



Vredehoek CID Urban Management Report

February 2026

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1. Overview

The Vredehoek CID Steering Committee conducted an Urban Management Survey (UMS) as part of the process of establishing the Vredehoek CID. The survey was conducted in terms of Section 8.1.2 of the City of Cape Town's CID Policy.

The objective of the UMS is to determine the concerns and needs of the Vredehoek community in order to construct an appropriate business plan for the CID.

The final number of considered responses is 785 which is 25.2% of the 3114 ratepayers in the Vredehoek CID area. This exceeds the 20% response rate required by Section 8.1.2.1.1 of the CID Policy. The survey was widely circulated by email and social media and the Steering Committee believes it reasonably represents the concerns and needs of the Vredehoek community.

2. Summary of results

The initial survey ran from 1 September 2025 to 31 October 2025 and 719 responses from this run were considered in the final results after cleaning and de-duplication. A survey for the additional area between Upper Buitenkant St and Schoonder, Prince and Flower Streets was run from 18 February 2026 to 25 February 2026 and 66 responses from this run were considered in the final results after cleaning and de-duplication. The total number of responses considered is 785.

2.1 Demographics

- 52% of respondents are between 35 and 54, and 91% of respondents are 35 or older.
- Respondents are split approximately equally between male and female
- 62% of respondents own a house, 36% own an apartment

2.2 Safety

Safety is a major concern for residents, particularly on the streets and in public spaces.

- Very few respondents feel completely safe, or not safe at all
- 37% of respondents feel completely or somewhat safe, 37% are neutral, and 26% feel somewhat unsafe or not safe at all
- DPVWatch, private security firms and camera monitoring are largely considered effective security measures
- SAPS is considered ineffective by 65% of respondents, and effective by only 10%

2.3 Concerns

The primary concerns of respondents relate to homelessness, safety and security, and the negative aspects of homelessness including crime, cleanliness, bin picking, begging and drug abuse.

Safety in public spaces is of particular concern and homelessness is considered a major contributor to this.

While house breaking and entering is one of the top 3 concerns, 85% of houses (43% of apartments) have armed response and only 19% of those without are considering getting it in the next year.

Theft from a vehicle is of much greater concern than **theft of** a vehicle. Off-street parking is not common in Vredehoek and again this speaks to safety on the streets.

- After safety, homelessness (and related factors), cleanliness of public spaces is somewhat of a concern
- Shoplifting, theft from businesses, graffiti and noise pollution are not considered significant concerns
- Issues that are concerns correlate with those issues respondents rated as requiring additional funding

3. Methodology

The survey was conducted in terms of Section 8.1.2 of the City's CID Policy. The survey's form and content was approved by the City on 21 August 2025. The survey was conducted online using Google Forms and was open for responses from 1 September 2025 to 31 October 2025 (initial boundary area) and from 18 February 2026 to 25 February 2026 (additional area between Upper Buitenkant St and Schoonder, Prince and Flower Streets).

The community was invited to participate in the survey using the following mechanisms:

- On the Vredehoek CID website at vredehoekcid.co.za
- By email through multiple emails to all ratepayer email addresses provided by the City
- By email through the Vredehoek CID Newsletter, to all ratepayer emails provided by the City and to individuals who subscribed to the newsletter
- By WhatsApp on the Upper and Lower Devil's Peak Vredehoek Chat groups
- On Facebook in the Vredehoek Facebook Group
- In person during the DPVWatch AGM on 22 October 2025

The Vredehoek CID's boundary was expanded on 15 October 2025. All additional ratepayers were notified of the survey by email, and all email campaigns after this date included the additional ratepayers. The boundary was expanded again in February 2026 to include properties in the area between Upper Buitenkant St and Schoonder, Prince and Flower Streets.

Of 881 responses, 20 (2%) were considered duplicates based on respondent details. Only the first response was used in these cases.

Of the remaining 861 responses, 785 (91%) were by self-identified property owners, while 68 (7%) identified as renters and 9 (1%) did not answer the question. The 785 owner responses are used throughout this analysis.

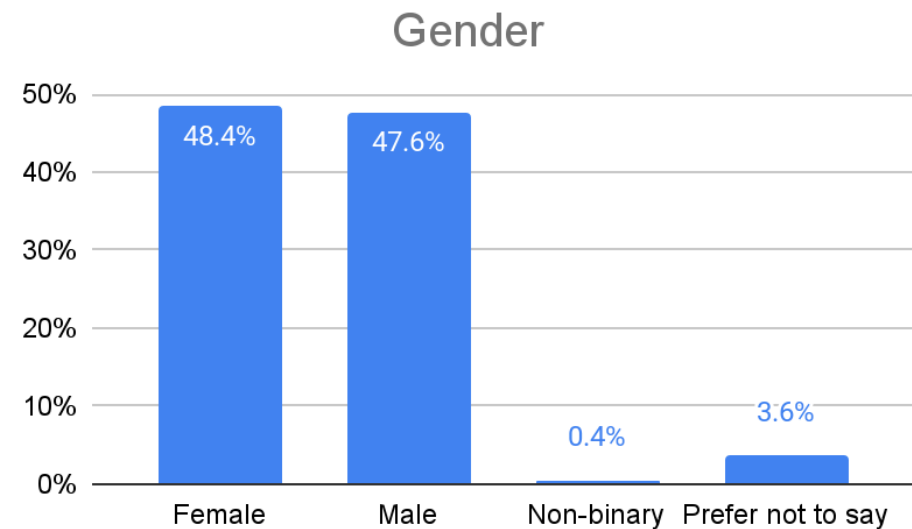
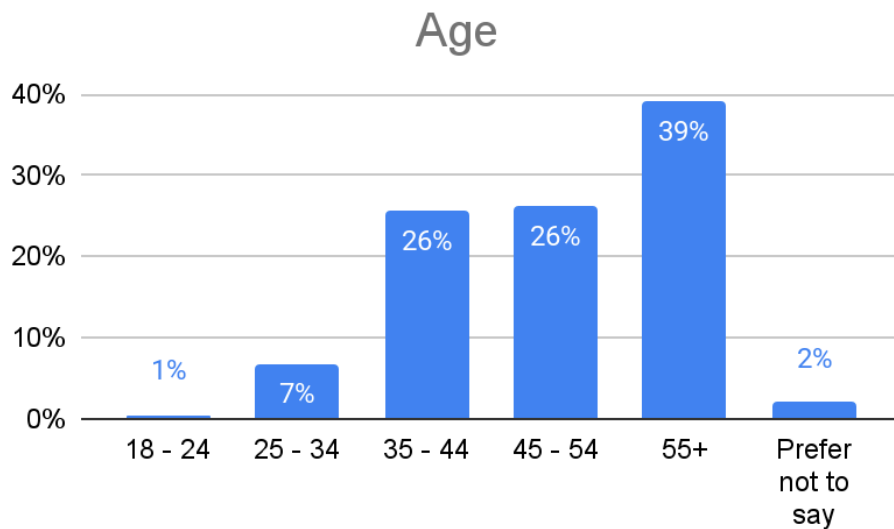
4. Survey results

