



SEBCID

**Scott Estate & Baviaan
Community Improvement**

**SEBCID
Scott Estate &
Baviaanskloof (SEB)
Proposed CID**

Public Meeting
Kronendal School
14 May 2019

Agenda

- Welcome
- Introduction to CID
- Survey Results
- Budget & Finance
- Business Plan
- Next Steps
- Your questions



Steering Committee: we are your neighbours



- Helen Snell – Andrews Road
- Peter von Moltke – Scott Road
- Fanie Malan – Marais Road
- Gavin Alford – Darling Street
- Alison Louw – Scottsville Circle
- Keith Cronwright – Baviaanskloof Estate



SCOTT ESTATE BAVIAANSLOOF
COMMUNITY IMPROVEMENT
DISTRICT (SECID)

PROPOSED SRA



1:1 500
Township: Matieland (F540000)
Cape Town: Matieland (F540000)
WGS84 Spheroid using the
South African Datum

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Council in the process of the
preparation of the SRA. It is not
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THIS MAP WAS COMPILED BY:
CITY MAPS
Information & Knowledge Management
Contact Information: Tel: +27 21 461 2111
Fax: 0800 30 30 30
city.maps@cityofcape.gov.za
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Building progress, possible. Together.

What is a CID?



- **Geographically bound area** in which all property owners contribute additional rates to fund “top up” municipal services
 - Top up services only for public spaces
 - Those eligible for rates relief are exempt from additional rates
- **Governed** by City of Cape Town’s Special Rating Area By-law of 2012 as amended and CID Policy 2017/18*
- Always **initiated by a community** not the City – typically a small group of property owners: the Steering Committee
- Steering Committee **starts by conducting survey**** amongst property owners to determine views/priorities on improvements needed for the area

* Other legislation which impacts on CIDs: SA Constitution. Section 22 of the Municipal Property Rates Act (MPRA), the Municipal Finance Management Act (MFMA), the Companies Act (Non Profit Company - NPC)

** Conducted July/August 2018

CID Process



- Steering Committee compiles **five-year business plan** indicating how improvements will be funded and achieved
- Business plan presented to the community at a **public meeting**
- **Property owners vote** whether to establish CID or not (1 property = 1 vote)
- More than **60% support needed to lodge application**
- If approved by Council, **all property owners are obliged to pay** the additional rate; no provision for “opting out”
- **Does not substitute any CCT services**, but works in conjunction with CCT to enhance service

Governance

- **Registered non-profit company**
- **Directors elected** by property owners
- Board responsible for
 - oversight & implementation of business plan
 - **competitive tender process** for all service providers
 - management of accounts/payments
 - prepare monthly accounts, financial reports to Board and CCT
- **Duration/dissolution:**
 - At end of term (5 year), must apply to renew
 - Can be dissolved at any time if requested by majority of property owners



