



PLATTEKLOOF WELGELEGEN
PANORAMA KLEINBOSCH
COMMUNITY IMPROVEMENT DISTRICT

**Minutes of the PWPK CID 2nd Public Meeting
held Thursday, 16 October 2025 at 19h00
at Northlink College, Tygerberg Campus,
Welgelegen**

1	ATTENDANCE
	All attendees were requested to sign attendance registers.
2	WELCOME
	<ul style="list-style-type: none"> Refer to Annexure A: Welcome speech by Chairman for the PWPK CID Steering Committee, Reza Kootbodien.
3	OPENING
	<ul style="list-style-type: none"> Refer to Annexure B: Amanda Kirk, Clifton CID Manager, provided interesting and compelling information regarding the successful operation of both the Clifton and Observatory CIDs.
4	INTRODUCTION
4.1	Timeline
	<p>The path to the establishment of the CID was outlined to date:</p> <ol style="list-style-type: none"> May 2024: City vets SteerCom members June: Introductory meeting held with the City June/July: SteerCom consults with interest parties August: Urban Management Survey distributed for completion September: Feedback from the UMS is analysed October: UMS report is submitted to the City Oct – June 2025: City sanctions SteerCom to develop draft BP June: City approves draft BP and sanctions Public Meeting July: Public Meeting advertised to the Community 24 July: 1st Public Meeting held 25 July – 25 August: 30-day open comment period Aug – 29 Sept: Comments analysed. BP adjusted. City approves October: Public Meeting advertised to the Community 16 October: 2nd Public Meeting held
4.2	CID Steering Committee
	<ul style="list-style-type: none"> Reza Kootbodien – Chairman Helga Easom – Secretary Betrisca Martini – Finance Jeanette Lomnitz – Operations Hilton Scholtz – Operations Tahlita van Tonder – Operations Kyle de Sousa – Operations

	<p>Admin support: Marlene Paulse, Roxy la Vita, Terry Swart and Marie Small (Idea Forge)</p> <p>Supported by: the PWP Neighbourhood Watch, PWP Residents Ratepayers Association and North area Sub Council</p>
4.3	What is a CID
	<ul style="list-style-type: none"> ✓ <u>A CID is a geographically defined area</u> where <u>property owners pay additional property rates</u> to fund enhanced and supplementary municipal services to improve and upgrade the area in terms of a Business Plan which is supported by the Community and approved by Council. ✓ Governed by legal frameworks – please refer to the website for details ✓ Conforms to the City's Integrated Development Plan (IDP) ✓ Community-driven: managed by property owners in the area who define their needs and how the funds are spent. ✓ Provides SUPPLEMENTARY SERVICES: <u>works in conjunction</u> with the City to deliver supplementary services (<i>is not a replacement for City services</i>). ✓ It is a formally established Non-Profit Company managed by elected Board Members (who are property owners in the area) who define their own needs upon community input (on a 5 yearly basis). ✓ Funding is collected as additional rates by the City from property owners (based on the municipal evaluations of their property) and paid across to the CID monthly. <ul style="list-style-type: none"> ○ Property owners receiving rates relief are <u>exempt</u> from paying additional rates ✓ Income and Expenditure is tabled monthly at Board meetings and sent to the City.
4.4	What are the CIDs borders?
	<ul style="list-style-type: none"> ✓ North: Bosmansdam Road ✓ South: N1 highway – from Giel Basson Bridge to Hannes Louw Drive ✓ West: Giel Basson Drive ✓ East: Tygerberg Hill nature reserve <p>The CID comprises of:</p> <ul style="list-style-type: none"> ✓ Plattekloof 1, 2, 3 ✓ Welgelegen 1, 2, 3 ✓ Panorama – including Kaapzicht, De Duin, Sonnendal and Northgate ✓ Kleinbosch <p>The border was amended to include Silwerkloof Estate and some businesses along Silwerboom Ave previously omitted, as well as De Plattekloof Lifestyle Estate.</p> <p>Please refer to the CID website for the map.</p>
5	WHY A CID FOR PWPK?
	<p>Cape Town currently has 55 CIDs.</p> <p>The newest CIDs, established in 2024, are:</p> <ul style="list-style-type: none"> ▪ Camps Bay ▪ Simons Kloof ▪ Eastlake Island ▪ Newlands <p>Closest to PWPK, the following CIDs have already been established:</p>

	<ul style="list-style-type: none"> ▪ Montague Gardens – est. 2005 ▪ Welgemoed – est. 2020 ▪ Voortrekker Road Corridor – est. 2012 ▪ Boston – est. 2020 <p>The following areas are in the <u>process of establishing</u> CIDs:</p> <ul style="list-style-type: none"> ▪ Edgemoed ▪ Monte Vista/Platteklouf Glen ▪ Parow North ▪ Goodwood ▪ PWPK <p>The first CID (Central City Improvement District) was established in 2000. With the successes of a further 54 CIDs since then, this seemed a natural route to follow for PWPK.</p> <p><u>PLACE OF LEAST RESISTANCE:</u></p> <p>If Edgemoed, Monte Vista, Parow North and/or Goodwood (our immediate neighbours) are successful in establishing their CIDs and are able to reduce crime and reduce vagrancy in their areas through dedicated safety and other initiatives – homeowners are asked to consider where they think the crime and vagrancy problem will move to?</p> <p>PWPK has already seen an increase in vagrancy numbers since the establishment of the Montagu Gardens CID. Montagu Gardens had 180 documented vagrants, and today sits with 20. Some of those vagrants migrated towards our area. And what of the hundreds of vagrants that were removed from around the Castle and City centre this year?</p> <p>Currently, we rely on a handful of volunteer NHW patrollers to try and combat the vagrant problem in the area – made so much more difficult by residents who continue to support and encourage the vagrants in the area. We cannot continue to expect the +- 6 NHW volunteers to continue doing this job on their own.</p>
6	OBSERVATIONS
	<p>In contemplating the establishment of a CID, the following observations were noted by the SteerCom in our area:</p> <p>NEIGHBOURHOOD WATCH</p> <ul style="list-style-type: none"> ▪ We have a wonderful team of NHW patrollers – but they are few. Not all are active. None are available to patrol 24/7. Turns are taken – so just a few will patrol each night – some for 2 or 3 hours once a week or just once a month (and others more often). ▪ This is not a criticism of the NHW who are doing a wonderful job. But many are business owners and work full-time jobs. They cannot patrol all night and still go to work the next day. ▪ Most crime occurs between midnight and 5 am. ▪ The NHW is supported by the various Armed Response companies in the area (even though it's not their job to do so) ▪ Our NHW patrollers are, mostly, self-funded. They pay for their own petrol, wear 'n tare & servicing of their private vehicles - while the community reaps the benefit of their personal and financial sacrifice. ▪ Requests for donations from the community to support the NHW and/or to buy additional cameras for the area – fall largely on deaf ears and are often criticised/made difficult by residents. ▪ A raffle arranged two months back, to raise funds for LPR cameras in the area, was supported by only 77 residents (out of over 4000 houses).