Responses = 785

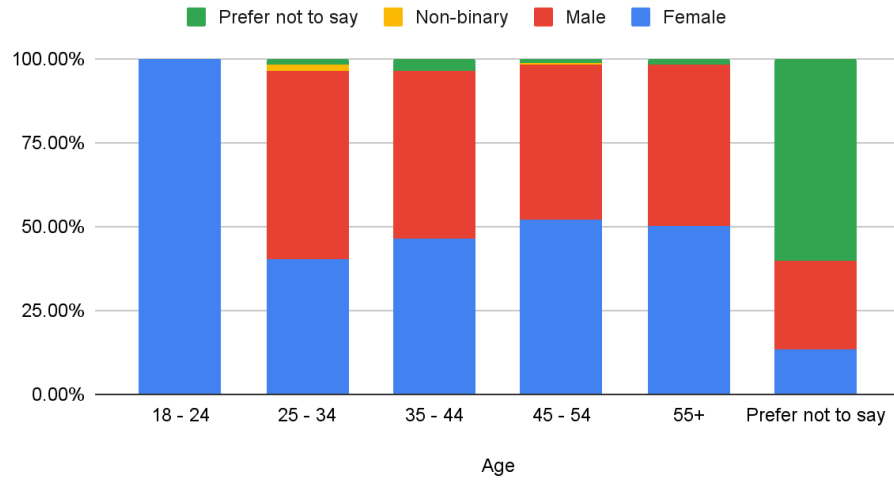
1 response = 0.13%

4.1 Demographics

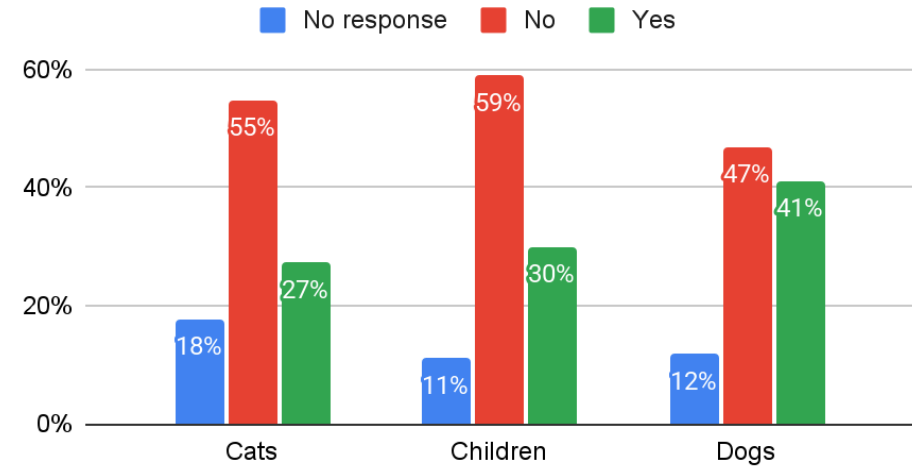
- 52% of respondents are between 35 and 54, and 91% of respondents are 35 or older.
- Respondents are split approximately equally between male and female
- Gender is approximately equal across the age bands (excluding age bands with very low response rates)
- About one third of respondents have children
- Just under half of respondents have a dog, and just over a quarter of respondents have a cat



