

ANALYSIS OF NEW ERVEN CREATED IN THE CITY OF CAPE TOWN



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1. Introduction

The purpose of this report is part of an exercise by Information Services to measure the spatial distribution of physical growth (new erven) in the City of Cape Town to inform the planning of service delivery

The number of approved erven were obtain for 1985, 1992 and 1999 from the Surveyor General by allotment area, giving three points in time in order to project the increases in approved erven.

2. Limitations

The limitations of this report are:

- Approved erven only partly covers development as this information needs to be collated with other variables e.g. building plans approved, land use changes to give a full picture, but this information is not readily available
- Does not take into account any changes to the existing erven
- This report assumes that all new erven will be developed
- Does not take into account the final use of these erven
- Since some of the allotments are large this can give a false impression that the new erven are evenly distributed, although all new erven may be in one area
- In certain areas apparent high growth can be attributed to large “one-off” projects (e.g. Blue Downs, Philippi)

3. Methodology

Since three points in time were captured these were projected using the projections in Excel with the option that gave the best fit (log, power, polynomial and in a few cases linear) then the projected values for 2004 and 2009 were extrapolated and then entered into a Table.

4. Findings

The areas of apparent growth are:

- **Durbanville Allotment Area**

A large number of approved erven have been created in this area, from 427 in 1985 to 687 in 1999. Between 1985 and 1992 the number of proclaimed erven decreased at a compound rate of 11.7% per annum and between 1992 and 1999 the growth rate in this area increased at a compound growth rate of 16.7% per annum. This growth can be attributed to a number of factors being (a) better value for money of housing market prices in this area, (b) lower crime rate in this area compared to other areas, (c) many businesses moving their corporate offices to the northern suburbs.

- **Milnerton Allotment Area**

In 1985 there were 122 new erven and in 1999 there were 1465 new erven. Between the periods of 1985 – 1992 and 1992 – 1999 the compound growth rate of approved erven for this allotment area increased by 13.3% and 17.9%, respectively. This growth can be attributed to a number of factors being (a) better value for money of housing market prices than in the southern suburbs, (b) A lower crime rate than the southern suburbs, (c) a high growth in Commercial and Industrial activity.

- **Philippi Allotment Area**

This grew from 39 in 1985 to 1487 in 1999. Between the periods 1985 – 1992 and 1992 – 1999 the compound growth rate per annum of approved erven increased by 13.2% and 24.8%, respectively.

This can be attributed to the provision of low income housing by the Integrated Service Land Project (ISLP).

- **Schaapkraal Allotment Area**

This grew from nil in 1985 to 535 in 1999. Between the periods 1985 – 1992 and 1992 – 1999 the compound growth rate per annum of approved erven increased by 28.6% and 21.5%, respectively. This can be attributed to the provision of low income housing.

- **Blue Downs Allotment Area**

This has grown from nil in 1985 to 3162 in 1999. Between the periods 1985 – 1992 and 1992 – 1999 the compound growth rate per annum of approved erven increased by 28.6% and 21.5%, respectively. Due to the provision of low income housing.

- **Fisantekraal Allotment Area**

This grew from nil in 1985 to 1351 in 1999. Between the periods 1985 – 1992 and 1992 – 1999 the compound growth rate per annum of approved erven increased by 28.6% and 21.5%, respectively. This could be due to a single development in the area.

- **Hagley Allotment Area**

This grew from 11 in 1985 to 188 in 1999. Between 1985 and 1992 the compound growth rate of proclaimed erven decreased by 29% per annum and between 1992 – 1997 the compound growth rate of proclaimed erven increased by 28.6%.

Since this area is adjacent to Blue downs the growth was due to the provision of low income housing.

- **Cape Town Allotment Area**

In 1985 there were 5038 new erven compared to 1782 in 1999. Between the periods 1985 – 1992 and 1992 – 1999 the compound growth of proclaimed erven in this allotment area decreased by 11.3% and 2.9%, respectively.

This decrease was probably due to the lack of available land for development.

