



Table View CID

Working together for a safer,
cleaner, and better community

Urban Management Survey

November 2025 - March 2026

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Table View CID

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Legal Notices

1. **PRIVACY NOTICE:** In accordance with the PoPI Act, all information received through the Table View CID Urban Management Survey has been stored confidentially, with access limited only to Table View CID steering committee members and City of Cape Town officials, for the sole purpose of fulfilling the CID by-law urban management survey requirements.
2. **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.
3. **SURVEY PERIOD:** The results of this urban management survey report are from the period starting the 8th of November 2025 and ending the 14th March 2026. A total of 54759 emails were sent of which 3119 were read.
4. **RESPONDENT PROFILES:** Only completed survey answers from Table View property owners have been considered for this urban management survey report.
5. **REQUIRED RESPONDENT THRESHOLD:** City of Cape Town by-laws require a minimum of 20% of the property owners to respond to the urban management survey to progress to the business plan stage of the CID process.
6. **SURVEY RESPONSE:** 23.04%+ of property owners (one property owner can own multiple properties) had responded to the urban management survey by the 14 March 2026, allowing the CID steering committee to progress to the business plan stage of the CID process.
7. **ONGOING FEEDBACK:** Property owners who have yet to complete the urban management survey, can continue to provide feedback up to the notice of the first public meeting date (which date is still to be determined).





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Executive Summary

Executive Summary

Vagrancy and related public-order issues are the dominant concern across every category.

Safety → Vagrants linked to crime, harassment, fear at night.

Cleanliness → Bin digging, public urination/defecation, litter in parks.

Infrastructure → Vagrants damaging parks, walkways, greenbelts; perceived lack of enforcement.

Sustainability → Fires started by vagrants, pollution in the vlei, damage to dunes.

Social Responsibility → Strong support for shelters/job centres **with rules**, but opposition to handouts that enable street living.

60% of property owners have lived in the area for **more than 10 years**, showing a strong need for **change**



Executive Summary

Precinct Profile

- Table View proposed CID consists of 8003 Erven, 16023 Properties, owned by 12800 unique entities, 443 exempt properties, 147 vacant properties and 29 properties under R1000 in value such as private roads.
- 89% of properties are zoned residential, while 11% are non-residential
- The area is split between two wards, Ward 113 & Ward 107, however the majority of properties fall within ward 113.
- Average residential property value is R1.68M
- Average non-residential property value is R3.2M

Survey Profile

- Between 9 November 2025 and 19 March 2025 there were 3161 survey responses
- A total of 2665 respondents were confirmed as property owners in the area
- This represents a total of 23.04% of individual property owners, with the required threshold for urban manage responses being 20%.
- Notable that most responses (60%) came from property owners who have lived in the area for more than 10 years.



Table View CID Precinct Profile

Property Valuations

Residential v non-Residential	Property Valuation	Valuation %
Residential	R 24 366 517 951.00 (24.5 Billion)	88.97%
Non-Residential*	R 3 022 100 240.00 (3 Billion)	11.03%
Total	R 27 388 618 191.00	100

Property Count

Residential v non-Residential	Number of Properties	% of Properties
Residential	14 464	93.9%
Non-Residential*	940	6.1%
Total	15 404	100%

Average Property Values

Residential v non-Residential	Property Valuation	Number of Properties	Average Property Value
Residential	R 24 366 517 951.00 (24.5 Billion)	14 464	R 1 684 632.05
Non-Residential*	R 3 022 100 240.00	940	R 3 215 000.26
Total	R27 388 618 191.00	15 404	R 1 778 019.88

*Non-Residential properties include commercial, industrial, vacant land, public infrastructure and state owned properties



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Survey Campaign

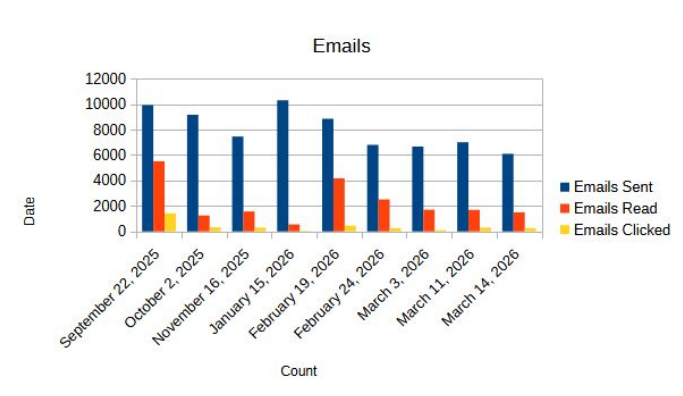
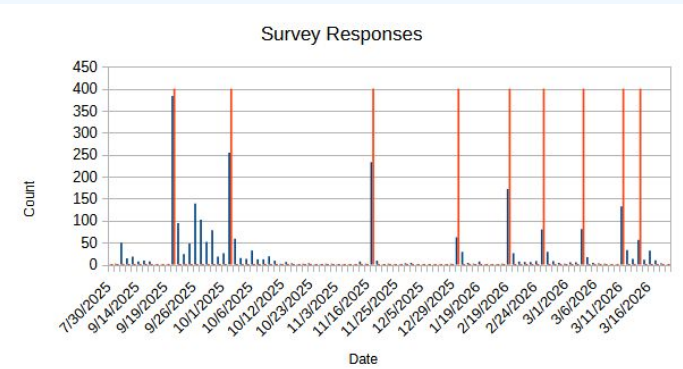


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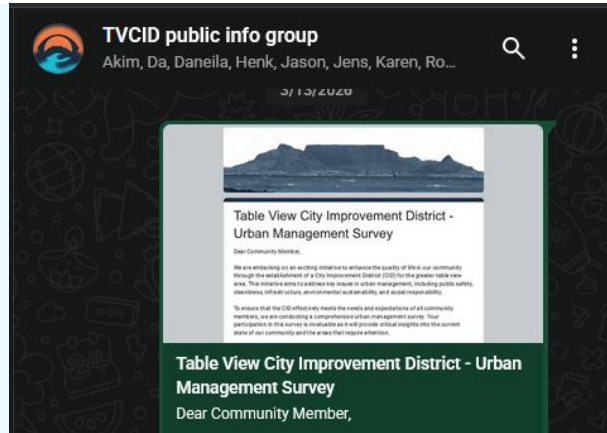
NEWS

Residents unite to improve Table View

Staff Reporter and Tara Isaacs | Published 2025-11-10

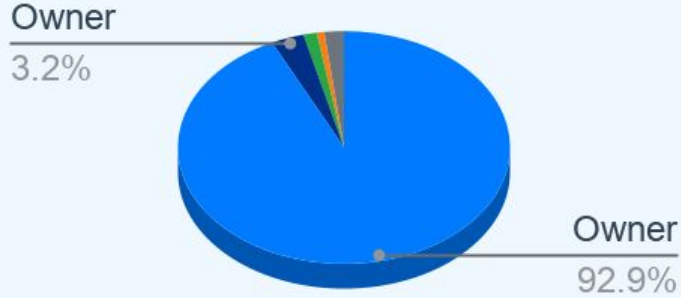


The Table View community is coming together to establish a City Improvement District (CID) – a resident-led initiative aimed at enhancing public safety, cleanliness, and the overall quality of life in the suburb.

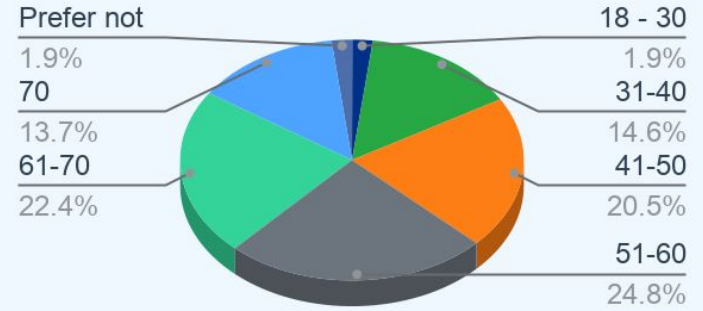


Respondent Profile

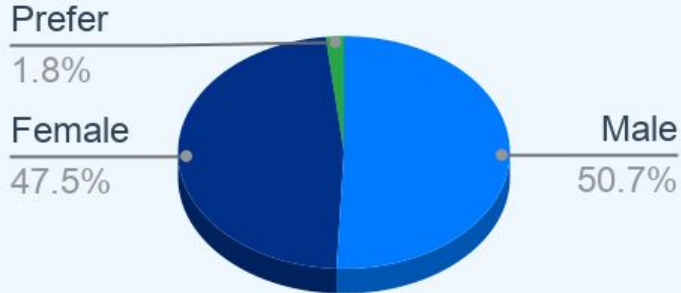
Property Classification -



Respondant Ages



Gender Distribution



Duration of ownership

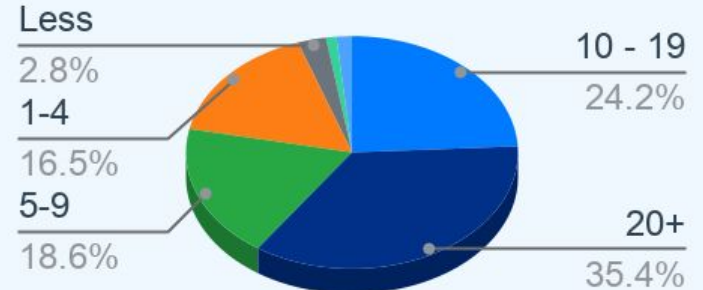




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Public Safety

Executive Summary

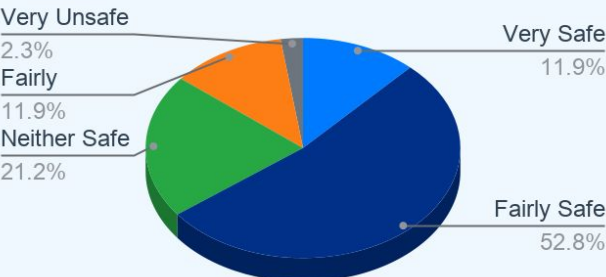
Public Safety

- 60% of property owners feel safe on their own property during the day, this drops to 50% at night
- 50% of property owners feel safe to walk the street during the day, this drops significantly to 13% at night
- 50% of owners feel safe in public spaces
- 46% of property owners have been involved in a safety matter in the past 5 years, only 51% of these were reported to SAPS
- The area reports an average effectiveness of SAPS as 2.67 / 5
- 62% of property owners have invested in additional security, primarily the use of CCTV cameras (45%) and lighting (25%)
- 70% of property owners have an armed response and alarm system
- 97% of owners would be in support of a more visible public safety campaign
- 94% of owners would be in support of area wide CCTV coverage
- 47% of owners spend more than R500 on private security a month

