



PLATTEKLOOF, WELGELEGEN, PANORAMA & KLEINBOSCH

Proposed
CITY IMPROVEMENT DISTRICT

Second Public Meeting

16 October 2025

Northlink College Tygerberg Campus

AGENDA



1. Welcome
2. Opening – Guest speaker
3. Introduction
4. Why a CID?
5. Observations
6. UMS – Feedback Summary
7. Feedback from open comment period
8. Updated Business Plan
9. How will the CID be managed?
10. Community Engagement
11. How will it affect you?
12. Proportionality
13. The way forward
- 14. Questions**



Please reserve questions for the end of the presentation



WELCOME

Reza Kootbodien - Chairman



OPENING

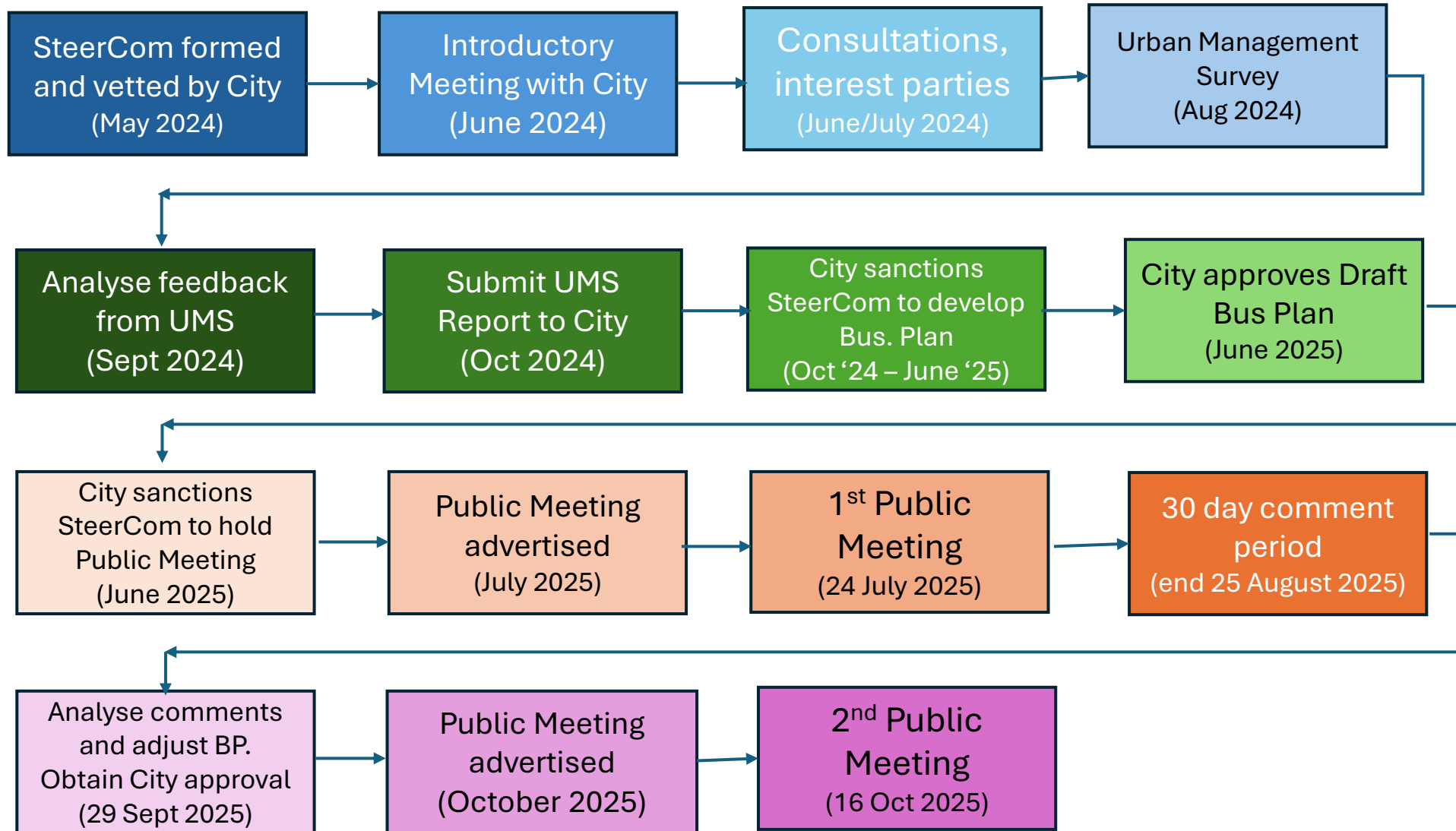
GUEST SPEAKER: AMANDA KIRK
Clifton CID Manager



INTRODUCTION

HELGA EASOM & TAHLITA VAN TONDER

TIMELINE (to date)



CID STEERING COMMITTEE



NAME	PORTFOLIO
Reza Kootbodien	Chairman
Helga Easom	Secretary
Betrisca Martini	Finance
Jeanette Lomnitz	Operations
Hilton Scholtz	Operations
Tahlita van Tonder	Operations
Kyle de Sousa	Operations

The process is **driven** by the **Steering Committee**,
comprised of seven property owners
& vetted by the City.

With support from:

- PWP Residents Ratepayers Association and
 - PWP Neighbourhood Watch
- North Area Sub-Council Management

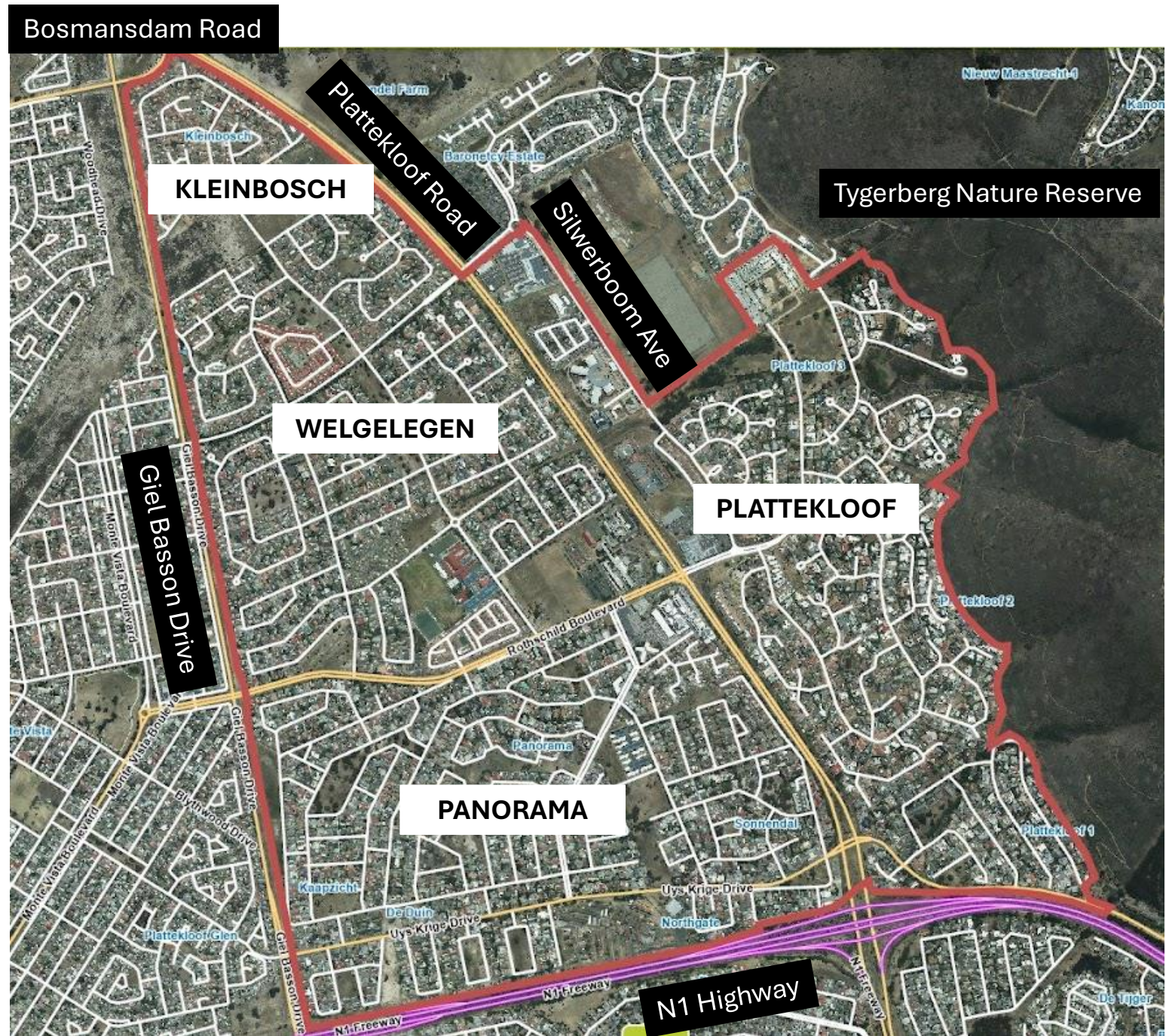
Admin Support: Marlene Paulse, Roxy La Vita, Terry Swart and Marie Small (Idea Forge)

