DEVELOPMENT IN OBSERVATORY: GETTING THE BALANCE RIGHT

A Report Prepared for the Observatory Civic Association on the Housing Stock and Impact of Short-Term Rentals on Community Cohesiveness, Heritage and Affordability

August 2025

Prepared by:

Milisa Braweni | Leigh-Anne Rumboll | Naledi Mthembu | Mohammad Achmat | Janine Titley

Executive Summary

This report was prepared for the Observatory Civic Association (OCA) in partnership with the University of Cape Town's Knowledge Co-op to examine the housing stock of Observatory and assess the impact of short and medium-term rentals on affordability, heritage and community cohesion. Observatory, a historically diverse and culturally significant suburb, now faces the challenge of reconciling the growth pressures with the need to preserve its unique identity.

Analysis of population and property data shows a suburb that is both vibrant and under strain. Observatory has a younger-than-average demographic, shaped by its proximity to several tertiary institutions, with students and young professionals making up a large share of residents. While the City of Cape Town's median household income is approximately R169, 600 per year, property prices in Observatory require about 2 to 10 times that amount to purchase, meaning a lot of households rely on renting rather than ownership.

Property typology data further reflects this pressure. Between 2022 and 2025, sectional title units grew by 130 per cent and today flats almost outnumber traditional houses in the area. Sales remain strong across both freehold and sectional markets, with over 220 properties transacted in the past year. Freehold houses typically sell in the R2-3 million range, while apartments cluster between R800 000 and R1.5 million. This polarisation shows a market that is active, and profitable for investors, but exclusionary for most residents.

At the same time, housing insecurity has become more visible. This Willow Arts Collective at the former SA Circus site, the Singabalapha occupation on Main Road, and approximately 52 rough sleepers counted by the Observatory Improvement District in 2025 illustrate how affordability gaps are forcing vulnerable household into informal accommodation within the suburb itself. These cases highlight the paradox of a booming formal property market existing alongside visible homelessness.

Short-term rentals, particularly Airbnb, have compounded these pressures. While the number of listings in Observatory is lower than in Woodstock or the CBD, even modest levels of conversion reduce the availability of long-term rental stock. In practice, many units are occupied only a few months of the year, but their removal from the permanent rental pool contributes to higher costs and turnover.

Student housing adds another dimension. Observatory has become a “student town,” with multiple residences, private developments, and investor-owned flats. While this addresses demand, the average cost of student accommodation is around R6,260 per month – well above the National Student Financial Aid Scheme cap. This has left many students priced out or reliant on insecure housing options, while families and long-term residents face displacement.

Finally, large-scale developments, defined as five storeys or more, are reshaping the suburb’s built form. These projects add units to the housing stock but often in the form of small, expensive studios or one-bedroom flats that do little to address broader affordability. Concerns about design quality, heritage protection, and infrastructure capacity persist, raising fears that Observatory’s unique cultural and architectural fabric could be undermined.

Overall, Observatory stands at a crossroads. On the one hand, it is a sought-after neighbourhood with high property values, strong investor interest, and significant development activity. On the other, it is experiencing deepening affordability crises, visible housing insecurity, and tensions between growth and heritage. Addressing these challenges will require targeted regulation of short-term rentals, inclusionary housing policies to expand affordable stock, and stronger planning mechanisms to balance densification with heritage protection. Without such interventions, the risk is that Observatory’s “spirit of place” will be eroded by unchecked market forces, leaving both residents and the suburb’s character vulnerable.

Table of Contents

1. Introduction

This report is the result of a partnership between the Observatory Civic Association (OCA) and students in the Bachelor of City Planning (Honours) programme at the University of Cape Town (hereafter UCT), facilitated through the UCT Knowledge Co-op. The OCA approached the Knowledge Co-op to enlist the help of students in preparing a report on the housing stock in Observatory, with a particular focus on the impact of short- and medium-term rentals—for Airbnb and student housing—on community cohesiveness, heritage and affordability in Observatory. The aim is that the findings of this report will guide the OCA in commenting on future development applications and thereby assist in preserving the cultural, architectural and environmental heritage resources of the area.

While Observatory is a unique suburb of Cape Town, the challenges it faces in achieving appropriate development are not unlike those of Woodstock, Salt River and even Bo-Kaap. To varying degrees, these suburbs all hold great heritage value, embody the beauty of racial integration and emanate a sense of community not found in many other areas. These all combine to produce a unique spirit of place, a *genius loci* that is worth preserving. But this genius loci is under threat from the pressures of development, both economic and social. As Cape Town's population grows, so does the need for housing and livelihood opportunities. And given the City's persistent legacy of stark spatial and income inequality, the location of increased housing and jobs must be well located and just.

To address these needs, the City of Cape Town's Municipal Spatial Development (MSDF) (2023) has identified three overarching strategic priorities for the City:

(i) Promote inclusive economic growth and improve access to economic opportunities;
(ii) Manage urban growth and create a balance between urban development, food security and environmental protection; and
(iii) Build an inclusive, integrated, vibrant and healthy city.

To facilitate the achievement of these priorities and promote inward city growth, the City has identified four spatial transformation areas (STAs) (Figure 1.1). Areas in green include critical natural assets the City aims to enhance. Discouraged growth areas are indicated in grey; these are largely agricultural lands within the municipal boundaries. The orange areas are "incremental growth and consolidation areas" where the motto is, "fix and maintain". Finally, the blue area denotes the urban inner core (UIC), which is targeted for upscaling and future proofing. Observatory falls within the blue UIC.

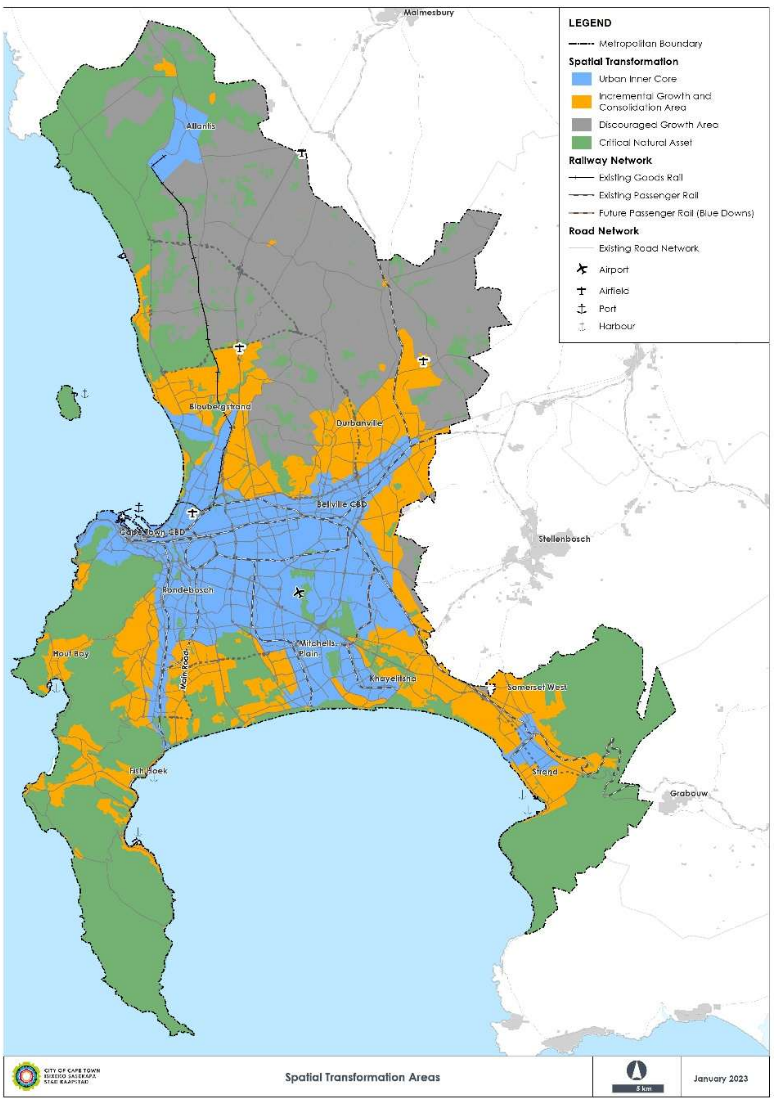


Figure 1.1: MSDF map of the City of Cape Town illustrating the four Spatial Transformation Areas

Giving effect to the desired investment and densification in the UIC are several zoning mechanisms that make development easier. Firstly, there are the public transport priority zones (PT1 and PT2), which reduce the requisite number of parking bays a developer must provide per unit. The reasoning is that the use of public transport is promoted, and that the provision of public transport is considered good in the case of areas in PT2 (MPBL Ch. 15(137) (b)). Figures 1.2 and 1.3 show which parts of Observatory fall within PT1 and PT2, respectively.

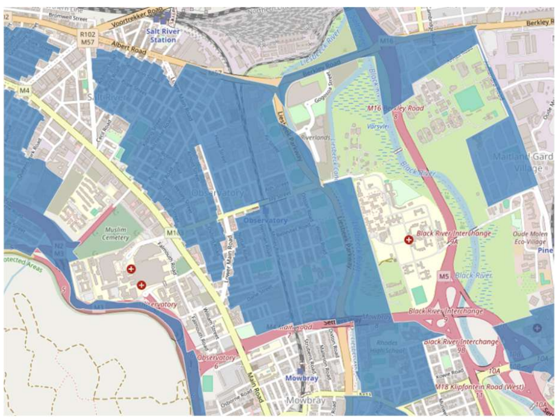


Figure 1.2: Areas in Observatory that fall within PT1

Figure 1.3: Areas in Observatory that fall within PT2

Secondly, the Urban Development Zone (UDZ) provides tax incentives to developers and investors that build, extend or improve residential and commercial developments with a floor size of at least 1,000m^2. Figure 1.4 illustrates in blue the areas along Main and Lower Main Roads, as well as the industrial 'corner' bounded by the railway line, Station, Lower Main and Malta Roads, that fall within the UDZ. Finally, the base zoning of many residential properties is general residential 2 (GR2) (Figure 1.5), which has fewer restrictions with regards to allowable uses, floor factor, coverage and height than the more typical single residential (SR1 and SR2) zoning.

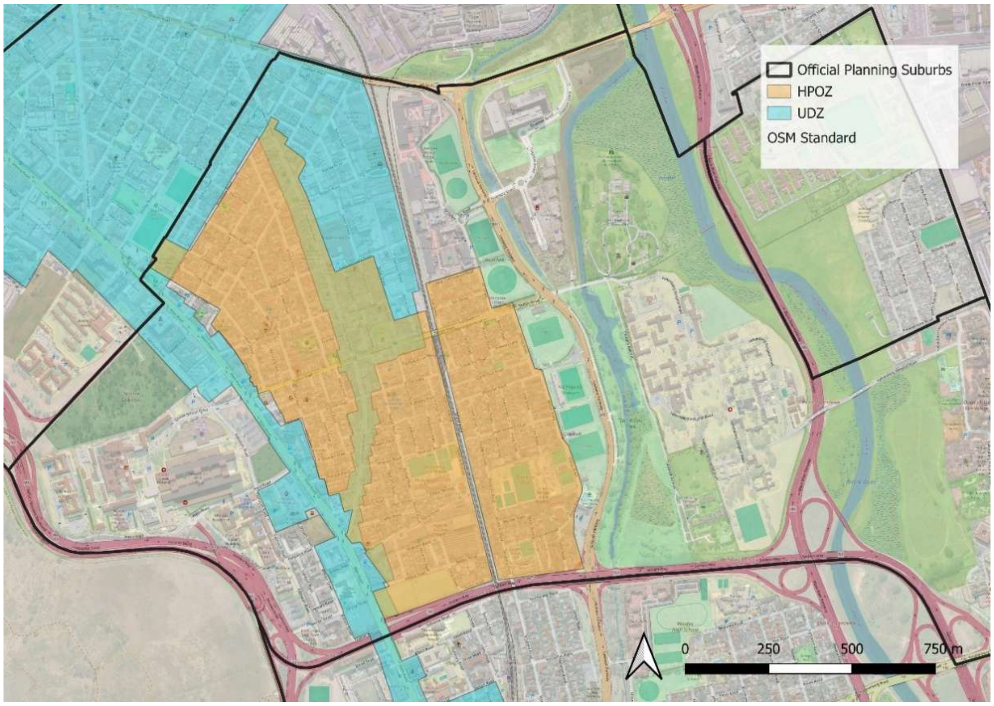


Figure 1.4: Map of Observatory illustrating the urban development zone (UDZ) and heritage protection overlay zone (HPOZ)

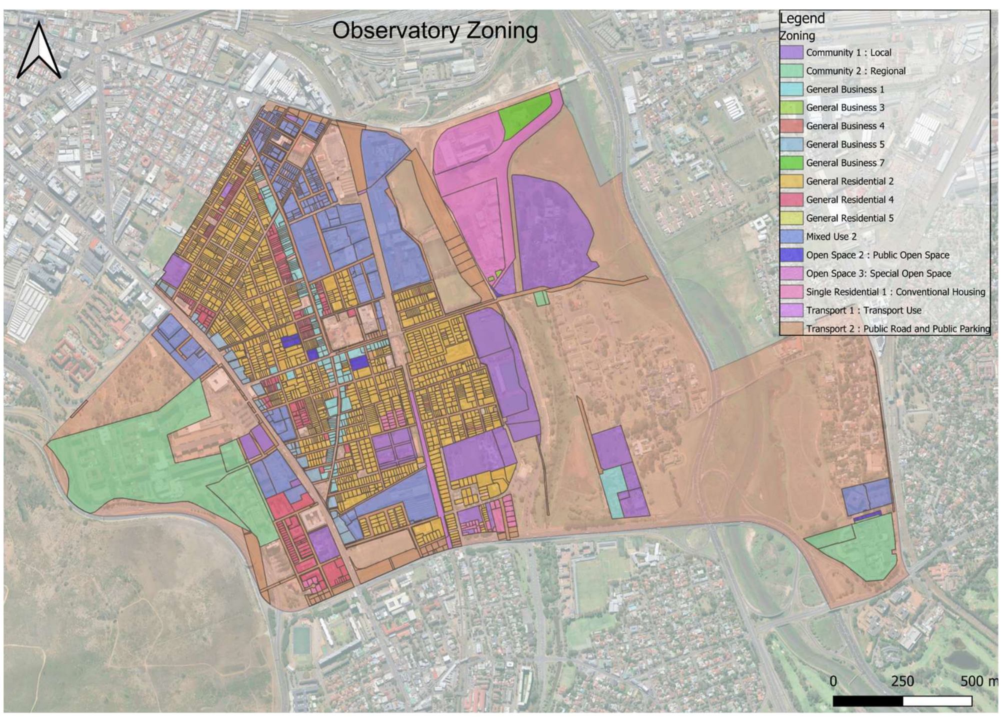


Figure 1.5: Map of Observatory illustrating base zoning

On the other hand, Observatory is home to several important heritage resources, including sites of national, provincial and local importance (Figure 1.6).[1] Much of the area also falls under a heritage protection overlay zone (HPOZ) (Figure 1.4), which restricts the type of alterations and developments that can be made, and requires additional approvals by the City and Heritage Western Cape (HWC) to proceed. The case for protecting these has already been made, and will be further expounded in section two of this report. How well the legislation is enforced to effectively preserve heritage resources is up for debate (Dominy, 2021), but unfortunately not within the scope of this report.

