rylands	ST9679	25	4	1	4505	19871106	1987	S4832	C Ahmed
94	M/P: Beacon Valley	SZ5184	674	5	3	4507	19871120	1987	SM84	
2	Clifton	SZ5106	13	2	2	4510	19871211	1987	S183	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
35	Epping Industria	SZ5228/1	198	5	3	4510	19871211	1987	S6542	Gunners Circle (Pty) Ltd
13	Zonnebloem	SZ4352/1	4	1	1	4513	19880108	1988	S4982	
11	Central	SZ4793/3	3685	1	1	4515	19880122	1988	S6287	
46	Claremont	ST9337	446	1	1	4515	19880122	1988	S2127	Chip Industrial Holdings (Pty) Ltd
27	Rosebank	ST9001/1	62	1	1	4516	19880129	1988	S1661	CL Lanham
	Central	Plan J251	4172	13	1	4517	19880205	1988	S4639	St. George's Mall
49	Newlands	ST8823/2	4	1	1	4517	19880205	1988	S1366	WR van Lennep
49	Newlands	SZ5219	52	5	3	4519	19880212	1988	S568	Shell SA (Pty) Ltd
12	Vredehoek	ST8404/1	70	8	2	4521	19880226	1988	S2756	GN Innes Estate
8	Tamboerskloof	ST9272/1	108	1	1	4525	19880325	1988	S2322	TG Jooste & others
15	Woodstock	SZ2496/3	254	4	1	4526	19880331	1988	S1103	OK Bazaars
3	Bantry Bay	SP357	0	9	2	4532	19880520	1988	S361	
14	Woodstock	ST9813	117	11	2	4533	19880527	1988	S7322	
39	Gatesville	ST9258-61	496	5	3	4533	19880527	1988	S2221	P Prag & others
89B	M/P: Westridge	ST9594	16	5	3	4533	19880527	1988	SM16	HH Roberts
2	Clifton	SZ5277	51	4	1	4534	19880603	1988	S7340	KW Brinkmann
1	Camps Bay	ST6012/3	297	5	3	4534	19880603	1988	S4842	HW Voigt
11	Central	SZ5338	483	13	1	4538	19880701	1988	S6287	
32	Silvertown	SZ5347	0	4	1	4539	19880708	1988	S4000	
	Woodstock	ST9975	106	9	2	4540	19880715	1988	S7117	
	Rondebosch	ST5201/2	25	4	1	4540	19880715	1988	S3100	RJ Ginsberg family holdings
	Pinati Estate	SZ5182	612	9	2	4540	19880715	1988	S2391	Induland Investments (Pty) Ltd
11	Central	SP349/1	1169	7	3	4544	19880812	1988	S7344	Faircape Estates
28	Rondebosch	SZ4423/1	280	22	2	4544	19880812	1988	S5	
26	Observatory	SZ5163/3	15	22	2	4544	19880812	1988	S2389	Mrs AC Topson
7	Green Point	SZ5335	245	1	1	4546	19880826	1988	S270	Highstrand Investments (Pty) Ltd
92A	M/P: Eastridge	SZ5326	6247	6	1	4547	19880902	1988	SM188	
	Pinelands	None	0	4	1	4548	19880909	1988		
43	Lansdowne	SZ2926/1	413	18	3	4548	19880909	1988	S469	TH Adams
1	Camps Bay	ST9970	22	1	1	4549	19880916	1988	S2803	The Ahlambra Trust

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
91	M/P: Rocklands	ST9749	100	5	3	4551	19880930	1988	SM59	CL Davids
74	Welcome Estate	ST9870	124	1	1	4557	19881028	1988	S1054	DJ Arendse
3	Fresnaye	ST4270/2	174	1	1	4557	19881028	1988	S1705	MA Schonland
7	Green Point	SZ5335	1099	1	1	4558	19881104	1988	S270	TD v.d. Walt
41	Penlyn Estate	ST9651	12	1	1	4559	19881111	1988	S4626	Mrs N Mosajee
75	Manenberg	ST8842&3,SZ480	2303	20	2	4561	19881125	1988	S618	
	Sea Point	ST10083	220	9	2	4562	19881202	1988	S452	H Nogid
8	Tamboerskloof	ST7797/5	21	1	1	4565	19881215	1988	S254	JPE Lander
	Tamboerskloof	ST7798	21	1	1	4565	19881215	1988	S254	MEO Burgers
46	Claremont	SX299/1	38300	1	1	4569	19890113	1989	S3821	
48	Claremont	SP370	978	1	1	4570	19890120	1989	S7415	
29	Rondebosch	SP333/1	28000	4	1	4572	19890203	1989	S1199	
11	Central	SZ5208/1	281	11	2	4572	19890203	1989	S4387	
3	Fresnaye	SZ5338	616	1	1	4574	19890216	1989	S6287	
42	Athlone	SP210/1	473	28	1	4575	19890224	1989	S6311	
89D	M/P: Woodlands	ST10107	61	9	2	4583	19890421	1989	SM3	V Theunissen
75	Manenberg	SZ5367	88	9	2	4583	19890421	1989	S618	
26	Observatory	ST5839/1	23	9	2	4585	19890512	1989	S7485	CN van der Merwe
41	Belthorn Estate	ST9376	239	5	3	4585	19890512	1989	S370	
38	Surrey Estate	ST9135	258	4	1	4585	19890512	1989	S1828	RM Achmat
28	Rondebosch	M1463	940	4	1	4586	19890519	1989	S3817	
	Newlands	SZ5317/1	197	4	1	4588	19890602	1989	S7376	Mrs AC Badinas & others
1	Camps Bay	ST9740	3	4	1	4590	19890616	1989	S929	POEA Golisch
41	Belthorn Estate	ST9376	355	5	3	4591	19890623	1989	S370	
40	Mountview	ST9610	41	9	2	4592	19890630	1989	S4373	Mrs K Gaffoor
1	Camps Bay	ST10081	32	1	1	4592	19890630	1989	S1830/2	Panbra Investments
90	M/P: Portlands	ST9646	84	5	3	4594	19890714	1989	SM34	VP Miller
30	Rondebosch	ST10125	402	5	3	4594	19890714	1989	S7490	
47	Kenilworth	SZ5136/1	597	4	1	4594	19890714	1989	S3479	Church of England
39	Gatesville	ST9905-7	124	5	3	4595	19890721	1989	S7378	PNK Sukha & NO Natha

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
75	Manenberg	SZ5396	3093	5	3	4595	19890721	1989	S7472	
	M/P: Strandfontein	TP9980	0	7	3	4596	19890728	1989	Missing file	
	Pinelands	None	0	11	2	4596	19890728	1989		
	Rylands	ST9533	3965	18	3	4596	19890728	1989	S598	
14	Woodstock	SZ4782/2	65	4	1	4596	19890728	1989	S218	Treaty Invest (Pty) Ltd
	Green Point	ST9811/1	101	8	2	4601	19890825	1989	S1130	JW Mitchell
4	Green Point	ST9812	86	8	2	4601	19890825	1989	S1130	Dr H Wade
	M/P: Tafelsig	ST10024	508	5	3	4603	19890901	1989	SM107	
93B	M/P: Tafelsig	SZ5353	1434	5	3	4603	19890901	1989	SM111	
39	Gatesville	ST9905-7	113	7	3	4603	19890901	1989	S7378	NJ Gajjaar
37	Hazendal	ST9739/1	158	1	1	4605	19890915	1989	S7309	PS Daries
75	Manenberg	ST10147	134	8	2	4605	19890915	1989		
15	Woodstock	CT1345	0	13	1	4606	19890922	1989		
75	Manenberg	ST10178	154	11	2	4607	19890929	1989	S618	
92A	M/P: Eastridge	ST9615	225	7	3	4607	19890929	1989	SM124	
40	Rylands	SZ2030/5	2606	3	1	4608	19891006	1989	S437	
	Pinelands	None	0	9	2	4608	19891006	1989		
20	Kensington	SZ5212/1	415	1	1	4608	19891006	1989	S3691	Mrs AJ van Blerk & others
92A	M/P: Lentegeur	ST9995	57	5	3	4609	19891013	1989	SM160	
49	Newlands	ST2297/6	400	28	1	4610	19891020	1989	S3745	EE van der Elst
92B	M/P: Lentegeur	ST9734	1858	7	3	4610	19891020	1989	SM56	SA Pilgrims Advice Bureau
12	Vredehoek	ST9810	159	9	2	4610	19891020	1989	S7209	EM Dohm
	Newlands	SP314/1	1961	4	1	4611	19891027	1989	S6488	Newland Ridge (Pty) Ltd
49	Newlands	SZ4768/1	774	13	1	4611	19891027	1989	S1372	Fernwood Dev (Pty) Ltd
73	Heideveld	ST9736	134	27	2	4611	19891027	1989	S6506	Heideveld Baptist Church
	Newlands	SZ4768/1	396	13	1	4613	19891110	1989	S1372	PA McKay
33	Bridgetown	ST7964/1	13300	25	3	4616	19891124	1989	S7111	The Salvation Army
1	Camps Bay	ST7621/1	114	1	1	4618	19891208	1989	S6999	JN Farrell
32	Kewtown	SZ5330	223	5	3	4618	19891208	1989	S2098	Build a Better Society
92B	M/P: Eastridge	SZ5221	2156	10	1	4618	19891208	1989	SM95	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
11	Central	SX240/1	0	4	1	4617	19891211	1989		
	Claremont	SX299/2	0	4	1	4621	19891222	1989	S3821	
7	Central	ST6673/6	96	1	1	4621	19891222	1989	S6050	Aubrey Cooper Trust
8	Tamboerskloof	ST9665/1	107	6	1	4630	19900223	1990	S11	Mrs PH Borzechowski
38	Primrose Park	ST10078	70	13	1	4632	19900309	1990	S6101	
8	Tamboerskloof	SZ5297	160	1	1	4633	19900316	1990	S5437	NJ Brand
33	Bridgetown	SZ5458	0	1	1	4635	19900330	1990	S7538	
49	Newlands	ST7969/3	133	1	1	4637	19900412	1990	S5209	NM Anderson
89D	M/P: Woodlands	ST10216	9	23	3	4639	19900427	1990	SMWoodlands2	I Murphy
7	Central	SZ5382/3	5	13	1	4639	19900427	1990	S7470	
12	Vredehoek	ST8783/2	78	12	1	4645	19900601	1990	S968	PG Dawson
40	Rylands	SZ5463	1452	12	1	4646	19900608	1990	S437	Habibia College
92B	M/P: Lenteguur	SZ5379	251	5	3	4648	19900622	1990	SM54	E Petersen
31	Athlone	SZ4882/1	1102	1	1	4648	19900622	1990	S91	
	Bishopscourt	ST9569/1	995	17	3	4648	19900622	1990	S4040	Clive Cottage (Pty) Ltd
74	Vanguard Estate	SZ5385	85	13	1	4650	19900706	1990	S7463	
49	Newlands	SZ5121	203	12	1	4657	19900824	1990	S6488	CAJ Prescott
48	Claremont	SZ4339/3	134	12	1	4660	19900914	1990	S285	Vineyard Hotel Properties (Pty) Ltd
20	Factreton	SP343/1	5769	7	3	4663	19901005	1990	S4937	
20	Kensington	ST10244	2336	10	1	4663	19901005	1990	S4937	
20	Kensington	SP344/1	2430	10	1	4663	19901005	1990	S4937	
48	Claremont	ST10124	147	28	1	4663	19901005	1990	S720	TM Leavey
20	Factreton	SZ5468	708	15	1	4663	19901005	1990	S4937	
1A	Camps Bay	ST10262	50	1	1	4663	19901005	1990	S1007	PA Knopf
	M/P: Strandfontein	SZ5542	858	5	3	4663	19901005	1990	SM	Gabier Developments cc
	Zonnebloem	SP382/1	1334	26	1	4665	19901019	1990	S1986	Headstart Developments
	Rondebosch	None	0	18	3	4665	19901019	1990		
	Zonnebloem	None	0	18	3	4665	19901019	1990		
49	Newlands	ST10174	252	5	3	4665	19901019	1990	S7524	W Jardine
1	Camps Bay	ST10414	9	18	3	4676	19901220	1990	S7635	JR Hayden