WHAT IS A CITY IMPROVEMENT DISTRICT (CID)



- A CID is a geographically defined area where property owners pay additional property rates 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 CID website
- 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:** works in conjunction with City to deliver supplementary services (***not a replacement for City services***).
- ***A formally established NPC managed by elected Board Members*** (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 valuations of their property) and paid across to the CID monthly.
 - Property owners receiving rates relief are exempt from paying the CID levy
- Income and Expenditure is tabled monthly at Board meetings and sent to the City.

PWPK CID Border (updated)





WHY A CID FOR PWPK?

HELGA EASOM

CAPE TOWN CURRENTLY HAS 55 CID'S



PWPK

Parow North

Tyger Valley Newlands Woodstock Green Point

Upper Kenilworth Welgemoed Wynberg Voortrekker Road Corridor

Llandudno North Pine Observatory Newlands Muizenberg Airport Industria

Camps Bay Beaconsvale Maitland Claremont Strand Goodwood

Zeekoe Vlei Somerset West Mitchells Plain Mount Rhodes

Epping Lower Kenilworth Park Island Glossderry Town Centre Cape Town Central Salt River Stikland

Triangle Industrial City Simons Kloof Parow Industria

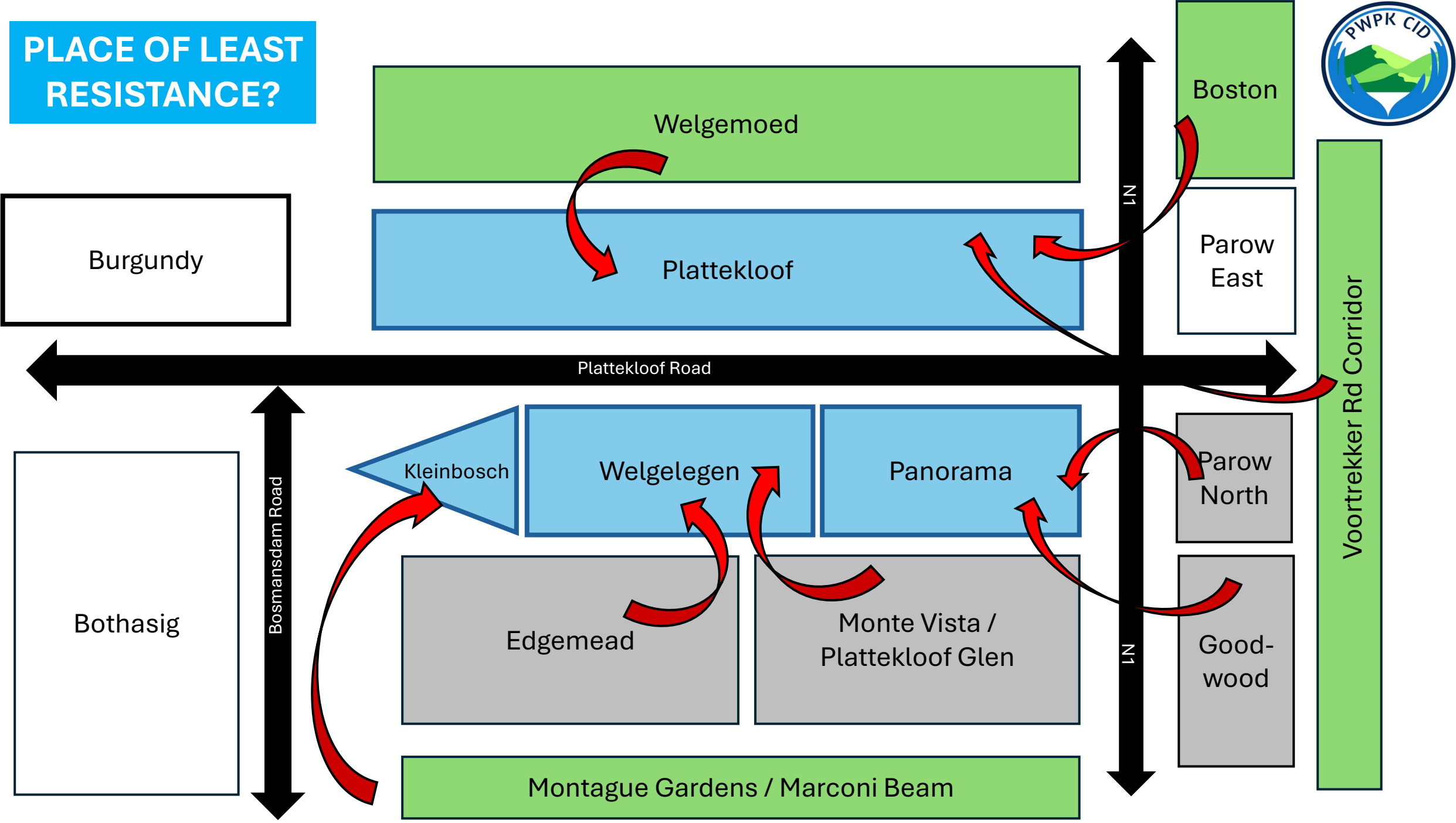
Oranjekloof Edgemoed Overkloof Groote Schuur Monte Vista/Platteklouf Glen Elsie's River

Blackheath Fish Hoek Vredeklouf Montague Gardens Eastlake Island Kalk Bay & St. James Pinelands Scott Estate & Baviaanskloof

Little Mowbray & Rosebank Paarden Eiland Zwaanswyk Clifton Seapoint

Oakwood, Hughenden, Meadows Brackenfell Business District Penzance Estate

PLACE OF LEAST RESISTANCE?





OBSERVATIONS

HELGA EASOM

OBSERVATIONS

- Neighbourhood Watch



- Handful of volunteers
- Business owners, employed, housewives
- Mostly self-funded
- Exhausted
- Not available 24/7
- Fund raising extremely difficult



*We **cannot** rely on volunteers and voluntary funding*

Well supported by AR companies, but not their duty to provide 'public' safety.

OBSERVATIONS

- Crime



Despite efforts of NHW:



Wall jumpers

Miscellaneous theft

House break ins – no contact / window removal

Home invasions – contact with homeowners

Attempted house break ins

Theft out of motor vehicles

Failure to report!

