



City Improvement District

Blackheath

committed to making a difference

Minutes of the Blackheath City Improvement District NPC (BCID) Annual General Meeting

Held on Wednesday 12 October 2022 at the offices of HomeChoice in School Street, Blackheath

1. Registration

In Attendance

Brendan van der Merwe	Blackheath CID Manager
Graham Noonan	MacAdams Baking Systems
Joshua van Zyl	Cape Industrial Property Trust
Leon Myburgh	Goosebumps
Dale Lees	Roadmac Surfacing Cape
George Ferreira	One Vison / Nebavest / Viacor / Laritza
Christiaan Rust	Derprops
Ben Punt	Waggie Rand Pty Ltd
Andre Smuts	Rocla Pty Ltd
Riaan Oosthuizen	ST3 Security
Lindy Erasmus	Proximitas Investments
Cheryl Raatz	Nebula Trust
Andre Mouton	Beniesa Transport
Abdullah Fakier	HomeChoice
Yolanda Beukes	HomeChoice
Grant Jaars	BCID Precinct Manager
Werner Lubbe	Frost Logistics
Alma Stoffels	CID Department CCT
David John Michael-Steyn	CID Department CCT
Hennie Janse Van Nieuwenhuizen	HomeChoice
Bryce Wilkinson	Goosebumps

By Proxy:

Dirk Van De Wal	Wimbledon Properties (Pty) Ltd
Amanda Ellis	Factaprops 1114CC
John William Swart	FANG – Fences and Guards (Pty) Ltd
Mark Gavin Hinrichsen	Belgotex Floorcoverings / Soundprops 79 (Pty) Ltd
Nicholas King	Blue Gum Industrial Park / L.A. Burger Investments
Keith Nigel Oliver	Oliver's Investments (Pty) Ltd
Theuns Hanekom	J&B Trust and Vlottenberg Engineers
Alexander Jeffery	Proximitas Investments 92 (Pty) Ltd – Lindy Erasmus
Colin Budge	Burger and Wallace Construction (Pty) Ltd
Guillaume Retief	Colcab (Pty) Ltd and Four Digit Properties (Pty) Ltd
Jannie van Tonder	Plaslantic (Pty) Ltd
Lenny Gorgulho	Yellow Star Properties / CEL Paving Products (Pty) Ltd
Roelof Louw	African Spun Concrete Products / Cape Concrete (Pty) Ltd
Willem Olivier	Road-Mac Surfacing (Pty) Ltd – Dale Lees

2. Welcome and Apologies

Mr Andre Smuts welcomed all those present and declared a quorum with 15 members in attendance and 14 Proxies to constitute the meeting at 13:11.

Apologies

All members on Proxy List not represented at meeting by their individual Proxy.

Darty Louw	Cape Concrete
Bert Kappers	DBL Decking

3. Membership

3.1 - Resignations

Brendan van der Merwe reported that there were several resignations.

Mr Herman Cowley	RSC Eiendomme
Mr Eugene Cox	Barloworld Motor Retail SA
Mrs Sue-Ann Blatherwick	Indysue (Pty) Ltd
Johan Du Randt	Luis Family Trust
Glenville Collins	Allens Meshco
Nazmie Tape	RNB Properties
Suzan Chen	Melanin Properties
Charles Jewaskiewitz	Nilostar 16
Gert Martens	Trident Steel
John Roberts	Roberts Trust

3.2 - New Members

Brendan van der Merwe welcomed Mr B.A. Mouton from Beniesa Transport (Pty) Ltd

4. Quorum to constitute meeting

Brendan van der Merwe reported that of a total of 62 Members, 13 Members were required to be present.

A quorum with 15 members in attendance and 14 Proxies to constitute the meeting were recorded.

5. Previous AGM Minutes

5.1 - Approval

Brendan van der Merwe tabled the previous minutes. The minutes of previous meeting held on 3 November 2021 were accepted by all present. The previous minutes were proposed by Mr George Ferreira and seconded by Mr Leon Myburgh.