Gender by age

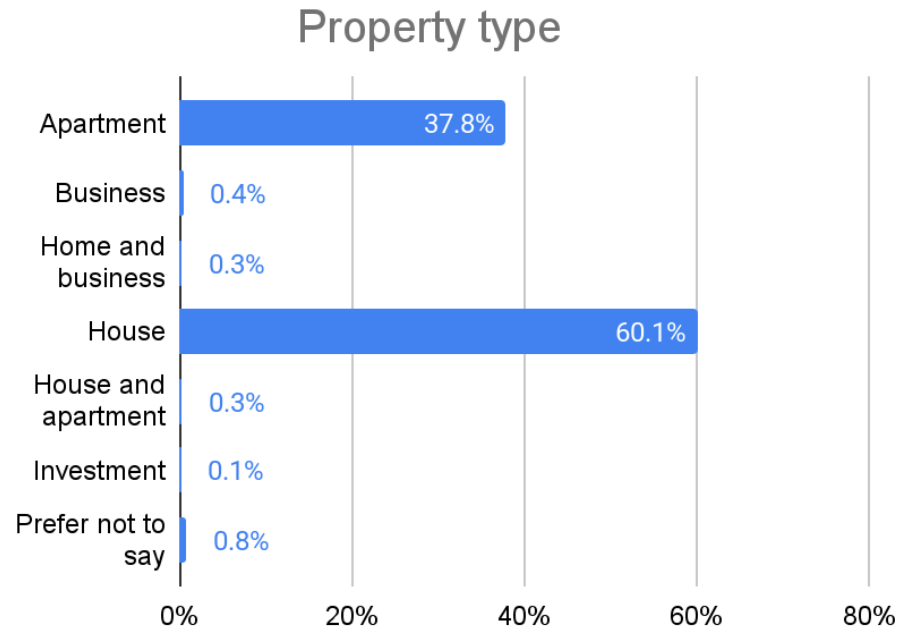


Additional occupants



4.2 Properties

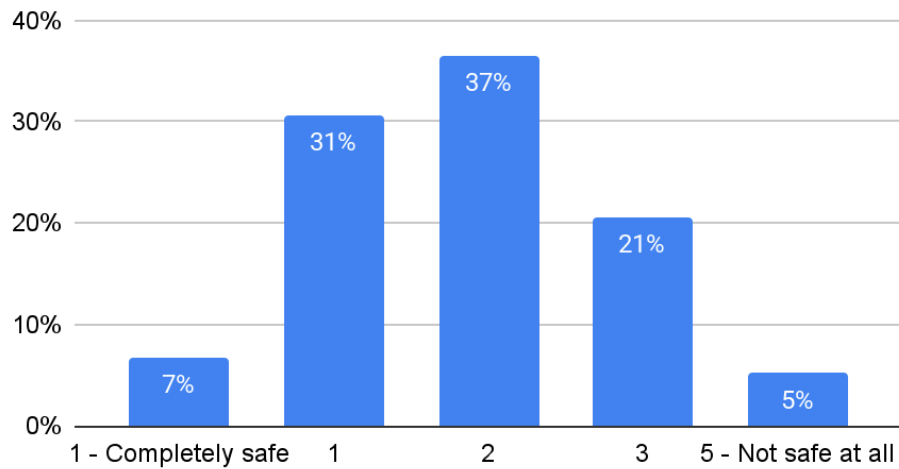
- 60% of respondents own a house
- 38% of respondents own an apartment



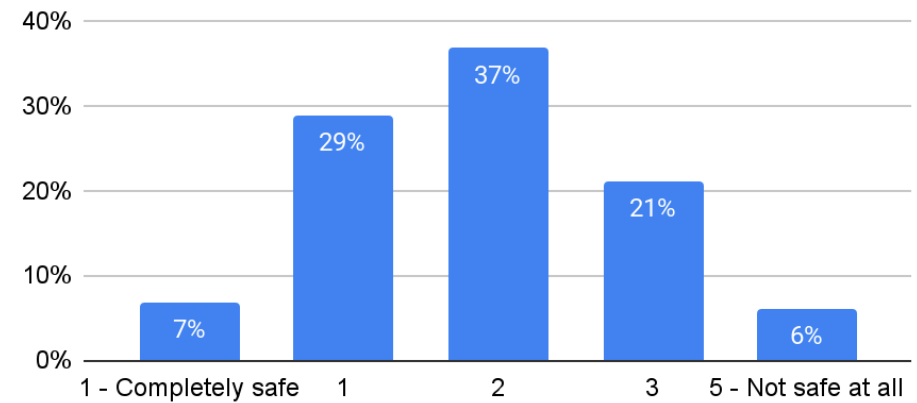
4.3 Perceptions of safety

- Very few respondents feel completely safe, or not safe at all
- 37% of respondents feel completely or somewhat safe
- 26% of respondents feel somewhat unsafe or not safe at all
- 37% of respondents are neutral
- Perceptions of safety for residents and visitors are very similar

How safe do you feel in our neighbourhood?



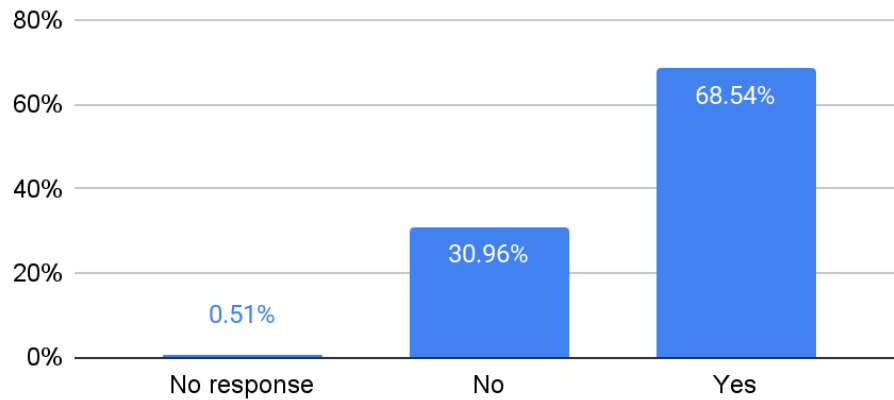
How safe do you think visitors feel in our neighbourhood?



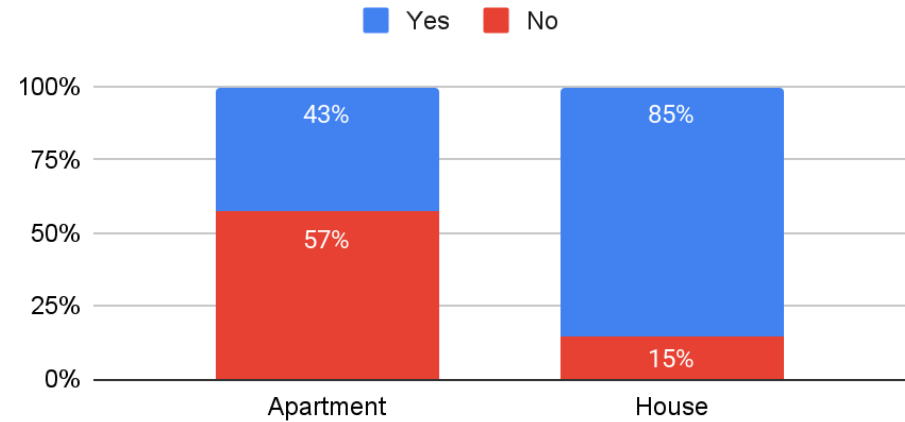
4.4 Private security

- 69% of respondents have private security
- Private security is far more prevalent for houses (85%) than for apartments (43%)
- About one fifth of respondents (18%) are planning on getting private security in the next year

