



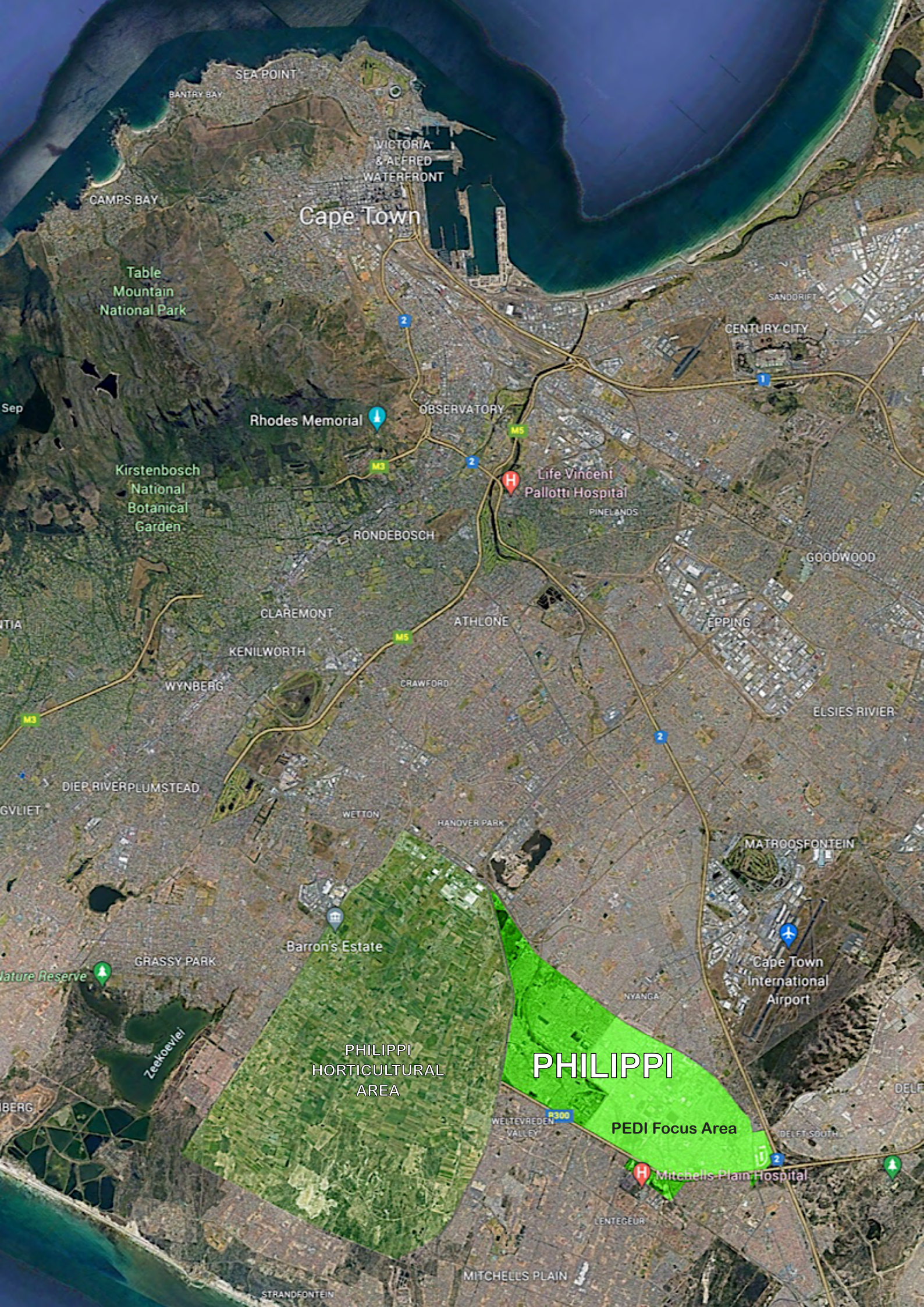
philippi economic development initiative

ANNUAL REPORT

2021–2022

**WITNESSING
POSITIVE CHANGE
IN PHILIPPI**





Cape Town

PHILIPPI

PEDI Focus Area

PHILIPPI
HORTICULTURAL
AREA

Barron's Estate

WELTEVREDEN
VALLEY

MITCHELLS PLAIN

SEA POINT
BANTRY BAY

VICTORIA
& ALFRED
WATERFRONT

CAMPS BAY

Table
Mountain
National Park

SANDDRIFT

CENTURY CITY

Rhodes Memorial

OBSERVATORY

Life Vincent
Pallotti Hospital

PINELANDS

RONDEBOSCH

GOODWOOD

CLAREMONT

ATHLONE

EPPING

KENILWORTH

CRAWFORD

ELSIES RIVIER

WYNBERG

DIEP RIVER PLUMSTEAD

WETTON

HANOVER PARK

MATROOSFONTEIN

GRASSY PARK

NYANGA

Cape Town
International
Airport

Zeekovlei

DELFT

DELFT SOUTH

Mitchells Plain Hospital

LENTEGEUR

STRANDFONTEIN

WORKING TO MAKE PHILIPPI
A SHINING EXAMPLE OF A
DISADVANTAGED COMMUNITY
THAT BECOMES A THRIVING
ECONOMIC HUB

Safety &
Security,
Cleaning &
Greening

Upgraded
Trading Areas,
Improved
Infrastructure

Food,
Water &
Energy
Security

Recycling

Sustainable,
Well-Informed
Community

Established as a not-for-profit company by the City of Cape Town, the primary aim of the Philippi Economic Development Initiative (PEDI) is to **promote economic growth and development in Philippi** with an independent board of directors drawn from the public sector, businesses and community.

Philippi is a large urban and semi-urban area in Cape Town's Cape Flats region with an **estimated population of over 500 000**, comprising Philippi East residential neighbourhoods and the Philippi East Industrial areas.





WITNESSING POSITIVE CHANGE IN PHILIPPI

OUR STORY

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In the past ten years, PEDI has been instrumental in facilitating many billion rands' worth of projects in both the private and public sectors.

Working with project developers and service providers, PEDI is driving the dialogue between all parts of the community, creating partnerships and formulating strategies to pull Philippi out of the rut it slipped into over decades of neglect.

OUR STORY



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

programmes

p.e.p

presidential employment programme

pedi
projects

philippi
p.m.u

precinct management unit



pedi

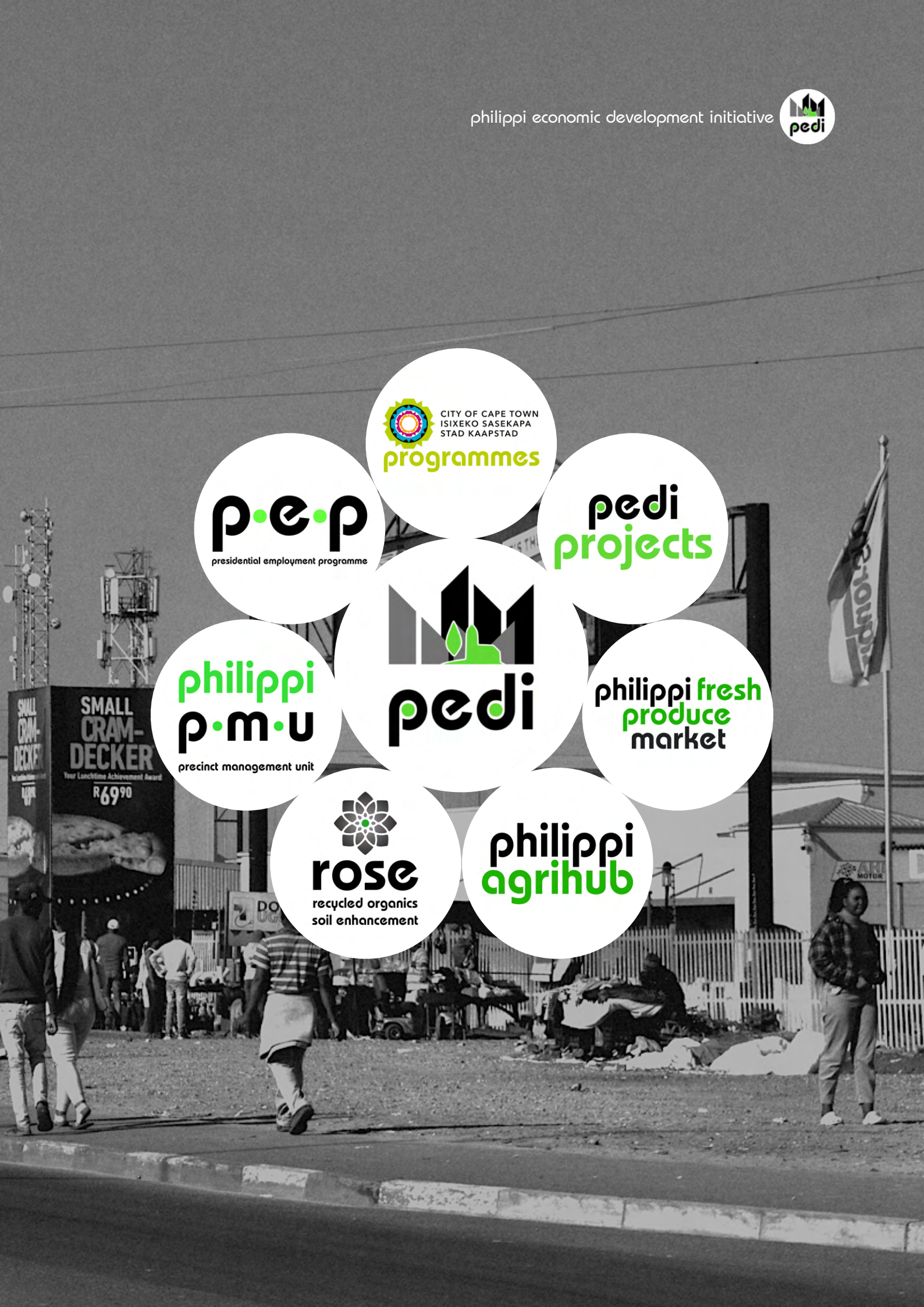
philippi fresh
produce
market



rose

recycled organics
soil enhancement

philippi
agrihub



FOREWORD BY THE MAYOR

GEORDIN HILL-LEWIS

EXECUTIVE MAYOR, CITY OF CAPE TOWN



I am immensely grateful to PEDI for so energetically showing that real socio-economic transformation is possible in every one of Cape Town's areas.



Earlier this year, I had the great pleasure of attending the launch of one of PEDI's flagship projects, the Philippi Agrihub. At the launch, I spoke about why the creation of economic opportunities in Cape Town is key to attaining what I described as our "higher purpose", which is to alleviate the suffering of those in our city and country living in poverty.

For this reason, the City has decided to make Cape Town the easiest place to do business on the African continent. Ours is a vision in which the state supports rather than hinders commerce, and gives business space to thrive and create jobs.

While economic growth must be our most important objective, it cannot be our only objective. In Cape Town, while we need to allow the market to flourish and get people into work, we also need to ensure that our City is liveable, and remains so for future generations. As Capetonians know all too well, we need to ensure that we remain resilient in the face of drought, flooding and climate change.

There are very few things in government that have the power to both offer possibilities for economic growth on the one hand, and help safeguard liveability, sustainability and resilience on the other. Urban green space is one of these rare things.

PEDI is leading the way in driving these twin objectives. Through the innovative and intelligent use of green urban space in projects like Agrihub, organic composting, and the Philippi Fresh Produce Market, Philippi has seen the increased, sustainable leveraging of green assets for socioeconomic change. This transformative effect is bolstered by other focussed projects such as the Presidential Employment Programme and the Philippi Precinct Management Unit.

It therefore gives me great pleasure to present PEDI's 2021/22 Annual Report. This Report really does do what it claims, which is to bear witness to the incredible "positive change" that PEDI has brought about in the area which it serves.

I am immensely grateful to PEDI for so energetically showing that real socio-economic transformation is possible in every one of Cape Town's areas, and look forward to watching PEDI and its projects go from strength to strength.