- NHW members are exhausted. As volunteers – they do not have to pitch up to protect us in our homes.
- As a community, we cannot rely on volunteers and a trickle of voluntary funding. But we can put structures in place and pay people to provide this service and keep our community safe.

CRIME

- Crime is on the increase. No longer just petty crime.
- Statistics for the 12 months ended May 2025 show 199 crimes/incidents attended to by the NHW. These crime figures cover all four areas. No area is untouched by crime.
- Currently, and increasingly, the main categories of crime affecting our area are:
 - House break ins
 - Home invasions
 - Attempted robberies
 - Wall jumpers
 - Theft out of motor vehicles
 - Miscellaneous crime – stolen house lights, gate motors, etc

Furthermore, there is a reluctance by residents to report crime to SAPS – for various reasons. Many residents do not even ‘register’ that a crime has been committed, even when it happens to them – eg a stolen tap or ornament out their garden. As a result, SAPS do not have a true reflection of crime in our area and will not, therefore, allocate resources or focus attention here.

ROUGH SLEEPERS

- Rough sleepers comprise of:
 - Homeless people
 - Parolees recently let out from prison
 - Gang members
 - Drug and alcohol addicts
 - Some have mental conditions
 - Begging at traffic lights
- They:
 - Cause litter/filth by the truck load
 - Build unsightly and illegal structures
 - Turn our public spaces into toilets
 - Ruin indigenous plants – proteas, renosterveld plants, etc as they lie on them, sleep under them, break and burn them, etc
 - Kill animals eg porcupines, tortoises, birds, lizards, etc
 - Cause fires
 - Sell drugs to our children

ILLEGAL DUMPING caused by:

- residents themselves
- persons living outside the area
- horse ‘n cart people, who were paid by residents to remove their dirt
- (Residents are urged not to make use of horse ‘n carts for this reason)

BIN SCRATCHERS

- Cause mess
- Steal / damage bins
- Bins are used as stepladders to gain access to properties (over walls and up to double story homes – to gain access through open windows or doors)

	<p>ANTI-SOCIAL BEHAVIOUR BY THE HOMELESS AND STUDENTS</p> <ul style="list-style-type: none"> Public drinking in parks and public spaces eg entrance at Olienhout Drive, Platteklouf where vagrants and domestics love to congregate, drink and leave litter Drug taking – needles discarded Selling of drugs in the area <p>POOR MAINTENANCE</p> <ul style="list-style-type: none"> of streets, parks, grass verges, park equipment, water gullies and other open spaces Overgrown bushes and trees Park equipment not maintained <p><i>Looking after green spaces is a public safety issue, not a nice-to-have.</i> If these are not maintained, it becomes easier for people to care less and contribute to the growing neglect of the area.</p>
7	<p>URBAN MANAGEMENT SURVEY – FEEDBACK SUMMARY</p> <p>The results obtained from the UMS survey confirmed what had already been observed by the SteerCom. (The full report is available on the PWPKCID website).</p> <p>The community was invited in August 2024 to participate in a Survey that provided the SteerCom with information about how respondents felt about the area. That feedback was analysed and used to develop the draft Business Plan</p> <p>In an attempt to reach as many homeowners and residents as possible, the Survey link was distributed electronically via email (using the City's data base) and via various PWPK WhatsApp groups:</p> <ul style="list-style-type: none"> ✓ Emails were distributed to 3058 residents in the PWPK area ✓ WhatsApp messages, with the survey link attached, were delivered to 6702 residents via the various WhatsApp groups available in the area. ✓ In addition, the Survey was made available on the PWPKCID website <p>The City's by-laws require a minimum of 20% of property owners to respond to the survey. In the end, 24% of property owners responded to the survey, allowing the CID steering committee to progress to the Business Plan stage of the CID process.</p> <ul style="list-style-type: none"> 90% of the respondents were property owners 60% of respondents have lived in the area for longer than 10 years 61% of respondents indicated that they felt less safe than when they first moved into the area 91% of respondents believe that bin pickers and vagrants bring along with them anti-social behaviour and crime. Respondents felt unsafe and unable to enjoy the area as much as they, otherwise, would like to. For this reason, many don't take walks through the area and many refuse to let their children walk to the shops. Is this how we want to live? 86% of respondents felt concerned by the illegal structures built by rough sleepers in and around the area as they: <ul style="list-style-type: none"> devalue property are unsightly and detract from the beauty of the area cause vermin infestation makes residents feel unsafe are unhygienic and foul smelling