CID application process

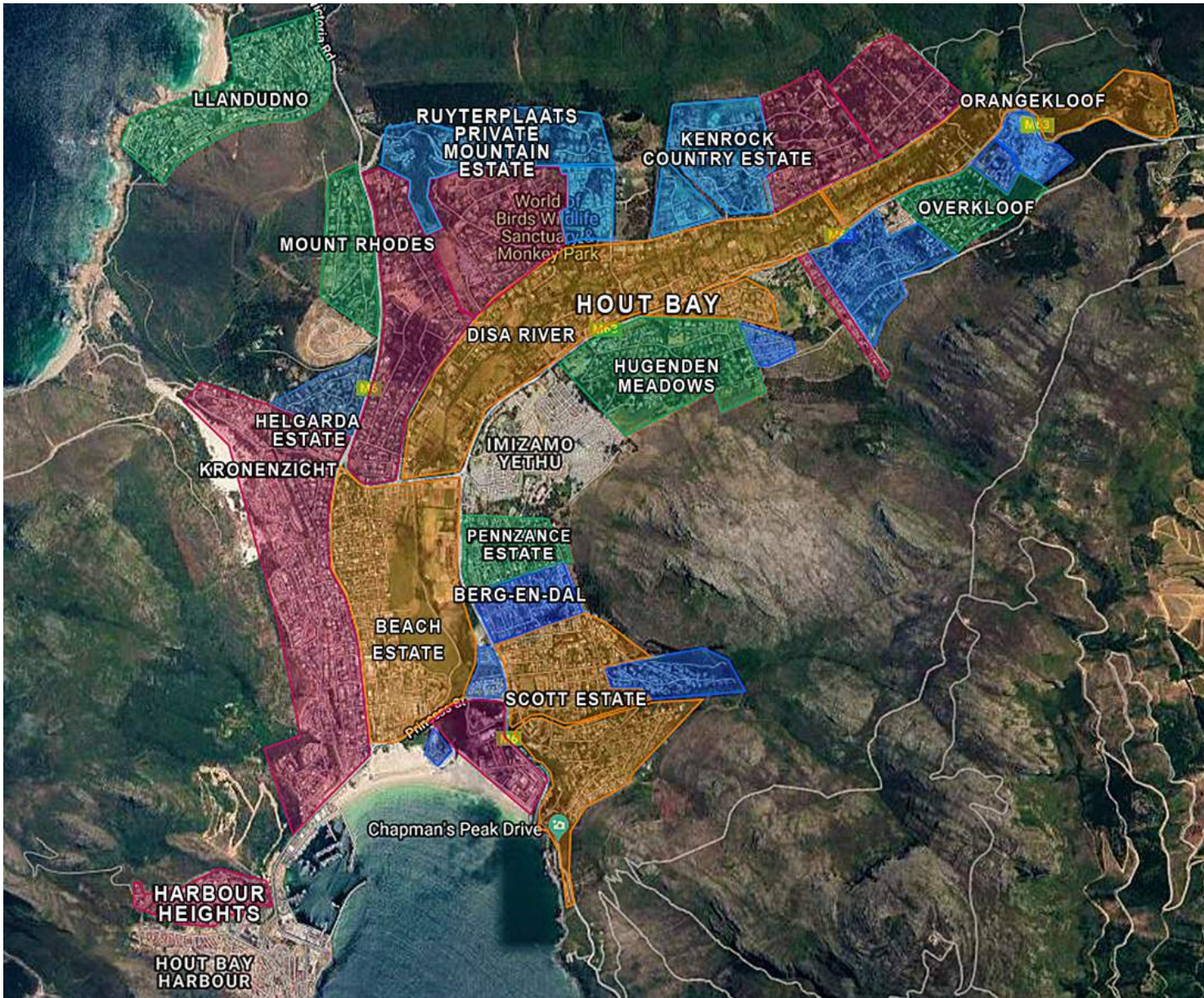


- ✓ Form steering committee
 - ✓ Conduct Urban Management Survey
 - ✓ Held informal public meeting Aug 2018
 - ✓ Complete business plan
 - ✓ Hold public meeting on 14 May 2019
- Secure >60% agreement from property owners by end Sept 2019
 - Submit application for CID to CCT
 - Advertise application inviting comment/objections
 - Objection period (< 60 days, objections to be submitted to CCT)
 - Steering Committee to meet with objectors
 - CCT resolution on application to establish CID
 - If approved, effective from 1 July 2020
 - Form a Non-Profit Company
 - Implement business plan

Why should we consider a CID/What are the benefits?



- **Safer public environment** to the benefit of all property owners, tenants and visitors
- **Investment** in and better maintenance of all **public spaces**
- **Investment in EMS** (Emergency Medical Services) programme
- Intention that all service providers (eg security, landscapers, garden maintenance) **recruit from the local community**
- **Regular, direct communication** & consultation with **CCT** to enhance service delivery within our area
- **Proportionate distribution of cost** amongst all property owners: eliminating “free rider” problem



ESTABLISHED:

- Mount Rhodes
- Penzance
- Llandudno
- Overkloof
- Oakwood Hughenden Meadows

IN PROGRESS:

- Scott Estate & Baviaanskloof

SECURITY ESTATES

Survey Results

- Survey open to community 23 July - 10 Sept 2018
- 655 residential properties surveyed
- 46.5 % of residents participated
 - CCT requires minimum response rate of 20%
- 86% of responders were property owners
 - Remaining 14% evenly split between owner representatives, tenants & others

Ranking Results of Major Categories

1. Public Safety
2. Streets Condition and Safety
3. Cleaning, Beautifying, and Environment
4. Social Responsibility
5. Community and Marketing of SEBCID





Top 10 Overall Responses

1. Improve **monitoring and detection of crime** in our area
2. Improve the **overall public safety** situation
3. Improve the overall **quality of the response** to crime incidents
4. **Monitoring of open access areas** in the SEBCID, eg pipe track, Baviaans River
5. Improvements in **cleanliness along our rivers**
6. **Alerts of threats and incidents** in your immediate area, as they occur
7. **More CCTV cameras** to achieve as much coverage as feasible
8. **Significantly increase patrolling** in the SEBCID area
9. **Stationing private safety officers** at key points
10. Improvement in the **removal of litter** in public spaces