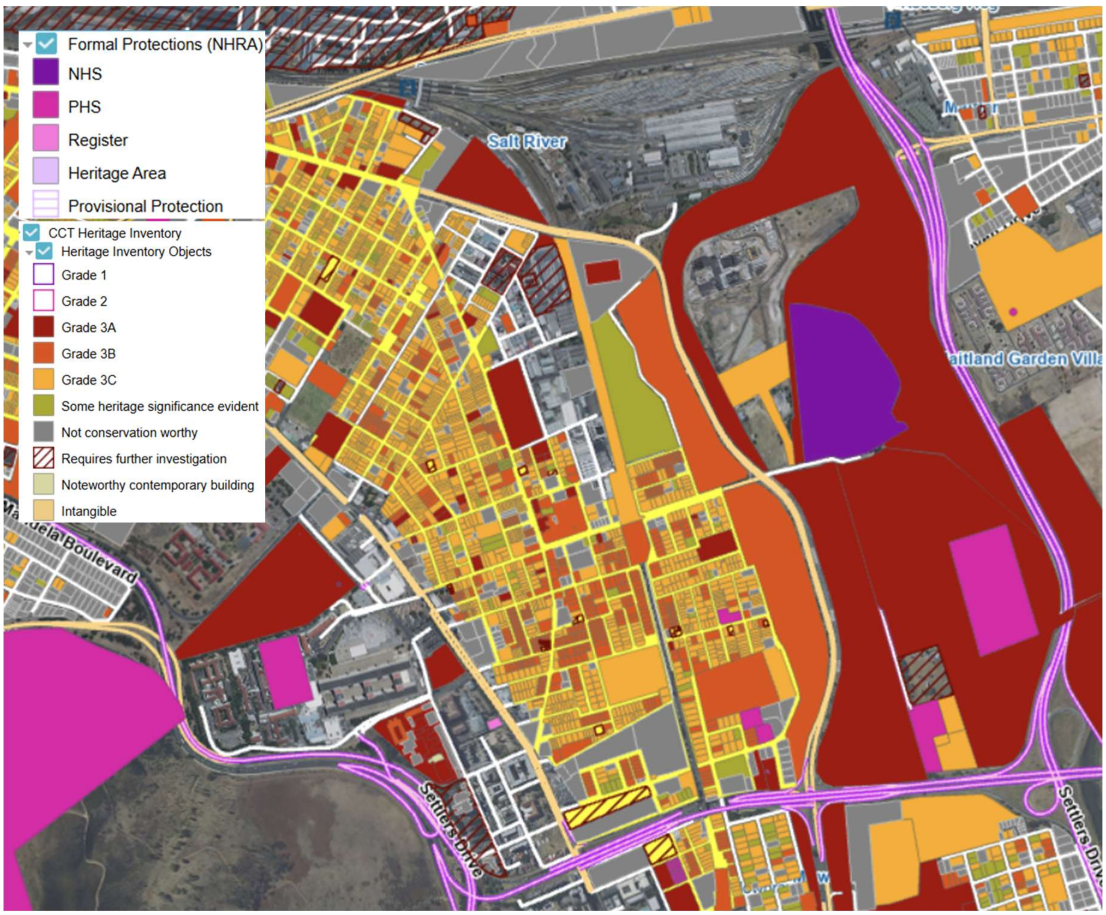


Figure 1.6: Map of heritage gradings in Observatory (City of Cape Town Map Viewer, 2025)

[1] Unfortunately, at the time of writing the report the City's Open Data Portal was not permitting the download of map data files that would allow students to adjust and clarify the presentation of important data like heritage sites. Figure 1.6 consists of 'screen grabs' from the City of Cape Town's EGIS Map Viewer, hence lacking the north arrow or scale bar.

Assuming the scope and application of heritage legislation is flawless, there remains a conflict (or a seeming conflict) between the demands of development and heritage preservation. The central question is, how can development and densification be achieved in a way that is sensitive to and promotes the unique history and character of the area? In Observatory, specifically, much of the housing stock that is added seems to be geared for short-term rentals, whether for Airbnb investors or student accommodation (sections four to six). This raises concerns about the impact of resident turnover and seasonally empty properties on the sense of community that makes Observatory so attractive.

Moreover, many new developments tend to be much larger than the surrounding built fabric, raising questions about the appropriateness of the design and the effects on the area's streetscapes and heritage—not only architecturally, but also the cultural, intangible and environmental heritage unique to Observatory. Finally, as the area densifies, many residents are worried that the implications for infrastructure management have not been duly considered. These are some of the concerns that the OCA, as the institution responsible for preserving heritage and representing residents' interests, grapples with regularly. It is for this reason that they have sought assistance via the UCT Knowledge Co-op to produce a report that enhances their understanding of the housing stock in Observatory, with the aim of strengthening the power of their public participation in matters concerning development in the area.

The report is structured in seven parts. Section one, this introduction, has aimed to introduce the origin and purpose of this report, including a description of the competing priorities affecting present and future development in Observatory. Section two gives a brief timeline of key historical periods and events that have shaped Observatory as we know it today. An understanding of the past, however short, is important for appreciating the heritage and character of the area that the OCA seeks to preserve, thereby contextualising its views on what constitutes appropriate development for Observatory. Section three provides an overview of the population demographics and property typologies in the area. It also considers the property market in the suburb, noting that steady increases in both property prices and informality provide a strong case for the need for affordable housing in Observatory.

Section four considers the footprint of short-term rentals (three months or less) in Observatory, namely via Airbnb. The number and occupancy of listings in Observatory is analysed within the wider Cape Town context, and compared to those in Woodstock, specifically. This investigation shows that while the prevalence of Airbnb in Observatory is much lower compared to Cape Town's CBD and Woodstock, it still renders between 170 and 300 homes unavailable for long term lease. Moreover, the broader lucrativeness and popularity of short-term rentals continue to drive the conversion of small apartment units into temporary accommodation rather than long-term housing suitable for families, both in Observatory and elsewhere.

Section five analyses the medium-term rental market (three to twelve months); specifically, it presents the supply of student accommodation and the impact of "studentification" in Observatory. While the existence of several tertiary institutions in and near Observatory explains and justifies the prevalence of student accommodation, the ever-increasing demand for and cost of housing significantly affects not just the broader community, but students also. Section six looks at other large developments in Observatory—defined as five or more storeys—not specifically aimed at students, and discusses how these are contributing to the housing stock and built fabric in the area. Section seven concludes with a summary of findings, as well as recommendations for the OCA in future community engagements and developing a Heritage Management Plan.

2. Observatory Past & Present

Maya Angelou once said, “You can’t really know where you are going until you know where you have been.” This is as true for a place as for a person, and particularly for a place as defined by its history as Observatory. While it is not in the scope of this project to provide an historical account of this unique neighbourhood, nevertheless a brief overview of key events is necessary for contextualising the character and purpose of Observatory in the wider fabric of the city. This understanding can, in turn, inform an appreciation for how future developments can be guided in order to balance the competing demands inherent in pursuing social, environmental and economic goals.

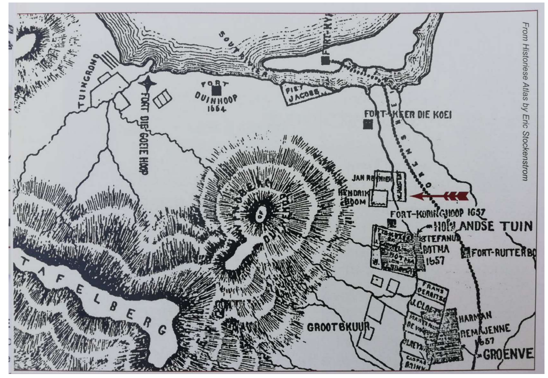
In **precolonial times**, the confluence of Liesbeeck, Black and Salt Rivers constituted important seasonal grazing lands for Khoi herders travelling down from the west coast (Goodwin, 1952).

Source: Mellet (n.d.)

1510 The **Battle of Salt River** saw the successful expulsion of Portuguese raiders by !Uri‖’aekua Khoi villagers defending their cattle from theft. In the ensuing retaliation by the Portuguese sailors, former viceroy Francisco de Almeida and 64 of his men were slain, thus earning the Khoi a reputation amongst Europeans as fierce warriors. This was the first recorded military encounter between Europeans and indigenous peoples in South Africa (Anele, 2023).

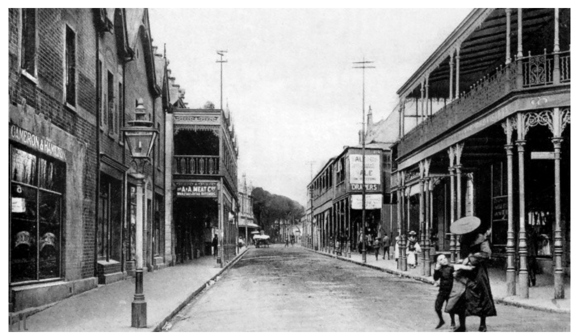
Source: Anele, 2023.

1652 Arrival of Jan van Riebeeck to establish a refreshment station in the Cape. In **1657** he granted parcels of farmland along the Liesbeeck River to a handful of men freed from service to the VOC (Goodwin, 1952), resulting ultimately in the expulsion and dispossession of native Khoi tribes. Many of these farmers remained poor, as their produce could only be sold to the VOC for low prices. Some of the early farmsteads, including Coornhoop, Liesbeeck and Raapenberg, were at one time owned by freed slaves (Hislop, 2014).



Source: Hislop, 2014.

1795-1860 British occupation of the Cape brought **Victorian/Edwardian architectural** influence to the growing settlement. The **population was a mix** of English lower-middle class workers, artisans, freed slaves and, from the mid-19th century, growing Muslim and Jewish communities (Mallet, n.d.). The railway line was built in the 1860s, further accelerating the urbanisation of former farmlands.


Source: HiltonT, 2025

1820 The Royal Observatory at the Cape of Good Hope, from which the neighbourhood derives its name, was commissioned by King George IV. The site, on top of Snake Hill between the Liesbeeck and Black Rivers, was chosen because it was unhampered by dust, sand and clouds, and provided clear views of the stars. Building was completed in 1829, and by 1907 it was the finest observatory in the southern hemisphere, providing accurate positions for southern stars until its decommission in 1972 (South African Astronomical Observatory, 2019).


Source: Glass, 1857

1829 The University of Cape Town was initially founded as The South African College, a high school for young men. Between 1880 and 1900 it developed into a fully-fledged university thanks to funding from—and the need for skills in—the emerging diamond and gold-mining industries. The Medical School was established between 1902 and 1918, and in 1928 the bulk of the University's facilities was moved to its present site on the slopes of Devil's Peak (University of Cape Town, 2025).

Source: University of Cape Town, 2025

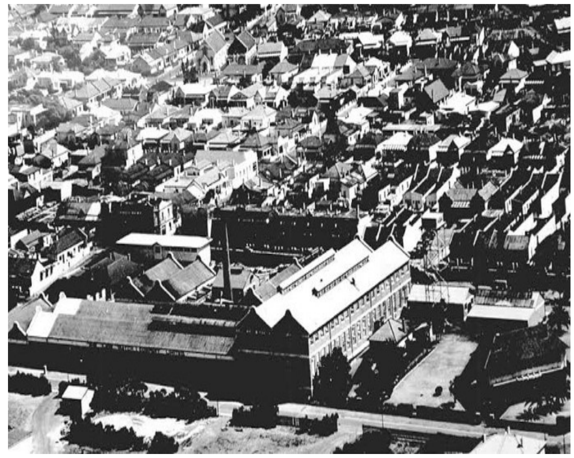
1891 Valkenberg Hospital was built on land formerly owned by Dutch farmer Cornelius Valk, from which the estate and eventually the hospital derived its name. The land was purchased in 1881 with the initial intention of establishing a reformatory (Hislop, 2014). Instead, modifications to the werf and existing buildings were made to accommodate 250 psychiatric patients transferred from Robben Island in 1891 into the newly established mental hospital (Huisman, 2023). Valkenberg is the main teaching hospital for UCT's Department of Psychiatry.

Source: Manie, 2023.

1938 Groote Schuur Hospital was built on the foot of Devil's Peak, on a farm of the same name meaning "great barn". As the University of Cape Town's academic hospital, it has been the training ground for some of South Africa's best medical professionals. One of the most renowned of these is Dr. Christiaan Barnard who, in 1967, performed the world's first successful human heart transplant (Groote Schuur Hospital, n.d.).

Source: UCT news article. Photo by UCT News.

1910-1948 Early **industrialisation** in Cape Town centred around the port, but as light industrial activity accelerated, particularly within the clothing industry after World War 1 and the Salt River railway works, an industrial belt started to emerge along Woodstock, Salt River and Observatory. The image to the right is of the former Lion Match Factory, taken in the 1950s. Industrialisation also brought more people of colour into Observatory, which had become a predominantly white, working-class suburb (Mellet, 2020). During that time, Observatory became stratified by race and class, with poorer Coloured workers predominantly living near Salt River, in a small enclave behind the Bijou cinema. Moving south there were the artisans and then the blue and lower white colour workers from Station Road towards Mowbray on both sides of the railway (Ibid.).



