

# Western Province Park Public Meeting

## MINUTES

**Date: 06 September 2016**

**Time: 12h30**

**Venue: ECID OFFICE  
24 Gunners Circle, Epping 1**

**Present:**

Jill de Haan	Concept Three	JdH
Graham Miller	Concept Three	GM
Rene Theunissen	Growthpoint	RT
A Sunday-Vice Chairman	Growthpoint	AS
Jerome Morkel	Tandem	JM
Gavin Isherwood	Filigree Trading	GI
Francois Viljoen	National Glass Distribution	FV
Gary Smith	George A Smith Family Trust	GS
Justin Nicoll	Nicoll Plant Hire	JN
Eric Hasselbach	Fastenright	EH
Frank Weigel	Weigels Auto	FW
Graeme Gifford	Isuzu Trucks	GG
Joepie Joubert	City of Cape Town	JJ
Runan Rossouw	City of Cape Town	RR
T Bartram-ECID Coordinator	ECID	TB
R Ord-ECID Security Liaison Officer	ECID	RO
L Johnstone-Manager	ECID	LJ
J Relling-Scribe	ECID	JR

**Apologies**

Agenda No.	Topic.	Action.
1.	<p><b>OPENING / APOLOGIES</b></p> <ul style="list-style-type: none"> <li>➤ TB-Opened the meeting at 12h15 and welcomed all and noted apologies.</li> </ul>	
2.	<p><b>PRESENTATION OF THE PROPOSED FORMING OF AN SRA</b></p> <ul style="list-style-type: none"> <li>➤ TB presented the proposal for the incorporation of Western Province Park (WPP) into the Epping City Improvement District (ECID).</li> <li>➤ It was emphasized that there would be no cross-subsidization between the <u>current ECID</u> operating expenditures and the WPP initiative.</li> <li>➤ JJ confirmed this and added that there would need to be confidence that both areas receive and operate within the same level of service.</li> <li>➤ AS added that for practical reasons, the administration of the WPP operations would be run by the existing ECID staff and at the existing ECID offices.</li> <li>➤ GI added that he, having properties within Epping has seen a lowering of petty crime and an improvement in the overall aesthetics of the area since the ECID has been in effect. He stated that the high crime rate in WPP could easily be corrected with visible, 24 hour patrols.</li> <li>➤ FW agreed and added that the criminals around WPP are dangerous</li> </ul>	

	<p>and that the security on the premises where his business is situated, lock themselves in their security station at night and that their supervisors are afraid to come in to assist if there are any incidences.</p> <ul style="list-style-type: none"> <li>➤ TB worked through the proposed budget for the incorporation of WPP into the ECID and hi-lighted that there would be 1 x security vehicle patrolling the area 24/7 and 1 x cleaning team with two cleaners and the assistance of 1 x vehicle.</li> </ul>	
3.	<p><b>Q&amp;A</b></p> <p>TB opened the floor to any questions following the presentation.</p> <p>Q: ➤ JdH queried how the proposed levy would be calculated.</p> <p>A: ➤ JJ responded that it is based on total property value and is calculated as 0.001165 cents in the rand value of each property. This provides an annual figure which is divided by twelve to obtain the monthly levy.</p> <p>Q: ➤ EH queried whether the security would be armed.</p> <p>A: ➤ TB responded that from past experience, it seems that firearms cause larger issues than it is worth, so the ECID and WPP security would not be armed.</p> <ul style="list-style-type: none"> <li>➤ RO added that the security officers all carry pepper spray, handcuffs, batons and bulletproof vests and that the WPP officers would always have backup from the Epping 1 and 2 officers, as well as Law Enforcement and SAPS support. He added that the security company is also looking into investing in tasers for their officers.</li> <li>➤ TB commented that initially, the security vehicle would be supported by another vehicle from Epping.</li> <li>➤ AS added that a life and death scenario would not be classed as cross-subsidisation and that backup and support from the Epping security officers would always be forthcoming.</li> <li>➤ TB commented that as of 1<sup>st</sup> October 2016, Law Enforcement would also be returning to Epping 1 and 2.</li> <li>➤ JJ added that if the City approves the application, WPP and ECID would be seen as one CID and the resources would be managed and shared as necessary.</li> </ul> <p>Q: ➤ EH queried which security company the ECID makes use of.</p> <p>A: ➤ TB responded that ERC currently have the contract.</p> <p>Q: ➤ EH queried whether the property owners should then cancel their private security such as ADT etc.</p> <p>A: ➤ JJ responded that that would not be recommended, as the ECID security are mandated with the 'policing' of public space only.</p> <p>Q: ➤ EH commented on the squatters along Viking Road and asked what is/has been done to clean up the area.</p> <p>A: ➤ RR responded that it is not as simple as one would think, and that there are court cases, interdicts and legal proceedings in process to try and deal with the issue. He explained that if someone remains in an area for more than 24 hours, they legally can stay permanently.</p> <ul style="list-style-type: none"> <li>➤ JJ added that they were meeting with Alderman JP Smith shortly, to discuss the issue and what seems to be the city's abdicating of its responsibilities in this matter.</li> <li>➤ TB added that the ECID had found it incredibly frustrating and difficult to try and manage the situation as there is no legal authority to act in any way other than moving people on from other spaces within Epping, to prevent a similar situation from developing.</li> <li>➤ AS commented that the area had started as an informal market and it was hard to distinguish between illegal squatters and market staff, so it was an unusual situation in that there was a convenient base from which it grew.</li> </ul> <p>Q: ➤ JN queried whether it could not be addressed from a health and safety issue.</p> <p>A: ➤ RR responded that there are legal processes to be followed.</p>	