A REVIEW OF THE YEAR BY

ANTHEA SERRITSLEV

CHAIRPERSON, PEDI



PEDI despite challenges has continued to grow from strength to strength. It has become a very exciting project and an example of efficient management and achievement for Cape Town.



Over the many years I have been on the PEDI board I have watched the enormous changes to what was then called the Philippi Industrial Area. When PEDI was first formed in 1998 Philippi was in the process of changing from a rural farming area into an industrial node and it was mostly open land with scattered factories etc.

Over the years informal settlements rose and gradually some of those were converted into formal housing estates, the industrial hub reduced, and the informal trading sector grew.

With these changes, a lack of facilities and an increased population - came litter and dumping, increased crime, and traffic chaos.

This is the challenge PEDI has been facing and now with the solid backing of the City of Cape Town and an injection of National Treasury funding, PEDI is making visible inroads into improving Philippi.

PMU AND PEP

At the beginning of the year the National Treasury's Presidential Employment Programme (PEP) commenced under PEDI's Precinct Management Unit (PMU) from Philippi Village. PEP overnight employed >600 unemployed community members who have been trained in cleaning and security. The Mayor of Cape Town, Alderman Geordin Hill-Lewis launched the project in April and by then Govan Mbeki Road and surrounds had been cleared of rubble and unsightly litter. A particularly exhilarating experience for me as I have watched it decline over the years.

Community patrols are now regularly held in hotspot areas and the security teams have been escorting Municipal workers and other teams working in the Philippi area, where it became hazardous with people being accosted and equipment stolen.

PHILIPPI FRESH PRODUCE MARKET AND AGRIHUB

Apart from the PMU which keeps in constant contact with the community, business, the Sub-councils and the City, PEDI has now undertaken the management of the Philippi Fresh Produce Market and is in the process of creating the Agrihub, a market and related businesses, for which it was originally built.

PHILIPPI AGRICULTURAL ACADEMY AND ROSE

Some years ago, PEDI started the Philippi Agricultural Academy for the training of emerging small farmers. It commenced with a tunnel growing vegetables and herbs and using vermi-compost from the neighbouring vermi-composting operation. PEDI has since expanded the vermi-composting, ROSE (Recycled Organic Soil Enhancement) and gradually both projects, with the backing of the City and funding from National Treasury, have developed and expanded. ROSE is now absorbing tons of waste per day and producing sought after high quality compost. The Academy trains over 100 students a year and produces fresh vegetables for specialty businesses.

CITY PROJECTS AND FUNDING

Over the years PEDI, in addition to its various activities, undergoes specific projects on behalf of the City for the future sustainable economic development of Philippi. Over the last two years Ingulube Drive and New Eisleben Road have been studied and planned with assistance from experts and this year a Phase 2 site development plan for New Eisleben Road traders was completed and a Trader Management methodology Plan has been worked with City officials and traders for the operation of the proposed trading sites.

From a handful of staff, PEDI is now managing over 600 and needs to be congratulated on the efficiency and the speed at which it has grown without missing a beat. The accounting for so many projects and different sources of finance as well as the reporting process, has become very sophisticated. The flow of finances continues to be a challenge. An NPO organisation like PEDI is reliant on outside funding and it cannot function optimally when funds do not arrive timeously. Through the management of the Market and ROSE it is anticipated projects should eventually become self-sustainable.

MANAGEMENT AND BOARD

Our CEO, Thomas Swana must be commended for his resilience and creativity in managing to circumvent all the unexpected boomerangs which come his way. PEDI despite challenges has continued to grow from strength to strength. It has become a very exciting project and an example of efficient management and achievement for Cape Town.

For the Board members it has become an onerous task to monitor and guide PEDI and I thank them for their support. On behalf of the Board, the management and staff of PEDI are to be congratulated on what they have achieved, and it is going to be exciting following their progress over the years.



A WOLF
SUPPLIED BY REDNOR & LEE
S.W.L. 8 TONN
SERIAL NO 455



A MESSAGE FROM

THOMAS SWANA

CHIEF EXECUTIVE OFFICER, PEDI



Through our work with the City of Cape Town, it is clear that the development process has only just begun, as Philippi is now recognized as a primary economic development node in Cape Town.

The analogy of the activity and what all has been accomplished is similar to the trajectory of an airplane taxiing from the gate to the runway. Then standing at the runway and waiting for our turn to take off. Some unexpected bad weather, and a return to the gate. Then some time later back to the runway. A slow start while the speed grows and then, finally, sufficient lift for the take off to happen. This process has taken 10 years, but we do seem to now seem be in full flight!

Initially our mandate was managed within one department, aptly named Economic Development, but there have been many changes to navigate with our colleagues in the City over the years. PEDI are now truly transversal as we work with several departments: Property Management, Area Economic Development and Urban Catalytic Investment, which now all fall under the same directorate Economic Growth.

However, credit must go to the City's Economic Development department (now called Area Economic Development or AED) who have had the vision to stay with and support PEDI's operations. They have been the kernel to the process to achieve where we find the company today in every aspect of what you will read in this report. Without the early years of work to understand and define the problems we face in Philippi, we would not have been able to understand the formal and informal economies operating in Philippi, give direction to transport and digital infrastructure upgrades, assess the economic potential of the occupied and unoccupied land parcels, drive the upgrades to informal trading zones and to propose a Precinct Management Unit or an Agrihub.

Without the AED support of a Precinct Management Unit, we could never have been ready to take on the enormity of the Presidential Employment Programme.

PEDI and the other transversal relationships we have developed to widen our impact have only evolved due to the foundations laid in the first 7 to 8 years of our direct partnership with AED. The collaborative work of the AED and Urban Catalytic Investment (UCI) departments have set the foundation work for the Philippi Opportunity Area programming and implementation planning. I am reminded of the parable of the mustard seed, which was the smallest seed, but which grew into a huge plant. My gratitude must go out to the City, in general, but a very special thanks must go to our founding relationship with AED.

INFORMAL TRADING STRATEGY

For many years, PEDI has been involved since 2017, initially with the City's Economic Development Department and subsequently with the Urban Management Department and currently with the Enterprise and Investment – Area Economic Development (AED) Department (Area South) in a process of systematically rolling out the development of the City's Informal Trading Strategy Project to Philippi.

The strategy was piloted and first rolled out in Khayelitsha, one of the most complex informal trading activities yet to be attempted by the City's economic development departments over the past five years. The decision to roll out the informal trader's strategy was not taken lightly as the department was fully aware of the socio-economic and political challenges that lay ahead in attempting to execute this strategy. The City, however, accepted the challenge by partnering with PEDI to make a contribution towards socio-economic development and improvements to public environments in Philippi, given its geo-position of being situated in the Metro South East (MSE) Node / Corridor in the City of Cape Town.

The Informal Trading Strategy for Philippi spearheaded by AED dovetailed with fact that various other City departments have been developing and starting to propose mega-plans within the Philippi Node which will possibly see the area being fully transformed at least from the public infrastructure viewpoint. The Philippi Opportunity Area (POA) is one such mega plan being crafted for the Philippi MSE Node / Corridor.

It has become clear that the Informal Trading Sector will be impacted by the POA and therefore AED has been proactive in mandating PEDI to analyze the opportunities that exist and could be improved to make significant improvements to the informal sector and to the area.

The development of the Informal Trading Strategy for Philippi aligns with the transport and urban development authority (TDA) and other catalytic infrastructure projects earmarked for Philippi and these infrastructure development plans are seen as excellent windows of opportunities within which informal traders could benefit.



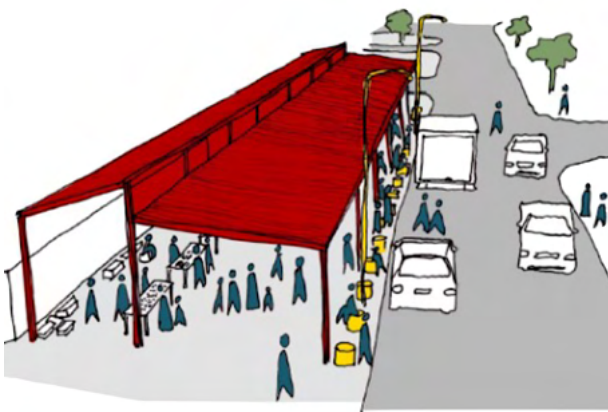
The net result of AED and PEDI's contribution to the informal trading strategy is based on the underlying basic principles namely that:

- The work needs to be done in close partnership and/or collaboration with the affected stakeholders (such as informal traders, formal businesses, ward communities etc.).
- The work needs to be customer/demand driven, meaning any proposal needs to talk to existing customer patterns in a specific area.
- This work needs to be sensitive to informal trader preferences and these should be accommodated to the extent possible.
- This work needs to be in line with all legislative prescripts, constant verification and checking of this work against any regulatory and legal requirements.
- Any proposal made should be based on a strong business case with emphasis on financial and economic sustainability and management approach.
- Work from a sound and accurate factual base, including the qualification and legal status of existing traders and their trading activities, understanding the prevailing trading and customer patterns, number of traders within the Philippi area.
- Accepting that informal trading is a vital part of the transit-oriented development, implying a close symbiotic relationship with the public transport sector which serves as a tool to integrate the various communities throughout Cape Town.
- Drawing from the Business Precinct Models, Market Management Frameworks and ORIO Precinct Models under development within the City needs to incorporate in the final management proposal.

Informal Trading Projects/Sites commissioned by AED and completed by PEDI:

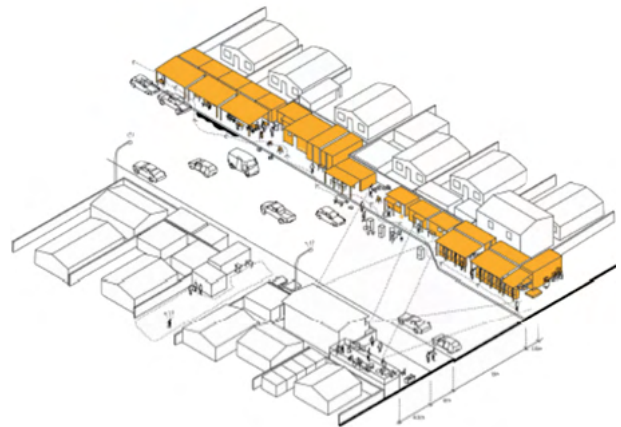
Protea Road

A Development Vision for Informal Micro-Enterprises in Philippi East Industrial Area / Report by the Sustainable Livelihoods Foundation – April 2018



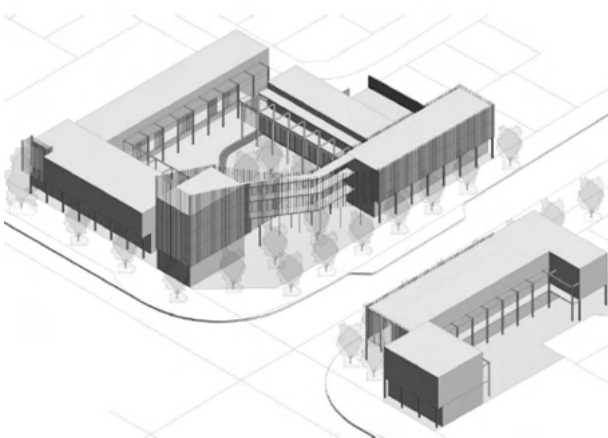
Ngulube Drive/Amsterdam Road High Street

A Study by the Sustainable Livelihoods Foundation / Street Pavement Trading



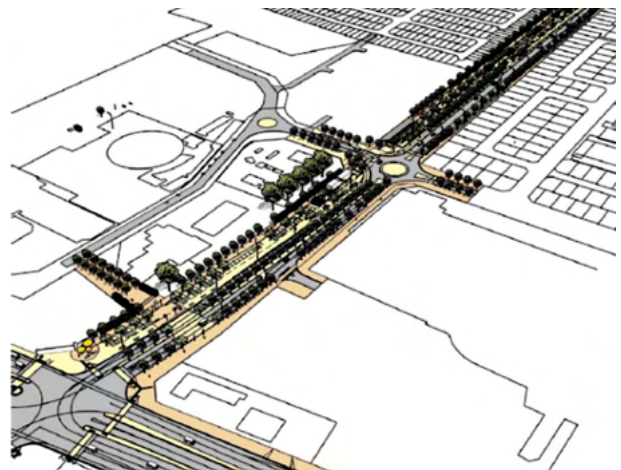
Ngulube Drive Re-Imaging

Summary Report – June 2020



New Eisleben Road Site Development

Final Layout & Implementation – June 2022





PRECINCT MANAGEMENT UNIT

For many years, we operated as a small team, some years only numbering two people being Paul Stohrer and myself. Three years ago, we convinced the City through the Mayoral Urban Regeneration Program to begin the Precinct Management Unit (PMU) and our staff grew to accommodate this new team, which began very modestly under the management of some new leadership under Egbert Wessels. This was a direct intervention in Economic Development, rather than a role in only facilitation which was the only role PEDi could play in earlier years. It meant a real stake in making a difference to the business and residential community in Philippi.

