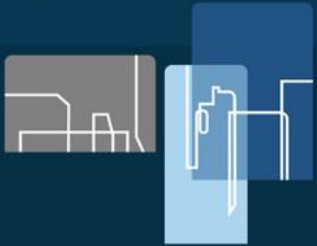


RECALIBRATING

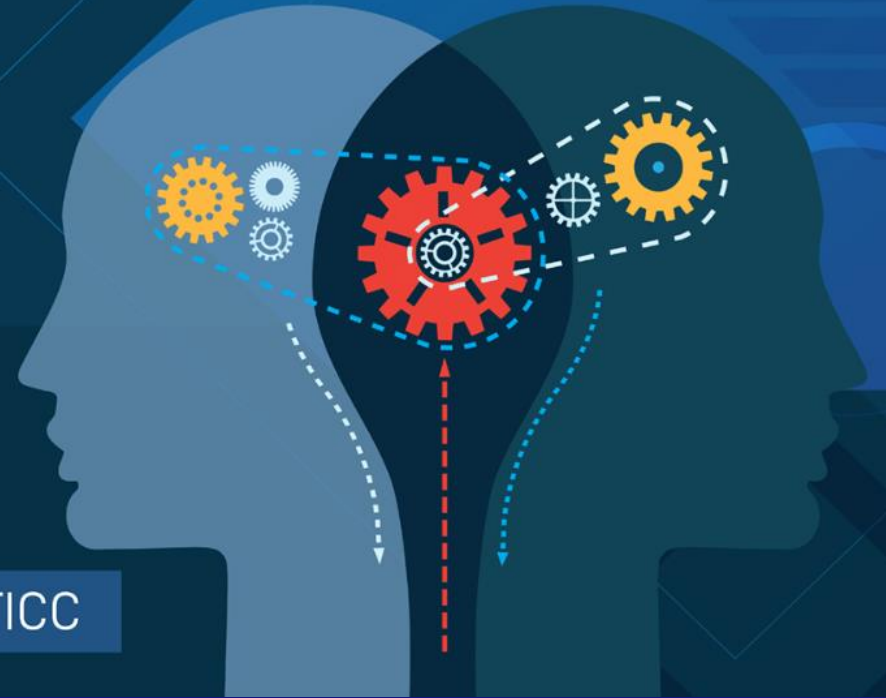
the development conversation



WCPDF

WESTERN CAPE PROPERTY
DEVELOPMENT FORUM

12th ANNUAL CONFERENCE 🌞 4 & 5 JUNE 2025 🌞 CTICC



DAY ONE: 16h00 – 17h15 SESSION 3:

THE ROLE OF CITY IMPROVEMENT DISTRICTS IN CREATING INVESTOR-FRIENDLY CENTRES

Session Facilitator: Simon Nicks, Director, CNdP africa

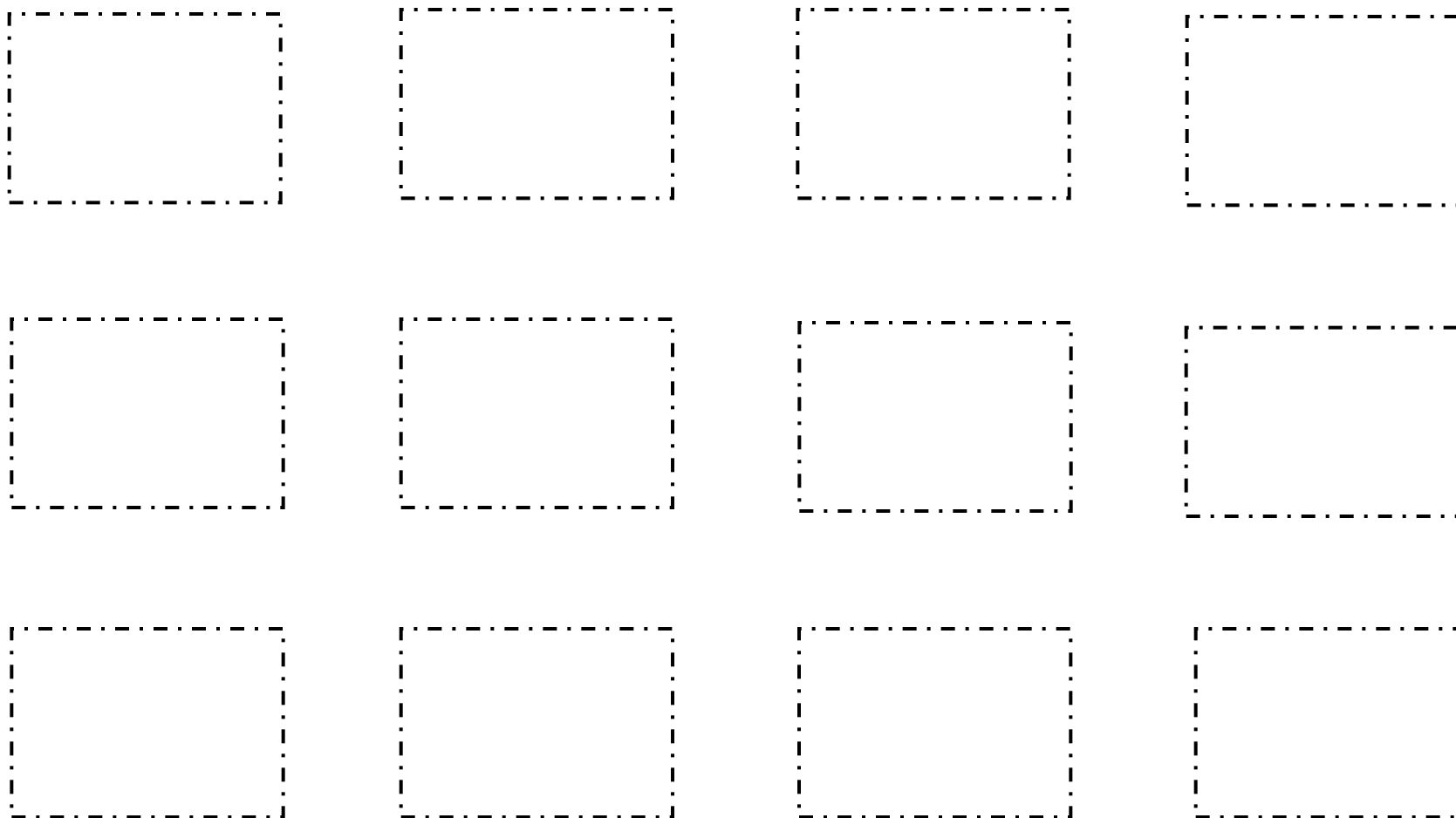
- **PURPOSE OF SESSION :**

The importance of maintaining the public matrix for investor confidence, economic growth and job creation:

Perspectives from operators and investors

WHAT IS THE PUBLIC MATRIX?

Maintaining the Public Matrix



Private/public properties within public spaces



Street



Street



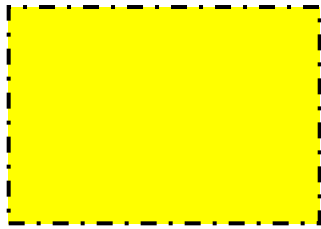
Street



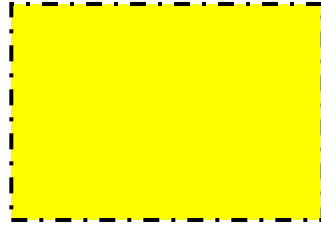
Street



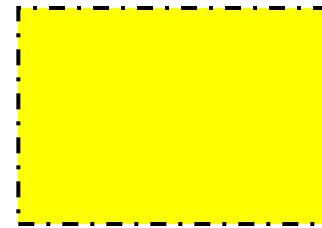
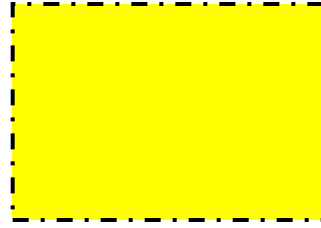
Streets = conduits of economic activity (not just transport)



Street



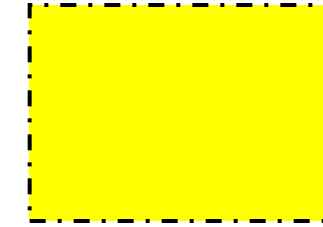
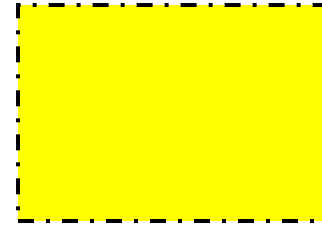
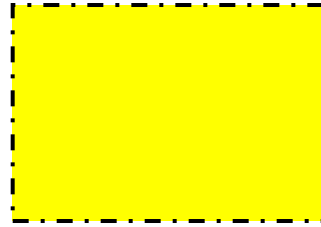
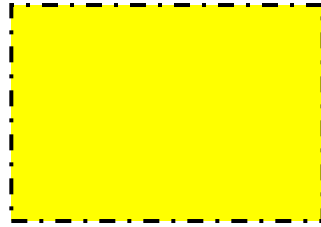
Street