Top 12 Responses not related to Public Safety

1. **Improvements in cleanliness** along our rivers
2. Improvement in the **removal of litter** in public spaces
3. Improvement in the reporting, tracking and maintenance of **storm water drains, burst mains and street gutters?**
4. Improvement in reporting, tracking & resolution of **maintenance of roads** in our area?
5. **Beautification of the public open spaces** adjacent to the traffic circle joining Main Road and Princess Avenue
6. Interested in participating in a **structured recycling program**
7. Improvement to **parks & open spaces** eg trees, indigenous plants, outdoor gyms, etc
8. A plan to deal with **homelessness** in our area
9. More **street and pavement lighting**
10. Additional **lighting along the pipe track and river area**
11. **Traffic calming** in certain areas to stop speeding
12. Improvements for **safer access from the SEBCID to Main Road?**



Business Plan

- Public Safety
- Environmental & Urban Management
- Social Responsibility & Emergency Medical Services
- Major projects
- Communications



Public Safety



- **60% of core business expenditure**
- Install **extensive, sophisticated camera network** to monitor and respond to suspicious activity with the aim of deterring crime
 - CCTV throughout our area and along our periphery: 16 existing cameras will be incorporated
 - Sophisticated analytics to make monitoring effective
 - 24/7 control room
 - Rapid response: dedicated patrol vehicle 24/7
 - LPRs (licence plate recognition)
- **Specialist tactical response team** available on demand
- **Hout Bay's centralised response** activities
- Funding for highly specialist teams in event of **public disorder**
- **Additional fencing/gates** in key locations

From Foot Patrol to Technology



Conventional 4 MP Camera
(IR LED off)



4 MP Powered-by-DarkFighter Camera
(IR LED off)



4 MP Hikvision ColorVu Camera
(Warm-light LED off)

Supplemental Light Off



Conventional 4 MP Camera
(IR LED on)



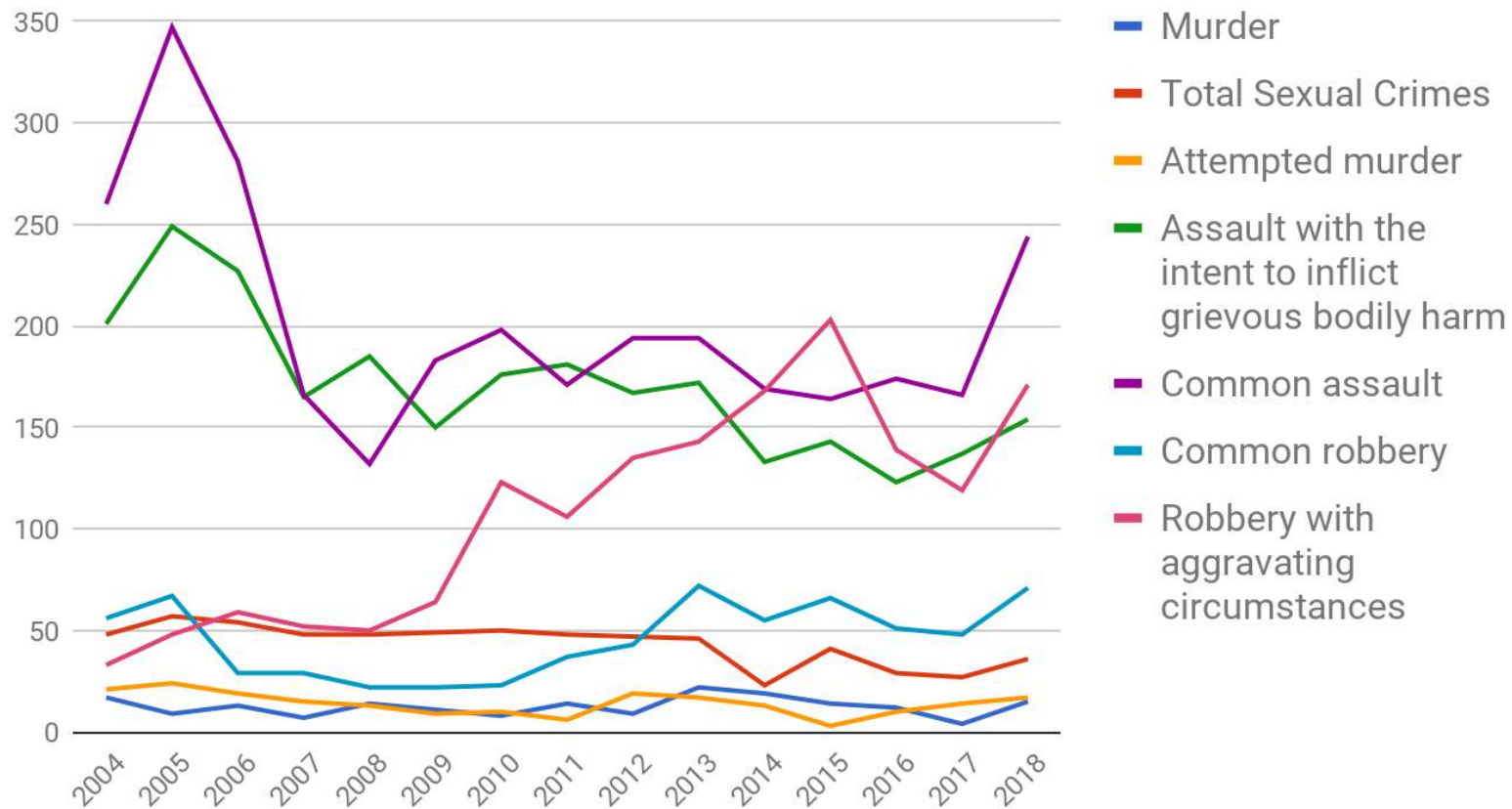
4 MP Powered-by-DarkFighter Camera
(IR LED on)



