



2015, Edition 2

# EPHING UPDATE



CITY IMPROVEMENT DISTRICT  
EPPING

## Innovation on our doorstep

**A drive through any of the Cape's industrial nodes is bound to unearth some interesting companies and one such example is Unique Hydra, a leading manufacturer and supplier of marine and diving equipment to the oil and gas industry.**

Unique Hydra was established in 2000 and became part of the Unique Group, one of the world's largest integrated turnkey subsea and offshore solution providers in 2007. And with the growing oil and gas industry off the African coast this can only be good news for the Cape Town operation.

As you can imagine the offshore diving industry is extremely dangerous and requires skilled personnel using ultra-technical, precise and highly reliable equipment. Unique Hydra are able to conceptualise, design and manufacture almost any item required in this demanding space tailored specifically to suit a client's requirements.

In addition to designing and manufacturing classed (ABS, DNV and/or Lloyds) commercial diving equipment and systems, Unique Hydra offers an extensive range of marine electronic services across the African continent. Unique Hydra's marine electronic services include dynamic positioning repairs, installations, surveys and training, as well as servicing and repairs of control and navigation systems. Products include hyperbaric products & chambers, launch & recovery systems, containerised dive systems, saturation diving systems, HYDRACraft diving daughtercraft, Seaflex buoyancy, floatation and Waterload modules, Cygnus and ACFM NDT equipment and underwater cutting & welding equipment. Many of these products are available for rent.

Unique Hydra also offers accredited Kirby Morgan helmet maintainer's courses. As an agent for Kongsberg, MDL, Kirby Morgan, Interspiro and Marorka energy management solutions among others, the company is able to offer its clients a choice in world-class products for a wide variety of marine and offshore applications.

Unique Hydra is a member of the International Marine Contractors Association (IMCA) and a DNV accredited ISO 9001:2008 Management System company. Unique Hydra is also compliant with ISO 14001 and OHSAS 18001 certification.



This is but a small insight into the capabilities of this globally competitive business, and they're situated right here in the Mother City. Doesn't that make you incredibly Proudly South Africa? Visit [www.uniquegroup.com](http://www.uniquegroup.com) for more information.



# A thought for those looking out for us

Epping Fire Station is one of 30 in the City of Cape Town, an area covering 2 455km<sup>2</sup> ranging from Sir Lowry's Pass in the east to Atlantis/Mamre on the North and the entire peninsula, and they're on constant standby for all who live and work here.



'Becoming a fire fighter is definitely a calling, it's much more than a job,' says Theo Layne, Commander in charge of Media Liaison and Quality Assurance. 'From the rigorous selection and training programme – each recruit spends eight months in the Academy before heading out to a station for a further 18-month stint as a learner fire fighter – to the 24-hour shift system, where teams eat, live and work side-by-side.'

Epping is one of a number of the larger stations, because of the risk profile of the threats within its area of responsibility. Over and above a large residential component – that also includes sprawling informal housing that has its own fire-fighting challenges – there are a number of high-risk industries that have very specific response requirements in the event of fire or other emergencies.

Some of the specialised capabilities include a hazardous material response vehicle, and a compressed air foam vehicle. The latter uses one sixth of the water of a conventional fire tender.

'For us it's all about response time,' says Layne. 'Our reaction protocols are based on SA National Standards 10090 which requires that we are in the vehicle and mobile within three minutes of the call being received at the emergency control room. From the time the station receives notification, we have 90 seconds to be mobile. Time to the scene is also monitored to ensure that we provide an effective service. One of the biggest challenges to response time is the efficiency of the person reporting the call; often these people are in a state of shock or fear and are unsure of the exact street address details. It pays for every household and business to have a fire safety plan in place to reduce time wastage at this critical time. Seconds saved at this stage really do translate into a more effective response time to the scene.'