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
8	Tamboerskloof	ST10318	80	1	1	4678	19910118	1991	S1381	NH Acker
40	Hanover Park	ST10314	25	8	2	4679	19910125	1991	S7598	
40	Hanover Park	SZ5509	4	4	1	4679	19910125	1991	S7598	
43	Lansdowne	ST10046	235	12	1	4679	19910125	1991	S7451	
11	Central	SZ5379/1	0	13	1	4679	19910125	1991		
40	Hanover Park	SZ5509	2	8	2	4679	19910125	1991	S7598	
42	Athlone	ST10350	19	23	3	4679	19910125	1991	S6311	
75	Manenberg	SZ5567	13194	5	3	4680	19910201	1991	S7656	
1	Camps Bay	SZ4701	40595	5	3	4682	19910215	1991	S1830	
11	Central	SZ4958/2	839	13	1	4685	19910308	1991	S6416	Colonial Mutual Life (Pty) Ltd
4	Sea Point	SZ5585	447	8	2	4686	19910315	1991	S7280	Mossat Lane
	Oranjezicht	SZ5528	0	28	1	4687	19910322	1991	S2914	Penthouse Properties (Pty) Ltd
38	Surrey Estate	SZ5464/1	725	1	1	4689	19910405	1991	S7540	
28	Mowbray	ST9023/1	79	4	1	4692	19910426	1991	S1209	FMR Eleuteri
24	Ndabeni	ST10055	0	13	1	4692	19910426	1991		
	Maitland	SZ5534/1	3002	12	1	4693	19910503	1991	S654	Maitland Technical College
24	Ndabeni	ST1023/1	242	12	1	4695	19910517	1991		
91	M/P: Rocklands	ST10061	50	5	3	4695	19910517	1991	SM67	B Karra
	Kensington	SZ4715/3	1407	13	1	4695	19910517	1991	S1151	RC Church
11	Central	SZ5579/1	848	13	1	4699	19910607	1991	S4639	
3	Bantry Bay	ST3527/3	149	4	1	4699	19910607	1991	S3370	Coranne cc
75	Manenberg	ST10297	1908	3	1	4699	19910607	1991	S618	
1	Camps Bay	ST10106	23	4	1	4700	19910614	1991	S7487	P Mojzis
	Camps Bay	ST9930	58	28	1	4700	19910614	1991	S549	S Solomon
1A	Camps Bay	ST10487	54	12	1	4702	19910628	1991	S1007	Stylemark (Pty) Ltd
75	Manenberg	SZ5648	0	9	2	4704	19910712	1991	S618/1	
13	Zonnebloem	ST10197	313	13	1	4707	19910802	1991	S1986	Marion Institute
4	Green Point	ST2429/5	89	12	1	4710	19910823	1991		
49	Newlands	ST10392	115	28	1	4710	19910823	1991	S1926	R du Preez family trust
12	Vredehoek	SZ5562/1	890	6	1	4710	19910823	1991	S7116	Numerical Properties (Pty) Ltd



Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
49	Newlands	ST10134	41	12	1	4711	19910830	1991	S3909	GM Gibbons
48	Claremont	ST7094/1	103	3	1	4712	19910906	1991	S6360	PG Woodward
33	Bridgetown	ST8287/1	5965	21	3	4714	19910920	1991	S6251	WP Baptist Association
12	Vredehoek	ST7560/3	73	18	3	4719	19911018	1991	S1628	PJ O'Sullivan
24	Ndabeni	SZ5525	7551	10	1	4722	19911108	1991	S1811	
13	Woodstock	ST10114	18	12	1	4722	19911108	1991	S714/51-55	H & M Davids
	Fresnaye	ST10379	203	18	3	4723	19911115	1991	S7597	Avondale Flats
50	Kenilworth	SZ5564	28	6	1	4725	19911129	1991	S7655	Stand 268 (Pty) Ltd
11	Central	SZ5601	51	12	1	4729	19920103	1992	S1409	Cape Skyline Resort cc
39	Gatesville	ST10407	89	4	1	4730	19920110	1992	S7643	I Rawoot
27	Rosebank	SZ5656/1	885	4	1	4732	19920124	1992	S6204	South African Legion
3	Bantry Bay	ST6810/2	215	12	1	4734	19920207	1992	S4642/6	Mrs SA Stein
38	Surrey Estate	ST10432	339	12	1	4736	19920221	1992	S7660	H Schroeder
38	Surrey Estate	ST9637	99	6	1	4736	19920221	1992	S4477	MA Frances
12	Vredehoek	ST10237/1	28	23	3	4736	19920221	1992	S7521	SW Inglis
75	Manenberg	STC2	7	1	1	4736	19920221	1992	S7747	
75	Manenberg	STC1	11	1	1	4736	19920221	1992	S7747	
12	Vredehoek	SR525	2407	4	1	4738	19920306	1992	S7116	
1	Camps Bay	ST6436/4	130	1	1	4738	19920306	1992	S5890	Hewol Properties cc
8	Tamboerskloof	ST9887	27	1	1	4738	19920306	1992	S7377	Dr GS Rutherford
75	Manenberg	ST10582	754	13	1	4740	19920320	1992	S7747	
	Athlone	SZ5361	515	28	1	4743	19920403	1992	S7442	Mrs Z Hendricks
	M/P: Tafelsig	ST9338/1	384	5	3	4743	19920403	1992	SM104	Athlone Township (Pty) Ltd
	Central	SZ5626	0	13	1	4744	19920410	1992	S3587	
50	Bishopscourt	ST10355/1	103	10	1	4748	19920508	1992	S7640	EC de Sousa
75	Manenberg	ST10320	13	22	2	4750	19920522	1992	S7605	EM Essop
1	Camps Bay	SZ2315/2	124	4	1	4750	19920522	1992	S2246	Mrs JE Swiel
4	Green Point	ST10548	14	18	3	4751	19920529	1992	S1025	Morningside Flats
48	Kenilworth	ST7802/1	1869	7	3	4754	19920619	1992	S70	Ovenstone Trust
12	Vredehoek	SR525	520	7	3	4755	19920626	1992	S7116	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
15	Woodstock	SZ2221/3	1512	20	2	4755	19920626	1992	S218/1	Cityview Industrial (Pty) Ltd
12	Vredehoek	SR525	1411	4	1	4757	19920710	1992	S7116	
	Bantry Bay	ST7815/6	177	4	1	4760	19920731	1992	S7100	P Myburgh
	M/P: Woodlands	SZ5604	50	21	3	4760	19920731	1992	SMWoodlands	AM Majiet
12	Vredehoek	ST10217/1	42	1	1	4761	19920807	1992	S7544	EM Bonalumi
1	Camps Bay	ST2281/3	91	4	1	4761	19920807	1992	S3928	B Pearson
8	Tamboerskloof	ST9020/1	23	4	1	4761	19920807	1992	S5047	SE Darvall
26	Observatory	ST9146	825	13	1	4761	19920807	1992	S180	CP Welfare Organisation for the Aged
2	Clifton	ST10458/1	29	8	2	4766	19920811	1992	S22	Sectional Property Holdings
	Newfields	ST10424	150	7	3	4764	19920828	1992	S7645	A Bassier
42	Crawford	ST10387	82	4	1	4767	19920918	1992	S5269	Nurain (Pty) Ltd
28	Rondebosch	ST5217/2	134	4	1	4770	19921009	1992	S660	JG Silberbauer
89D	M/P: Woodlands	ST10506	43	8	2	4773	19921030	1992	SMWoodlands3	MG Gamielien
75	Manenberg	STC12	0	5	3	4774	19921106	1992	S7747	
3	Sea Point	ST9884/2	55	4	1	4775	19921113	1992	S7371	K Payne
75	Manenberg	STC12	1774	5	3	4777	19921127	1992	S7747	
12	Vredehoek	SR525	1215	4	1	4777	19921127	1992	S7116	
7	Central	SZ5729	2476	10	1	4778	19921204	1992	S3344	Metroprop (Pty) Ltd
87	Bishopscourt	ST10583/2	531	10	1	4778	19921204	1992	S7755	Cannor Investments
12	Vredehoek	SR525	895	28	1	4779	19921211	1992	S7116	
87	Bishopscourt	SZ5594	375	22	2	4779	19921211	1992	S7687	CJ Durrant
32	Bridgetown	ST10428/1	113	7	3	4780	19921218	1992	S7659	G Macauley
1	Camps Bay	ST10164/1	47	4	1	4780	19921218	1992	S1684	S Kontogiannis
1A	Camps Bay	ST9904/2	101	5	3	4780	19921218	1992	S7450	TJ Reid
73	Heideveld	STC74	1794	5	3	4780	19921218	1992	S618/1	
	Camps Bay	ST8754/1	239	5	3	4780	19921218	1992	S7354	V Geithner
26	Observatory	ST10442	730	23	3	4784	19930115	1993	S675	Loaves and Fishes
	Central	STC24	345	1	1	4784	19930115	1993	S2089	
20	Factreton	ST10316	1528	18	3	4785	19930122	1993	S7551	United Mission Church of SA
75	Manenberg	ST10470/1	30	1	1	4785	19930122	1993	S618/1	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
75	Manenberg	STC117	12	12	1	4789	19930219	1993	S7747	
11	Central	SZ5449/1	1018	5	3	4789	19930219	1993	S138	Communicare (Pty) Ltd
48	Claremont	ST8525/2	182	1	1	4789	19930219	1993	S2757	EB Heselson
11	Gardens	STC160	344	13	1	4790	19930226	1993	S7638	
2	Clifton	SZ5671	157	4	1	4791	19930305	1993	S3668	Cliff Beach Investments (Pty) Ltd
3	Sea Point	ST7978/3	1	18	3	4791	19930305	1993	S7206	A Fouche
	Tamboerskloof	ST10617	21	4	1	4791	19930305	1993	S234	HD Smuts
24	Observatory	ST8598	956	12	1	4796	19930416	1993	S2434/1	Department of Transport
11	Central	SZ4640/2	354	5	3	4799	19930507	1993	S3587	Southern Sun (Pty) Ltd
	Camps Bay	ST10474	68	12	1	4799	19930507	1993	S7649	Mrs HB Baxter
11	Central	SP9048/1	0	23	3	4799	19930507	1993		
1	Camps Bay	ST10010/3	140	12	1	4799	19930507	1993	S7427	3 different applicants
3	Sea Point	SZ2187/1	2	12	1	4800	19930514	1993	S1736	Jessica Court (Pty) Ltd
50	Kenilworth	ST10502	49	12	1	4803	19930604	1993	S7695	J Zinn
41	Athlone	SZ3462/1	441	29	2	4804	19930611	1993	S879	Athlone Tennis Club
46	Kenilworth	SP378/3	1114	12	1	4806	19930625	1993	S4689	
22	Kensington	CT1875E/1	0	23	3	4807	19930702	1993		
1A	Camps Bay	ST10020/7	76	18	3	4807	19930702	1993	S7427	E Dipietro
41	Athlone	SZ3462/1	441	28	1	4807	19930702	1993	S4432	Parry, Leon & Hayhar (Pty) Ltd
22	Kensington	CT1866E/1	0	23	3	4807	19930702	1993		
22	Kensington	CT1873E/1	0	23	3	4807	19930702	1993		
3	Sea Point	ST10603	71	4	1	4807	19930702	1993	S256	The Bowbank Trust
1A	Camps Bay	ST10011/1	0	13	1	4808	19930709	1993	S7427	MJ Schlesinger
46	Kenilworth	SP37813	13656	3	1	4809	19930716	1993	S4689	
1A	Camps Bay	ST10011/1	76	13	1	4810	19930723	1993	S7427	MJ Schlesinger
92A	M/P: Eastridge	STC42	27	5	3	4811	19930730	1993	SM100	R Meas
1A	Camps Bay	ST10032/1	76	13	1	4813	19930806	1993	S7427	Ms LA Perlman
10	Oranjezicht	STC35	830	4	1	4815	19930820	1993	S1491	D Blignaut
89A	M/P: Westridge	SZ4642	13	4	1	4815	19930820	1993	SM1	E Cupido
87	Bishopscourt	SZ5549	1229	1	1	4816	19930827	1993	S637	Estate of THJ Blans

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
22	Maitland	SZ5371/1	88	12	1	4816	19930827	1993	S3805	Transnet (Pty) Ltd
1A	Camps Bay	STC244	26	28	1	4817	19930903	1993	S7128	RHG Promnitz
	Rondebosch	ST10251/1	186	12	1	4817	19930903	1993	S7579	GB Rorke
	Rondebosch	ST10252/5	158	12	1	4817	19930903	1993	S7579	GD Gordon
27	Mowbray	SZC111	781	3	1	4818	19930910	1993	S4983	
48	Claremont	SX310/1	234	13	1	4818	19930910	1993	S7399	Wooltru (Pty) Ltd
90	M/P: Portlands	STC9	53	13	1	4820	19930924	1993	SM26	P Daniels
75	Manenberg	SZC133	57	13	1	4820	19930924	1993	S7301	
48	Newlands	SPC264/1	1127	8	2	4821	19931001	1993	S123	WPRFU
2	Clifton	STC135	100	12	1	4821	19931001	1993	S1859	Marevan Shareblock (Pty) Ltd
7	Green Point	SZC3,4/1,5/1	249	18	3	4822	19931008	1993	S270	Mrs KS Monteiro & others
2	Clifton	STC135	0	12	1	4822	19931008	1993	S1859	Marevan Shareblock (Pty) Ltd
2	Clifton	STC135	0	12	1	4824	19931022	1993	S1859	Marevan Shareblock (Pty) Ltd
	Thornton	SZ5682	13900	5	3	4825	19931029	1993	S4385	
	M/P: Lentegeur	STC93	38	5	3	4826	19931105	1993	SM55	F Taylor
	Central	STC136	18	13	1	4826	19931105	1993	S1061	
	Camps Bay	ST9231/1	160	7	3	4827	19931112	1993	S2872	K Donker
	Tamboerskloof	ST5004/3	50	4	1	4827	19931112	1993	S3329	HV Brunold
1A	Camps Bay	ST6582/2	144	28	1	4827	19931112	1993	S5976	Margo Investments (Pty) Ltd
13	Woodstock	ST9671	73	20	2	4828	19931119	1993	S4934	
42	Crawford	ST10601	174	12	1	4839	19940121	1994	S7783	HK Gaffoor
	Claremont	ST10334/1	480	1	1	4843	19940211	1994	S7341	Hyacinth Property
24	Ndabeni	SZ5607/1	1504	1	1	4844	19940218	1994	S4769	
7	Green Point	SZC46	17	1	1	4848	19940318	1994	S5440	De Waterkant Piazza
85	Thornton	STC197	1542	7	3	4849	19940325	1994	S7875	
49	Newlands	ST10517/1	2	1	1	4849	19940325	1994	S7705	RD Malcolm
3	Fresnaye	ST10203	47	18	3	4852	19940415	1994	S1573/3	DC Joubert
	M/P: Woodlands	STC393	46	23	3	4852	19940415	1994	SMWoodlands/5	D Page
	Central	SZC19	2790	12	1	4852	19940415	1994	S7775	Transnet
41	Belthorn Estate	SZC33/1	434	12	1	4854	19940506	1994	S7830	D Mohamed

