



City Improvement District Blackheath

committed to making a difference

Minutes of the Annual General Meeting held at 13:00 on the 16th of October 2024 at the offices of the HomeChoice Distribution Centre located at 12 School Road Blackheath Industria, 7580.

1. Registration:

Members in attendance:

1. Mr George Ferreira – Viacor Trading 48 CC
2. Mr George Ferreira - One Vision Investments 238 (Pty) Ltd
3. Mr George Ferreira - Nebavest 37 (Pty) Ltd
4. Mr George Ferreira - Laritza Investments No 94 (Pty) Ltd
5. Mr Leon Myburgh – Text Trading 87 (Pty) Ltd
6. Mr Josias Heremias van Zyl – CIP Trust
7. Mr Rory Taljaard – Borrowdale Brook Holdings (Pty) Ltd
8. Mr Rob Allen – Square Industrial (Pty) Ltd
9. Mr Cliff Toerien – Spear Holdco (Pty) Ltd – by Proxy from Mr Quintin Rossi
10. Mr Christiaan Rust – Derprops 113 (Pty) Ltd
11. Mr Hennie Janse Van Nieuwenhuizen – HomeChoice Property Company (Pty) Ltd
12. Mr Jan Abraham van Tonder – Plaslantic (Pty) Ltd
13. Mr Brendan van der Merwe – Brendan van der Merwe
14. Mr Graham Mark Noonan – HMNW Properties (Pty) Ltd

Members by Proxy:

15. Mr Theuns Hanekom – J&B Trust
16. Ms. Cheryl Raatz – Nebula Trust
17. Mr Nicholas John King – Bluegum Industrial Park (Pty) Ltd
18. Mr Colin Budge – LA Burger Investments (Pty) Ltd
19. Mr Keith Nigel Oliver – Olivers Investments CC
20. Mr Lenny Gorgulho – Yellow Star Properties 1093 (Pty) Ltd
21. Mr Lenny Gorgulho – CEL Concrete Products (Pty) Ltd
22. Mr Guillaume Jacques Retief – Colcab Property (Pty) Ltd
23. Mr Mark Hinrichsen – Soundprops (Pty) Ltd
24. Mr Roelof Andrew Louw – African Spun Concrete (Pty) Ptd
25. Mr John William Swart – Ampere Eiendomme (Pty) Ltd

Visitors and Officials:

Mr Kyle Williamson – City of Cape Town Enterprise and Investment Branch – BR&E
Mr Grant Jaars – The Blackheath City Improvement District
Ms. Candice van Rensburg – City of Cape Town CID Department
Mr Gideon Lotter – ST3 Security
Mr Shakiel Brown – ST3 Security
Mr Bryce Wilkinson – Text Trading 87 (Pty) Ltd
Mr Sybrand Cillie – Plaslantic (Pty) Ltd

2. Welcome and Apologies

Apologies were received from the members who submitted Proxies and from the following members:

1. Mr Jacques Mikhael Kleinhans – Rowmoor Investments 1028 (Pty) Ltd
2. Mr Bernhard Johan Punt – WaggieRand (Pty) Ltd
3. Councillor Kariena Mare – Ward Councillor Ward 14 - CCT
4. Dirk van de Wal – Wimbledon Properties

3. Membership

3.1 Resignations

Ms. Amanda Ellis – Façade Projects – On retirement

3.2 New Members

Messrs. Jacques De Lange and Nico Beyers – Exactocraft Property (Pty) Ltd

4. Quorum to Constitute a Meeting

A total of 62 Active Members on the Membership List required 10% attendance to constitute a meeting or 7 Members present and / or by means of Proxy.

There being 25 Members in attendance and represented by Proxy, the meeting was therefore declared as properly constituted.

5. Previous AGM Minutes

5.1 Approval

The previous minutes of the Annual General Meeting held on 19 October 2023 were accepted by all present as a true reflection of that meeting.

The minutes of the previous Annual General Meeting were proposed by Mr Graham Noonan and Seconded by Mr Leon Myburgh.