4 MP Hikvision ColorVu Camera
(Warm-light LED on)

HOUT BAY CRIME STATISTICS

CONTACT CRIMES (CRIMES AGAINST A PERSON)

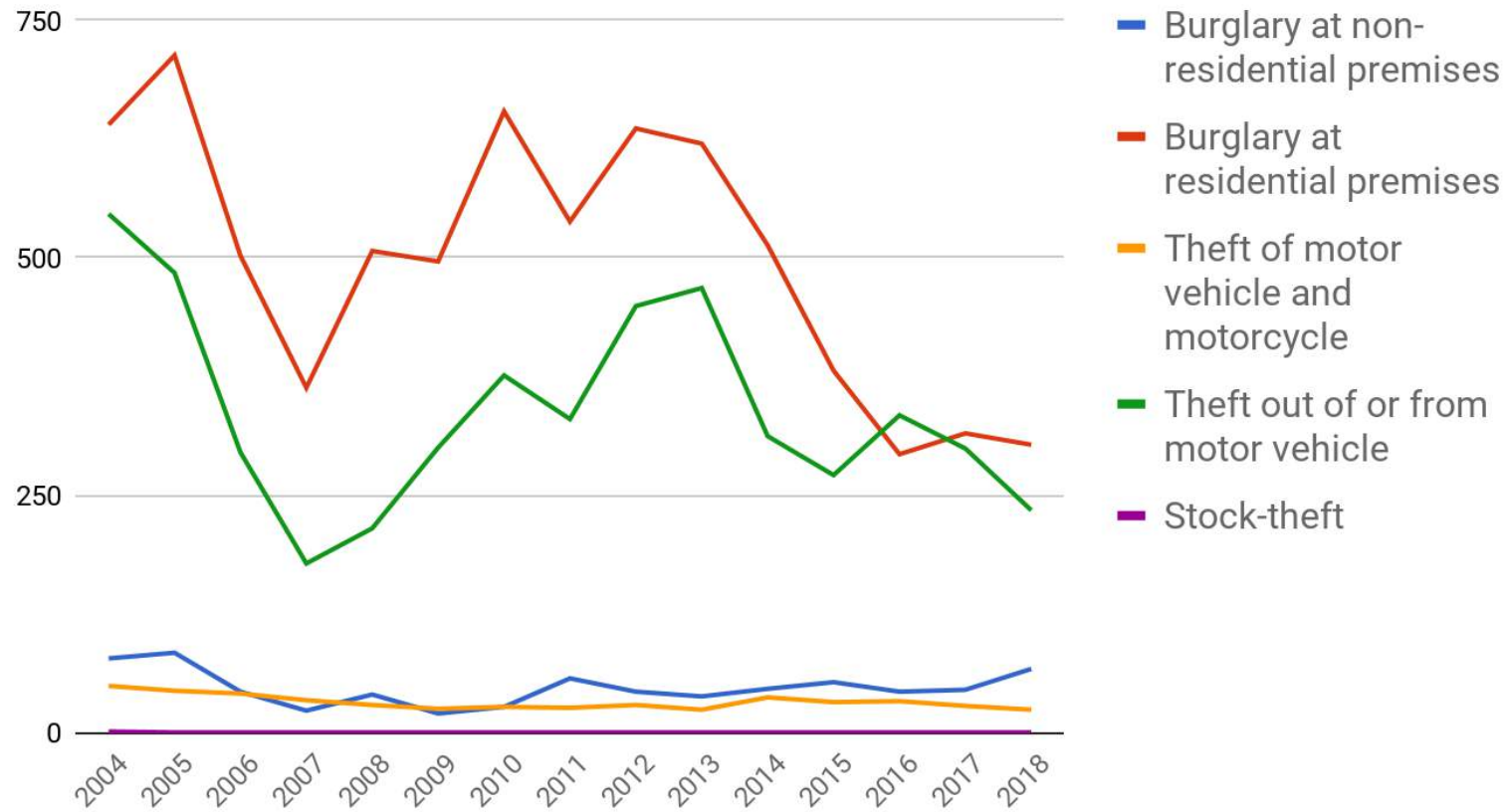


Source: SAPS



HOUT BAY CRIME STATISTICS

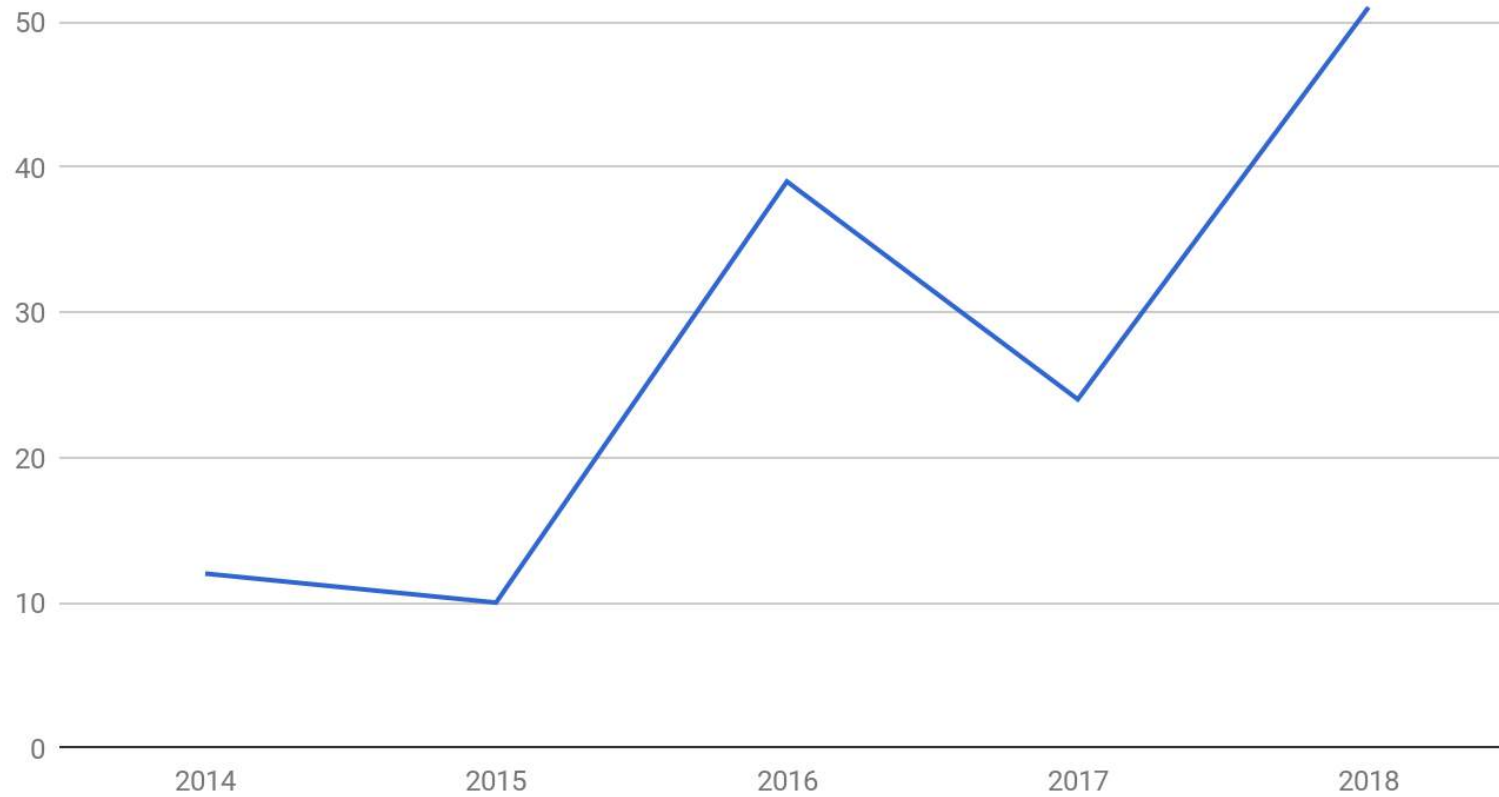