7.1	What the Residents said they want / need:
	<p>The desired <u>wants and needs</u> of the survey respondents were <u>summarised</u> as follows:</p> <p>PUBLIC SAFETY: Respondents said they want -</p> <ul style="list-style-type: none"> ✓ more patrolling – especially at night. Want more ‘visible’ security. ✓ security cameras in the area to monitor, identify and remove suspicious cars and people ✓ fencing / walls to keep out vagrants and thieves ✓ Desire to see a reduction in crime <p>ENVIRONMENT: Respondents stated they want -</p> <ul style="list-style-type: none"> ✓ to see beautification and landscaping of area ✓ to see new and updated recreational spaces and facilities in all areas which are clean, safe, attractive, and which address a variety of interests for <u>all</u> age groups <p>URBAN MANAGEMENT: Respondents indicated -</p> <ul style="list-style-type: none"> ✓ want improved brighter lighting in all public spaces so that they feel safer walking through such spaces and so that vagrants/thieves cannot hide/skulk/sleep in the shadows ✓ want improved road signage & installation of other relevant signage in the area ✓ want traffic calming & want illegal street racing & taxi issues addressed ✓ want all-round, improved maintenance of the area <p>SOCIAL UPLIFTMENT: Respondents want -</p> <ul style="list-style-type: none"> ✓ vagrants / homeless people removed from the area ✓ bin scratchers prevented from coming into the area ✓ the community stop supporting horse ‘n cart people <p>The above list was carefully considered in the design of the draft Business Plan to determine what the budget requirements should be.</p>
8	FEEDBACK FROM THE OPEN COMMENT PERIOD
	<p>The open comment period ran from 25 July to 25 August 2025 with 27 comments in total received:</p> <ul style="list-style-type: none"> ▪ 3 wanted changes to the border of the CID (we listened and adapted the borders) ▪ 8 expressed concern about the rate proposed and requested a reduction (we listened and reduced the rate) ▪ 16 had a variety of questions – which were responded to, and some of which is shared in the presentation. <p>CRIME STATS</p> <ul style="list-style-type: none"> ▪ A slide was presented showing the rising crime in the area over a 2-year period. For the period ending June 2024, sixty-five crime incidents were reported to NHW. For the period ending June 2025, 199 crime incidents were reported to NHW. ▪ A second slide shows the break down per category of crime eg house break ins, home invasions, wall jumpers, etc. Almost every category shows an increase in crime.

	<p>BP COMPARISON TO OTHER CIDS</p> <ul style="list-style-type: none"> Some residents previously queried the incorporation of a central operations control room, 24-hour patrolling officers, dedicated Law Enforcement Officers and cameras. They wanted to know what other CIDs do. To this end, a slide showing/comparing our proposal against other established CIDs is provided and confirms that they all have the same/similar security measures. This shows that our BP is on par.
9	UPDATED/ADJUSTED DRAFT BUSINESS PLAN
9.1	Public Safety
	<p>From feedback received from the Survey completed in August 2024 respondents requested</p> <ol style="list-style-type: none"> (1) more visible security and patrolling, especially at night. (2) security cameras to monitor, identify and remove suspicious cars and people. <p>As such, the CID plans to:</p> <p>Following a competitive process, contract with an outsourced public safety service provider (i.e Armed Response company) to monitor all public spaces 24/7/365.</p> <p>The AR company will be required to establish a Central Operations Control Room from where they will monitor security cameras set up in the area.</p> <p>The AR company will be required to provide, install and maintain 100 Human Detection cameras in the area (<i>reduced from 150 HD cameras in the first BP</i>). These will be installed over the next 5 years and monitored 24/7 by the Central Operations Control Room.</p> <p>Emphasis will be placed on securing the perimeter of our area and open spaces with HD cameras, before installing them in residential streets.</p> <p>Long term, plans are to have 3x Pan-Tilt-Zoom (PTZ) cameras installed (possibly only in the 2nd term). These could potentially be installed along Platteklouf Rd, Giel Basson Dr and along the N1 perimeter fence. In the 2nd term, if approved, additional HD cameras can be installed, where necessary.</p> <p>Camera footage, where captured and recorded, can be used by SAPS in helping to combat crime.</p> <p>The contract with the AR company will include the provision of:</p> <ul style="list-style-type: none"> ✓ 1x Contract Manager ✓ 4x armed Patrolling Safety Officer's, <u>per shift</u>, in vehicles, patrolling the area 24/7 (<i>reduced from 8 in the first BP</i>). ✓ Central Operations Control Room ✓ 1x Control Room Operator, <u>per shift</u>, monitoring cameras 24/7 and who will despatch patrol vehicles to incidents, as required. NHW patrollers will be invited to assist with monitoring in the Ops room. ✓ Provide radio comms between PSOs in vehicles, and the Ops Room ✓ Uniforms and vehicles will be PWPK CID branded for easy identification <p>In addition, the CID will provide:</p> <ul style="list-style-type: none"> ✓ 2x dedicated LE Officers with powers to arrest, issue compliance notices, expedite removal of illegal structures, deal with by-law infringements, etc. ✓ This will be in addition to the 5x LE Officers promised by the City. Bear in mind, that the 5x LE Officers provided by the City are <u>not</u> dedicated only to

	<p>PWPK and will work shifts. So, there will never be 7 on duty at any one time.</p> <p>Because it was necessary to adjust the BP, the budget for Safety was reduced from R4.9 million to R3.2 million over the 5-year period.</p> <p>It must be noted that the CIDs mandate is to provide for safety in “public spaces”. Homeowners/residents are still responsible for their own home safety.</p>
9.2	Fencing
	<p>From feedback received from the Survey completed in August 2024 – respondents requested fencing / walls to be erected to keep out vagrants and thieves. To this end, the CID plans to:</p> <ul style="list-style-type: none"> ✓ Install 2.1m high-security fencing around PWPK – starting on the outer perimeters first – where gaps currently exist on our boundaries. ✓ Where required by the City, pedestrian and maintenance gates will be fitted. These will be locked at sunset and re-opened at dawn each day by the PSOs to allow freedom of movement during the day. ✓ Fencing will be erected as soon as sufficient funding is available and permission is secured from the City – thus will take a few months until sufficient funding is built up in the kitty. ✓ Fencing will be erected over the five-year period (and into the 2nd term if necessary) ✓ Furthermore, the CID will enter into discussions with the City to help fund and erect a 2.4m high precast concrete fence (or other fence) along the N1 highway, between Giel Basson bridge and Hannes Louw Drive – from where several crime excursions into/out of the area occur. ✓ Finally – 1.2m high fencing will be erected around key/certain kiddie play equipment (as requested by mum’s in the survey) and around additional dog parks to be provided. <p>Because it was necessary to adjust the BP, the budget for fencing was reduced from R7.5 million to R5.8 million over the 5-year period.</p>
9.3	Improved lighting in Public Spaces
	<p>From feedback received from the Survey completed in August 2024 – respondents requested improved brighter lighting in public spaces - to deter vagrants/thieves, etc from skulking in dark shadows. This will make it safer for dog walkers and walkers/runners who exercise early mornings/late evenings to feel safer while using our public spaces.</p> <p>To this end, the CID plans to:</p> <ul style="list-style-type: none"> ✓ Improve lighting in public spaces – starting at the perimeter/borders of the area (along the fence lines) and then addressing parks, green belts, etc in the centre of the areas ✓ Where identified and possible to do so, additional tall light poles/spot lights will be erected in key spots (in conjunction with the City) – being careful not to blind drivers and nearby homes ✓ Working with the City’s Electricity Dept, the aim is to, eventually, have all streetlights, in all residential streets, converted to bright LED lighting. <p>However, because it was necessary to adjust the BP, the budget for lighting was reduced from R7.6 million to R1.1 million over the 5-year period. This means that the CID will be considerably limited in what it can do in this area and will have to rely on working with the City’s current (and slower) roll out program.</p>