5.2 Matters arising from the Minutes.

There were no matters arising from the previous meeting minutes.

6. Chairperson's report

VOORSITTER se VERSLAG 16 Oktober 2024

Geagte lede van die Blackheath CID-gemeenskap,

Dit is met groot plesier dat ek die jaarverslag vir die jaar geëindig Junie 2024 aanbied, wat die merkwaardige vordering en prestasies van die Blackheath City Improvement District weerspieël met ons vennote in dienslewering aan die Blackheath Industrial Area.

As voorsitter van die direksie is ek trots om 'n passievolle span te lei wat daartoe verbind is om Blackheath te omskep in 'n skoon, veilige en aantreklike sakegemeenskap vir almal.

'n Jaar van samewerking en impak

Die tydperk van Julie 2023 tot Junie 2024 is gekenmerk deur sterk samewerking en aktiewe betrokkenheid tussen eiendomseienaars, besighede, inwoners en die plaaslike owerhede. Deur die Gekombineerde pogings van alle belanghebbendes het ons 'n reeks projekte en dienste suksesvol uitgevoer wat die omgewing in Blackheath gehandhaaf het en ook aansienlik verbeter het.

Ons het ook deelgeneem aan en geleiding geneem vir die vestiging van die krag inkorting op beurtkragprogram, wat tans in 'n baie gevorderde stadium in die Blackheath en die omliggende nywerheids- en kommersiële sones is.

Strategiese fokusareas

Die Blackheath CID bly standvastig in ons verbintenis tot vier strategiese kernfokusareas:

1. **Openbare veiligheid:** Verbetering van veiligheidsmaatreëls en die bou van 'n veilige omgewing vir inwoners, besoekers en besigheid. Dit sluit in vennootskap met wetstoepassingsagentskappe, die implementering van kringtelevisie-toesig en die bevordering van verhoudings tussen die verskillende wette toepassingsagentskappe om die veiligheid van die publiek in die algemeen te verseker.

2. **Onderhoud en reiniging:** Behoud van die netheid en estetika van ons distrik deur gereelde instandhoudingsprogramme en straatskoonmaakdienste. Ons voortdurende pogings het verseker dat Blackheath 'n aantreklike en netjiese nywerheidsgebied bly.

3. **Omgewingsontwikkeling:** Koestering van 'n volhoubare en groen zones deur verfraaiing van openbare ruimtes en verkeersaansluitings en die bevordering van omgewingsbewustheid en bewaring. Hier het ons ook reeds die voortou geneem met die beskerming van die KOORSBOME deur hul teen die Muti stropers te beskerm.

4. **Sosiale en ekonomiese ontwikkeling:** Ondersteuning van plaaslike NRO's, bevordering van ekonomiese groei deur ons besigheidsbehoud- en uitbreidingsprogramme.

Prestasies en hoogtepunte

In die strewe na ons visie het verskeie prestasies ons vordering gedurende die jaar bepaal:

1. **Openbare veiligheid:** Ons het met behulp van deurlopende samewerking tussen die plaaslike agentskappe en positiewe aksies rakende openbare veiligheid, wat gelei het tot 'n beduidende afname in misdaadsyfers en gemeenskap samehorigheid. Ons samewerking met plaaslike wetstoepassers het gelei tot tydige reaksies op alle openbare veiligheidskwessies.

Ons het ons kringtelevisienetwerk deurgaans verbeter deur UPS-krag-rugsteunstelsels te installeer en die nuutste tegnologiekameras. Die byvoeging van twee hoë kontak torings ondersteun netwerkstabiliteit en verseker dat data onmiddelik beskikbaar is deur 'n goeie rugsteen stelsel. Die stelsel speel 'n noodsaaklike rol in die daaglikse monitering van veiligheid in die Blackheath-nywerheidsgebied.

2. **Onderhoud en skoonmaak:** Ons skoonmaakspan het deurgaans die netheid gehandhaaf van die distrik, om te verseker dat openbare ruimtes skoon en veilig en goed bestuur word, deur die pad reserwes in stand te hou, bome te snoei en te verseker dat rande gereeld gesny word.

