



**PLATTEKLOOF, WELGELEGEN, PANORAMA & KLEINBOSCH**

*Proposed*  
**COMMUNITY IMPROVEMENT DISTRICT**

**First Public Meeting  
24 July 2025  
Panorama Primary School**

# AGENDA



1. Welcome
2. Opening
3. Introduction
4. Why a CID?
5. Observations
6. UMS – Feedback Summary
7. Draft Business Plan
8. How will the CID be managed?
9. Community Engagement
10. How will it affect you?
11. The way forward
- 12. Questions**



Please reserve questions for the end of the presentation



# WELCOME

**CHAIRMAN: REZA KOOTBODIEN**



# OPENING

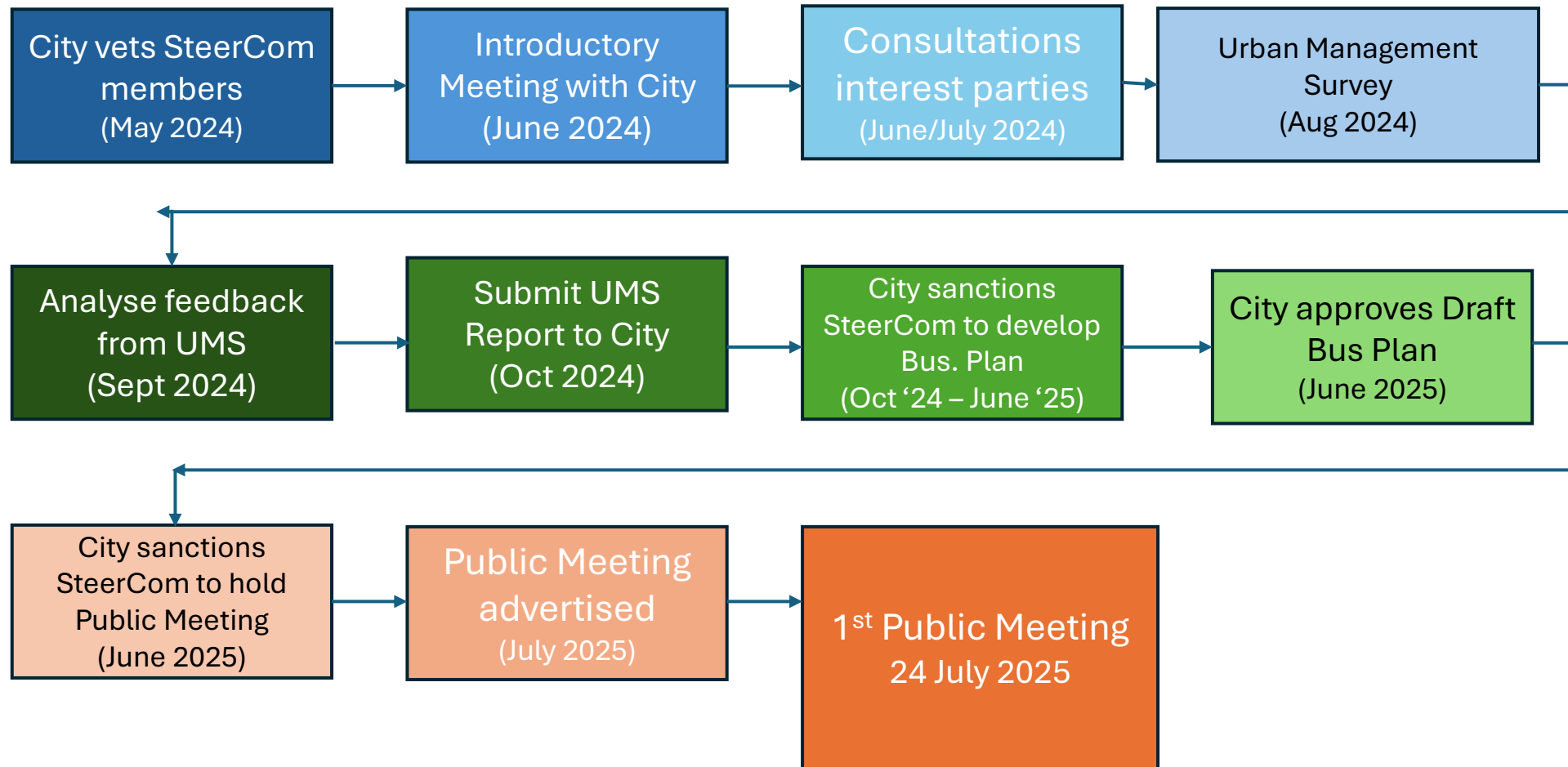
**BRIGADIER ALEXANDER – SAPS**  
**Sub District Commander, North Metropole**



# INTRODUCTION

**TAHLITA VAN TONDER**

# TIMELINE (History)



# 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/proxy's  
(vetted by 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'S 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 additional rates
- Income and Expenditure is tabled monthly at Board meetings and sent to City.