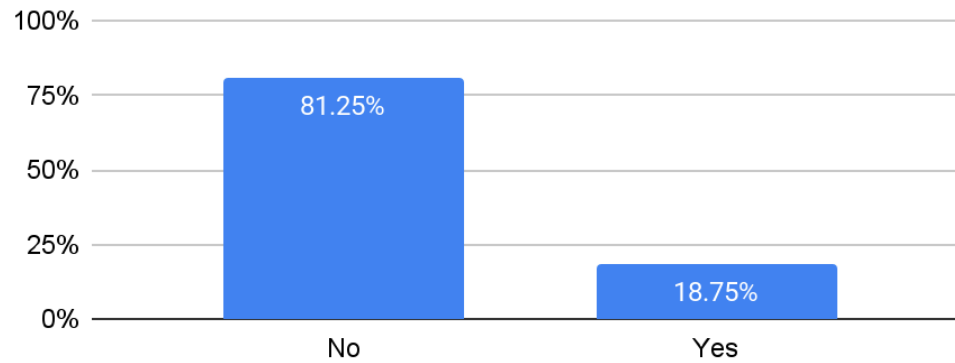
Do you have private security and/or armed response?



Do you have private security and/or armed response?

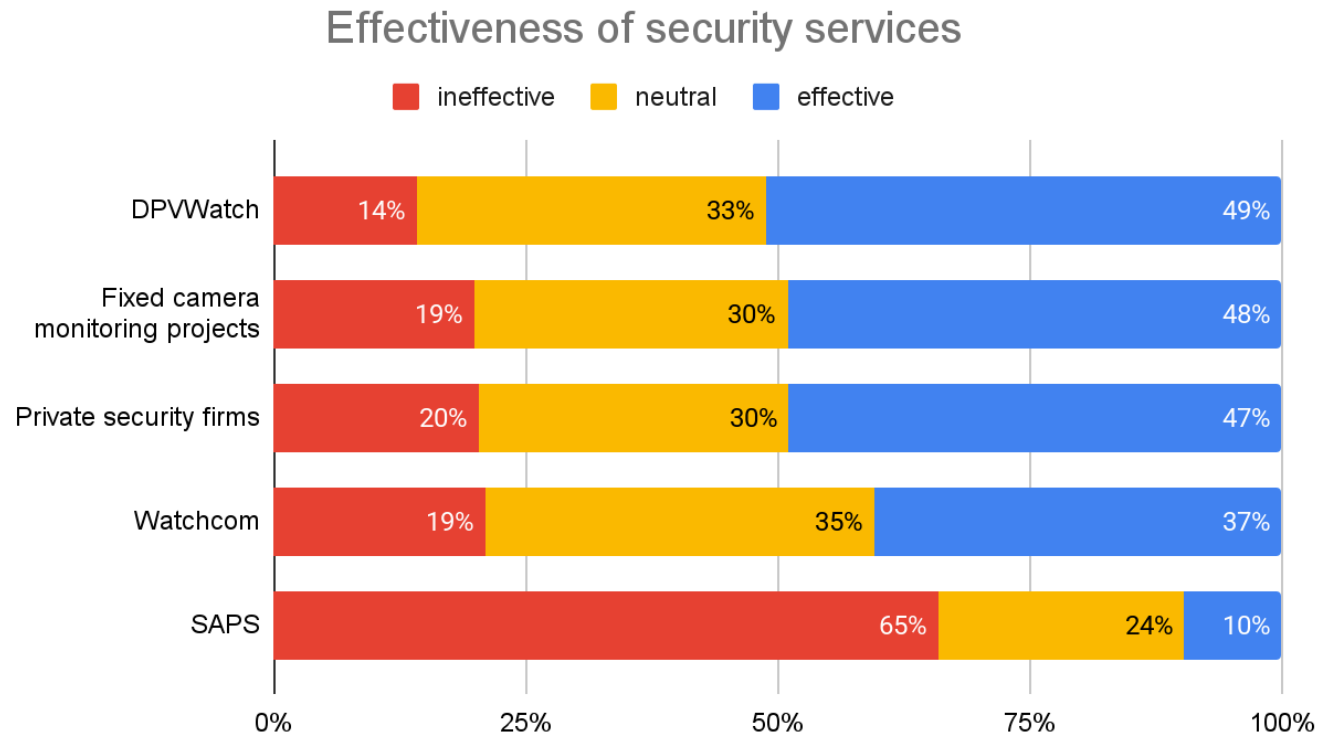


Are you planning to get private security/armed response in the next year?