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
38	Surrey Estate	ST8582	99	5	3	4854	19940506	1994	S830	G Peterson
90	M/P: Lenteguur	STC79/1	32	5	3	4855	19940520	1994	SM41	CWJ Adriaanse
32	Bridgetown	STC287	107	23	3	4856	19940527	1994	S7939	L Herman & others
7	Green Point	SZ5650	114	18	3	4858	19940610	1994	S5613	JA Schoones & others
33	Bridgetown	SZ5311	129	1	1	4860	19940624	1994	S7287	R Abrahams
2	Clifton	ST7505/2	34	12	1	4860	19940624	1994	S6891	S Kahn
13	Woodstock	ST9700	1004	5	3	4865	19940708	1994	S714	
89D	M/P: Woodlands	ST10573	70	23	3	4867	19940722	1994	SMWoodlands3	P Davids
14	Observatory	ST7971/2	1661	1	1	4867	19940722	1994	S732	Beth Uriel
89D	M/P: Woodlands	ST10573	0	23	3	4868	19940729	1994	SMWoodlands	P Davids
75	Manenberg	SZC198	189	1	1	4868	19940729	1994	S7694	
73	Heideveld	STC406	154	10	1	4870	19940805	1994	S618/2	
11	Central	SX311/2	0	12	1	4872	19940812	1994	S1055	
75	Manenberg	STC436	108	1	1	4873	19940819	1994	S8002	
13	Zonnebloem	ST9600/1	71	1	1	4874	19940826	1994	S4104	J Spitz Trust
4	Green Point	STC251&252	143	16	1	4874	19940826	1994	S1130	JE Coetzee & J Mitchell
85	Thornton	SZ4565/1	17546	5	3	4876	19940909	1994	S6612	
38	Surrey Estate	STC286	148	1	1	4878	19940916	1994	S7936	MH Parker
73	Heideveld	STC435	460	12	1	4879	19940923	1994	S102/1	
47	Kenilworth	STC194	90	27	2	4881	19940930	1994	S3070	
42	Athlone	ST10659	157	1	1	4886	19941021	1994	S1773	K Essack
10	Oranjezicht	ST10654	73	12	1	4887	19941028	1994	S4094	C Levin
2	Clifton	STC242/2	150	1	1	4889	19941111	1994	S2090	Trustees
8	Tamboerskloof	STC152	88	13	1	4889	19941111	1994	S3901	PR Gultzow
4	Sea Point	STC31/1	88	12	1	4889	19941111	1994	S6993	E Nitoglia
3	Sea Point	SZC76	5	4	1	4895	19941125	1994	S2769	Mrs M Lewis
38	Surrey Estate	STC377	120	1	1	4897	19941202	1994	S7936	MJ Dalvie
25	Ndabeni	SPC24	2275	12	1	4897	19941202	1994	S2788	
12	Vredehoek	ST8637/3	78	1	1	4912	19941230	1994	S968	RL Hoffman
10	Oranjezicht	ST10143	20	12	1	4922	19950127	1995	S7382	LR Davies Trust

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
16	Paarden Eiland	STC316	358	12	1	4927	19950203	1995	S5767	Table Bay Cold Storage
	Rosebank	STC323	242	12	1	4931	19950217	1995	S7959	
27	Mowbray	STC512	1	1	1	4933	19950224	1995	S8018	
39	Hanover Park	SZ5506	1588	23	3	4933	19950224	1995	S7594	
73	Heideveld	STC82/1	67	20	2	4933	19950224	1995	S618	Mrs V Fortuin
28	Rosebank	SZC211	420	27	2	4933	19950224	1995	S7959	Mrs OH Zille & others
3	Fresnaye	ST10039	214	1	1	4935	19950310	1995	S1573	AA Goldie
3	Bantry Bay	SZC70	44	12	1	4939	19950324	1995	S103	Phoenix Industrial Park (Pty) Ltd
1	Camps Bay	SZ2316/3	298	5	3	4939	19950324	1995	S2145	A Shuman
9	Gardens	ST6789/4	125	10	1	4945	19950413	1995	S4295	PB van Nieuwenhuysse
25	Ndabeni	SZ5095/2	998	12	1	4945	19950413	1995	S2788	Church of the Province of South Africa
48	Claremont	SZ5638	224	1	1	4945	19950413	1995	S285/29	Vineyard Hotel (Pty) Ltd
	Oranjezicht	ST9892/1	44	12	1	4950	19950519	1995	S7382	RL Corna
	M/P: Beacon Valley	ST10595/1	72	5	3	4953	19950602	1995	SM78	Ms H Louw
49	Rondebosch	SZC161	42	1	1	4958	19950609	1995	S7968	
42	Crawford	STC302	93	1	1	4958	19950609	1995	S1097	S de Pinto
	Ndabeni	STC547	1	1	1	4960	19950623	1995	S3231	
8	Tamboerskloof	SZC205	27	12	1	4961	19950630	1995	S3779	PEK Moxley
90	M/P: Portlands	ST10281/1	79	7	3	4962	19950707	1995	SM34	P McKenzie
48	Kenilworth	SZC323	0	1	1	4967	19950804	1995	S4083	
90	M/P: Rocklands	STC247	18	5	3	4969	19950818	1995	SM69	RG Smith
1	Camps Bay	STC20/2	868	5	3	4969	19950818	1995	S5162	Bello Trust
91	M/P: Rocklands	STC278	51	5	3	4970	19950825	1995	SM58	A Martin
7	Schotse Kloof	ST9642/2	3161	23	3	4975	19950908	1995	S1061/5	Boorharnol Recreational Movement
	Fresnaye	ST8539/6	147	28	1	4981	19950915	1995	S987	C Nichas
	Fresnaye	ST10466/2	1065	17	3	4981	19950915	1995	S1432	
	Bishopscourt	STC510	18	1	1	4981	19950915	1995	S8051	Mrs DM Rae
	Maitland	SZC296	18	9	2	4981	19950915	1995	S229	D Karakondis
90	M/P: Rocklands	STC448	73	5	3	4983	19950922	1995	SM69	MY Daniels
4	Sea Point	SZC285	150	1	1	4983	19950922	1995	S5465	Mrs AM Morgan

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
3	Sea Point	STC372	260	12	1	4986	19951006	1995	S6583	BJ Moore
12	Vredehoek	STC410	184	23	3	4986	19951006	1995	S1618	Dee Squared Properties (Pty) Ltd
90	M/P: Portlands	STC9/1	0	13	1	4994	19951027	1995	SM26	P Daniels
9	Gardens	SZ4733/2	470	12	1	4997	19951110	1995	S958	Ackbar Holdings (Pty) Ltd
	Newlands	ST10501/3	50	1	1	5000	19951201	1995	S7690	MC Kohn
3	Sea Point	SZC338	297	1	1	5003	19951215	1995	S4017	Sea Point Retail (Pty) Ltd
49	Newlands	None	0	1	1	5003	19951215	1995		
89A	M/P: Westridge	ST10540	110	5	3	5003	19951215	1995	SM4/1	JMJ Blows
42	Crawford	SPC23	19550	12	1	5003	19951215	1995	S7988	SA Railways
1	Camps Bay	ST4933/2	307	5	3	5006	19951222	1995	S3270	Mrs H Stein
1	Camps Bay	STC20/2	0	5	3	5006	19951222	1995	S5162	Bello Trust
91	M/P: Rocklands	STC411/1	60	4	1	5008	19960105	1996	SM67/1	R Salie
7	Central	SZC379	236	13	1	5008	19960105	1996	S671	I&J (Pty) Ltd
8	Tamboerskloof	SZC241	255	1	1	5013	19960126	1996	S7377	A de Smit
7	Central	SZC379	40	6	1	5016	19960202	1996	S671	I&J (Pty) Ltd
10	Oranjezicht	SZ5528	1328	21	3	5020	19960216	1996	S2914	Penthouse Properties (Pty) Ltd
	Vredehoek	STC198/2	117	5	3	5024	19960301	1996	S7772	G Gudmundson
89B	M/P: Westridge	STC185	46	8	2	5031	19960322	1996	SM13	CA Le Roux
	Camps Bay	SZ5438	8967	7	3	5031	19960322	1996	S598	
	Thornton	SZC115	5951	5	3	5037	19960412	1996	S7926	
32	Silvertown	STC148	14	1	1	5037	19960412	1996	S7851	TD Petersen
	M/P: Portlands	ST10033	149	5	3	5037	19960412	1996	SM72	A Sambo
27	Mowbray	STC671	1	1	1	5037	19960412	1996	S8018	
4	Green Point	ST9790/1	37	8	2	5039	19960426	1996	S7336	CJH Laubscher
27	Mowbray	STC671	0	1	1	5043	19960510	1996	S8018	
11	Central	ST10514&05	99	1	1	5045	19960517	1996	S3842	Minbree Properties
11	Central	STC364/1	0	1	1	5053	19960607	1996		
7	Central	SZ5702	152	8	2	5053	19960607	1996	S7763	Shadesports International (Pty) Ltd
3	Sea Point	SZC338	40	6	1	5055	19960614	1996	S4017	Sea Point Residential (Pty) Ltd
3	Bantry Bay	ST3526/7	126	4	1	5055	19960614	1996	S361/3	CJ Resnekov