9.4	Maintenance & Cleaning
	<p>From feedback received from the Survey completed in August 2024 – respondents requested improved, all round, general maintenance of the area.</p> <p>To this end, the CID will appoint a contractor (a local NGO) to provide cleaning and maintenance services using 8x ‘previously’ homeless people, divided into 2x cleaning teams (<i>reduced from 16 people and 4 cleaning teams in the first BP</i>).</p> <p>The NGO/cleaning teams will be used to provide a clean, tidy, attractive and well-maintained area at all times, inclusive of:</p> <ul style="list-style-type: none"> • Streets • Parks and playgrounds • Public open spaces eg green belts <p>The plan is for the NGO to provide:</p> <ul style="list-style-type: none"> • 2x cleaning teams who will rotate throughout the areas and respond to hotspots when they occur. • each team to consist of 4 people each (a total of 8 people) • wearing PWPK CID branded uniforms • will work Monday – Friday, 08h00 to 15h00 • all consumables and equipment (eg brooms) is supplied by the NGO <p>The aim is to <u>work with</u> the City and <u>not to duplicate work</u> currently carried out by the City’s expanded public work program (EPWP).</p> <p>Additional feedback from the August 2024 Survey stated the Community want (1) improved road & other signage in the area, and (2) want traffic calming, illegal street racing & the taxi issues addressed.</p> <p>To this end, the CID will work closely with the City to address road signage and identify areas where other critical signage is needed. In respect of point 2 – here the LE Officers will play a critical role, with the aid of other City role players as necessary. The eventual installation of PTZ cameras will also act as a deterrent for illegal street racing.</p> <p>Because it was necessary to adjust the BP, the budget for maintenance and cleaning was reduced from R5.6 million to R2.8 million over the 5-year period.</p>
9.5	Environmental Development & Urban Maintenance
	<p>From feedback received from the Survey completed in August 2024 – respondents requested (1) Beautification and landscaping of our area, and (2) New & updated recreational spaces & facilities which are clean, safe, attractive, and address a variety of interests for all age groups, not just children.</p> <p>The CID will provide supplementary services in respect of public spaces such as green spaces, parks, centre islands, verges, streets, canals, drains, etc.</p> <p>However, because it was necessary to adjust the BP, the budget for environmental development & urban maintenance was reduced from R2.8 million to R0.8 million over the 5-year period. This will severely hamper the CIDs ability to deliver on such things as:</p> <p>Beautification:</p> <ul style="list-style-type: none"> • the planting of trees and colourful flowers & watering of same

	<ul style="list-style-type: none"> • cutting back of, or removal of problem trees and alien species • soft and hard landscaping of centre islands and verges • (where possible) resurrect existing, fix and/or install irrigation pipes in recreational spaces so that lawns can be watered in drier months <p>Parks & Equipment:</p> <ul style="list-style-type: none"> ▪ Previously the CID aimed to elevate <u>existing</u> play parks and equipment; consolidate play equipment into strategically placed play areas; and create new, attractive play parks where possible. ▪ The new budget only allows for parks to be maintained (minor repairs, limited painting and varnishing) <p>Additional facilities:</p> <ul style="list-style-type: none"> ▪ Previously the CID aimed to provide new facilities such as: additional dog parks and sporting facilities – such as: a possible running track, soccer & netball goals, padel court, etc ▪ The new budget will not be able to provide for this in the next 5 years, but might be a possibility if the CID is extended into a 2nd 5-year period.
9.6	Promotion of Social Economic Development
	<p>Because it was necessary to adjust the BP, the budget for social & economic development was reduced from R0.9 million to R0.3 million over the 5-year period.</p> <p>From feedback received from the Survey completed in August 2024 – respondents requested (1) the removal of vagrants / homeless people from the area, (2) the prevention of bin scratchers coming into the area, and (3) that residents stop supporting horse ‘n cart people.</p> <p>The CIDs response to the above is as follows:</p> <ul style="list-style-type: none"> • The issues that surround homelessness, vagrancy, etc is varied and complex. There is no single approach. • The CID will work closely with our NHW, Ratepayers Association and various NGOs and City Departments to find a coordinated approach to resolving the many issues. • One approach, is to have the Cleaning Services NGO with whom we contract, offer work opportunities to the ‘previously homeless’. • <i>The CIDs aim: is to help the homeless out of living on the streets & into employment, thus returning their dignity to them.</i> • NB: Most importantly, residents are strongly urged to support the CID by <u>not</u> offering handouts, as this only encourages more homeless people to the area and to remain living on streets. • Additionally, residents are asked to <u>stop</u> supporting the horse ‘n cart people – who often are the cause of crime and illegal dumping in the area. • With 24/7 patrollers in place – bin scratchers can more closely be monitored for undesired behaviour and addressed if necessary. However, they cannot be stopped from entering the area, especially as the City encourages recycling and this provides them with an income. <p>For community members who feel that they “want to help” the less fortunate in the area – the following are suggested ways in which they can meaningfully contribute. These will be specific coordinated drives/initiatives called for by the CID annually:</p> <ul style="list-style-type: none"> ○ Winter blanket drives ○ Donations of closed shoes and small & medium clothing ○ Food donation drives ○ Toiletry donation drives

