



**CITY OF CAPE TOWN
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MINUTES

OF THE PHILIPPI HORTICULTURAL AREA, AREA COORDINATING TEAM (ACT) MEETING OF THE CITY OF CAPE TOWN HELD VIA SKYPE, ON WEDNESDAY 2 SEPTEMBER 2020.

PRESENT:

Cllr Elton Jansen	Chairperson Subcouncil 23
Director Alesia Bosman	Area South Director
Cllr Ernest Theron	PR Councillor
Cllr Bernadette Clarke	PR Councillor
Alderman George March	PR Councillor
Adele McCann	Land Use Management
Chad Newman	Development Management
Denzel Ramedies	Fire and Rescue Services
Gavin Oliver	Development Management
Grant Rigby	Roads and Infrastructure
Ismail Green	Electricity
Ivan Anthony	MURP
Kier Hennessy	Urban Planning
Lewine Walters	Biodiversity
Mervyn Julie	Electricity
Motlatsi Nkhoea	Water and Sanitation
Mvotisi Mantshontsho	Water and Sanitation
Mzimkhulu Mkalipi	MURP
Ryan Motilal	Traffic
Sharmiel Evans	Economic Development
Sicelo Nkohla	MURP
Siphilele Mndzebele	Urban Planning
Sisa Ngondo	Economic Development
Susan Groenewald	Informal Settlement
Ulrich Springveldt	Water and sanitation
Walter Williams	Roads and Infrastructure
Wilson Baartman	Property Management
Yanda Bhe	Water and Sanitation
Guillaume Nel	Urban Planning and Design
Thomas Swana	PEDI
Paul Stohrer	PEDI
Egbert Wessels	PEDI
Jan Visagie	Kaapse Vlakte Landbouvereeniging
Phillip Hortsman	Kaapse Vlakte Landbouvereeniging
Susanna Colemann	PHA Farming Campaign
Nazeer Sondag	PHA Farming Campaign
Thabiso Limpe	HDA
Zukile Gonya	Western Cape Government - Human Settlements
Richard Jordan	Western Cape Government - Human Settlements
Dr Leanne Seeliger	Stellenbosch University

ACRONYMS USED IN MINUTES / DEPARTMENTAL REPORTS

ACT	: Area Coordinating Team
MURP	: Mayoral Urban Regeneration Programme
PHA	: Philippi Horticultural Area
IFS	: Informal Settlements
HAD	- Housing Development Agency
LEAP	- Law Enforcement Advancement Programme

	STANDARD BUSINESS
23ACT1/09/2020	<p>OPENING AND PRAYER</p> <p>The Chairperson, Cllr Elton Jansen, welcomed all present</p>
23ACT2/09/2020	<p>APOLOGIES / LEAVE OF ABSENCE</p> <p>The meeting NOTED that following members were absent with apology:</p> <ol style="list-style-type: none"> 1) Alderman George March – PR Councillor 2) Paul Williamson - Economic Development 3) Riana Pretorius – Informal settlements 4) Mvotisi Mantshontsho - Water and Sanitation 5) Sandiso Mgcineni – Informal Settlements
23ACT3/09/2020	<p>CONFIRMATION OF MINUTES</p> <p>NOTED that</p> <p>The minute of the Philippi Horticultural Area, Area Coordinating meeting held on 28 July 2020, BE CONFIRMED based on the following changes:</p> <p>Front page The spelling of Mr Redemies' surname be corrected to Ramedies</p> <p>Page 5 Second paragraph under Safety and Security. The word <i>leased</i> be changed to lease</p> <p>Page 5 First sentence under Informal Settlements, <i>Groen</i> be changed to Groenewald.</p> <p>Page 6 Second Paragraph under Oasis Farm, The word <i>Basis</i> be changed to Basic.</p> <p>Page 7 The Heading of item 23ACT9/09/2020 be changed to Water</p> <p>Mover: Mr D Ramedies</p>