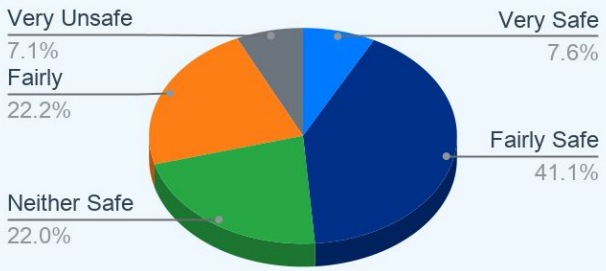


Safety

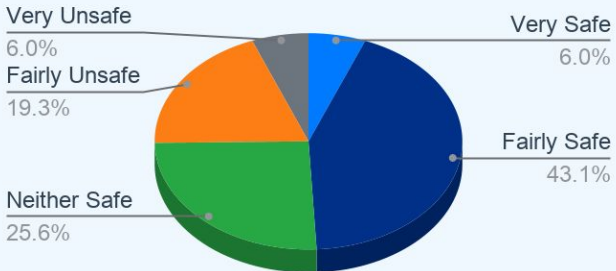
Safety at home during the day



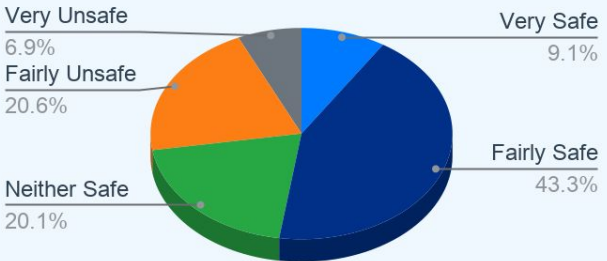
Safety at home at night



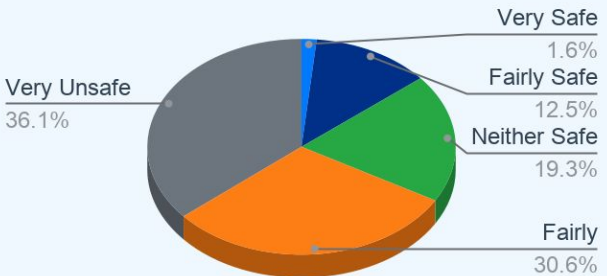
Safety in public spaces



Safety walking during the day

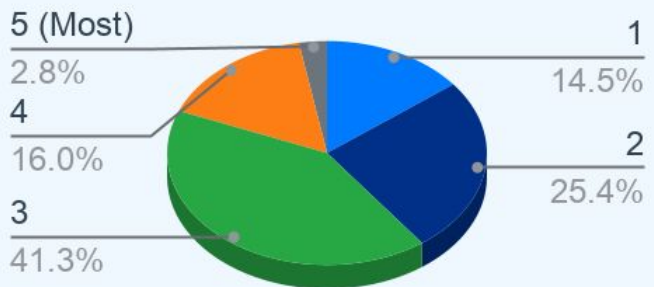


Safety walking during the night

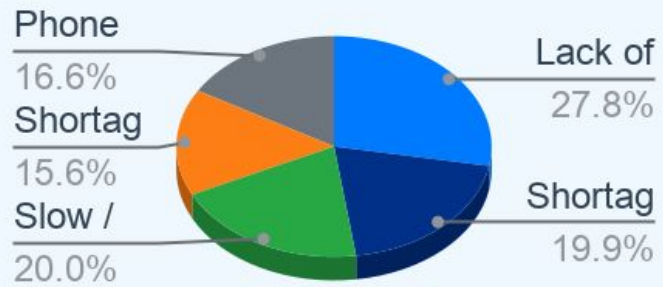


Safety and SAPS

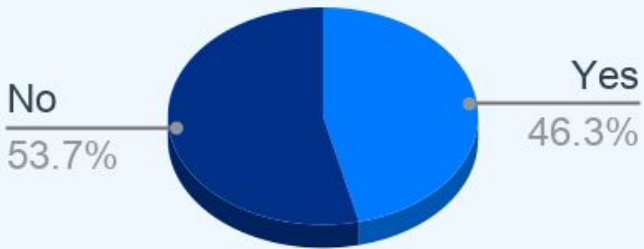
Effectiveness of SAPS



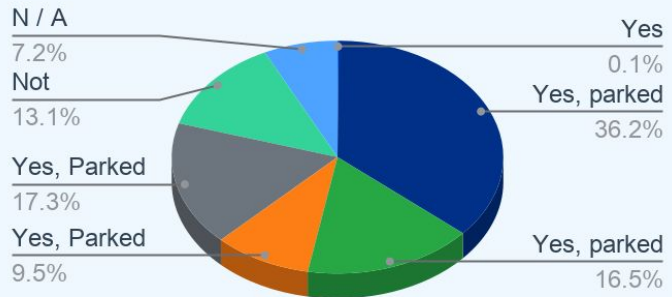
Reasons for SAPS



Have you been involved in a

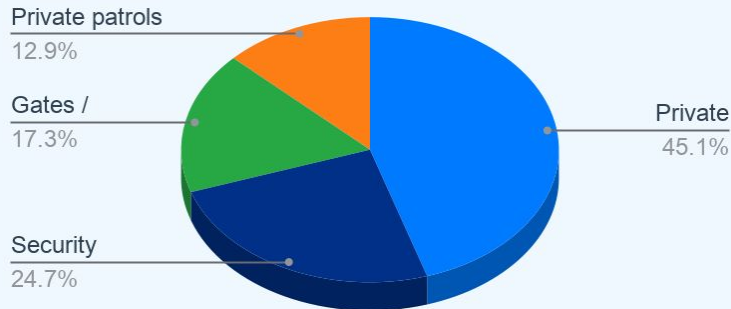


Are you concerned about the safety of your car

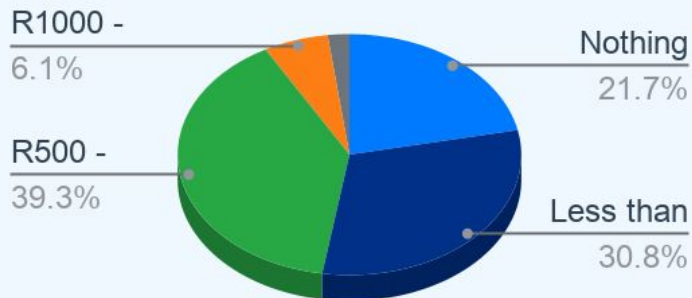


Safety

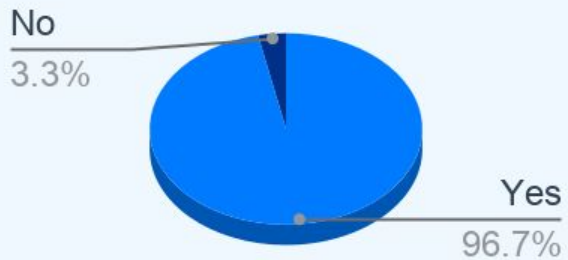
Additional Security measures



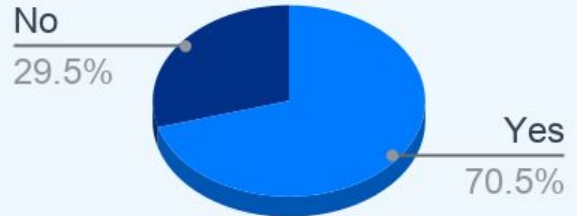
Average monthly spend on additional



Would more visible security



Do you have an armed response



Support an area wide network of CCTV

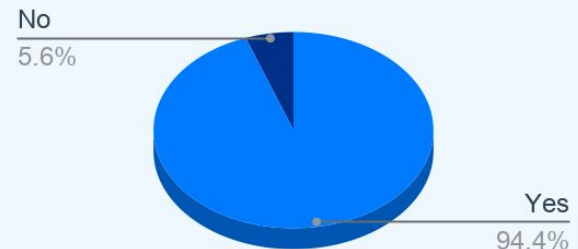


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Open ended question themes

1. Vagrants / Homelessness / Squatting (mentioned in ~85–90% of responses)

Residents overwhelmingly see the growing number of vagrants, tent encampments, and rough sleepers as the main driver of crime, harassment, litter, and loss of public spaces.

- “Vagrants are a big problem, loitering around people's homes and open fields.”
- “The vagrants and criminal elements that run rampant in the area have made it now impossible for me as a female alone to walk 2 big dogs.”
- “Vagrant numbers increased making it unsafe to allow kids to walk to school or walk your dogs alone.”
- “The constant tent pitching of vagrants/homeless individuals all over and law enforcement does very little to eradicate the problem.”
- “Too many vagrants setting up house all over... Get rid of the Vagrants!”



Open ended question themes

2. Loitering Job Seekers / People Standing on Corners

Strongly linked to the vagrancy theme; many residents feel these groups scout houses, urinate in public, harass, and create an intimidating atmosphere.

