

Pinelands CID

Summary Presentation V4

August 2022



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Steering Committee

The process is being driven by a steering committee of six Pinelands property owners, with the support of community organizations including the Pinelands Ratepayer and Residents Association

History

- Process began in 2017/2018
- Previous committee did a great deal of work – urban management survey, property roll, etc.
- Current steering established in March 2022
- Focus over the past few months has been on creating and obtaining approval for the business plan

Name	Portfolio
Aslam Clarke	Public Safety
Yazied Davids	Social Development
Paul Holdsworth	Maintenance and Cleansing
Sandy McGuffog	Finance
David Owen	Maintenance and Cleansing
Paul Rist	Environmental Development

Benefits of a CID for Pinelands

A CID is a Community Improvement District. There are 48 other CIDs in successful operation in the greater Cape Town area

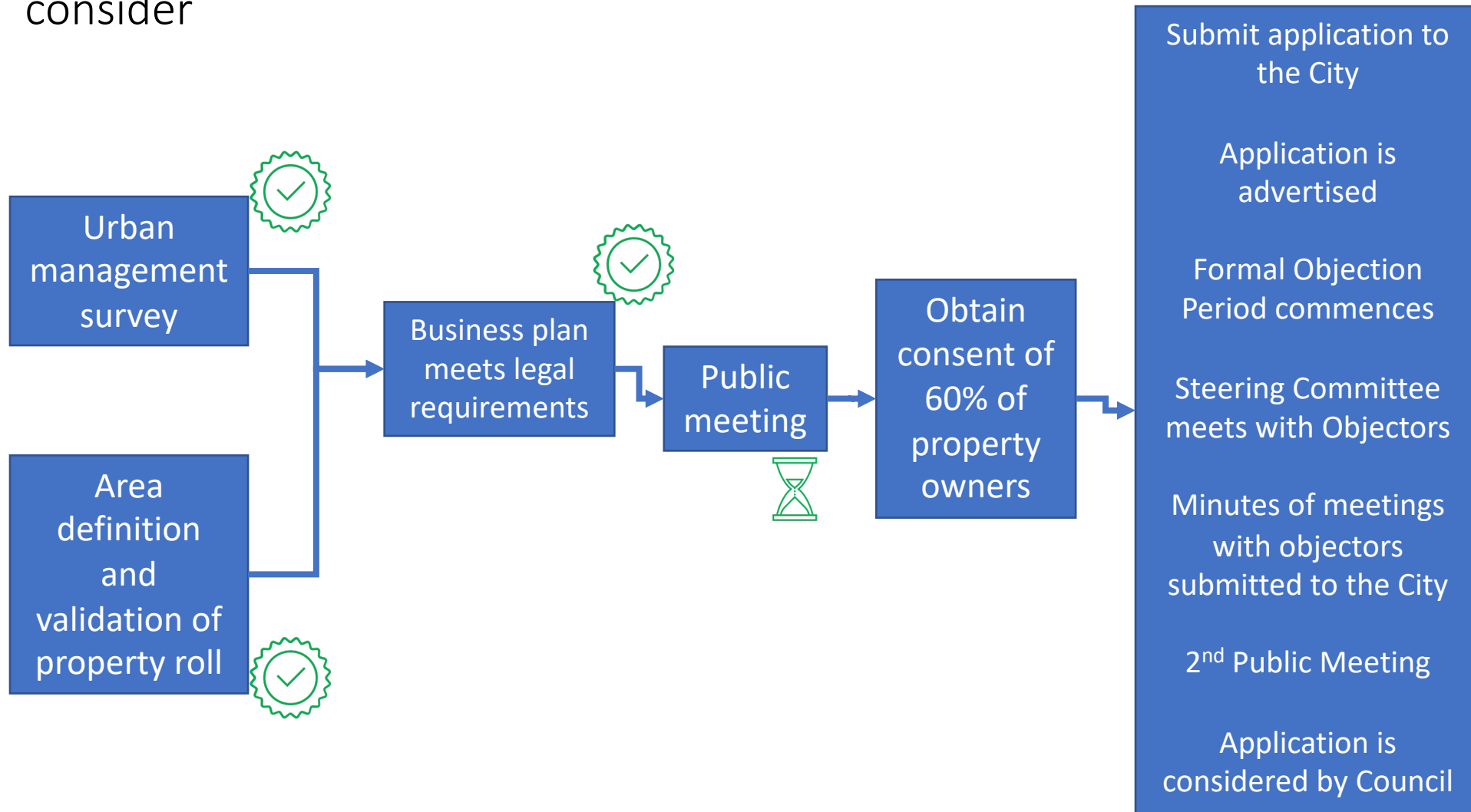
CID Basics

- Established in terms of City of Cape Town's By-Law for Special Rating Areas (2012) and its subsequent amendment By-Law (2016) and the City of Cape Town's Special Rating Areas (SRA) Policy 2017/2018.
- Must conform to CoCT Integrated Development Plan and cannot act in such a way to reinforce existing inequalities