5.2 – Matters Arising

There were no matters arising from the previous minutes.

6. Chairman's report

The Chairperson gave feedback on the operations for the year.

These are exciting times for us with the advent of many more major developments, both Industrial and Commercial and then Residential, within and around the Blackheath Industrial Area. Since inception the Blackheath CID has set out to promote the area and to attract large scale development and investment within the Blackheath Industrial Area. The recent sale of large tracks of Industrial land will ensure that the future development of the area remains a priority, creating

new investment and employment opportunities and further contributions to the additional rates, lightening the Additional Rate burden on contributing property owners within the BCID footprint. We have managed to attract an increase in manufacturing and logistical types of activities and we have consistently surveyed and measured area performance by means of the Business Retention and Expansion type surveys that are carried out every 5 years or so in partnership with the City of Cape Town's Investment Facilitation Unit from the City's Enterprise & Investment Department.

The survey outcomes assist in identifying complimentary service providers and product manufacturers, suitable business operations and outlines both the positive and negative aspects of doing business in Blackheath. These outcomes assist us in marketing the Blackheath area and in attracting further investment. Blackheath is very centrally located and provides easy access to most or all of the main Cape Town Road arteries, like the Strand and Stellenbosch Arterial Roads and the R300 and N1 and N2 Motorways.

We continue to strive to promote the Blackheath Industrial Area as a preferred destination for both manufacturing and logistical partners, as well as to investors who are looking to grow their property portfolios and develop high end, purpose built Industrial Units to the rental market. The availability of vacant Industrial land makes this possible and provides for a guarantee of future development. The survey outcomes led to the establishment of three Sub-committees that were provided with a mandate to address the three top priorities that emerged in response to the survey.

Safety at intersections, Public Lighting and truck stacking and embayment were the three top concerns raised by local business during the survey. In addition to this, we also have our Joint Sector Security Meetings that take place on a weekly basis. SAPS, Traffic Services and Law Enforcement, the local Security Companies and BCID Management attend these meetings. Lately we have included our electricity service providers, ESKOM and the City of Cape Town who we have collaborated with to ensure a stable Electricity supply.

Whilst addressing crime the improvement district made further progress over the past year in its efforts to raise the levels of public safety and security as well as cleaning in public open spaces throughout the BCID geographical area. The efforts of the Board and our managers remain focussed on ways to ensure that additional ratepayers within the BCID geographical area receive the best value for their additional rates. We believe that it is essential that we provide a visible improvement to the area on a daily basis.

Our CCTV camera network includes License Plate Recognition or LPR, Human detection software and overview and PTZ cameras. These cameras are monitored through the local ST3 Control Room on a 24/7 basis on both a black screen and real time monitoring basis and have been extremely effective in the observation of suspicious vehicles that are loaded on the LPR Network from all around the City of Cape Town. The network increases the effectiveness of our law enforcement personnel and public safety officers dramatically.

This significantly reduces reaction times and provides for a prepared response where members do not have to enter a suspicious scene blindly, but rather forewarned of the threat and rather prepared to face any potential risk. The Blackheath CCTV network ties into the SAPS Crime WhatsApp network and to the SAPS War Room and has already proven effective in assisting SAPS in arresting perpetrators of crimes committed within the BCID and at the same time provides the evidence necessary to prosecute.

We employ two mobile law enforcement officers to work in partnership with our public safety officers, provided by ST3 Security. In addition to this the Security Kiosk is placed daily at high-risk areas as a deterrent to crime and to record movement with its range of on-board CCTV and recording equipment, whilst also acting as an information kiosk to persons seeking assistance or directions.

In 2021/2022 an amount of R829,875.00 was spent on top-up cleaning services and R698,908.00 on public safety, CCTV Monitoring and law enforcement. For 2022/2023 these figures will increase to an estimated R853,655.00 on cleaning and R756,269.00 will be spent on public safety, CCTV monitoring and law enforcement.