# PWPK CID Border (in blue)





# 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 Stikland

Triangle Industrial City Simons Kloof Parow Industria Salt River

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

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

Little Mowbray & Rosebank Paarden Eiland Zwaanswyk Clifton Seapoint

Oakwood, Hughenden, Meadows Brackenfell Business District Penzance Estate



# OBSERVATIONS

**HELGA EASOM**

# OBSERVATIONS

## - Neighbourhood Watch



*We cannot rely on volunteers and voluntary funding*



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



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

# OBSERVATIONS

## - Crime



Despite efforts of NHW:



**Wall jumpers**

**Burglary – no contact / removal of windows**

**Robbery – contact with homeowners**

Pick pocketing

Theft out of  
vehicles

Shop lifting

Opportunistic theft

Theft of motor vehicles

**Remote jamming**

### What about the “nuisance” crimes?

- Stolen house numbers, taps, outside lights
- Removal of gate motors
- “attempted” but failed break-ins
- Stolen bins
- Street muggings
- Aggressive / threatening behaviour
- etc

**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.*

City vets SteerCom  
members  
(May 2024)

Introductory  
meeting with City  
(June 2024)

Consultations  
interest parties  
(June/July 2024)

Urban Management  
Survey  
(Aug 2024)



# URBAN MANAGEMENT SURVEY - FEEDBACK SUMMARY

**JEANETTE LOMNITZ**

 **[www.pwppkcid.co.za](http://www.pwppkcid.co.za)**

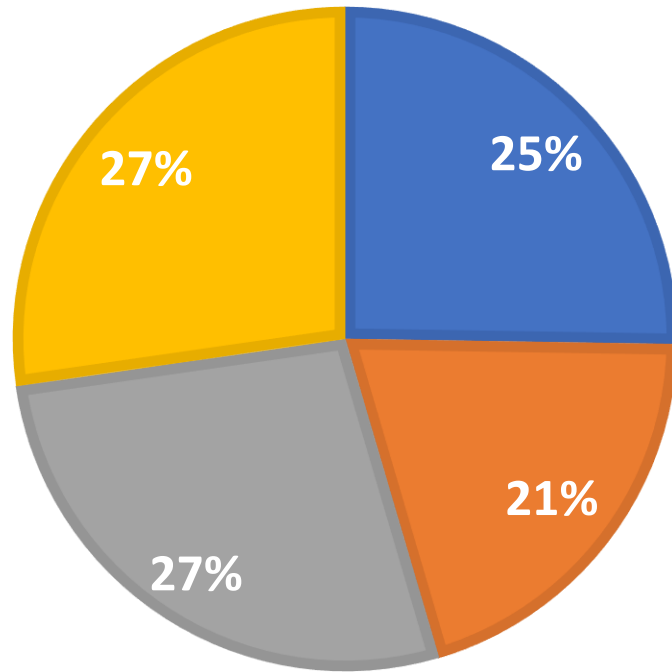
Please view the website for detailed survey results