- “The amount of people looking for work, though harmless, does not reflect well on the area... Remove all work-seekers from the corners and pavements.”
- “There are far too many job seekers that are loitering at stop streets (Wood Drive in particular) that it feels unsafe to come to a full stop.”
- “Too many people hanging around in front of property ‘waiting for work’... Job seekers on the corner of my house. Very concerned for safety.”
- “The 'job seekers' on corners and in front of our properties pose a real threat.”



Open ended question themes

3. Ineffective / Invisible Policing (SAPS & Metro)

Repeated frustration that police are absent, slow to respond, or unwilling to act on vagrancy, drugs, and minor crimes.

- “SAPS and City have lost control... More visibility from LE & SAPs - LE is absolutely useless.”
- “The safety is directly impacted by the ineffectual response to vagrants in the area. Both police and metro police are ineffective and not interested in dealing with this issue.”
- “There is so much crime in our community and the police do absolutely nothing.”
- “We have had multiple incidents... and the police don’t respond and law enforcement doesn’t respond in time.”



Open ended question themes

4. Drug Dealing / Open Drug Use

Frequently mentioned alongside vagrants; many note open dealing, especially near beaches, restaurants, parks, and certain roads.

- “Drug dealing is a major problem in the area... Drugs and all the dealings happening around the restaurants, beachfront and Coral Rd.”
- “The amount of homeless people setting up tents and hanging around public areas, openly selling and consuming drugs has grown exponentially.”
- “There’s a lot of drug dealing that happens on the corner of Dorchester and Main... Drug dealers, threatening car guards at beach front are very concerning.”



Open ended question themes

5. Need for Better Street Lighting, Cameras & Physical Barriers

Practical infrastructure suggestions appear in many responses.

- “More street lights, brighter street lights would be good in our road... Brighter streetlights needed, especially in park areas.”
- “Cameras would go a long way... public camera’s are essential in fighting crime.”
- “Possible fencing areas for exclusive use with gates at entry points... The Vlei needs to be fenced off.”



Open ended question themes

6. Fear for Vulnerable Groups & Everyday Activities

Women, children, elderly, and dog walkers repeatedly say they no longer feel safe walking, going to the beach, or using parks.

- “It is not safe for Children to walk alone at all in the area, day or night. Elderly people get aggressed and intimidated everywhere.”
- “Can’t even go for a walk on the beach without feeling unsafe and especially as a woman.”
- “I’m highly concerned about the homeless people at the Virgin Active, and about my son walking home from school via that route.”
-



Open ended question themes

7. Support for (or Opposition to) a CID / Additional Security Measures

Many explicitly back a City Improvement District (like Camps Bay, Gardens, Woodstock) for funding extra patrols, cleaning, and enforcement. A small minority oppose cameras/surveillance on privacy grounds.

- “There are many groups working tirelessly on safety awareness and patrols... A CID will resolve both those shortcomings.”
- “Implement CID programs such as Camps Bay, Gardens, Woodstock, etc.”
- “I do not want any kind of mass surveillance system... zero guarantee that any of it would be used to benefit anyone other than themselves.”



Open ended question themes

8. Other

A few residents say their specific street or complex still feels safe thanks to private security/neighbourhood watches.

- “I live in a quiet part of flamingo vlei and have done for over 25 years without any major threat... We have good private security response in the area, visible and alert.”
- “Inside the complexes it is safe, but not outside the complexes... We have good private security response in the area.”
- “Excellent idea... We have Neighbourhood watch and personal monitoring and armed response. we do not walk at night...”

Traffic calming, taxi lawlessness, and speeding.

- “Speeding in Blaauberg Rd and subsequent noise pollution... Drag racing is still an issue, people speeding in our road, we need traffic calming measures.”
- “Taxi's not disciplined... Taxi lawlessness in the area is out of control.”
- “Street racing (modified cars and bikes with loud exhaust pipes) late at night on Porterfield Road is a real concern.”





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Cleanliness

Executive Summary

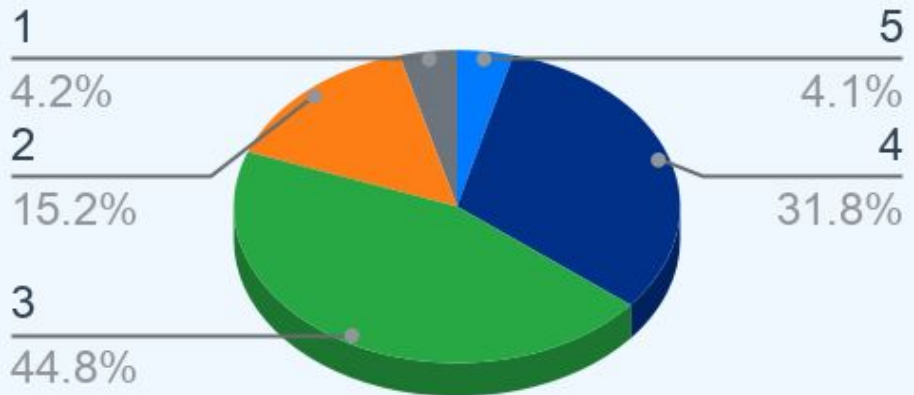
Cleanliness

- The overall cleanliness of the area is 3.2, with the second highest rating being a 4
- The overall cleanliness of the immediate neighbourhood is 3.42, with an almost equal split between 3 and 4
- 50% of property owners are satisfied that the city keeps the area clean
- 68% of property owners think litter in the area is a problem
- 52% of property owners don't think there are sufficient bins in the area
- 40% of property owners think the bins are cleaned regularly enough
- 63% of property owners believe there is an illegal dumping problem in the area
- 50% of property owners think Dog Poop is an issue
- 88% of property owners are concerned with vagrants digging through rubbish on bin days
- 75% of property owners have seen first hand public urination and/or defecation