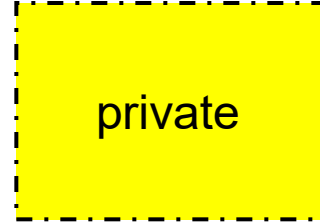
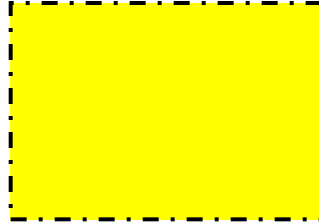
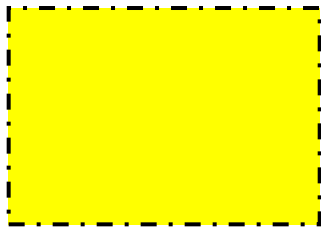
Street



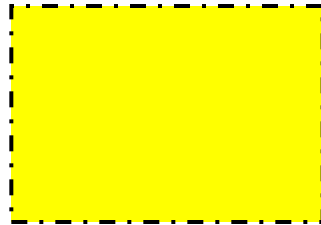
Street



Private property (rental/ownership) = **wealth building, jobs**



street



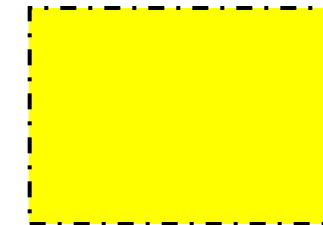
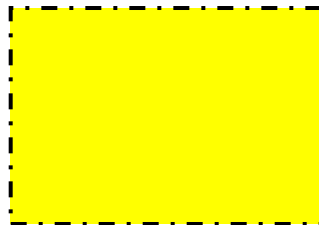
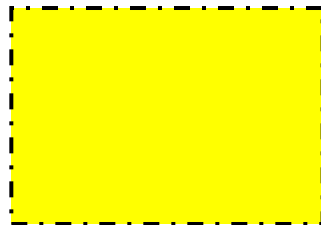
street