# URBAN MANAGEMENT SURVEY RESULTS



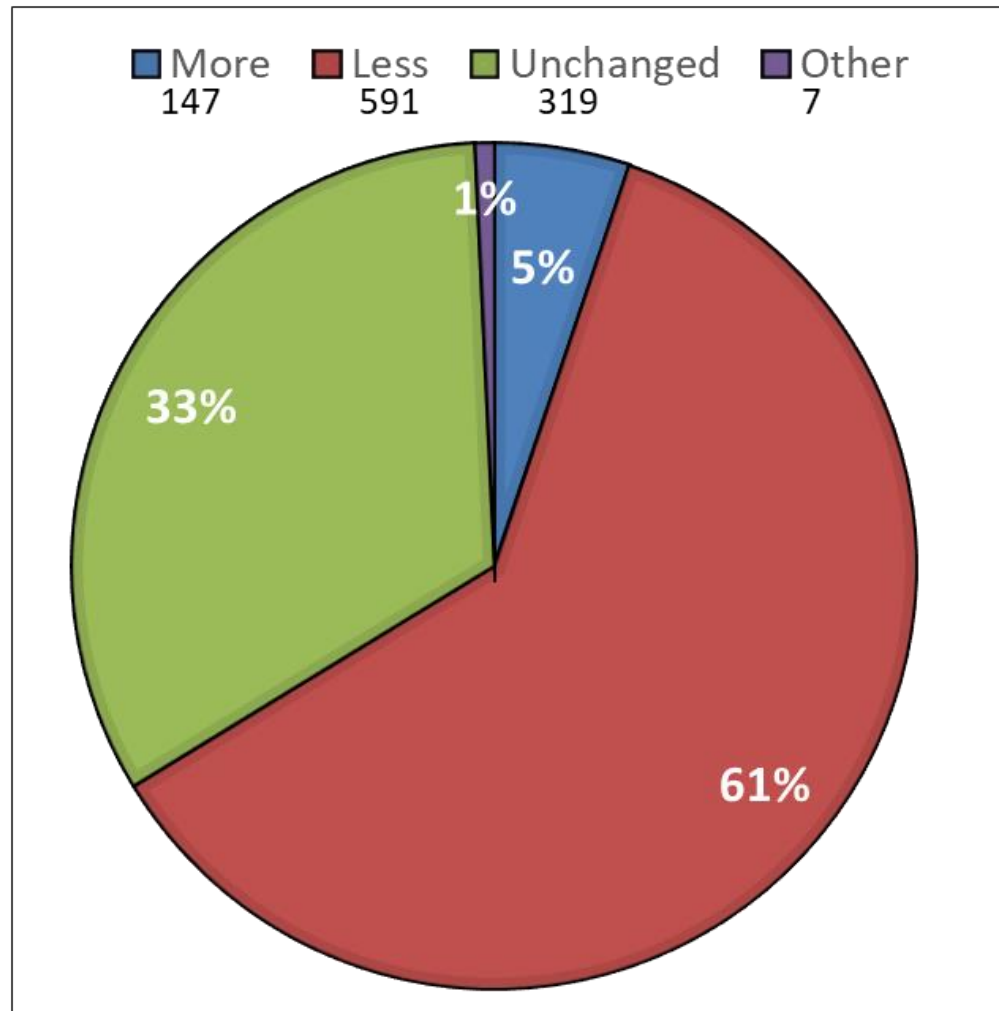
## FEEDBACK BY AREA

■ Plattekloof ■ Welgelegen ■ Panorama ■ Kleinbosch



- **A total of 4438 property OWNERS**, both residential and business, were **surveyed**
- The survey was conducted from **15 – 29 August 2024** (14 days) via Emails and WhatsApp groups
- 90% of the respondents were property owners
- 60% of respondents have lived in the area 10 years +

# URBAN MANAGEMENT SURVEY RESULTS

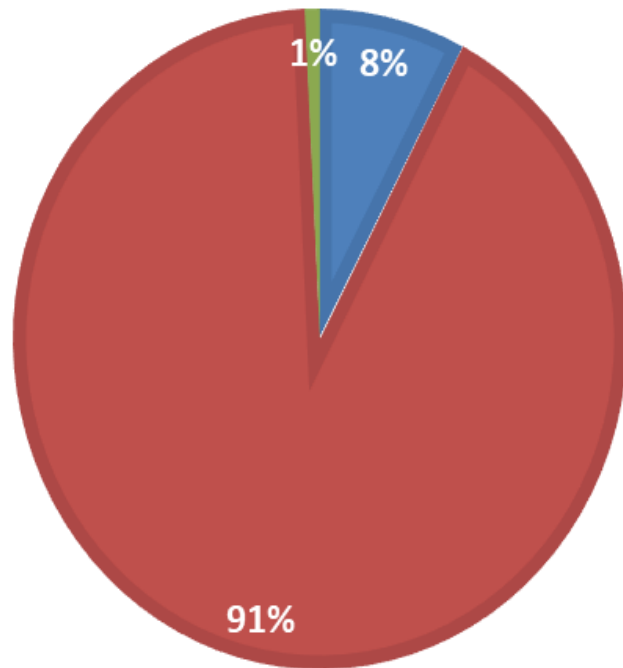


- **61%** of respondents indicated that they felt less safe than when they first moved into the area.

# URBAN MANAGEMENT SURVEY RESULTS



■ No ■ Yes ■ Other  
82 974 7



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

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

**86% of residents** 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 residents said 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 ✓