- Defined geographical area in which property owners contribute additional rates to fund supplemental municipal services for the specific area as per the approved Business Plan.
- Not a replacement for City services, but works in conjunction with City of Cape Town to deliver supplementary services
- Managed by property owners of the area who define their own needs
- Monthly contribution by property owners based on municipal valuation. Property owners receiving rates relief are exempt from paying the additional rates.
- Funding collected by the City from property owners as additional rates, and paid to the CID monthly.
- Services are implemented as per Business Plan
- Income and Expenditure reports tabled at Board meetings and sent to City on a monthly basis

CID Benefits

- Allows Pinelands residents to take ownership of their neighborhood's future
- Sustainable operating environment – allows the resident's priorities to be funded
- Paid by all who are eligible to pay, including businesses
- Preserve property values and increase desirability of CID areas
- Safer, cleaner, better maintained area
- CID's have an excellent track record of delivering real benefits to residents across the city

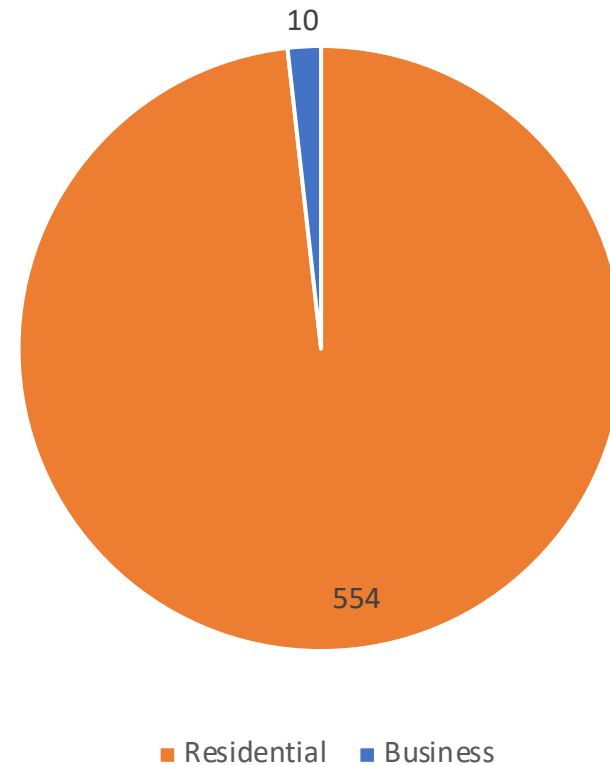
For a Residential CID, 60% of property owners must consent to its establishment in order to submit an application to Council to consider