Enige dienslewering kwessies langs die paaie word ook behoorlik aangemeld en deur die plaaslike owerheid hanteer.

3. **Omgewingsontwikkeling:** Ons boomplant- en vergroeningsinisiatiewe het bygedra tot 'n groener en mooier omgewing en die nuwe voetgangerlaan langs Wimbledonweg. Daar word dikwels na Skool Staat verwys as die Kampsbaai van Blackheath.

4. **Sosiale en ekonomiese ontwikkeling:** Ons ondersteuning vir plaaslike besighede deur netwerke geleenthede en bemarkingsveldtogte het positiewe resultate opgelewer.

Ons het verskeie vergaderings gefasiliteer

- a) Bekommernisse rakende padveiligheid,
- b) veilige beweging en parkeering vir logistieke voertuie,
- c) elektrisiteitsvoorsiening en area beligting
- d) Die beurtkrag inperking program. Of soos ons ken as **load curtailment program**
- e) Ons werk saam met die Sing for Africa Graad "R" Skool in die naburige woongebied van Happy Valley met skenkings om vroeë kinderjare te finansir, ontwikkeling, vaardigheidsontwikkelingsprogramme en voedingskemas wat aan die gemeenskap in Happy Valley.

Belangrike gebeure en uitdagings

Beurtkragversagting en die vandalisme en diefstal van ESKOM-infrastruktuur was verreweg die meeste belangrike kwessies en ons grootste uitdagings gedurende hierdie tydperk. Ons reaksie hierop was 'n verdere uitdaging om noodsaaklike ESKOM-infrastruktuur te beveilig en maniere te vind om die elektriese toevoer na die Blackheath Nywerheidsgebied te verseker. Die verskillende taakspanne het hierdie komplekse kwessie baie effektief hanteer en Verskeie openbare geleenthede is gehou om met sake-eienaars in gesprek te tree en 'n pad vorentoe in die Verband te vind.

Dit het onder meer gelei tot die geboorte van die beurtkrag verminderings program wat ons met entoesiasme en dryfkrag aangepak het. Dit is in vennootskap met ESKOM en plaaslike besighede, groot vordering is gemaak in die verband. Hulp is verleen aan die proses om die groter kragverbruikers en hul toevoereenhede te identifiseer en almal die registrasie vir hierdie program te laat voltooi. Alhoewel beurtkrag nie so algemeen soos voorheen in hierdie tydperk was nie, is ons nou gereed om aan hierdie program deel te neem wanneer die behoefte ontstaan.

Finansiële oorsig

Ons finansiële omsigtigheid en effektiewe hulpbrontoewysing het ons in staat gestel om die onderneming volhoubaar te bestuur en projekte aan te pak wat werklik 'n verskil maak in Blackheath. Die surplusfondse en termynbegroting is effektief bestuur om te verseker dat daar voldoende fondse bekikbaar is in spaargeld en dat fondse doeltreffend aangewend word.

Kyk vorentoe

Soos ons die volgende jaar binnegaan, bly ons standvastig in ons verbintenis tot voortdurende verbetering en gemeenskapsgedrewe ontwikkeling. Ons bly optimisties oor die groei en belangstelling in die Blackheath-nywerheidsgebied aangesien ons voortgaan om grootskaalse beleggings en ontwikkeling na Blackheath te lok deur ons voortdurende pogings om dit ' voorkeur bestemming vir besighede te skep. Die afgelope tydperk is verskeie groot persele van nywerheidsgrond binne Blackheath ontwikkel tot hoë kwaliteits persele vir nuwe besighede. Ander groot persele is aan beleggers verkoop word met die doel om meer hoë-end industriële landmerke te ontwikkel.

Aan ons diensverskaffers, vennote by die Stad Kaapstad en by ESKOM, wetstoepassing en die Suid-Afrikaanse Polisiedienste en ST3 Sekuriteit, julle pogings is die rede vir ons sukses. Ons bedank jy opreg vir jou volgehoute ondersteuning en toewyding om Blackheath veilig en voorspoedig te maak.