OBSERVATIONS

- Rough Sleepers



Consisting of:

- Homeless
- Parolees
- Gang members
- Drug and alcohol addicts
- Mental conditions
- Begging at traffic lights



Resulting in:

- Lorry loads of litter
- Build unsightly /illegal structures
- Turn public spaces into foul smelling toilets, etc
- Ruin indigenous plants – proteas, renosterveld plants, etc
- Kill animals eg porcupines, tortoises, birds, lizards, etc
- Fires

OBSERVATIONS

- Litter



Illegal dumping:

- By residents themselves
- From persons outside our area
- By horse 'n cart people



Bin scratches:

- Cause mess
- Steal / damage bins
- Bins used to gain access to properties

OBSERVATIONS

- Anti-social Behaviour



Rough Sleepers & Students:

- Public drinking
- Drug taking
- Selling of drugs in the area

Vandalism



OBSERVATIONS

- Poor Maintenance



Poor maintenance of parks, grass verges, park equipment, water gully's and other open spaces

Overgrown bushes and trees

Park equipment not maintained

*Looking after green spaces **is** a public safety issue,
not a nice-to-have.*



URBAN MANAGEMENT SURVEY - FEEDBACK SUMMARY

JEANETTE LOMNITZ



www.pwpkcid.co.za

Please view the website for detailed survey results

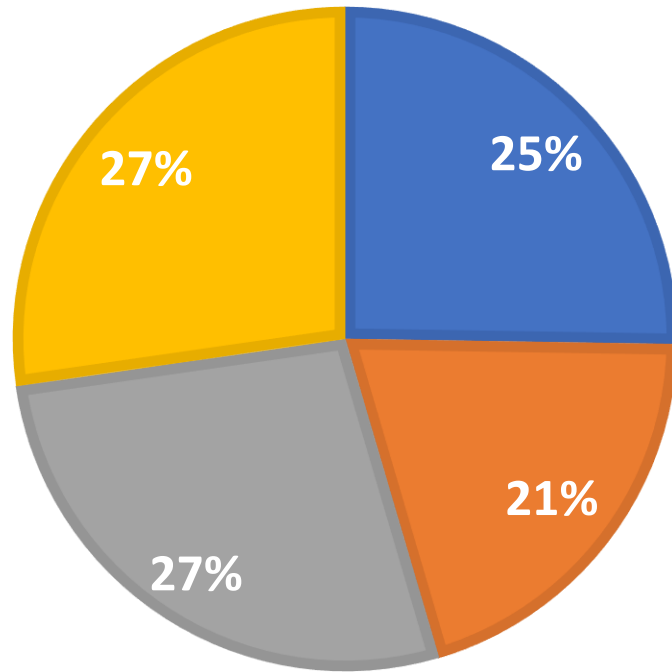
The results of the UMS
supported what had
already been observed
by the SteerCom

URBAN MANAGEMENT SURVEY RESULTS



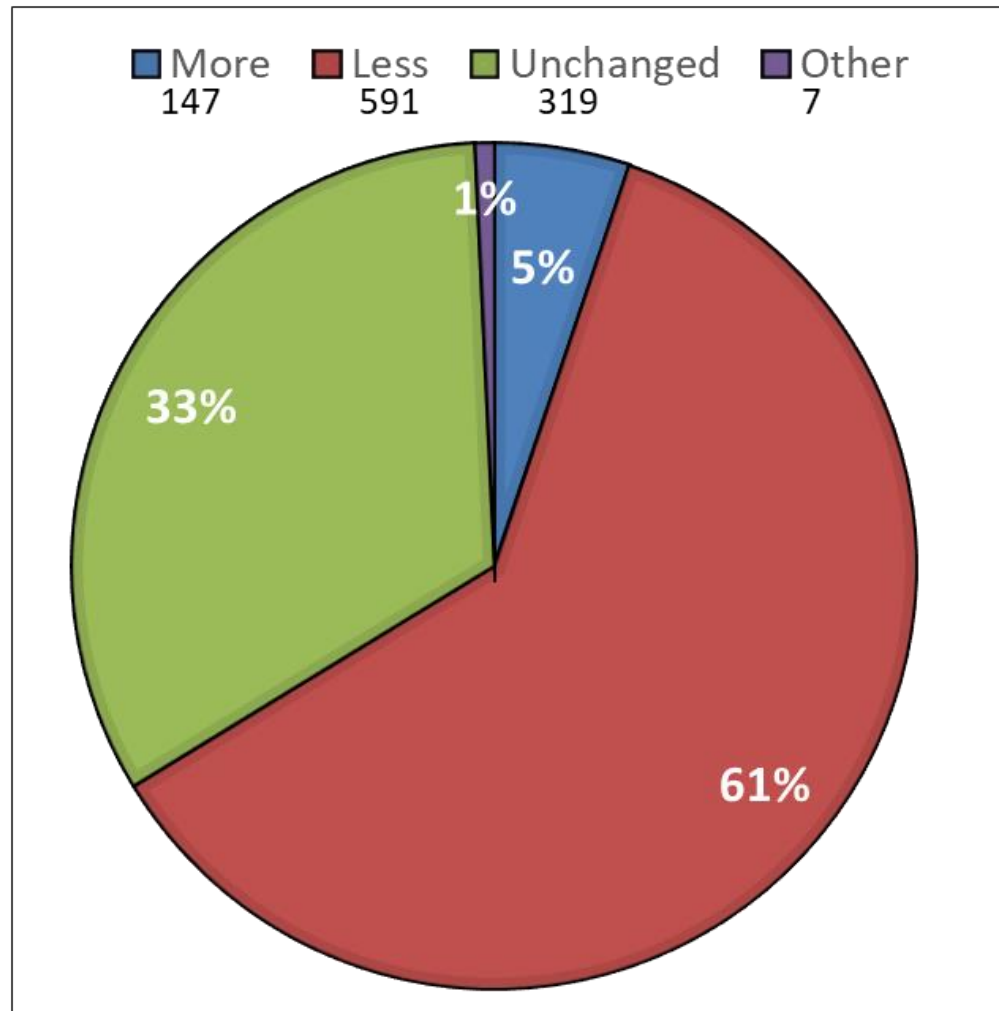
FEEDBACK BY AREA

■ Plattekloof ■ Welgelegen ■ Panorama ■ Kleinbosch



- **A total of 4438 properties** in the area. (includes open spaces)
- Property owners were requested via 3058 Emails and WhatsApp groups (reaching 6702 residents) to complete the survey
- The survey took place over 14 days from **15 – 29 August 2024**
- City required a response rate of 20%. Actually achieved 24%.
- 90% of the respondents were property owners
- 60% of respondents have lived in the area 10+ years

URBAN MANAGEMENT SURVEY RESULTS

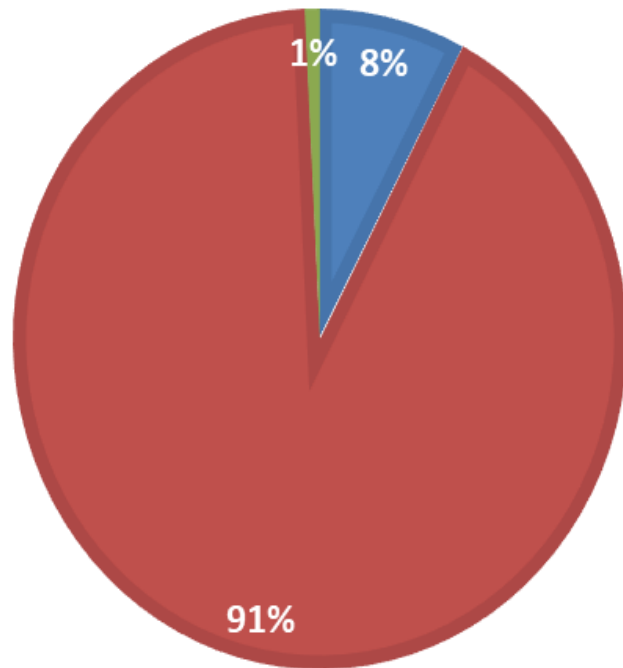


- **61%** of respondents indicated that they felt less safe than when they first moved into the area.

URBAN MANAGEMENT SURVEY RESULTS



■ No ■ Yes ■ Other
82 974 7



91% of respondents believe that bin pickers and vagrants bring along with them anti-social behaviour and crime.