	<ul style="list-style-type: none"> ○ First aid box donation drives ○ Donations to the Horse 'n Cart foundation for vet bills, shoeing of horses, horse feed, training/education, etc ○ other <p>Finally, an education campaign to teach the Community on the advantage of purchasing Mi-Change vouchers (rather than giving monetary donations to the homeless) and where to purchase these vouchers - will be undertaken.</p>
10	HOW WILL THE CID BE MANAGED?
10.1	Board of Directors
	<p>The CID will be registered as a Non-Profit Company.</p> <p>A Board will be elected annually at the AGM, consisting of at least 3 members and are responsible for the implementation of the Business Plan, with annual reports submitted to the City.</p> <p>Board portfolios include: Finance, Public Safety, Environmental Improvement, Urban Maintenance and Social upliftment. <i>To this end, homeowners with experience and expertise in any of these portfolios are invited to put their name forward to become possible Board members.</i></p> <p>The Board will meet monthly under an elected Chairman. All Board members are unpaid.</p> <p>Monthly income and expenditure reports will be tabled at Board Meetings and forwarded to the City monthly. Annual Financial Statements will be audited and presented at the AGM to the members.</p> <p>The NPC must obtain approval for the Annual Budget and Implementation Plan for the next financial year at the AGM, before submitting it to the City for inclusion in the City's budget process.</p>
10.2	Day to Day Management
	<p>The CID will appoint (at own cost) a CID Manager and 2x Precinct Managers.</p> <p>The Precinct Managers will be responsible for two areas each eg Plattekloof & Kleinbosch and Welgelegen & Panorama. It'll be their job to coordinate the activities of the cleaning teams (through the NGO) – as well as the Patrolling Safety Officers (through the outsourced Public Safety Service Provider (ie Armed Response company)), amongst other duties and responsibilities.</p> <p>Additionally, the CID will contract with:</p> <ul style="list-style-type: none"> • an NGO - to provide Cleaning & Maintenance Services through the use of cleaning teams for all areas, • a Public Safety Service Provider (AR company) – to provide public safety (24/7 patrolling, Operations Control Room, HD cameras, etc), • 2x dedicated Law Enforcement Officers will be appointed – to manage by-law infringements, make arrests, etc • An accountant and external auditor will be appointed – to manage the books of the CID
11	COMMUNITY ENGAGEMENT
11.1	Stay Connected
	<p>The following are ways in which the community can stay connected with the CID:</p>

	<ul style="list-style-type: none"> • Website: www.pwpkcid.co.za • Facebook: PWPKCID (please follow) • Email: pwpkcid@gmail.com • WhatsApp: 077 364 3114 <p>A dedicated PWPKCID WhatsApp Group will be established if the CID is approved.</p>
11.2	Community Spirit
	<p>As part of keeping engaged, the CID working hand-in-hand with NHW and RRA, aims to develop a sense of community spirit/cohesion. To this end, the community will be encouraged to participate in activities - like:</p> <ul style="list-style-type: none"> • 5km fun runs/walks • Concert-in-the-park evenings • Carols by candle light • Movie-in-the-park nights • Santa drive • Easter egg hunt • other
11.3	Stay Informed
	<p>If the CID is established and in addition to point 11.1 – the community can stay informed via the attendance of publicised:</p> <ul style="list-style-type: none"> • annual general meetings • & monthly board meetings <p>These will be advertised on the PWPK CID Website, the CID WhatsApp & CID Facebook group. Minutes will be linked to the PWPKCID website.</p> <p>The community will be invited to attend the first half hour of all Board Meetings in order to raise issues/concerns or present suggestions to the Board.</p>
12	HOW WILL IT AFFECT YOU?
	<p><u>Based on the wants and needs requested by the respondents via the Survey completed in August 2024 - the City provided initial estimates is as follows:</u></p> <ul style="list-style-type: none"> ✓ Homeowners of residential properties will pay +- R91 per million of the municipal valuation of their home. This has now been reduced to R58 per million * ✓ Commercial property owners will pay +- R157 per million of the municipal valuation of their property. This has now been reduced to R112 per million <p>* homeowners who are exempt from paying rates, will be exempt from paying the CID levy.</p> <p>COMPARISON OF RATES PER MILLION</p> <p>A slide was presented showing how the PWPK CIDs rate compare to other established CIDs:</p> <ul style="list-style-type: none"> ▪ Pinelands = R56 ▪ Newlands = R61 ▪ Welgemoed = R71 ▪ Camps Bay = R88 ▪ Clifton = R94 ▪ Boston = R120 ▪ PWPK = R58

12.1	What will it cost to run the CID?
	The first proposed budget reflected a total of R89 million. This was reduced by R27 million (31%) to R62 million over the 5-year period.
12.2	Year One breakdown:
	<p>The budget for the 1st year was reduced from R15 million to R11 million</p> <p><u>Addressing priorities:</u> Public Safety (i.e fencing, cameras, central control room monitoring, patrolling public safety officers and law enforcement officers) makes up 88% of the budget.</p>
13	BENEFITS OF CID IMPLEMENTATION
	<p>With the implementation of all the public safety measures, cleaning, maintenance, beautification and addressing the homelessness/vagrant problem in the area – the benefits that the community will realise include:</p> <ul style="list-style-type: none"> ✓ Overall value creation for the area ✓ Increased safety in public spaces for all to enjoy ✓ Our area being an “Area of Choice” (pretty, clean, variety of facilities for all age groups, 24/7 monitored public spaces, reduced crime, and convenience of reporting issues to the CID Office)
14	PROPORTIONALITY
	To address concerns that Plattekleef, with its higher value properties will not be subsidising other areas, it was explained that the budget will be proportioned to the four areas to ensure fairness in the provision of services and spend of capital nature, in accordance to needs.
15	THE WAY FORWARD
	<p>Following the public meeting of 16 October, the community has 30 days to submit comments/questions/suggestions to the SteerCom. Closing date is 17 November 2025.</p> <p>All comments will be reviewed and should it be necessary to adjust the Business Plan, this will be done and forwarded to the City to obtain approval.</p> <p>With immediate effect, the consent and objection phase will begin. Voting can be done online via a link to be emailed and WhatsApp’ed to the community. The voting form is also available on the CID website.</p> <p>If the community votes $\geq 60\%$ in favour of the CID, the SteerCom then sends a final application to the City, for the Council to review and approve the establishment of the CID (or not).</p> <p>If approved, the CID will officially come into effect on 1 July 2026 (provided all administrative deadlines are met) and will run for a term lasting 5 years.</p> <p>Should the administrative deadlines <u>not</u> be met – then the CID will only come into effect in July 2027.</p>