Aan my mede Direkteure van die BCID, dankie vir u tyd en toewyding aan die saak en vir u waardevolle bydraes gemaak deur ons verskillende verbintenisse gedurende die tydperk. Ons waardeer jou volgehoute toewyding en toewyding aan die sukses van die Blackheath Industrial Area.

George Ferreira Voorsitter van die Raad van Direkteure

CHAIRPERSON'S REPORT

16 October 2024

Dear Members of the Blackheath CID Community,

It is with great pleasure that I present the Annual Report for the year ending June 2024, reflecting the remarkable progress and achievements of the Blackheath City Improvement District with our partners in service delivery to the Blackheath Industrial Area. As Chairperson of the Board of Directors, I am proud to lead a passionate team committed to transforming Blackheath into a vibrant, secure mixed use business community for all.

A Year of Collaboration and Impact

The period from July 2023 to June 2024 has been characterised by strong collaboration and active engagement among property owners, businesses, residents, and the local authorities. Through the combined efforts of all stakeholders, we have successfully executed a range of projects and services that have maintained and significantly improved the environment in Blackheath. We have also participated in and led the establishment of the load shedding curtailment program that is in a very advanced stage in the Blackheath and the surrounding Industrial and Commercial zones.

Strategic Focus Areas

The Blackheath CID remains steadfast in our commitment to four strategic core focus areas:

1. **Public Safety:** Enhancing safety measures and building a secure environment for residents, visitors, and business alike. This includes partnering with law enforcement agencies, implementing CCTV surveillance, and fostering relationships between the various law enforcement agencies to ensure the safety of the public at large.
2. **Maintenance and Cleansing:** Preserving the cleanliness and aesthetics of our district through regular maintenance programs and street cleaning services. Our ongoing efforts have ensured that Blackheath remains an attractive, neat and tidy Industrial Area.
3. **Environmental Development:** Nurturing a sustainable and green community by beautifying public spaces, creating parks, and promoting environmental awareness and conservation.
4. **Social and Economic Development:** Supporting local NGO's, fostering economic growth through our business retention and expansion programmes.

Achievements and Highlights

In pursuit of our vision, several achievements have defined our progress during the year:

1. **Public Safety:** We successfully managed ongoing collaboration between the local agencies responsible for public safety, resulting in a significant reduction in crime rates and increased community cohesion. Our collaboration with local law enforcement has led to timely responses to all public safety concerns.

We have consistently improved our CCTV network by installing UPS power backup systems and the latest technology cameras while perfecting two high site locations to ensure uptime and network stability. The system plays an essential role in the daily monitoring of safety in the Blackheath Industrial Area.

2. **Maintenance and Cleansing:** Our cleansing team has consistently maintained the cleanliness of the district, ensuring that public spaces are presentable and well managed, that road reserves are maintained, trees pruned, and verges mowed regularly and that any service delivery issues along verges are properly reported to and dealt with by the local authority.
3. **Environmental Development:** Our tree-planting and greening initiatives have contributed to a greener and healthier environment and the new pedestrian avenue along Wimbledon Road. School Road is often referred to as the Camps Bay of Blackheath.
4. **Social and Economic Development:** Our support for local businesses through networking events and marketing campaigns has yielded positive results. We facilitated various workstream meetings to address concerns relating to Road Safety, safe embayment and stacking for logistics vehicles, electricity supply and area lighting and facilitated the load shedding curtailment program. We partner with the Sing for Africa Grade "R" School in the neighbouring residential area of Happy Valley with donations to fund early childhood development, skills development programs and feeding schemes that are provided to the community in Happy Valley.

Key events and challenges

Load shedding mitigation and the vandalism and theft of ESKOM infrastructure were by far the most important issues and our biggest challenges during this period. Our response to this was a further challenge to secure vital ESKOM infrastructure and to find ways to stabilise the electrical supply to the Blackheath Industrial Area. The various task teams dealt very effectively with this complex issue and various public events were held to engage with business owners and to find a way forward in this regard.