Respondents **feel unsafe and unable to enjoy the area as much as they, otherwise, would like to.**

86% of respondents are concerned by the **illegal structures** built by rough sleepers in and around the area as:

- devalue property
- unsightly, detract from beauty of area
- vermin infestation
- makes residents feel unsafe
- unhygienic

URBAN MANAGEMENT SURVEY RESULTS



What did respondents say they want / need?

PUBLIC SAFETY:

- More patrolling – especially at night. More visible security. ✓
- Security cameras to monitor, identify and remove suspicious cars and people ✓
- Fencing / walls to keep out vagrants and thieves ✓
- Reduced crime ✓

ENVIRONMENT:

- Beautification and landscaping of area ✓
- New & updated recreational spaces & facilities – clean, safe, attractive, & address variety of interests for all age groups ✓

URBAN MANAGEMENT:

- Improved brighter lighting in public spaces ✓
- Improved road signage & other signage ✓
- Address traffic calming, illegal street racing & taxi issues sorted ✓
- Improved all round general maintenance of the area ✓

SOCIAL UPLIFTMENT:

- Remove vagrants / homeless people from the area ✓
- Prevent bin scratchers coming into the area ✓
- Stop supporting horse 'n cart people ✓





FEEDBACK: OPEN COMMENT PERIOD

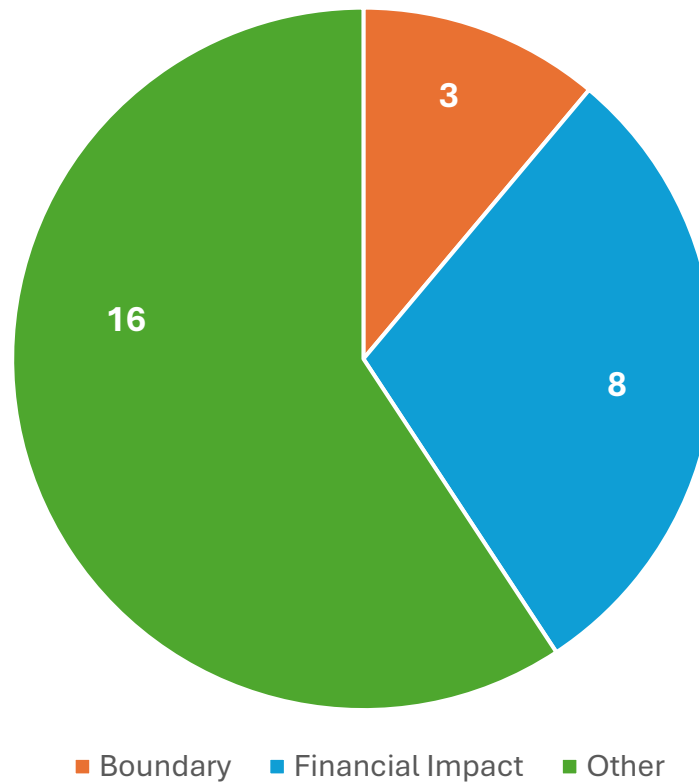
24 July – 25 August

HELGA EASOM

FEEDBACK FROM 30 DAY COMMENT PERIOD



Comments Received (27)



FEEDBACK FROM 30 DAY COMMENT PERIOD



Concerning Boundary of the CID (3):

- Exclude Kleinbosch
- Exclude Plattekloof 1, 2, 3
- Include gated communities & retirement villages




We listened

Concerning Financial Impact (8):

- Requested the proposed levy amount be reduced / made more affordable


We listened

Other (16):

- 4x thanked SteerCom for good work done to date and expressed support of CID
- 2x expressed support of CID – but had questions for clarity
- 6x neutral: listed questions, seeking clarity around various issues
- 4x opposed to CID – regardless of levy

