

Northpine City Improvement District

MINUTES

PUBLIC MEETING

23 May 2017

Northpine Technical High School



Agenda of Meeting

- Opening and Welcome by chairman
- Eskom guest - announcement
- Background – needs/perception survey results, What is a SRA
- Processes to date
- Membership of the NCID
- Focus of the NCID
- Way forward
- Questions
- Closing

Attendance & Apologies

As per attached attendance register. An apology is offered for councillor Grant Twig who is attending to a by-election in Beaufort West.

Opening and Welcome

Opening and Welcome by chairperson, Lindsay Schereka. Mr Kortje opened the meeting with a prayer. Special mention of the attendance of Eskom representative, Ms Mali and counsellor Niewenhoudt.

Eskom presentation:

Ms Mali informed Northpine home owners and residents that a new and last round of free conversion meters will be allocated to Northpine as from 01 June 2017. The process will be done on a first-come-first-serve basis. Debt arrangement will be done for arrear accounts and deposits will be refunded after the outstanding debt has been deducted. This service/conversion is only applicable to homeowners in Northpine that has an SPU system and wants to convert to a pre-paid system. It is not compulsory to convert to a prepaid system.

Background – needs/perception survey results, What is a SRA

Natalie Khambi, the presenter, gave a brief overview of the background that lead to the establishment of NCID. She stated that the NCID application was approved on the 26th April 2016.

Processes to date

She outlined the steps from the perception survey, the 60% consent that was needed from property owners, the period of objection against the application to the approval of the application. The non-profit company NCID has been registered. The steering committee will function as the interim board.

Membership of the NCID

The non-profit company NCID will need membership that will in turn have to quorate at each meeting for the meeting to proceed, take decisions and vote when necessary. Membership requires Northpine property owners to take ownership of the NPC by attending NCID meeting and providing regular feedback to the rest of the Northpine community. As a member of the NCID, property owners will have access to financial statements, minutes and other NCID information. Membership to the NCID will open from the 01st July 2017 – 30 July 2017.

The first AGM (Annual General Meeting) will elect the board of the NCID. There will be specific skills set for board members. The steering committee will put the AGM in place

Focus of the NCID

Natalie stressed that the perception survey highlighted public safety as a priority for the NCID. It is important to note that the implementation plan is a 5-year plan. Our needs should be closely related to the NCID budget and members should be considered of what is feasible and within the budget. Community's input is vital and therefore a security workshop for the 27th May 2017 at the Northpine Technical High school has been arranged for 9 – 11am.

Natalie briefly mentioned the potential benefits of Northpine being a CID. She stated that the 1st AGM for NCID is intended to be in October 2017.

Way forward

Property owners will see the additional SRA levy on their municipal accounts on the July 2017 statement (end of July 2017). The levy is collected by the City of Cape Town and then paid over to the NCID. The NCID is required to submit monthly financial reports to the City. The City gets audited and so will the NCID. There will be procurement controls in place because it is very important that processes should be transparent. Natalie stated that service providers will not be appointed by the NCID manager but by the NCID board and that the NCID manager will ensure that the board decisions are implemented.

Questions

Various questions for clarity were sought from residents. A resident wanted to know why home owners would be required to pay different SRA levies when the services that they are going to receive would be the same. Natalie clarified that although the formula used by the City of Cape Town might not be our favoured framework, it is what we have to work with for now until the section of the by-law is amended differently. A resident wanted to know what the extra levy is going to be. Natalie gave an example of municipal valuation of a property of R500 000 and that of R1 million. She mentioned that this information was covered in two previous public meetings and for further reference, residents should go onto the NCID website.

Closing

The chairperson closed the meeting at 19h45 and thanked residents for attending with a special thanks to Mr Lerm, principal of Northpine Technical High School for affording us the space to hold the meetings.