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## **Minutes of the First Public Participation Meeting of the Marina South CID(MSCID)**

Held at THE LOOKOUT, 57 Promenade Road, Muizenberg, 13<sup>TH</sup> August 2025, at 18.30

### **Present:**

#### **Visiting Chairman:**

Cheryl Philip

#### **Visiting CoCT CID Department representative:**

David-John Michael-Steyn

#### **The MSCID Steering Committee Members:**

Demetri Qally

Ulf Martz

Nicci Thompson-Evans

Karen Hart

Charles Whaley

Trevor le Roux

**29 Property Owners, Spouses and Residents** as per the attendance register

#### **Apologies:**

Carrie Hampton (Steering Committee Member)

The following residents indicated via email and WhatsApp, that they would be unable to attend the meeting

Owen Maree, Tali Bruk, Natalia Baker

#### **Opening**

Cheryl Philip opened the meeting at 18.35 and welcomed everyone to the first Public participation meeting of the proposed Marina South CID.

She requested that everyone ask just one question at a time, so that no single person would dominate the floor for too long.

She said that we would be noting down 5 questions at a time, answering these, and then moving on to the next 5, allowing everyone to have a chance to be heard.



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She also reminded all present to please sign the attendance registers

She then handed over to Demetri Qually.

**Presentation:**

Demetri Qually welcomed Mr David-John Michael-Steyn from the CoCT, Cheryl Philip, chair of this meeting and chairman of ELCID.

He gave some background to the CID concept - that the idea for this was first established in Canada by a South African woman who then returned to SA and initiated the concept here.

Demetri also asked that everyone wait until he had completed the presentation before asking any questions, so that it could be finished without interruptions.

- He delivered a Power Point Presentation which covered the following points. The Power Point presentation is available to view on the website:
- Introducing the Steering Committee
- What is a City Improvement District?
- The CID Process
- CID Governance
- Why Marina South needs a CID
- Proposed Geographic Area
- Business Plan Strategic Objectives
- Draft Budget
- Financial Impact
- The Next Steps
- Questions and Comments
- Closure

Demetri also emphasised that this meeting is for information only and is not an official meeting of an established organisation. The Business Plan and Budget are still a draft. While concerns, suggestions or questions could be raised at this meeting, formal comments must be emailed to [marinasouthcid@gmail.com](mailto:marinasouthcid@gmail.com) within the next 30 days (i.e. By the 15<sup>th</sup> September 2025).



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He noted that the 2<sup>nd</sup> Public Participation meeting is scheduled for 15<sup>th</sup> October 2025 and would deal with any revisions that had been made to the draft Business Plan and Budget. Any objections to that Business Plan and Budget would have to be received by the 15 November 2025 (again, within 30 days)

**QUESTIONS and ANSWERS:**

**Q: Lorrie Gie:** By what percentage will the municipal valuation change every 3 years and how will this affect the rates?

**A: David-John:** The new general valuation of properties will happen next year; this will affect your normal rates, but the budget you see here tonight is the amount on which the special rate contribution will be determined. Although the valuation of the property might increase (and you can object), the City will only collect on the budget.

If you feel the valuation is too high, you can approach the CCT to object against it in that formal process, but once the CID budget has been passed, the budget quantum of that budget, cannot change.

**Q: David Cooper:** In the draft budget, how are the categories of the municipal valuation split, and what is the breakdown of these amounts?

**A: David-John:** 2/3 of the budget is allocated to public safety; he reiterated the municipal valuations as per the relevant slide from the PPP.

**Q: Judian Bruk:** asked why he could not be excluded from the CID's boundaries, and what would the process be to initiate this?

**A: David-John:** the CID by law and Policy governing the CIDs establishment states that the boundary of the CID must be contiguous. Depending on where his house is situated, this may be considered, as individual properties within a contiguous boundary cannot be excluded.

He also reiterated that everything within the city is based on CCT City Improvement District by-law.

**Q: Katherine Adshade:** wanted to know why the Eastlake Shopping Centre had not been included within the boundaries of the CID?

**A: Karen Hart:** Karen said that she had become involved in canvassing for security in the area since 2007. She had tried unsuccessfully for several years to get them involved with the



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residential security initiative, but there was little interest shown and some have since become gated communities. Neither properties on the eastern side of Eastlake Drive nor the commercial properties are currently part of a local security initiative.

**A: David-John:** The boundary is decided by the steering committee and must be contiguous, but did not prescribe what must be included or not.

**Q Heather Smith:** There are 15 properties on the other side of Eastlake drive, and these should be included, as well as the commercial properties at the shopping centre; as all of these properties will benefit from the added security, they should be paying towards it.

Is it possible to move the boundaries of the CID to include these?

**A: Cheryl Philip:** When the boundaries of the CID on Eastlake Island were being decided, the areas which were already part of ELISA security were included, and those who were not, were not included. The Marina South situation is similar.

**Q Brendan O'Reilly:** Only 49% responded to the UMS. Were any focus groups consulted?

**A: David-John:** The UMS is a prescribed process in the CID Bylaw and Policy. The requirement is to reach 20% of the property owners. In terms of consulting groups, per the Public Participation Plan the Steering committee can engage with focus groups. They can use the first public meeting as an engagement and information session as well.

**Q: Patrick Fansler:** Asked if he would be able to vote even if not in the country at the time?

**A: David-John:** Yes, by proxy

**Q: Albert Dreyer:** The municipal property valuations and proposed levy is unfair, as all in the MSCID all benefit equally; in a similar scheme in KZN all property owners pay a fixed levy, so why must we charge according to property Municipal valuation?