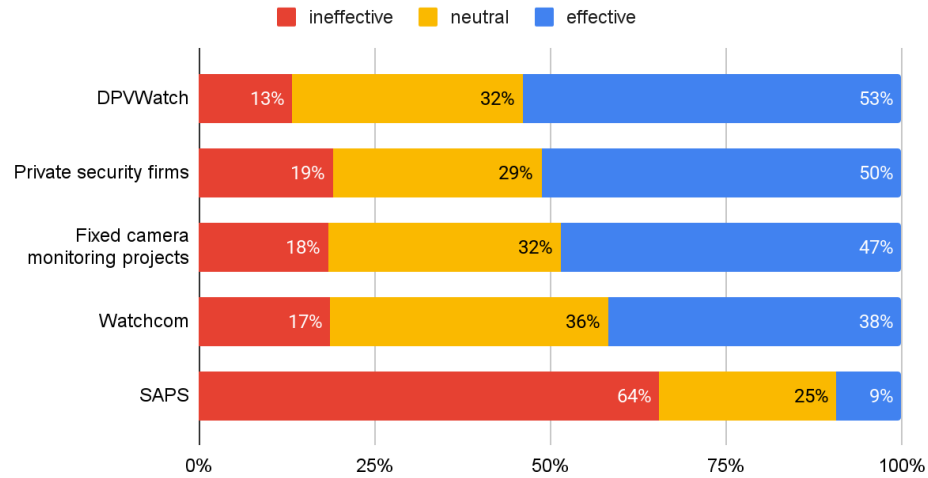


4.5 Effectiveness of security services

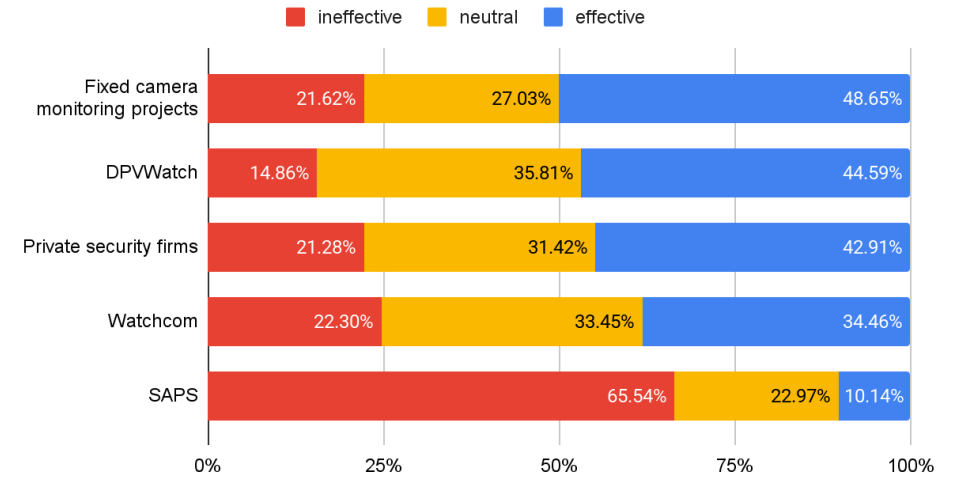
- DPVWatch is considered effective by just under half of respondents, and is considered the least ineffective
- Camera monitoring and private security firms are considered similarly effective with just under half considering them effective
- SAPS is considered ineffective by almost two thirds of respondents
- There is no significant difference between responses for houses vs apartments



Effectiveness of security services (Houses)



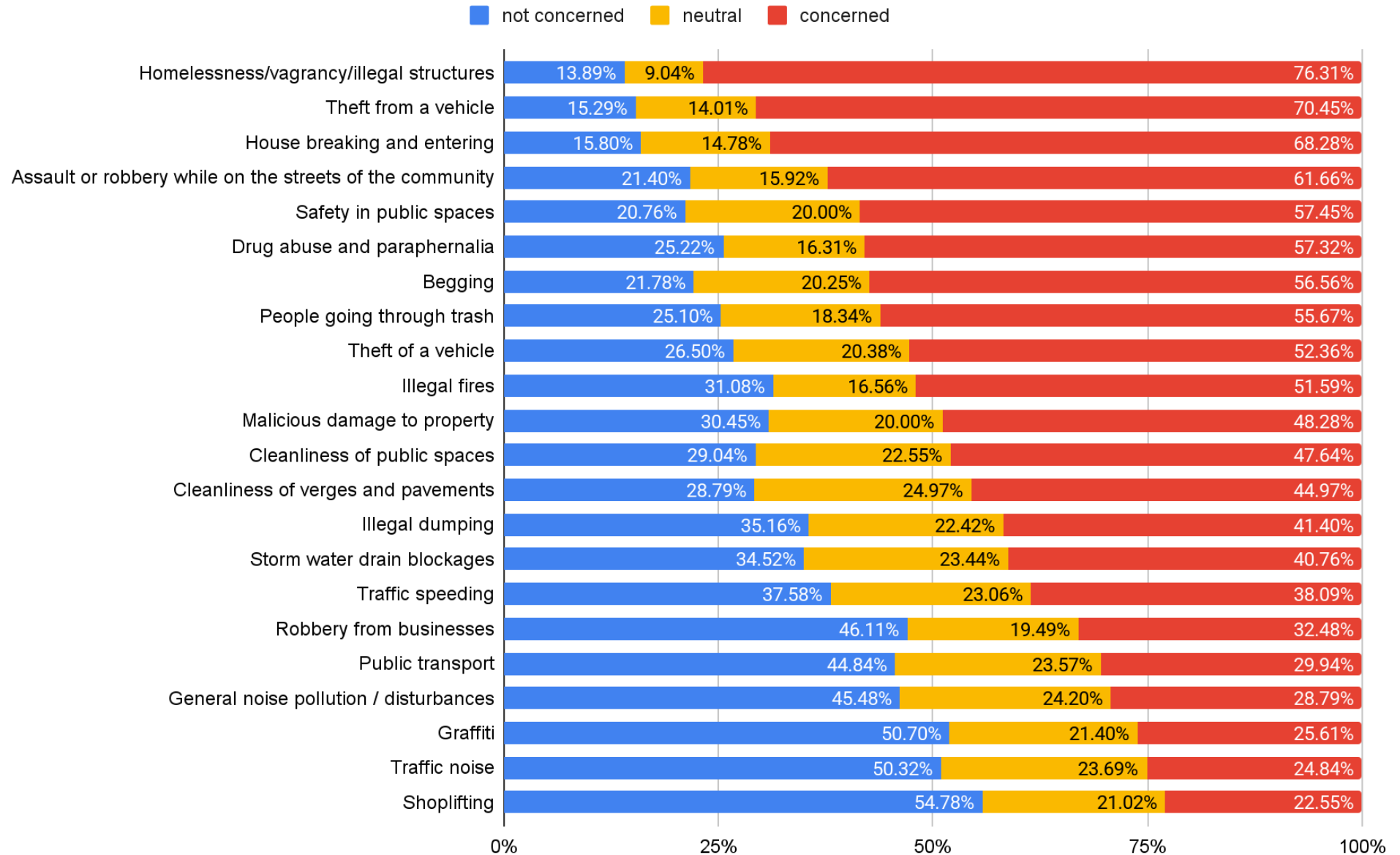
Effectiveness of security services (Apartments)



4.6 Concerns

- 10 of the 22 issues are rated as somewhat or very concerning by 50% or more of respondents
 - Homelessness/vagrancy/illegal structures
 - Theft from a vehicle
 - House breaking and entering
 - Assault or robbery while on the streets of the community
 - Safety in public spaces
 - Drug abuse and paraphernalia
 - Begging
 - People going through trash
 - Theft of a vehicle
 - Illegal fires
- Negative aspects of homelessness are key concerns, including:
 - drug abuse
 - begging
 - bin picking
 - Illegal fires
- Safety on streets and in public spaces are in the top 5 concerns
- Theft **from** a vehicle is of greater concern (70%) than theft **of** a vehicle (52%)
- Cleanliness (but not graffiti), illegal dumping and stormwater drain blockages are concerns for a little under 50% of the community
- 6 issues are rated not concerned by more than 45% of respondents
 - robbery from businesses
 - public transport
 - general noise pollution
 - graffiti
 - traffic noise
 - shoplifting