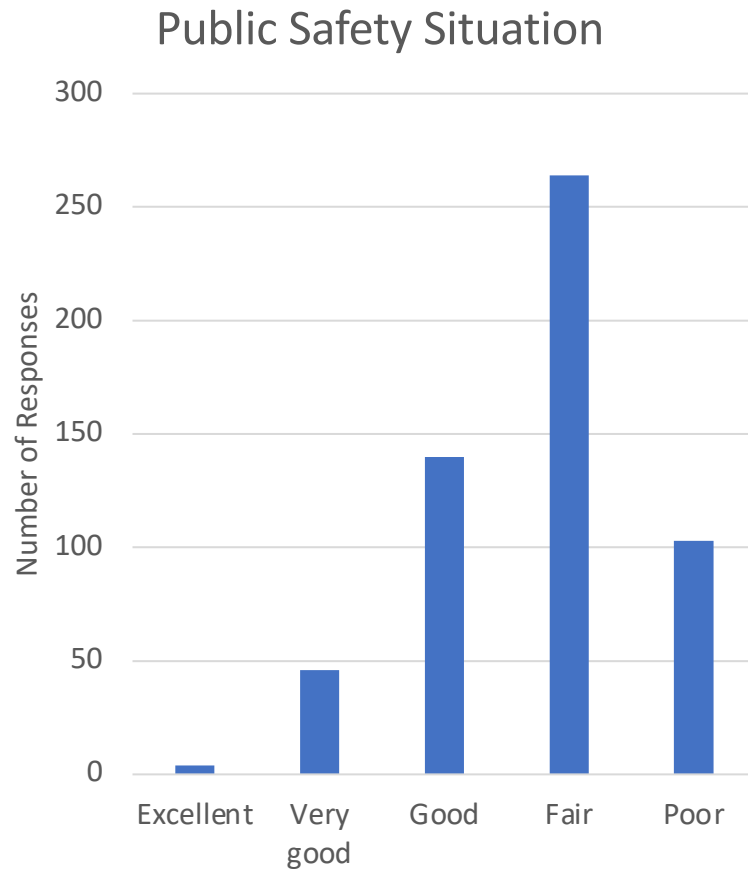
Results of the Urban Management Survey

- A total of 564 property owners, both residential and business, were surveyed
- The survey was conducted during the period 2018 through October 2019
- The survey was conducted online via SurveyMonkey
- While the survey allowed responses from non-property owners, all results shown in this document are for property owners only, as required by the Special Area Amendment By-law, 2016 and the Special Ratings Areas (SRA) Policy 2017/18 (Policy Number 21144A)
- The survey represents the views of 12.9% of residential property owners in the property database, and 6.5% of the commercial property owners

