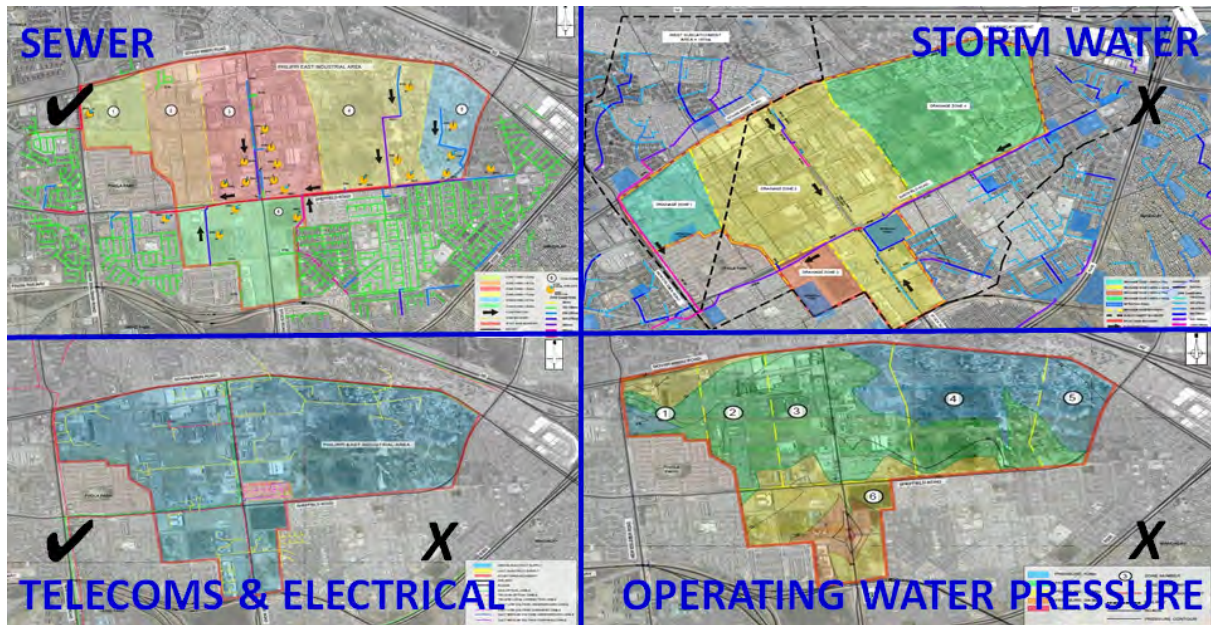




Philippi Economic Development Initiative

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Philippi Infrastructure Demand Analysis Awareness Workshop

17 March 2016

Feedback Report

Philippi Economic Development Initiative

Reportback: IDA Summit 17 March 2016

MEETING:	PEDI, HHO Africa: Philippi Infrastructure Demand Analysis feedback	
DATE:	17-Mar-16	
TIME:	10h00 - 15h00	
VENUE:	Philippi Village	
IN ATTENDANCE:	AECOM SA	Jevon Jacobs
	Afroteq	Stuart Reynolds
	BALTIMORE AIRCOIL CO SA PTY LTD	José Fernades
	Cape Times	Bhekizizwe Radebe
	Cape Town International Airport	Adéle Klingenberg
	Cape Town International Airport	Jacqui Ferreira
	Chamber of Commerce	Mthobeli Clarence January
	City of Cape Town	Vanessa Benaris
	City of Cape Town	Zimlo Lalendle
	City of Cape Town	Krishna Naidoo
	City of Cape Town	Laurent Hermant
	City of Cape Town	Nigel Titus
	City of Cape Town	Xolile Gwangxu
	City of Cape Town	Anthea Serritslev
	City of Cape Town	Garreth Bloor
	City of Cape Town	Malville Swanson
	City of Cape Town	Sivatho Nzima
	City of Cape Town	Mxolisi Miller
	City of Cape Town	Nicole Jurius
	City of Cape Town	Donovan Goliath
	City of Cape Town	Rhoda Bazier
	City of Cape Town	Gershwin Fouldien
	Department of Coffee	Wongama Baleni
	Department of Trade and Industry	Gavin Adams
Eskom	Rámon Odendal	
Eskom	Owen Peters	
Eskom	Ntamu Baloyi	
Eskom	Mnikeli Kakaza	