	Extensions for further terms are voted on by CID Members. CIDs can also be dissolved at any time – either by obtaining 50%+1 of residents voting in favour of dissolving the CID or by a 75% majority Member vote.
16	TIME TO EVALUATE
	<p>The community must understand that although they are paying rates and levies to the City – that their monies, so contributed, DO NOT NECESSARILY come back to the Community and is, instead, used to cross subsidise other communities. In fact, only 4c of every Rand contributed to the City, actually comes back to the Community.</p> <p><i>Whereas</i>, the CID levy sees 100% of every Rand contributed, coming back into the community <u>to make it a better and safer place for all to enjoy and be proud of</u>.</p> <p>The following is what residents will get for their R58 per million:</p> <ul style="list-style-type: none"> ✓ 24/7 security patrolling ✓ 24/7 monitored security camera network ✓ Installation of human detection (HD) cameras ✓ Dedicated 'PWPK' Law Enforcement officers ✓ Fencing – locked at sunset, opened at sunrise – reducing escape routes ✓ Street cleaning and maintenance of public spaces, while addressing social issues ✓ A cleaner, neater, prettier and sought-after area
17	COMMENT PERIOD OPEN – 30 DAYS FROM 17 October 2025
	<p>The community has 30 days to submit comments/questions/suggestions to the SteerCom – ending 17 November 2025.</p> <p>Comments <u>must</u> be submitted via email to pwpkcid@gmail.com.</p> <p>Comments/questions/suggestions sent by any other format <u>will not be accepted</u> and will <u>not</u> be responded to.</p> <p>When submitting comments, <i>the City requires</i> that the sender <u>must</u> include their: Surname, Name, Full Address, Erf No., Email and Cell Number.</p>
18	QUESTIONS & ANSWERS
	<p>Due to delays by late arrivers, identifying open seats for people to sit, and interruptions caused by persons during the presentation, the Q&A session (timed to begin at 20h15) began at 20h35.</p>
18.1	<p>Greg Stumble - Kleinbosch</p> <p>Q: What is it that the SteerCom needs in terms of voting? A: Voting (and Proxy) forms will be provided online or manually for homeowners to cast their vote.</p>
18.2	<p>Vusumzi Mtsulwana – Panorama</p> <p>Q: Will the presentation be made available after the meeting: A: Yes, it will be published on the www.pwpkcid.co.za website</p>
18.3	<p>Amphiwe Matyila – Panorama</p> <p>Q: Does everybody in the household get to vote?</p>

	<p>A: No – only the homeowner votes. It is one vote per house.</p>
18.4	<p>Gideon Steenkamp – Welgelegen</p> <p>Q: Why are you basing fees on property values?</p> <p>A: The Municipal Property Rates Act, section 22 allows Council to approve a Special Rating Area to improve and upgrade an area through funding derived from additional rates from property owners from that area. As this is a property rate, like rates, it is based on municipal property valuations and expressed as a rate-in-the-rand.</p> <p>The CID By-law was developed from this piece of legislation and is the only legislation in the City of Cape Town which allows a community to establish a CID (special rating area). Any other funding option will fall outside of this legal framework and will be considered a voluntary initiative.</p>
18.5	<p>George Almeida – Platteklouf</p> <p>If the fees are based on value, then don't discard the fact that persons owning high value properties and persons with more than 1 property will be paying more than others, which is not fair.</p> <p>Q: How is the spend mix decided – because it looks to him that more money is being spent on flowers than removing vagrants.</p> <p>A: The business plan must motivate the allocation of resources to any specific area in the event any improvement and upgrades will not uniformly carried out in the proposed CID as a whole. Refer schedule 1 of the CID By-law.</p>
18.6	<p>Mckensie – Platteklouf</p> <p>Expressed his concern that between the additional rates that the City is charging and what the CID is now asking – that expenses are a worrying concern. As such, he does not see why he should vote in favour of the CID.</p>
18.7	<p>Romy Hamman – Panorama</p> <p>Expressed her concern that so few younger families, with children at Panorama Primary School, had failed to attend the meeting, as they are the ones who should be more vested in the future of the area than the older demographic present in the meeting. She thanked the NHW for their excellent service to the community, and thanked the SteerCom for the work and effort they have put into the proposed CID.</p> <p>Q: Can a fixed fee be paid by all homeowners, as opposed to the rate calculated on the valuation of house?</p> <p>A: see answer under 18.4</p>
18.8	<p>Patrick - ?</p> <p>Q: Will the rate per million increase when the properties are revalued by the City?</p> <p>A: No, the rate will be adjusted proportionally based on the changes between the current valuation roll and the new General Valuation Roll. This ensures that only the amount required to meet the approved budget is collected.</p> <p>As a result, the financial impact for most property owners will be reasonably close to what was presented. However, individual property owners may experience greater or lesser changes depending on their specific property valuations.</p>
18.9	<p>Colonel Ivan Myers – Panorama</p> <p>Cannot understand why an alternative to the CID is not being investigated as only crime and vagrants are the main issue and this just requires pro-active policing for</p>

	<p>which existing armed response companies can do the job, and everyone just pays R100 pm for. This money can support NHW as well.</p> <p>Q: who will be auditing the votes and when will the outcome be known?</p> <p>A: the City verifies and audits the voting procedure, after which the outcome is announced.</p>
	Meeting ended 21h10

Attached:

- Annexure A
- Annexure B

ANNEXURE A

Chairman's welcome speech – CID 2nd Public Meeting, 16 October 2025

1. Good evening, ladies and gentlemen
2. Welcome to the 2nd public meeting to engage in the establishment of a City Improvement District (CID) for our area.
3. My name is Reza Kootbodien and I am the Chairman of the PWPK CID Steering Committee. The committee is a temporary group of individuals who came together to try and establish the CID. We were **vetted** mid-2024 by the CoCT as being in good-standing. The City further confirmed that we have no conflicts of interest in establishing the CID and that we are, indeed, local property owners. We have been working tirelessly and on a purely voluntary basis (i.e. with no compensation or direct personal benefit) other than for the good of this area/community.
4. The purpose of why we are here tonight is:
 - a. To explain why we are proposing a CID for our area
 - b. To share our thoughts on the benefits of having a CID
 - c. To share with you the updated Business Plan and changes made since the 1st meeting
 - d. To invite all property owners to go through the detailed BP on the pwpkcid website, so that they are fully informed when casting their vote.
5. For those that were not in attendance at the 1st public meeting of 24 July, it was followed by a 30-day open comment period during which residents could submit questions and comments. These have since been incorporated for our discussion here tonight. It is important to note that since inception over a year ago, all the steps we have followed are led by the CoCT in a strict and legally supported process (in the same way that 55 other CID's successfully exist in Cape Town today). More of this will be shared later tonight.
6. Community comments have thus led the Committee to adjust the first draft Business Plan presented on 24 July. We want you to know that we have heard your views and trust that you will appreciate the process being followed and what has been communicated to you on a transparent basis.
7. Our Public Meetings were communicated to around 3000 residents, using the email database as supplied by the CoCT. In addition, the meetings were advertised 14 days ahead of time, in the local Tygerburger newspaper. Posters/Flyers were sent out via the many WhatsApp groups in the area – reaching another 6000+ residents. The Poster was also advertised on the PWPK CID Facebook page, as well as on street poles in the area, 7 days ahead of the meetings.
8. We are aware that the CID topic has been hotly debated on some street WhatsApp groups over the past 12 months – making the CID's possible establishment known widely in the area.
9. Despite all of the above, there will be residents saying that they received and saw nothing. This is, however, beyond our control.

10. We anticipate there are people who will be “against” the CID and those that are “for” the CID. Of the 4,443 erven within the CID demarcated area, for the CID to succeed, around 2,700 votes must be obtained in favour of the CID for it to be established. If these votes are not obtained – there will be no CID. It’s as simple as that. It is for each homeowner to make his own decision and nobody should force anyone which way to vote.
11. To note: there are 55 existing CIDs in the greater Cape Town, including our close neighbours Welgemoed & Boston, both of which are now in their 2nd 5-year cycle, showing that residents are very happy with what their CID is doing for their area.
12. **Starting tonight** and over the next few weeks, we will be asking the community to cast their vote. Voting forms will be available electronically or on paper. The link to the online voting form will be distributed via WhatsApp and email and can be viewed on the www.pwpcid.co.za website.
13. For those who prefer to cast their votes manually – this can be done in the Foyer tonight as you leave the meeting. Alternatively, you can print out the form from the website, fill it in, and drop off at one of 3 drop-off boxes provided at
 - a. Spar Platteklouf
 - b. Pick’n Pay Panorama
 - c. Spar Welgelegen

If anyone has problems obtaining a voting form and/or other problems, please email the SteerCom at pwpcid@gmail.com and a committee member will assist you and/or call at your home.
14. In terms of the voting rules, only one vote per property is permitted. Duplicate votes will be discarded. Please ensure that where you have cast your vote, that your spouse/partner/co-owner is aware of this, and does not also vote. To vote, you “must” be the actual property owner. Persons renting property may also vote, provided they have obtained a signed Proxy form (also available on our website) from the homeowner. If more than one property is owned in the area, the homeowner may cast a vote for each property that he/she owns.
15. We understand some property owners are concerned about the financial implications – especially following the City’s recently imposed levies. In this regard we ask that you consider the following 4 points:
 - a. A court case is pending against the City which may see the City withdrawing the levies. The outcome of the court case is expected in December 2025.
 - b. The SteerCom has heard the pleas of residents to reduce the CID levy – which we have done by almost 40% since the first proposal. The details will be shared with you later in the presentation.
 - c. Some owners believe that because they pay rates, the City should be delivering what the CID is proposing to deliver. However, the reality is, the City is not delivering now - and with time, matters will most likely get worse – especially around crime and the growing vagrancy problem which affects us all. As more people migrate to Cape Town in search of work, but don’t find work, they resort to crime to live. This is a reality.

- d. Remember that 100% of the CID levy collected will be spent for the benefit/upliftment of PWPK area only. This money will 'not' be used to subsidise any other areas.
16. Each property owner should decide for him/herself if they prefer to sit back and do nothing about reclaiming their area (in other words, vote 'no', and let the decline of the area continue), or vote 'yes', thus giving the CID a chance (at least for the first 5 years period) to reverse the decline and make our area a safer and a more attractive place to live.
17. Please also bear in mind that if you think our area currently looks relatively good – that this may largely be due to a handful of around 8x NHW patrollers who voluntarily use their time, petrol and implements to clean up in the area weekly. This, however, is not sustainable or guaranteed, as the volunteers can stop cleaning at any time. The CID is the only tried, tested, practical and sustainable means to stemming safety issues and maintaining standards in the area.
18. I invite you now to listen and follow the presentation with an **open mind in order to understand why we are committed to the idea of a CID**. In the end, you still have the option to agree or disagree with the CIDs establishment through your vote.
19. The presentation should take around an hour and 15 minutes (without interruptions). For this reason, we ask that you allow us to complete the presentation (as your questions may be answered through the presentation) - after which a Q&A session will follow. So, please, reserve your questions for the end. We have a roving microphone, into which we will ask you to speak, so that everyone in the room is able to hear your question.
20. For the purposes of Minutes of this meeting – when you pose your question – we ask that you speak loudly and clearly for everyone to hear. Also that you provide your full name and area where you live.
21. If you do not wish to raise your questions here tonight, or are in a hurry to get home know that there is another 30-day open comment period in which you can email your questions, concerns and/or support. The comment period closes on 17 November 2025.
22. We will now hand over to our guest speaker – Amanda Kirk, from the Clifton CID. We invited Amanda to speak, as at the previous meeting, audience members requested to hear about other CIDs. Please give her the courtesy of your time. Thank you.