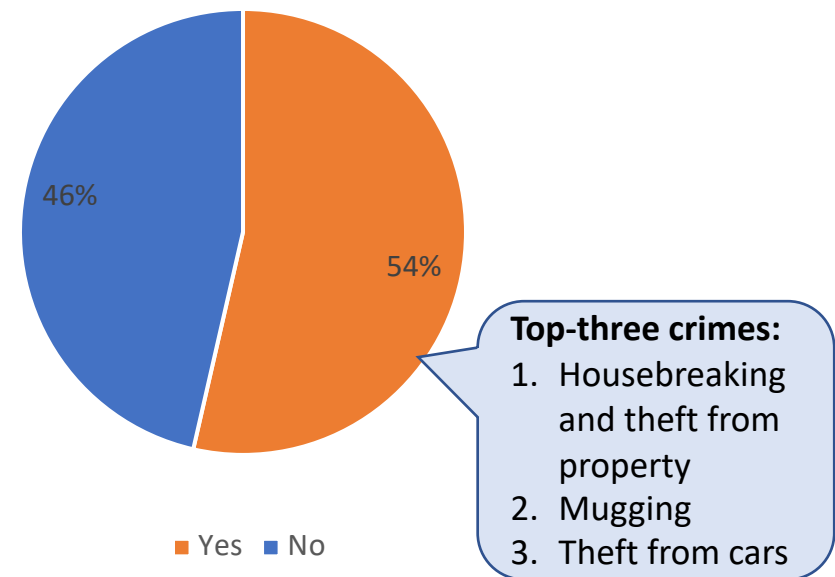
Types of Respondents



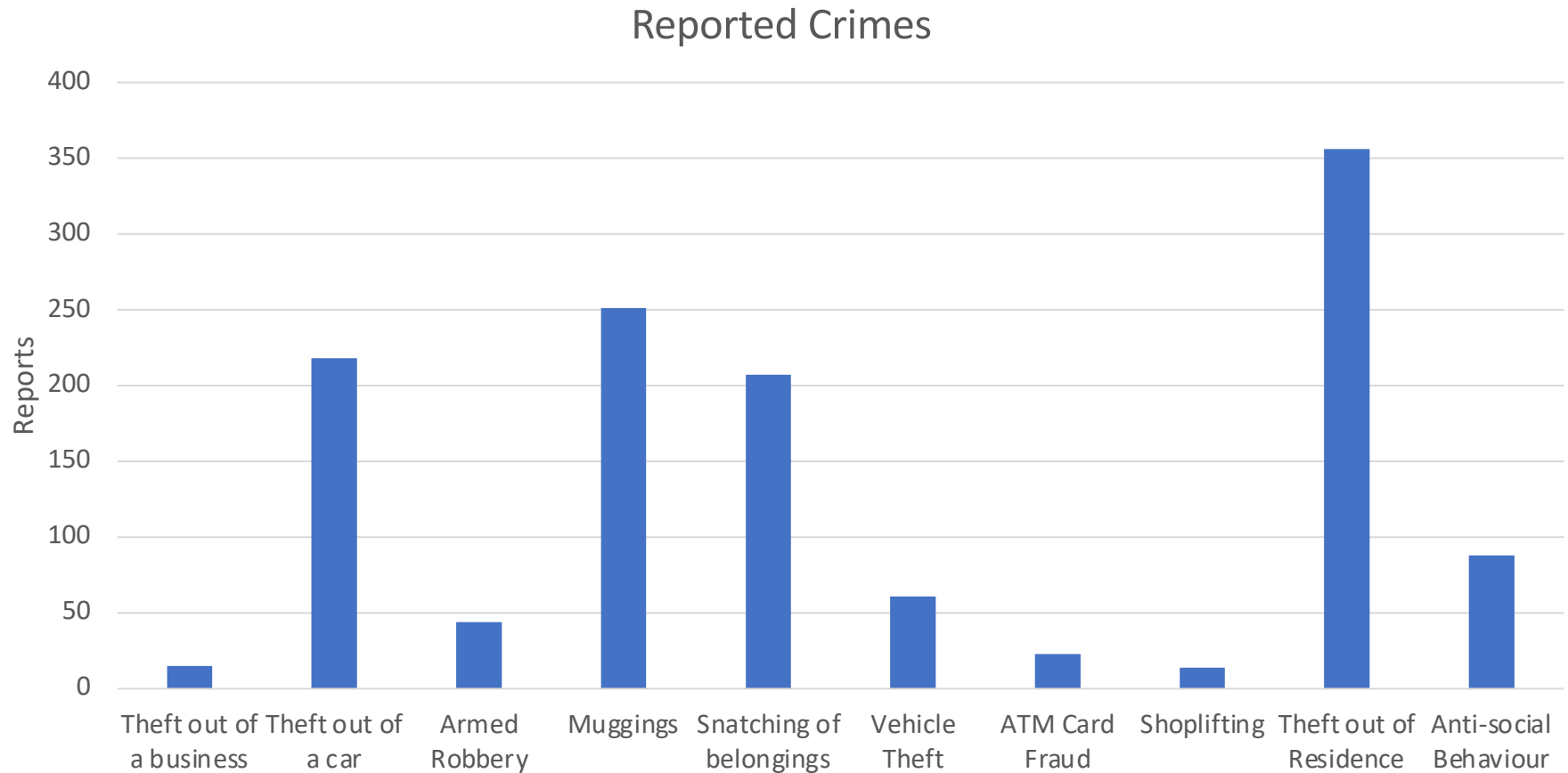
The public safety situation was considered to be largely “fair”, with the majority of those surveyed having been directly exposed to crime within the past two years