Concerns



4.7 Funding of concerns

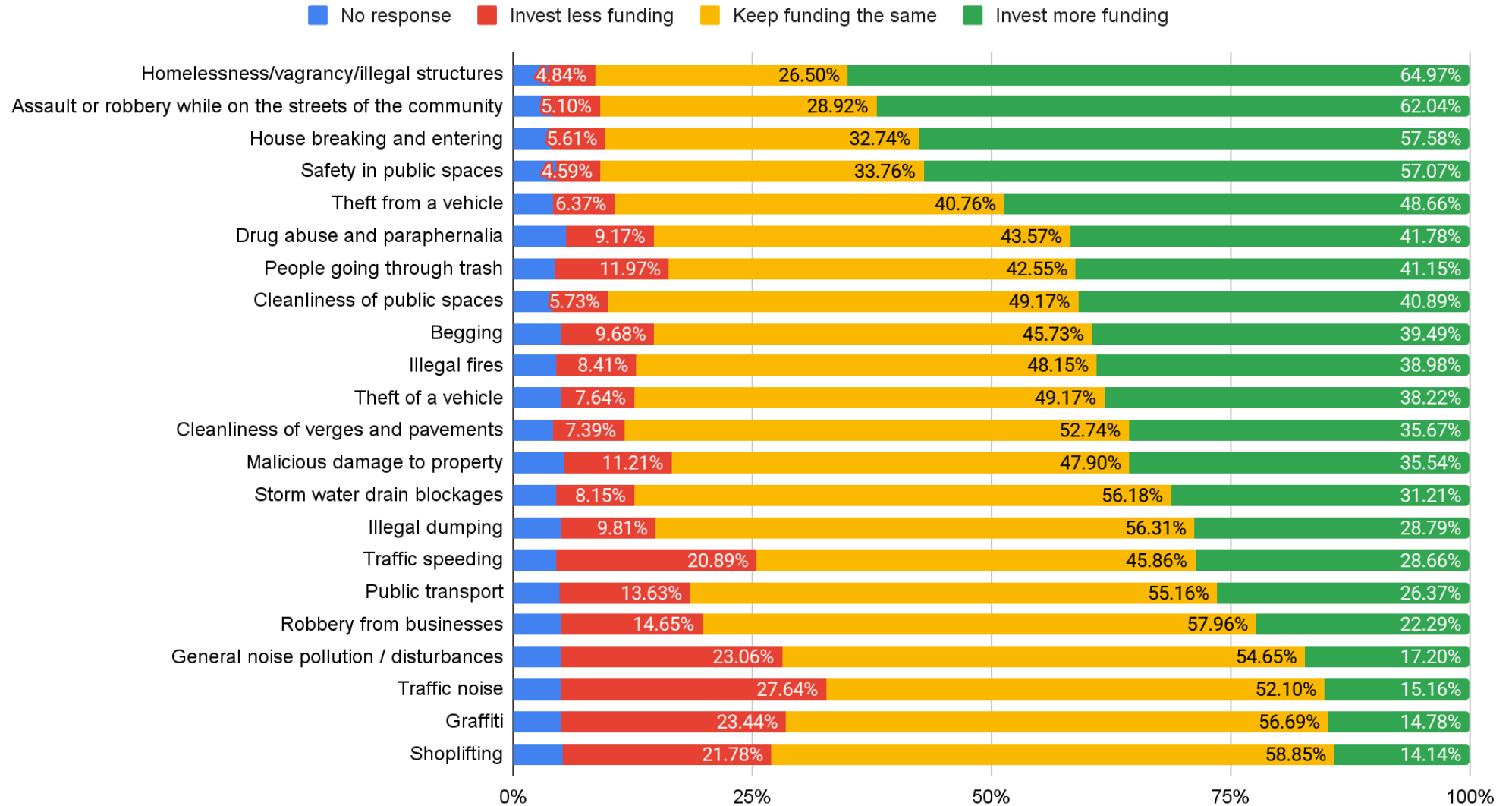
This question is similar to the question asking respondents to rank their concerns about various issues. However, it differs in that it asks respondents about which issues should receive less, the same, or more funding.

Note: the source of funding in these questions is not specified. The funding could be interpreted to be government or private (community) funds.

This helps to highlight areas for active investment, and areas in which the community would like to avoid (further) investment.

- 4 issues are priority areas for increased funding for at least half of respondents
 - Homelessness/vagrancy/illegal structures
 - Assault or robbery while on the streets of the community
 - House breaking and entering
 - Safety in public spaces
- 9 issues are priority areas for increased funding for one third to half of respondents
 - Theft from a vehicle
 - Drug abuse and paraphernalia
 - People going through trash
 - Cleanliness of public spaces
 - Begging
 - Illegal fires
 - Theft of a vehicle
 - Cleanliness of verges and pavements
 - Malicious damage to property
- 4 issues stand out with a particular focus on reduced funding by about a quarter of respondents
 - General noise pollution / disturbances
 - Traffic noise
 - Graffiti
 - Shoplifting