Source: HiltonT, 2025

1948-1990 During the Apartheid years, Observatory was classified a "**grey neighbourhood**". It was host to various **anti-apartheid resistance activities,** including those organised by the National Union of South African Students (NUSAS), which had their offices on Lower Main Road, at what is today Munro's. Unlike Bo-Kaap and Woodstock/Salt River, Observatory did experience some forced removals (Mellet, 2019; 2020), though it managed to retain much of the cultural diversity still seen today.

Source: Obstory, 2011. *The Observatory Living History Project*.

Today Observatory, or "Obs" as it is affectionately known, is a diverse, characterful neighbourhood loved by artists, hippies and the working class alike. 'Shabby-chic' describes it well, and annual traditions like Streetopia (pictured) keep the Bohemian spirit alive. Nevertheless, the diversity so integral to Obs' character is increasingly under threat as the area gentrifies. Promoting development that is sensitive to its history, culture and sense of community is paramount to preserving Observatory's unique charm for generations to come.

Source: Rampa, 2024

The timeline above gives a snapshot of key periods and events in Observatory's history. From this rapid historical review, we see the origins of a contested settlement on prime land close to the city centre. We appreciate that, from early on, it has been home to a racially diverse working class. We understand its importance as a place of scientific and medical discovery. We observe its role in hosting important public health amenities, including Groote Schuur and Valkenburg Hospitals, as well as several tertiary institutions, thereby making it a place of strategic significance not only to residents but to Capetonians at large, especially students. We understand that these different factors—events, people and institutions, both historical and present—work together to produce a neighbourhood of unique cultural and social heritage. Preserving and promoting this vibrant and bohemian spirit of place while accommodating all the different roles Observatory serves is a delicate balance and, we argue, the defining challenge facing this charming suburb today.

3. Overview of Population & Properties

3.1 Population Demographics

Observatory has a diverse population of students, young professionals, families, and longer-term senior residents. While the 2011 Census recorded just over 3,000 households, more recent City of Cape Town ward-level data suggests a larger residential base of over 10,000 households in Ward 57, which includes Observatory and adjacent areas (Stats SA 2023; Wazimap, 2023). The demographic profile reflects a younger-than-average population due to the proximity of several tertiary education institutions (including UCT medical campus, CPUT and AFDA) and the growing demand for rental accommodation among students and professionals. Income levels in the area mirror this demographic: the City of Cape Town's median household income is around R169,600/year, compared to a national median of R95,800/year (Stats SA, 2023; Wazimap, 2023). While higher than the national median, this remains well below the level required to purchase property in Observatory, helping to explain why so many residents rely on renting rather than ownership.

Importantly, Observatory is not only home to property owners and formal tenants but also to a growing number of occupiers and homeless individuals. Two informal settlements have sprung up in the past 10 years: Singapalapha on Main Road, and the Willow Arts Collective (WAC) based on the grounds of the former South African National Circus. The OBSID social worker's census (June 2025) identified 52 rough sleepers in the suburb, concentrated around public spaces, transport nodes and commercial areas. This indicates both a demand for affordable housing and the persistence of housing insecurity alongside rising formal property values.

3.2 Property & Housing Typologies

While property market data is quite readily available (discussed in section 3.3), it is much more difficult to find information on property and housing typologies. The zoning map

(Figure 1.5) provides a good sense of the predominance of certain land uses, from which one can go some way in inferring property typologies, but absolute figures are hard to come by. The data below was provided by the CEO of Observatory's City Improvement District (henceforth OBSID), with data supplied per the City of Cape Town's rates billing information for properties inside the OBSID boundary. While this does not cover the whole suburb, either per the official planning boundary or the OCA's boundary (Figure 3.2.1), the data can be considered a good sample of property dwelling types in the area.

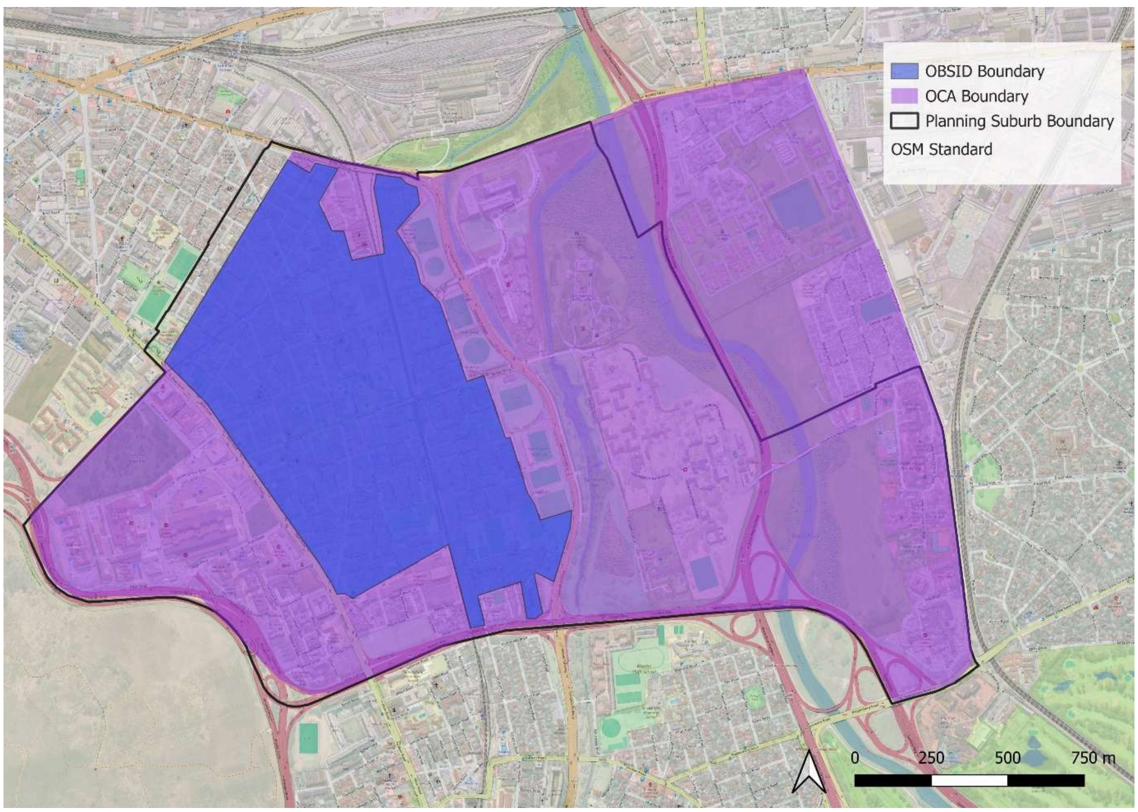


Figure 3.2.1: Map showing the boundaries of the City's official planning suburb delineation for Observatory, as well as the OCA and OBSID's boundaries

Figure 3.2.2 shows the makeup of property types for ratepayers in the OBSID boundary in 2025. From this sample data, it is clear that the vast majority (88 per cent) of rate paying units is residential. Though the OBSID boundary does not extend to Groote Schuur and Valkenberg Hospitals, the Observatory, Riverlands precinct or Waverley Business Park, thereby not counting several Other, State or Commercial properties, there are a number of large apartment blocks also outside of this boundary (including the new Sunbird blocks at Riverlands, the Winchester on Main Road and several blocks west of Main Road). It is therefore safe to conclude that Observatory is, by and large, a residential suburb, albeit with important amenities that serve a wider population.

While this insight is not particularly novel, and the focus of this report is not on mixed use, per se, it is important to note that part of what makes Observatory 'work' as a neighbourhood is the mix of uses it accommodates, and that it is not only a place to live, but also to work. Consider, for example, the dearth of enterprise in Mowbray and Rosebank, and the difference in overall look and feel of these suburbs as compared with Observatory. As the ratio of enterprise to residence drops over time—from 16 to 12 per cent between 2022 and 2025 (Figures 3.2.2 and 3.2.3)—one must contemplate what impact these land use changes will have on the physical and social character of the area, as well as its local economy.

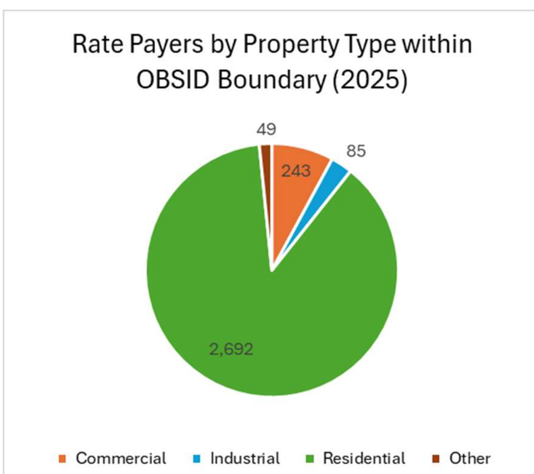


Figure 3.2.2: Pie chart showing makeup of property types of rate payers within the OBSID boundary (2025 data)

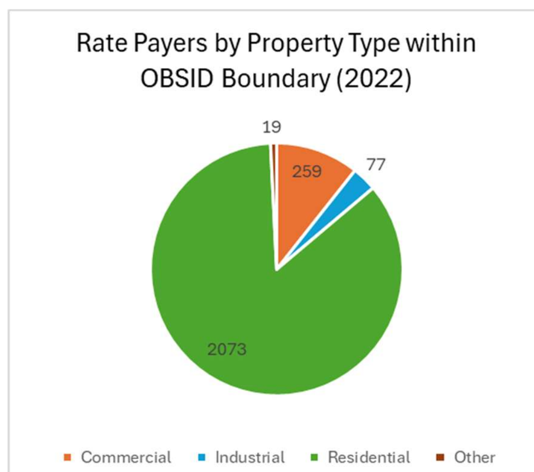


Figure 3.2.3: Pie chart showing makeup of property types of rate payers within the OBSID boundary (2022 data)

Returning the focus to the housing stock, the data supplied by OBSID does also shed some light on the main types of residential units in Observatory. Figure 3.2.4 shows the classification of residential dwellings within the OBSID boundary. The availability of 2022 data provides some useful insights. Not only has the overall housing stock increased (by 30 per cent), but that growth has been largely driven by the increase in sectional titles (130 pec cent). Over the past three years, the ratio of flats to houses has gone from one flat for every four houses to one for every two. However, given that several large apartment blocks are situated outside of the OBSID boundary, contributing an additional 1,200 flats to Observatory's housing stock, a more accurate assessment suggests there are now more apartments than freestanding housing units in Observatory. This trend will be discussed in more depth in section six.

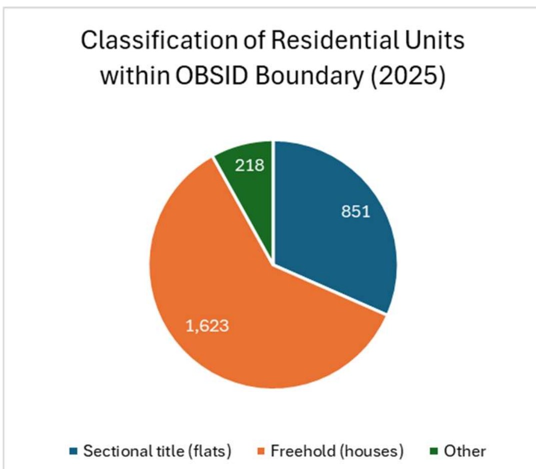


Figure 3.2.4: Pie chart showing the classification of residential dwellings of rate payers within the OBSID boundary (2025 data)

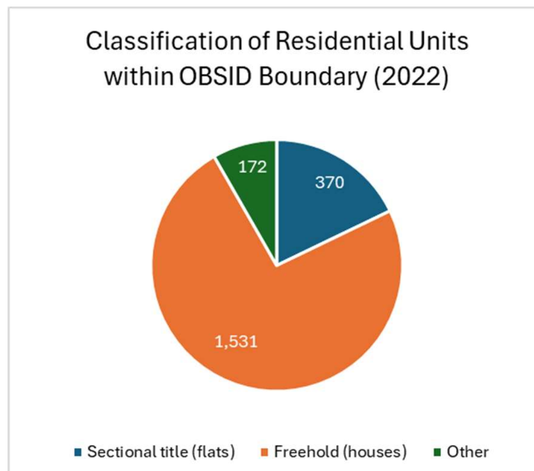


Figure 3.2.5: Pie chart showing the classification of residential dwellings of rate payers within the OBSID boundary (2022 data)

This picture of typologies is closely tied to patterns of occupation. Observatory is a mixed-tenure suburb that accommodates property owners (often long-term residents in Victorian houses), renters (students, young professionals, hospital and UCT staff, and creative industry workers), as well as short-term rental operators such as Airbnb, reflecting the area's proximity to the city and tourism nodes. The balance between freehold sales (108) and sectional title sales (119) in the past year, as reported by Lightstone, shows that both tenure forms are active and well-supported. The relatively high liquidity of the market suggests that Observatory continues to appeal to a wide spectrum of residents and investors, but the predominance of younger renters also points to the suburb's transient dimension.

3.3 Property Market and Trends

Figure 3.3.1 shows the total bonds registered by bank and by year for recent years in Observatory (Lightstone, 2025). The data is based on residential bonding activity with the exclusion of sectional title garage units. While there has been a slight drop between 2025 and 2024, the continued financing of properties in Observatory suggests sustained demand in the area.

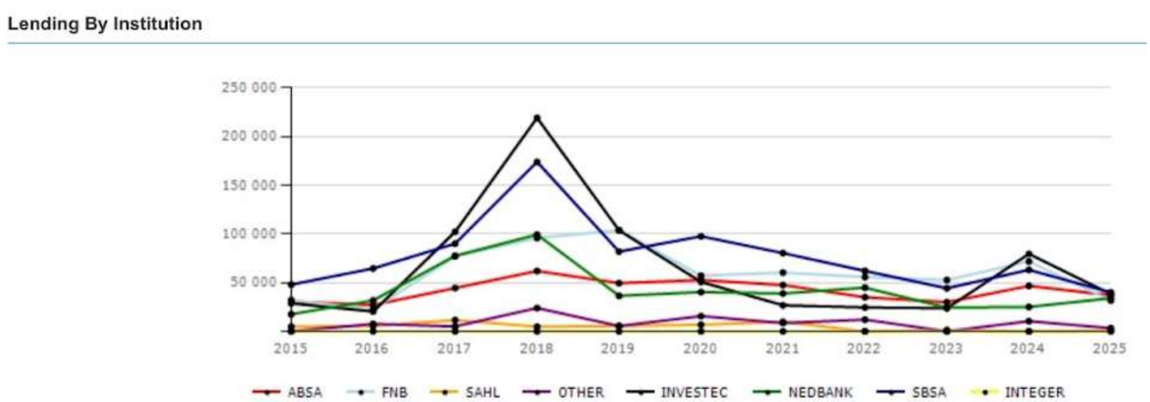


Figure 3.3.1: Total residential bonds (excluding sectional title garage units) registered by bank and by year for recent years in Observatory (Lightstone, 2025). Values in R000.