This led to, amongst other programs, the birth of the load shedding curtailment program which we embarked on with enthusiasm and drive and, in partnership with ESKOM and local businesses, made huge strides to complete the process of identifying the larger power consumers and their feeder units and have them all complete the registration for this program. Although load shedding has not been as prevalent as before in this period, we are now ready to participate in this program when the need arises.

Financial Overview

Our financial prudence and effective resource allocation have enabled us to maintain sustainable operations and deliver impactful projects. The surplus funds and term budget have been effectively managed to ensure that there are adequate funds in savings and that funds are utilised efficiently.

Looking Ahead

As we move into the next year, we remain steadfast in our commitment to continuous improvement and community-driven development. We remain optimistic about the growth and interest in the Blackheath industrial area as we continue to attract large-scale investment and development to Blackheath, because of our ongoing efforts and initiatives. This past period has seen several large tracks of Industrial land within Blackheath being developed to a very high standard and various others being sold to investors with the intention to develop more high-end industrial landmarks.

To our service providers, partners at the City of Cape Town and at ESKOM, Law Enforcement and the South African Police Services and ST3 Security, your efforts are the reason for our success. We thank you sincerely for your ongoing support and commitment to making Blackheath safe and prosperous.

To my fellow Board Members, thank you for your time and dedication to the cause and for your valuable contributions made through our various engagements during the period. We appreciate your ongoing commitment and dedication to the success of the Blackheath Industrial Area.

George Ferreira

Chairperson of the Board of Directors

7. ST3 Security Report back on Public Safety for the period July 2023 – June 2024

Mr Shakiel Brown from ST 3 Security presented the feedback on the operations of ST3 Security for the previous year. His report included detailed feedback on a proactive approach to dealing with crime and crime trends identified during the weekly Public Safety Feedback Meetings and Monthly Sector Security Meetings Chaired by Mr Grant Jaars that had contributed to the overall reduction in crime and incidents relating to criminal activities within the Blackheath Industrial Area during the period.

Issues relating to trolleys and wheelie bins were also down and partnerships with the other service providers like Law enforcement and SAPS were better and stronger than before. SAPS have really improved their support and focus on the Blackheath Area and criminals were less likely to enter the Blackheath Industrial Area as a result.

He went into some detail on the camera networks that ST3 Security monitor on behalf of the BCID, the difference the new AI cameras make and the different types of monitoring and their pros and cons.

8. Feedback on Operations July 2023 – June 2024

Brendan van der Merwe presented a slideshow presentation of his feedback for the period July 2023 – June 2024. He mentioned that the Chairperson had covered many of the most important facts in his earlier address.

Brendan stated that he had allowed ST3 Security to present earlier in the meeting so that it would be clear that the supporting statistics within his presentation would coincide with the report provided by ST3 Security. The proactive nature of the Public Safety Operations provided by the respective Public Safety Partners clearly came through in the reports drawn from Incident Desk and the remarkable decrease in crime and criminal activities within the Blackheath Industrial Area.

Brendan mentioned that the detailed report regarding all of the year's activities was contained in the Annual Report that has been made available as part of the AGM Pack on the BCID website at www.bcid.co.za and all present were encouraged to download and study the report if they hadn't already and that the Annual Report was due to be approved later in the agenda.

Brendan showed the BCID organogram, listing the partners and went into detail on the BCID's Organisational Profile. He then went into further detail regarding the Public Safety profile and relationships the BCID had built with the various service providers from CCT to SAPS and ST3 Security. The weekly and Monthly meetings were underpinned by the regular VCP's and joint operations held within the Blackheath Industrial Area.

Regular Vehicle Check Points, visits to scrap dealers, operations to clear illegal electrical connections and other site and property inspections and assessments of illegal informal traders and illegal signage were just some of the operations listed.

Brendan presented feedback from the Incident Desk data and reports that showed a huge increase in C3 reporting and proactive measures taken by the various service providers. The data clearly showed that the strategic approach to Public Safety is working and having the required effect by reducing crime and attending to Municipal faults.