Eskom	Shaun Swanepoel
Eskom	Phumeza Qwashu
Eskom	Zodwa Shongwe
Eskom	Monwabisi Fani
Futurelead	Ken Briggs
Futurelead	Johan Naude
Golden Arrow Bus Services	Anwar Ally
Golden Arrow Bus Services	Adnaan Mobara
Green Cape	Jarrood Lyons
HHO Africa	Fred de Villiers
HHO Africa	Megan Woodward
IOL/Daily Voice	Mike Nkalane
PEDI	Martine Barker
PEDI	Deidré Daniels
PEDI	Sonwabile Pepani
PEDI	Lee-Ann Heyburgh
PEDI	Paul Stohrer
PEDI	Thomas Swana
PRASA Metrorail Western Cape (Division of PRASA)	Pierre Cronje
PRASA Metrorail Western Cape (Division of PRASA)	Riana Scott
PRASA Metrorail Western Cape (Division of PRASA)	Louis Beukes
Radio Zibonele	Nomanesi Sitoto
Subcouncil 13	Lunga Bobo
Subcouncil 13	Mzuzile Mpondwana
Vukani	Siya Khaya

ITEM NUMBER	AGENDA ITEM	DISCUSSIONS
1	WELCOME & INTRODUCTIONS:	Thomas Swana
2	KEYNOTE ADDRESS	<p>Cllr Garreth Bloor</p> <ul style="list-style-type: none"> * Proposed consideration of the Atlantis model for urban regeneration * Urged coherent planning that could lay the groundwork for growth in Philippi * Shared planning between the City, state entities and other spheres of government was needed for growth, business development and job creation * Next economic incentives programme led by the City should be focused on Philippi

		* For consideration in the forthcoming City budget
3	PURPOSE OF THE WORKSHOP	<p>Thomas Swana</p> <ul style="list-style-type: none"> * Meeting called to understand implications of HHO Infrastructure Demand Analysis report for development planning in Philippi area * Three broad elements of the Philippi community: agricultural, residential and industrial, each with challenges and opportunities * PHA: key strategic entity with a value that needs to be harnessed and protected * Industrial area: strategic value for the wider city economy, but especially for potential Aerotropolis development * Residential: housing need identified in Demacon market studies report, revisioning of existing informal areas could meet significant need * PEDI's role is to be agent of economic change * Research conducted to understand potential for growth, including Demacon Market Studies and HHO Africa Infrastructure Demand Analysis
4.1	COMMENT FROM THE FLOOR	<p>Subcouncil 13: concern that residents in Philippi area forced to use Fezeka facilities for payments to council. Call for relocation of offices within Philippi.</p> <p>RESPONSE – Ald Serritslev: SC13 might consider negotiations with partner such as Philippi Village</p> <p>RESPONSE – SPUD: Services department should be approached</p>
4.2	COMMENT FROM THE FLOOR	<p>Call for Philippi to be declared MURP</p> <p>RESPONSE – Thomas Swana: MURP is too small an instrument for the scale of development envisaged for Philippi. PEDI is now working towards SEZ option</p> <p>RESPONSE – Cllr Bloor: Atlantis very successfully adopted SEZ approach in preference to MURP</p>