- **Mitchells Plain Allotment Area**

This decreased from 1017 in 1985 to 397 in 1999 also due to the lack of available land for development. Between the periods 1985 – 1992 and 1992 – 1999 the compound growth of proclaimed erven decreased by 13.8% and 1.5%, respectively.

- **Khayelitsha Allotment Area**

This decreased from 5474 in 1985 to 296 in 1999. Between the periods 1985 –1992 and 1992 –1999 the compound growth rate of proclaimed erven decreased by 2.68% and 23.1%, respectively.

5. Conclusion

Although this method lacks sophistication it does indicate the major growth points are north of Table View and Durbanville as well as the Philippi Area

TABLE 1 SHOWS THE APPROVED ERVEN FOR 1985, 1992 AND 1999 BY ALLOTMENT AREAS. PROJECTIONS WERE DONE USING THREE POINTS IN TIME FOR EACH ALLOTMENT AREA

NUMBERS OF ERVEN APPROVED BY THE SURVEYOR GENERAL BY ALLOTMENT AREA

DIST	SG-AL	ALLOT-NAME	CMC-AL	1985	1992	1999	Projected 2004	Projected 2009
C016	*0000	CAPE FARMS	CA					
C016	*0001	BANTRY BAY	*03		4	14	3	5
C016	*0002	BELLVILLE		48	1356	502	428	300
C016	*0003	BERGVLIET		18	0	39	2	13
C016	*0004	BISHOPS COURT		20	10	9	7	4
C016	*0005	BLAAUWBERGSTRAND		41	2	20	4	12
C016	*0006	CAMPS BAY		1	30	32	21	22
C016	*0007	CAPE TOWN	*00		5038	2183	1782	1300
C016	*0008	CASTLE ROCK		78	0	0	0	0
C016	*0009	CHAPMANS PEAK		75	2	26	9	26
C016	*0010	CLIFTON	*02		9	47	2	4
C016	*0011	CONSTANTIA		16	135	207	209	250
C016	*0013	DURBANVILLE		64	427	179	687	2000
C016	*0014	EDWARD		65	0	1	3	3
C016	*0015	EPPING GARDEN VILLAGE		45	557	1	0	0
C016	*0016	EVERSDALE		51	28	6	33	100
C016	*0017	FISH HOEK		35	104	128	62	70
C016	*0018	FRESNAYE	*04		21	31	14	12
C016	*0019	GOODWOOD		36	1201	361	286	190
C016	*0020	GRASSY PARK		30	175	66	13	20
C016	*0021	GREEN POINT	*07		12	17	11	13
C016	*0022	GUGULETU		26	173	438	0	130
C016	*0023	HIGHLANDS ESTATE		90	0	3	0	1
C016	*0024	HOUT BAY		33	138	119	49	48
C016	*0025	KENRIDGE		50	0	3	0	1
C016	*0026	KLIPHEUWEL		83	3	1	65	40
C016	*0027	KNOLE PARK		66	0	0	1	3
C016	*0028	KOMMETJIE		69	6	15	69	200
C016	*0029	LOUMAR		92	0	4	0	1