	Seconder: Cllr B Clarke
	MATTERS RECEIVING ATTENTION
23ACT4/09/2020	<p>ROADS</p> <p>Cllr Jansen alluded to the site meeting held at Varkensvlei road to investigate the illegal trading. The following departments were present: Economic Development, Roads and Law Enforcement as well as Cllr Jansen. He informed the meeting of the resolution from that site visit:</p> <p>Area Economic Development:</p> <ul style="list-style-type: none"> - To set up the engagement with the traders on Varkensvlei. - Engage with the church on Varkensvlei/Olieboom to see if cannot use parking during the week. <p>Roads</p> <ul style="list-style-type: none"> - To deal with NO STOP and NO TRADING signage and road markings on Varkensvlei Road. <p>Law Enforcement</p> <ul style="list-style-type: none"> - Once traders agree to be moved, to inforce that no new traders start trading at the bend. <p>Cllr informed the meeting of an accident that occurred on the bend and request that the officials fast track what was discussed.</p> <p>Mr Ngondo agrees, and also that an urgent engagement is needed. He advised that he will be having a meeting soonest to discuss the whole trading plan. Moving the traders would be the desired outcome, the location is however a challenge. The traders may also have an objection with another location. He advised that they hope to reach an understanding. No breach of policy will however be tolerated which may impact their own lives.</p> <p>Mr Horstmann suggested moving the traders to the church. He informed the meeting of the owner of the church, which is Mr Chris Bock. He also provided the meeting with the contact details for Mr Bock. He also suggested moving the traders to the big open grass field on Weltereden Road; the old Joyce's Diary site. The site offers ample parking and trading space.</p> <p>Cllr Jansen informed the meeting of a preliminary engagement on site Friday 4 September, together with Economic Development.</p> <p>Cllr Theron requested n a way to curb vehicles from speeding on that road.</p> <p>It was determined that the speeding limit it 70 kilometers per hour and that speed as well as camera signage should be erected. Barricades should also be erected once the traders move.</p> <p>The meeting RESOLVED:</p> <ul style="list-style-type: none"> - Mr Ngondo to engage with property owner of the church

	<ul style="list-style-type: none"> - Ms Goliath to arrange site visit with Mr Ngondo and Cllr for 4 September - Director Bosman to engage Mr Tim De Villiers in terms of signage <p>GRADING OR ROADS</p> <p>Cllr Jansen requested an update on the experiment Mr Rigby referred to in a previous meeting in terms of grading of roads, as there are still problems with potholes, and the grading is not sufficient, especially during bad rain. He also requested feedback regarding a meeting held regarding the implementation of canals in Highlands Estate.</p> <p>Mr Rigby advised that the experiment with the additive will only take place close to the middle of September when the weather is better. Until then, the roads can only be regraded again. He also advised that Highlands Estate needs a land surveyor to do a survey. The opening and cleaning of canal runs next to the school in Highlands Estate. Information regarding this was sent to Cllr Jansen.</p> <p>Cllr request that grading to be done on all road and that the roads in Smallville to be added to the grading schedule.</p> <p>Theron suggest also looking at the road in Kampies and Egoli areas as they are existing roads and also need to be graded; specifically, Boundary road.</p> <p>The meeting RESOLVED:</p> <ul style="list-style-type: none"> - Mr Rigby to implement.
23ACT5/09/2020	<p>CCTV</p> <p>No officials were present to provide feedback.</p> <p>Cllr Jansen informed the meeting that the contractor went out to the area. Suggested location for the next camera is the corner of Strandfontein road and Schaapkraal road.</p>
23ACT6/09/2020	<p>SAFETY AND SECURITY</p> <p>Cllr Jansen informed the meeting that the rural unit consists of 14 members. There are however lots of operational challenges with the unity. He was advised that Regional inspector Cornelius Fortuin heads up the unit. An introductory meeting was scheduled with Inspector Fortuin, but was postponed due to the Inspector falling ill.</p> <p>Mr Horstmann advised that he met with Assistant Chief Joseph Ross who is involved in the City's Law Enforcement Advancement Programme (LEAP). He also advised that Mr Lodewyk Peters has been very operation in the area and that he is in regular contact with him in cases of an emergency.</p> <p>Cllr Jansen advised that he received no responses from the numbers provided and encouraged the community to rather use the emergency numbers.</p>

	<p>The meeting also established that the unit should be available in the evening as well. They are however not informed of what is transpiring in the area and a suggestion was raised that they should attend future PHA ACT meetings.</p> <p>The meeting RESOLVED:</p> <ul style="list-style-type: none"> - Director Bosman to facilitate introduction meeting with Cllr Jansen and the operational head of the unit - Director Bosman to look into the operational challenged of the unit
23ACT7/09/2020	<p>INFORMAL SETTLEMENTS</p> <p>OASIS FARM BASIC SERVICE</p> <p>Mr Gonya acknowledged the 2 letters sent to their department by Cllr Jansen requesting consent to bring basic services onto the farm. The department of HDA waiting however cannot provide such consent as they are awaiting guidance from the Department of Human Settlements. Mr Gonya advised that he is not in a position to advise on the when the consent will be granted. He referred to the scheduled meeting with Cllr Jansen on 4 September and he may be able to give some feedback at that meeting.</p> <p>Cllr Jansen raised his concerns that the letter was sent about 5 months ago. He advised that the City although the City is providing the area with water and sanitation, waste removal and electricity is a big need. He requested that Mr Gonya expedite a response to the letter.</p> <p>Ms Groenewald advised that all service departments are ready to assist once consent has been received.</p> <p>Mr Sondag referred to the wedge that has been removed from the PHA in the past, with the intent of building houses. To date no houses has been built. Many structures have since been erected and he agrees to the expedition of the request in order to control more land invasion taking place.</p> <p>Cllr Jansen advised that there is no overall plan from the Western Cape Government and request that an engagement with relevant role-players be arranged, as it is not just and informal Settlement issue.</p> <p>The meeting RESOLVED:</p> <ul style="list-style-type: none"> - Ms Groenewald to arrange engagement with relevant role-players and provide feedback at the next meeting. <p>KAMPIES</p> <p>Cllr Jansen enquired whether the land has been reserved for Informal Settlement? Ms Groenewald advised that Property Management has not issued the reservation yet. She will follow up on the reservation. The project will however continue.</p> <p>Cllr Jansen requested an update on the fencing. Ms Groenewald advised that budget cuts were experienced. She will however meet with Mr Waleed Adams again to discuss this matter and give feedback at the next meeting.</p>