Funding of concerns



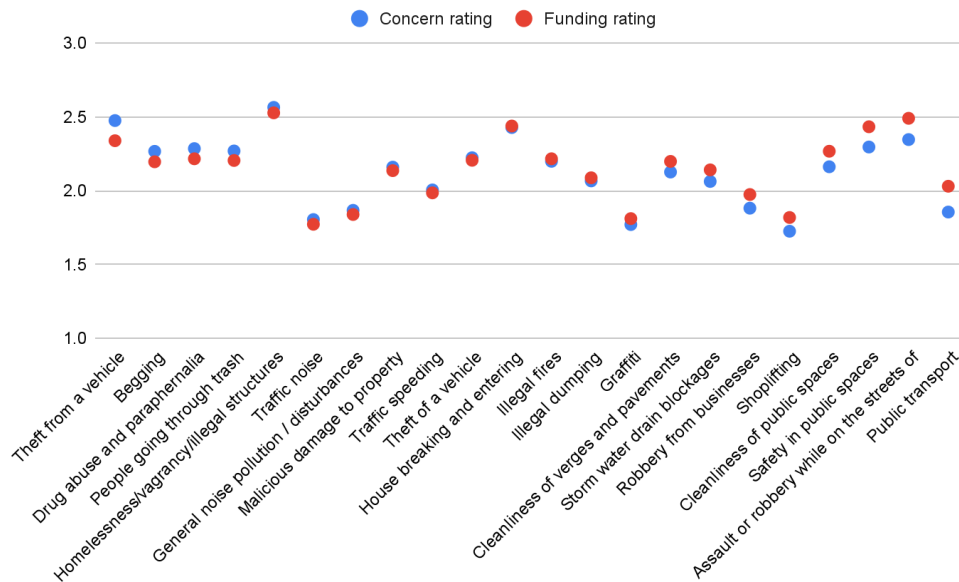
4.8 Concerns vs funding

A rating score is calculated for concerns and funding issues. Concerns are rated from 1 (not concerned) to 5 (very concerned) and then normalised to a scale of 1 (not concerned) to 3 (concerned). Funding issues are rated 1 (invest less funding) to 3 (invest more funding). Issues can then be compared by ratings and rankings to identify issues where concerns and funding priorities are different.

- The concern issues and funding issues are not significantly different in terms of ratings.
- The two issues which have slightly higher variance are:
 - Assault or robbery while on the streets of the community: Marginally higher rating for greater funding than for concern
 - Public transport: Marginally higher rating for greater funding than for concern

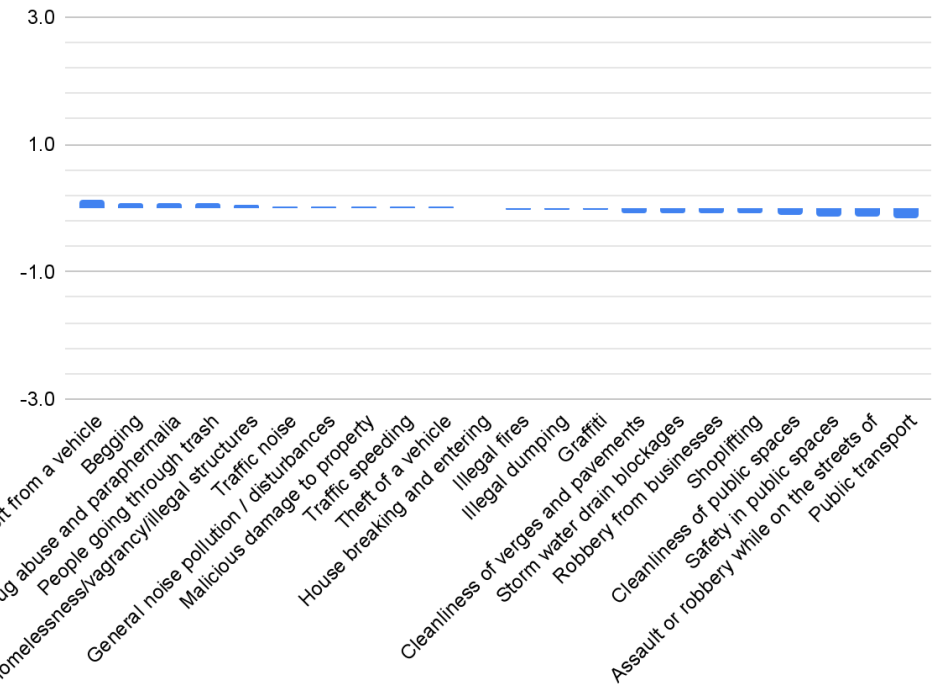
Concern rating vs funding rating (1-3)

1 = Low concern/funding; 3 = High concern/funding



Difference between concern rating and funding rating

-3 = less concern, more funding; +3 = more concern, less funding



4.9 Ranking of issues

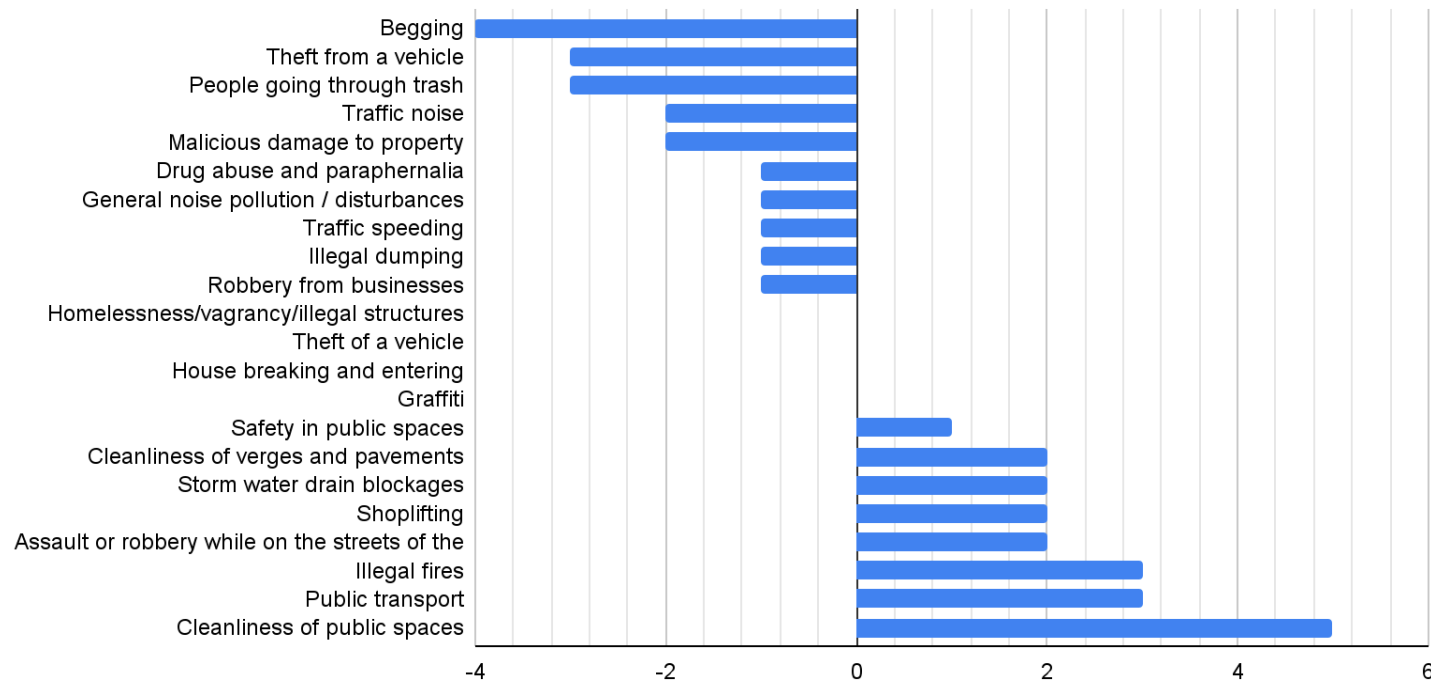
The issues can be ranked by their concern rating, where a rank of 1 is the issue with the highest concern.