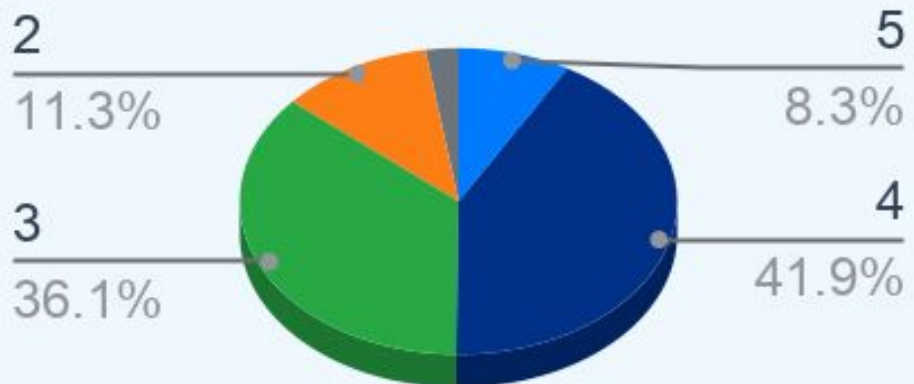


Cleanliness

Cleanliness of area

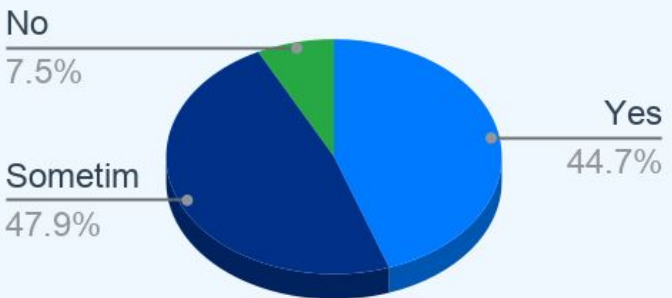


Cleanliness of neighbourhood

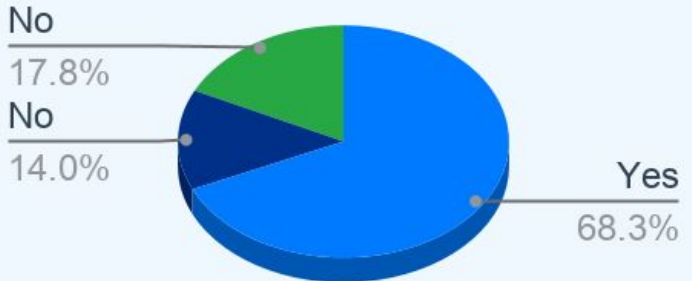


Cleanliness City Services

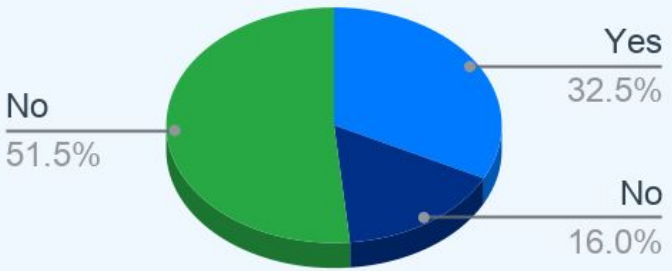
Does the city keep the area clean



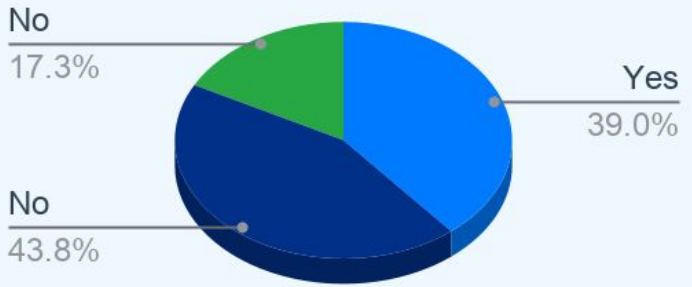
Is litter a problem



Are there sufficient bins

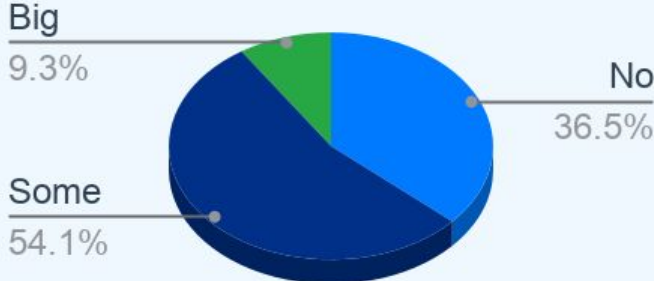


Are the bins cleaned regularly

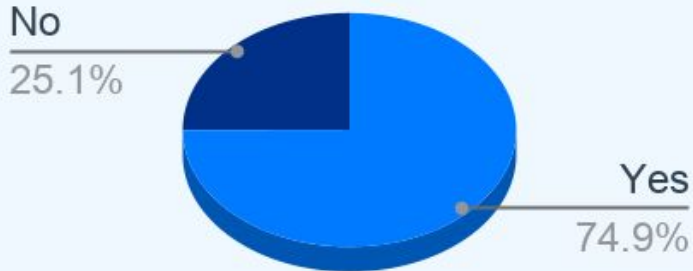


Cleanliness City Services

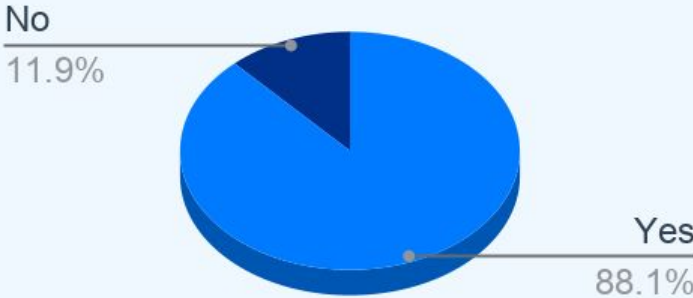
Is Illegal dumping a problem



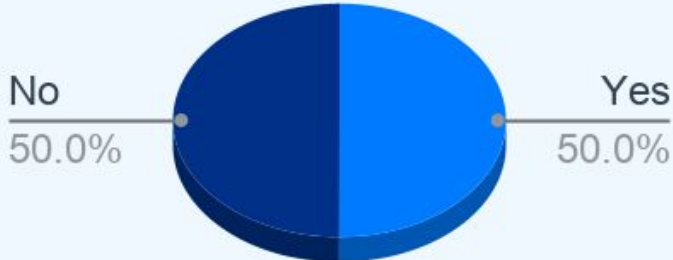
Public urination / defecation



Are vagrants a problem



Is dog poop a problem



Open ended question themes

1. Vagrants / Homeless as the Primary Cause of Mess, Litter & Unsanitary Conditions

Residents repeatedly state that vagrants create the majority of litter, public urination/defecation, and bin chaos.

- “Vagrants are the main reason for the rubbish that pollutes our street... Vagrants leave a lot of mess, particularly by SAPS.”
- “The vagrants leave trash outside the bins... Homeless people are the main cause of these issues.”
- “Vagrants is a big problem they constantly messing and urinating defecating in public.”
- “The cleanliness issue is mostly due to all the homeless people messing with the rubbish on bin day and urinating and defecating.”



Open ended question themes

2. Bin Diggers / Bin Scratchers Creating Chaos on Collection Days

Bin days are repeatedly described as a nightmare due to people ripping open bags and leaving litter everywhere.

- “Bin day is always a mess. Vagrants tear everything open. Leave it on the ground...”
- “People digging through bins a huge problem!... On bin day, vagrants leave a big mess.”
- “The vagrants make an almighty mess every week when they dig in our bins and our rubbish is strewn across the street.”
- “Bin pickers are more organised with truck collections but the spillage from bins on pavements is bad especially in windy conditions.”



Open ended question themes

3. Public Urination & Defecation (Especially in Parks, Greenbelts, Bus Stops & Near Walls)

Strong emphasis on human waste making areas smell and feel unusable, particularly affecting children and dog walkers.

- “A lot of street people use the parks for urination and defecation. My dog once picked up someone’s poop.”
- “Public urination has increase in the past year, all along the R27 road... it is disgusting.”
- “The homeless use the parks as toilets... The green belt behind my house get used as a toilet and it stinks.”
- “People peeing and pooping behind the bins and next to the complex wall.”



Open ended question themes

4. Parks, Greenbelts & Public Open Spaces Becoming Unusable & Filthy

Parks are frequently mentioned as overtaken, littered with glass, needles, poop, and used for drinking/drugs.

- “The parks are a massive problem. They are used to conduct drug dealing... also used as public toilets.”
- “Public parks maintained by the city are in bad condition, I wouldn’t let young children/dogs play there due to rubbish, needles, poop, smells of urine.”
- “We have homeless people living in the parks which makes the area dirty.”
- “The park is open, which we have requested to have closed off. Still nothing been done for safety or cleanliness.”



Open ended question themes

5. Lack of / Insufficient City Cleaning & Maintenance (Despite New Cleaning Levy)

Many feel they are paying extra for cleaning that isn't visible or effective, especially in side streets and verges.

- “We are paying a CoCT cleaning fee on our R&T bill... but no cleaning done in this area.”
- “I am charged for City-wide cleaning: R66.78....I don't see this supposed cleaning happening regularly.”
- “Sweepers only clean main streets and not side streets... The area is filthy, especially on bin day.”
- “CoCT need to fix Road surfaces as well weed, water and remove mole holes and thorns in public park.”



Open ended question themes

6. Job Seekers / Loiterers Contributing to Litter & Urination on Corners & Pavements

Closely linked to vagrancy; residents see them as a constant source of mess.

- “Job seekers on street corners litter a lot... Where the job seekers/informants sit all day there is also litter all the time.”
- “People that are looking for jobs standing in the streets do urinate in boundary walls and trees.”
- “Guys standing around waiting for work, always makes dirt on the streets.”



Open ended question themes

7. Calls for Solutions (More Bins, Fencing, Enforcement, Public Toilets, Recycling)

Practical suggestions appear frequently, alongside frustration.

- “More public bins and regular cleaning of bins, drains, gutters ect... Need bins at the few entrances to the Vlei.”
- “More bins & public toilets - urgent!!... Provide public ablutions mainly for men.”
- “Fencing off of the whole vlei... The newly enclosed park behind west riding school is excellent.”
- “Formalize bin pickers... We believe they do a service by recycling stuff... where bin pickers are officially registered.”





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Infrastructure

Executive Summary

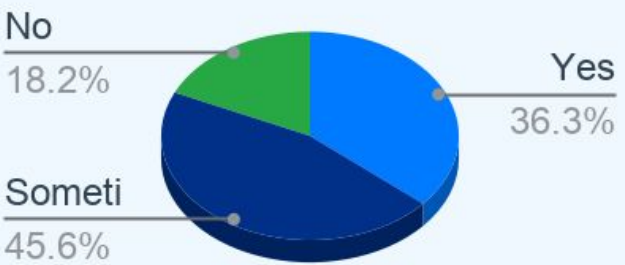
Infrastructure

- 50% of property owners believe public infrastructure is maintained adequately
- 36% of property owners believe the city maintain public verged
- 47% of property owners believe there is adequate street lighting in the area
- A 3.04 rating is provided on the maintenance of public walkways and parks
- 73% of property owners would like to see improvements to public parks
- 52% of property owners would like to see more traffic calming measures in place
- 35% of property owners believe more street signage is required in the area
- 88% of property owners do not believe graffiti is a problem in the area
- 44% of dog owners do not believe there is adequate dog friendly parks in the area