This role and the on-set of COVID-19 actually worked in PEDi's favour to begin to overcome the most difficult of all our challenges in prior years, that of actually getting to know and understand the local residential community, on the ground and face to face, through the one compelling common subject we all have in common, which is access to food. This common subject and the skill and ability of Sonwabile Dwangu, long term local resident in Philippi, in his role as our Community Relationship Manager.



PHILIPPI FRESH PRODUCE MARKET

Approximately 5 years ago, our team recognized another part we could play directly in Economic Development, which is Urban Agriculture. For many years we have understood and espoused of the industrial sectors which are historic to Philippi which must be understood to facilitate growth, social and economic development for Philippi. Transport, Construction, Waste Recycling, Retail, Security, and finding the means through infrastructure development for the formal and informal economy to embrace rather than repel one another.

Urban Agriculture is one of the industrial sectors which provides access to members of society at any social and education level to allow them to be able to participate in the in the economic value chain it provides, from subsistence to the vastness of the of the commercial agricultural industry.

We uncovered that 16 years ago, the City recognized the opportunities provided to those members in society who had attempted to take advantage of small scale farming and invested handsomely in the construction and development of the Philippi Fresh Produce Market with the aim to create a support platform for what was known to be 2500 small scale farmer/producers of fresh fruit and vegetables.



The plan was to create a model which would work as an alternative traditional models for municipal markets where the small scale farmer/producer could never survive due to the uncertainty of pricing of products which trade in these markets.

PHILIPPI AGRIHUB

PEDI negotiated to utilise unused vacant land and began the Philippi Urban Agriculture Academy for training in the basic skills soil preparation and methods to grow, package and market food produce. This led to the need for a processing centre for those who were producing but could not find access to markets. It was from this need that the Philippi Agrihub was developed at the most basic/embryonic level possible.



These operations were the seeds planted which led to the situation we have today with PEDI's total custodianship of the previously known Philippi Fresh Produce Market now operating as the Philippi Agrihub. The team leading new farmer development and support are lead by Obert Gurira and Jack Melesi.

ORGANIC COMPOSTING

Also occupying vacant land at the market was a composting pilot turning organic food waste to organic compost under the leadership of Roger Jaques. This pilot project aims to divert organic food waste away from landfills where enormous damage is taking place to the environment, and to rather use this waste as a commodity which has the ability to regenerate soil rather than deplete soil properties through the use of chemical fertilisers and insecticides.



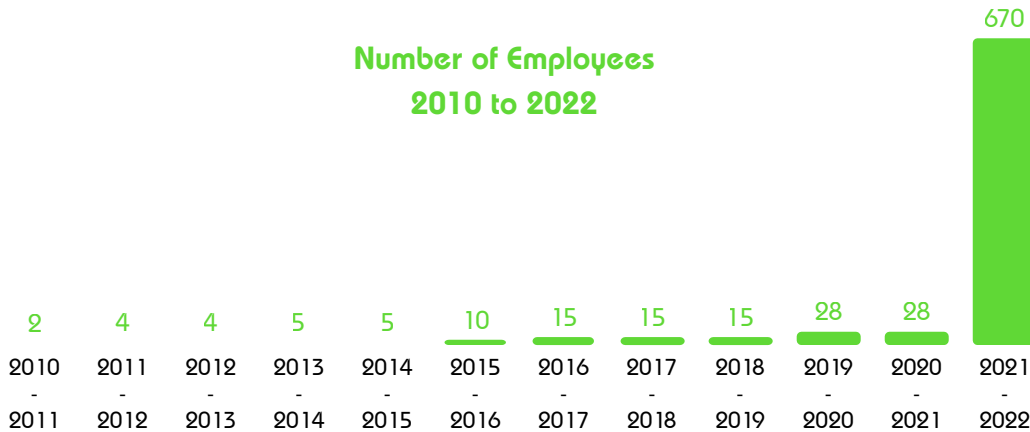
PRESIDENTIAL EMPLOYMENT PROGRAMME

Last year, our colleagues in the City were asked by National Government to respond to the impact on increased unemployment in the nation as a result of COVID-19, through the issuance of funding to support the Presidential Employment Programme (PEP). Our PMU team was small, but poised for taking on this programme.



IMPACT ON EMPLOYMENT

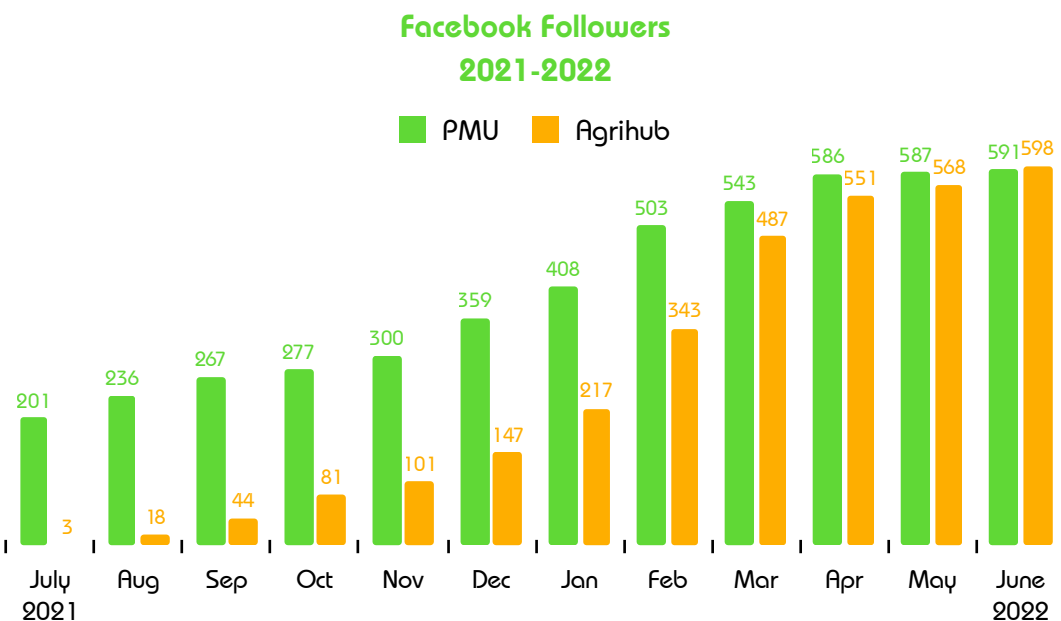
During the past 6 months, in response to this challenge, PEDI has grown exponentially to a company now operating with 670 members of staff.



COMMUNITY ENGAGEMENT

We deepened our engagement with the community through regular meetings with the 35 leadership structures in Philippi. We used newsletters and social media to communicate relevant news and recently created '[PEDI News](#)' YouTube channel to show videos about PEDI and Philippi.

We have seen exponential growth in the number of people who follow our Facebook pages: facebook.com/philippi.pmu and facebook.com/philippi.agrihub (chart below).



MANAGEMENT STRUCTURE

We have restructured the company to manage and administrate all this sudden new activity with Paul Stohrer and his General Business Support team with Ilonka Venter and Ziyanda Yawa managing our accounting and HR activity. This annual report will detail how all this is working and how these outcomes will truly transform and reverse the degradation of Philippi during the past 27 years since democracy. Later in this report we also will give a historical perspective of what PEDI has been able to achieve since 2011.

Between the PMU, PEP and Philippi Agrihub, the organization is finally making a difference never seen before in this unique township since the dawn of our new democracy.

CONTEXT TO OTHER PARTNERSHIPS

Philippi East has a very different set of challenges to our sister partnerships in Cape Town given the fact that the industrial area started as a green field site with relatively little development in the 1960's. What little development did take place was gradually dismantled by the development of informal communities in the late 80's and early 90's. Philippi East Industrial Area still retains a relatively large green field opportunity with existing industrial activity in place, but with further development rapidly attempting to invade what remains to be developed.

Other partnerships have the challenge to retain and improve already developed infrastructure which was established through decades of formal/conventional city urban planning and development.



CONCLUSION

I wish to thank all the officials we have the privilege to work with who have embraced the future importance and value of Philippi to the City of Cape Town and for Philippi to act more widely as an example of what can be achieved in other parts of the country facing similar challenges.

This can be seen by the conclusion of the recent Regeneration Framework which documents the Philippi Opportunity Area to a level of detail which will guide the City and its future direction for the growth and development of Philippi for future decades of generations who can realise the vision "to build Philippi into a thriving hub where businesses choose to invest and grow and where people choose to live and work".

Lastly, a special thanks to Anthea Serritslev and the PEDI board of directors, their determination, wisdom and unbridled support for all these years since my appointment in 2011. The recent growth in activity is quite daunting and could never have taken place without their direction.

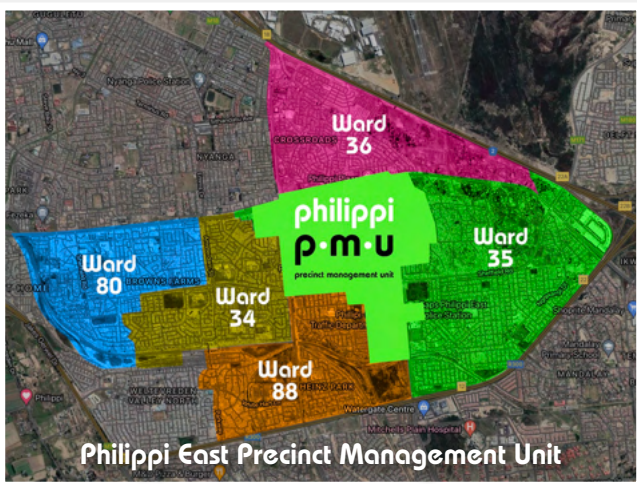
CURRENT OPERATIONS







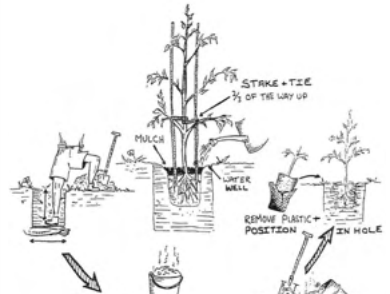
City Programmes are the traditional/conventional programmes PEDI have been tasked with over the past 11 years to study, probe and analyse what would be the drivers of Economic Development in the area. PEDI have a unique challenge, working closely with the City to establish what methods may be deployed for the formal economy, and infrastructure to be able to embrace the informal landscape and economy for the two to work together. There are some great examples of this that have risen out of both the public sector with the new MyCiti transport initiative and also private sector with developments like Philippi Village and Junxion Mall, and the potential of activating the informal economy along transport routes.



Community Empowerment and Facilitation



New Eisleben Trading Site Development: Phase 2



Urban Agriculture Training Manual Refinement



PEDI Projects are self-driven initiatives where we have been able to fund our own drivers of economic development with assets owned by the company. The flagship initiatives are the investment made in the Philippi Urban Agriculture Academy, Philippi Agrihub and the Composting operations.

