



Summary of the Sondal CID Public Meeting minutes from 15 April 2025:

The meeting, opened by Julian, aimed to discuss the proposed CID. Key points included a review of the timeline since the first meeting in October 2024, which included a comment period, business plan adjustments, and the upcoming objection and consent (voting) phase.

Voting Process and Establishment Timeline:

- The consent or objection phase (voting) started that evening and was set to run for about two months, until June 15th.
- For the CID to be established, **60% of the properties in the community must vote in favour**. It is important to note that **not voting is counted as a 'no' vote**. This means a high percentage (likely close to 80%) of those who do vote will need to vote yes to reach the required 1100-1200 'yes' votes out of approximately 2000 homes.
- Voting can be done online via the CID website using JotForm or via hard copy forms available at the meeting, OK Urban, downloadable from the website, or picked up by an assistant. Each property (ERF) gets one vote.
- The steering committee collects the forms and supporting documents, but the **City of Cape Town is responsible for auditing all votes** before submission to the Council. There is no requirement for an external audit of the votes.
- After the voting period, the submission is made to the City Council for approval. If approved, the **CID establishment would only commence in the City of Cape Town's next financial year, starting July 2026**.

Changes to the Business Plan:

- **Boundary Adjustments:** Two areas were excluded based on community feedback: properties accessed via Moredou Street and Heerenzicht Estate.
 - Residents in the Moredou area significantly objected (90% rejection rate) because they felt they already had existing security initiatives (cameras, security agency) and didn't benefit from or use facilities in the main CID area.
 - Heerenzicht Estate residents primarily objected due to their high property values, which would result in substantially higher payments, despite feeling they already had good security within their estate.
 - Julian stated that while he personally disagreed with excluding Heerenzicht (believing wealthier residents should support the neighbourhood), the decision was made to respect the community's vote (80% against inclusion) and avoid jeopardizing the CID's overall success.
- **Budget Adjustments:** The exclusion of these areas led to a **budget cut of about 12%** to keep the CID rate the same for the remaining properties. No programs were eliminated, but reductions were made within programs. Specific reductions included scaling back the expansion of the camera network, reducing park wardens from three to two, cutting fencing plans by



60%, and reducing the length of new walking paths. Control of Egyptian geese will be handled by park wardens instead of a dedicated budget. Services like patrol vehicles, patrollers, leap officers, and cleaners were not changed.

Financial Information:

- The proposed CID rate is **roughly R100 per month per R1m property value**.
- With an average home value of R3.5m, the average monthly cost is approximately **R350 per month**.
- Around 80% of the community is expected to pay less than R400 per month.
- The first-year budget for the CID is approximately **R8 million**.

Responses to Objections and Community Concerns:

- **Existing Security vs. CID:** While some felt existing security is adequate, the committee and some residents argued that the current efforts rely heavily on unsustainable volunteerism and personal funding. They expressed concern that without the CID's sustainable funding model, these initiatives would collapse, leading to a decrease in safety.
- **Affordability:** Concerns were raised, particularly by pensioners and those facing economic hardship, about the additional cost. The committee advised residents to explore City of Cape Town rates relief, which could potentially waive the CID rate entirely if even minimal municipal relief is granted. They also acknowledged that the fee structure, based on property value, is mandated by national legislation and cannot be easily adjusted to include caps or rebates for specific groups. Anton, a younger resident, felt the cost was too high and that paying for cleaning public areas not frequently used by local residents was unfair.
- **Value Proposition:** Some questioned the value for money, particularly for those in estates or those who felt they wouldn't benefit equally. The committee argued that the CID offers benefits through improved public security (e.g., safer streets for walking) and increased property values across the entire area. They also stated that a large CID area allows for economies of scale, making the proposed services more affordable per household than in smaller CIDs.
- **Duplication of Services:** The committee clarified that the CID would provide **supplementary services** *in addition* to basic municipal services, focusing on enhanced security, cleaning, and maintenance beyond what the City provides to all areas.
- **Communication:** The committee listed numerous communication efforts undertaken to inform the community, including emails, WhatsApps, posters, adverts, and previous meetings, acknowledging the challenge of reaching everyone with limited resources.



- **Steering Committee Motives:** Julian strongly denied accusations of the steering committee being self-serving, emphasizing their significant personal investment of time and money without any financial return.
- **Growing Trend:** Julian noted that several other CIDs are being established in surrounding areas (Eversdal, Durbanville, Kenridge, Durbanville Hills). He warned that if neighbouring areas establish CIDs without Sondal doing the same, crime could be displaced into their area.

The meeting concluded with a discussion period where various residents voiced opinions ranging from strong support based on the need for sustainable security to significant opposition based on affordability and perceived lack of necessity or value. The importance of each property owner casting a vote was emphasized.