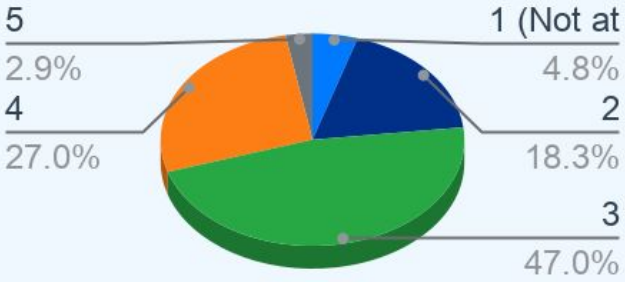


Public Infrastructure

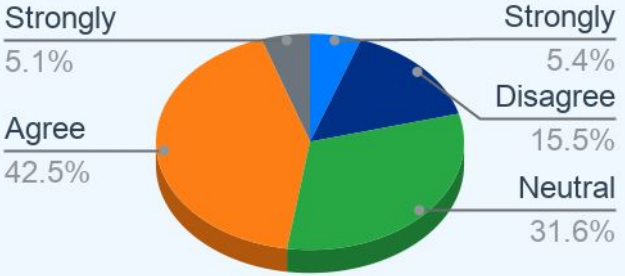
Are public verges maintained



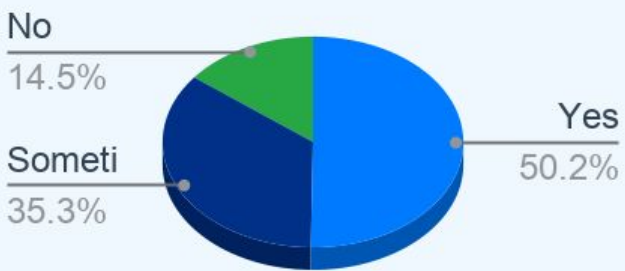
Are paths and parks maintained



Is street lighting adequate

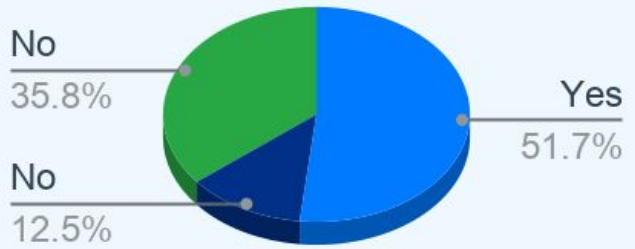


Is Public infrastructure

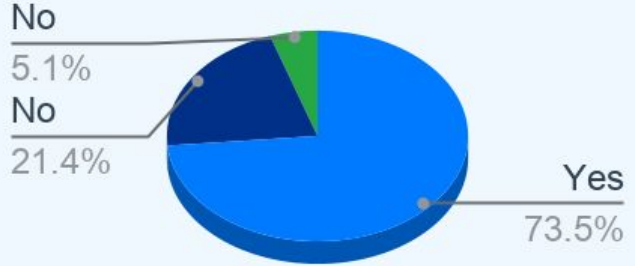


Public Infrastructure

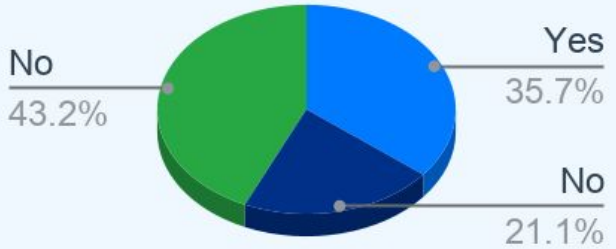
More traffic calming



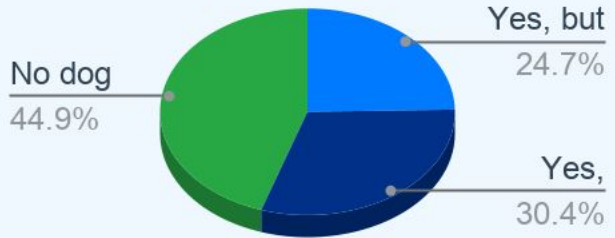
Improvements to parks



Adequate street signage



Are there adequate pet parks



Open ended question themes

1. Poor Road & Pavement Maintenance (Potholes, Crumbling Surfaces, Missing Pavements)

Residents frequently complain about deteriorating roads and unsafe or non-existent pavements.

- “Roads are in a terrible condition with potholes left for months.”
- “Pavements for pedestrians and prams that don’t contain pebbles, broken rock or rounded concrete balls.”
- “Many Roads are in shambles... The brick paving of the pavements and path between Dolphin Beach and Marine Circle has collapsed.”
- “Roads need to be resurfaced... Potholes and unmaintained roads (dips and sagging sections) are becoming more and more noticeable.”



Open ended question themes

2. Need for Traffic Calming Measures (Speed Bumps, Raised Intersections, Cameras)

Speeding, ignored stop signs, and reckless driving (especially taxis and motorbikes) are major frustrations.

- “Speed humps in streets like Humewood Drive is a necessity... people drive like bats out of hell.”
- “Please put speed bumps at the circle of Raats drive and Gie road... Speed bumps in Visagie road are required.”
- “There needs to be a lot more traffic calming measures around Parklands College. Especially at the Stop signs as 90% of people do not stop.”
- “Blaauwberg Road... more closely resembles a drag strip... speed cameras were installed.”



Open ended question themes

3. Parks & Public Open Spaces – Poor Maintenance & Safety Issues

Parks are seen as under-maintained, sandy, thorny, or overtaken, making them unusable for families and dogs.

- “The parks are just a massive problem... mostly sandy areas just attracting vagrants.”
- “Parks need better lighting and should be fenced so we can take dogs there.”
- “Parks are full of thorns and broken bottles our kids can’t play there.”
- “The newly enclosed park behind west riding school is excellent – but the pathways need to be completed.”



Open ended question themes

4. Sewerage & Stormwater Problems (Overflows, Blockages, Flooding)

Recurring complaints about failing drainage and sewage infrastructure, worsened by new developments.

- “Sewerage regularly leaks into the roads... Sewer blockages and poorly patched roads.”
- “Sewage is a problem in South road in winter – periodic flooding.”
- “We need sewerage pipe upgrades desperately – between bi-weekly and monthly issues with sewers overflowing.”
- “Storm water drains are sometimes cleaned, but our roads are unkept and full of potholes and damages due to bursting pipes.”



Open ended question themes

5. Street Lighting Issues (Dim, Old, Broken, or Insufficient)

Many mention inadequate or failing lighting, especially in residential streets and along the beachfront.

- “Street lights are very old in Briza Road and not enough light.”
- “Not enough street lighting... Streetlights in Sultana, Barlinka not bright enough.”
- “The street lights in our area are owned by Eskom!!! They need to fix them.”
- “More street lights are needed in our streets and along the beach front.”



Open ended question themes

6. Impact of Densification & New Developments on Infrastructure

Rapid apartment building is blamed for straining roads, water, sewerage, and parking.

- “Infrastructure needs upgrade due to all the apartment blocks being built. Water and power supply is a problem.”
- “Too many apartment buildings being built causing traffic jams...”
- “The increase of cars on the roads trying to get out/in of Table View is a massive problem...”
- “New high density residential areas must not be allowed!!! Infrastructure can't cope.”



Open ended question themes

7. Calls for Dog Parks, Outdoor Gyms, Better Play Areas & Recreational Facilities

Strong demand for pet-friendly and family-oriented upgrades.

- “Would be nice to have a large off lead dog park that is enclosed... We need more in table view that are enclosed and secure.”
- “Leadville Dog Park is an outstanding facility... We need more.”
- “Park gyms would be great but they need to be safe...”
- “A dog park for only dogs in the area would be welcome.”



Open ended question themes

8. Traffic Congestion, Taxi Lawlessness & Poor Intersection Management

Congestion at key points and rule-breaking by taxis are repeatedly highlighted.

- “Traffic in the mornings at major traffic lights is horrendous... taxis driving on the pavement.”
- “Taxi drivers and their constant speeding, stopping in the middle of the left lane...”
- “The traffic light timing is a huge problem... Traffic congestion is ridiculous.”





Table View CID

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Sustainability

Executive Summary

Sustainability

- 72% of property owners are not concerned about invasive plants
- 59% of property owners actively recycle, either via the city, privately or drop off locations
- 88% of property owners would like to see more indigenous plants in the area
- 42% of property owners are concerned about fire risk in the area
- 38% of property owners would like to see invasive species cleared from the area

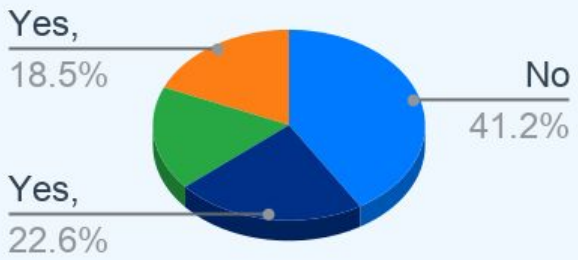


Environmental Sustainability

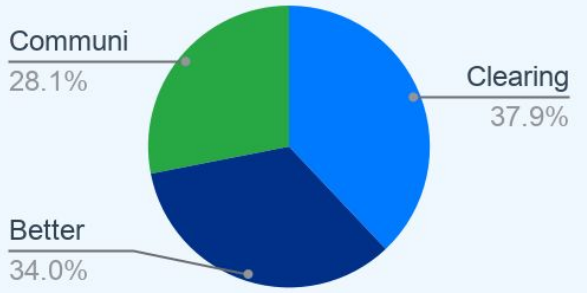
Concern invasive plants



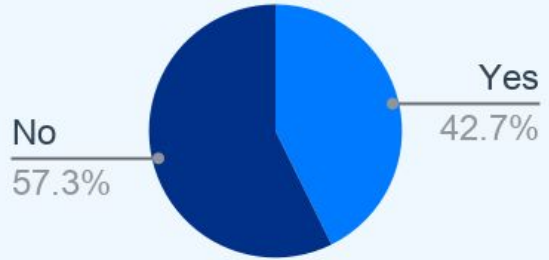
Do you recycle



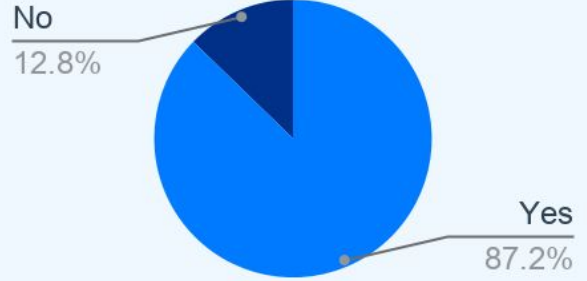
Measures to reduce risk of fire



Concerned about fire risk



See more indigenous plants



Open ended question themes

1. Vagrants / Homeless Causing Fires, Litter & Damage in Natural Areas

Vagrants are repeatedly blamed for starting fires, camping in sensitive areas, and creating mess in the vlei, dunes, and greenbelts.

- “Vagrants cause the fires... deal with the vagrants who often cause the fires.”
- “Keep the vagrants away our house nearly burnt cause they make fire in the field next to our house.”
- “The vlei has so much potential but is also very poorly managed... vagrants use it to hide.”
- “Remove vagrants and squatters... they make fires... and are drunk or stoned... risk of fire spreading.”



Open ended question themes

2. Pollution & Sewerage Spills into the Vlei / Diep River / Rietvlei

Strong concern about raw sewage, stormwater overflows, and resulting water quality issues.

- “Sewerage regularly leaks into the roads... running like rivers into the storm water canals, right into Rietvlei.”
- “Sewerage pollution in the Diep River... raw sewerage leaking into Rietvlei wetland.”
- “The sewage smell is sometimes a problem... sewage spills on the vlei which are not cleaned up correctly.”
- “We have raw sewerage in our property on a regular basis due to faulty pump stations!”



Open ended question themes

3. Lack of / Poor Recycling Services

Many residents want City-provided recycling collection or more drop-off points and are frustrated that it is not available or consistent.

- “We need more recycling drop off points... I stopped recycling.”
- “I would support a city recycling service in Waves Edge... City of Cape Town recycling pickups would be great.”
- “Tried to recycle, but CoCT refused to supply adequate collection points... So now we don't recycle.”
- “Would love city recycling in our area... Currently we are taking it to the dump.”



Open ended question themes

4. Invasive Species, Reeds & Vegetation Management (Especially in Vlei & Dunes)

Calls for better control of reeds, Port Jackson, pampas grass, and general maintenance of natural areas.