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
4	Sea Point	SZC285	147	23	3	5057	19960628	1996	S5465	CO Rorich
8	Tamboerskloof	ST6009/7	78	4	1	5057	19960628	1996	S5047	H Zoellner
10	Oranjezicht	STC765	30	9	2	5060	19960705	1996	S2914	Penthouse Properties (Pty) Ltd
48	Newlands	ST7766/1	106	1	1	5060	19960705	1996	S285	MG Grimbeek
32	Silvertown	SZC415	4943	1	1	5063	19960712	1996	S8145	
49	Newlands	SZC265/1	104	1	1	5071	19960816	1996	S1375	PJF Weeks
20	Kensington	SZ5363/3	395	5	3	5073	19960830	1996	S1089	Ms Kriel & others
3	Sea Point	STC679	128	12	1	5089	19961101	1996	S6583	Mrs B Wipf
3	Bantry Bay	ST4968/4	170	4	1	5089	19961101	1996	S113	BF O'Sullivan
8	Tamboerskloof	ST10602	154	12	1	5093	19961115	1996	S5822	JMA Bussing
41	Belthorn Estate	SZC197	13	1	1	5101	19961220	1996	S8006	SS Ismail
73	Heideveld	STC819	5042	7	3	5104	19970117	1997	S7301/1	
1	Camps Bay	SZC61	1600	12	1	5105	19970124	1997	S4434	LN Harris
29	Newlands	SZC402	1172	11	2	5109	19970207	1997	S7334	Grinaker Projects
11	Central	SZC364/3	735	12	1	5109	19970207	1997	S1055	
48	Claremont	STC737	41	12	1	5109	19970207	1997	S1120	DF Porter
87	Bishopscourt	STC840	211	12	1	5112	19970221	1997	S8260	Canterbury Trust
	Manenberg	SZ5378/1	12284	1	1	5117	19970314	1997	S7458	
90	M/P: Rocklands	STC759	48	7	3	5141	19970530	1997	SM69	E Brazier
3	Fresnaye	SZ5439/1	103	4	1	5153	19970704	1997	S744	G Strack Trust
1	Camps Bay	ST6541/5	63	4	1	5153	19970704	1997	S5879	SDK Trust
20	Kensington	SZ4715/4	613	10	1	5153	19970704	1997	S1151	RC Church
	Central	SZC243/1	10190	23	3	5155	19970711	1997	S7589	
	Central	SPC71	3617	13	1	5155	19970711	1997	S1187	
9	Gardens	ST5995/1	22	4	1	5157	19970718	1997	S5016	TJ Denton
	M/P: Portlands	ST10135	165	5	3	5160	19970801	1997	SM72	FIJ Strauss
90	M/P: Portlands	STC734	132	5	3	5160	19970801	1997	SM72	A Abrahams
73	Heideveld	SZC471	1518	1	1	5162	19970808	1997	S8263	
5	Mouille Point	STC629	91	12	1	5162	19970808	1997	S7073	Somerset Place Body Corporate
20	Factreton	SZ4863/1	912	5	3	5162	19970808	1997	S7439	Church of the Province of South Africa



Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
45	Lansdowne	ST9345/2	237	23	3	5162	19970808	1997	S4659	OJ Effendi
1	Camps Bay	STC806	64	12	1	5165	19970822	1997	S529	Harry Fuchs Trust
7	Central	STC728	82	12	1	5179	19970919	1997	S8170	Keg & Carraige
20	Kensington	SZC410	35	12	1	5179	19970919	1997	S4937	N Hendricks
8	Tamboerskloof	STC777	40	12	1	5179	19970919	1997	S3329	HV Peinke
48	Claremont	SZC479	380	13	1	5184	19971003	1997	S3429	Old Mutual
26	Observatory	ST9420/1	80	20	2	5184	19971003	1997	S2331	DB Butlion
11	Central	SPC89/1	0	5	3	5187	19971017	1997	Missing file	
	M/P: Portlands	STC888	4441	21	3	5191	19971031	1997	SM25	SAMWU
29	Rondebosch	STC632	3	1	1	5191	19971031	1997	S7974	SARCC Ltd
49	Rondebosch	SZC161	204	12	1	5195	19971107	1997	S7968	
44	Rondebosch East	STC742	182	23	3	5201	19971114	1997	S6704	AK Kagee
75	Manenberg	SZC57	112	1	1	5203	19971121	1997	S7866	EB Adams
9	Gardens	SP20	0	5	3	5217	19980116	1998		
3	Bantry Bay	STC900	106	12	1	5217	19980116	1998	S1058/1	Worthington family trust
	Central	SZC581	1038	1	1	5217	19980116	1998	S2599	
92B	M/P: Lentegour	STC824	78	12	1	5228	19980213	1998	SM55	Mrs ABW Veronie & A Barnes
49	Newlands	ST10555/1	226	1	1	5228	19980213	1998	S1372	D Strydom
49	Newlands	STC235	107	1	1	5231	19980220	1998	S7903	SAB Ltd
1	Camps Bay	STC837	83	5	3	5231	19980220	1998	S8215	Bellissima (Pty) Ltd
50	Claremont	STC891	0	6	1	5243	19980320	1998		
48	Kenilworth	STC981	0	19	3	5243	19980320	1998		
90	M/P: Portlands	SP355/1	3972	9	3	5244	19980327	1998	SM27	Mrs M Appie & others
1	Camps Bay	STC914	5	1	1	5256	19980508	1998	S894	Bevren Investments (Pty) Ltd
3	Fresnaye	SZC563	250	4	1	5257	19980515	1998	S8361	Saturn Trust
1A	Camps Bay	SZC522	22	4	1	5266	19980605	1998	S5026	RA Irving
4	Sea Point	ST7653/3	5	4	1	5269	19980619	1998	S119/3	Plomarian Building (Pty) Ltd
31	Athlone	STC130/1	495	1	1	5271	19980621	1998	S6503	SAMWU Medical Benefit Fund
3	Three Anchor Bay	ST7653/3	5	1	1	5271	19980626	1998	S119	
3	Fresnaye	SZC569/1	0	12	1	5271	19980626	1998	S7259	M Strack Trust

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
2	Clifton	ST4443/8	91	23	3	5276	19980717	1998	S30	Villa Cap'Afrique
7	Central	ST9548/1	26	4	1	5276	19980717	1998	S6333/1	TL Eggert
16	Paarden Eiland	SZC544	259	6	1	5368	19980806	1998	S4890	Soundprops 132 (Pty) Ltd
90	M/P: Portlands	STC683	216	21	3	5280	19980808	1998	SM26	Mitchell's Plain Islamic Trust
39	Newfields	SZ5589/1	500	5	3	5280	19980808	1998	S7680	Wembley Foods (Pty) Ltd
	Pinelands	SZC704	882	6	1	5288	19980925	1998	S8552	
7	Central	SZC668	306	13	1	5288	19980925	1998	S2790	I&J Ltd
1	Camps Bay	ST852/1	0	4	1	5322	19990108	1999	Missing file	
43	Lansdowne	SZC240/1	2829	5	3	5322	19990108	1999	S2144	LTI Property (Pty) Ltd
92B	M/P: Lenteguur	SZC177	1580	7	3	5322	19990108	1999	SM54	Islamic Social Welfare Association
12	Vredehoek	STC807	70	8	2	5324	19990115	1999	S7116	Mrs JL Viljoen
2	Clifton	ST2171/3	59	1	1	5325	19990122	1999	S22	HS Rorich
5	Mouille Point	STC918	862	4	1	5325	19990122	1999	S1959	Western Seaboard Invest (Pty) Ltd
11	Central	SZC496	220	22	2	5327	19990129	1999	S6187	Department of Public Works
10	Oranjezicht	STC1048	71	12	1	5331	19990219	1999	S3802	Mrs RA du Plessis
1A	Camps Bay	STC825	92	8	2	5331	19990219	1999	S3613	RP Gordon
1	Camps Bay	STC842	156	5	3	5331	19990219	1999	S4471	GGH Fontana
89A	M/P: Westridge	STC685	42	4	1	5333	19990305	1999	SM2	FT Thompson & MV Solomon
30	Rondebosch	STC973	34	4	1	5333	19990305	1999	S2458	Alem Investments cc
90	M/P: Portlands	STC228	42	7	3	5335	19990312	1999	SM26	DS Appolis
50	Bishopscourt	SZC497	363	4	1	5336	19990314	1999	S8269	NJ Townsend & other
3	Fresnaye	STC507	84	4	1	5336	19990319	1999	S987	Styx (Pty) Ltd
79A	M/P: Strandfontein	STC841	1930	5	3	5336	19990319	1999	SM138	San Remo Islamic Society
	Fresnaye	ST8666/3	122	4	1	5336	19990319	1999	S987	30 Avenue Alexandra cc
40	Gatesville	SZC164/1	600	7	3	5336	19990319	1999	S7975	Kaaba Property Trust (Pty) Ltd
13	Zonnebloem	SZC663	55	23	3	5336	19990319	1999	S7797	Kanamia Moslem League
	Crawford	SZC634	13000	6	1	5350	19990416	1999	S7795	
90	M/P: Portlands	SZC203/1	166	7	3	5350	19990416	1999	SM27	SS Wyman & CM Carrollison
41	Belgravia	SZC710	25	12	1	5350	19990416	1999	S8585	HA Surve
8	Tamboerskloof	SZC639	96	9	2	5353	19990507	1999	S753	RJ Wilson

