



**MINUTES OF THE PUBLIC MEETING HELD FOR THE  
PROPOSED SALT RIVER BUSINESS IMPROVEMENT  
DISTRICT AT DOUBLE TREE BY HILTON CAPE TOWN  
CONFERENCE CENTRE ON 16 JULY 2013 AT 17:30**

**PRESENT**

- Mr Quintin Rossi – Chairperson for the public meeting
- Mr Wessel Botes – Chairperson for the proposed SRBID SRA steering committee
- Mr G Lohrentz - Geocentric
- Mr Runan Rossouw – ISL Department, City of Cape Town
- Mr Joepie Joebert– ISL Department, City of Cape Town
- Members of the SRBID Steering Committee
- Property owners and members of the public from the Salt River area

**ITEMS**

**OPENING OF THE MEETING AND INTRODUCTION**

1. Mr Quintin Rossi acted as Chairperson for the meeting and officially welcomed all attendees to the meeting. He gave a brief introduction to the Special Rating Area concept and expressed his support for such initiatives as it achieves many of the common goals of property owners within a defined area. He mentioned specifically that Salt River has seen many property owners wanting long term value from their property investments and therefore the steering committee of the proposed SRA was formed. Mr Rossi also introduced the members of the Steering Committee to the meeting.
2. Mr Rossi then introduced Mr Gene Lohrentz from Geocentric who was appointed as the consultant that assists the SRBID Steering Committee with the establishment process.

**INTRODUCTION**

3. Mr Lohrentz introduced himself and thanked the attendees for attending the meeting. Mr Lohrentz sketched a brief background to the SRBID initiative. He outlined the fact that there is much potential for the Salt River area and that the SRBID should not be seen as a complete turn-around strategy but rather an initiative designed to protect and enhance property investments into the future and improve the public environment as the setting in which the people of the area live and work.

**PRESENTATION OF PERCEPTION SURVEY RESULTS AND BUSINESS PLAN**

4. Mr Lohrentz then addressed the meeting and explained the establishment process in more detail referring specifically to the development of the Perception Survey and the Business Plan. The results of the Perception Survey and the Proposed Business Plan were presented through a PowerPoint presentation to the meeting.
5. The complete presentation is attached to the minutes for further reference.

6. The last part of the presentation set out the legal process of SRA establishment; highlighting the prominent steps that need to follow in order to complete the submission to the City of Cape Town and the potential start date of operations should the application succeed which will be 1 July 2014.
7. On completion of the presentation, the meeting was given the opportunity to ask questions to the presenters and the Steering Committee.

## **QUESTIONS**

### **Question 1**

The first question related to the boundary of the proposed SRA near the Salt River Circle area. It was asked why this area (towards Observatory) was not included in the SRA. Mr Lohrentz explained that the area contains a large number of residential properties and secondly that in order to establish an SRA, the City of Cape Town evaluated Rates payment ratios of properties and where these payment ratios are well below the average for the metropole, the formation of an SRA is not supported since the property owners are not paying their rates, let alone any potential additional rates. This area was evaluated as such and therefore not included.

### **Question 2**

The second question related the possibility to include this area at a later stage. Mr Lohrentz explained that this is very difficult since the current legislation required the entire area to re-vote and as such this is unlikely to happen again. Incremental growth of an SRA is therefore not easily achieved.

### **Question 3**

Question 3 related to the fact that it is a commercial property initiative. It was asked if it is fairly common to have only commercial properties contribution to the SRA. The answer was Yes and examples such as Maitland and Woodstock were listed.

## **CLOSING**

8. Mr Quintin Rossi formally thanked everyone for their attendance and closed the meeting.