- “The reeds in the Vlei need to be removed. They are invasive... It was a navigable river yonks ago!”
- “The Vlei areas – the pampas grass is a big problem with the wind blowing the seeds everywhere.”
- “Clear Diep river of invasive species... Regular clearing invasive plants.”
- “The reeds on the vlei... are getting out of control – growing.”



Open ended question themes

5. Need for More Trees, Indigenous Planting & Greening

Desire for more shade, beauty, and biodiversity through planting (with some debate on alien vs indigenous).

- “More trees to be planted along the new walkway – for shading, beauty and increased appeal.”
- “Plant more trees and gardens... Rather plant indigenous plant species.”
- “Plant indigenous but do not remove all alien trees as streets would look barren.”
- “I would love to see our parks have gardens of the Cape Flats Sand Fynbos species.”



Open ended question themes

6. Poor Maintenance of Public Green Spaces, Parks & Vlei

Frustration that parks, verges, and the vlei are not watered, weeded, or kept tidy.

- “The lack of trees and planted areas is disappointing the parks are dry grass and soil with no flower beds.”
- “CoCT NEVER waters, weeds, removes thorns or remove mole holes... The park is basically a sand patch.”
- “The vlei is not seen to often enough... Keep parks clean and plant shady trees along the borders.”
- “Our parks are not a nice place for kids to play... they are not planted.”



Open ended question themes

7. Dust from Drying Vlei, Fire Risks & General Environmental Education

Summer dust from the vlei and fire hazards are noted, along with calls for education.

- “We have a huge problem with the silt / dust from Rietvlei pan, when it dries in summer.”
- “The Vlei next to Greenfields Enclave is not well looked after... dangerous snakes coming out.”
- “Education on environmental protection... Greater promotion of recycling and near-by drop off facilities.”
- “The community needs to be educated on invasive tree species.”





Table View CID

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Social Responsibility

Executive Summary

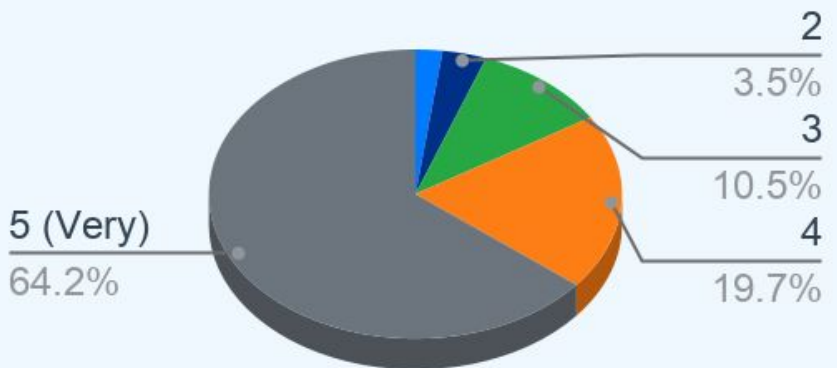
Social Responsibility

- 64% of people are very concerned about people in the area without permanent shelter, with a rating of 4.4 / 5 overall
- Top 4 concerns are: Litter, begging, urination and defecation, and drug/alcoholism
- 77% of property owners would support a job seeking center in the area
- 44% of property owners would support buskers freely performing in the area
- 85% of property owners would support buskers in dedicated areas
- 84% of property owners support NGOs
- 33% of property owners privately donate to the homeless
- 50% of property owners are aware of community initiatives in the area

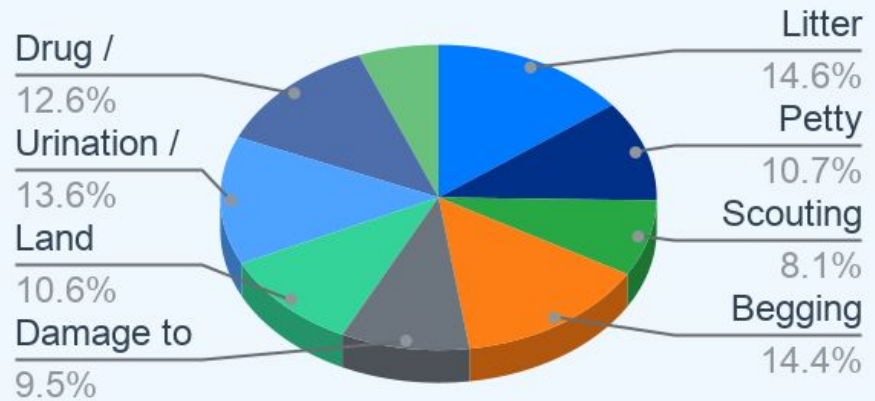


Social Responsibility

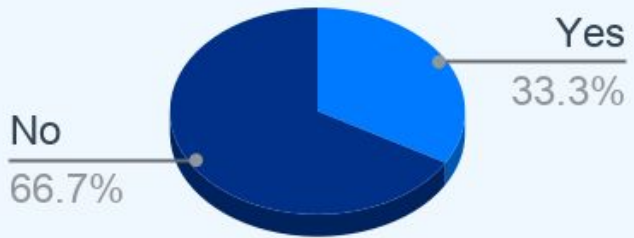
Concerned people without shelter



Reasons for concerns

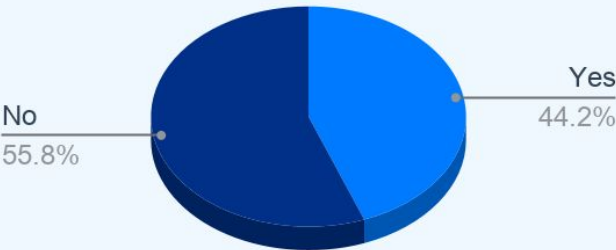


Do you donate privately

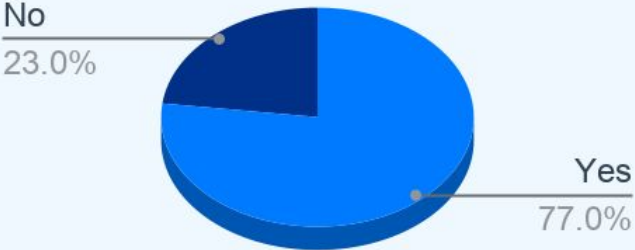


Social Responsibility

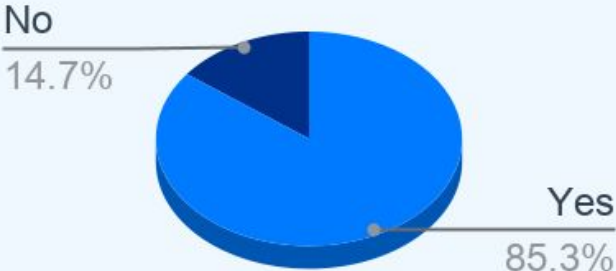
Support buskers freely along the beach



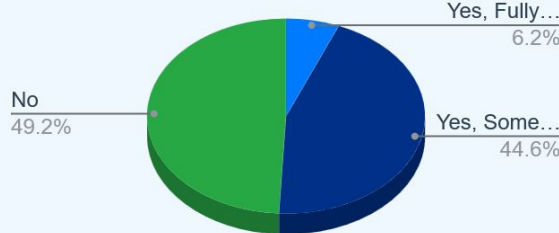
Support a job seeking center



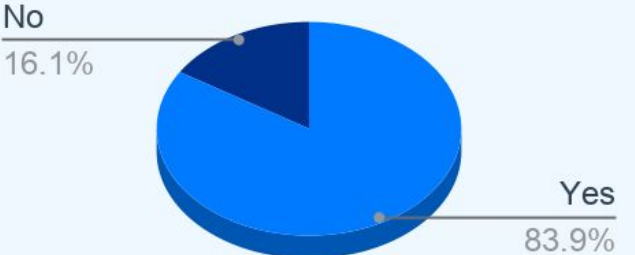
Allocated area for buskers



Aware of community initiatives



Do you support NGOs



Open ended question themes

1. Vagrants / Homelessness – Strong Calls for Removal or Strict Management

The overwhelming view is that uncontrolled street living must stop; many see it as a choice enabled by tolerance rather than pure necessity.

- “No one should be allowed to sleep in our open spaces. Drugs. Fires. Excrement and crime.”
- “Vagrants have been ignored over the last few years with the result that they have become entitled.”
- “Get them out of our area. Do not create places where they are welcome. Rehabilitate them somewhere else.”
- “Remove and reintergrate with family members... The homeless can be helped. Perhaps a skills centre...”



Open ended question themes

2. Opposition to Direct Handouts / Feeding Schemes (Creates Dependency & Attracts More People)

Many explicitly oppose giving money/food at robots or beachfront, arguing it sustains the problem.

- “Giving handouts or supporting shelters is not helping the problem... It just creates more complacency.”
- “Please remove painters, grass cutters... Do not encourage illegals to do piece jobs... People must be fined if they give handouts on the roads.”
- “I do not donate to the above, as I am never sure if it is used for drugs.”
- “Feeding of vagrants in the beachfront lure them into public spaces... Those feeders should be addressed.”



Open ended question themes

3. Support for Shelters, Job Centres & Structured Rehabilitation (With Conditions)

Residents favour organised help but insist on vetting, rules, location away from residential zones, and focus on skills/reintegration.

- “More shelters for the homeless... A shelter please, in Potsdam area.”
- “A dedicated job seeking centre is needed... but only with enforcement.”
- “Job creation is required... There needs to be opportunities provided for them to improve their living and financial conditions.”
- “Create a dedicated market to sell fresh produce... voucher system to hand out at street corners instead of cash.”



Open ended question themes

4. Job Seeking Centres – Mixed but Cautious Support

Idea is popular in theory for reducing corner loitering, but many worry it will attract more people or be abused.