**A: David-John:** The Cape town CID process is in accordance with the Municipal Property Rates Act, which requires a supplementary rate to be based on valuations. Secondly, he said that KZN and other municipalities as well as other countries, had approached Cape Town to learn from its successful implementation of Improvement Districts because their systems were not working well.



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**Q: David Adshade:** MdGA, CID are all fragmented, so why can't all of these organisations be made into a single entity and do away with the individual ones.

**A: David-John:** When PI started investigating forming a CID, the CCT queried why the whole of Marina da Gama was not included. However, since then, two CIDs (ELICID & PICID) have been approved and are operational. In future, they can combine via the expansion process outlined in the CID Bylaw and CID policy, which would require in brief summary but not limited to:

- Agreement by 40% of the property owners of the newly proposed CID.
- That the same amount and level of service must be equitable with the previous CIDs, without making a material change.

**Q: James Smith:** Why are the repairs of pavements and roads included in the budget; should this not be something that CCT does?

**A: Ulf Martz:** Repairs and upgrades to the roads and sidewalks are not in our budget; However, once the CID has been established there would be a direct line of communication with the City line departments with whom we will liaise.

**Q: Karen Brink:** What is involved in security?

**A: Demetri Qually:** Security within the proposed CID requires a holistic approach with a security provider delivering quality equipment, new technology, and control room monitoring using intelligent software.

In addition it needs 24/7 regular patrolling and armed response by security branded vehicles of the security provider to respond to suspicious activity in public areas.

Providing all of this, requires consistent and sustainable funding.

**Q: Heather Acott:** Will Deep Blue be excluded from the tender process as everyone was very happy with the service they provided?

**A: Demetri Qually:** The open tender process will be available to any company who chooses to tender. He emphasised that this tender will be for public spaces only. Deep Blue would be able to tender as well.

He also emphasised that any resident could engage any security provider of their choice for the security within their property.

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**Q: Judian Bruk:** Why only either or, are there no other alternatives to a CID such as MDGA? Ratepayers?

**A: Ulf Martz:** These bodies serve different functions. MDGA is a Homeowners Association with a special emphasis on maintaining standards. A Ratepayers Association is a voluntary body which does not provide adequate funding for our safety and security needs.

**Comment: Judy le Cash:** Only a few residents are paying towards security, but everyone benefits, so everyone needs to pay. If one resident gets excluded, they will still benefit, and this is unfair.

**Q: Matt Dreyer:** Why can't we reinstate the guards in the Guard huts on Eastlake Drive? Security in Battle Ridge is different to that in Cannon Island which is much easier to protect; With Chubb security and the guards 24/7, there were no bin-pickers at all. Why not have the guards again as an alternative?

**A: Ulf Martz:** In discussions with the current Security Provider, they indicated that the current level of service is not sustainable, unless there are more clients.

If Security is provided with one extra registered guard, a mandatory 3 guards per 24hr shift, will amount to R 60K p/month (approx. 720K p/annum), which is unaffordable and just not feasible within this budget.

Security needs to be affordable, and with only 49% of residents currently paying towards the CCTV cameras, this is not sustainable.

The invoice that you receive from the Security provider is divided into 2 amounts: Armed response for your property, and an amount for the CCTV cameras in the public spaces. The amount shown for CCTV cameras is what will be paid for in the proposed Marina South CID budget.

**Q: Unknown:** Where are the more expensive houses situated? How are the values calculated?

**A: David-John:** Explained the rate in the rand and stated that the CID model is based on sustainability and viability.

**A: Ulf Martz:** The calculation of the special rates is determined by a factor that is applied to the individual municipal valuation. This factor is a function of the annual budget spread over the total valuation of all the registered properties within the MS-CID boundary, excluding non-registered properties, or indigent property owners.

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For example, the first-year budget is R600,000 per annum, and the total registered property valuation amounts to R453,304,000, hence the applicable special rate would be the budget divided by the total property valuation ( $R600,000/R453,304,000 = 0.001323615$ ). For the average property value of R2,850,969  $\times 0.001323615 = R3,773.58$  per annum, which equates to R314.47 per month (Excluding VAT).

**Q: Judian Bruk:** what criteria are used to develop the footprint of the CID, and what is the process to become excluded from this?

Also asked how to get the Steering Committee to do their job, and make sure emails are answered?

**A: David-John:** The footprint of the business model is guided via the CID Bylaw and Policy, The legal framework creates the governance structure for both the management body i.e. currently the steering committee, and in future the board of directors.

The steering committee must communicate as mandated in their public participation plan.

**Q: TUTU:** How does the final vote work?

**A: David-John:** Explained the voting process:

He said that a minimum of 60% of property owners within the CID boundaries, or their proxy, need to consent to the formation of the CID; this voting will be after the 2<sup>nd</sup> Public Participation meeting.

If the CID don't receive a 60% consent to continue, the business plan is active for 9 months from the date of the second public meeting. After that 9 months the process will have to be re-started,

The Steering Committee must verify that all votes are valid, via proxy or online; if the property is in a trust, then supporting documentation will be needed by CCT

The CCT (CID Branch) then does their verification on the consent and objection forms and gives feedback.

## **CLOSURE:**

Demetri Qually requested that everyone visit the website at [marinasouthcid.co.za](http://marinasouthcid.co.za) to review the documents that have been referred to during the meeting and to please email any questions and objections to the Steering Committee at [marinasouthcid@gmail.com](mailto:marinasouthcid@gmail.com)



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He reiterated the date of the 2<sup>nd</sup> Public Participation Meeting on 15<sup>th</sup> October 2025, and that this will be communicated to everyone via email, the CID WhatsApp group, notices and website

The Chair thanked everyone for attending and participating in the meeting

He also thanked both the visiting chair, Cheryl Philip and the CCT representative, David-John for their expertise and input into the meeting.

The meeting closed at 20h30.