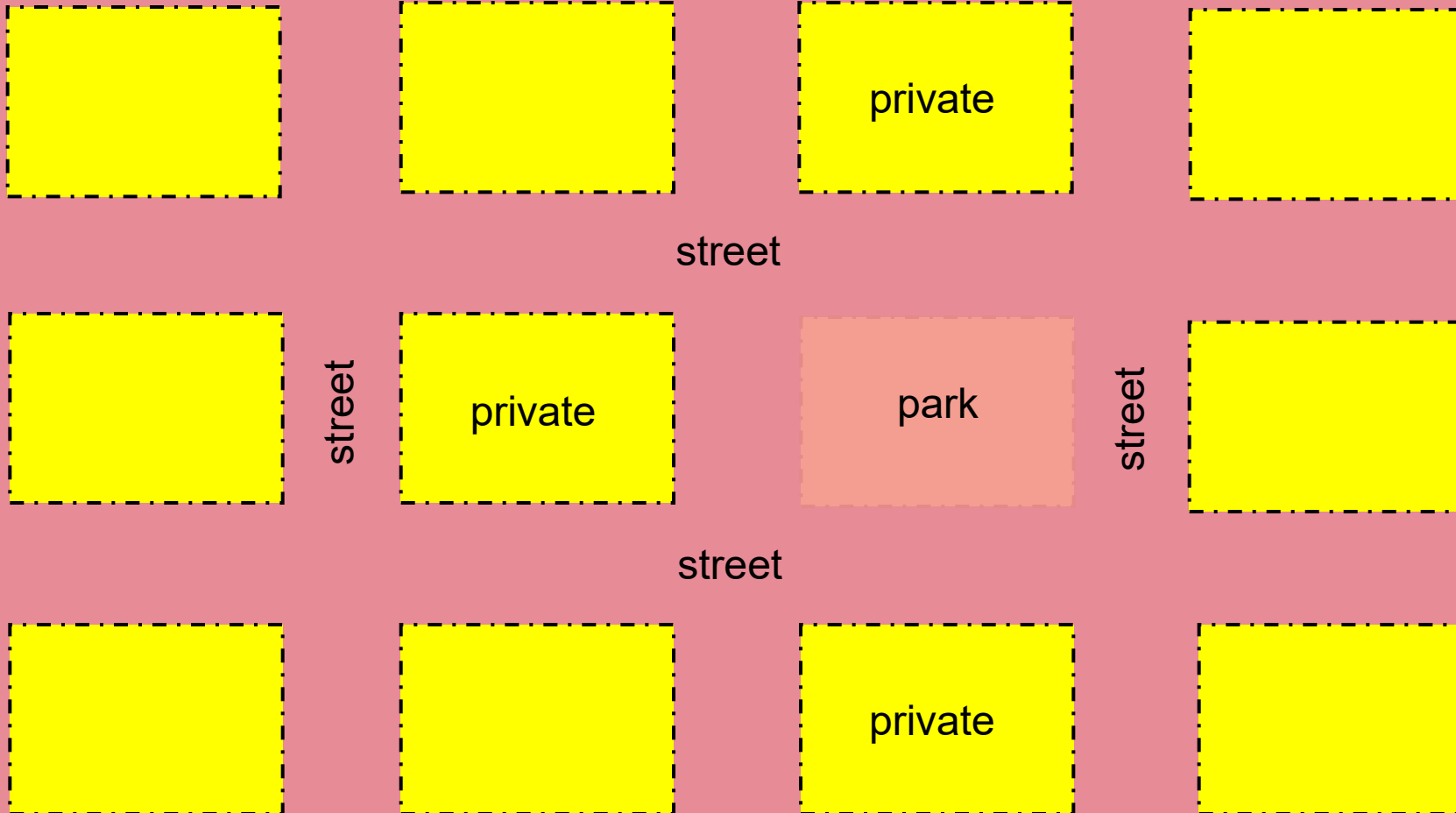
street



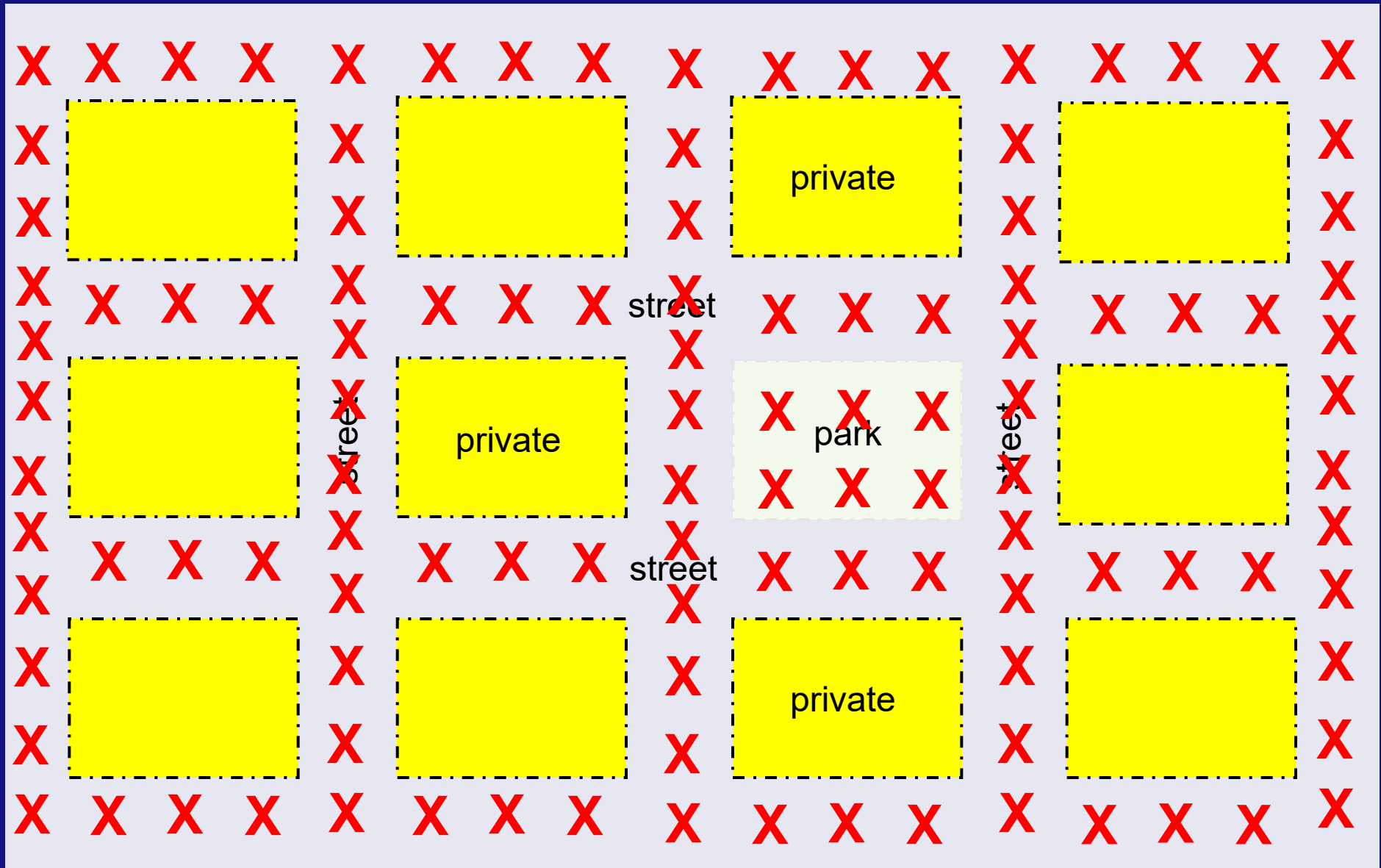
street



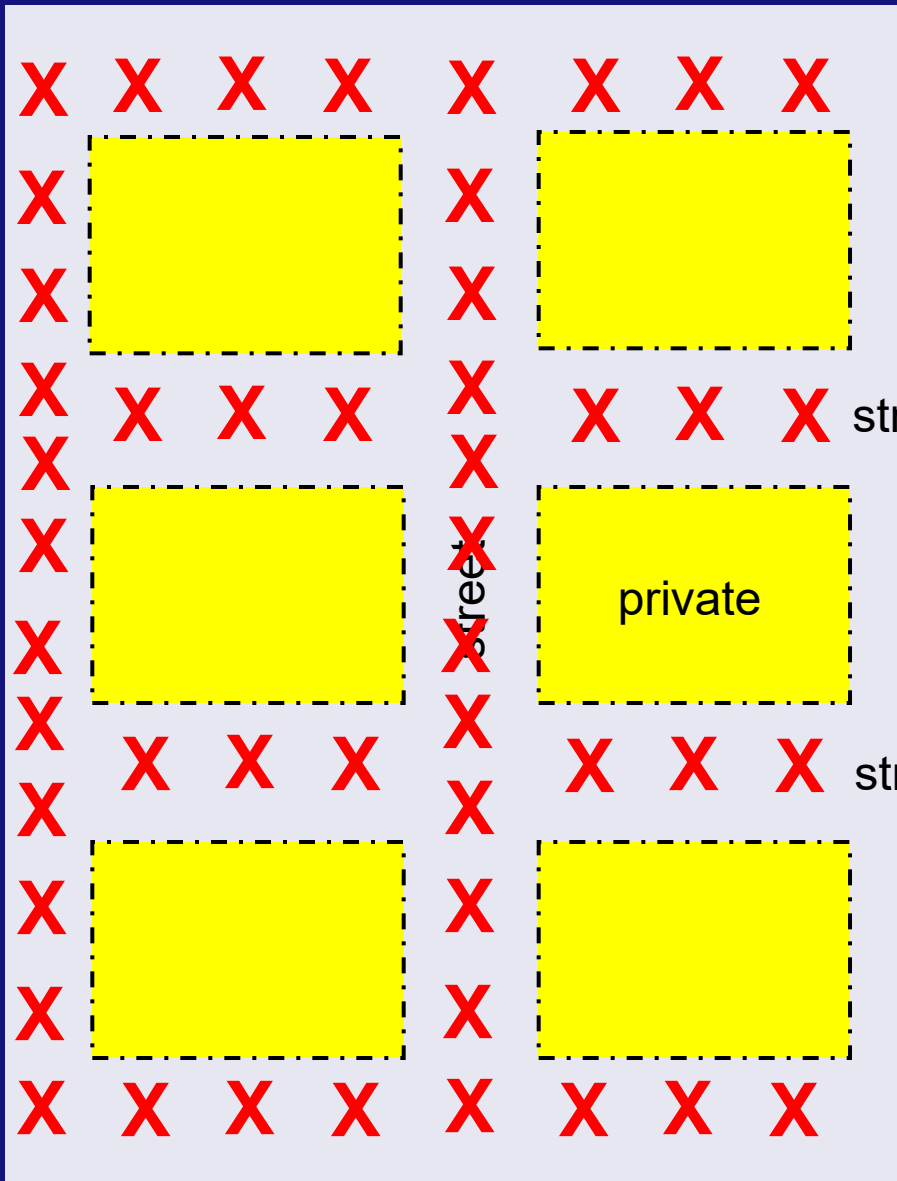
Quality urban environment