- “If they had a dedicated place to look for work they would not hassle the people in the neighborhood.”
- “A job seeking centre would be beneficial, but only with enforcement.”
- “Job seekers should not be loitering on street corners, unsafe and they monitor movements.”
- “I think a job seeking centre is a very good initiative that should be thought out well and also positioned where we don't open our homes to the ones pretending to look for work.”



Open ended question themes

5. Criticism of NGOs & Government Responsibility

Distrust in how aid is managed; many say the City/Government must lead rather than shifting burden to residents.

- “Many NGOs have good intentions but many are rooted in corruptions so trust is lacking.”
- “It is the City's responsibility to keep the area clean... Social responsibility should be obligation of Government.”
- “We pay taxes and rates. We cannot afford more donations etc... You caused the problem - it's NOT the rate payer/citizens.”
- “NGO's create a sense of entitlement and subconsciously add to crime.”



Open ended question themes

6. Buskers, Informal Trading & Children Begging

Specific irritation with unregulated activity on the beachfront and use of children at robots.

- “I don't want buskers at all on the beachfront... Provide dedicated place for them to sell.”
- “Mothers with babies begging at the traffic lights needs to be addressed... It is child trafficking.”
- “Beggars at intersections are at risk of causing accidents... Children should not be used as pawns when begging.”



Open ended question themes

7. General Social Responsibility & Community Involvement

Some willingness to help, but tied to accountability, dignity, and not compromising resident safety.

- “I would support more initiatives being established to assist the homeless, to feed them and help shelter them.”
- “We all have a social responsibility, but as ratepayers... we have a right to a peaceful home.”
- “I am involved in community upliftment... I would like to be part of the social developments and responsibility.”
- “Education is needed. Humanity.”





Table View CID

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CID Concept

CID Concept

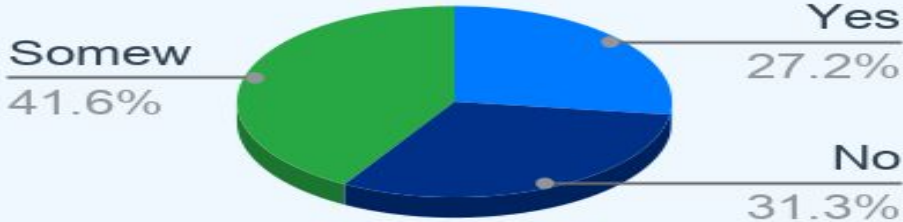
Aware formation with 60%+1



Aware of rates relief



Familiar with concept of CID



Open ended question themes

1. Concern About Additional Costs / Rates Increase

The strongest and most frequent objection is fear of extra levies on top of existing high municipal charges.

- “I am not in favour of a CID - particularly considering the recent massive increase in rates.”
- “Given the increase in city charges this year support for a Cid would directly depend on additional cost added to rates account.”
- “I am NOT interested in paying more rates whatsoever. CCT is already taking enough...”
- “We are already paying 3 fixed tariffs, how many more do we have to pay?”



Open ended question themes

2. Support for CID – It Could Improve the Area

Many residents explicitly back the idea, believing it would enhance safety, cleanliness, and overall quality of life.

- “It is desperately needed... It is an excellent idea.”
- “Great initiative, I support it... I think it's a great idea. Let's do it.”
- “I am in full support of a CID in Table View... I would wholly support such an initiative.”
- “It would improve property values in the area, which is great news for me.”



Open ended question themes

3. City Should Already Provide These Services (Why Pay Extra?)

A recurring view is that the City of Cape Town already collects rates and taxes and should handle cleaning, safety, and maintenance without a new levy.

- “Why do you not include the rest of Parklands... We pay rates and taxes which should cover CID.”
- “The CoCT should be responsible for continuously improving the whole city. We shouldn't need a CID...”
- “I think our taxes are extremely high and that's enough social donations. City needs to be more harder on this issue...”
- “We pay rates to fund local services... Why MORE???”



Open ended question themes

4. Need for More Information / Awareness

Many respondents say they know little about the CID and want clearer details before deciding.

- “I was not aware of the CID... Before this survey I had never heard of the City Improvement District.”
- “I have no feedback as there isn't one, however my concern would be the cost to me !!!”
- “Would like to know more about this CID... Send me info.”
- “I need to be more informed on what it will do for the area.”



Open ended question themes

5. Link to Broader Issues (Vagrants, Crime, Densification)

Many tie their support or opposition directly to solving vagrancy, crime, and the effects of new apartment developments.

- “Get rid of the vagrants and loitering people, who are the ones that are bringing our area down.”
- “The vagrants are the biggest problem... Improvement Districts should be planned in specific areas not forced onto existing residential areas!”
- “Stop apartment applications on single story dwellings! Remove vagrants...”
- “Dunoon needs the most help... Crack down on the taxi mafia...”



Open ended question themes

6. Rates Relief and Pensioner Concerns

Pensioners and fixed-income residents are particularly worried about affordability and whether they would still qualify for relief.

- “So no pensioner rate relief if CID goes ahead .. thats a bit unfair.”
- “I am a pensioner having lived here for 30 years and see no reason why I should have to move house to fund increased municipal charges.”
- “I am left wondering how this would actually work if not everyone wishes to contribute...”



Open ended question themes

7. Suggestions and Conditions for Support

Some residents offer conditional support or ideas for what the CID should prioritise.

- “It would be great to have a CID provided it's run and managed by existing people of Table View.”
- “I will support this if it doesn't mean an increase in current taxes.”
- “With monthly monitoring to ensure that strategies are being maintained...”
- “Beachfront should be monitored... The pedestrian path should be strictly for pedestrians only.”



Table View CID

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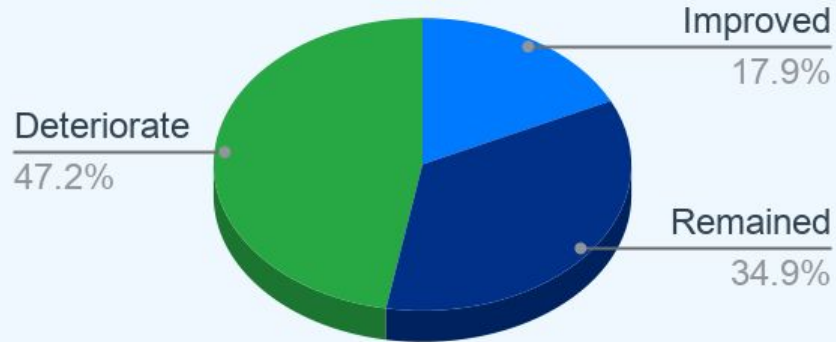
Table View CID

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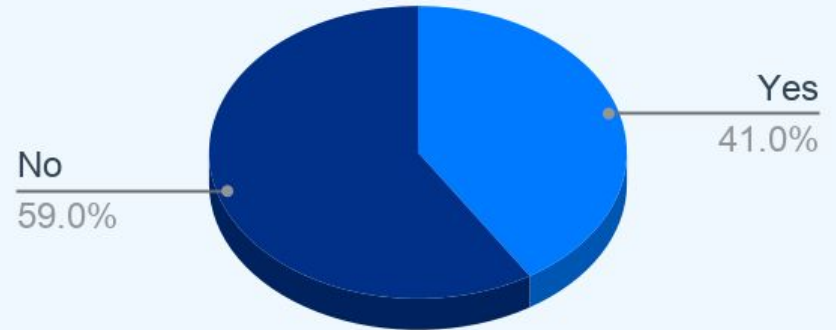
General

Area Condition

Condition of the area

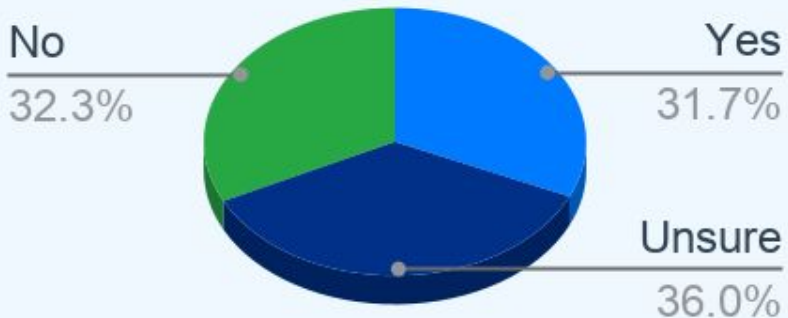


Become a member of CID

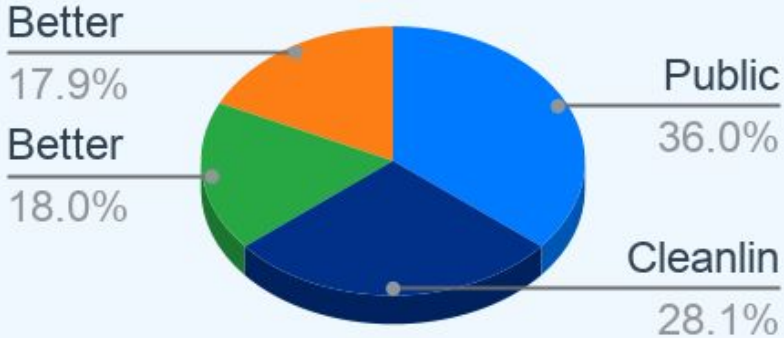


Additional Fees

Willing to pay an additional fee

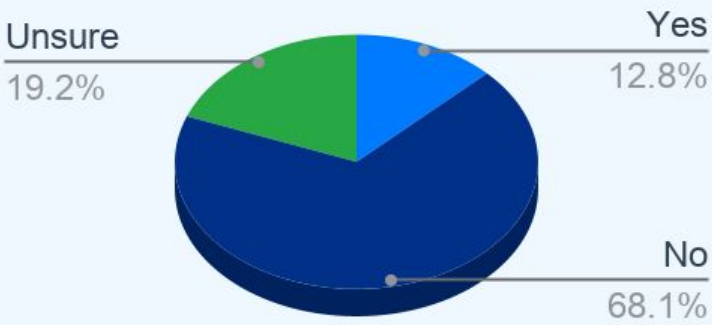


Highest reason you would pay

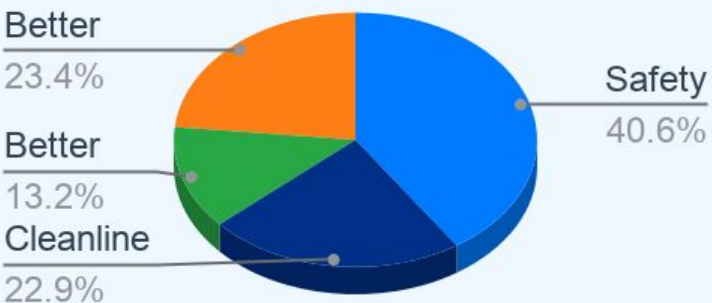


Moving Out of the Area

Planning on moving out of the area



Primary reason for leaving



Open ended question themes

1. Vagrants / Homelessness as the Core Problem

Vagrancy is mentioned constantly as the single biggest driver of mess, fear, crime, and decline.