	<p>The meeting RESOLVED</p> <ul style="list-style-type: none"> - Ms Groenewald to facilitate a meeting with Urban Design, Western Cape Government, HDA, City of Cape Town planning partners and Informal settlements - Ms Groenewald to engage with Mr Waleed Adams regarding the fence and revert back at the next meeting.
23ACT8/09/2020	<p>ELECTRICITY</p> <p>No officials were present to provide an update.</p> <p>Cllr Jansen advised that the electrification processed for both Smallville and Jabula started and requested that an update on the projects. He also informed the meeting that the owner of Jabula also agreed to have basic services installed in the settlement. The Smallville project should however be close to implementation and request that the official provide feedback at the next meeting</p> <p>The meeting RESOLVED</p> <ul style="list-style-type: none"> - Matter to stand over to next meeting
23ACT9/09/2020	<p>WATER</p> <p>Mr Nkhoesa reported that they started with identifying the blockages in the PHA area with Dr Seeliger. They had a walkabout to establish where to start opening the canals. The aim is to have the canals up and running by the next winter.</p> <p>Cllr Jansen welcomed the work started. He enquired on the process of engaging with the property owners as some canals go over their properties.</p> <p>Mr Nkhoesa advised that the ideal is to approach the owners and explain the opening of the canals to them. Should this not work, they will use bylaw which stipulating why the canals should not be closed. If all else fail, the matter will then go to court. The last two options will however delay the process. He is trusting that the face to face engagement with the owners go well.</p> <p>Ms Colemann enquired who assisted Mr Nkhoesa from the PHA. She also requests to be part of future site meetings. used Susanne who local person using on the ground. Would like to be part of future site meetings. Who had PHA advising?</p> <p>Mr Nkhoesa advised that Mr Carl Japhta accompanied them. He grew up in the area and could advise on the history of canals. He will however invite Ms Colemann to future site visits.</p> <p>Parker mentioned that there has been a whole serious of engagements with various stakeholders in PHA. He also agrees on the soft approach in terms of private property owners by using bylaw. He is hopeful for a positive outcome to prevent going to court.</p>

	<p>Cllr Jansen referred to a conversation held with Mr Helmie Rix. He is also able to provide information of the sloods. He will forward Mr Rix's number to Mr Nkhoesa.</p> <p>Mr Horstmann mentioned that Mr Rix has maps of the original sloods. He also stated that documentation is available at Cape metropolitan council that can give more clarity.</p> <p>Mr Sondag advised that the PHA Campaing would also like to be part of the slood rehabilitation, and carving new sloods.</p> <p>Dr Seeliger advise that she is not allowed to do research at the moment and was not able to invite everyone to the walkabout due to Covid regulations. The starting point of where worst flooding takes place was discovered. She requested that anyone who has information on the slots, and want to be part of project please email her. She enquired about the status of the Community Centre. Mr Horstmann suggested rather putting a container at the water department in Schaapkraal to keep equipment safe and not the hall as there is security on site at the department.</p> <p>Parker advised that their department would like to have all maps in their possession. He requested that the meeting send all information regarding this to Mr Nkoesa. He also advised that they have a short, medium and long term plan for the PHA. The short-term plan is to open up canals. Medium term, to undertake additional assessments, including looking at servitudes, and also address challenges of illegal dumping (if possible in the medium term). Long term, to implement the master planning and implementation of upgrades to the stormwater infrastructure in the PHA area.</p> <p>Dr Seeliger request that any info for future plans or ideas such as additional sloods to be forwarded to her. They are also looking at a nature trail and request that information regarding historical sites to be sent as well.</p> <p>Cllr Jansen requested clarity on the kind of operational jobs that will be available for locals when slots are opened.</p> <p>Mr Parker advised that, in conjunction with Dr Seeliger, they will appoint EPWP workers through the EPWP process which look at all those registered on the local jobseekers database.</p> <p>The meeting RESOLVED</p> <ul style="list-style-type: none"> - Ms Goliath to forward Mr Rix' contact details to Mr Nkhoesa
23ACT10/09/2020	<p>ILLEGAL DUMPING</p> <ul style="list-style-type: none"> - No items were discussed
23ACT11/09/2020	<p>LAND USE</p>

