

**The proposed establishment of Oakwood Estate, Meadows and Hughenden (OHM)
as a Special Ratings Area**

Minutes of the Public Meeting held at Generation School Summit House
on 8 August 2018 at 6:30pm

Present: 50 residents and property owners of Oakwood Estate, Meadows and Hughenden; City of Cape Town CID based Service Delivery representatives: Eddie Scott, Joepie Joubert, Runan Rossow and Bonita Ascott; SRA steering committee: Norman Brook, Chris Tisdall, Henriette Sparks and Christian Stewart; and Independent Chair: Dale Lippstreu, Mount Rhodes SRA.

1. The meeting was opened by the Chair at 6:37pm
2. The Chair welcomed all attendees, including the City of Cape Town representatives, and ran through the agenda. He provided a brief update on status of Mount Rhodes CID and noted that the terms CID and SRA are used interchangeably.
3. Mr Brook provided background and presented the proposed establishment of the SRA
 - Background: The steering committee was formed about a year ago when number of other areas within Hout Bay were considering establishing themselves as SRAs. He noted that this is still a proposal and that 60% of the property owners of the envisaged area need to consent to the proposal before an application can be made to the city. Further, that the business plan had been emailed to all property owners 2-3 weeks ago and that it, together with the presentation and all other information is available on the website www.ohmcid.co.za
 - Presentation: His presentation covered the key aspects of the OHM CID Business Plan.
4. After the presentation the floor was opened to questions.
 - How much does city pay over to the SRA?

The full amount collected from special rates is paid over, less 3% for bad debts – of which 75% is paid over if there are no bad debts.
 - When does it start?

If application successful will start 1 July 2019 and first money from rates collection will be paid at end of July. The Chair noted that on average for the Mount Rhodes property owners the special rates amount is less than what they were contributing for area security initiatives.
 - What happens if the SRA runs out of steam?

Mr Scott answered that it can be dissolved at any time by a simple majority of 50% + 1 of the property owners.
 - What is the purpose of the 3%?

Mr Scott answered that the City pays over the money on a monthly basis as per the budget in good faith and withholds the 3% in case property owners don't pay their SRA amount. If no bad debts arise from the collection of the SRA amount, then the City pays over 75% of the withheld retention amount. He noted that only one of the 41 CIDs in Cape Town has folded/dissolved and that almost all communities have honoured their responsibility to pay the SRA amount. Almost all CIDs are getting money back every year. He further noted that the City has a Property Rates Policy which allows for payment relief, qualifying property owners do not need to pay rates and when it comes to the SRA they do not have a vote and do not have to pay the SRA amount either. Mr Brook noted that there are only two such cases in the OHM area. Mr Scott also noted that the SRA amount will be itemised separately

on property owners' rates bills and that the amount attracts VAT as it's for the services of CID public benefit organisation as a service provider – this is nationally legislated.

- Will the CID get money back from the City if it is spent on things the City should cover?

Mr Scott answered that money will not be paid back as the CID is not a service provider to City. The CID is not there to pay for things city should be doing but rather top-up or enhanced services only.

- Isn't the proposed new road into the area something the City needs to pay for?

Mr Stewart answered that it is and is in the City's budget.

- Some of the current security measures in the area are not effective, do they have to continue?

Mr Brook answered that if successful, the CID will need to establish which measures should be kept, which not and which added.

- Is there any other way to do this without paying the 3% and the VAT?

The Chair answered that the SRA structure provides a great benefit, the City collects the money on the CID's behalf and pays it over to the CID regardless of whether or not they actually collected money from property owners. He noted that without this cast-iron guarantee the ongoing services, such as those provided by security service providers, cannot be contracted by any other vehicle on a sustainable basis. Mr Scott further noted that the City does not charge any administration fees nor collection fees.

- How did we choose the other areas?

Mr Brooks answer that the area mirrors the Hout Bay Neighbourhood Watch area and is a self-contained area with a shared single access road. Further that there were discussions with the Oakhurst area, but they went in a different direction.

- How will it be fair if, say, Hughenden only has 20 properties but money is allocated to things in that area?

Mr Scott answered that the community must agree on the business plan and budget and that this process must be inclusive. The Chair noted that there is a degree of cross subsidisation in the model and the law is specific that money has to be collected on a percentage of property rates basis. Further that if, say, a fence is prioritised in one location this often has benefits for the rest of the area and therefore makes sense for the area as a whole.

- How many CIDs are there in Hout Bay?

Mr Scott answered that Llandudno, Penzance and Mount Rhodes are up and running, Overkloof has just come into being, and that Scott Estate is in progress.

- Can CIDs work with each other?

Mr Scott answered that the City encourages collaboration and can lead to combined benefits. The Chair noted that Mount Rhodes already has a vision of co-ordination for security infrastructure that would enable, for example, the tracking of criminals via security camera network running across multiple CIDs in the valley. Mr Scott further noted that this type of set-up is already in place along Sea Point and Camps Bay using a License Plate Recognition system linking them together.

- SRA, will it help speed up the roll-out of fibre in the area?

Mr Brook answered that there should be no reason the CID couldn't look at that and approach service providers.

- Will the CID be able to stop people loitering on the meadow?

Mr Brook answered that it could not as the Meadow is a public open space, but it could use its close connection to the City, for example, to mobilise an effective response to land invasion. He noted that the City had contributed R100k for the cameras in Hughenden Road that was motivated by the HBNW.

- The proposal needs about 120 property owners to vote in its favour, how are we going to promote this?

Mr Brook answered that we will use email and knock on doors. Mr Scott noted that the turnout for this public meeting has been good given that at some of these meetings there sometimes only two or three others in addition to the steering committee.

- Do other CIDs take over existing contracts with security companies?

Mr Brooks answered yes they do but the CID has to go through a tender process and this is only for the area/public open spaces only and not private property. The Chair noted that in negotiating with suppliers the CID can attempt to secure bulk discounts for residents but that it is completely up to the residents and service providers to conclude these arrangements.

- Regarding Hughenden, the City has plans to buy properties, any further info on this?

Mr Scott answered that the City representatives present have no information on this.

- It doesn't say how much will actually come out of our pockets in the Business Plan?

Mr Brook answered that the presentation, that contains the financial impact, will be shared with all property owners.

5. The Chair closed the meeting at 7:57pm.