The planned future development of large tracks of Industrial Property will contribute largely through development levies to the completion of the planned road networks by the City of Cape Town. The Blackheath Level Crossing, the extension of the Eerste River Way and the planned redesign of the Range Road are included in these major infrastructure programs. Further traffic calming projects are planned for future rollout.

We aim to continue our focus on infrastructure-based development in Blackheath, solidifying our relationship with the local authority and nurturing this relationship, while delivering on our mandate in order that we can realise our future vision for the Blackheath Industrial Area.

Personally, I have made the decision to accept a retirement Package from my employer and will therefore be standing down today after joining the BCID as a Director in June 2008. Please allow me to thank the following people. The directors of the BCID for assisting me in my duties as chairman. Then Brendan and his team for making things happen on time and as smooth as clockwork. The City of Cape Town for their support in getting things done. And finally, to you the members in trusting the board of directors to have your best interest at heart. I will surely miss my time at the BCID and wish you all of the best for the future.

7. Feedback on Operations 2021/22

Brendan van der Merwe led the meeting through the feedback on operations during the previous financial period.

He emphasised that the ongoing relationship between the BCID and the service providers in local government structures ensured infrastructure-based development in Blackheath, attracting new private investment to the Blackheath Industrial Area. This being one of the priorities of the BCID.

BCID Task Teams:

The BCID has established several Task Teams under the current Directors to address area based issues identified through the Business Retention and Expansion Survey – 2021.

1. **The Blackheath Joint Sector Security Meetings** – Mr. George Ferreira
2. **Road Safety Task Team** – Mr. Graham Noonan
3. **The Street lighting Task Team** – Mr. Andre Smuts
4. **Truck Embayment Task Team** – Mr. Christiaan Rust
5. **Future Infrastructure Development** – Mr. Joshua van Zyl

Serviced Infrastructure:

The condition of the local roads is constantly assessed, and any faults are reported to the City of Cape Town.

- Assist the Roads Department with the prioritisation of repairs and rehabilitation / general maintenance of infrastructure
- Lobby for the installation of pedestrian walkways throughout the area.
- Ensure the constant upgrade to storm water canals and other water infrastructure throughout the area including:
- Address Public lighting concerns and related repairs and maintenance of infrastructure
- Apply to various City budgets for funding for the necessary area infrastructural upgrades and operational projects
- Create awareness of road conditions
- Constant reminders on condition of roads
- Ensure that constant maintenance is carried out

Security:

The introduction of the Rent-a-Cop service within the Blackheath Industrial Area is working well. The BCID is often approached by business owners to enforce the law and deal with matters relating to

City By-Law enforcement. We can now deal directly with City By-Law infringements. Illegal dumping, stationary vehicle offences and various other City By-Law infringements may be dealt with directly by the Officer. The BCID boasts with two fully equipped Law Enforcement Officers and a patrol vehicle stationed in Blackheath daily from Monday to Friday between 9:00am and 16:00pm

All safety and security initiatives – SAPS, ST3 Security, Traffic and Law Enforcement meet on a weekly basis – A monthly meeting is then held where all crime stats within the BCID area are shared between the local law-enforcement agencies and crime combating actions are planned. Regular VCP's and joint operations are held in cooperation with the various law enforcement agencies. The service received from the local SAPS has improved drastically since a change in leadership had occurred.

Statistics from July 2021 until June 2022 of the operational activities of the Public Safety initiative and Law Enforcement Officer were presented.

The report of the Incident desk software utilised by the CID to map and record all incidents within Blackheath was also presented with graphs and diagrams pointing to the type of reports and the areas they were logged at.