	<p>Cllr Jansen gave feedback on the Land Use workshop that took place on 19 September at the PHA Campaign Centre. Various challenges were raised. Mr Gavin Oliver indicated in workshop that their department will embark with a sweep in the area for 4-5 months.</p> <p>Mr Oliver advised that their department started by doing a survey in the area from Schaapkraal to Boom Road, as well as Schaapkraal to 11th Avenue in Schaapkraal. In one day they discovered 60 contravention properties that will be investigated. They will also be checking up on ownership and start issuing notices.</p> <p>Cllr Jansen advised that illegal dumping remains a major issue. Also stemming from the engagement, the need for a stronger bylaw was requested. Cllr suggested that another workshop be held to look at the current bylaws, and what needs to be improved in the bylaws.</p> <p>Mr Sondag agrees to a follow up workshop. He mentioned that they had illegal dumping and land use issues in area and the Law Enforcement official did not know how to respond to the complainant.</p> <p>Mr Hennessey provided an update on the way forward in terms of the policy and bylaw development, in the light of the report adopted by council. Work streams were being rolled out as presented in presentation in previous meeting. Only one rolled out. They are engaging with the forum and farmers. The reason for this was to try and pin down the inputs coming out with engagement from land use colleagues in order have development guidelines in place. He would like to give feedback to the meeting once engagements are concluded.</p> <p>Theron requested that the trucks in the area be investigated and they are danger to other traffic. Trucks exit onto the road without stopping.</p> <p>Mr Newmand gave clarity regarding the work done by the spatial planning department. He stated that it is not related to the bylaw that governs land use. If any discussion regarding municipal bylaw needs to be made, it will be done by spatial planning, but development management, which is Mr Newman's department.</p> <p>Cllr enquired on the process to follow in terms of looking at the bylaw that governs the PHA to see whether it has any shortfalls.</p> <p>Mr Newman advised that the bylaw was not written specifically for the PHA. It was written for the Municipal area of the City of Cape Town. It deals with the zoning of property in terms of what is permitted and not permitted. He also informed the meeting that everyone has a right to submit a landuse application. The City must send it through the process and consider it. Writing of bylaws is done by the policies and procedures department, which is spearheaded by Mr Jaco van Der Westhuizen. Any discussion in terms of changes to the bylaw, must be filtered through Mr vd Westhuizen's office.</p> <p>Ms Colemann advised that the context of the bylaws and strengthening ability of enforcement were raised in the workshop. They are not happy about the implementation of the enforcement. She also requested the details of the application with the to the Philippi Children's Home land from Mr Newman.</p>
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	<p>Mr Hennessy advised that his department can only assist when it comes to zoning and give guidance in terms of shaping rights. The latter however has no impact on the bylaw.</p> <p>The meeting RESOLVED</p> <ul style="list-style-type: none"> - Ms Goliath to arrange a follow up land use workshop to look current bylaws. The PHA stakeholders to be invited as well as Spatial planning, Development management, Department of Environmental affairs and development planning. - Ms Goliath to liaise with Mr Hennessy in terms of other attendees. -
23ACT12/09/2020	<p>RURAL LAW ENFORCEMENT UNIT</p> <ul style="list-style-type: none"> - Matter discussed under safety and Security
23ACT13/09/2020	<p>GENERAL</p> <p>PHILIPPI COMMUNITY HALL</p> <p>Mr Baartman gave a summary of the process. He advised that the hall was vacant for a long time with no interests, until the current occupants moved in. Property management is now in the regularisation process in Public Participation Process stage. Once process has run its course, all comments will be collated and report be drawn up to recommend with for or against the application. Property management can however only do a recommendation; the report will serve at Subcouncil for commenting, go to Mayco and the final decision will be made in Full Council.</p> <p>Cllr Jansen advised that he is in agreement that the hall be given back to the community as the PHA don't have any community facilities.</p> <p>Mr Sondag enquired on the attendance of Mr Richard White as he was asked to give a background of the process. Director Bosman advised that the matter is now with the Area Economic Development, as Mr White is no longer working that department. Cllr Jansen advised that Mr White emailed through information regarding the process. Mr Baartman requested that a copy of the information be sent to him.</p> <p>The meeting RESOLVED</p> <ul style="list-style-type: none"> - Ms Goliath to forward email sent by Mr White to Mr Baartman
23ACT14/09/2019	<p>Closing</p>
	<p>The Chairperson, Cllr Elton Jansen, thanked members and officials for being present and adjourned the meeting 12h50.</p>

	NEXT VIRTUAL MEETING Tuesday 29 September 2020 at 10h00
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