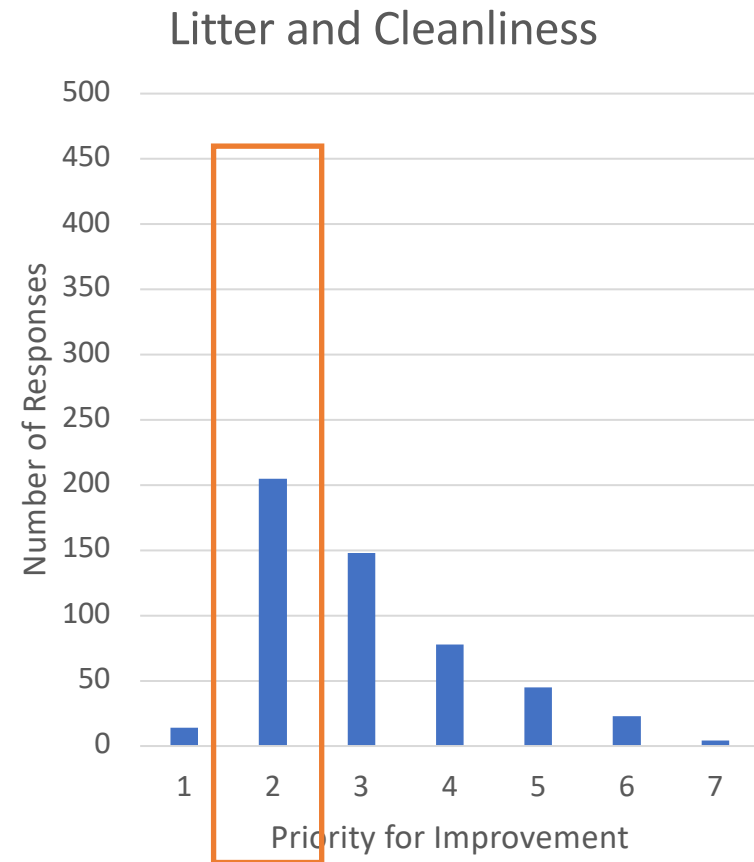
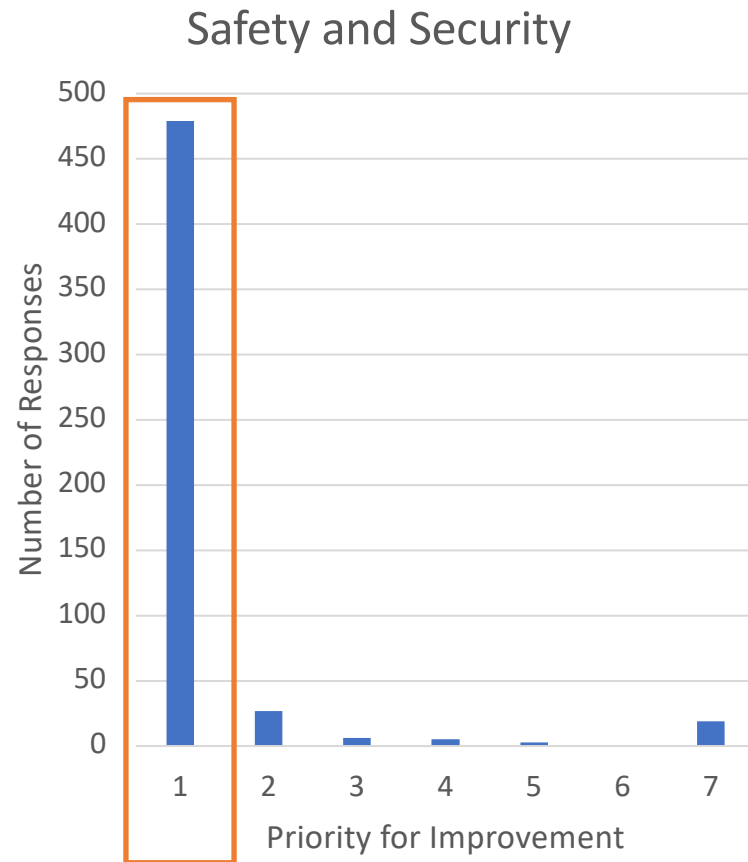
Have you, or someone you are close too you, been a victim of crime in the area during the last 2 years?