Public matrix



Public matrix = dysfunctional

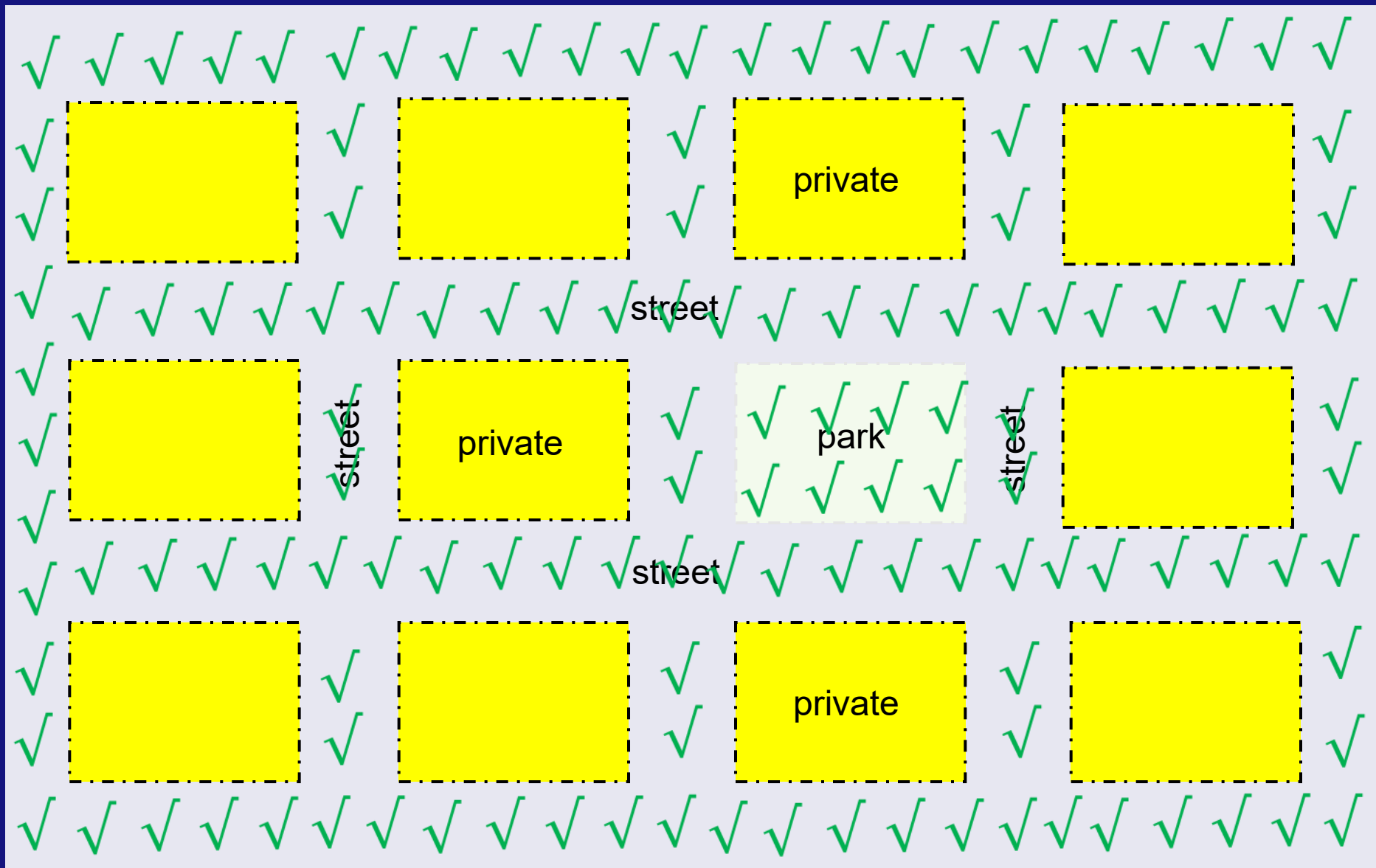


- Decreasing security
- Decreasing maintenance
- Less foot fall
- Increased security expenses
- Collapse of public institutions of quality – art galleries, museums, libraries
- Visitors and tourists disappear
- Increasingly expensive to fix