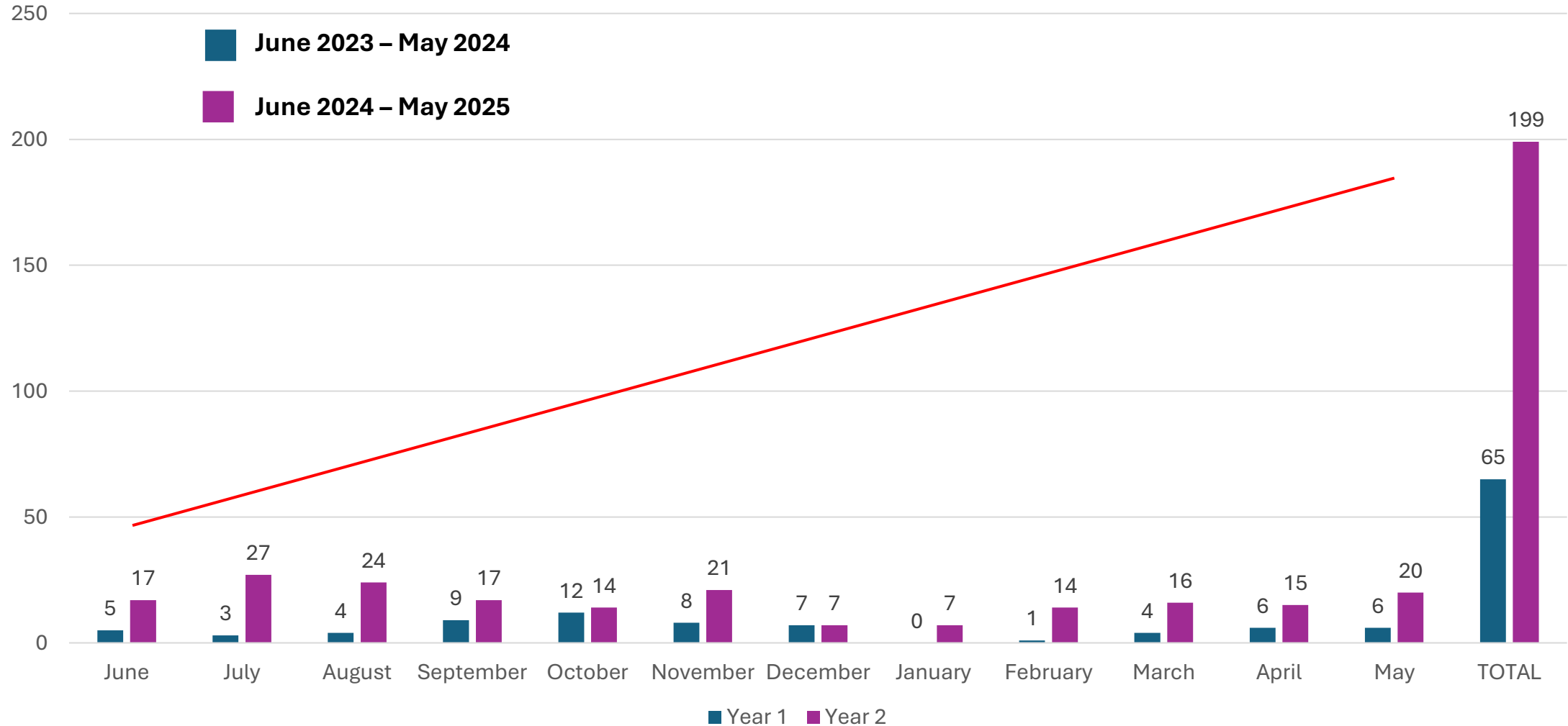
Borders Changed



✓
We listened

PWPK CRIME STATS BY MONTH

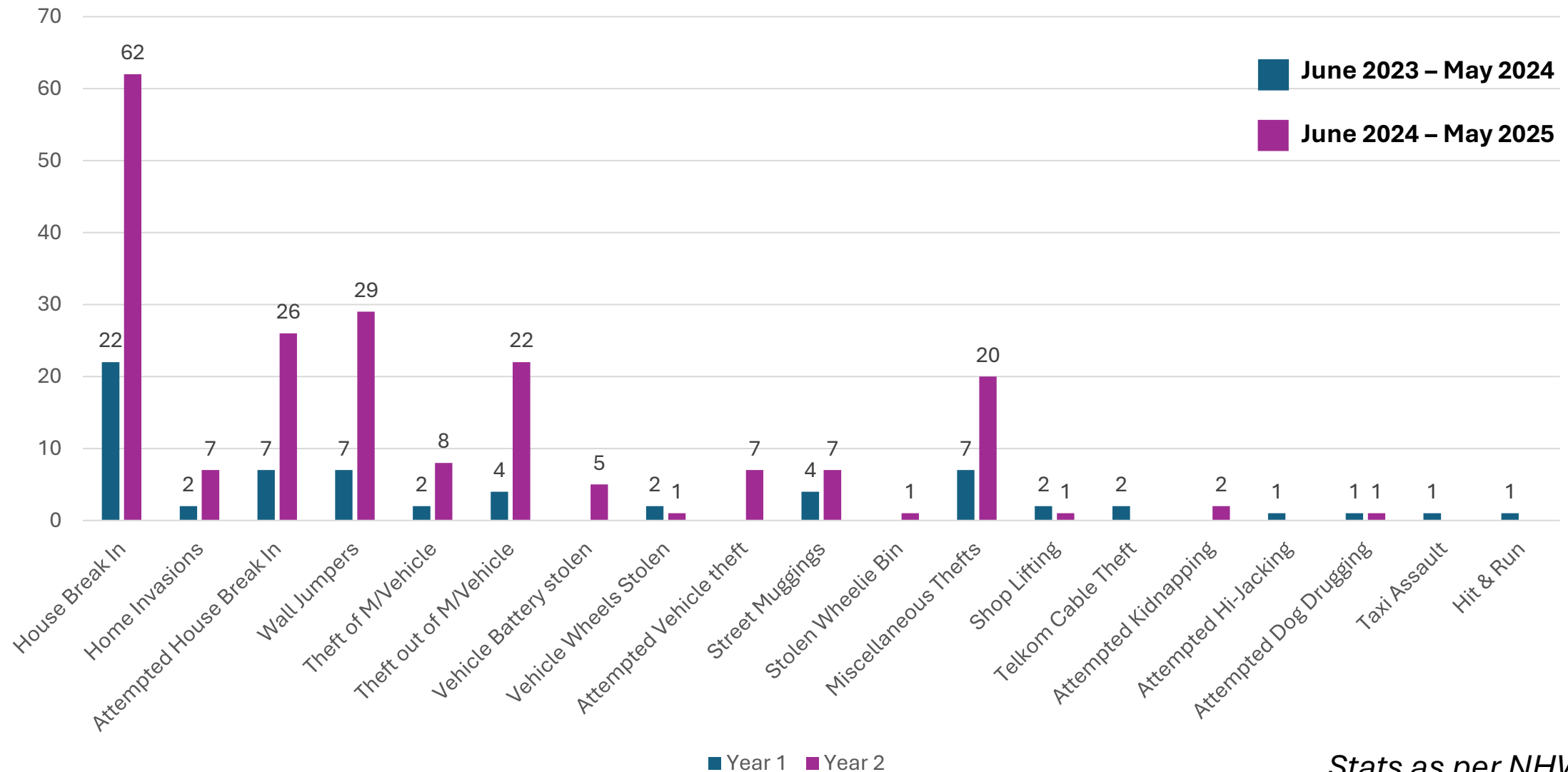
Residents requested proof of rising crime in the area



Stats as per NHW

PWPK CRIME STATS BY CATEGORY

Residents requested proof of rising crime in the area



Stats as per NHW

COMPARISON FEEDBACK

Residents requested to see comparisons against other CIDs



	CONTROL ROOM	CURRENT No. OF CAMERAS	CR OFFICERS (12 hr shifts)	PATROLLERS (12 hr shifts)	MODE	LE OFFICERS	CID EST	PROPERTIES
PINELANDS	Yes outsourced	100+	2	6	4 - vehicle 2 - bicycle	2	Jul-23	4476
NEWLANDS	Yes outsourced	100	1	3	3 - vehicle 5 - static day / 3 - night	0	Jul-24	1653
WELGEMOED	Yes outsourced	80	2	2	2 - vehicle	0	Jul-20	1450
CAMPS BAY	Yes off site	130	1 incr to 2 festive	13	10 - foot day / 8 - night 3 response vehicles	8 Work shifts	Jul-24	2000
CLIFTON	Yes off site	115	3	4 incr to 6 festive	1 - vehicle rest - foot	2	Jul-23	508
BOSTON	Yes outsourced	107	1 & NHW invited	4	2x vehicles 2x bicycle	1	Jul-20	2500

PWPK	Yes outsourced	16 private owned 100	1 & NHW invited	4	4 - vehicle	2	Jul-26	4438
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UPDATED BUSINESS PLAN

HELGA EASOM



www.pwpkcid.co.za

Please view the website for the detailed BP

UPDATED BUSINESS PLAN



The Business Plan aims to address the community's wants & needs through the provision of “supplementary services” under the following 4 main topics:

1. “Public” Safety
2. Maintenance & Cleaning
3. Environmental Development & Urban Maintenance
4. Social & Economic Development

UPDATED BUSINESS PLAN



1. Public Safety

1. An **outsourced public safety company** - contracted - monitor public spaces
2. This company - responsible to establish a **Central Operations Room** and provide and maintain approx **100 HD cameras** - over next 5 years. Monitored 24/7
3. Camera Emphasis: secure the perimeters (where fencing installed) and open spaces first, then (possibly in 2nd term) residential streets
4. Long term - install 3x **PTZ cameras** (possibly in 2nd term) and additional HD cameras – if needed
5. The outsourced company to provide:
 - i. 1x Contract Manager
 - ii. **4x armed PSOs, per shift, in vehicles, patrolling the area 24/7**
 - iii. 1x Control Room Operator *, per shift, **monitoring cameras 24/7** - despatch patrol vehicles as required
 - iv. **radio comms** between PSOs in vehicles, and the Ops Room
6. In addition, the CID will provide:
 - i. **2x LE Officers** with powers to arrest, issue compliance notices, expedite removal of illegal structures, deal with by-law infringements, etc (in addition to 5 LE's promised by the City)
7. Uniforms and vehicles - PWPK CID **branded**

NB: * NHW patrollers to be invited to help observe in the Ops room



Reduced budget
from R4.9m to R3.2m
over 5 years

UPDATED BUSINESS PLAN

1. Public Safety Continued



FENCING

1. Plan to **install 2.1m high-security fencing** around PWPK – starting on the outer perimeters first – where gaps currently exist.
2. Where required by the City, **pedestrian and maintenance gates** will be fitted. **Locked** at sunset and **re-opened** at sunrise each day by the PSO's / electronically.
3. Fencing will be erected as soon as sufficient funding is available and permission is secured from the City
4. Fencing erected over the five-year period (and into 2nd term if necessary)
5. Aim to enter into discussions with the City/SANRAL to help fund and **erect 2.4m high precast concrete fence** (or other fence) along the N1, between Giel Basson bridge and Hannes Louw Drive.
6. **Eventually** - fence in key children's play parks & additional dog parks