The CCTV Network that was implemented in the Blackheath Industrial Area consists of overview, Human detection, PTZ, and License plate recognition CCTV cameras and has been used successfully in various crime initiatives and in the solving of local crime. The CCTV network now consists of 72 cameras. We have introduced AccuSense cameras to monitor Eskom Infrastructure near Sophia Town by using this human detection technology along both Dynamo Way and Range Road.

Meetings have been held with ESKOM and we are looking to partner with them to safeguard the electricity kiosks that are seemingly under constant threat of vandalism, theft and sabotage.

Cleansing. The BCID cleansing team continue to assist where possible with litter picking and street sweeping being their primary focus:

- Street Sweeping
- Verge mowing
- Litter Picking
- Clearing and maintenance of Storm-water Canals
- Planting of painting bollards and kerbs
- Reporting Health and Safety Hazards
- Reporting Municipal faults
- Assistance with local Community Based Projects
- Illegal dumping issues
- Bush Clearing
- Messy occupants / verges
- Tree Planting and greening projects
- Verge maintenance
- Garden maintenance

Greening Projects

- 107 trees planted for the year ending June 2022
- Various verge projects
- Garden Maintenance
- General mowing and weeding projects are performed on an on-going basis
- Happy Valley Grade "R" School maintenance
- Weed Spraying
- Tree pruning and tree painting
- Attending to the removal of Alien Vegetation

The City of Cape Town Parks division donated another 107 trees the Blackheath area.

Due to bark stripping of the Fever Trees, which causes the trees to die, we replaced most of the dead trees with indigenous, water wise trees such as the Ceratonia Siliqua, Rhus Lancea and Syzygium Cordatum. Those that have survived are painted every three months with a water-based, non-toxic PVA to curb the felling of tree bark by "muti" collectors.

Irrigation is done by means of water extracted from boreholes and from grey water and is donated by members of the BCID.

Brendan van der Merwe continues to be employed as a Councillor for the City of Cape Town.

8. Noting of Audited Financial Statements 2021/22

The Director of Finance, Mr Graham Noonan, delivered a financial presentation. The previous audited financial statements were noted.

There were no comments or questions.

9. Budget

9.1 Noting of additional surplus funds utilised in 2021/22 (Approved by the Board)

Surplus funds utilised approved by the board in 2021/22 were formally noted by those present.

9.2 Approval of additional surplus funds utilisation for 2022/23

Surplus funds to be utilised by the board in 2022/23 were formally noted and approved by those present.

9.3 Approval of use of surplus funds utilisation for 2023/24

It was unanimously agreed that the proposal for the use of additional surplus funds totalling R332,764.00 in the 2023/24 budget be approved.

9.4 Approval of the Budget for 2023/24

The proposed budget for the period 2023/24 was presented and approved by all present.

10. Approval of Implementation Plan 2023/24

Brendan van der Merwe informed the members present that there had only been one addition to the proposed Implementation Plan that was previously approved for the 5-year term of office.

Line 31 relating to the "implementation of the Business Plan" committing to a 90% annual spend of the approved budget was inserted.

The proposed Implementation plan was unanimously supported.

11. Appointment of Registered Auditor

C2M Chartered Accountants INC performed the current audit and all present agreed that they continue to serve as the auditor for the BCID NPC for the coming financial period.

12. Confirmation of Company Secretary

All present agreed that C2M TAS Services continue to act as the Company Secretary.

13. Election of Board Members

Messrs MC Rust and AJ Smuts resigned as Directors, however Mr MC Rust made himself available for re-election.

No Nomination forms were received before the meeting and no proposals were made from the floor.

It was therefore unanimously agreed that Messrs MC Rust, JH van Zyl, GRP Ferreira and GM Noonan be re-elected to serve as Directors for another term in office.

A new Chairperson would be elected at the first Board Meeting.

14. General

There were no matters raised under General.

15. Questions and Answers

There were no questions from the floor.

16. Adjournment

The Meeting was adjourned at 14:15

Proposed: _____

Seconded: _____

Chairperson: _____