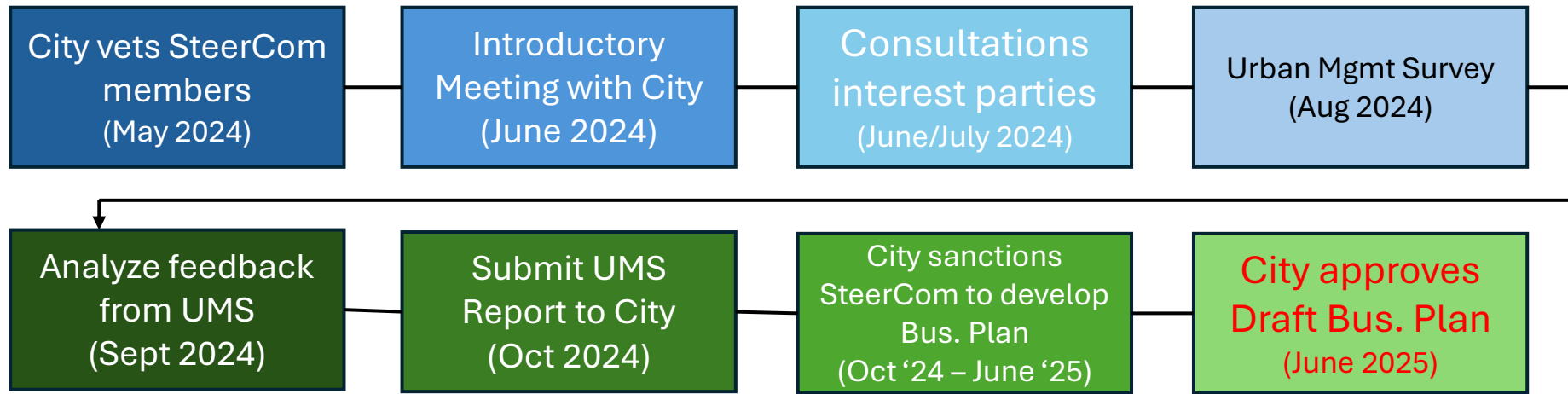
### URBAN MANAGEMENT:

- 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 ✓





# DRAFT BUSINESS PLAN

HELGA EASOM



[www.pwpkcid.co.za](http://www.pwpkcid.co.za)

Please view the website for the detailed BP



# DRAFT BUSINESS PLAN



The proposed 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

# DRAFT 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 **150 HD cameras** - done over 5 years. Monitored 24/7
3. Emphasis - securing the perimeters and open spaces first, then streets
4. Long term - install 3x **PTZ cameras** (possibly in 2<sup>nd</sup> term) and additional HD cameras – if needed
5. The company to provide:
  - i. 1x Contract Manager
  - ii. 4x armed PSOs, per shift, in vehicles, **patrolling the area 24/7**
  - iii. 4x PSOs, per shift, on e-bicycles, **24/7**
  - iv. 1x Control Room Operator, per shift, **monitoring cameras 24/7** - despatch patrol vehicles as required
  - v. **radio comms** between PSOs on e-bicycles and 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**



# DRAFT 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 dawn each day by the PSOs.
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 2<sup>nd</sup> term if necessary)
5. Aim to enter into discussions with the City 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 play parks, additional dog parks



# DRAFT BUSINESS PLAN

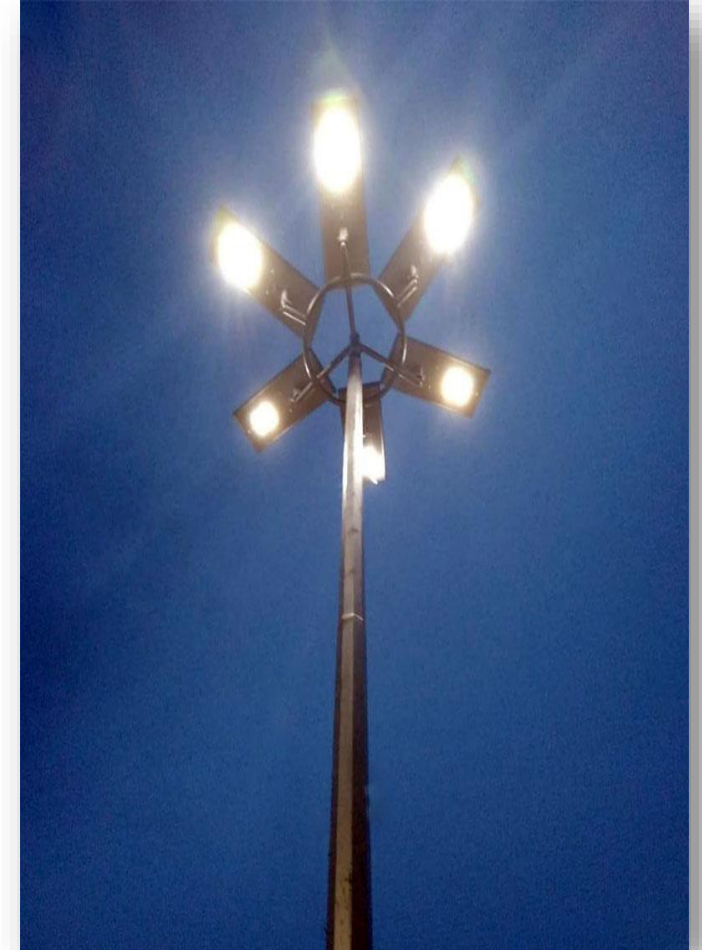
## 1. Public Safety Continued



### IMPROVED LIGHTING IN PUBLIC SPACES

Working with the City:

- Improve lighting in public spaces – perimeter of area and in parks, green belts, etc
- Where identified and possible, additional tall light poles/spot lights to be erected, in conjunction with the City
- Aim to, eventually, have all streetlights, in all streets, converted to bright LED lighting.