NUMBERS OF ERVEN APPROVED BY THE SURVEYOR GENERAL BY ALLOTMENT AREA

DIST	SG-AL	ALLOT-NAME	CMC-AL	1985	1992	1999	Projected 2004	Projected 2009
C016	*0030	MANDALAY		38	0	3	0	1
C016	*0031	MATROOSFONTEIN		23	569	56	0	0
C016	*0032	MEADOWRIDGE		17	0	27	4	17
C016	*0033	MELKBOSSTRAND		42	0	4	26	80
C016	*0034	MILNERTON		31	122	335	1465	4000
C016	*0035	MITCHELLS PLAIN		22	1017	355	395	250
C016	*0036	MONTAGUE GARDENS		43	22	206	20	52
C016	*0037	NOORDHOEK		76	0	630	214	500
C016	*0038	OCEAN VIEW		68	160	722	0	270
C016	*0039	ORANJEZICHT	*09		11	35	42	52
C016	*0040	OTTERY		14	187	19	0	0
C016	*0042	PAROW		47	405	159	46	30
C016	*0043	PELIKAN PARK		24	0	0	12	12
C016	*0045	PHILIPPI		55	39	106	1487	2300
C016	*0046	PINELANDS		32	1	6	9	21
C016	*0047	RICHMOND PARK		44	152	7	34	0
C016	*0048	ROGGEBAAI		11	0	0	2	2
C016	*0049	SCARBOROUGH		77	12	3	6	2
C016	*0050	SCHAAPKRAAL		28	0	76	535	560
C016	*0051	SEA POINT EAST	*05		11	11	2	2
C016	*0052	SEA POINT WEST	*06		5	5	0	0
C016	*0053	SHERWOOD PARK		15	5	1	0	0
C016	*0054	SIMONS TOWN		67	151	135	52	50
C016	*0055	SMITSWINKEL BAY		93	0	0	0	0
C016	*0056	SPRINGFIELD		91	0	0	0	0
C016	*0057	TAMBOERSKLOOF	*08		3	16	9	15
C016	*0058	THORNTON		12	6	13	0	3
C016	*0059	VREDEHOEK		10	11	9	1	1
C016	*0060	WESFLEUR		81	606	34	229	70
C016	*0061	WETTON		13	5	8	8	10

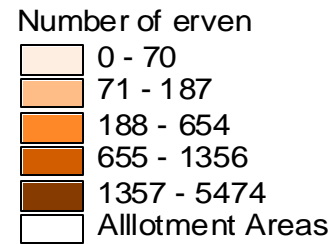
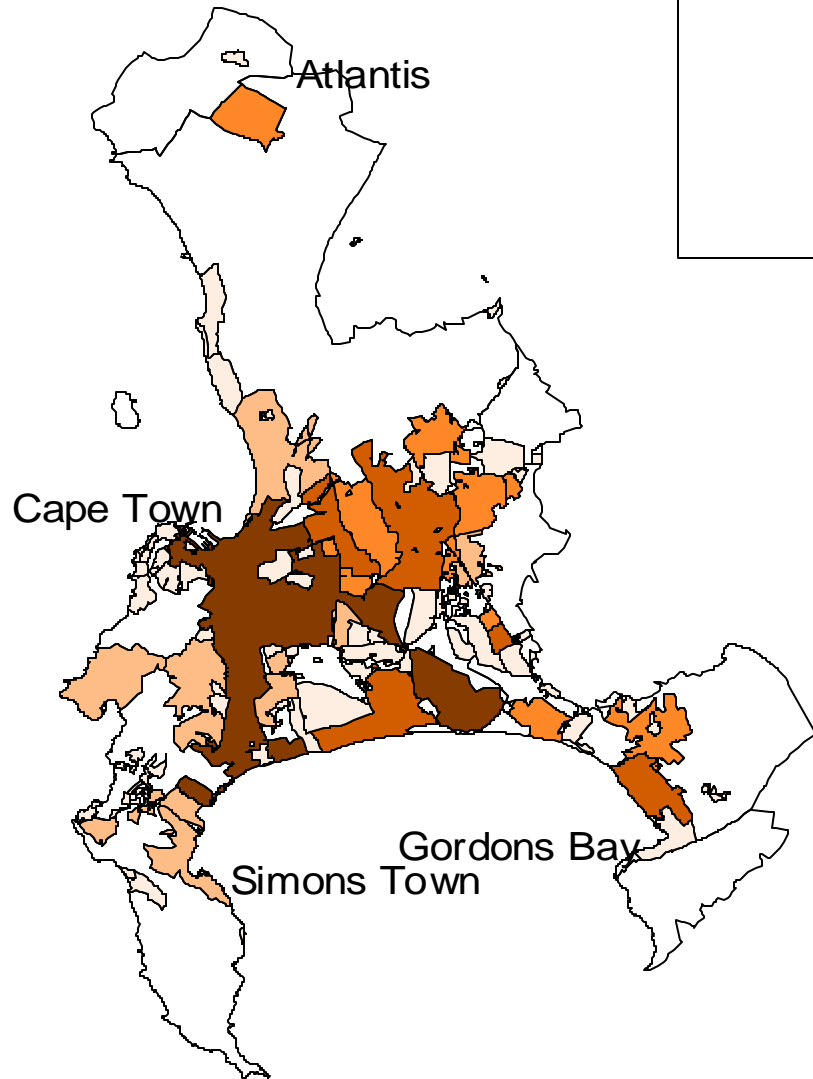
NUMBERS OF ERVEN APPROVED BY THE SURVEYOR GENERAL BY ALLOTMENT AREA