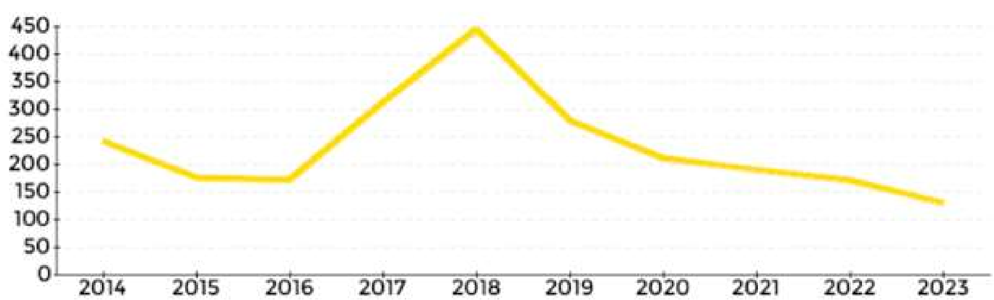


Figure 3.3.2. Number of property sales in Observatory per year, including all freehold and sectional titles (Rawson Neighbourhood Report, 2024)

Figure 3.3.2 shows the number of property sales in Observatory per year. While there is a dip in sales volumes after 2022, this is largely attributable to higher interest rates and broader macroeconomic pressures (BusinessTech, 2023; Stats SA, 2023). Importantly, the decline in volumes has not translated into falling prices. Median prices in Observatory have continued to climb, reflecting resilient demand and the structural shortage of affordable housing in the suburb (Lightstone, 2025; Wazimap, 2023). In line with this, data from Lightstone and Rawson shows that Observatory's property market is characterised by steady demand and strong price growth across both freehold houses and sectional title apartments:

- Freehold houses (Lightstone, Aug 2024–Jul 2025):
    - 108 sales in the past year.
    - Majority in the R1.5M–R3M band (68 sales), with a significant luxury market above R3M (26 sales).
    - Indicative of high demand for Victorian and semi-detached houses, reflecting Observatory's historic character.
- Sectional title apartments:
    - 119 sales in the past year.
    - Concentrated in the R800k–R1.5M range (73 sales), with notable growth into the R1.5M–R3M segment (43 sales).
    - Suggests Observatory continues to attract first-time buyers, investors, and renters seeking proximity to the city bowl and educational institutions.
- Rawson (2024/25 estimates):
    - Freehold homes: typically R1M–R2M, some reaching R3M+.
    - Apartments: R600k–R1.2M, with higher-end units up to R2.5M.
    - Confirms the dual nature of the market: affordability in entry-level flats, and premium pricing for heritage houses.

Figure 3.3.3 shows the median purchase price trends for freehold and sectional title properties in Observatory between 2019 and 2024. Table 3.3.1 translates these values into affordability by illustrating the required annual income per property price group, and how this compares to the median household income in Cape Town.

Figure 3.3.3: Median purchase price trends for freehold and sectional title properties in Observatory, 2019–2024 (Lightstone, 2025)

Property Type / Price Band	Price Range (ZAR)	Required Annual Income (estimated)	Compared to Cape Town Median (R169,600)	Compared to National Median (R95,800)
Apartment (lower)	R800,000	~R320,000	**1.9×**	**3.3×**
Apartment (mid)	R1,500,000	~R600,000	**3.5×**	**6.2×**
House (mid)	R2,500,000	~R1,000,000	**5.9×**	**10.4×**
Luxury House (upper)	≥R3,000,000	≥R1,200,000	**≥7.1×**	**≥12.5×**

Table 3.3.1: Estimated required household incomes to afford property purchases in Observatory compared with median household incomes for Cape Town (R169,600/year) and South Africa (R95,800/year). Sources: Lightstone (2025); Stats SA Income & Expenditure Survey 2022/23; Wazimap Cape Town Metro Profile (2023).

Taken together, these figures show that Observatory's property market is both strong and polarised. Freehold houses are clustered in the R2–3 million band, placing them above Cape Town's citywide benchmark, while sectional title units are concentrated in the R800,000–1.5 million range, below the citywide mean. Combined, this produces an overall average close to R2 million — but the divergence between relatively affordable apartments and high-end houses highlights the dual character of the market. Historically, prices in Observatory have grown faster than the city average (around 10 percent per year in the 1990s, accelerating to 20–30 percent annually since 2000), and Lightstone data confirms that demand remains resilient despite higher interest rates. Rental yields are also attractive, estimated at over eight percent, supported by ongoing demand from students and young professionals.

3.4 Informal Settlements and Housing Insecurity

In addition to formal housing, Observatory has in recent years seen the emergence of informal settlements and occupations:

1. The Willow Arts Collective (WAC), located on the grounds of the former South African National Circus on Willow Road, where the OBSID census (February 2024) counted 21 residents, though subsequent observations suggest this number has grown. The WAC identifies itself not simply as an occupation, but as a community-led cultural and housing initiative. Itdhas been the subject of legal disputes in which Ndifuna Ukwazi successfully argued for residents to be offered safe alternatives prior to eviction.

2. Singabalapha settlement on Main Road, opposite St Peter's Square. A News24 report from February 2024 estimated around 100 residents were living at the site.

Although recent data on these specific settlements is limited, the City of Cape Town's anti-invasion policy and periodic demolitions point to a cycle of displacement and reoccupation. This underscores the shortage of affordable options in inner-city areas and the conflict between formal property market growth and the survival strategies of low-income groups.

These occupations highlight the underlying affordability crisis in Observatory. As shown in Section 3.3, even the most affordable apartments (±R800,000) require household incomes nearly double the city median, while freehold homes are affordable only to households earning up to six times that amount. For the vast majority of Capetonians, formal entry into the Observatory housing market is therefore impossible. The result is growing housing insecurity: the OBSID social worker census (June 2025) counted 52 rough sleepers in public spaces across the suburb, while informal settlements like Singabalapha and WAC persist. Unless the affordability gap is addressed, more occupations and rough sleeping are likely to follow – a situation that is unsustainable both for vulnerable households, who face ongoing precarity, and for the neighbourhood as a whole, whose social fabric and local economy are undermined by the coexistence of homelessness and a booming formal property market.

Figure 3.4.1: Singabalapha (meaning 'we belong here') informal settlement along Main Road, in front of the demolished Arcadia Place old age home from which they were evicted in 2019 (Image by Theo Jephta)

4. Airbnb

4.1 Overview of Airbnb in Cape Town

Airbnb was established in 2007 by Brian Chesky, Nathan Blecharczyk, and Joe Gebbia. Their vision was to create a platform where tourists could save money by staying with locals while also experiencing the country's true culture. The original idea was to provide affordable short-term accommodation for young, adventurous travellers, with the slogan: "Book Rooms with Locals Rather Than Hotels" (Lewis, 2023). Indeed, Airbnb and platforms like it have expanded the accommodation market, drawn tourism into non-traditional neighbourhoods, supported local businesses, and provided supplementary income for many households (Eviction Lawyers South Africa, 2024; Airbnb, 2025).

However, what started out as an innovative idea sadly turned into a cash cow, especially when looking at Cape Town, where there are over 23 000 short-term listings and only about 700 listings for long term rental (Hoom, 2025). In fact, Cape Town has more Airbnb listings than Amsterdam, Singapore and San Fransico combined (Cupido, 2023) (see Figures 4.1 and 4.2). All the short-term rentals not only drive-up rental prices (because the digital nomads do not mind paying high prices for short term rentals), theyalso take away available housing stock that would otherwise have been available for long term rental (Payne, 2025). For example, since 2022, Airbnb listings in Cape Town, especially in areas like the City Bowl and the Atlantic Seaboard, have increased by 190 per cent, and out of 23 564 active listings, the majority are entire homes (Eviction Lawyers South Africa, 2024; Inside Airbnb, 2025).

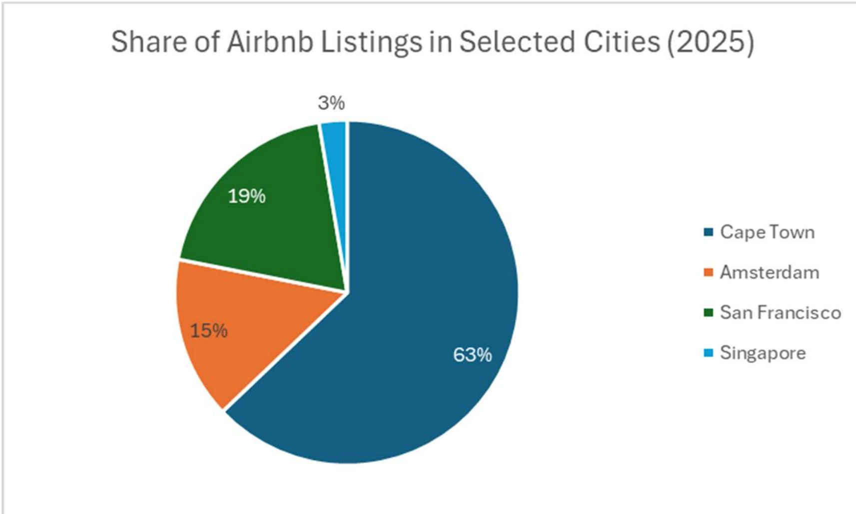


Figure 4.1.1: Share of Airbnb Listings in Selected Cities (2025)

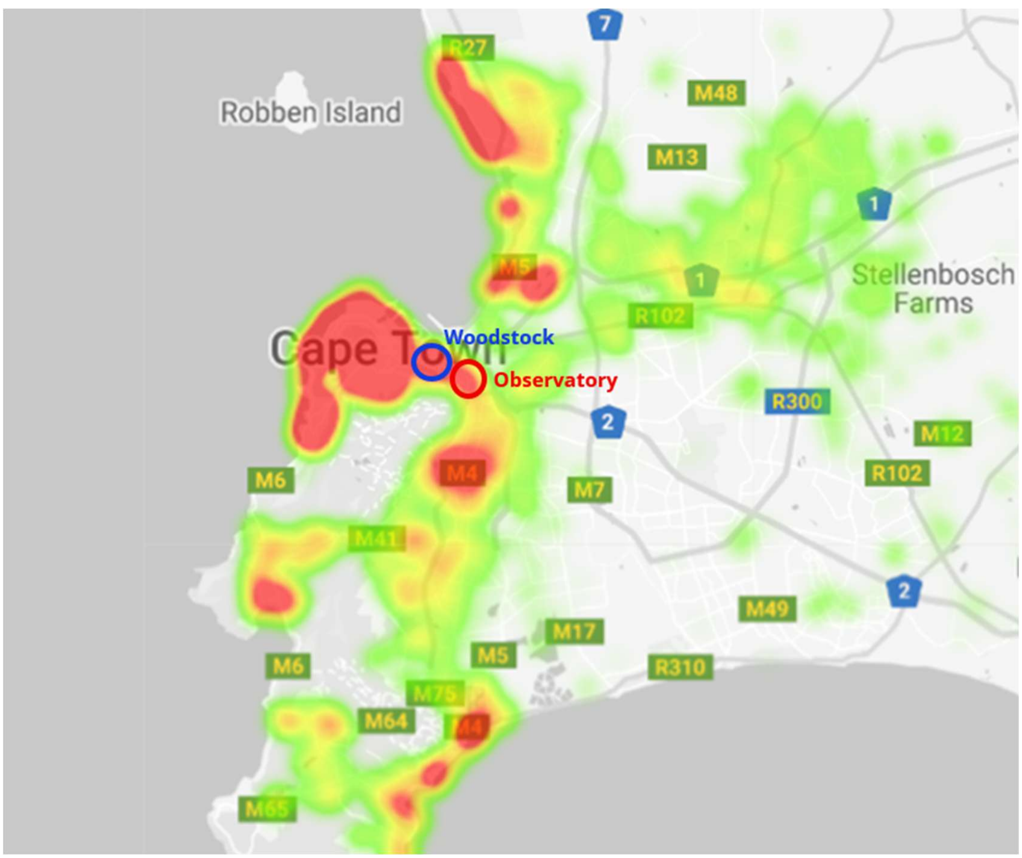


Figure 4.1.2: Heatmap showing the spatial concentration of Airbnb listings in Cape Town (Doorstep Analytics, 2025)

The above paints a picture that Airbnb alone is to blame for the housing crisis and high property prices, but, like with everything there, are two sides to the story. Although the increase of short-term rentals has undeniably influenced affordability and neighbourhood stability, Airbnb is not the only factor (Eviction Lawyers South Africa, 2024). Internal migration has also placed significant strain on housing stock. In 10 years (2011-2021) the Western Cape saw an influx of 183 388 people from other provinces, most of them from Gauteng and the Eastern Cape. With very little out migration, the province's population is less likely to decrease (Statistics South Africa, 2023). This inward movement of people, alongside the rising attractiveness of Cape Town for both investors and tourists, contributes to escalating prices and limited availability (Eviction Lawyers South Africa, 2024).

These competing dynamics have led to calls for regulation, with proposed measures such as host registration and limits on rental nights aimed at balancing the need to protect long-term housing stock while sustaining the city's tourism economy (Eviction Lawyers South Africa, 2024). Figure 4.1.3 provides a summary of what some other popular tourist cities have done to restrict short-term rentals and reduce pressure on the housing market. New York has a law banning rentals for less than 30 days unless the host is also living there (NYC 311, n.d.; Hoover, 2024). Paris limits host to 120 nights per year for their primary home as a unit but renting out rooms while the host is present is still permitted (Airbnb Help Centre, 2023; Hostaway, n.d.). Amsterdam has some of the strictest rules: you can only rent out an entire unit for 30 days a year in total, whether consecutive or not (Host Tools, 2024). Berlin requires permits for entire apartment rental to restrict the unregulated conversion of homes to Airbnb units (Host Tools, 2024). Finally, Barcelona is starting to completely phase out short-term lets of entire units by 2028 (although rooms will still be allowed under strict regulations), which will release thousands of homes back into the property market (AP News, 2024). In fact, a Spanish court has recently upheld a ruling to ban 66,000 non-compliant listings in the need to protect access to housing (Associated Press, 2024).