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
1	Camps Bay	STC1046	136	5	3	5353	19990507	1999	S3726/1	Fitzgerald Family Trust
92B	M/P: Lentegueur	STC902	276	7	3	5353	19990507	1999	SM55	I Jacobs
48	Claremont	STC617	23	11	2	5354	19990514	1999	S8128	Mrs DM McDermott
32	Silvertown	STC543	1554	23	3	5356	19990521	1999	S8036	
	Heideveld	SZC423	4308	5	3	5359	19990604	1999	S8226	Sherwood Park Day Care
92A	M/P: Town Centre	STC1034/1	42	5	3	5359	19990604	1999	SM89/2	AA Logday Trust
92B	M/P: Beacon Valley	STC701	2430	5	3	5362	19990625	1999	SM80	Mitchell's Plain Foundation
49	Newlands	ST8922/2	65	4	1	5363	19990702	1999	S316	Raycrest (Pty) Ltd
49	Newlands	SZ4149/3	36	4	1	5363	19990702	1999	S189	Trakprops 27 (Pty) Ltd
32	Silvertown	STC958	215	4	1	5366	19990723	1999	S715/1	E Burricks
9	Gardens	SZC640	208	8	2	5366	19990723	1999	S7860	H v/d Merwe-Scholtz & other
1	Camps Bay	STC1062	115	5	3	5366	19990723	1999	S3454	LAD family trust
48	Kenilworth	STC1124	78	4	1	5371	19990820	1999	S1550	Apex Foundary (Pty) Ltd
	Kenilworth	ST9277/3	65	4	1	5371	19990820	1999	S2271	Kentish House Trust
9	Gardens	STC904/1	303	28	1	5375	19990917	1999	S6273	AR Kraft
	Oranjezicht	STC1057	154	4	1	5375	19990917	1999	S1124	P Loffler
40	Belgravia	SZC607	2318	5	3	5377	19991001	1999	S7938	
	Bantry Bay	STC105	0	23	3	5380	19991008	1999		
	Foreshore	SZ5443/1	0	1	1	5385	19991029	1999		
	Woodstock	STC519	803	7	3	5386	19991105	1999	S8013	
	Central	SZC114/1	98	4	1	5387	19991112	1999	S270	S Monteiro
	Sea Point	SZC715	0	23	3	5387	19991112	1999	S1601	Steerprops 52 (Pty) Ltd
11	Central	ST8047/4	85	23	3	5387	19991112	1999	S3930	M Cohen
	Central	ST8047/4	0	23	3	5388	19991119	1999	S3930	M Cohen
	Central	SZC114/1	0	4	1	5388	19991119	1999	S270	S Monteiro
	Sea Point	SZC715	135	23	3	5388	19991119	1999	S1601	Steerprops 52 (Pty) Ltd
	M/P: Portlands	STC901	77	5	3	5394	19991126	1999	SM32	MY Salie
	Maitland	SZC420	310	4	1	5412	20000114	2000	S8182	J Frankel (Pty) Ltd
	Gardens	SZC609/1	187	13	1	5416	20000128	2000	S4610	Atlas Properties
	Woodstock	ST6162/4	22	4	1	5416	20000128	2000	S211	Nossell family trust

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
97A	Nyanga	None	0	17	3	5418	20000204	2000		
	Athlone	STC957	67	23	3	5418	20000204	2000	S7841	
	Lansdowne	SZC509/1	103	4	1	5418	20000204	2000	S8300	BHMS Properties (Pty) Ltd
89B	M/P: Westridge	STC520	40	5	3	5418	20000204	2000	SM9/1	S Whisgary
	M/P: Strandfontein	STC57/1	19	13	1	5424	20000218	2000	SM174/1	Mrs VD Summers
	Newlands	STC155	138	4	1	5427	20000225	2000	S189	L Murray
	Camps Bay	STC1123	140	8	2	5427	20000225	2000	S4138/10	J Drieze
	Fresnaye	SZC552	75	4	1	5427	20000225	2000	S688	Body Corporate
85A	Pinelands	SZ4560/2	1038	23	3	5438	20000317	2000	S352	Christian Greek Assembly
85A	Pinelands	SZC772	1311	21	3	5438	20000317	2000	S8552	Old Mutual
89A	M/P: Westridge	SZC669	0	5	3	5446	20000331	2000	Missing file	
28	Rondebosch	ST5203/12	35	4	1	5446	20000331	2000	S3577	Pears Property Consultants
93B	M/P: Tafelsig	STC1119	1286	5	3	5456	20000407	2000	SM176	New Apostolic Church
28	Rondebosch	ST4762/7	228	4	1	5466	20000505	2000	S2846	JM Steyl
9	Gardens	SZC447	214	23	3	5533	20000609	2000	S2822	
79A	M/P: Strandfontein	STC1017	95	3	1	5533	20000609	2000	SM168	Mrs MM Malan & SR Gordon
90	M/P: Rocklands	STC1204	60	5	3	5533	20000609	2000	SM68	DP Wood
11	Central	SZ463/1	681	5	3	5538	20000623	2000	S7888	
	Central	SZC457	13300	5	3	5538	20000623	2000	S7888	
4	Sea Point	SZC709	37	12	1	5541	20000630	2000	S5465	JE Ina
1	Camps Bay	SZC767	548	4	1	5541	20000630	2000	S3659	Brunswick Investments (Pty) Ltd
49	Newlands	ST7681/4	59	13	1	5547	20000714	2000	S5209/1	L Gawronsky
	Philippi	SZC804	914	7	3	5579	20000808	2000	S8625	Finewood Veneers (Pty) Ltd
89B	M/P: Westridge	STC1116	40	5	3	5564	20000818	2000	SM7	JH Leibrandt
3	Sea Point	ST5790/2	62	4	1	5564	20000818	2000	S4538	Paxinos
39	Gatesville	STC885	187	5	3	5579	20000908	2000	S441	Introprops
38	Surrey Estate	ST10578/1	177	23	3	5579	20000908	2000	S7751	R Adams
48	Claremont	SZC901	2894	12	1	5583	20000915	2000	S67	First Rand (Pty) Ltd
	Guguletu	SZC899	7007	5	3	5603	20001006	2000	S8127	
	Camps Bay	STC308/1	192	23	3	5609	20001020	2000	S7945	GB Phillips

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
4	Sea Point	SZC823	5	12	1	5612	20001027	2000	S2976	Springbok Heights BC
27	Rosebank	STC1134/1	15	12	1	5615	20001103	2000	S8631	Mrs EM Lubbe
42	Athlone	STC1339	93	4	1	5624	20001110	2000	S5515	Foodworld stores
7	Schotse Kloof	SZC892	1	22	2	5624	20001110	2000	S5694	11 Jordaan Street cc
45	Lansdowne	STC1166	105	13	1	5624	20001110	2000	S2368	I Daniels
79A	M/P: Strandfontein	STC220	123	12	1	5634	20001124	2000	SM74	D Daniels
1A	Camps Bay	SZC678	28	1	1	5636	20001201	2000	S7445	Mrs KA Oehlich
7	Central	SZC859	960	1	1	5648	20001208	2000	S1412	Barprops Ltd
49	Newlands	SZC933	2455	1	1	5655	20001222	2000	S8776	Richfern cc
9	Gardens	STC1263	185	4	1	5655	20001222	2000	S1124	Wideprops 116 (Pty) Ltd
13	Woodstock	ST5236/5	44	23	3	5660	20010112	2001	S3564	Foil Flex cc
3	Bantry Bay	SZC857/1	29	22	2	5666	20010202	2001	S8732	E Sandri
40	Belgravia	SZC894	589	7	3	5675	20010223	2001	S8135	
85A	Pinelands	SZC868	416	12	1	5678	20010302	2001	S8724	Precept Ministries
48	Kenilworth	ST9252/3	30	12	1	5678	20010302	2001	S2271	Boulevard Hills cc
85	Thornton	STC266	472	4	1	5686	20010316	2001	S7926	
3	Fresnaye	STC1251	198	23	3	5686	20010316	2001	S4860	M Vorderwulbecke
	Central	SZC952	4526	12	1	5688	20010323	2001	S7888/2	
1	Camps Bay	STC672	76	3	1	5709	20010511	2001	S7647	P Prins
32	Bridgetown	STC1301	31	13	1	5709	20010511	2001	S8761	Mrs GI Jacobs
12	Vredehoek	ST672/5	91	23	3	5760	20010824	2001	S821	JP van der Linden
91	M/P: Rocklands	ST10061/1	0	5	3	5760	20010824	2001	SM67/1	B Karra
89C	M/P: Westridge	STC1227	38	5	3	5760	20010824	2001	SM55	SJ Mileham
3	Sea Point	SZC284/1	71	8	2	5760	20010824	2001	S7597	KM Spiro
92B	M/P: Lenteguur	STC910	252	7	3	5760	20010824	2001	SM6	Liedeman
34c	Langa	SZC798	4535	1	1	5760	20010824	2001	S8630	Department of Public Works
12	Vredehoek	ST672/5	0	23	3	5762	20010831	2001	S821	JP van der Linden
3	Sea Point	SZC284/1	48	23	3	5762	20010831	2001	S7597	Evelyn Cottage Trust
3	Bantry Bay	SZC844	2	23	3	5763	20010907	2001	S7215	Sectional Title Scheme
27	Mowbray	SZC937	630	12	1	5763	20010907	2001	S322/1	Gordon's Sports Association