# DRAFT BUSINESS PLAN

## 2. Maintenance & Cleaning



1. Appoint a contractor (a **local NGO**)
2. Using '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:

- 4x cleaning teams (1 per zone)
  - each team to consist of 4 people each (a total of 16 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
- Aim is to work with the City and not to duplicate work currently carried out by the City's expanded work program (EWP).

# DRAFT BUSINESS PLAN

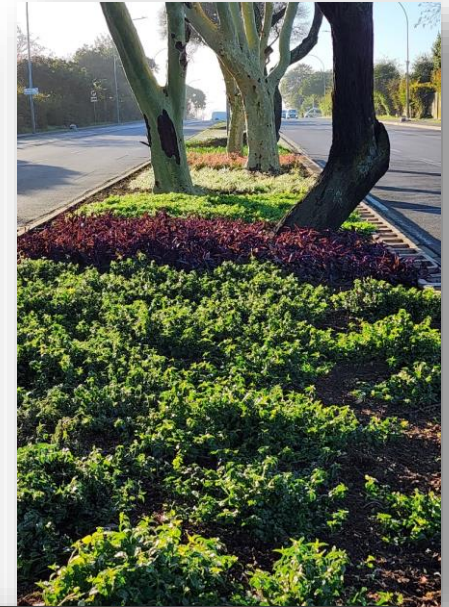


## 3. Environmental Development & Urban Maintenance

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 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 2<sup>nd</sup> term)

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





# DRAFT 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 these organisations to have a coordinated approach to trying to resolve issues.
- One approach, as previously mentioned, is to have the NGO with whom we contract to provide cleaning services – offer work opportunities to the ‘previously homeless’.
- **AIM: to help them out of living on the streets & into employment. Dignity returned.**
- **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
- There are other ways in which the community can help .....



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

# DRAFT BUSINESS PLAN

## 4. Promotion Of Social Economic Development Continued



The community 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**

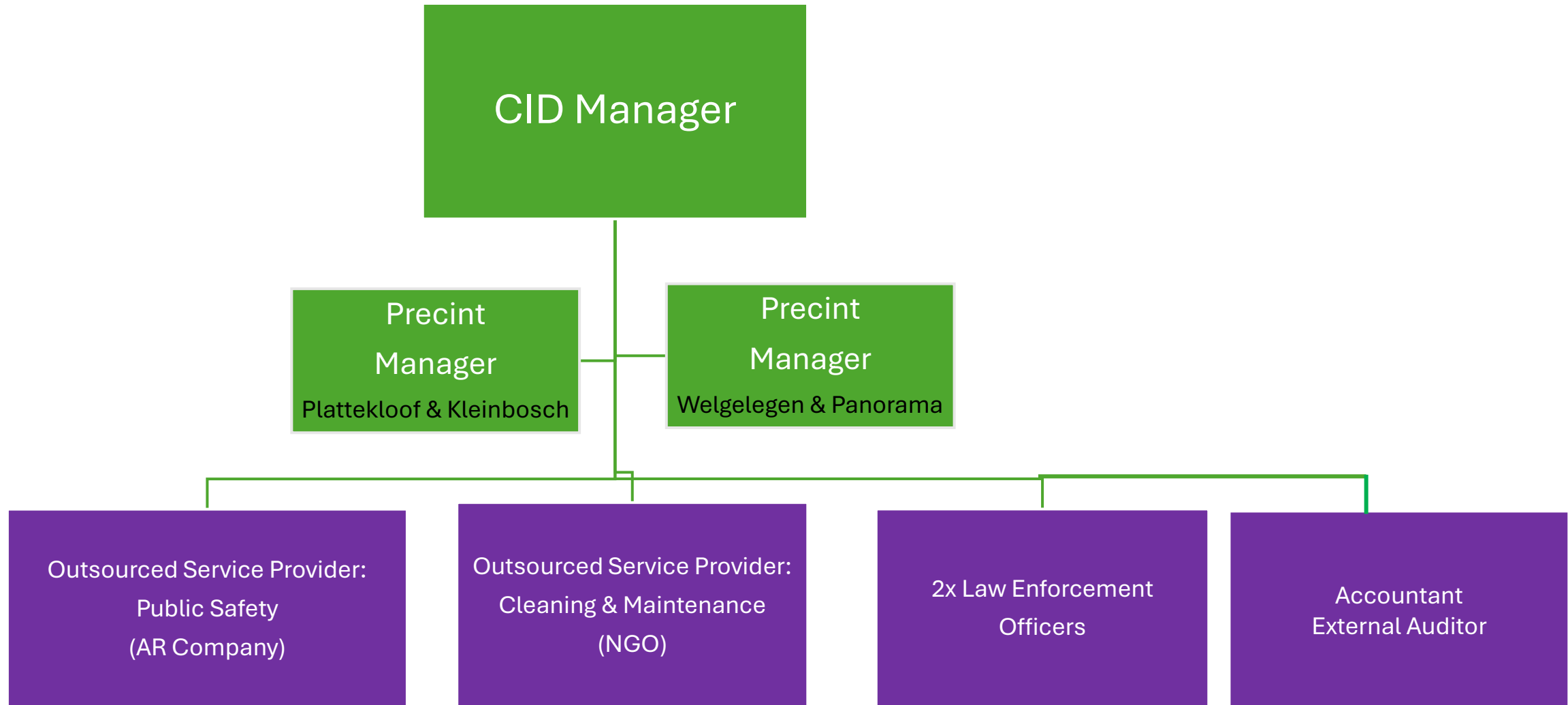
# HOW WILL CID BE MANAGED?