City / Country	Entire Home Rentals	Room Rentals (Host Present)	Key Notes / Sources
New York City	Rentals of <30 days are banned unless the host is physically present. Mandatory host registration under Local Law 18.	Allowed, but only if host is present with guests.	(NYC 311, nd; Hoover, 2024).
Paris	Allowed up to 120 nights/year for a host's *primary residence*. Must be registered with city.	Permitted year-round with fewer restrictions.	(Airbnb Help Centre, 2023; Hostaway, n.d.).
Amsterdam	Entire home capped at 30 nights/year total (consecutive or split). After this, listing is blocked unless a permit is obtained.	Allowed year-round if host is present, with registration.	(Airbnb, 2023; Rental Scale-Up, 2025).
Berlin	Permit required to rent out entire apartments. Secondary homes capped at 90 days/year with a permit.	Room rentals allowed year-round in host-occupied homes with registration.	(Airbnb, 2023).
Barcelona	City will phase out all tourist rental licences by 2028, no renewals after expiry.	May still allow room-sharing, but under heavy restriction.	(AP News, 2024; Reuters, 2024;).
Spain (National)	Ordered removal of tens of thousands of non-compliant entire-home listings, citing housing shortage.	Depends on local municipality (room rentals may still be allowed).	(AP News, 2024).

Figure 4.1.3 Short-term rental regulations from other locations

These policies mentioned above have one common aim: to protect the scarce housing stock and neighbourhood stability while still allowing some level of tourism activity (Hoover, 2024; Airbnb Help Centre, 2023; AP News, 2024). In contrast, Cape Town is still shaping its regulatory framework, with some suggestions including host registration and booking limits as well as charging commercial rates instead of residential rates (Property Professional, 2025; Airbtics, 2024). The idea is that, by capping the number of days, short-term letting becomes less profitable, which might incentivise owners to return their units to the long-term rental market. However, in practice, this may not necessarily solve the problem, as some owners might simply withdraw their properties from the rental market altogether rather than lease them long-term (Doorstep Analytic, 2025).

4.2 Airbnb in Observatory

Researching the number and type of Airbnb listings in Observatory was more challenging than anticipated. The main reason for this is that different sources report very different numbers depending on how they collect or categorise the data. As shown in Figure 4.2.1, Inside Airbnb reported the highest number of listings (507), while a manual count on Airbnb's own platform was around 111. Other sources, such as Google searches (370) and the Inside Airbnb CSV extract (283), also varied substantially to Doorstep Analytics, with reported 174 listings.

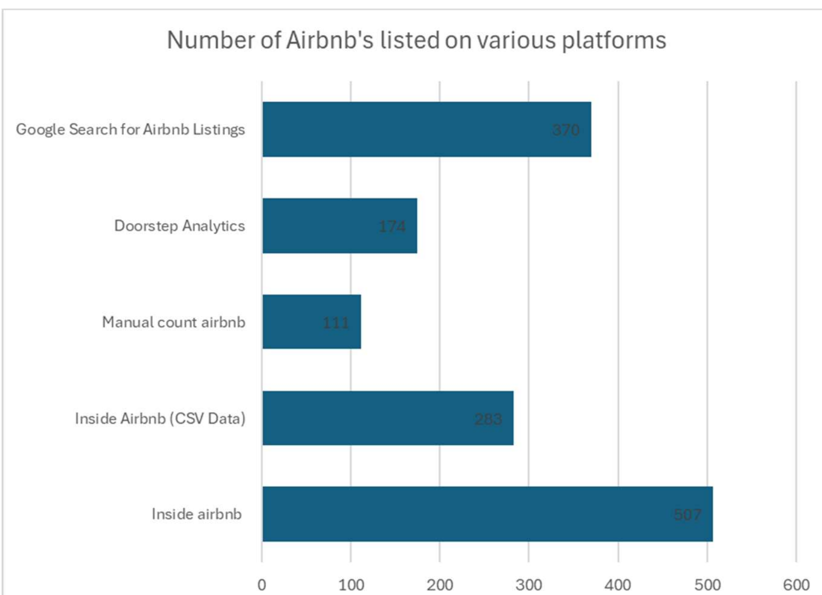


Figure 4.2.1: Conflicting Airbnb listing counts for Observatory (2025)

This variation in data underlines a wider issue: without consistent and transparent reporting, it is difficult for researchers and policymakers to accurately assess the scale of short-term rentals. This uncertainty can complicate efforts to effectively regulate short-term rentals as regulation depends on reliable data.

For the purposes of this study, it was decided to use Doorstep Analytics' information as the primary dataset because it not only provided a date of last update (ensuring recency) but also included a useful breakdown of rental types. While this improves consistency, it is also a limitation, since other datasets may capture properties excluded by Doorstep Analytics. (An alternative approach would be to use the average number of listings across the five sources listed in Figure 4.2.1. This would yield a number of 289; however, we would not be able to address the breakdown of entire homes versus rooms listed.)

Figure 4.2.2 shows the number of Airbnb listings by type for Observatory and Woodstock. Woodstock is used as a comparison because it shares a few similarities with Observatory, including its Victorian architecture, diverse population and land uses, and its proximity to employment hubs (CBD, Paarden Eiland). The most notable difference between Woodstock and Observatory is the latter's large student population (discussed in the next section), which could explain the markedly lower number of Airbnb listings as student accommodation is largely managed via agents or other platforms.

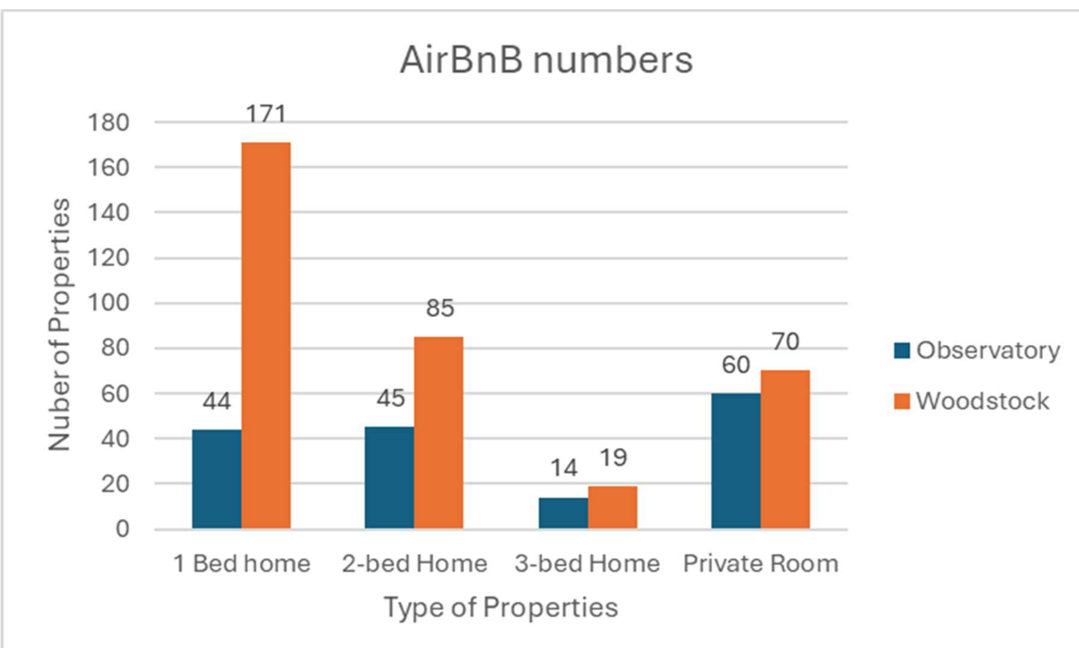


Figure 4.2.2: Airbnb listing by type in Observatory and Woodstock (Doorstep Analytics, 2025)

Two observations can be made from Figure 4.2.2. First, as already noted, is the fact that Woodstock has significantly more Airbnb listings across all categories, particularly one- and two-bedroom homes. The second is that, in both areas, most listings are for an entire home rather than a (private) room in a home. These insights, if not the exact number of listings, are corroborated by Inside Airbnb's data, and poignantly illustrated on their map (Figure 4.2.3), where entire homes are indicated in orange, and private rooms in green dots.

In terms of occupancy, data from Doorstep Analytics and Inside Airbnb again seem to agree that most listings are occupied for no more than three months in a year. For Observatory, specifically, Doorstep Analytics uses a sample of ten randomly selected listings and analyses the number of days booked (Figure 4.2.3). Eight of the ten sampled properties were booked between 1–90 days in the year, while only one property reached 180–270 days. This suggests that, although there are relatively few Airbnbs in Observatory, those that do exist are generally used on a short-term basis.

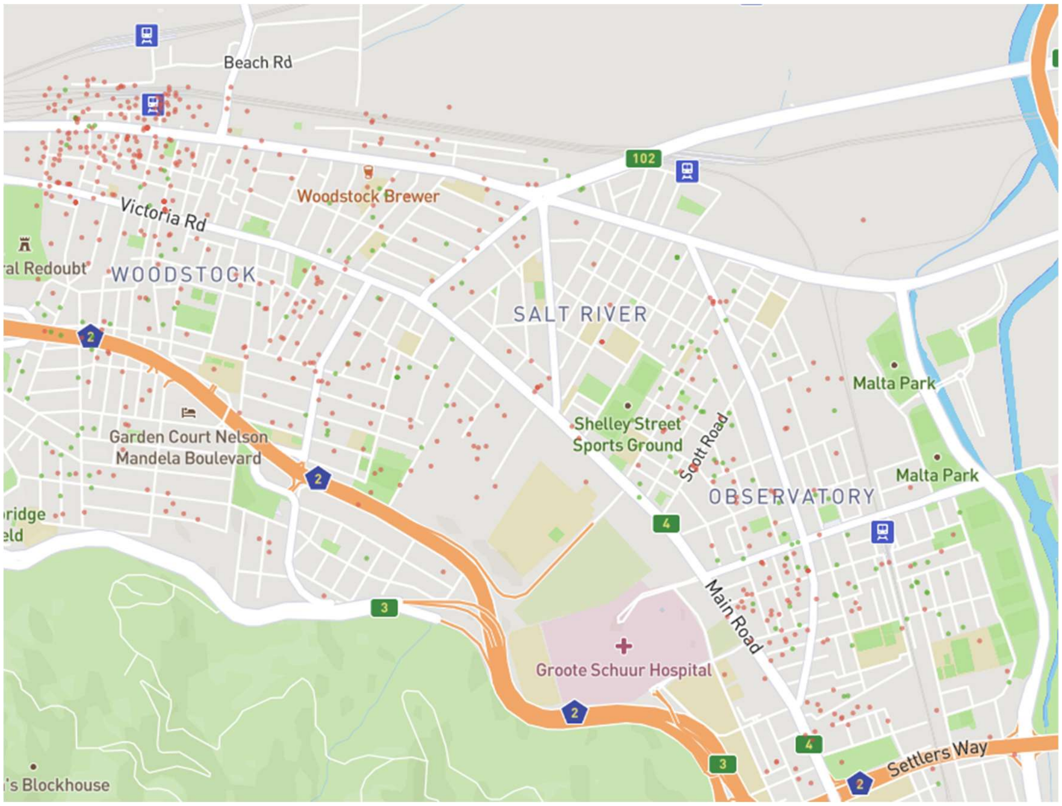


Figure 4.2.3: Screen shot of Inside Airbnb's map illustrating location of Airbnb listings in Woodstock and Observatory (Inside Airbnb, 2025)

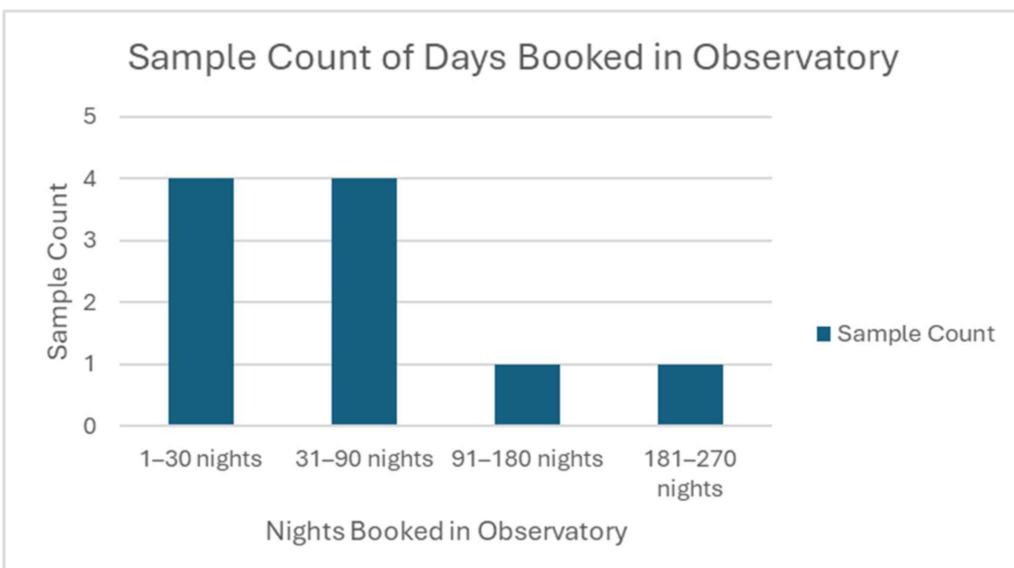


Figure 4.2.4: Number of nights booked for a sample count of 10 Airbnb properties in Observatory (Doorstep Analytics, 2025)

Despite these low occupancy rates, many property owners, especially in Observatory, prefer to work with Airbnb and short-term rentals as the law[2] protects the tenant and property owners cannot easily evict tenants who do not pay. Short-term rentals make it somewhat easier to bypass non-paying tenants, though this is still not foolproof (J. Boyers, personal communication, 12 August 2025; M. Kaitakirwa, 22 August 2025). The problem with this trend is that it reduces the availability of long-term rental housing in Observatory, further contributing to the wider housing shortage (Ibid.).