DIST	SG-AL	ALLOT-NAME	CMC-AL	1985	1992	1999	Projected 2004	Projected 2009	
C016	*0062	ZEEKOEIVLEI		29	70	80	10	11	8
C016	*0063	KHAYELITSHA		37	5474	4534	296	250	120
C016	*0064	NYANGA		27	0	5	0	2	2
C016	*0065	WELTEVREDEN VALLEY		40	0	6	3	5	6
C016	*0066	CROSSROADS		39	0	0	0	0	0
C016	*0067	DELFT		89	0	783	0	230	230
C016	*0068	LANGA		25	0	73	0	23	23
C016	*0070	KRAAIFONTEIN (C)		96		55	38	62	71
C016	*0071	BRACKENFELL (C)		94	182	262	85	100	88
C016	*0072	MFULENI (C)		58	0	557	1	270	280
C016	*0073	KUILS RIVER (C)		82	507	44	54	20	10
C016	*0074	CAPRICORN		97	0	0	0	0	0
C016	*0075	BLUE DOWNS (C)		100	0	22	3162	3000	3700
C016	*0076	MISTY CLIFFS		53	1	0	1	1	1
C016	*0077	FISANTEKRAAL		34	0	0	1351	4200	8000
C016	*0078	PARKLANDS		98	0	0	549	2000	3300
C055	*0000	PAARL FARMS	PA						
C055	*0005	KRAAIFONTEIN (P)		73	0	1	0	0	0
C067	*0000	STELLENBOSCH FARMS	ST						
C067	*0001	BAKKERSHOOGTE		19	9	3	27	80	165
C067	*0002	BLACKHEATH		71	8	6	2	2	2
C067	*0004	BRACKENFELL (S)		52	654	374	270	210	180
C067	*0005	CROYDEN		61	1	1	0	0	0
C067	*0006	EERSTE RIVER		63	8	43	66	140	220
C067	*0007	FAURE		62	0	0	0	0	0
C067	*0008	FIRGROVE		59	0	2	0	0	0
C067	*0009	GAYLEE		72	523	2	0	0	0
C067	*0010	GORDONS BAY		56	20	567	25	280	290
C067	*0011	HAGLEY		88	11	0	188	1870	210
C067	*0012	KLEIN VLEI		86	1023	1	4	0	0