## Trustee Board



# 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](http://www.pwpkcid.co.za)



PWPKCID (please follow)



[pwpkcid@gmail.com](mailto: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, aim 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 has provided **initial estimates**:

## Residential Properties



**+ -R91/ mill**

VAT incl.

## Non-Residential Properties



**+ -R157/ mill**

VAT incl.



**Rates**  
**EXEMPTIONS** apply as applicable

# 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*:

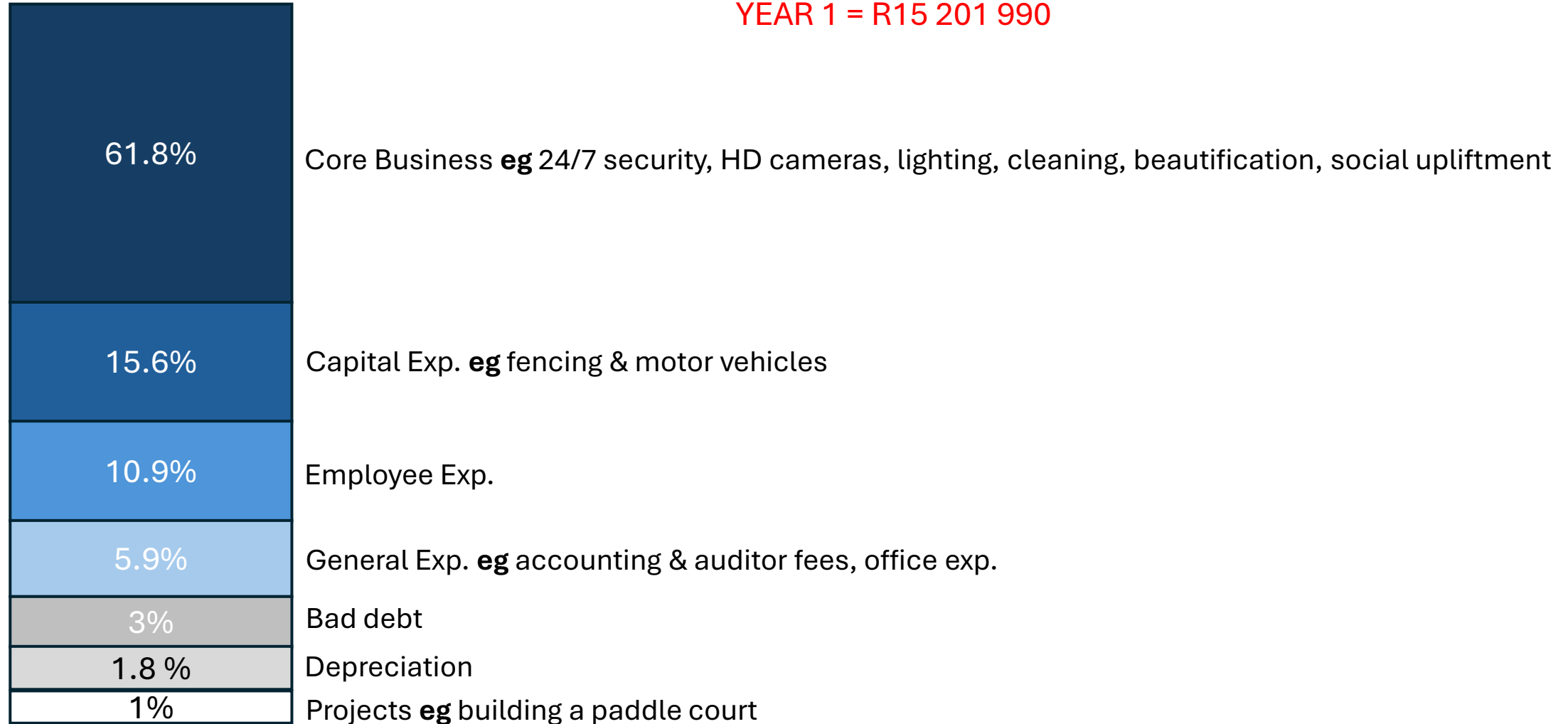
	TOTAL EXPENDITURE
YEAR 1	R15 201 990
YEAR 2	R16 418 149
YEAR 3	R17 731 600
YEAR 4	R19 150 128
YEAR 5	R20 682 138
<b>TOTAL</b>	<b>R89 184 005</b>