These initiatives have subsequently paved the way to PEDI becoming the tenant of the Philippi Agrihub formerly known as the Philippi Fresh Produce Market. These operations have attracted further public sector investments that in due course will allow these projects to operate self-sustainably allowing surpluses to be re-invested back into other PEDI projects to continue to drive economic development.





philippi fresh
produce
market

The Philippi Fresh Produce Market re-branded to the Philippi Agrihub. The investment in this facility was always intended for the support of small scale and emerging farmers and facilitating access to markets.

The original intention for the land and facilities only commenced through PEDI's own initiative under PEDI Projects. PEDI now has the lease and custodianship from the City with the sole purpose of fulfilling the original mandate of the Philippi Fresh Produce Market. PEDI are rebranding the facility which is to be operated in the future as the Philippi Agrihub.



MARKET & RETAIL - UPGRADES TO WAREHOUSE & RETAIL WITH FUTURE EXTENSIONS



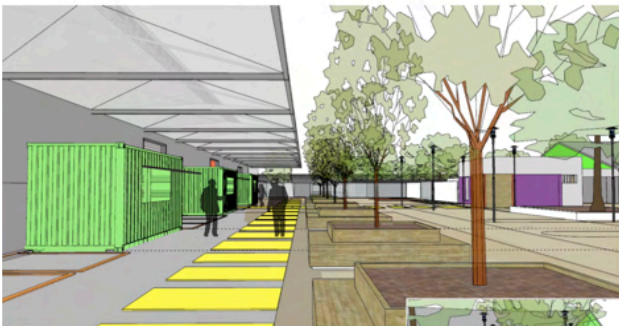


PHILIPPI FRESH PRODUCE MARKET

NEW ENTRANCE – UPGRADED FACILITIES



NEW MARKET SQUARE



PHILIPPI MARKET – MARKET SQUARE





Philippi Agrihub was launched in 2018 to support small-scale and emerging farmers by facilitating their access to value-add services and markets.

All of our farmers receive training to grow organic produce and develop their business skills; and we are supplied by over a 100 farmers from the Cape Flats, as well as our own farm.

We offer a large variety of fresh vegetables, herbs and indigenous produce, and we strive to offer fair market prices while ensuring that our farmers receive as much value as possible from sales.



Fresh Produce Farms

- We source organic and commercial produce from a large number of small scale growers within the area.
- Our facility has been designed to accommodate the needs of small scale growers and to provide them with a stable off-take environment.



Farm Training Programs

- We offer training in farming practices using natural and environmentally-friendly methods for growing vegetables and to eradicate pests, weeds and diseases that may affect crops.
- We encourage interventions like inter-cropping and crop rotation that ensure maximum yield and sustainable farming.

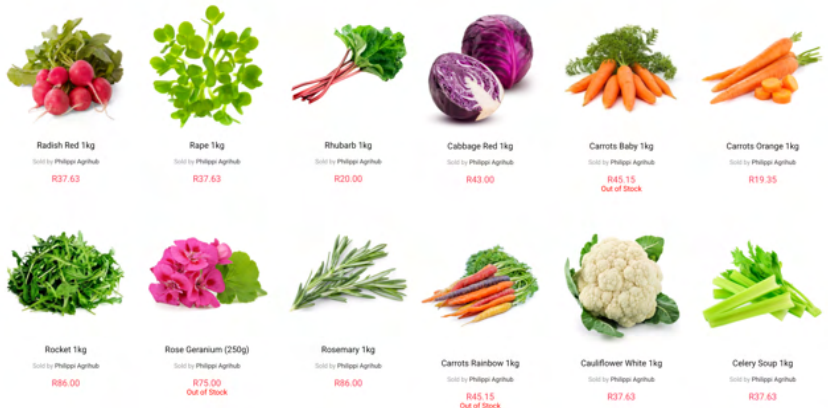


Value-Add Services

- Small-scale farmers' fresh produce is aggregated at Philippi Agrihub and sold to the fresh produce industry—either in bulk quantities or as value-added produce.
- Value-added produce is processed through peeling, slicing, trimming, cutting and dicing, and then packaged.

Fresh Produce Marketing & Sales

- Philippi Agrihub's fresh produce is sold to existing wholesale clients and local Philippi residents, and online at GoodFoodNetwork.co.za/store/philippi-agrihub/
- There is high demand in the food service industry and by consumers for value-added produce that's ready to cook.





ROSE produces high quality vermicompost and windrow compost. We specialise in products that are rich in beneficial organisms and our focus is on quality rather than quantity.

ROSE makes use of three types of composting, namely in-vessel composting, windrow composting and earthworm composting (vermicomposting). Our vermicompost production is based on food and food processing wastes. These are passed through a HotRot 1811 in-vessel composting system together with chipped timber and garden waste and then vermicomposted in a raised bed vermicomposting system. Our windrow compost production is a 1/3 Ha black top (tar) composting pad with leachate capture and treatment. We are composting food waste, Black Soldier Fly frass and chipped garden waste.





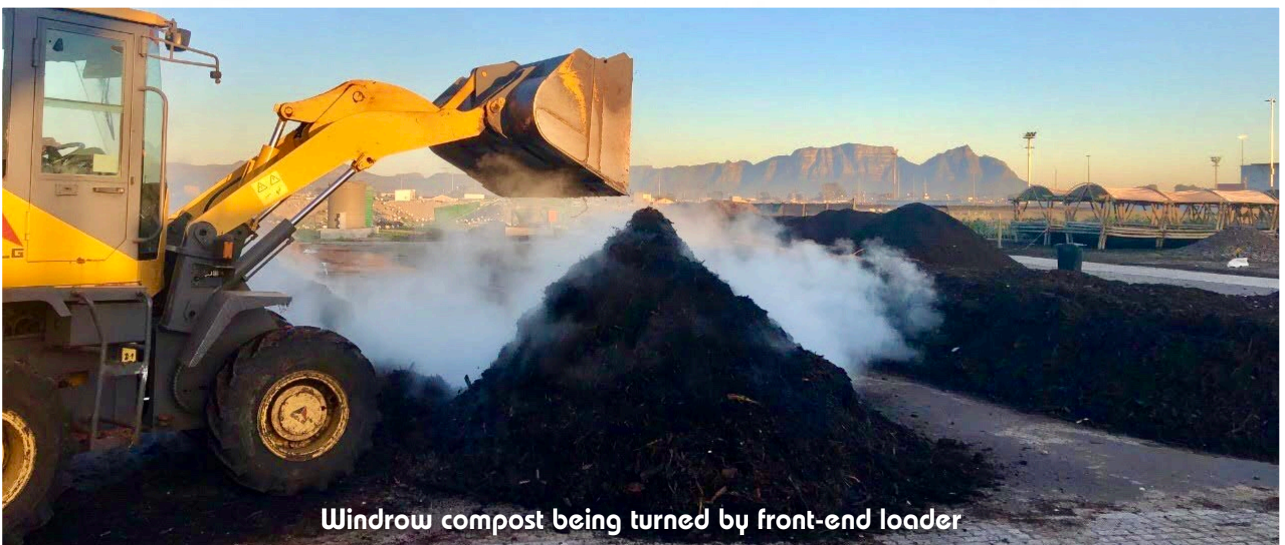
Delivery of local businesses' organic waste



Local residents' organic waste



Windrow compost heaps with compost trommel screen in background



Windrow compost being turned by front-end loader



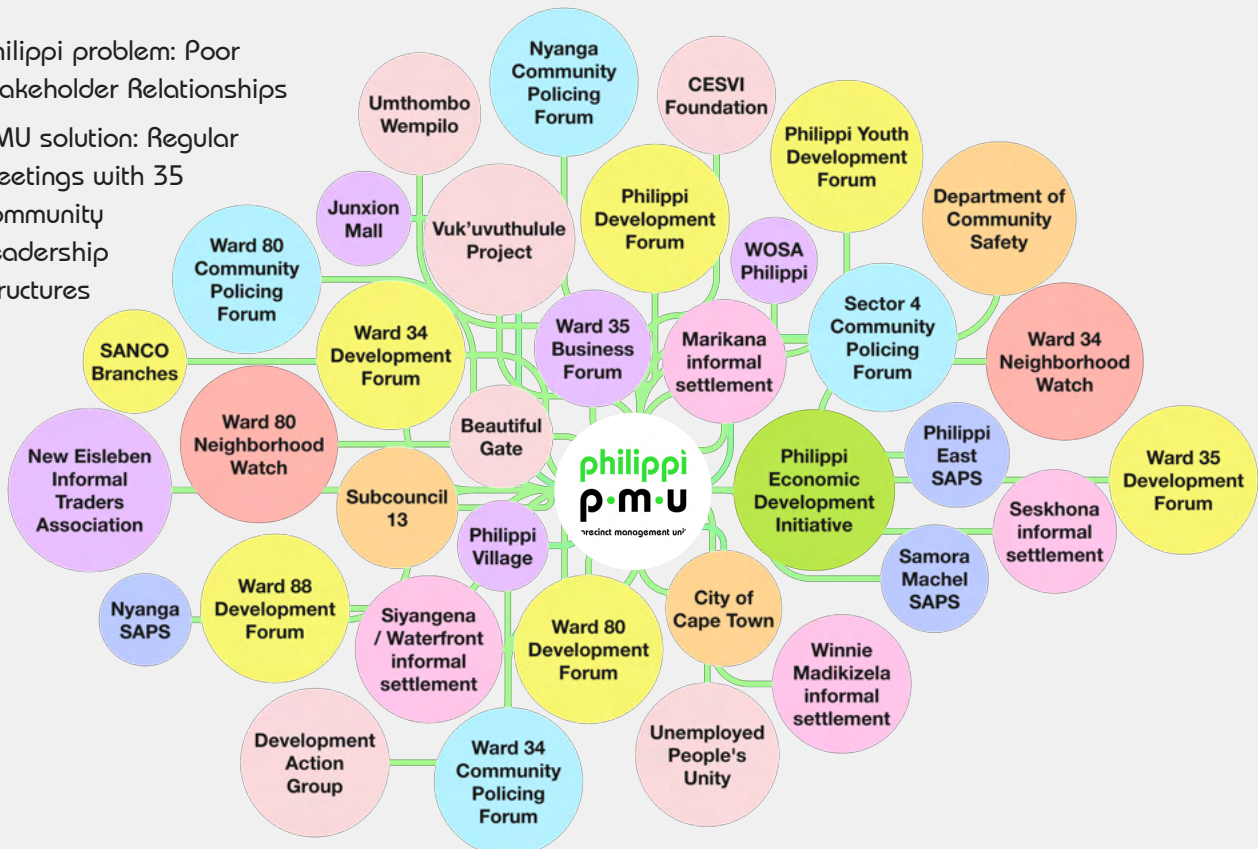
The PMU was launched in October 2019 by PEDI and City of Cape Town with the vision of transforming the area bordered by Govan Mbeki, Stock, Sheffield and New Eisleben roads into a healthy, prosperous community where it's safe, clean and attractive to live, work and do business.

Our mission is to start and manage cleaning and safety projects that visibly improve the community; to assist businesses with interacting with the City of Cape Town and, if possible, with other government institutions; and to engage all stakeholders, share information, and help build fruitful relationships that benefit everyone.

Philippi problem: Compromised City Services
PMU solution: Serve as First Contact for City service requests



Philippi problem: Poor Stakeholder Relationships
PMU solution: Regular meetings with 35 Community Leadership structures





Philippi problem: Leadership Skills


PMU solution: Capacity Building Workshops to provide grassroots leadership training

Philippi Precinct Management Unit
Just now · 🌐

CAPACITY BUILDING WORKSHOP - SECTOR 3 CPF LEADERS

A group of 25 chairpersons, secretaries and coordinators of the Community Policing Forum and Neighborhood Watch in Sector 3 (Ward 80) recently attended a Capacity Building Workshop at Bongoletu Primary School.

The workshop's focus was on leadership training and the topics included: the meaning of community leadership; leadership roles and functions; and the qualities and skills needed to be an effective leader. The follow-up workshop will cover different leadership styles.



👍❤️ 4 2 shares

Philippi Precinct Management Unit
Just now · 🌐

WORKSHOP - WARD 34 NEIGHBORHOOD WATCH LEADERS

Ward 34 Neighborhood Watch leaders from SiziSithemba, Masiqhame, Fire Burn, KwaKhanya and Siyazama informal settlements, recently attended a Capacity Building Workshop hosted by Sonwabile Dwangu, our community relationship officer.