Reduced budget from R7.5m to R5.8m over 5 years



UPDATED BUSINESS PLAN

1. Public Safety Continued

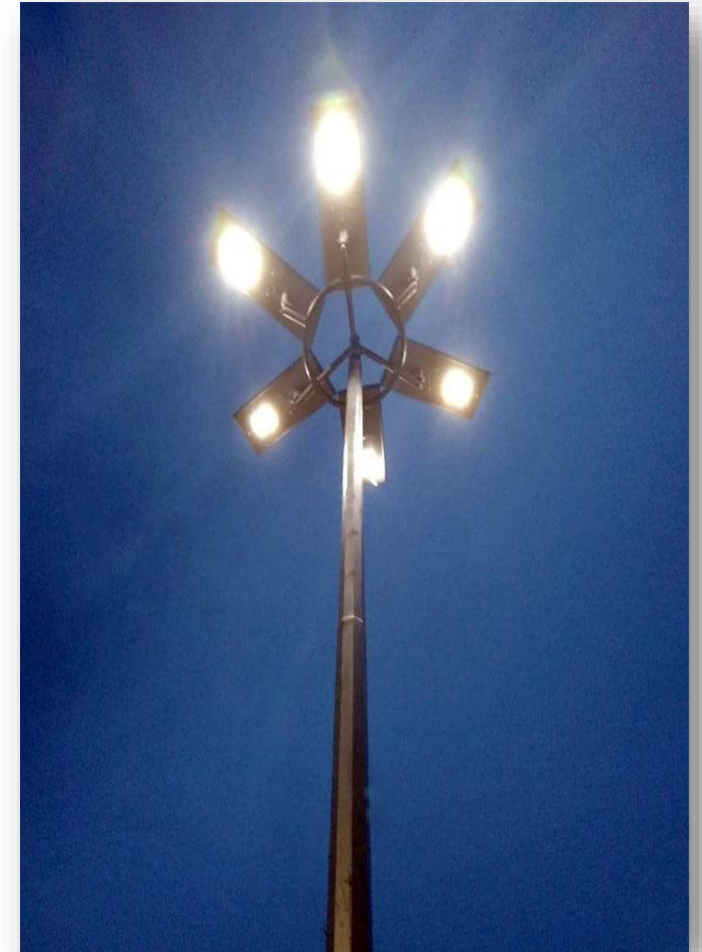


IMPROVED LIGHTING IN PUBLIC SPACES

Working with the City:

- Improve lighting in public spaces – along perimeter of area and in parks, green belts, etc to make it safer for residents and easier to identify suspicious persons and/or vagrants setting up camp
- Reduced budget – limits CID spending in this area.
- Will, however, work with the City's current roll out plan for lights across the Metropole and/or will have to make special application to the City for necessary LED and Spot lights. The provision of these requested lights will be dependent on the City's budget.

Reduced budget from R7.6m to R1.1m over 5 years



UPDATED BUSINESS PLAN

2. Maintenance & Cleaning



1. Appoint a contractor (a **local NGO**)
2. Using 'rehabilitated' previously homeless people – the NGO will be used to provide a clean, tidy, attractive and well-maintained area at all times, inclusive of:
 - Streets
 - Parks and playgrounds
 - Public open spaces eg green belts

Plan is:

- 2x cleaning teams
 - 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) supplied by the NGO
 - [deploy and rotate the teams throughout the PWPK in response to identified problem spots](#)
- Aim is to work with the City and not to duplicate work currently carried out by the City's expanded work program (EWP).

[Reduced budget from R5.6m to R2.8m over 5 years](#)

UPDATED BUSINESS PLAN

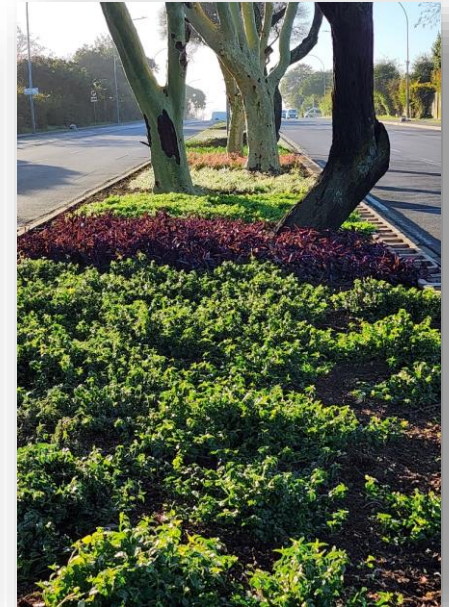
3. Environmental Development & Urban Maintenance



Working with the City, the CID aims to **provide services in respect public spaces** such as: in green spaces, parks, centre islands, verges, streets, canals, drains, etc.

- **Beautification** will take place with:
 - the planting of trees and colourful flowers & watering
 - 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
- **Elevate existing play parks and equipment**; consolidate play equipment into strategically placed play areas; and **create new play parks** where possible. Painting, varnishing of equipment.
- **Key children's play parks** will be identified and **fenced in**, with appropriate seating provided, and trees planted for shade – making the play parks more nanny/mommy friendly.
- **Provide new facilities** eg additional dog parks, sporting facilities eg running track, soccer goals, padel court, etc – funds permitting (& extended into 2nd term)

.....so that residents and visitors can enjoy and admire the beauty and cleanliness of the area.



Reduced budget from R2.8m to R0.8m over 5 years

UPDATED BUSINESS PLAN

4. Promotion Of Social Economic Development



- The issues that surround homelessness, vagrancy, etc is varied and complex.
- There is no single approach.
- The CID, together with PWP NHW, will work closely with various organisations to have a coordinated approach to trying to resolve issues of vagrancy in the PWPK area.
- **NB:** Most importantly, residents are strongly urged to support the CID by not offering handouts, as this only encourages more rough sleepers to the area / remain living on streets
- **AIM: to help vagrants out of living on the streets & into employment. Dignity returned.**
- For residents who do want to help



Reduced budget from R0.9m to R0.3m over 5 years



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

UPDATED BUSINESS PLAN

4. Promotion Of Social Economic Development Continued



Residents will be encouraged to participate in and/or support various charity initiatives, such as:

- Winter blanket drives
- Donations of closed shoes and small & medium clothing
- Food donation drives
- Toiletry donation drives
- First aid box donation drives
- Etc

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.





HOW WILL THE CID BE MANAGED?

JEANETTE LOMNITZ

HOW WILL CID BE MANAGED?