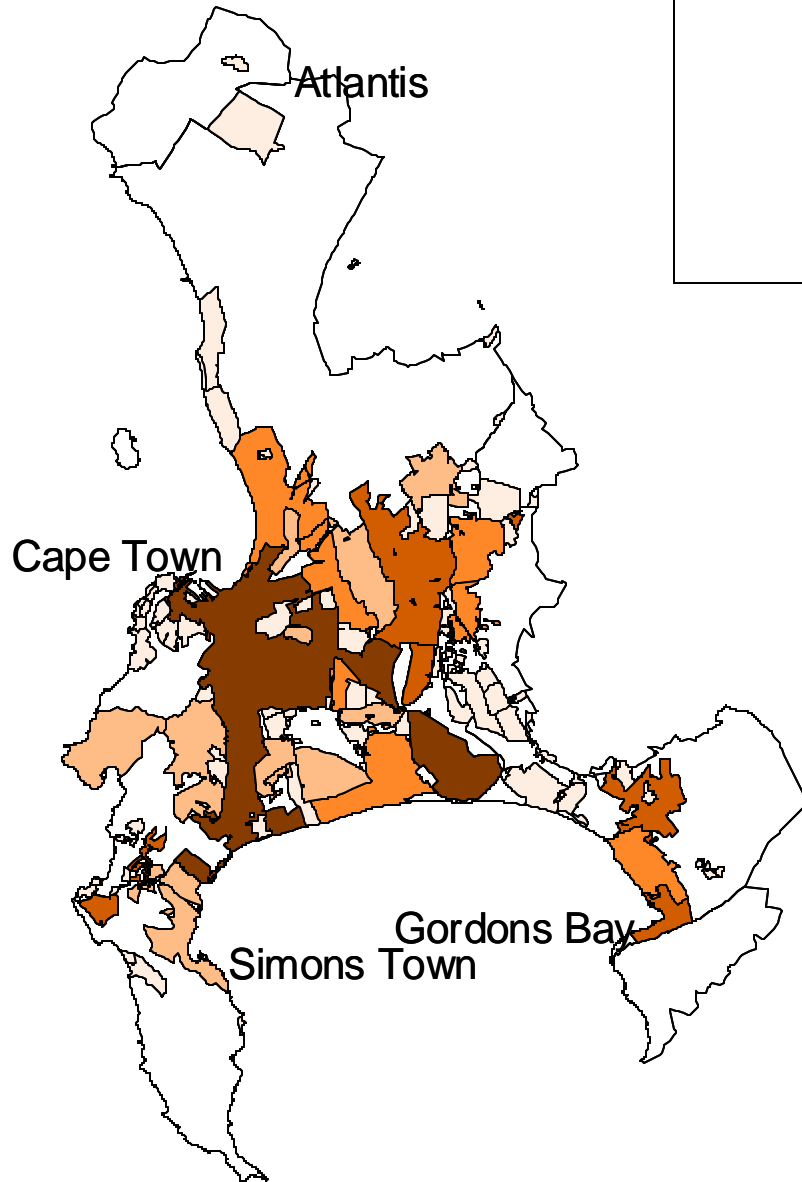
NUMBERS OF ERVEN APPROVED BY THE SURVEYOR GENERAL BY ALLOTMENT AREA

DIST	SG-AL	ALLOT-NAME	CMC-AL	1985	1992	1999	Projected 2004	Projected 2009	
C067	*0013	KUILS RIVER S		79	158	279	169	230	235
C067	*0015	MACASSAR		60	422	1	2	0	0
C067	*0016	PAREL VALLEI		21	4	26	2	5	5
C067	*0018	RAITHBY		54	0	1	4	10	16
C067	*0019	RUSTDAL		70	5	2	3	2	2
C067	*0020	SCOTTSDENE		74	369	33	0	300	280
C067	*0021	SOMERSET WEST		46	403	501	250	300	280
C067	*0023	THE STRAND		57	1298	368	15	10	0
C067	*0024	BLUE DOWNS (S)		85	0	1	2	2	3
C067	*0026	MFULENI (S)		84	0	0	0	0	0
C067	*0027	KRAAIFONTEIN (S)		95	50	1046	34	110	120
C067	*0028	PENHILL		87	0	0	0	0	0
C067	*0029	SIR LOWRY'S PASS		49	0	0	0	0	0
C013	*0000	CALEDON FARMS	CN						
C046	*0000	MALMESBURY FARMS	MA						
C046	*0009	MAMRE		80	0	10	3	7	8