A final note on the impact of Airbnb in Observatory is the indirect effect that it has had on the area's built form (Cupido, 2023). As will be discussed in section six, many of the recent and new apartment blocks that have been developed in Observatory consist largely of studio and one-bedroom apartments that cater to the buy-to-let property entrepreneurs targeting tourists or students. As such, even though the number of homes reserved for Airbnb is relatively small in Observatory, the proliferation of (expensive) small-scale rental units determines who can and cannot afford to live in the neighbourhood.

[2] That is, the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 1998

5. Student Housing

5.1 Overview of Student Housing in Observatory

This section of the report takes a look at student housing in Observatory and how these (short-term) rentals affect the (long-term) residents/community of Observatory and its cohesiveness as well as the affordability of the area. A central concern here is how do we build a sense of community in Observatory in the face of change where students (who don't typically live in the area on a long-term basis) move in and out of Observatory? Moreover, from a student housing perspective, how do we navigate development taking place for student housing that does not actually end up serving these students?

The housing crisis in South Africa is one that already continues to persist in our country, and student housing remains a major issue in South Africa as well. This is also seen in Cape Town amongst various institutions on a yearly basis. Rising demand and gentrification to name a few, play a major role in increasing rental rates. But how does this affect the long-term residents of an area?

Observatory is home to several tertiary education institutions and residences such as UCT Medical Campus, AFDA and CPUT residences. The area is also in close proximity to UCT's Upper, Middle and Lower campuses, with excellent transportation from Observatory via the UCT Shuttle, minibus taxi and train. As such, its role as a "student town" cannot be denied. This has resulted in several spatial trends:

- The demand for accommodation in the area is very high, driving up the cost of housing.
- Many private houses are rented out to students, decreasing the availability of larger homes for families.
- Developers have recognised that there is a great need for student accommodation, and that this market is highly profitable.
- Incentives like the Urban Development Zone (UDZ) as well as Observatory's zoning scheme (addressed in the introduction) further promote developments

that cater for students, thus driving large developments such as large, privately-owned student apartment blocks.

While these properties supply a need, many of them are extremely expensive, and significantly higher than the National Student Financial Aid Scheme (NSFAS) accommodation cap (which ranges between R42 640 and R69 633 for universities and TVETs, see Tables 1 & 2 in the Appendix), which funds a large number of South African students. An important part to mention in relation to NSFAS students is that they face a disadvantage in the fact that not all landlords lease out their properties to students funded by NSFAS due to NSFAS's often delayed payments (Majola, 2025 and the fact that NSFAS does not pay landlords deposits (M. Kaitakirwa, personal communication, 22 August 2025).

5.2 Types of student accommodation/housing

It is important to know the types of student housing that exist in Observatory because it can inform decisions about what types of accommodations can go in what part of an area. Due to the history of Observatory and its building typology, student accommodation does not always look like a typical student housing block. Therefore, an awareness of the area's history can better enable developers to know where and where not to build, what needs to be preserved and what would be given the go-ahead to (re)develop. Hemmings (2024) identifies various types of student accommodation including residence halls, studio/sharing apartments and private accommodation.

Based on research during the data collection phase, student accommodation in Observatory can be divided into three main categories, namely,

- **Purpose Built Student Accommodation (PBSA)**, which are the large, high-density buildings such as Obz Square, with 884 units, Peak Studios, with 563 units, My Domain, with 330 units, and Campus Key, with 222 units. These buildings supply the most units, and as a collective, they dominate the market.
- **Converted Student Digs**, which are mainly the Victorian houses in Observatory which have been subdivided into student digs. Some of these provide cheaper

alternatives as compared to the PBSA blocks, which go up to approximately +- R11, 500 per unit, consisting of just one bedroom. But then these conversions then lead to:

1. Loss of family housing stock
2. Loss of that neighbourly sense of community, and
3. Some may get physical alterations which change the heritage/ traditional homes.

- **Small-scale providers**, which are landlords renting out spare rooms in their homes. Spare rooms

For this analysis, data on student housing in Observatory was gathered via web scraping, real estate interviews, and by contacting the property owners to confirm the number of units and the prices. Platforms like Property24, DigsConnect, Revo Properties, Heron Square, Rent-A-Room, ObsRealty, and University of Cape Town off-campus housing are where we got the majority of our data from. The total number of units a building offers, and average monthly prices were recorded, though some did not explicitly provide their pricings or units (see Table 3 in the appendix for a full list).

Figure 5.2.1: Obz Square residence (photo by Naledi Mthembu, 2025)

The graphs below show the result of our data collection. We grouped the data into categories based on the property agency to give a better understanding of what agencies dominate student housing provision in Observatory. The data is as follows:

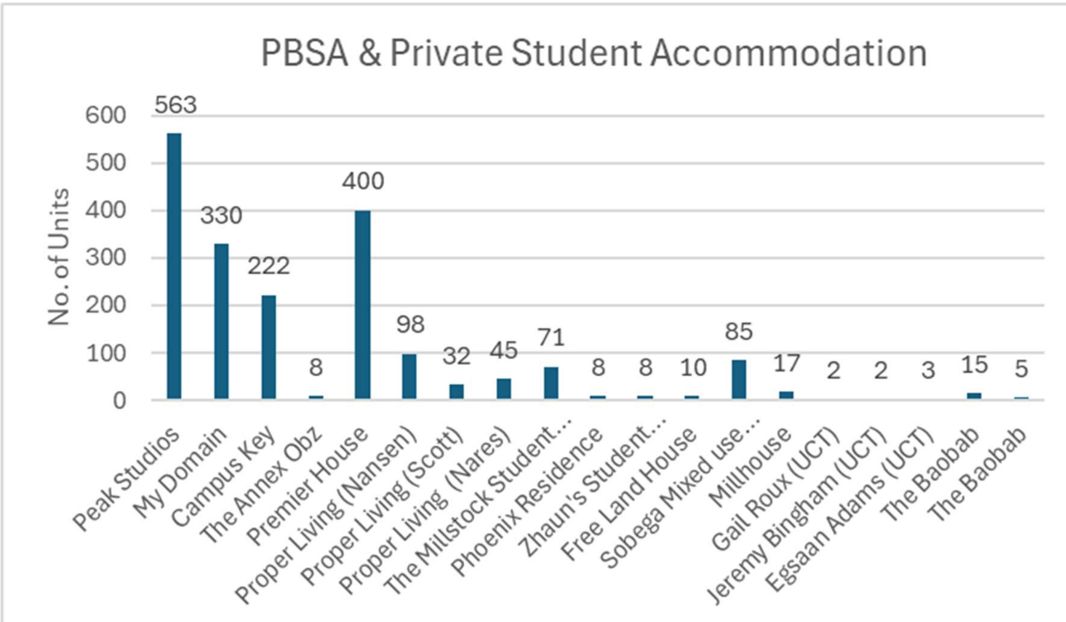


Figure 5.2.2: Bar chart showing PBSA & Private Student Accommodation units (Total units: 1,897)

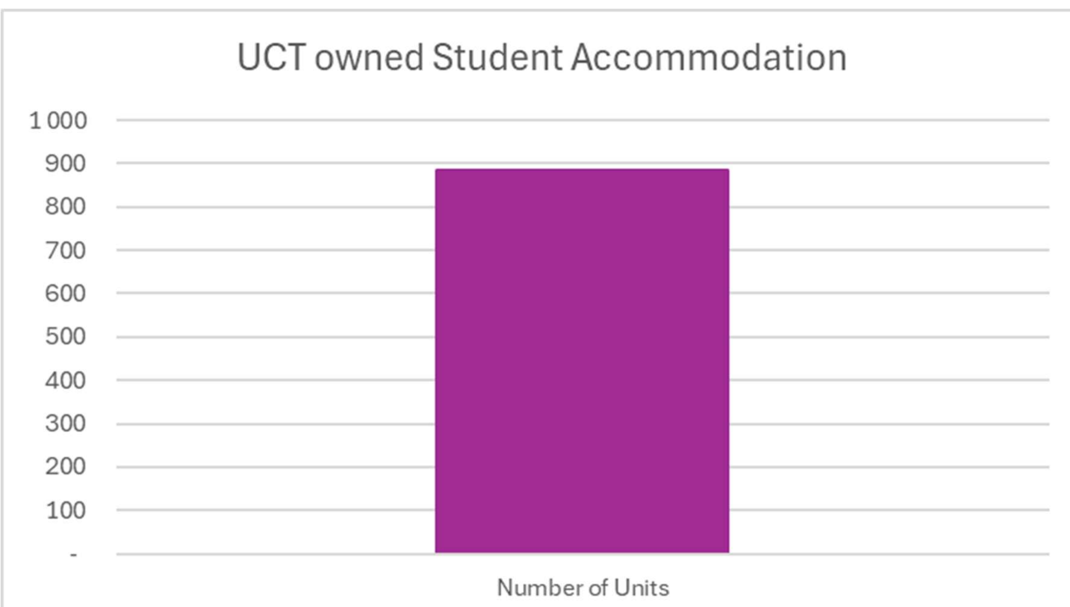


Figure 5.2.3: Bar chart showing UCT's Accommodation in Observatory (Total units: 884)

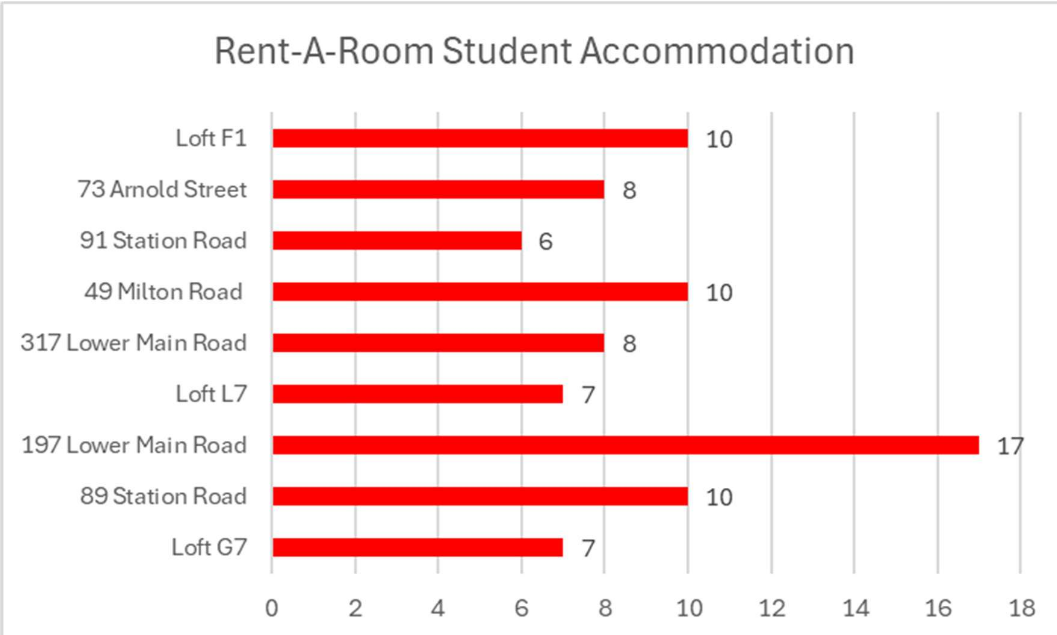


Figure 5.2.4: Bar graph showing Rent-A-Room student accommodation (Total units: 83)

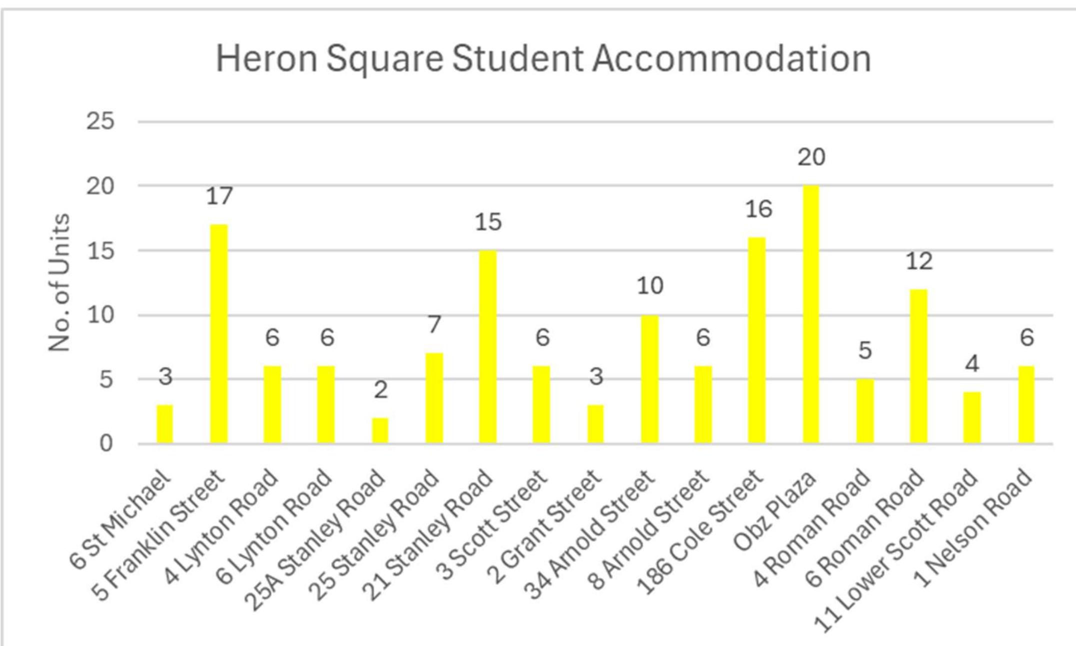


Figure 5.2.5: Bar chart showing Heron Square student accommodation (Total units: 144)