The workshop focused on training the 25 grassroots leaders to understand Community Leadership and helping them to become more effective in their work of ensuring their communities' safety.



👍❤️ 4 1 comment 2 shares

Philippi problem: Dirty Environment

PMU solution: 10 Waste Ambassadors to clean roads and collect waste for landfill and recycling

Philippi Precinct Management Unit
Just now · 🌐

WASTE AMBASSADORS: UBUNTU EVERY DAY

Every weekday, the PMU's Waste Ambassadors demonstrate their dedication to making Philippi a more beautiful place as they go about their never-ending task of cleaning the main roads.

Below is a selection of before-and-after photos that tells the story of the Waste Ambassadors' daily challenge and the result of their toil.



👍 2 2 comments

Philippi Precinct Management Unit
Just now · 🌐

WASTE COLLECTION: NOVEMBER

943 waste bags were sorted and filled last month, of which 388 bags (41%) were sent for recycling.

Since January, our Waste Ambassadors sent over 5 tons of waste for recycling — which amounts to about 28% of all waste collected on the precinct's main roads.



Month	Recycling (Bags)	Landfill (Bags)
November	388	555
October	503	991
September	306	636

👍 2



The PEP is a National Treasury programme through the City of Cape Town, implemented by PEDI and managed by the PMU.

The PEP aims to alleviate COVID's impact on communities with high unemployment rates through short-term employment opportunities. Over 670 Philippi residents are currently employed in five clusters: Safety, Cleaning, Placemaking & Beautification, Farming & Composting, and Information Management. We seek to stretch the PEP's aim through practical skills training and life-skills development to help participants improve their chances of achieving sustainable livelihoods.



The official launch of the PEP by City of Cape Town Mayor Geordin Hill-Lewis on 7 April 2022

Philippi problem: Poor Stakeholder Relationships / PEP solution: Information Management



// We hear about the kind of development these communities want to see—they talk about houses, unemployment, gangs. Most want houses, and they are so excited to see us engaging with them, as that makes them feel part of the developments that will take place in Philippi." — Ntuthuzelo Vika, PEP team leader

// I never thought the community's voice is important in the development plans for our areas. I understand better now, and if all development projects were done in this way, a lot could be achieved in these communities." — Sinethemba Ngcala, PEP participant

Philippi problem: Dirty Environment / PEP solution: Waste Ambassadors



“// The community loves what we do! I’ve also been learning about the value of recycling waste, and I have started collecting cans. After losing our jobs to Covid, the PEP is not just putting food on my family’s table, but is also teaching us about turning rubbish into gold.” — Linda Mveni, PEP participant

“// We are not anymore bothered by flies and rats that breed in the rubbish. I hope the cleaning work by the PEP people will carry on, because they’re doing an amazing job. I’m now proud to tell people I live in Philippi!” — Asanda Ngqele, Philippi resident

Philippi problem: Unattractive Environment / PEP solution: Beautification & Placemaking



“// We are busy beautifying a building at Philippi Village. We have nobody to teach us, so we learn from what we find on the internet—we never expected we’d learn in this way, it’s a very useful skill. And people admire what we are doing, for which we are grateful.” — Zukiswa Gaxela, PEP team leader

“// I enjoy every minute I spend with the team. To be a team player is important, and I’m learning how to work with other people. This skill I’ll take with me to other projects in the future.” — Lusindiso Fumba, PEP participant

Philippi problem: High Crime Rate / PEP solution: Neighbourhood Watch & Safety Patrols



“When I first looked at them, I didn't believe these people would achieve anything. But I take that back, because they are always there and all the hotspot areas are now safe. Imagine how crime would decrease if all townships had this programme.” — Siphamandla Gojana, Philippi resident

“We all know that people have been afraid to visit their families in Philippi, but that's changed now because of the safety we are providing. Some community members opposed us at first, but they see the impact we are making and now they support us.” — Mandla Wonxa, PEP team leader

“The community patrols are more than a job — it's changing Philippi. People can be proud of living in Philippi, because since we started patrolling it is clean and safe to walk in some areas.”

— Themba Goni, PEP participant

Philippi problem: Compromised City Services / PEP solution: Community Escorts for City teams



“City workers now feel comfortable working in our areas, because we are watching over them and can assure them they will be safe.” — Mandla Wonxa, PEP team leader

“The PEP people are doing a good job, and I am sure City workers experience the difference, too. I just wish it would become a permanent solution.” — Lunga Songca, Philippi resident

“I was unemployed, but now I'm able to take care of my wife and two kids. I am not taking this for granted—this job came as a relief.” — Thembisile Makasi, PEP participant



THE YEAR IN NUMBERS



philippi
agrihub

5 ton

organic produce
processed every
month

>60

emerging farmers
trained every year

>100

small scale farmers
supply Agrihub



rose
recycled organics
soil enhancement

20 ton

organic compost
produced every
week



philippi
p·m·u
precinct management unit

35

community leadership structures engaged with

20

security patrols on main roads every day

>3000

waste bags filled every month

>40%

of collected waste recycled every month

p·e·p
presidential employment programme

374

Cleaning and Waste Collection jobs

134

Data Gathering and Capturing jobs

105

Precinct Patrol and Community Escort jobs

41

Farming and Composting jobs

24

Beautification and Placemaking jobs

BOQUINAR INDUSTRIAL AREA



Cape Town International Airport

THE PHILIPPI OPPORTUNITY AREA

CROSSROADS

PHILIPPI INDUSTRIAL AREA

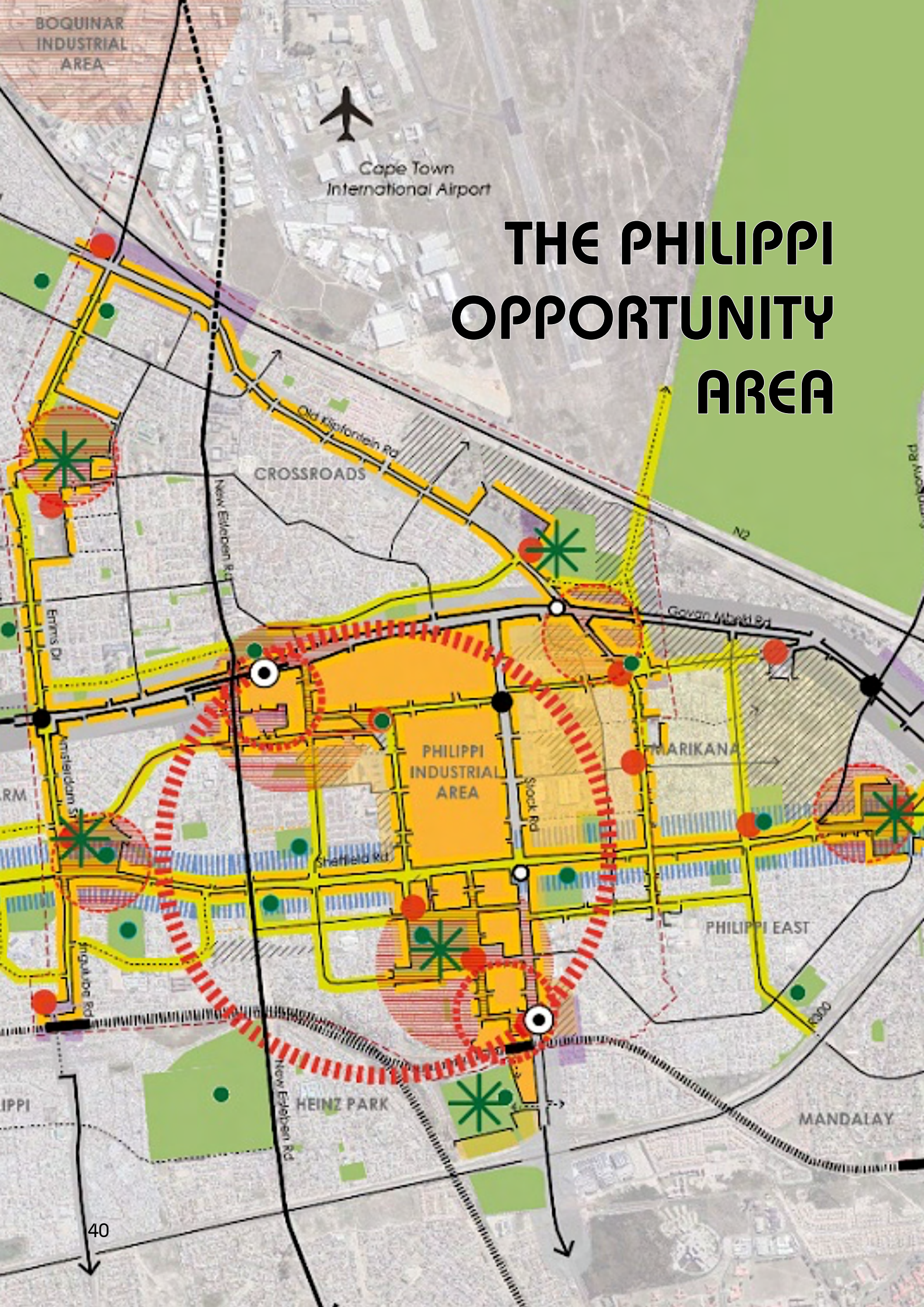
MARIKANA

PHILIPPI EAST

HEINZ PARK

MANDALAY

40



The Philippi Opportunity Area is relatively well located near major transport nodes and economic opportunities, including the Cape Town International Airport (CTIA), the Philippi Horticultural Area (PHA) and includes the Philippi Industrial Area. Philippi has great potential for road, rail, air and seaport connectivity.

However, the road access is currently constrained with no direct access to the N2 Highway or efficient connection to the CTIA, although there are initiatives underway to address it.

There are pressing socio-economic challenges in Philippi: poverty, high unemployment, high crime rates and lack of adequate access to employment opportunities and socio-economic facilities, including a serious housing backlog. Notwithstanding these challenges, Philippi has great potential if the City and its partners can optimise the unique opportunities and assets of the area, including access to the Philippi Horticultural Area (PHA), which can be leveraged to address some of these challenges, and access to the labour pool that is required for driving economic development and generating new jobs.

In addition to the PHA and surrounding available industrial land, Philippi is also located close to the CTIA (with its adjacent Airport Industria and the King David Golf Course site) and strategic land holdings including the ACSA Swartklip site.

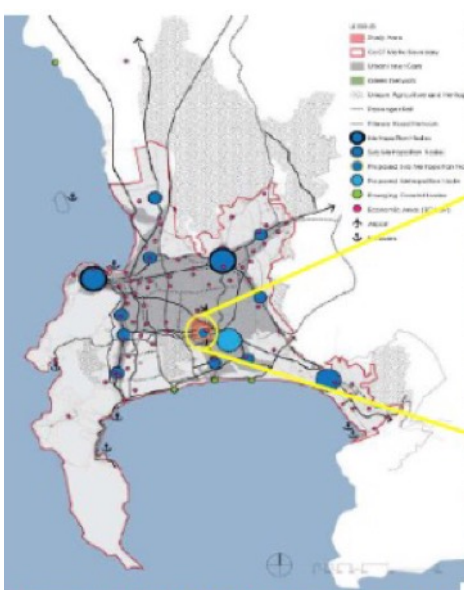


Figure 6 Position of the POA within Cape Town, PEDI, 2020-3



Figure 7 The Philippi Opportunity Area, PEDI, 2020-4

⁶ PEDI, 2019, ERF5268 Vision and Development Concept for the PEDI Erf 5268, p.11

PHILIPPI HORTICULTURAL AREA (PHA)

The PHA is a unique agricultural land asset with environmental and heritage significance. According to a study undertaken by Indego (2017), the “greater” PHA area comprising 3168.65ha and includes a broad range of both formal and informal land uses, including residential and industrial. The remaining “core” of the PHA constitutes about 1 884 hectares of productive agricultural land.