According to Layne every business should have a fire safety plan, irrespective of how small it may be. Obviously larger enterprises that employ more than a few people or deal with any type of hazardous material are mandated by law to have this document in place. In addition there are Fire Safety Inspectors that will make regular inspections of bigger businesses. He emphasises that small business operators should make use of the Inspector to help put together a plan of their own. This document should include access and egress points, areas of special risk (gas, paint or fuel), location of fire-fighting equipment, assembly points for staff and the correct physical address.

'The plan should be made available to all staff, often it's a receptionist who is tasked with calling the fire department and they can be easily spooked into making mistakes unless they have a prepared script to follow. It's also critical that security staff who are on site after hours are also made aware of and briefed about the plan. In many instances fires break out during the night and the security staff may not know all the required information to lodge a speedy response,' says Layne.

City of Cape Town fire fighters are highly respected around the country for their skills and capabilities. At the recent SA Emergency Services Institute Conference and Challenge it was the City's members that walked away with the majority of accolades. The competition included vehicle extraction, high-angle rescue and a combat challenge that comprised; tower climbing, building entry, hose carrying and patient carrying. The next time you are working at your factory in Epping take a moment to raise your hand to the men and women who are standing guard on constant watch for our safety.



## PRACTICAL FIRE SAFETY TIPS FOR HOME

### General safety

- Keep a well-maintained fire extinguisher in your house, and know how to use it
- If you have a garden hose, keep it rolled up and ready in case of fire
- Where possible, have more than one exit from your house
- Have an escape plan, and make sure that the whole family knows the plan
- Do not park in the way of a fire hydrant (and remind your neighbours and visitors to do the same)

### Fighting fires

- Remember always call for the City's Fire and Rescue Services via 107 before you make any attempt to fight a fire yourself.
- If your clothing catches fire: Start the stop, drop and roll procedure:
  - Stop where you are
  - Drop to the floor
  - Roll around on the floor
  - This will smother the flames and save your life
- If another person catches fire, smother the flames by wrapping him or her in a blanket, carpet or rug.

### Never stop to fight a fire if:

- The fire is spreading beyond its origin
- You can't fight the fire with your back to an escape exit
- The fire can block your only escape
- You don't have adequate fire-fighting equipment
- Never try to fight a fire if your path of escape is threatened. Rather evacuate while you still can!
- Make sure that your fire-fighting equipment is clean and in working order (check with the manufacturer's instructions to see how often this needs to be done).
- Modern day fire-fighting equipment is highly efficient and sophisticated. But unless you know how to use the equipment, and unless it is in good working condition, easy to find and easy to get hold of, it is quite useless!

Go to <http://www.capetown.gov.za/en/FireAndRescue/Pages/default.aspx> for more info.

## Coordinators Message

The 2015/16 ECID Levy has been set at 001472 cents to the rand value of Epping 1 & 2 properties which, as can be seen in the table below, is valued around R5.5bn. We are therefore confident that



owners and tenants are receiving value for the levies paid. This rate is one of the lowest in Metropolitan Cape Town.

The following is the latest Epping statistics as provided by the City of Cape Town.

Size	Value	Category
Office, by Internal Floor Space m <sup>2</sup>	254 834	
Street-front retail, by IFS	8 015	Small
Shopping centre retail, by IFS	0	
All industrial, by IFS	1 862 758	Very Large
Warehousing, by IFS	672 494	Very Large
Light Industrial and Workshops, by IFS	165 057	Very Large
Conventional Industrial, by IFS	772 012	Very Large
Industrial property value density, R/m <sup>2</sup>	R1 298	Low
Commercial property value density, R/m <sup>2</sup>	R1 026	
Total value of improved industrial properties	R5 350 181 871	Very High
Total value of improved commercial properties	R89 498 055	
Mean value of improved industrial properties	R15 293 896	Very High
Mean value of improved commercial properties		
Count of improved commercial parcels	18	
Count of improved industrial parcels	333	Multiplicity

  