Brendan mentioned that all service providers were encouraged to register C3 notifications and that the Business Retention and Expansion team also do regular visits to register C3 notifications and create awareness around the area's needs and service requirements and then the BR&E team also facilitate the various Task Teams that address urgent matters that need a higher level of attention from the CCT.

The various Task Teams and their focus areas were discussed and Brendan again referred the members present to the Annual Report where more detailed information could be obtained on this subject.

Brendan then reported back on the Cleansing Program, Greening Projects and general area news.

Brendan listed various Infrastructure projects and made special reference to the now delayed Buttskop Rail Bridge project. Due to a lack of funding and because of cutbacks from the National and Provincial Treasury, the project had been pushed back to the outer years, meaning that it would no longer be prioritised until funding became available.

Brendan made special mention of the various sales of large tracks of vacant industrial land within the Blackheath Industrial Area and made further mention of the myriads of new Industrial Developments that had taken centre stage during the period under review.

Finally, mention was made of the major road works that had been rolled out within the Blackheath Industrial Area during the period, including the new traffic circle at the Four-Way Stop at Wimbledon and Range Roads, the resurfacing of parts of Buttskop and Wimbledon Roads and also the EersteRiv Way at the entrance to Blackheath Industria.

9. Approval of the Annual Report 2023/24

Brendan van der Merwe tabled the 1 July 2023 – 30 June 2024 Annual Report for approval by the meeting, he urged the members present to download the report from the BCID website and to study the contents of the report. The Members present approved the report.

10. Noting of Audited Financial Statements 2023/24

The 1 July 2023 – 30 June 2024 financial statements were tabled for discussion.

Mr Graham Noonan presented a slideshow of the Income Statement and Balance Sheet and a summary of the cash on hand. The Members present noted the contents of the Audited Financial Statements for the period 2023/24.

11. Budget

11.1 Noting of additional surplus funds utilised in 2023/24.

The Members present noted the additional surplus funds utilised in 2023/24.

11.2 Approval of additional surplus funds utilisation for 2025/26

The Members approved the proposed additional surplus funds utilisation for 2025/26.

11.3 Approval of the Budget for 2025/26

The Members present approved the budget for 2025/26.

12. Approval of the Implementation Plan for 2025/26

The Members present approved the Implementation Plan for 2025/26.

13. Appointment of a Registered Auditor

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

14. Confirmation of Company Secretary

All Members present supported a decision to retain C2M TAS Services as the Company Secretary.

15. Election of Board Members

There were no new applications received from the Members.

Messrs. MC Rust and JH van Zyl resigned and agreed to make themselves available for re-election.

The members present agreed to the re-election of Messrs. MC Rust and JH van Zyl.

16. General

Presentation – City of Cape Town Business Retention and Expansion

Mr Kyle Williamson from the City of Cape Town's Enterprise and Investment Branch presented a slideshow with feedback regarding the current focus areas.

The focus areas included the Task teams set up to deal with Road Safety at Intersections, Street Lighting and Truck Embayment, not just in the Blackheath Industrial Area, but also City Wide.

Mr Williamson presented slides that showed the availability of City Owned land that could be used for this purpose in and near the Blackheath Industrial Area. The BCID had already funded the hard surfacing of the City owned property at the corner of Range Road and station Road. This property was now being used regularly for truck stacking and had alleviated a lot of the congestion caused by trucks circling and stacking in areas where they caused tailbacks and presented a potential danger to passing pedestrian and vehicular traffic. Trucks also regularly damaged Municipal and Fibre infrastructure by pulling up onto curbs and pedestrian walkways that are not designed to carry their weight.

The BR&E Presentation is attached to the Minutes of the Meeting.

17. Questions and Answers

There were no questions of clarity raised.

18. Adjournment

The meeting was adjourned by the Chairperson at 14:20.

Proposed: _____

Seconded: _____

Chairperson: _____

Blackheath City Improvement District (NPC); Registration Number 2005/036286/08
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