- “I would like all Rough sleepers to be able to be moved without legal recourse... It is unfair on the rest of society.”
- “Remove vagrants permanently. Stop allowing areas like DuNoon... to continue growing... as it has drastically increased crime, cleanliness and litter.”
- “Vagrants are the core issue with the Nigerian cartels.”
- “The vagrant and theft problem will be eliminated if stolen shopping trollies are confiscated!”



Open ended question themes

2. Crime, Safety, and Drug Dealing

Residents feel unsafe walking, especially women and at night, and link this to open drug activity and lack of policing.

- “Safety is the main concern... Drug trading on the main road is a problem and it happens in broad daylight.”
- “Crime has increased as well as complex developments but none of the infrastructure... has been upgrade.”
- “The blatant racism by some SAPS officers is not acceptable... keep quiet and look the other way.”
- “Drug dealers in the areas are taking over... leaving young boys and girls exposed.”



Open ended question themes

3. Traffic, Taxis, and Congestion

Speeding, lawless taxis, and worsening congestion (especially from densification) are major daily frustrations.

- “Traffic is a nightmare... Taxis driving on side walks and skipping robots.”
- “The taxis are allowed to do what they want... Visible traffic officers... desperately needed.”
- “Traffic conjection is a huge issue and taxis driving on side walks.”
- “Blaauwberg Road... more closely resembles a drag strip.”



Open ended question themes

4. Opposition to Further Densification / Apartment Building

Many blame unchecked development for straining infrastructure and changing the character of the suburb.

- “Stop apartment applications on single story dwellings!”
- “The disastrous implications of the land invasions... The air condition due to the Astron refinery...”
- “Too many multi story blocks of flats going up... The infrastructure is not prepared for it.”
- “The building of more complexes/apartments can certainly come to an end.”



Open ended question themes

5. Frustration with City Services and Rates

Residents feel they already pay enough (or too much) and the City fails to deliver basic services.

- “We pay rates and taxes... Use my money wisely. Tired of money waste.”
- “I already pay the local municipality district. I don't want to pay another entity...”
- “We pay a TON of Tax!!!... It's time they were used for the intention of their purpose.”
- “Rates and taxes have doubled and it's insane.”



Open ended question themes

6. Calls for Visible Policing and Law Enforcement

Strong demand for more SAPS/metro presence, especially at night and on bin days.

- “More visible policing... Get rid of the vagrants.”
- “Visible policing and law enforcement in the area will really help.”
- “More police visibility and patrols.”
- “SAPS is a big problem when you go to the station and they just sit there.”



Open ended question themes

7. Desire for Cleaner, Greener, Better-Maintained Public Spaces

Residents want parks, verges, beaches, and streets to look cared for.

- “Keep our streets as they are and do not put up flats... speed pumps.”
- “More green areas... Examples in Plover street Tableview immediate community uplifted the local park.”
- “The beachfront is iconic, it needs to be brought up to that expectation. its a dump at the moment.”
- “Please clean corner Blaauwberg and Jansen road Table view.”



Open ended question themes

8. Mixed Views on CID and Willingness to Pay

Some support a CID if it delivers results; others oppose any extra cost.

- “Great initiative... I will support it financially.”
- “I am not in favour because I think our 'district' is well managed by the local authority.”
- “If the majority is foreigners then you will never have them agree to the values of South Africans!”
- “It would be appreciated if all pensioners could get rate relief.”



CID Process - Next Steps

Step 1	Engage with City of Cape Town and create Steering Committee of property owners in Table View.	Completed [March 2025]
Step 2	Confirm that 95% of the areas rate bills are in good standing for the process to begin.	Completed [April 2025]
Step 3	Inform the Table View community of City Improvement District (CID) plan.	Completed [November 2025]
Step 4	Distribute the Urban Management Survey (UMS). The survey results will form the input of the business plan.	Completed [March 2026]
Step 5	Call for a public meeting to present the business plan.	Not Started
Step 6	Use input from public meeting and adjust the business plan.	Not Started
Step 7	Present final business plan to community.	Not Started
Step 8	Gather votes. 60%+1 needed to proceed with application for CID formation.	Not Started
Step 9	If CID approved form non-profit organisation.	Not Started

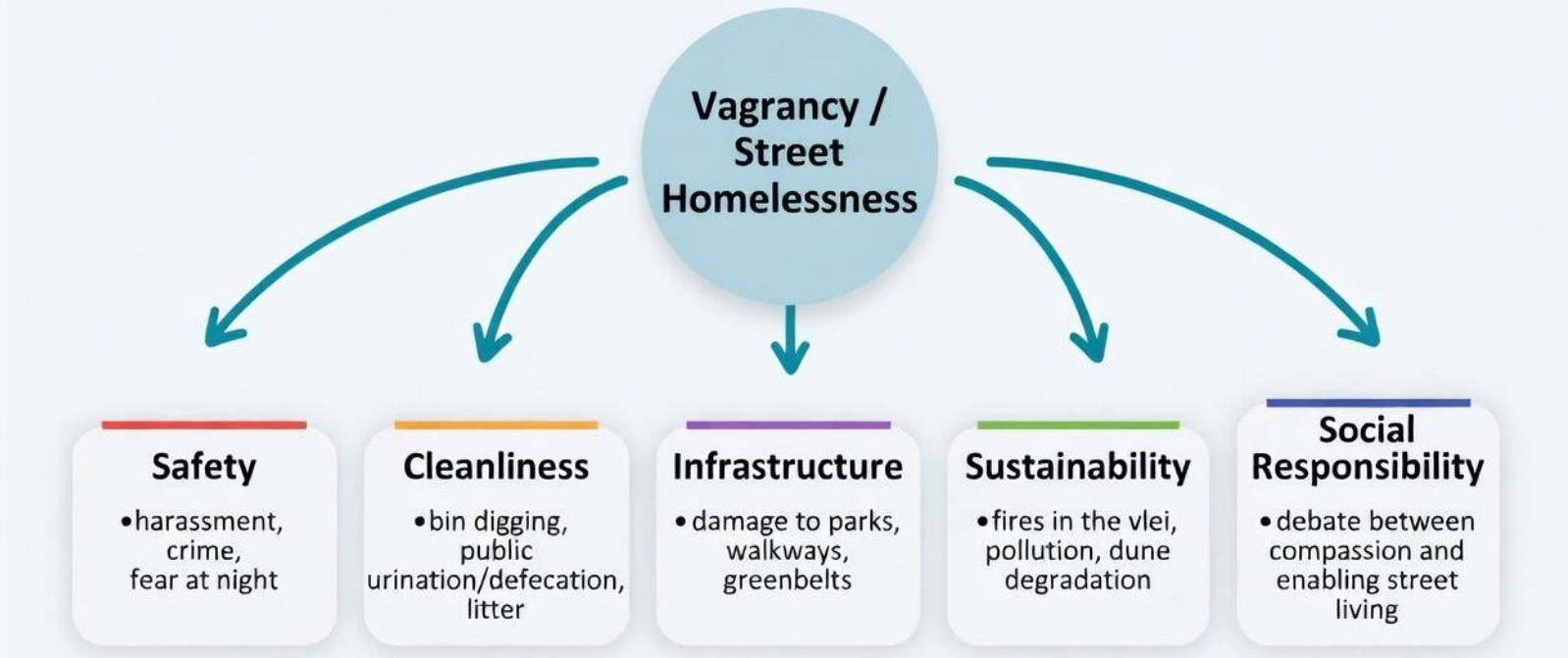


Table View CID

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Summary

One Core Challenge Links Every Theme: Vagrancy & Public Order



Long-term residents love Table View and want to invest in it — but they first want visible, decisive action on the root causes.



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Summary

What Residents Are Really Asking For

Concerns	Solutions
Uncontrolled vagrancy & tent encampments	Structured shelters + job-seeking centres with rules
Open drug use and dealing	Visible policing & by-law enforcement
Bin-day chaos and public mess	Fencing/enclosing vulnerable parks & greenbelts
Traffic & taxi lawlessness	Area-wide CCTV & better lighting
Feeling unsafe in parks, on the beach, and at night	Formalised recycling & public toilets

Residents support help for those in need — but not in ways that enable street living or reduce safety for everyone else.



Table View CID

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Summary

From Survey to Action – The Case for a Table View CID

Strong Mandate

1. 23.04% response rate (well above the 20% legal threshold)
2. 60% of respondents have lived here >10 years — these are invested voices

Clear Community Support

1. High desire for visible safety, cleaning, and order
2. Willingness to contribute **if** results are measurable and transparent

The Opportunity

1. A resident-led CID can deliver faster, more focused improvements than the City alone
2. It can coordinate policing, cleaning, social services, and infrastructure upgrades under one accountable body

Table View residents are ready to work together for a safer, cleaner, and better community.



Table View CID

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Table View CID

Working together for a safer,
cleaner, and better community

Thank you!
Questions?



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