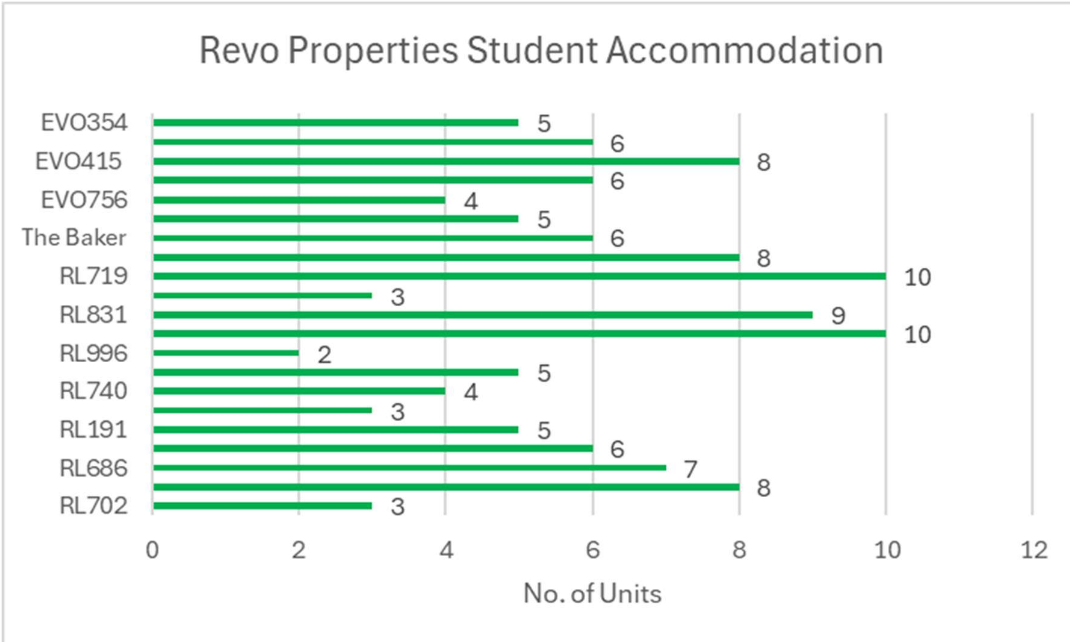


Figure 5.2.6: Bar chart showing Revo Properties student accommodation (Total units: 123)

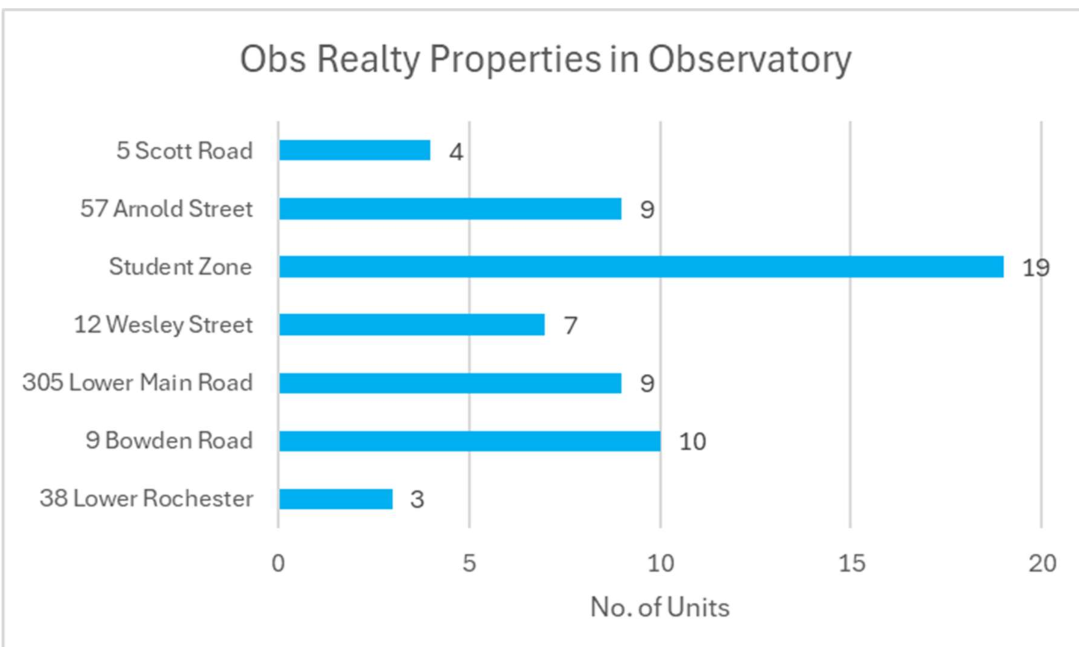


Figure 5.2.7: Bar chart showing Obs Realty student accommodation (Total units: 61)

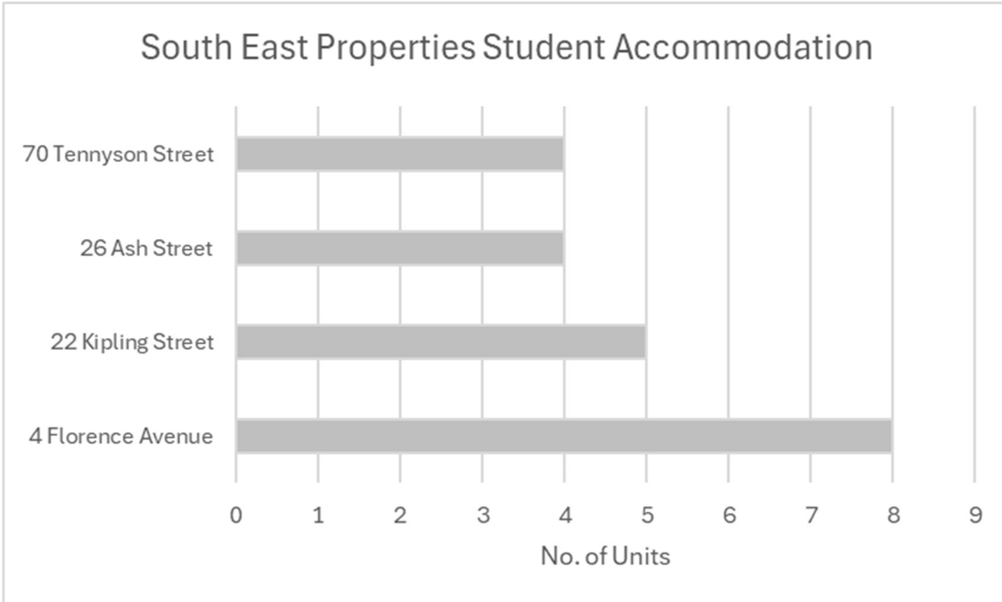


Figure 5.2.8: Bar chart showing South East Properties student accommodation (Total: 21 units)

The pie chart below shows the average minimum rental prices paid per month. It is evident that UCT has the lowest average, meaning that it is much more affordable than private accommodation. The average prices for Rent-A-Room student accommodation is not represented in the chart simply because they do not provide their prices on their website.

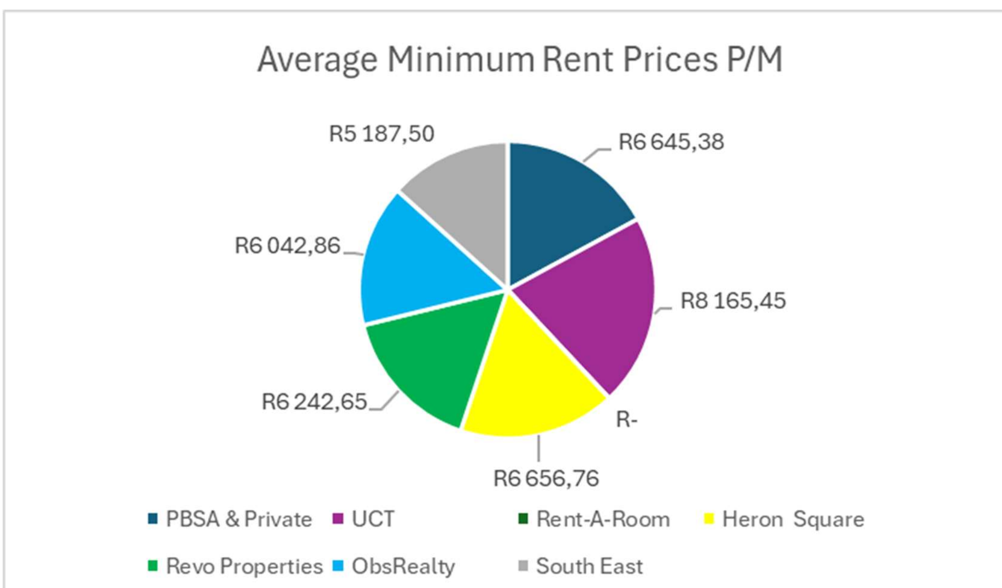


Figure 5.2.9: Pie chart showing average minimum prices across various agencies

Overall, the graphs reveal a skewed distribution, with "PBSA & Private Agents (group of different agents)" (21 per cent) and UCT (25 per cent) accounting for 46 per cent of units, suggesting reliance on large-scale accommodations. Smaller providers such as South East Properties (16 per cent) indicate localised conversions.

The graph below is a combined graph showing the number of units and the number of properties dedicated to student accommodation that each property agent manages. It is evident based on the graph that even though UCT only has one property in Observatory, UCT-owned student accommodation offers more units than any other individual property in Observatory. Combined, the Purpose-Built Student Accommodations and Private properties make up the most units and most accommodation blocks in the neighbourhood, and about seven of these properties offer from 70 units to above 500.

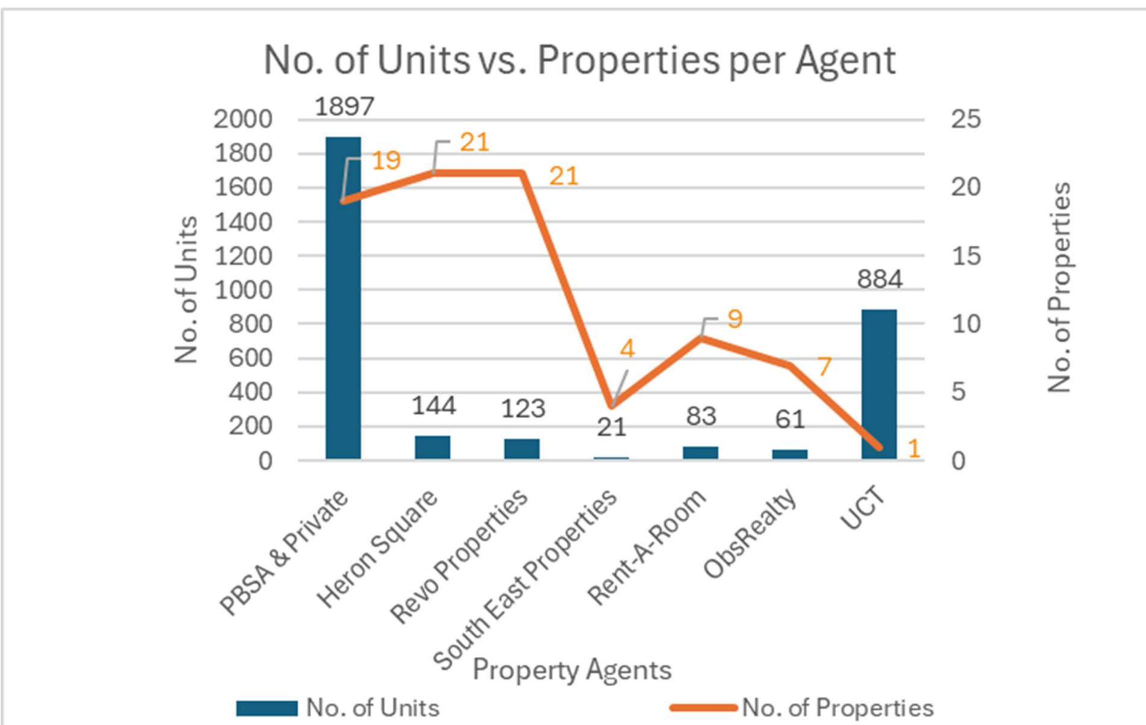


Figure 5.2.10: A graph showing the number of units owned by different developers/agents within the number of properties they manage. (Total: 82 student accommodation properties and 3,213 units)

6. Other Large Developments

In the last ten to fifteen years, a number of large apartment blocks–defined as five storeys or more–have been built in Observatory. Many of these cater exclusively to students; these have been discussed in section five. The remainder, illustrated in Figure 6.1 below, have contributed approximately 1,200 apartment units to the overall market. Note that these are existing apartment blocks available for rent at the time of writing. In addition to these, there are approximately five applications currently in process for large apartment blocks (per data supplied by the OCA). If approved, these developments will add an estimated 1,300 units to the housing stock in Observatory.

While the increase in supply of housing stock is good for Observatory, and the concomitant densification is positively aligned with the City's spatial development frameworks (SDFs) for both the municipality at large and the district in particular, existing and proposed developments raise a number of concerns. Firstly, the design and sheer scale of these buildings is out of character with the surrounding built form, which consists largely of single-storey Victorian heritage residences. Even though most of these developments are just outside of the HPOZ, many overlook and overshadow single story heritage homes, with no setbacks improving the form and human scale of these developments. Very few, if any, have active frontages, contributing little to otherwise characterful and community-enhancing streetscapes. This is particularly problematic in the semi-industrial corner north of Saint Michael's Street, where the lack of natural surveillance results in large stretches of road being quiet and potentially unsafe. A few of these modern developments even managed to get approval within the HPOZ, most notably The Anson. This towering behemoth (Figure 6.2) overlooks the central village green just off Station Road, and as such stands almost as a beacon to the insensitivity of large-scale, sterile developments that in no way engage with or enhance the unique character and historical importance of Observatory.

Secondly, residents in Observatory are very concerned about the impact of large developments on ageing (and in some cases, failing) infrastructure. As the residents of

Lower Collingwood, indeed anyone passing by it along Fir Street will tell you, the experience of “Pooh Corner” rearing its stinky head with every spell of heavy rain is anything other than pleasant. In fact, this particular example affects not only residents, but employees in the Black River Office Park who have to pass (or walk through!) this sewerage-stormwater overflow on their way to and from work.