PROPERTY-RELATED CRIMES



Source: SAPS

SCOTT ESTATE & BAVIAANSKLOOF CRIME STATISTICS

TOTAL INCIDENTS OF CRIME IN OUR AREA

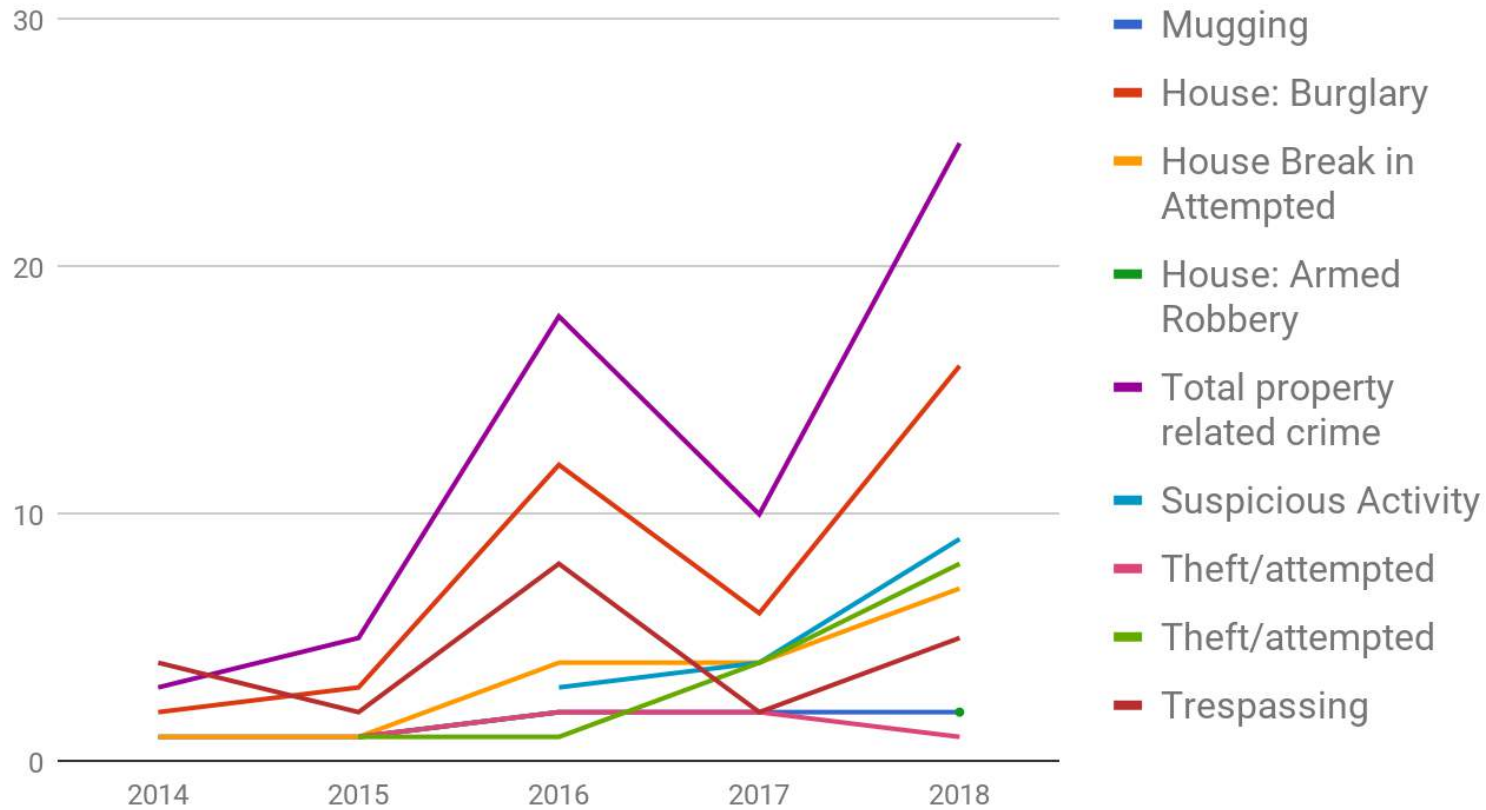


Source: Watchcon

SCOTT ESTATE & BAVIAANSKLOOF CRIME STATISTICS



