



FIGURE 1: INNER CITY NEIGHBOURHOODS OF CAPE TOWN

when 35 Loader Street was purchased and renovated by a Mr. Austen (*Historiese De Waterkant verloor sy karakter nou vinnig*, 1992). Neighbourhood renewal in Woodstock started in the late 1980s with the recommendation by the President's Council that municipalities must have the right to decide on the race composition of neighbourhoods under their jurisdiction. Many people saw this as the beginning of the abolishment of the Group Areas Act. More wealthy Coloured people started to settle in Lower Woodstock, and this process also repeated itself in Upper Woodstock where white people from the working class were replaced by more wealthy people (Garside, 1993).

Although there are strong indications that the properties in the inner-city neighbourhoods were in a dilapidated state during the 1950s and 1960s and that urban renewal was taking place, this process should be investigated to ascertain whether the renewal can be classified as gentrification.

ESTABLISHING WHETHER URBAN RENEWAL IN CAPE TOWN IS GENTRIFICATION

The six residential areas included in the study have the following characteristics in common: All these neighbourhoods are located within a radius of 4 km from the CBD of Cape Town (see Table 1). The two oldest areas are the Bo-Kaap and De Waterkant with an average property age of 124 and 112 years respectively. In a South African context they are rated as old neighbourhoods. A large number of medium-density housing units are to be found in these areas, ranging from 45 % in Walmer Estate to 88 % in De Waterkant. In only two of the neighbourhoods, Lower Gardens (78 %) and De Waterkant (77 %) the majority of the properties have been renovated, and the highest percentage of owner-occupiers is to be found in Walmer Estate (72 %) and Salt River (68 %). In all of these residential areas the local government was in the process of upgrading and