4.3	COMMENT FROM THE FLOOR	<p>ESKOM: Protection of Eskom-owned land needed eg land within Marikana settlement. Fencing not a solution – gets stolen.</p> <ul style="list-style-type: none"> * Greater electricity potential available in Philippi than official stated capacity as official stats exclude significant available reserve capacity * Proposal for new substation on the table awaiting agreement on location in terms of CoCT land swap adjacent to R300. Warning that land is vulnerable to occupation until it is owned by Eskom and can be secured.
5.	AEROTROPOLIS	<p>Jacqui Ferreira, Airports Company of South Africa</p> <ul style="list-style-type: none"> * ACSA is now close to completing feasibility study on whether Cape Town is suitable for development of an Aerotropolis * ACSA should not be the driving agent for an Aerotropolis project but is nonetheless taking the first step to see if together with the City it can drive an Aerotropolis * ACSA is concerned to ensure that its impact on its neighbours is not negative * ACSA has bought the Denel land and has not finalized land use – welcomes input and proposals. False Bay College already committed to artisan training. Aiming for 10 000 trainees per year eventually. * Security of airport is of critical importance – aiming to leverage community ownership of airport as critical source of economic benefit for local communities
6.	HHO AFRICA PRESENTATION	<p>Fred de Villiers, HHO Africa</p> <ul style="list-style-type: none"> * The review was conducted by desktop survey with input from line departments * Survey assessed the needs of the survey area in three phases <ol style="list-style-type: none"> 1. Infrastructure demand in the area prior to the August 2014 land invasion of the Marikana area 2. Status quo after the invasion

3. Future expected requirements for development of Philippi East

HHO AFRICA FINDINGS:

1. Foul Sewer – there is capacity but there are some problem areas. Computer modeling needs to be undertaken. Further research should be undertaken when development plans are in place.

2. Potable water. Sufficient quantity exists but water pressure is a problem. Existing supply mains should be extended. The researchers proposed upgrading reticulation pipes and create more connections to existing trunk mains to create a grid pattern. Computer modeling needs to be undertaken.

3. Storm water management capacity is presently adequate up to a 10-year storm but will not cope with bigger storms. With full development, the infrastructure will not cope with storms greater than 5-year storms. Additional 14ha of detention pond capacity should be built.

4. Telecommunications – there is adequate capacity and a new fibre network cable is being routed through Philippi. Security risks associated with cable theft were identified. The researchers recommended that new businesses should apply for a direct link to the existing Telkom fibre optic network. Residential areas should be provided with a WCDMA connection.

5. Electricity. There is very little spare electricity supply capacity and with development, additional electricity supply will be needed. A new substation will be required to provide the future development's electricity needs. All cables must be underground to prevent theft from occurring.

BREAKAWAY SESSION OUTCOMES

**Task 1. To identify issues constraining development planning;
Task 2. to identify keys to successful development**

GROUP ONE	* Water Security	Water is a key issue for both Philippi and more widely in the City – must be taken into consideration in all planning
	* Atlantis should be explored as a model	There are many lessons for Philippi in a targeted SEZ approach. Further exploration of SEZ approach required
	* Land needs to be unlocked	Land must be identified and earmarked for specific purposes to enable targeted development and with a view to security of planning for this
	* Sustainability	All planning for development must be sustainable and requires holistic approach to social development alongside economic, including especially proper education and training for skills
GROUP TWO	* Skills Development	Skills development and community development are vital to close the gap between investment and capacity to build on investment
	* Small business challenges	Lack of investor incentives; need concessions to alleviate costs and reduce red tape obstacles
	* Inclusive stakeholder engagement	Communication with business and community essential to manage mistrust and eliminate political agendas
GROUP THREE	* Political interference	Urgent need to depoliticise development. Programmes need to proceed for sake of community, not for political gain
	* Balance development of economic agenda with social development	In order to take community along with economic development, need to build hard skills, soft skills and, very importantly, leadership skills
	* Coordination of vision	Need development of a holistic intersectoral plan. Need an inclusive forum of appropriate institutions to drive the process (PEDI, local/provincial/national government players. Eskom, Line Departments)

* Designation of a champion for Philippi within senior local government eschelons

Need an internal champion who can drive planning for development in Philippi within the City, and as co-ordinator with other government.