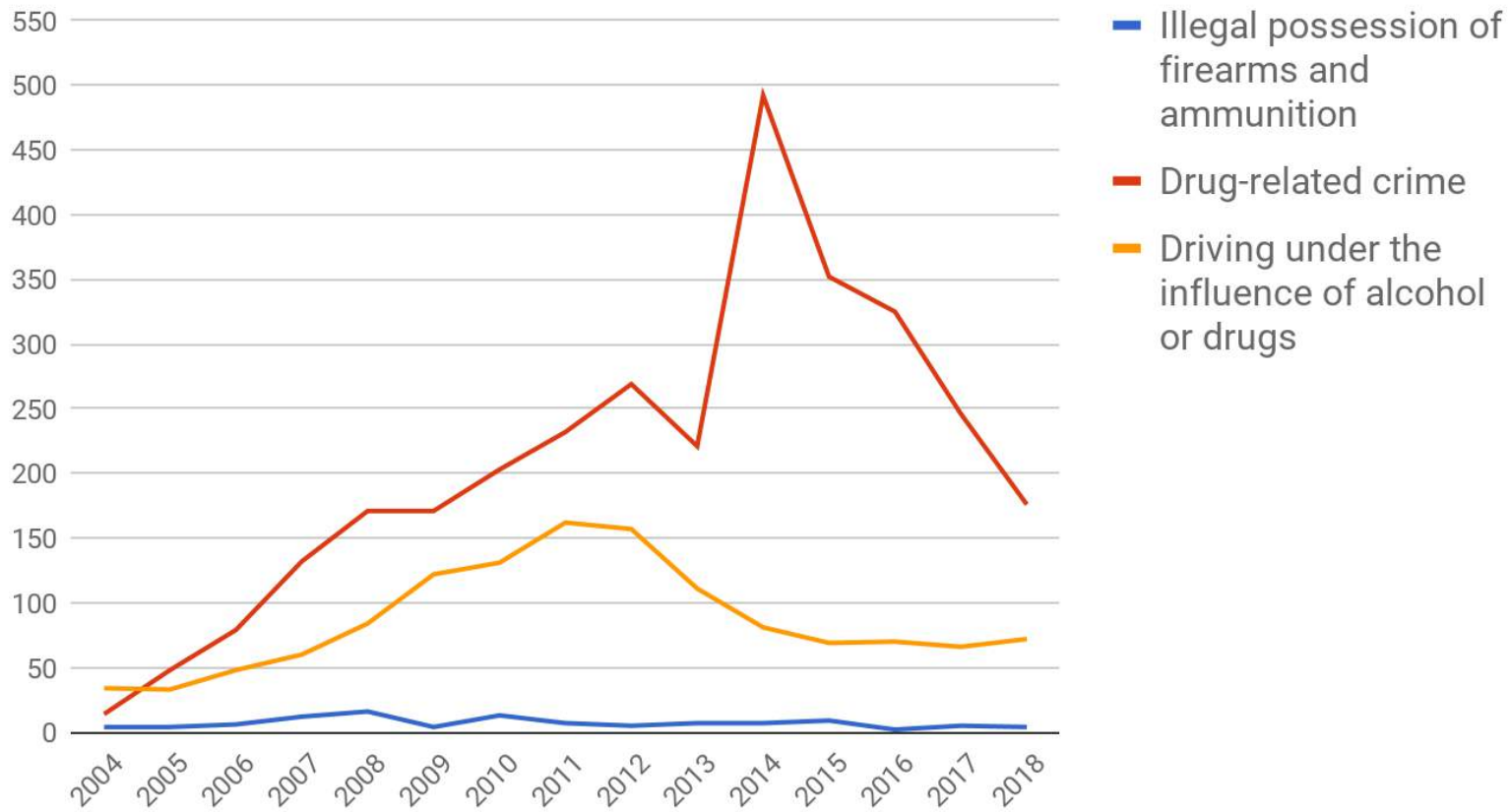
TOTAL INCIDENTS BY CRIME



Source: Watchcon

HOUT BAY CRIME STATISTICS

CRIMES HEAVILY DEPENDENT ON POLICE ACTION FOR DETECTION



Source: SAPS



Environmental/Urban Management



- **13% of core business expenditure**
- Full time gardeners to **tend to public open spaces**
 - ongoing programme of **alien vegetation removal**
 - **cleaning** of verges, park, riverbank
 - “eyes and ears” **detering anti-social behaviour**
- Expansion & maintenance of **firebreaks**