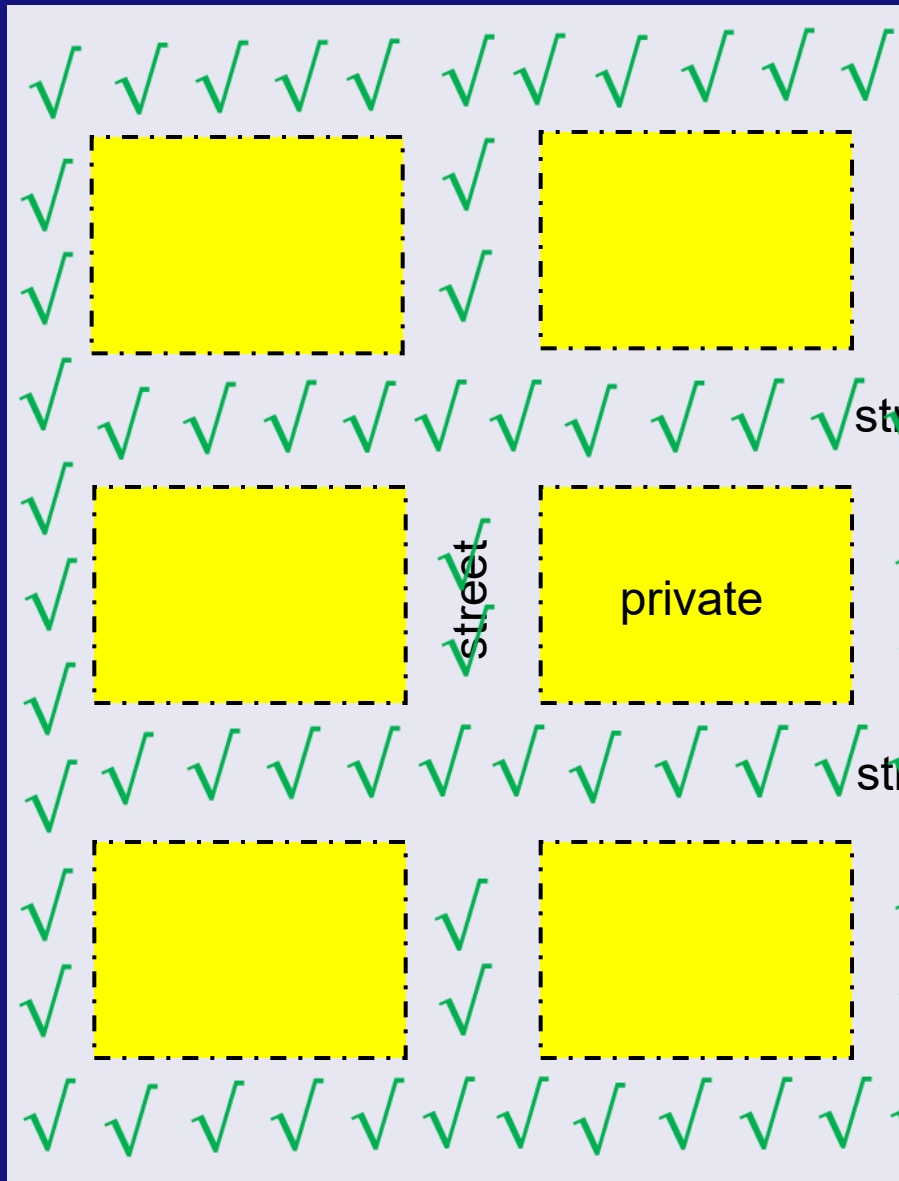
Retreat to the private realm

- Gated residential estates
- Enclosed shopping centres
- Synergies are lost
- Emergence of development islands
- Can survive but not ideal
- Eventual collapse of these rearguards
- Capital flight

VICIOUS SPIRAL OF DECLINE

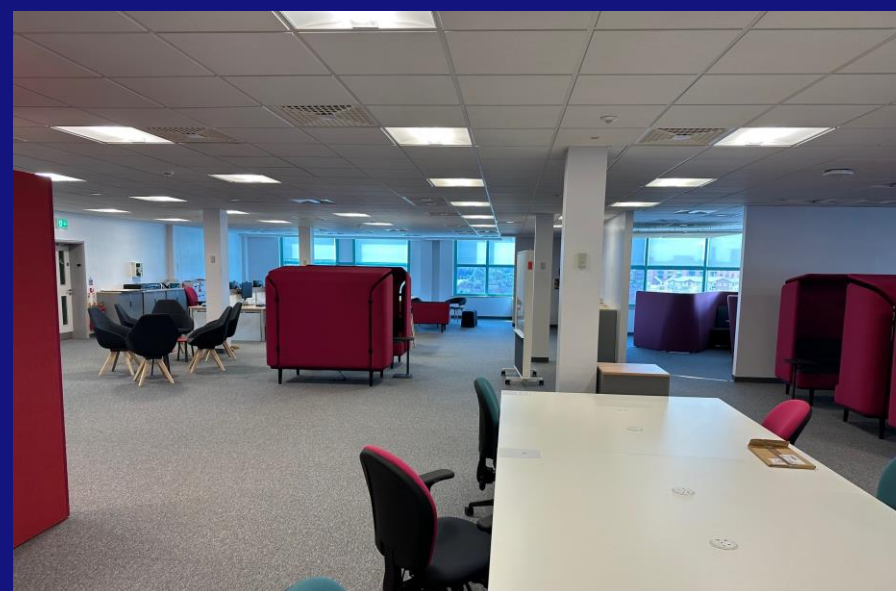


Public matrix = safe, clean, enabling



- Area wide security
- Rapid response
- Growth in civic pride leads to zero tolerance culture
- Safe for all to walk around 24/7, especially women and children and the elderly
- Horizons widen – easier see new opportunities
- Big increase in cultural attractions
- Increasing appeal to residents and visitors
- High street environments good for local small businesses and recreational opportunities
- Do we go on holiday to shopping malls?
- Maintenance becomes easier and cheaper as security costs are reduced
- Confidence -> investment -> growth