Annexure B

PWPK CID public meeting – 16 October 2025

Hello everyone, my name is Amanda Kirk. Thanks to Helga and the other Steering Committee members for inviting me to be part of tonight's meeting.

I'm here tonight to talk about why I think CIDs are a good thing for communities and to share some of my experiences with you.

I am the manager of the Clifton City Improvement District, which commenced operations in October 2023. Clifton is one of only 4 beach CIDs and its beaches are rated highly by local and overseas tourists, so we can deal with upward of 5000 people a day during season – presenting with it all sorts of challenges. In addition, we're the location of choice for school kids, varsity students and matrics to come and party – but more about this later.

Prior to Clifton, I managed the Observatory Improvement District for 5 1/3 years – which has similar challenges to your proposed CID, further complicated by a large international and local student community, with little ties to the community and sometimes a lack of situational awareness.

Prior to starting to work in CIDs, I lived in Observatory and felt the benefits of the CID. After moving to the Clifton CID, we bought a property in Observatory and continue to benefit from the Observatory CIDs services, visibility and presence.

CIDs are highly regulated. There's no mystery as to where money goes, member communication is mandatory, and CIDs are managed by Boards elected by members.

The City has strict financial oversight and requires monthly reporting of all income and expenditure. Some of you may believe that the City benefits from CIDs – and you are right, in that the pressure on the City to deliver 'customised solutions' to neighbourhoods reduces. However, the City receives **no** financial benefit from CIDs.

Board members are held to the standards of the Companies Act, King V and by their own Code of Conduct. Board members must declare interests and conflicts prior to each board meeting.

97% of CID rates collected are disbursed to the CID each month, as is 75% of the retained funds, depending on the bad debt ratio.

CID performance metrics are made public, and service providers are held to the terms of their SLAs. Everything is transparent in a well-run CID.

Members can affect the work of the CID by exercising their votes at members meetings and AGMs, also by joining working groups or sub committees. CID bylaw and policy specify how CIDs operate.

A CID can collaborate and coordinate the efforts of multiple stakeholders, whilst providing a community with a place to go with issues, concerns and complaints. In

Clifton, we work with SAPS, LE, Metro and Traffic, SANParks, multiple City departments, the CSLC, and the Ward Councillor. We serve on the CPF.

An excellent example of the power of a CID is what we've achieved so far this month:

Based on the CID's experience of the previous year as regards school and varsity parties with all the issues that go along with these (drinking, drugging, crime, fights, stabbing and sexual assaults), we took our requests for enforcement deployment all the way to the Commissioner's office in the safety and security directorate of the CoFCT. We weren't taken seriously at first, but with persistence, backed up by facts, the conversation changed to a positive one.

The result? 1 300 units of alcohol confiscated over 3 afternoons, deployment of 50-70 enforcement officers each day, fines issued in excess of R150 000 and most importantly – no crime, no fights, no sexual assaults. This is what a CID, focused on its community's needs, is able to coordinate.

CIDs are careful not to duplicate the work of the City – but to complement it. In Clifton, we work around the City's cleaning schedules, both in terms of time and areas. In this way, we've helped the City enormously, without allowing them to withdraw or neglect the Clifton area.

Having a CID does not mean a withdrawal of City services. In fact, the opposite is true. Having a CID, with a keen focus on cleaning and urban maintenance, means that they hold the City's feet to the fire, following up on issues and service requests until these are resolved. In the 12 months to June 2025, the Clifton CID logged over 500 service requests, with 90% of these being attended to in the same period.

CIDs have become necessary due to the ever-increasing CT population and the City's need to spend money in developing and improving impoverished areas. Ratepayers can't demand that their rates be used in their own area – and this is where there's place for a CID. **Every cent** that is collected by the City and disbursed to the CID is only used within that CID's boundary – to maintain, improve and transform the public spaces.

Many CIDs are formed because of years of volunteer work by ratepayer associations and neighbourhood watches – all done by volunteers (who have their own work and life priorities to focus on). A good CID collaborates with these bodies, sharing learnings and knowledge whilst respecting the differing mandates of all 3 organizations.

Having a CID means that volunteer burnout and fatigue become a thing of the past, as the CID team is paid to be on ground 24x7x365, always watching, reporting and acting.

CIDs know their community, so are well placed to design solutions – some which it can activate itself, and some which can be project managed with the relevant City departments. The responsibility for maintaining the standard rests with the CID. In Observatory, we activated restorative greening programmes in various parks. The CID funded the entire project and took on the maintenance of the greened areas – which are now highly valued by the community. In Clifton, we recently worked with Recreation and Parks to obtain plants which the CID team planted out and will water and maintain. The opportunities to improve the CID area are endless.

Cleaning of the public spaces is key to creating a better environment in an area. CIDs work as many days a week as are needed and have teams to tackle hotspots. CIDs work with the City to ensure effluent bags filled are uplifted before anyone can tamper with them. CID teams are consistent, so cleaning is consistent. The place just looks better! In just 22 months, Clifton, has removed close to 30 tons of litter from the public spaces.

CIDs design their public safety services to suit the area. Technology, people, and systems are integrated to deliver on crime prevention strategies, monitor the area and ensure a quick response when something seems suspicious. CIDs work alongside SAPS, LE and Metro, neighbourhood watches and private security service providers to push for and deliver an integrated approach to tackling crime. In Clifton, crime has reduced by 55% year on year. In Observatory, crime has reduced by 34% in 5 years.

A CID can't take on authority it does not have – it does not replace SAPS or LE but works to coordinate their efforts in a defined area.

CIDs take on tasks such as graffiti removal and painting of road markings and can enter into MOAs with the City to deliver on bigger projects such as fencing, street signage, repair and installation of bollards and manage parking lots.

CIDs work closely with partner organisations as well as City and provincial programmes to tackle issues related to the street-based community. The journey 'off-street' is not an easy one and there isn't one solution that fits all.

CIDs are critical in ensuring that activities focused on the street-based community are coordinated and managed to deliver on requirements – including that public spaces cannot be occupied.

CIDs build relationships with Ward Councillors and Sub Councils, building a channel for ratepayer and resident issues to receive attention.

Thanks for listening! I now hand you over to the Steering Committee to update you further as regards the PWPK CID. I wish you well on this journey.