➡ The full and detailed 5-year budget can be viewed at [www.pwpkcid.co.za](http://www.pwpkcid.co.za)

# YEAR 1 BREAKDOWN



YEAR 1 = R15 201 990



# BENEFITS OF CID IMPLEMENTATION



Overall value creation for the area



Increase safety in public spaces



## **Area of choice**

Pretty

Clean

Variety of facilities

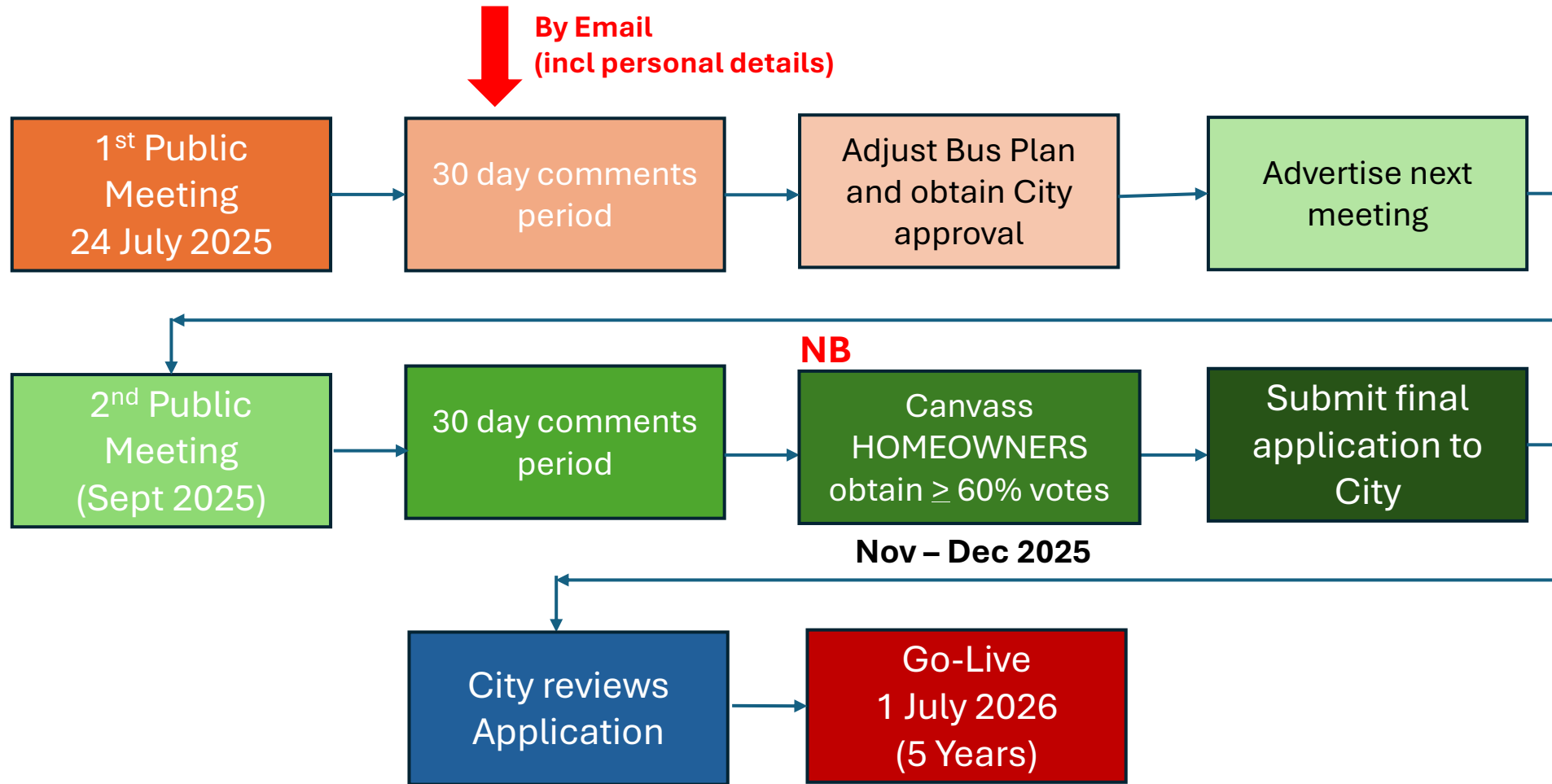
24/7 monitored public spaces

Reduced crime

Convenience

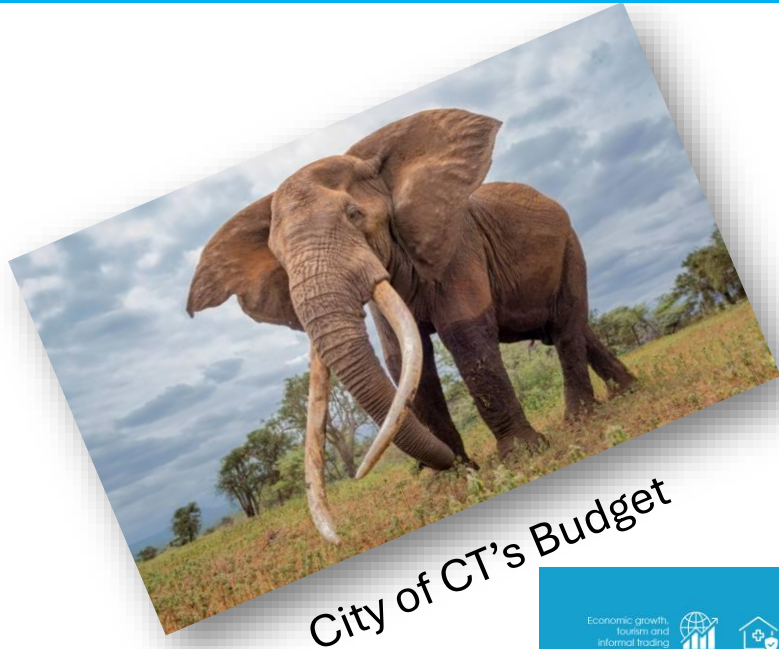


# The way forward

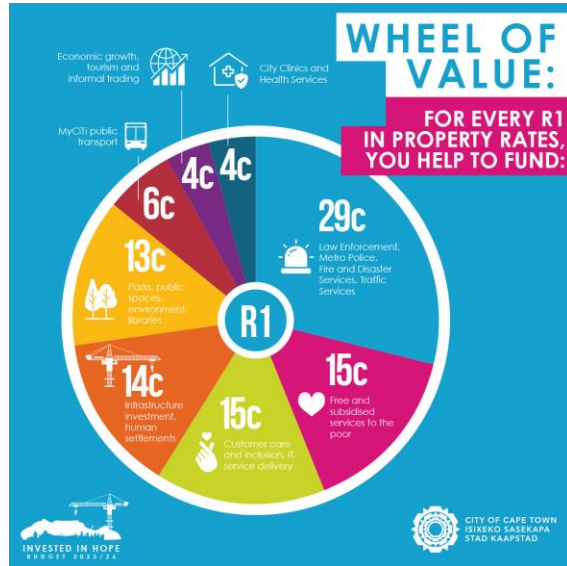


 Email: [pwpkcid@gmail.com](mailto:pwpkcid@gmail.com)

# Time to evaluate



City of CT's Budget



VS

CID

100%



**Convenience &  
direct investment**



## COMMENT PERIOD ON THE PROPOSED Bus Plan 25 July – 25 August

**Only emails accepted**

**Email to: [pwpkcid@gmail.com](mailto:pwpkcid@gmail.com)**

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



# QUESTIONS?



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

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



# Benefits of CID



- ✓ Dedicated 24/7/365 public patrolling and monitoring
- ✓ Dedicated Law Enforcement officers
- ✓ Fencing – locked at sunset, opened at sunrise
- ✓ Improved lighting in public spaces
- ✓ New & elevated public facilities to be enjoyed by all
- ✓ Beautification of area
- ✓ Supplementary cleaning and maintenance of public spaces
- ✓ Assist homeless off our streets & employed