The difference between the ranking of the concern for an issue, and the funding for that issue, helps to highlight differences:

- Negative ranking difference: issues for which there is a relatively greater concern than a desire for funding
 - These tend to be issues which would be resolved if funding were invested in related issues (e.g. reducing homelessness would reduce begging)
- Positive ranking difference: issues for which there is a relatively greater desire for funding than concern
 - These tend to be issues which are dwarfed by other concerns, but rate relatively higher in funding priorities

Rank differences between concerns and funding issues

negative = more concern, less funding; positive = more funding, less concern



4.10 Issue concern and funding table

Issue	Concern rating	Funding rating	Rating difference	Concern rank	Funding rank	Rank difference
Homelessness/vagrancy/illegal structures	2.6	2.5	0.0	1	1	0
Theft from a vehicle	2.5	2.3	0.1	2	5	-3
House breaking and entering	2.4	2.4	0.0	3	3	0
Assault or robbery while on the streets of the community	2.3	2.5	-0.1	4	2	2
Safety in public spaces	2.3	2.4	-0.1	5	4	1
Drug abuse and paraphernalia	2.3	2.2	0.1	6	7	-1
People going through trash	2.3	2.2	0.1	7	10	-3
Begging	2.3	2.2	0.1	8	12	-4
Theft of a vehicle	2.2	2.2	0.0	9	9	0
Illegal fires	2.2	2.2	0.0	10	7	3
Cleanliness of public spaces	2.2	2.3	-0.1	11	6	5
Malicious damage to property	2.2	2.1	0.0	12	14	-2
Cleanliness of verges and pavements	2.1	2.2	-0.1	13	11	2
Illegal dumping	2.1	2.1	0.0	14	15	-1
Storm water drain blockages	2.1	2.1	-0.1	15	13	2
Traffic speeding	2.0	2.0	0.0	16	17	-1
Robbery from businesses	1.9	2.0	-0.1	17	18	-1
General noise pollution / disturbances	1.9	1.8	0.0	18	19	-1
Public transport	1.9	2.0	-0.2	19	16	3
Traffic noise	1.8	1.8	0.0	20	22	-2
Graffiti	1.8	1.8	0.0	21	21	0
Shoplifting	1.7	1.8	-0.1	22	20	2

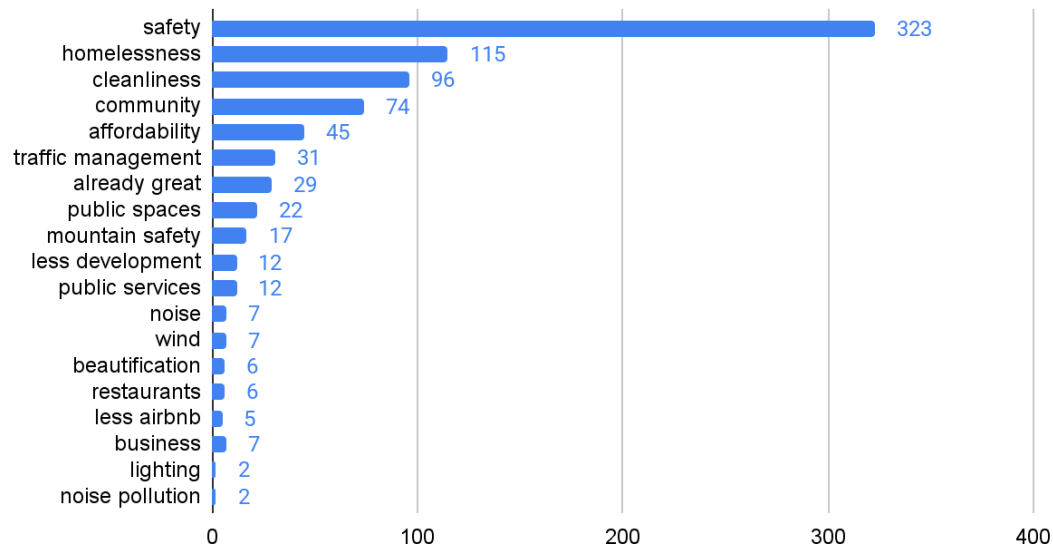
4.11 Free-form responses

Responses to the two open-ended, free-form questions have been loosely categorised based on keywords.

What would make this the best neighbourhood?

- 549 respondents (70%) provided a response for this question
- A summary of topics is provided in the chart below
- Issues raised in these questions which are not directly addressed in the structured part of the survey:
 - A sense of community
 - Safety on Table Mountain
 - Affordability, and enhanced delivery of public services
 - Less development and fewer AirBNBs

What would make this the best neighbourhood?



Are there any other community projects you think would benefit the neighbourhood?

- 240 respondents (30%) provided a response to this question
- A summary of topics is provided in the chart below

Proposed community projects