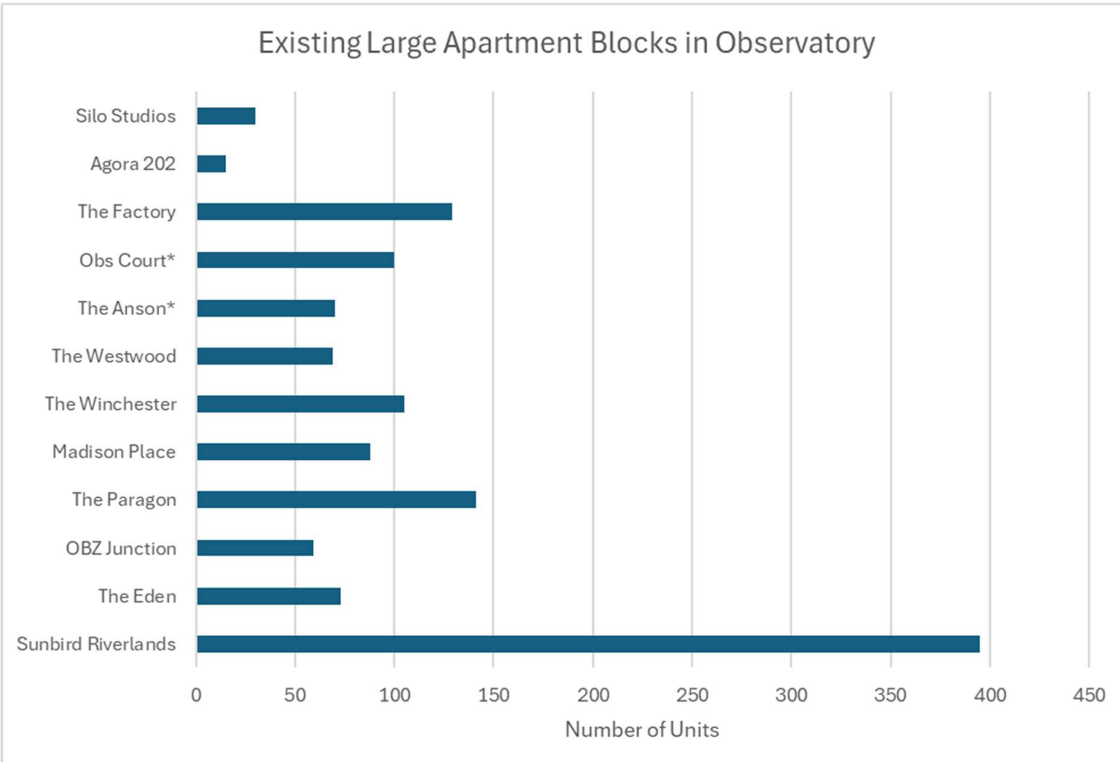


Figure 6.1: Existing large apartment blocks contributing apartment units to the overall housing stock

Thirdly, as has already been noted, many of the units that have been developed and are proposed are small studio or one-bedroom flats geared towards students, young professionals and (Airbnb) tourists. Even for a couple, a 30 m^2 apartment will be too small, not to say for a family of three or more. It is relevant to note that the average household size in Cape Town is 3.3 persons according to 2022 census data (City of Cape Town, 2023). As the availability of certain housing typologies directly influences who can or would want to live in an area, the risk facing Observatory is that there will be fewer families and residents in older age groups, all of whom play an integral part in making Observatory a nice place to live by being more of a permanent, or anchor, population in the neighbourhood. Tied to this (concern number four) is the astronomical cost of many of these units, which excludes all but the highest quantile of earners and threatens an already fragile cultural diversity. For all the benefits of good urban management achieved by residents' investments in the area and the work of OBSID, the risk that gentrification poses to a historically diverse neighbourhood is not to be downplayed. Not only does racial integration contribute to Observatory's character and charm, it is a cultural and living heritage that must be protected. Unless these concerns are addressed with every development proposal, the unique character, sense of community and important heritage—in short, the *genius loci*—of Observatory is at risk of gradually eroding away.

Figure 6.2: The Anson apartment block overlooking Observatory Village Green (photo by Janine Titley, 2025)

7. Summary & Recommendations

7.1 Summary of findings

The purpose of this report was to provide an analysis on the housing stock in Observatory, with a focus on the impact of short- and medium-term Airbnb and student housing rentals on the long-term community's cohesiveness, the heritage and affordability of the area, and to guide the OCA in making decisions on future development applications. To summarise our findings, property markets and trends in Observatory have historically grown significantly faster than in other areas of the city, resulting in a property market that is both resilient and polarised. The rise of Airbnb rentals has not only influenced affordability but also the stability of the neighbourhood, relating back to the theme of community cohesiveness. From a student housing perspective, there has been a rise in development activity that is said to cater to students but as the data shows, this is not always the case. Again, we see affordability as a key factor in who has access to the area, greatly affecting the long-term community of Observatory. By recognising the importance of Observatory's rich history, this can help developers to understand where to and where not to build. This report aims to act as a framework to help the OCA and its stakeholders in making comments on development applications to enhance the community's overall cohesiveness.

7.2 Recommendations

Upon reflecting on some of the necessary recommendations we had for the OCA, we came to the conclusion that due to the OCA's concern for the community and its wellbeing (especially on a long-term basis), it would be necessary for the OCA to enhance community engagement, especially when developing the Heritage Management Plan. This will ensure community participation and reaching the goals of the OCA and what it stands for. Most of all, it would enable the community to achieve the overall cohesiveness and sense of belonging that is so vital to any area including Observatory.

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Appendix

Table 1: NSFAS University Accommodation Caps

Allowance Type	Accommodation Allowance per annum
UNI Catered - Disability Metro	69,633
UNI Catered - Disability Non- Metro	60,273
UNI Catered - Metro	65,993
UNI Catered - Non-Metro	56,633
UNI Non-Catered - Disability Metro	52,000
UNI Non-Catered - Disability Non-Metro	42,640
UNI Non-Catered Metro	52,000
UNI Non-Catered Non-Metro	42,640
UNI Disability Transport	-
UNI Transport	-
UNI Distance learning/ UNISA	

Table 2: NSFAS TVET Accommodation Caps

Allowance Types	Accommodation
TVET Catered- Disability Metro	69633
TVET Catered- Disability Non-Metro	60273
TVET Catered- Metro	65993
TVET Catered - Non- Metro	56633
TVET Disability Transport	0
TVET Non-Catered - Disability Metro	52000
TVET Non-Catered - Disability Non-Metro	42640
TVET Non-Catered Metro	52000

TVET Non-Catered Non- Metro	42640
TVET Transport	0

Table 3: Tabled List of student accommodations in Observatory

Property Agent	Name	No. of Units	Min Prices	Address
PBSA & Private				
Growthpoint Properties	Peak Studios	563	R 6,590.00	368A Main Road, Observatory, Cape Town 7925
Swish Property Group	My Domain	330	R 9,150.00	1 Seymour Street, Observatory Cape Town, 7925
LKSA	Campus Key	222	R 8,500.00	6 Dane Street, Observatory, Cape Town, 7925
Innovate Properties	The Annex Obz	8	R 5,500.00	28 Lower Main Road, Observatory, Cape Town 7925
Park Central Lifestyle	Premier House	400		451 Main Road, Observatory, Cape Town 7925
Proper Living	Proper Living (Nansen)	98	R 9,000.00	6 Nansen Street, Observatory, Cape Town, 7925
Proper Living	Proper Living (Scott)	32	R 9,000.00	3 Scott Road, Observatory, Cape Town, 7925
Proper Living	Proper Living (Nares)	45	R 9,000.00	9 Nares Street, Observatory, Cape Town, 7925
Two Five Five Architects	The Millstock Student Accommodation	71	R 7,750.00	250 Main Road, Observatory, Cape Town, 7925
Private	Phoenix Residence	8		justinjashley@icloud.com
Private	Zhaun's Student Accommodation	8	R 6,000.00	Cnr Station Rd & Lower Main Rd, Observatory
Private	Free Land House	10		6 Herchel Road, Observatory, 7925
Two Five Five Architects	Sobega Mixed use Development	85		
Private	Millhouse	17		justinjashley@icloud.com
Private Home	Gail Roux (UCT)	2	R 4,400.00	55 Lytton Road, Observatory, Cape Town, 7925
Private Home	Jeremy Bingham (UCT)	2	R 7,000.00	6 Hexagon Crescent, Observatory, Cape Town, 7925
Private Home	Egsaan Adams (UCT)	3	R 4,800.00	83 Kipling Street, Observatory, Cape Town, 7925
Private	The Baobab	15	R 4,350.00	441 Main Road, Observatory, Cape Town, 7925
Private	The Baobab	5	R 4,350.00	11 Kotzee Road, Observatory, Cape Town, 7925
	Total Units & Average Price	1897	R 6,813.57	
UCT				
	Obz Square (Under UCT)	884	R 8,165.45	129 Main Road, Observatory, Cape Town 7925
	Total Units & Average Price	884	R 8,165.45	
Rent-A-Room				
	Loft G7	7	price not listed	
	89 Station Road	10	price not listed	89 Station Road, Observatory, Cape Town, 7925
	197 Lower Main Road	17	price not listed	197 Lower Main Road, Observatory, Cape Town, 7925
	Loft L7	7	price not listed	n/a
	317 Lower Main Road	8	price not listed	317 Lower Main Road, Observatory, Cape Town, 7925
	49 Milton Road	10	price not listed	49 Milton Road, Observatory, Cape Town, 7925
	91 Station Road	6	price not listed	91 Station Road, Observatory, Cape Town, 7925
	73 Arnold Street	8	price not listed	73 Arnold Street, Observatory, Cape Town, 7925
	Loft F1	10	price not listed	
			price not listed	
	Total Units & Average Price	83	price not listed	
Heron Square				
	6 St Michael	3	R 6,500.00	6 St Michael Road, Observatory, Cape Town, 7925
	5 Franklin Street	17	R 6,150.00	5 Franklin Street, Observatory, Cape Town, 7925
	4 Lynton Road	6	R 6,820.00	4 Lynton Road, Observatory, Cape Town, 7925
	6 Lynton Road	6	R 6,750.00	6 Lynton Road, Observatory, Cape Town, 7925
	25A Stanley Road	2	R 7,950.00	25A Stanley Road, Observatory, Cape Town, 7925
	25 Stanley Road	7	R 5,650.00	25 Stanlet Road, Observatory, Cape Town, 7925
	21 Stanley Road	15	R 5,850.00	21 Stanley Road, Observatory, Cape Town, 7925
	3 Scott Street	6	R 5,995.00	3 Scott Road, Observatory, Cape Town, 7925
	2 Grant Street	3	R 7,490.00	2 Grant Street, Observatory, Cape Town, 7925
	34 Arnold Street	10	R 7,150.00	34 Arnold Street, Observatory, Cape Town, 7925
	8 Arnold Street	6	R 7,260.00	8 Arnold Street, Observatory, Cape Town, 7925
	186 Cole Street	16	R 6,600.00	186 Cole Street, Observatory, Cape Town, 7925
	Obz Plaza	20	R 6,600.00	79 Lower Main Road, Observatory, Cape Town, 7925
	4 Roman Road	5	R 6,710.00	4 Roman Road, Observatory, Cape Town, 7925
	6 Roman Road	12	R 6,490.00	6 Roman Road, Observatory, Cape Town, 7925
	11 Lower Scott Road	4	R 7,260.00	11 Lower Scoot Road, Observatory, Cape Town, 7925
	1 Nelson Road	6	R 5,940.00	1 Nelson Road, Observatory, Cape Town, 7925
	Total Units & Average Price	144	R 6,656.76	

Revo Properties					
	RL702	3	R	6,750.00	n/a
	RL724	8	R	6,750.00	n/a
	RL686	7	R	6,750.00	n/a
	RL199	6	R	6,675.00	Rochester Road, Observatory, Cape Town, 7925
	RL191	5	R	6,500.00	12 Ivy Street, Observatory, Cape Town, 7925
	RL1007	3	R	6,350.00	38 Polo Road, Observatory, Cape Town, 7925
	RL740	4	R	5,850.00	n/a
	RL182	5	R	5,850.00	27 Lytton Street, Observatory, Cape Town, 7925
	RL996	2	R	5,550.00	78 Rochester Road, Observatory, Cape Town, 7925
	RL1105	10	R	5,350.00	91B Rochester Road, Observatory, Cape Town, 7925
	RL831	9	R	5,250.00	not provided
	RL1297	3	R	5,200.00	31 Lower Rochester Road, Observatory, Cape Town, 7925
	RL719	10	R	4,500.00	n/a
	The Baker	8	R	7,250.00	18 Baker Street, Observatory, Cape Town, 7925
	The Baker	6	R	7,350.00	18 Baker Street, Observatory, Cape Town, 7925
	The Baker	5	R	7,250.00	18 Baker Street, Observatory, Cape Town, 7925
	EVO756	4	R	6,950.00	39 Station Road, Observatory, Cape Town, 7925
	Baker House	6	R	6,500.00	18 Baker Street, Observatory, Cape Town, 7925
	EVO415	8	R	7,250.00	
	EVO4330	6	R	7,359.00	
	EVO354	5	R	7,250.00	
	Total Units & Average Price	123	R	6,242.65	
ObsRealty					
	38 Lower Rochester	3	R	5,775.00	38 Lower Rochester, Observatory, Cape Town, 7925
	9 Bowden Road	10	R	7,000.00	9 Bowden Road, Observatory, Cape Town. 7925
	305 Lower Main Road	9	R	6,000.00	305 Lower Main Road, Observatory, Cape Town, 7925
	12 Wesley Street	7	R	6,500.00	12 Wesley Street, Observatory, Cape Town, 7925
	Student Zone	19	R	5,750.00	170 Lower Main Road, Observatory, Cape Town, 7925
	57 Arnold Street	9	R	5,500.00	57 Arnold Street, Observatory, Cape Town, 7925
	5 Scott Road	4	R	5,775.00	5 Scott Road, Observatory, Cape Town, 7925
	Total Units & Average Price	61	R	6,042.86	
South East Properties					
	4 Florence Avenue	8	R	5,500.00	4 Florence Avenue, Observatory, Cape Town, 7925
	22 Kipling Street	5	R	4,750.00	22 Kipling Street, Observatory, Cape Town, 7925
	26 Ash Street	4	R	5,250.00	26 Ash Street, Observatory, Cape Town, 7925
Salt River	70 Tennyson Street	4	R	5,250.00	70 Tennyson Street, Observatory, Cape Town, 7925
	Total Units & Average Price	21	R	5,187.50	