The PHA is highly productive owing to unique qualities, including soil conditions, low average temperatures and adequate groundwater. All these qualities enable at least 3 to 4 crop cycles per annum, giving farmers a competitive advantage. According to 2018 estimates, the PHA generates around one billion Rand annual turnover and contributes 3000 direct and 30,000 indirect jobs. The PHA is near the airport, and it is drought resilient.



Figure 8 The '3 Nodes, 2 Clusters, 1 Accelerator' approach in Philippi

ACSA SWARTKLIP SITE

The Swartklip site is a 500 hectares land parcel. The landowner, ACSA, has commissioned a study which has identified four development scenarios. The runway re-alignment of the CTIA has repercussions for the development scenarios of the site due to shifts in the noise pollution contours, with preliminary studies indicating the noise contours limiting development to mostly industrial and some commercial land uses. Very limited housing development will be possible, and only on pockets towards the south of the site. Most of the site has to be earmarked for conservation due to the presence of environmentally sensitive dune and wetlands.

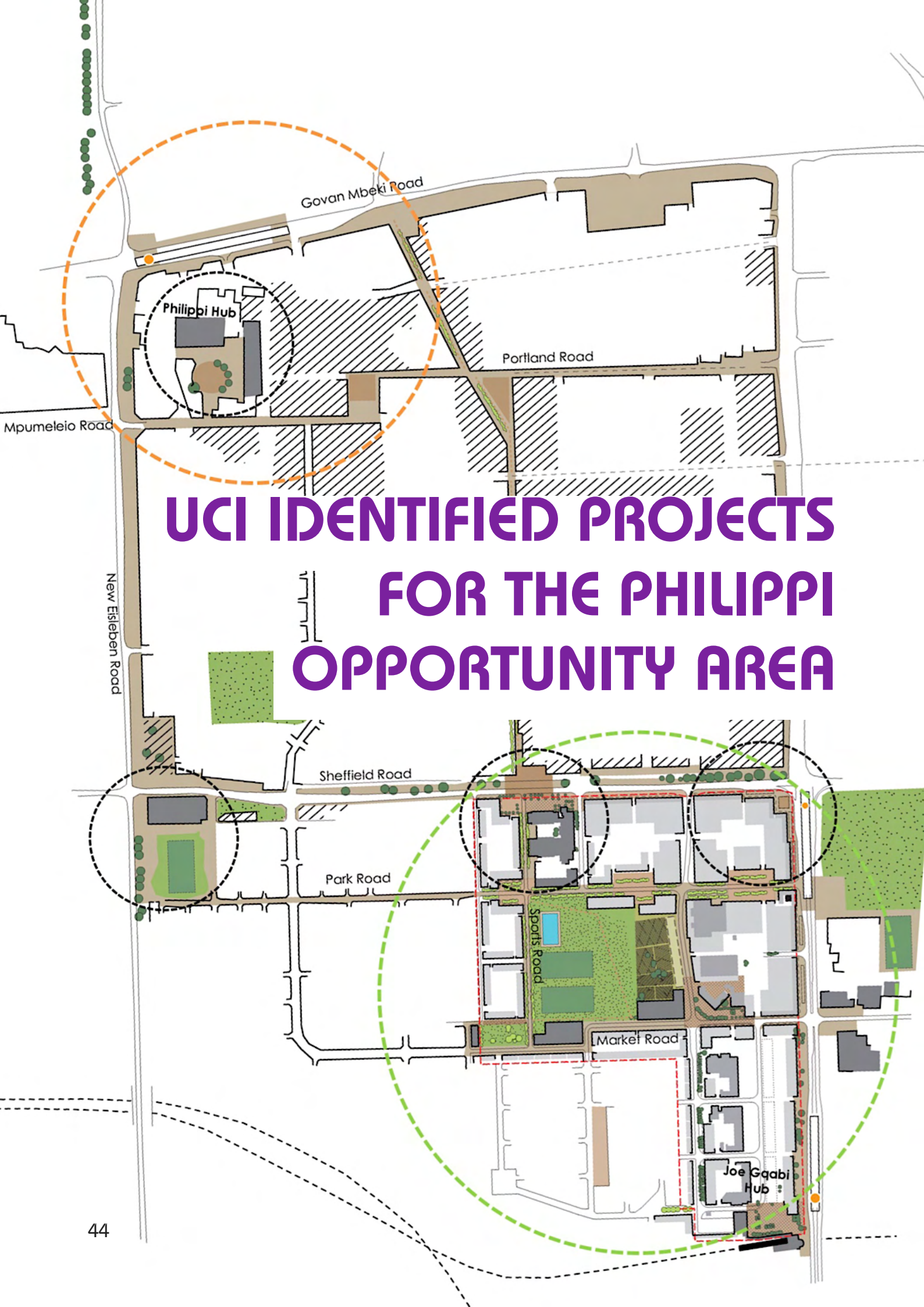
Initial studies have identified broad development parameters including conservation of the core ecological area, retention of wetlands, a new east-west linking route, a green corridor adjacent to the North/South structuring route, and a new pedestrian bridge to link the North/South axis with Govan Mbeki Road.

CTIA AEROTROPOLIS

ACSA is currently developing an aerotropolis "Airport City" strategy for the CTIA in anticipation of growth in the capacity of the airport. The aerotropolis concept is about leveraging an airport to drive economic growth for Cape Town as a whole, as well as the surrounding communities more specifically. The value lies in the confluence of three otherwise unrelated factors: air connectivity to the outside world, urbanisation, and local accessibility to the aerotropolis.

A recent study commissioned by ACSA identified the airport as a catalytic node for creating economic benefits including direct and indirect jobs, especially for the surrounding poor and economically marginalised communities. There is an opportunity to develop value chains and economic spill-over effects by linking existing and emerging opportunities in the surrounding areas, including linking Philippi with the aerotropolis "Airport City" development at the CTIA. Some of these opportunities include tourism, industrial, commercial, agribusiness and retail. There is even greater potential for the CTIA aerotropolis and surrounding areas to be incorporated into a Special Economic Zone (SEZ), which is likely to stimulate the emergence of a new urban node.

Ref: Philippi Opportunity Area Catalytic Precinct Economic Impact Assessment and Strategy – Pegasys – 18 May 2021 (working in conjunction with City's Urban Catalytic Investment Department and PEDI).



UCI IDENTIFIED PROJECTS FOR THE PHILIPPI OPPORTUNITY AREA

The tables on the following pages provide an outline of current and future City of Cape Town programmes in the POA where PEDI anticipates playing a strategic role in facilitation and implementation activities.

PRIORITY ZONE 1: TOWN CENTRE

Project Cluster A - Stock Road Station Node

PZ 1A	1.1: Stock Road and Joe Gqabi Station Multifunctional Facility Hub	Multi-disciplinary project including the consolidation of existing buildings and infrastructure and development of underutilized land for MU/ public facility use. Explore options to incorporate new magistrate's office, library, tertiary, and retail facilities.
PZ 1A	1.5: Park Road extension and upgrade	New street connecting Stock and Vietman Roads- Forms part of the safe & green street network and should be designed following the safe and green street design approach
PZ 1A	5.1: Ngqwangi Library relocation and expansion	Relocation of the existing library facility from its current location on Ngqwangi Dr to form part of the new MU facility in the Stock Road/ Joe Gqabi Multifunctional Community Facility Hub
PZ 1A	5.2: Vuyiseka community facility upgrade	Upgrades and expansion to the existing community facility. Explore options to include a sub- council office, safety/ security and €CD and or skills development facilities
PZ 1A	6.1: Safe Street Programme	Upgrades to new and existing streets with a focus on NMT facilities, street lighting, public space, landscaping & seating
PZ 1A	6.5: Stock Road public space upgrade	Public space upgrades to existing including the development of informal trading facilities
PZ 1A	6.6: Vuyiseka public space upgrade	Expansion and upgrades to the existing public space associated with the Vuyiseka Community Facility. Proposals to support improved NMT crossing over StockRoad and integration with the New Town Centre Linking Route to be explored
PZ 1A	7.1: Erf 5268 - MU Industrial development	Development of publicly owned vacant land for MU industrial development. To include a waste recycling depot and trading hive facilities
PZ 1A	7.2: Philippi Market Expansion and upgrades	Expansion and upgrades to the existing Philippi Market facility. To include a range of facilities including an upgraded Green Academy for skills development and indoor agriculture growing spaces and Agri-processing facilities.
PZ 1A	8.1: New MU high density housing on Terminus/ Market Road	New MU high density housing on vacant/ public land. 2/3 storey walk-ups with positive frontage onto public streets and ground floor retail/ urban manufacturing where along Terminus Road (Erf 5268 Focus Area 2)
PZ 1A	8.2: Stock Road MU Infill housing	Development of MU Infill housing along Stock Road integrated with Beautiful Gate, above existing Police Station
PZ 1A	8.3: Joe Gabi Station MU Infill housing	Development of MU Infill housing along Stock Road above the existing long distance bus terminus
PZ 1A	8.4: Stock Road MU Infill housing	New MU high density on Vacant/ public land with a positive interface onto Stock Road. Potential site for CCT Infill Housing

Project Cluster B - Philippi Village Node

PZ 1B	1.4: Philippi Villiage Node & Surrounds- New access roads and street extentions	Various new access roads and streets extentions to existing streets surrounding the Philippi Villiage Node to support improved block consolidation and internal access. Many of the routes forms part of the safe & green street network and should be designed following the safe and green street design approach
PZ 1B	3.1: Green Street Improvements	Green Street improvements on new and existing streets to support improved sustainable urban drainage management, greening
PZ 1B	4.1: New Eisleben Multifunctional Sports Development	Development of a new multifunctional park, including the exploration of options to include MU development on Govan Mbeki & Stock Road to support activation on key structuring routes
PZ 1B	5.3: Philippi Villiage Community Facility Consolidation	Optimisation of vacant and underutilised land for MUU community facilities including a District heath facility
PZ 1B	5.4: New Secondary School	New secondary school exploring the application of 'urban' school principles including shared community facilities
PZ 1B	6.3: Safe Street Programme	Upgrades to new and existing streets with a focus on NMT facilities, street lighting, public space, landscaping & seating
PZ 1B	6.7: Philippi Village heritage memorial	Philippi Village heritage memorial
PZ 1B	6.8: Portland Road public space	New Public Space and open space associated with the reconfiguration of ex publically owned and vacant land
PZ 1B	6.9: Bristol Road public space	New Public Space and informal trading facility associated with the reconfiguration of ex privately owned and vacant land
PZ 1B	7.3: New Philippi Village/ Eisleben trading facility	New Philippi Village / New Eisleben market and trading facility
PZ 1B	7.4: MU Industrial Infill Development	Development of privately owned land for MU Industrial development, including the provison of trading facilities
PZ 1B	7.5: MU Industrial & Informal Insitu Upgrade	Informal Insitu Upgrade and development of privately owned land for MU Industrial development with a positive interface onto Govan Mbeki
PZ 1B	8.12: New Eisleben/ Mau Mau Consolidation	New MU high density housing on vacant/ public land. 2/3 storey walkups with poistive frontage onto public streets and ground floor retail
PZ 1B	8.13: MU Institu Upgrade	Institu upgrade to existing informal settlement with MU high density hosuing
PZ 1B	8.14: MU Infill Housing 3	MU High Density Housing on privately owned land
PZ 1B	8.15: MU Institu Upgrade	Institu upgrade to existing informal settlement with MU high density hosuing