Social Responsibility/EMS



- **11% of core business expenditure**
- Ensure all providers focus on **recruiting from local community** where possible
- Liaise with Hout Bay Partnership & other local NGOs to **promote community development projects** in the SEB area
- **Work with CCT Social Programmes** to draw down opportunities and resources for social responsibility projects
- **Emergency Medical Services:**
 - work with CIDs, HBCIA to fund better services
 - Roll out network of first responders, education, response programme

Projects

- **15% of core business expenditure**
- **Removing alien trees/vegetation**
 - Reducing fire risk; encouraging indigenous flora to flourish
- **Expanding firebreak**
 - Reducing fire risk; enhancing visibility of CCTV
- **Programme of improvements to Union Park**
 - Outdoor gym
 - Fencing
 - Improved signage
 - Compost toilets
 - Potential hard landscaping project



Communications

- **Website:** up to date with relevant CID info
- **Monthly NPC board meetings:** first 30 mins open to property owners
- **Regular communications** with SEBCID members and other stakeholders: HBNW, CPF, SAPS & other Hout Bay CIDs
- Open dialogue with community groups from Imizamo Yethu & Hangberg to promote cooperation/job creation/community support



Budget: headline figures



Yr to June	2021	2022	2023	2024	2025
Revenue	2,633,005	2,830,480	3,042,766	3,270,974	3,516,297
Expenditure					
Employee related	129,213	139,959	151,509	163,911	177,225
Core business	1,768,019	2,172,348	2,487,471	2,761,494	2,955,460
Depreciation	7,500	25,000	25,000	25,000	25,000
Repairs & Maintenance	13,165	14,152	15,214	16,355	17,581
General expenditure	136,119	109,111	117,285	126,079	135,549
Projects	350,000	185,000	155,000	80,000	100,000
Capex	150,000	100,000	-	-	-
Bad debt provision	78,990	84,914	91,283	98,129	105,489
Total Expenditure	2,633,005	2,830,480	3,042,766	3,270,974	3,516,297

Budget: core business



Yr to June	2021	2022	2023	2024	2025
Cleansing services	120,000	129,000	138,675	149,076	160,256
Environmental upgrading	30,000	45,000	65,000	65,000	65,000
Public safety - general	751,019	803,550	921,392	997,328	1,114,990
Public safety - CCTV monitoring	84,240	140,400	168,480	181,116	194,700
Public safety - camera leasing	383,760	639,600	767,520	825,084	886,965
Social upliftment	250,000	254,998	254,993	359,999	336,241
Urban maintenance	149,000	159,800	171,410	183,891	197,308
Total core business	1,768,019	2,172,348	2,487,471	2,761,494	2,955,460

Budget: projects



Yr to June	2021	2022	2023	2024	2025
Alien trees/firebreak	240,000	110,000	80,000	80,000	100,000
Union Park	100,000	75,000	75,000	-	-
Fence/gates	150,000	100,000	-	-	-
Signage	10,000	-	-	-	-

PRELIMINARY MODELLING OF FINANCIAL IMPACT - RESIDENTIAL PROPERTIES (0.000940)

PROPOSED BUDGET 2020/21	MUNICIPAL PROPERTY VALUATION	2020/21			
		ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
2 633 005	1 000 000	940.00	1 081.00	78.33	90.08
	5 000 000	4 700.00	5 405.00	391.67	450.42
	6 000 000	5 640.00	6 486.00	470.00	540.50
	6 500 000	6 110.00	7 026.50	509.17	585.54
AVERAGE:	6 204 780	5 832.49	6 707.37	486.04	558.95
MEDIAN:	5 700 000	5 358.00	6 161.70	446.50	513.48

PRELIMINARY MODELLING OF FINANCIAL IMPACT - NON-RESIDENTIAL PROPERTIES (0.001357)

		2020/21			
PROPOSED BUDGET 2020/21	MUNICIPAL PROPERTY VALUATION	ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
2 633 005	1 000 000	1 357.00	1 560.55	113.08	130.05
	5 000 000	6 785.00	7 802.75	565.42	650.23
	6 000 000	8 142.00	9 363.30	678.50	780.28
	6 500 000	8 820.50	10 143.58	735.04	845.30
AVERAGE:	6 551 517	8 890.41	10 223.97	740.87	852.00
MEDIAN:	5 000 000	6 785.00	7 802.75	565.42	650.23

CID application process



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YOUR QUESTIONS...