<p>Q:</p> <p>A:</p>	<ul style="list-style-type: none"> <li>➤ JN asked who owed the land that the informal market was situated on.</li> <li>➤ RR responded that it belongs to the City.</li> <li>➤ AS added that Growthpoint have a large property opposite the market and are unable to develop it due to the presence of the illegal squatters.</li> </ul>	
<p>4.</p>	<p><b>STEERING COMMITTEE</b></p> <ul style="list-style-type: none"> <li>➤ RR confirmed that it was not necessary to formalise/finalise the steering committee at this meeting and that if any property owner would like to support / advise Mr Isherwood, who had been nominated as the WPP Steering Committee Chairperson, they should feel free to contact him or the ECID staff.</li> </ul>	
<p>5.</p>	<p><b>TIMELINE</b></p> <ul style="list-style-type: none"> <li>➤ TB discussed the timeline and way forward: <ul style="list-style-type: none"> <li>- RR would provide the consent form to allow ECID and WPP property owners to begin networking, marketing and gathering additional support for the incorporation of WPP into the ECID SRA;</li> <li>- TB would distribute the proposed Business Plan and Budget within the next 24 hours.</li> <li>- WPP Property Owners would be asked to vote for or against the proposed incorporation of WPP into the ECID</li> <li>- There would be a second Public Meeting</li> <li>- There would be an objection period of 60 days</li> <li>- If 50% +1 of the property owners agree to the proposal, the draft budget and business plan would be tabled at the ECID Board meeting on 13<sup>th</sup> October 2016 and raised at the ECID AGM on 17<sup>th</sup> November 2016; and finally presented to the City as early as January 2017.</li> <li>- Should all requirements be met, WPP will be incorporated with the ECID with effect from 1<sup>st</sup> July 2017.</li> </ul> </li> <li>➤ RR added that it is important to remember that current ECID members would also need to approve the plans at the AGM.</li> <li>➤ JJ agreed and added that the City will always have the final say and if it is demonstrated that due process was followed and there is general support from the area, it should be approved.</li> <li>➤ TB encouraged all present to look out for further Public Notices and information and to encourage neighboring property owners to consider supporting the proposed incorporation of WPP and the ECID SRA.</li> </ul>	<p>RR</p> <p>TB</p>
<p>6.</p>	<p><b>CLOSING</b></p> <ul style="list-style-type: none"> <li>➤ There being no further business, all were thanked for attending and the meeting ended at 13h00.</li> </ul>	