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
1A	Camps Bay	STC854/2	154	5	3	5763	20010907	2001	S4471	K Perschak
12	Vredehoek	SZ5672/1	3690	12	1	5763	20010907	2001	S7757	Poor Sisters of Nazareth
14	Woodstock	STC843/1	416	1	1	5763	20010907	2001	S8221	Sharwood Property Invest (Pty) Ltd
12	Vredehoek	SZ5732/1	324	9	2	5763	20010907	2001	S7772	Mrs ME Cilliers & Mrs EJ Fenix
	Foreshore	SZC935	252	1	1	5770	20010928	2001	S8778	P Eaton
	Newlands	SZC27	68	12	1	5775	20011012	2001	S7086	DR DJ Pollock
26	Observatory	STC1259	596	12	1	5800	20011130	2001	S2894	University of Cape Town
32	Bridgetown	ST183	20	13	1	5800	20011130	2001		M Zansmer & OJ Karjiker
44	Lansdowne	SZC538/1	1053	12	1	5800	20011130	2001		
92B	M/P: Lenteguur	SZ5705/1	78	13	1	5800	20011130	2001	SM55	FW Mourats & G Isaacs
6A	Foreshore	SZC1002	1260	23	3	5817	20020118	2002	S8819	
14	Foreshore	SZC666	421	11	2	5836	20020301	2002	S1623	Morkell Car Sales Ltd & others
94	M/P: Lenteguur	None	0	13	1	5846	20020328	2002		
33	Bridgetown	ST9323/1	667	21	3	5846	20020328	2002	S3088/1	
6A	Foreshore	SZC1002	0	12	1	5846	20020328	2002	S8819	
44	Lansdowne	SZC538/1	1055	12	1	5854	20020412	2002		Land Trust (Pty) Ltd
49	Newlands	STC1499	263	12	1	5854	20020412	2002	S8776	Richfern cc
30	Rondebosch	STC1376	0	4	1	5863	20020426	2002	S8792	Mrs F Sulston
8	Tamboerskloof	ST9249	133	4	1	5873	20020517	2002	S2204	Buster Investments (Pty) Ltd
3	Bantry Bay	SZC774	322	1	1	5877	20020524	2002	S1271	G Crawford
12	Vredehoek	SZC1387	0	8	2	5885	20020607	2002		
85A	Pinelands	SZC922	248	8	2	5885	20020607	2002	S8551	Mrs AM Hulme & others
94	M/P: Lenteguur	STC1087/1	154	10	1	5885	20020607	2002	SM149	B Abrahams & CM Crouch
74	Welcome Estate	SZ5530	3861	7	3	5906	20020705	2002	S984	
	Belgravia	ST10434/2	995	7	3	5906	20020705	2002	S370/1	M Mohamed
32	Bridgetown	STC1448&9	227	23	3	5909	20020712	2002	S7939	J Arendse & L Herman
85	Thornton	ST7145/1	320	7	3	5909	20020712	2002	S6392	
32	Bridgetown	STC1448&9	164	19	3	5912	20020719	2002	S7939	JC Arendse
30	Rondebosch	STC1376	123	4	1	5912	20020719	2002	S8792	Mrs F Sulston
89B	M/P: Rocklands	STC1439	92	1	1	5913	20020726	2002	SM61	RR Smith

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
94	M/P: Lentegeur	SZC818	241	1	1	5930	20020920	2002	SM149	Assembly of God
13	Woodstock	ST215/3	160	23	3	5933	20021011	2002		A Rahim
92A	M/P: Beacon Valley	SZC619	5060	1	1	5942	20021101	2002	SM75	
49	Newlands	STC1397	54	6	1	5947	20021115	2002	S8801	Condoprops 18 (Pty) Ltd
92A	M/P: Eastridge	STC1495	27	5	3	5951	20021129	2002	SM100	BE Ismail
85A	Pinelands	STC1386	460	4	1	5973	20030110	2003	S8486	PG de Beyer
90	M/P: Portlands	STC845	16	5	3	5973	20030110	2003	SM23	O Williams
75	Manenberg	SZC940	7548	3	1	5975	20030117	2003	S618/2	
3	Sea Point	None	7546	17	3	5991	20030314	2003		Land restitution claim
75	Manenberg	SZC964	9200	5	3	5996	20030404	2003	S8795	
10	Oranjezicht	STC1324/1	81	1	1	6000	20030417	2003	S5729	J Hemingway Association cc
9	Gardens	SZC25/1	256	1	1	6000	20030417	2003	S2914	Mount Nelson Comm Props (Pty) Ltd
85A	Pinelands	SPC113/2	5670	25	3	6009	20030425	2003	S8653	Advent Property (Pty) Ltd
94	M/P: Eastridge	STC1511	776	5	3	6016	20030523	2003	SM118	Pinkster Kerk van SA
15	Woodstock	SZC1058	103	10	1	6016	20030523	2003	S197	Robertson Caine (Pty) Ltd
97B	Nyanga	None	0	17	3	6016	20030523	2003		
27	Mowbray	STC1321/2	0	4	1	6030	20030613	2003	S8774	
85A	Pinelands	SZC1062	1007	1	1	6030	20030613	2003	S8723	Stag Homes
	M/P: Portlands	STC298/1	42	7	3	6044	20030704	2003	SM26	MA Stellenboom
	Camps Bay	SZC1118	290	7	3	6044	20030704	2003	S1112	Anrill Beleggings
	M/P: Portlands	STC1318	46	7	3	6044	20030704	2003	SM20	Mrs R Fillies
3	Fresnaye	SZC608/1	559	1	1	6048	20030718	2003	S1573	Redstone Property (Pty) Ltd
85A	Pinelands	SZC842/3	606	5	3	6048	20030718	2003	S8678	Nightingale Closee
30	Rondebosch	SZ7687/3	0	7	3	6053	20030801	2003		
13	Zonnebloem	STC1631	0	13	1	6053	20030801	2003	S4982/3	
7	Schotse Kloof	SZ5325/1	11	4	1	6053	20030801	2003	S2771	AN Broome
	Zonnebloem	STC1631	61	13	1	5056	20030805	2003	S4982/3	
41	Belthorn Estate	ST10434/2	0	7	3	6055	20030808	2003	S970/1	M Mohamed
41	Belgravia	ST9101	0	7	3	6060	20030829	2003		
49	Newlands	STC1593	0	10	1	6060	20030829	2003	S8855	

Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
41	Belthorn Estate	ST10434/2	0	7	3	6066	20030912	2003	S370/1	M Mohamed
3	Sea Point	SPC120/1	7620	17	3	6066	20030912	2003	S3491	Tramways Community
89A	M/P: Westridge	STC1191/1	294	5	3	6066	20030912	2003	SM4/1	Mrs JH Fransman & others
44	Rondebosch East	SZ5272/2	1240	13	1	6070	20031003	2003	S242	
38	Surrey Estate	SZC34	1757	5	3	6087	20031021	2003	S198	
	Bantry Bay	STC1126/1	120	8	2	6084	20031114	2003	S1058/2	Remlane Property SA (Pty) Ltd
	Gardens	SZC945	3	13	1	6084	20031114	2003	S6894	Elkrieg Properties (Pty) Ltd
89D	M/P: Woodlands	STC1464	49	23	3	6084	20031114	2003	SMWoodlands	KS Manel
13	Woodstock	STC960/3	5	13	1	6084	20031114	2003	S8355	PJ O'Farrell
	Clifton	STC394/1	76	29	2	6084	20031114	2003	S2959	P Lawson
	Oranjezicht	STC73/3	145	1	1	6084	20031114	2003	S7806	Lapid family trust
89B	M/P: Rocklands	STC1307	106	1	1	6089	20031128	2003	SM66	HB Fransman
85A	Pinelands	SZC1062	0	1	1	6089	20031128	2003	S8739	Stag Homes
13	Woodstock	SZ5332/2	709	1	1	6089	20031128	2003	S2385	
87	Bishopscourt	STC1104/1	448	13	1	6089	20031128	2003	S8584	Soundsprops 18 (Pty) Ltd
75	Manenberg	SZC964	768	5	3	6091	20031212	2003	S8795	
	Crawford	STC1271	250	1	1	6103	20040123	2004	S7789	Burnley Road Properties cc
	Camps Bay	ST5955/1	117	12	1	6104	20040130	2004	S7128	Rontree Trust
	Bantry Bay	STC1477/1	14	16	1	6104	20040130	2004	S8316/1	RAR Kebble
	Belthorn Estate	ST10298/1	112	1	1	6107	20040213	2004	S7582	Mrs F Basadien
	Clifton	SZC672/1	398	23	3	6114	20040312	2004	S6448	Victoria Road Body Corporate
	Belgravia	ST9101	920	7	3	6114	20040312	2004	S1801	
	Camps Bay	STC1465	31	10	1	6114	20040312	2004	S3707/2	Bellochio Trust
	Maitland	SZ2087/9	842	1	1	6114	20040312	2004	S841	Skyprops 56 (Pty) Ltd
	Bantry Bay	SZ5253/3	0	1	1	6114	20040312	2004		
	Clifton	ST4596/7	523	18	3	6114	20040312	2004	S2349	Rouse Properties cc
	Newlands	ST1772	112	5	3	6116	20040319	2004	S7264/7	
	Newlands	ST8202/5	529	18	3	6116	20040319	2004	S206/1	Chenia family trust
	Central	STC1415/1	156	8	2	6123	20040408	2004	S4858	Tarantula Properties (Pty) Ltd
	Gardens	STC1268/2	150	1	1	6123	20040408	2004	S4295	PB van Nieuwenhyse