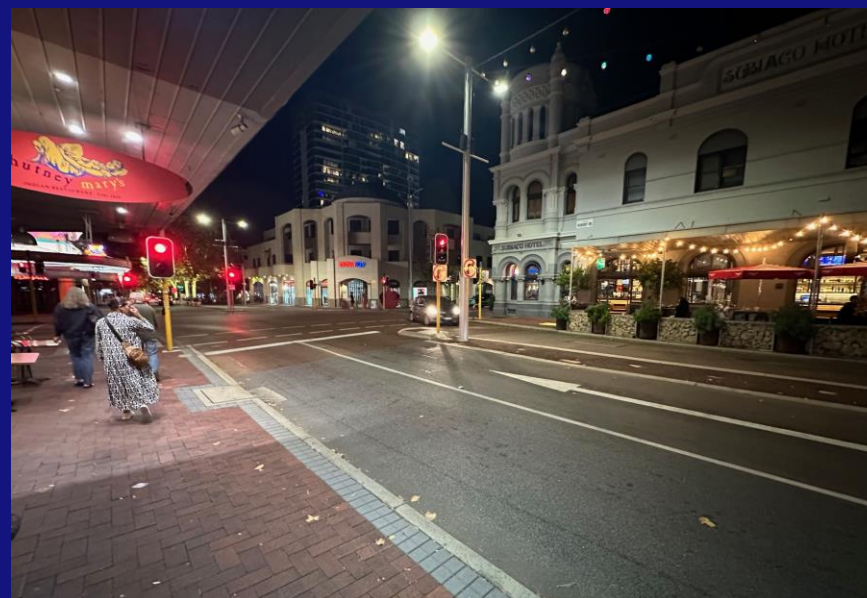
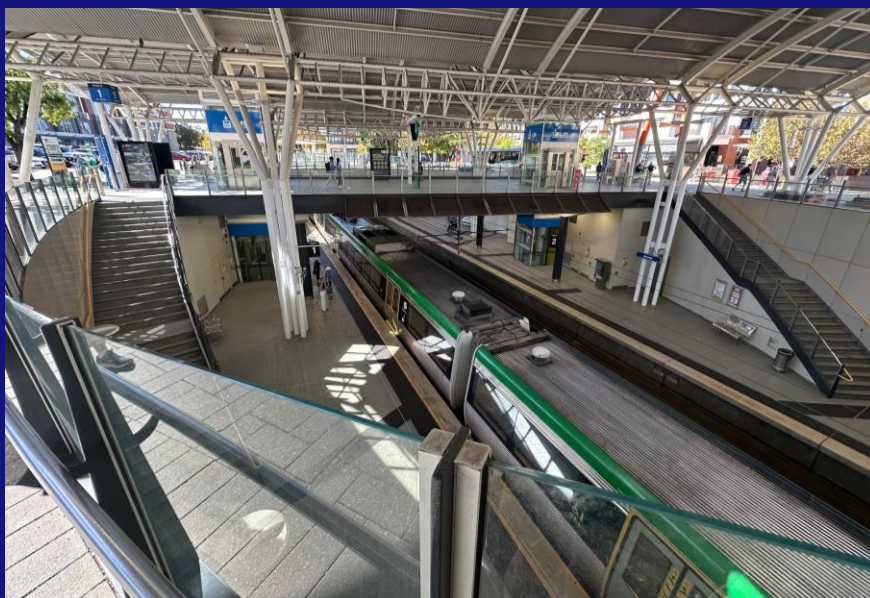
Virtuous cycle feeding ever upwards...



ORIO PPMU
KIGALI CITY
29 August 2024

BELFAST – segregated enclaves







ORIO IRT INFRASTRUCTURE: PTI PRECINCTS



CAPE TOWN INNER CITY

4. EXISTING SITUATION - murder capitals

Site Visit 2023



Nyanga: Sithandathu Ave - sidewalk not repaired and made good after underground trenching works



Nyanga: Ameva St - chemical toilet serving informal settlement residents surrounded by floodwater, rubble and litter



CCT maintenance vehicle followed by security detail: Khayelitsha, Monwabisi Park



Nolungile: Matonda St - that has no streetlights. There are a number of minor streets in the area without streetlights

Site Visit 2024 (windscreen follow up)



Nyanga: cnr Great Dutch/Sithandathu Ave - sidewalk still not repaired and made good after underground trenching works



Nolungile: Japhta Masemola Rd. Solid waste significantly improved but still rubble and litter - leaking water and sewer mains



Nolungile: Piles of solid waste, leaking water, sewer and stormwater, blocked catch pits



Near Nolungile PTI Precinct - leaking sewer main

BUT... CAPE FLATS – cannot be complacent!

- Corruption, lack of skills...
- Crime fighting is a national competency
- No culture of zero tolerance – rather of making allowances, “understanding the complexities”
- Extremely rights based legal system
- Weak criminal justice system – allows criminals to operate with impunity
- Pricy civil service – above inflation salary increases since 1994 – increasingly too expensive to do most maintenance tasks
- Extremely complex tendering system 18 -> 24 months to award tenders
- KKM brigade – (kgale ke lo mo) (I have been here long enough not to be bossed around)
Sunday Times 1.6.25

Structural challenges – subject of this panel