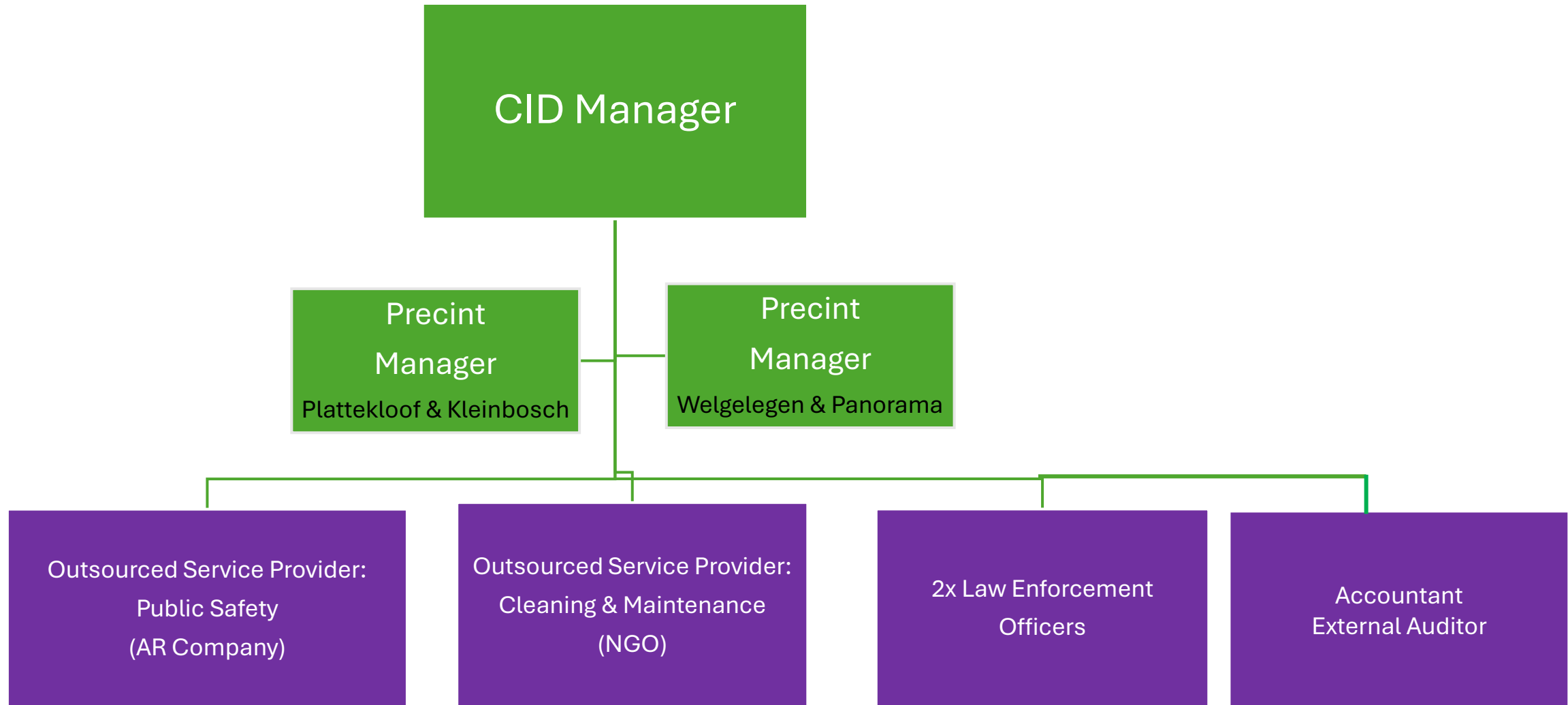
Trustee Board



Minimum of 3 Board Members
ALL BOARD MEMBERS ARE UNPAID

HOW WILL CID BE MANAGED?

Day to Day





COMMUNITY ENGAGEMENT

TAHLITA VAN TONDER

COMMUNITY ENGAGEMENT

Stay Connected



The following are already established:



www.pwpkcid.co.za



PWPKCID (please follow)



pwpkcid@gmail.com



077 364 3114

A dedicated **PWPK CID WhatsApp group** will still be created. Please ensure to join.



Follow

COMMUNITY ENGAGEMENT

Community Spirit



As part of keeping engaged, the CID working hand-in-hand with NHW and RRA, aims to develop sense of community spirit/cohesion. To this end, the community will be encouraged to participate in activities - like:

- 5km fun runs/walks
- Concert-in-the-park evenings
- Carols by candle light
- Movie-in-the-park nights
- Santa drive
- Easter egg hunt
- other



COMMUNITY ENGAGEMENT

Kept Informed



The community will be kept informed via:

- annual general meetings
- & publicised monthly board meetings

.....posted on the PWPK CID Website, the CID WhatsApp & CID Facebook group.

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.





HOW WILL IT AFFECT YOU?

HELGA EASOM



HOW WILL IT AFFECT YOU?



The City provided estimate is:

Residential Properties



+ -R91 / mill

VAT incl.

Residential Properties now

R58 / mill


We listened

VAT incl.



Rates
EXEMPTIONS apply as applicable

HOW WILL IT AFFECT YOU?



The City provided estimate is:

Non-Residential Properties



+ -R157 / mill

VAT incl.

Non-Residential Properties now

R112 / mill


We listened

VAT incl.

COMPARISON OF RATES

Residents requested to see comparisons against other CIDs



	RATE P/MILLION
PINELANDS	Res = R56
NEWLANDS	Res = R61 Non Res = R147
WELGEMOED	Res = R71 Non Res = R124
CAMPS BAY	Res = R88 Non Res = R162
CLIFTON	Res = R94 Non Res = R156
BOSTON	Res = R120 Non Res = R191

PWPK	Res = R58 Non Res = R112
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WHAT WILL IT COST?



The table below gives an indication of the budget required for each year of the Business Plan *in order to meet the wants and needs of the community*:

	1 st DRAFT EXPENDITURE
YEAR 1	R15 201 990
YEAR 2	R16 418 149
YEAR 3	R17 731 600
YEAR 4	R19 150 128
YEAR 5	R20 682 138
TOTAL	R89 184 005



	2 nd EXPENDITURE
YEAR 1	R10 961 990
YEAR 2	R11 619 709
YEAR 3	R12 316 892
YEAR 4	R13 055 905
YEAR 5	R13 839 260
TOTAL	R61 793 756

Reduced budget by R27m (31%) from previous budget



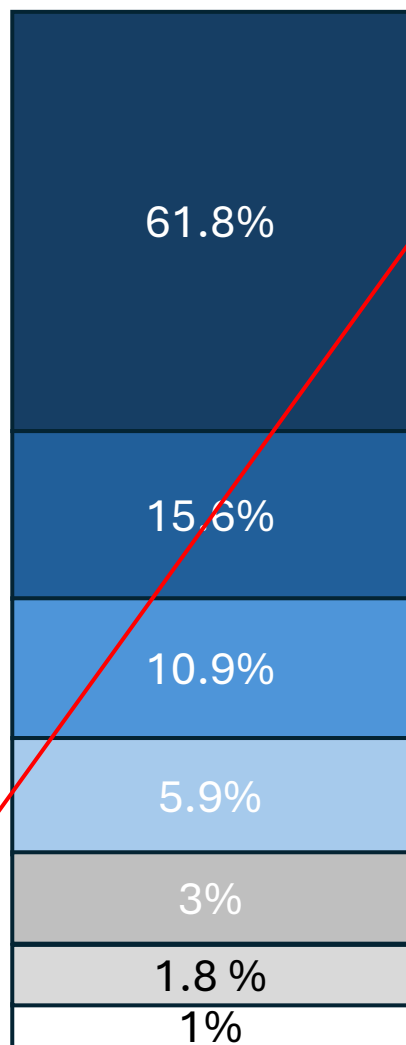
The full and detailed 5-year budget can be viewed at www.pwpkcid.co.za

YEAR 1 BREAKDOWN



1st DRAFT BUDGET: YEAR 1 = R15 201 990

2nd BUDGET: YEAR 1 = R10 961 990



Core Business
eg 24/7 security, HD cameras, lighting, cleaning, beautification, social upliftment

Capital Exp.
eg fencing & motor vehicles

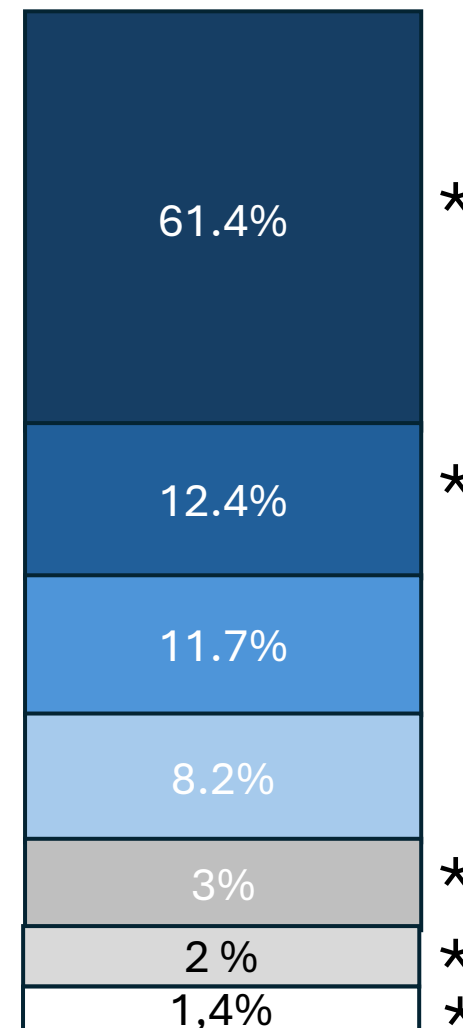
Employee Exp.

General Exp.
eg accounting & auditor fees, office exp.