Map	Suburb	S-No	SqM	Type	Clcde	Gaz No	Gaz Date	YearCde	File	Applicant
	M/P: Rocklands	STC1486/1	99	1	1	6123	20040408	2004	SM63	WG Page
	M/P: Weltevreden Valley	SZC1120	4168	7	3	6126	20040507	2004	SM1/1	Peninsula Construction (Pty) Ltd
	Claremont	SZC1004/1	1688	12	1	6133	20040528	2004	S1647/2	
	Langa	None	0	13	1	6133	20040528	2004		
	Clifton	SPC134/1	186	1	1	6135	20040604	2004	S2554	Sycliff (Pty) Ltd
	Bantry Bay	ST7717/7	380	20	2	6135	20040604	2004	S3186/1	CT Marina Property (Pty) Ltd
	Tamboerskloof	STC1538	158	13	1	6138	20040611	2004	S3779/1	SP Pugin
	Rosebank	STC1246	128	1	1	6138	20040611	2004	S7265/3	PC Covering (Pty) Ltd
	Bantry Bay	SZC383/3	110	12	1	6139	20040618	2004	S1388	AJ Ambor
	Sybrand Park	STC1664	93	1	1	6147	20040709	2004	S8862	Xtraprops 47 cc
	M/P: Westridge	STC1303	6	5	3	6147	20040709	2004	SM9/2	WF Jenkins
	Newlands	STC1767	410	1	1	6152	20040723	2004	S7767	Cape Peninsula Org for the Aged
	Mouille Point	SZC904	32	8	2	6152	20040723	2004	S54	Ms C Murat
	Surrey Estate	SZ5464/3	2698	1	1	6155	20040806	2004	S7540	College Rd Investments
	Mouille Point	SZC904	0	8	2	6155	20040806	2004	S54	Ms C Murat
	Bishopscourt	STC1721	305	1	1	6160	20040820	2004	S637/1	Cannor Investments (Pty) Ltd
	Pinelands	SZC911	290	1	1	6160	20040820	2004	S8744	
	Bishopscourt	ST4450/8	230	1	1	6162	20040827	2004	S7722	Ms R Gomes
	Camps Bay	STC1031/1	34	1	1	6163	20040903	2004	S4925	Missing file
	Bantry Bay	ST7818/7	811	1	1	6167	20040910	2004	S3186/1	Ms D Dogon
	Clifton	ST9204/5	56	8	2	6178	20041015	2004	S4185	Rolefine Ltd
	M/P: Weltevreden Valley	STC1265	1923	7	3	6183	20041029	2004	S8725	Missing file
	Rondebosch East	STC1277	957	25	3	6184	20041105	2004	S6107	Woodside Sanctuary
	Hanover Park	SZC117	218	1	1	6187	20041126	2004	S7927	Ms R Fortune & T Adams
	Hanover Park	SZC504/1	145	1	1	6187	20041126	2004	S7927	Ms Y Daniels
	Rondebosch East	SZC1173	58700	1	1	6191	20041210	2004	S7318	
	Sand Industria	ST10568	98	1	1	6195	20041217	2004	S5575	Raja & Raja (Pty) Ltd
	Crossroads	SZC1122	12472	7	3	6195	20041217	2004	S8861	



**APPENDIX 4**

UNIVERSITY *of the*  
WESTERN CAPE

ArcView GIS 3.3

File Edit Table Field Window Help

0 of 80 selected

Attributes of Classification of suburbs

Shape	Area	Count	Perimeter	Subname	race	Sum of Sq.m

ArcView GIS 3.3

File Edit Table Field Window Help

0 of 80 selected

Attributes of Classification of suburbs

No. of closures	1975 - 1979	1980 - 1984	1985 - 1989	1990 - 1994	1995 - 1999	2000 - 2004	Dud

ArcView GIS 3.3

File Edit Table Field Window Help

0 of 80 selected

Attributes of Classification of suburbs

2000 - 2004	Dud	25_84	25_89	25_94	25_99	25_03	Z_closed_s



UNIVERSITY of the  
WESTERN CAPE



**APPENDIX 5**

UNIVERSITY *of the*  
WESTERN CAPE

No.	Suburb	Total square metres
1.	Rondebosch East	73952
2.	Central	69581
3.	Camps Bay	61905
4.	Manenberg	55772
5.	Claremont	54564
6.	Thornton	42998
7.	Ndabeni	38337
8.	Bridgetown	34906
9.	Rondebosch	34785
10.	Crawford	33149
11.	Guguletu	27140
12.	Kewtown	24820
13.	Lansdowne	24799
14.	Sea Point	20814
15.	Athlone	19007
16.	Newfields	18798
17.	Tamboerskloof	18586
18.	Kenilworth	17824
19.	Epping Industria	16168
20.	Woodstock	14841
21.	Heideveld	13611
22.	Newlands	12850
23.	Vredehoek	12844
24.	Crossroads	12472
25.	Pinelands	11928
26.	M/P*: Rocklands	10690
27.	Paarden Eiland	10552
28.	Gatesville	10111
29.	M/P: Portlands	9750
30.	M/P: Eastridge	9458
31.	Factreton	8917
32.	M/P: Beacon Valley	8236
33.	Rylands	8048
34.	Kensington	7794
35.	Belgravia	7315
36.	Fresnaye	6796
37.	Gardens	6782
38.	Silvertown	6726
39.	Observatory	6516
40.	Surrey Estate	6420
41.	M/P: Weltevreden Valley	6091
42.	Bishopscourt	5169

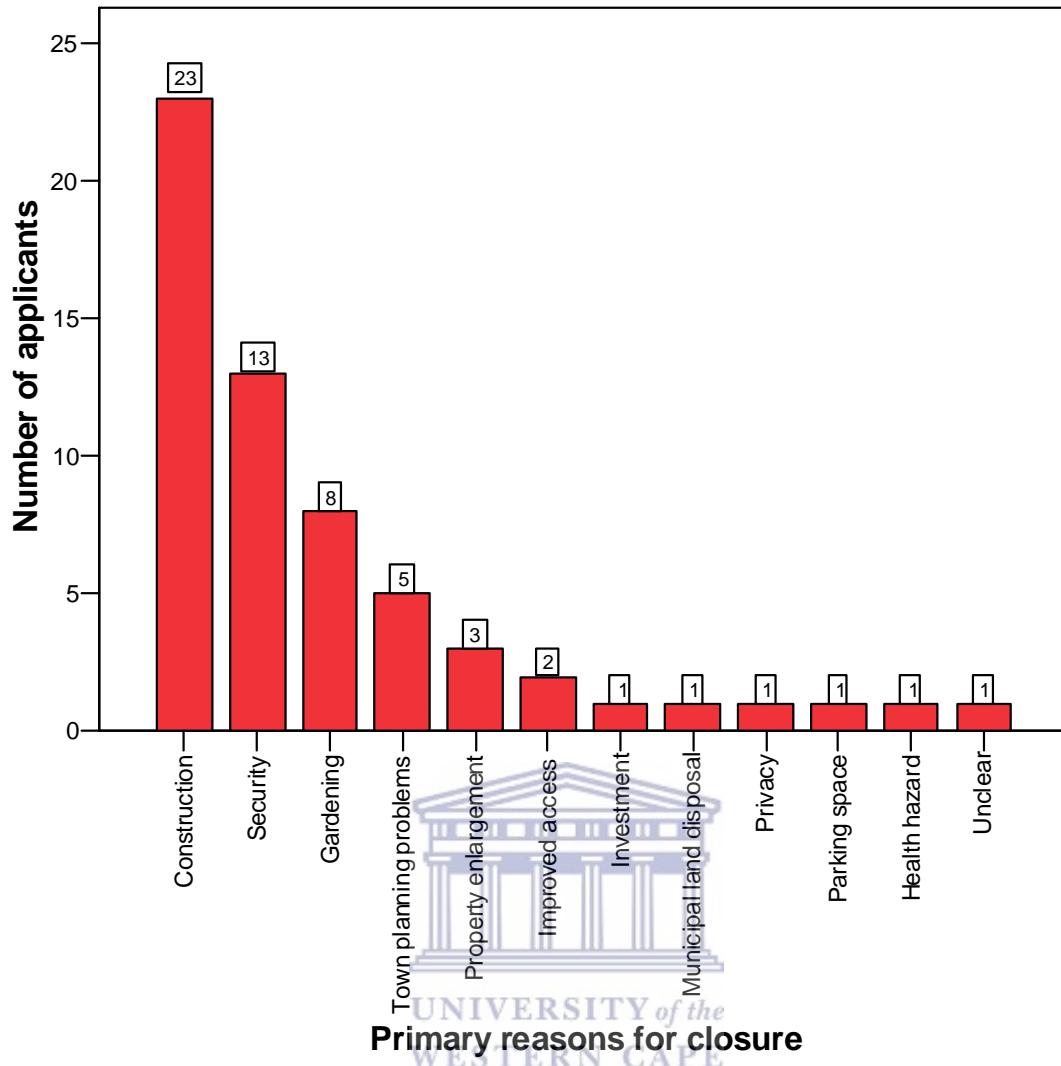
No.	Suburb	Total square metres
43.	Bantry Bay	5103
44.	Maitland	5075
45.	M/P: Lenteguur	4895
46.	Langa	4535
47.	Green Point	4168
48.	Welcome Estate	3985
49.	Oranjezicht	3919
50.	M/P: Tafelsig	3636
51.	Schotse Kloof	3410
52.	Sybrand Park	3103
53.	M/P: Strandfontein	3032
54.	Hazendal	2606
55.	Clifton	2423
56.	Rosebank	2175
57.	Zonnebloem	2139
58.	Hanover Park	1982
59.	Foreshore	1933
60.	Belthorn Estate	1817
61.	Primrose Park	1746
62.	Mowbray	1738
63.	M/P: Woodlands	1262
64.	Salt River	1189
65.	Mouille Point	985
66.	Philippi	914
67.	M/P: Westridge	746
68.	Pinati Estate	612
69.	Penlyn Estate	440
70.	Three Anchor Bay	392
71.	Sand Industria	98
72.	Vanguard Estate	85
73.	M/P: Town Centre	52
74.	Mountview	41
75.	Acacia Park	0
76.	Maitland Garden Village	0
77.	Mandalay	0
78.	Hatton Estate	0
79.	Nyanga	0
80.	Wingfield	0

\* M/P – Mitchell's Plain



**APPENDIX 6**

UNIVERSITY *of the*  
WESTERN CAPE







**APPENDIX 7**

UNIVERSITY *of the*  
WESTERN CAPE