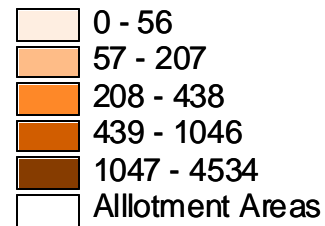
ERVEN CREATED IN 1985



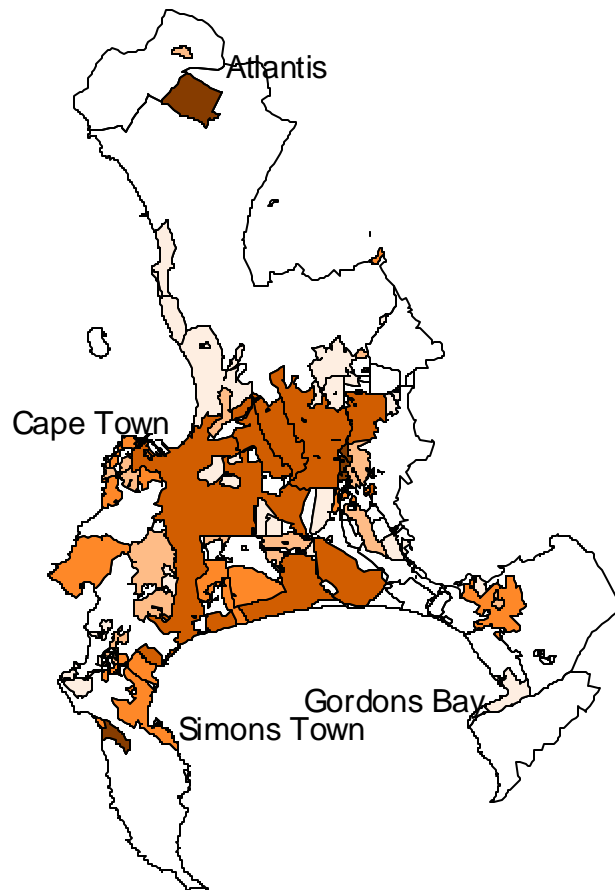
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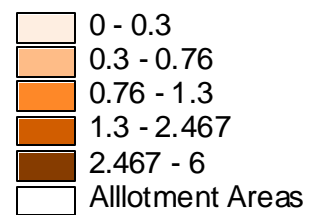
Number of erven



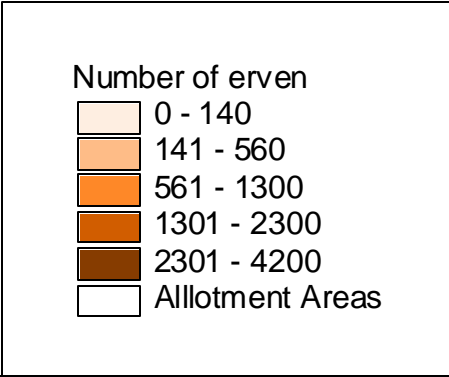
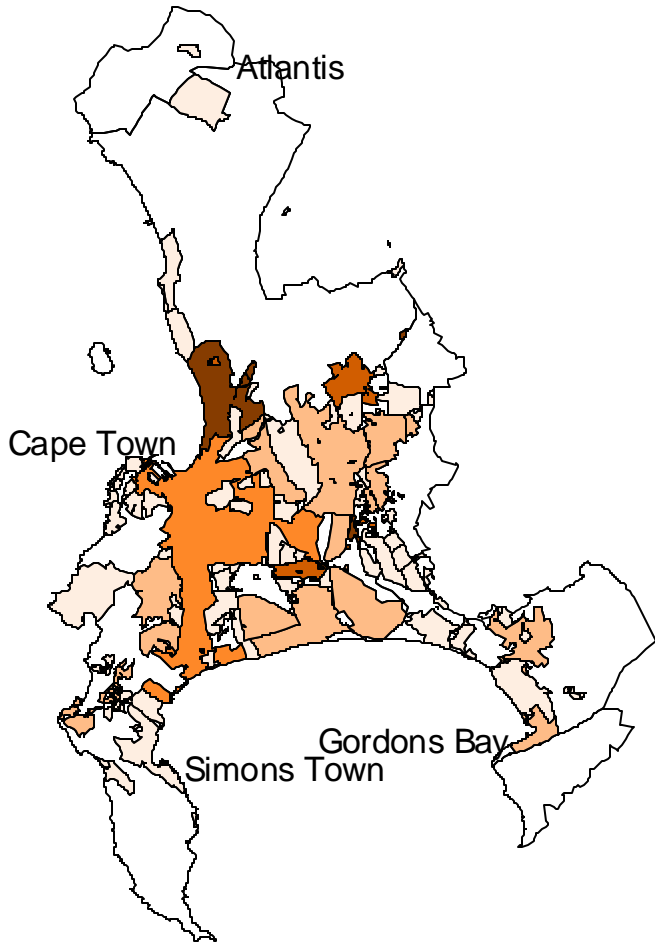
ERVEN CREATED IN 1999



Number of erven



PROJECT ERVEN FOR 2004



PROJECT ERVEN FOR 2009