Bad debt

Depreciation

Projects



* = 80,2%
of budget spend

YEAR 1: PRIORITIES BREAKDOWN



1st DRAFT BUDGET: YEAR 1 = R11 041 800

2nd BUDGET: YEAR 1 = R7 480 000



Public Safety
(fencing, cameras, control room monitoring, public safety, LEOs)

Cleaning Services
(cleaning teams to clean streets, open spaces, parks, etc)

Environmental Upgrading
(hard & soft landscaping, planting trees and flowers, etc)

Urban Maintenance
(signage, painting & varnishing, repairs, etc)

Social Upliftment
(support of NGOs)

Special Projects



BENEFITS OF CID IMPLEMENTATION



Overall value creation for the area



Increase safety in public spaces



Area of choice

Pretty

Clean

Variety of facilities

24/7 monitored public spaces

Reduced crime

Convenience



PROPORTIONALITY

REZA KOOTBODIEN

AREA PROPORTIONALITY



	Gross Prop Values			Average Property Value			Number of Properties	
	(R billion)	%		R million			#	%
Plattekloof 1, 2, 3	5,02	29		5,2			968	23,2
Panorama, De Duin, Kaapzicht, Sonnendal, Northgate	5,00	29		3,7			1 350	32,3
Welgelegen	4,67	27		2,9			1 596	38,2
Kleinbosch	0,73	4		3			246	5,9
Businesses	1,73	10		1 324,8			14	0,3
SUM	17,15	100					4 174	100

Budget = R58/mill pm x 17,15mill x 12 months = R million

11 936

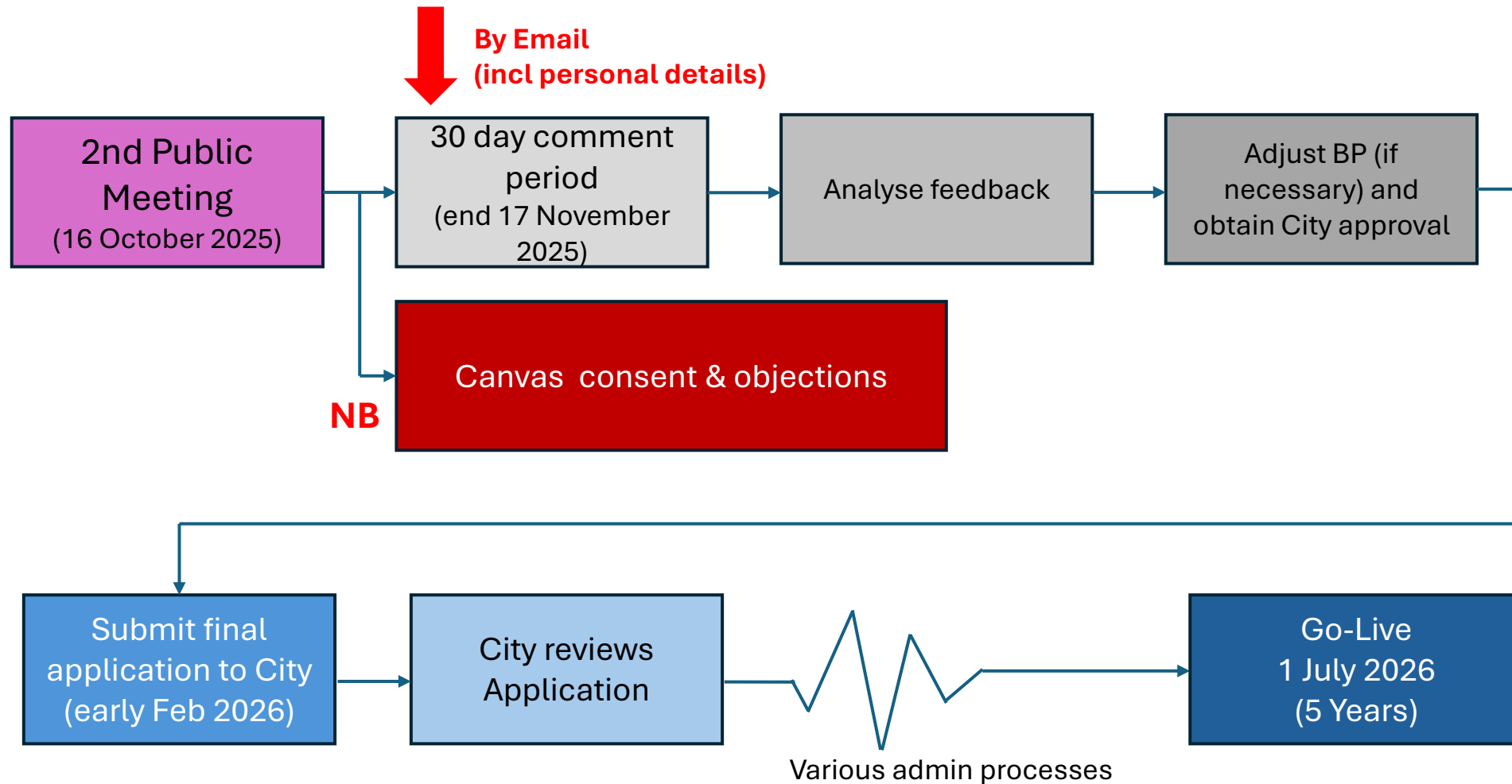
** Figures are illustrative only*



THE WAY FORWARD

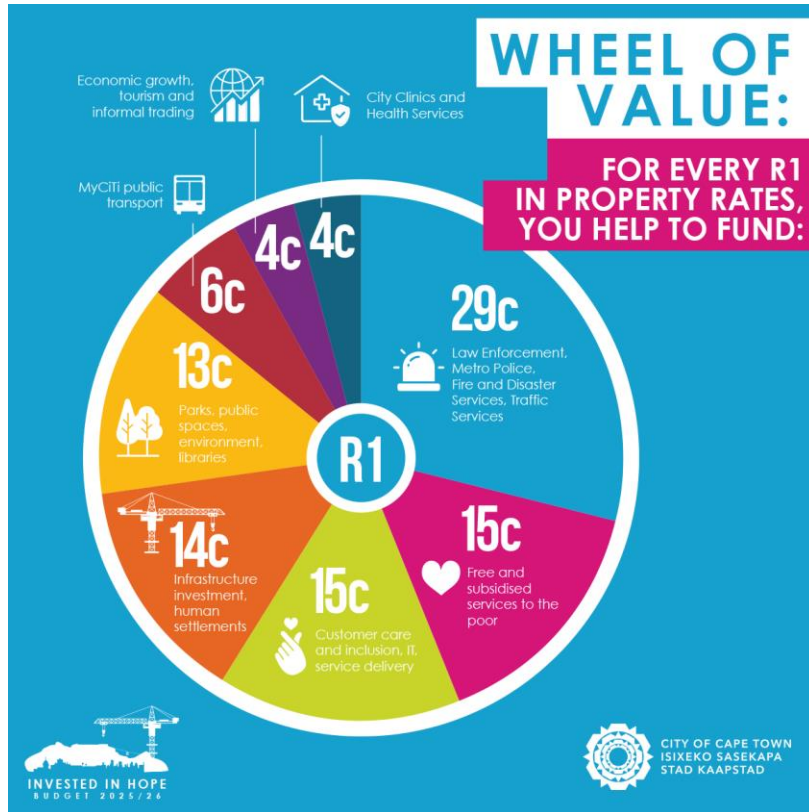
HELGA EASOM

What happens now?



 Email: pwpkcid@gmail.com

Time to evaluate



City of CT's Budget

VS



100%



**Convenience &
direct investment**



OPEN COMMENT PERIOD ON THE 2nd BP 16 October – 17 November 2025

Only emails accepted

Email to: pwpkcid@gmail.com

NB: Comments/questions sent by any other format cannot be accepted and will not be responded to.

Must provide: Name & Surname, full street address, Erf no., Cellphone no. & email address



QUESTIONS?



**For the Minutes of this meeting,
please state clearly your:**

- **Name and surname**
- **Area where property is in**

What will you get for R58 / mill?



- ✓ 24/7 security patrolling
- ✓ 24/7 monitored security camera network
- ✓ 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 neighbourhood**

Consent & Objection phase now open