Room for Growth	Value	Category
Office work places (est.)	12 742	
Retail work places (est.)	401	Few
Industrial work places (est.)	36 380	Multiplicity
Mean size of improved industrial property	12 376	Very Large
Mean size of improved commercial property		
Future industrial bulk, m <sup>2</sup> (2012-2032)	222 542	Above Average
Future office bulk, m <sup>2</sup> (2012-2032)	194 667	
Vacant industrial land, R/m <sup>2</sup>	R1 425	Expensive
Vacant industrial land as % of total	2.2%	Very constrained
Extent of vacant industrial land, m <sup>2</sup>	92 672	Moderately constrained

  

Access	Value	Category
Distance to regional market nodes	25	Very well located
Distance to freight corridors, gateways	23	Very well located
Congestion index	25	High
Public transport level-of-service (index)	11	Very High
Public transport connectivity (index)	8	Very High

Property owners, business owners and staff should be aware that the ECID works for them and is accountable to them at all times. The ECID is responsible for all of the resources available to it and strives to maintain a high level of efficiency and the integrity of our management team is one of the key pillars of our success.

**For more information, please feel free to contact us at:**

Epping City Improvement District

Tel: 021 535 5814 | Fax: 021 535 5804

Email: [ecid@ecid.org.za](mailto:ecid@ecid.org.za) / [admin@ecid.org.za](mailto:admin@ecid.org.za)

Website: [www.ecid.org.za](http://www.ecid.org.za)



# Director in focus

The day-to-day operations of the Epping City Improvement District are looked after by the management team, but it's the activities of the management team that are overseen by the Board of Directors: six officials duly elected by the members to represent the interests of property owners in the area. This edition's director in focus is Heinrich Hüsselmann, chief financial officer of Nikki Distributors and Derrington Investment Properties.

'As a City Improvement District we have five core functions in Epping; create opportunities, create a safe industrial area, facilitate a caring environment, ensure an inclusive community and finally a well-run precinct. And on all counts I believe this is being achieved,' says Heinrich. 'There have been remarkable improvements since the establishment of the ECID. Tony

Bartram and his dedicated team have achieved a tremendous amount and it's great to see they haven't lost their steam: there are still new projects in the pipeline!



'It's been a tough year for many businesses and their staff. Here's wishing everyone in Epping and surrounds a joyous festive season, safe travelling over the holidays and the hope that you return rejuvenated for 2016.'

## Developing a fire evacuation plan

- Need an escape route
- Start with your house/school/business plan
- Look at your existing exits
  - o You need two ways out
  - o Assembly point – must be a safe place, have a roll call
- All occupants of the premises need to know the plan
- Memorize Emergency Numbers ie 107, 021 480 7700
- Escape routes must be clearly marked with EXIT signs
  - o All escape routes must be unobstructed both inside and outside
  - o All emergency escape doors and devices must be in working condition
- The evacuation plan should include the following:
  - o Escape routes
  - o Assembly point(s)
  - o Location of Fire Suppression equipment such as :
    - o First Aid Hose reels
    - o Fire Extinguishers
    - o Fire Blankets
    - o Contact details of Emergency Team Members
- Have a fire drill at least twice a year



### **EPPING CITY IMPROVEMENT DISTRICT**

24 Gunners Circle, Epping 1  
P O Box 834 Eppindust 7475  
PH: 021 535 5814 FAX: 021 535 5804  
E-Mail: [ecid@ecid.org.za](mailto:ecid@ecid.org.za)

### **EMERGENCY PLAN AND PROCEDURES**

Epping Fire Department: 021 534 1387  
Ambulance: 10177  
Saps: 10111  
Disaster Risk Management: 080 911 4357  
Law Enforcement/Metro/Traffic: 021 596 1999  
All Emergencies:from Landline/Cell: 107 / 122  
Potholes/Road Damage/Drains: 0800 656 463  
Water Outages/Power Failure-City Of Cape Town:  
0860 103 089  
Power Failure-Eskom: 0860 037 566

Epping CID Security: 073 881 7781