Project Cluster C - Town Centre Core

PZ 1C	1.2: New Town Centre Linking Route	New structuring street connecting Stock Road/ Joe Gqabi Node with the Philippi Village Node - Forms part of the safe & green street network and should be designed following the safe and green street design approach.
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PZ 1C	1.3: Town Centre Core- New access roads and street extensions	Various new access roads and streets extensions to existing streets within the New town centre core including Portland and Rochester Roads to support improved block consolidation and internal access. Many of the routes forms part of the safe & green street network and should be designed following the safe and green street design approach
PZ 1C	3.2: Green Street Improvements	Green Street improvements on new Town Centre Linking Route to support improved sustainable urban drainage management, greening
PZ 1C	6.2: Safe Street Programme	Upgrades to new and existing streets with a focus on NMT facilities, street lighting, public space, landscaping & seating
PZ 1C	7.6: Urban Core MU Infill	New MU high density Infill development on privately owned land
PZ 1C	7.7: Golden Arrow Consolidation	New MU high density Infill development on the Sheffield Road and the New Linking Route edges of the Golden Arrow Site
PZ 1C	8.5: Sheffield Road 2 Insitu Upograde	Upgrade of existing informal settlement with MU high density housing and a positive interface onto Sheffield Road and the New Town Centre Linking route
PZ 1C	8.6: MU Infill Housing 1	MU High Density Housing on privately owned land
PZ 1C	8.7: MU Infill Housing 2	MU High Density Housing on privately owned land
PZ 1C	8.8: MU Institu Upgrade	Institu upgrade to existing informal settlement with MU high density hosuing
PZ 1C	8.9: MU In-situ Upgrade	In-situ upgrade to existing informal settlement with MU high density housing
PZ 1C	8.10: MU Infill Housing 3	MU High Density Housing on publically owned land
PZ 1C	8.11: MU Infill Housing 3	MU High Density Housing on privately owned land

Project Cluster D - Old Klipfontein Road Spine

PZ 1D	3.3: Green Street Improvements	Green Street improvements on new and existing streets to support improved sustainable urban drainage management, greening
PZ 1D	4.2: New Crossroads Multifunctional Sports Development	Development of a new multifunctional park, including the exploration of options to include MU development on Govan Mbeki & Stock Road to support activation on key structuring routes
PZ 1D	5.5: New MU Community Facility Cluster	New MU Community Facility Cluster including Health, police, skills development and post office facilities.
PZ 1D	5.6: New Secondary School	New secondary school exploring the application of 'urban' school principles
PZ 1D	6.4: Safe Street Programme	Upgrades to new and existing streets with a focus on NMT facilities, street lighting, public space, landscaping & seating
PZ 1D	6.10: Marikana Gateway public space	Development of a new public space associated MÿCiTi stop and new community facility cluster
PZ 1D	6.11: Crossroads public space & heritage memorial	New Public Space improvements and heritage memorialisation associated with the Crossroads Trojan Horse
PZ 1D	7.8: Protea Road Informal Trading Facility	The development of informal trading facilities on publically owned land to support existing trading activities in the area
PZ 1D	8.16: MU Infill Housing 1	MU High Density Housing adjacent to Crossroads public space & heritage memorial on vacant land
PZ 1D	8.17: Marikana Transition Development	Development of vacant land for MU housing

PRIORITY ZONE 2 : EAST WEST GREEN SPINE (Sheffield Street)

PZ 2	1.1: Sheffield Street Upgrade	Sheffield Street road upgrade to include road geometric changes as well the inclusion of SUDS, NMT, landscaping improvements
PZ 2	2.1 - 2.11: Sheffield Street Stormwater management upgrades	Sheffield Street stormwater upgrade programme, including upgrades to various open spaces that will comprise a mix of retention pond, SUDS, park, urban agriculture and sporting facilities where appropriate. A review of existing projects where development has been identified on open spaces along Sheffield Road will be required to ensure an integrated approach to addressing the flooding, housing and lack of community/ recreational needs in the area. The following sites have been identified as housing projects 2.1, 2.2, 2.8
PZ 2	3.1 - 3.3: Green Streets Improvements	Green Street improvements on a range of new and existing streets including landscaping, SUDS and NMT
PZ 2	4.1: Vuyiseka Multifunctional Park upgrade	Vuyiseka Multifunctional Park upgrade – including the relocation/ upgrade of existing sports facilities and the development of new recreational spaces on an existing retention facility
PZ 2	4.2: Sheffield Multifunctional Sports Development	Sheffield Multifunctional Park upgrade- including new sports facilities on an existing retention pond facility
PZ 2	5.1: Vuyiseka Community Facility upgrade	– including a new forecourt on Sheffield Road and public space upgrades around the facility
PZ 2	5.2: Sheffield Multifunctional Community Facility upgrade	Upgrades to existing facilities to support multifunctional use including skills development, ECD facilities and the provision for expanded trading/ hive and facilities
PZ 2	6.1: Safe Street Programme	Safe Street Programme: street upgrades on various existing and new streets with a focus on NMT facilities, street lighting, public space, landscaping & seating
PZ 2	6.2: Street Renaming Project	Complete Street renaming process for various locations in the POA
PZ 2	6.3 Sheffield Street Public Space Upgrades	Upgrades and expansion to existing public space
PZ 2	7.1: New Eisleben market and hive facility	New MU informal trading and hives facilities
PZ 2	7.2: Sheffield Road market and hive facility	New MU informal trading and hives facilities
PZ 2	8.1: Erf160 Old Boys Town	Existing housing project/ informal settlement upgrade- needs to be aligned/ integrated with PZ 2 project 2.1 & 2.3 Sheffield Street Stormwater study and MU retention facility upgrades
PZ 2	8.2: Browns Farm Phase 5 housing	Existing CoCT TRAF housing project- needs to be aligned/ integrated with PZ 2 project 2.1 & 2.3 Sheffield Street Stormwater study and MU retention facility upgrades
PZ 2	8.3: New MU high density housing on Erf 5268/ Sports Rd	New MU high density on Vacant/ public land. Requires existing sports and retention pond facilities to be rearranged on the site
PZ 2	8.4: Sheffield Road In-situ Upgrade	Upgrade of existing informal settlement with MU high density housing and a positive interface onto Sheffield Road
PZ 2	8.5: Sheffield Road In-situ Upgrade	Upgrade of existing informal settlement with MU high density housing and a positive interface onto Sheffield Road
PZ 2	8.6: FAC Litha Labantu Phase 2	Existing housing project which needs to be redefined as a MU project to support the Sheffield Street Green link concept
PZ 2	8.7: MU infill Housing	New MU Infill housing to activate an existing open/ retention pond space

PZ 2	8.8: MU infill Housing	New MU Infill housing to activate an existing open/ retention pond space
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PRIORITY ZONE 3 : NORTH-SOUTH ACTIVITY SPINE (Emms/Ingulube High Street)

Project Cluster A - Ntlangano Gateway

PZ 3A	1.1: Klipfontein Road Extension Realignment	Realignment of the Klipfontein Extension Road to support improved connection with Klipfontein Road
PZ 3A	2.1 & 2.2: Stormwater management upgrades	Upgrades of various existing retention ponds to multifunctional stormwater and recreational spaces
PZ 3A	3.1: Green Streets Improvements	Green Street improvements on Ntlangano Road including landscaping, SUDS and NMT to support improved integration of green and recreational spaces
PZ 3A	6.1: Safe Street Programme	Safe Street Programme: street upgrades on various existing and new streets with a focus on NMT facilities, street lighting, public space, landscaping & seating
PZ 3A	6.3: Ntlangano Gateway Public Space	Redesign of the corner of Ntlangano and Klipfontein to create a new gateway public space
PZ 3A	7.5: Gateway market and hive facility	New MU informal trading and hives facilities
PZ 3A	8.1: Gateway In-situ upgrade	In-situ upgrade of existing informal settlement to support upgrading around the Ntlangano Gateway
PZ 3A	8.2: Klipfontein Road Extension In-situ upgrade	In-situ upgrade of existing informal settlement to support the realignment of Klipfontein Road Extension
PZ 3A	8.3: New MU Infill housing	New High density infill housing on a portion of existing open space to support improved safety and activation

Project Cluster B - NUNU Hub

PZ 3B	1.2: NUNU public transport upgrade	Upgrades to the existing Nyanga taxi rank and market - to align with existing proposals
PZ 3B	4.1: NUNU Multifunctional Park upgrade	Upgrades and expansion to existing Sports facility
PZ 3B	5.1: NUNU Multifunctional Community Facility upgrade	Upgrades and expansion to existing Community Facility – including upgraded library
PZ 3B	7.4: NUNU trading facility upgrade	Upgrades to existing trading facility
PZ 3B	6.2: Safe Street Programme	Safe Street Programme: street upgrades on various existing and new streets with a focus on NMT facilities, street lighting, public space, landscaping & seating

HOUSING PROJECTS

Project Cluster C - Ingulube Gateway and High Street

PZ 3C	1.1: Emms / Ingulube High Street upgrade	Upgrades to the existing street section including sidewalk widening as well as the inclusion of SUDS, NMT, landscaping, and trader facility improvements
PZ 3C	1.4: High Street support routes	Upgrades to existing access routes Singolamthi / Tywaka Rd upgrades to support improved to conversion of Emms/Ingulube into a functional High Street
PZ 3C	2.3: Stormwater management upgrades	Upgrades to existing retention pond to support multifunctional use
PZ 3C	6.4: Safe Street Programme	Safe Street Programme: street upgrades on various existing and new streets with a focus on NMT facilities, street lighting, public space, landscaping & seating
PZ 3C	7.1: Ingulube Hives Gateway	Ingulube Gateway Hives Development - expanded and upgraded MU hive facility
PZ 3C	8.4: New MU Infill housing	New High density infill housing on a portion of existing open space to support improved safety and activation
PZ 3C	8.5: MU In-situ Upgrade	In-situ upgrade of existing informal settlement to support safe street upgrading, corner Bristol and Debeza Roads
PZ 3C	8.6: MU In-situ Upgrade	In-situ upgrade of existing informal settlement to support safe street upgrading, corner Singolamthi and Mpolweni Roads

Project Cluster D - Philippi Station Hub

PZ 3D	1.2: Philippi Station Multifunctional Facility Upgrade	Upgrades and expansion to the existing infrastructure to support multifunctional use of the Philippi Station building and surrounds
PZ 3D	1.3: New Philippi Station access route	New Philippi Station access route via Mbomvane St extension and will include land expropriation
PZ 3D	6.5: Philippi Station public space improvements	Upgrades to existing public space
PZ 3D	7.3 Philippi Station Market and Hives	Philippi Station upgraded market and hive facility



PEDI'S PROJECTS OVER THE PAST 10 YEARS



2011-2012

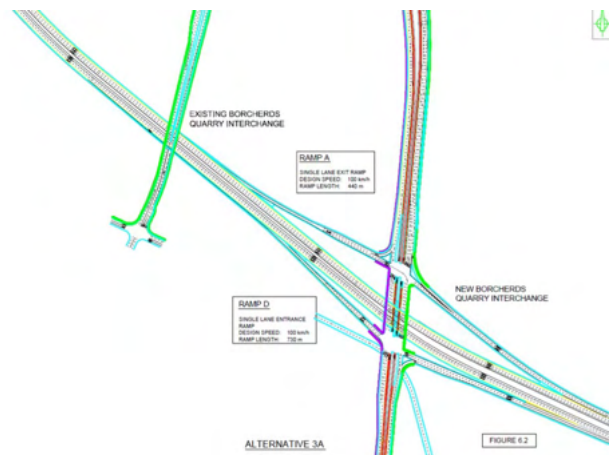
- New Eisleben Philippi Area – Lead and deliver development of a well-researched development framework and protocols to streamline targeted, high impact development into the area.
- Fresh Produce Market – Identified lost potential in developing small scale farmers. PEDl now leases and is optimizing operations.
- Philippi Agricultural Project (PAP) – Drive awareness of the existence of the PAP. Use the PAP as a pilot to further enhance growth of Urban Agriculture development in Philippi.
- Eisleben Business Park (EBP) – Remove the liability of EBP to PEDl and City Utility Accounts. Profits used for future growth.
- Philippi Plaza Shopping Centre – Facilitate and unblock the bottlenecks to start development. Now operating as a successful mall.



- Teguka Business Park – Facilitate and unblock the bottlenecks to start development. Still a Business Park.
- iThemba Labantu – Strengthen the institution in its aim to promote social cohesion, and sense of belonging through the sport of soccer.

2012-2013

- New targeting of strategic infrastructure to improve the locational conditions, platforms for community enterprise, promoting informal economy and regeneration of current and potential business nodes..
- Road's infrastructure improvement from the N2 into Philippi. Borchard's Quarry interchange preparatory work in place.



- Road widening and improvements primary corridors, e.g. Lansdowne Road, Stock Road, New Eisleben Road, wherever there is planned private sector approval.
- Stock Road BRT in place. New Eisleben plans being developed.
- IRT plans to be brought in line to be on stream for private sector development activities.
- Broadband installation to attract new business to and industry to Philippi. Fibre connectivity exists for all business.
- Philippi Urban Food Security Programme – PEDl Agri-hub now exists and operates. Foundation for Covid relief in 2019/20.

2013-2014

- Provide original economic and market data analysis specific to Philippi East and Promote Cape Town based businesses and attract investment.
- Provide Economic and Market Data Analysis specific to Philippi. Demacon Report which informed future developments including the recent POA work and Pegasus Studies.



- Business Retention and Expansion Survey. BR&E report that gave rise to the Rent-a-Cop programme.

2014-2015

- Develop a plan to facilitate the implementation of the BR&E outcomes. Establish and manage a central economic development information centre in Philippi and Work in partnership with the Sub-council to develop ward council communication.
- Established 5 working committees to focus on the BR&E outcomes – Safety & Security,

Advantages of being located in Philippi East



Improvement of Infrastructure & Roads, Visible Policing of By-Laws, Service Delivery by the Municipality and Business Development. BR&E still informs the work currently being implemented by the PMU.

- Infrastructure Supply and Demand Analysis Report – HHO Infrastructure Demand Analysis informs current IRT/BRT, POA work and Pegasus Report/s. Draft Rates arrears profile and Property Owners Database. Rates baseline established to update CoCT rates databases.
- ACSA / PGWC Agriculture / Sub-Council 13 / TEED Portfolio Committee – Information to support CTIA expansion proposals.

2015-2016

- Foster conducive environment of informal trading; coordinate Philippi East BR&E Programme with City.

- Co-development of Informal Management Plan Model for the area. Informal trading surveys completed on Govan Mbeki, Stock, Sheffield and New Eisleben Roads.
- Review & facilitate implementation of Philippi East BR&E Action plans. Rent-a-Cop programme established with 5 recruits from Metro Services.



- Facilitate the establishment of the working group / task teams for each of the BR&E outcomes. Working groups established with formal business & Piloting of a Hybrid CID.

2016-2017

- Philippi East Informal Trading Master Plan.
- Promote initiatives to attract formal and informal businesses using all media channels.

- Actively market and create networks between Economic Sectors, formal and informal, in Philippi.
- Develop and establish an enterprise development opportunity that will address poverty alleviation, food security, work opportunities, skills development and water resource management.
- PEDI engage with City's various planning departments. Develop the Philippi Informal Master Plan.
- Trader Development & Revitalization. PEDI completed the Development of Philippi Informal Trading Strategy (including Ingulube Drive to Philippi Railway Station).
- PEDI host a Place-making event to position Philippi. PEDI completed an advertising campaign to position Philippi under "The New Central Suburb of Cape Town."
- Urban Farming Enterprise Development. Manage a start-up enterprise development opportunity to address poverty alleviation, work opportunities, skills development and food security (the start of leasing land at PFFPM and installation of donated multi-span tunnels).

2017-2018

- PEDI to engage with the City's various planning departments, Developing the Philippi Informal Strategy, Trader Development & Revitalization, Coordinate the Establishment of Precinct Management & Safety and Security Entity.
- Philippi East Informal Trading Strategy. PEDI completed an Informal Traders Strategy for integration into City's developmental processes of a Precinct Management Plan in 2017 / 2018 and beyond.
- Coordinate PPP Stakeholder engagements between ACSA Aerotropolis Study, PEDI/ Philippi Agri-Processing, DEEDAT, Transport and Logistics Companies, Coordinate Development of a SMME Business Park and the Establishment of Precinct Management & Safety and Security Entity.
- PEDI completed Philippi East & CTIA Agri-Park Implementation Plan.
- PEDI Initiate process leading to the establishment of the Philippi East City Improvement District (CID), with the understanding Philippi East will not meet current legal regulation controlling CID establishment and management.
- PEDI Developed 3D Model to depict the Future State of a Developed Philippi incorporating Informal Trade, Transport Systems, Industrial Development, Public Sector Infrastructure, etc.

2018-2019

- PEDI to initiate a structured consultation process in order to understand and advise the City on the best and optimum use of erf 5268 in Philippi East that is currently zoned as agricultural land.
- PEDI would present a conceptual urban design vision and re-imagining of erf 5268 in 3D model.



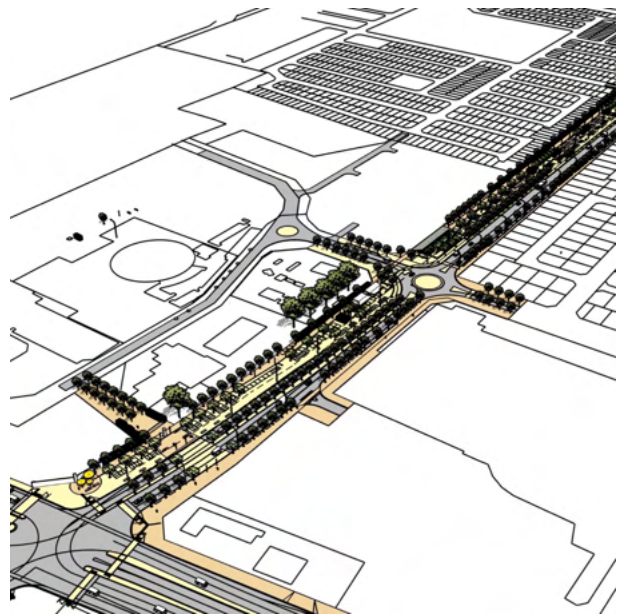
- Philippi Agricultural Academy resources for Emerging Farmers at Philippi Fresh Produce Market.
- Erf 5268 Feasibility Study and Governance. PEDI developed an erf 5268 Governance and Management Scenario Planning Report.
- PEDI to establish the first market in Cape Town which would be dedicated to Trading organic produce and Market access. PEDI established a pilot Agri-hub at the PPFM.

2019-2020

- Contextual analysis and investigation to synthesise development opportunities and spatial planning proposals for the wider Philippi nodal area (building on the ERF 5268 work).
- Philippi to develop a comprehensive feasibility study report outlining various strategic options as to how the hives at the corner Govern Mbeki and Amsterdam Street could be optimized and re-conceptualized for the informal sector.
- Philippi broader strategic area planning. Contextual analysis and investigation to synthesize development opportunities and spatial planning proposals for the wider Philippi nodal area.
- Ngulube Drive Hives Re-imagining. PEDI to develop a comprehensive feasibility study report outlining various strategic options as to how the hives could be optimized and re-conceptualized for the informal sector.
- Informal Economy High-Street Concept. PEDI will develop conceptual informal economy high street options for the Ngulube Drive/ Amsterdam corridor.
- Incubation of Precinct Management Unit for key Precincts in the Phase 2A Corridor.
- Urban Agriculture Academy. PEDI aims to establish the first market in Cape Town which would be dedicated to: Trading organic produce, Develop an emerging and urban farmer supply channel, Develop a value-add packing facility for emerging and urban farmer.

2020-2021

- Informal Economy Development Plan Concept. PEDI will develop a Local Economic Site Development Plan for the New Eisleben Road between Govan Mbeki and Sheffield Roads.
- Ngulube Drive Hives Re-imagining – Phase 2. In Phase 2, PEDI will develop a Stakeholder Engagement and Funding Report for the City.



- Urban Agriculture Training and Capacity Building. Develop and deliver a training and support programme for emerging and urban farmers within the Philippi area. PEDI will provide training to 50 x emerging and urban farmers within the Philippi area and the broader Sub council 13 boundaries.
- Philippi Precinct Management Unit. Appoint 10 x Cleaning and Waste Management Staff (inclusive of the supervisor).

April-June
2020

PEDI and Covid-19 Food Relief in Philippi

1518 food parcels distributed to **1362** households in
60 communities that reached an estimated **6000** residents



Watch UCOOK's 'A million mouths fed' video about this valuable work at ['PEDI News' YouTube channel](#)



BOARD MEMBERS

AM Serritslev
Chairperson



N Makasi



MC January



R Bazier



N Mepeni



EE Jansen



M Mabibini



MANAGEMENT

T Swana
CEO



E Wessels
PMU & PEP
Manager



P Stohrer
General Business
Support Manager



O Gurira
Agrihub & Training
Manager



I Venter
Finance Manager



R Jacques
Composting &
Facilities Manager



Z Yawa
HR Officer



FINANCIAL REPORT

STATEMENT OF COMPREHENSIVE INCOME

The Philippi Development Initiative NPC

(Registration number: 1998/023565/08)

Management Financial Statements for the year ended 30 June 2021

Statement of Comprehensive Income

Figures in Rand	2021	2 020
Revenue	1 417 724	526 571
Cost of sales	(923 478)	(172 258)
Gross surplus	494 246	354 313
Other income	23 697 002	7 470 244
Operating expenses	(18 090 916)	(9 855 926)
Overating surplus/(defecit)	6 100 332	(2 031 369)
Investment revenue	18 171	23 291
Fair value adjustments	(1 463)	(31 123)
Capital expenditure expensed	(5 212 962)	-
Gain (loss) on non-current assets held for sale or disposal	-	26 087
Finance Costs	(1 641)	-
Surplus/(Deficit) before taxation	902 437	(2 013 114)
Taxation	1	2
Surplus/(Deficit) before taxation	902 438	(2 013 112)

STATEMENT OF FINANCIAL POSITION

The Philippi Development Initiative NPC

(Registration number: 1998/023565/08)

Management Financial Statements for the year ended 30 June 2021

Statement of Financial Position as at 30 June 2021

Figures in Rand	2021	2 020
Assets		
Non-Current Assets		
Property, plant and equipment	57 351	84 682
Other financial assets	130 797	127 147
	188 148	211 829
Current Assets		
Inventories	17 557	21 157
Trade and other receivables	1 698 086	454 817
Cash and cash equivalents	1 526 541	769 806
	3 242 184	1 245 780
Total Assets	3 430 332	1 457 609
Equity and Liabilities		
Equity		
Accumulated surplus	1 703 193	800 755
Liabilities		
Current Liabilities		
Trade and other payables	1 727 139	656 854
Total Equity and Liabilities	3 430 332	1 457 609

ACKNOWLEDGMENTS

SPECIAL THANKS



City of Cape Town Departments

- Area Economic Development
- Mayoral Urban Regeneration Programme
- Property Department
- Urban Catalytic Investment
- Sub-Council 13
- Disaster Risk Management
- Electricity
- Law Enforcement Area South (incl. Metro Police & Traffic)
- Roads & Stormwater
- Solid Waste (Contract Management/Cleansing)
- Water & Sanitation



Western Cape Provincial Government

- Department of Agriculture
- Department of Community Safety



National Treasury

SUPPORTERS



- All the People of Philippi
- Amandla Spares
- DLE Security
- Ingomso Security Services
- Inguni Nursery
- Inseco
- Ironclad Security Services
- Keller (Franki)
- Peninsula Drums
- Selecta - Sea Harvest
- Waste Busters



VALUABLE PARTNERS



Built Environment
Partnership



Demacon
Market Studies



GAPP Architects
& Urban Designers



HHO Engineering
Services



Pegasys



Sustainable Livelihoods
Foundation

CREDITS

- Buziwe Nocuze—Photography
- Sardis Media—Communication Design
- Shutterstock—Photos

ADDENDUM

31 AUGUST 2022

Following the writing of this Annual Report, a major new development emerged that will impact the direction and management of operations at the Philippi Agrihub and ROSE Organic Composting.

We will be publishing updates about the changes at both business units on our website and social media channels over the course of 2022-2023.



Philippi Development Initiative NPC operating as
Philippi Economic Development Initiative
NPC No.1998/023565/08

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Fresh Produce Online Store

goodfoodnetwork.co.za/store/philippi-agrihub/

[Facebook.com/pedi.org.za](https://www.facebook.com/pedi.org.za)

[Facebook.com/philippi.pmu](https://www.facebook.com/philippi.pmu)

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