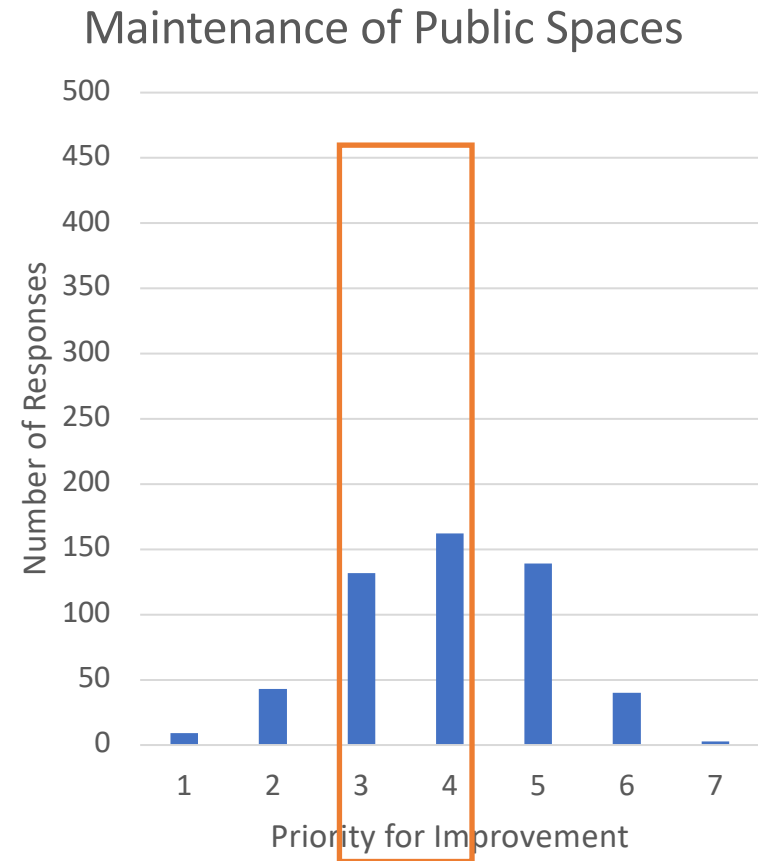
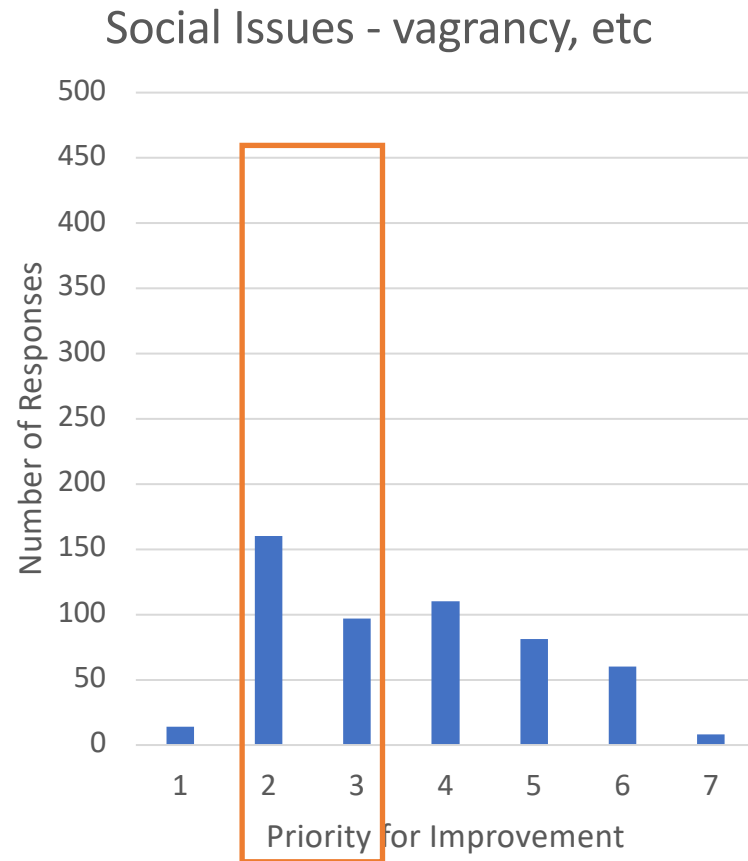
Over 350 residents out of the 554 residential owners surveyed reported theft from either their residence, or the residence of someone close to them



Safety and security was by a large margin the highest priority for improvement, followed by litter and cleanliness

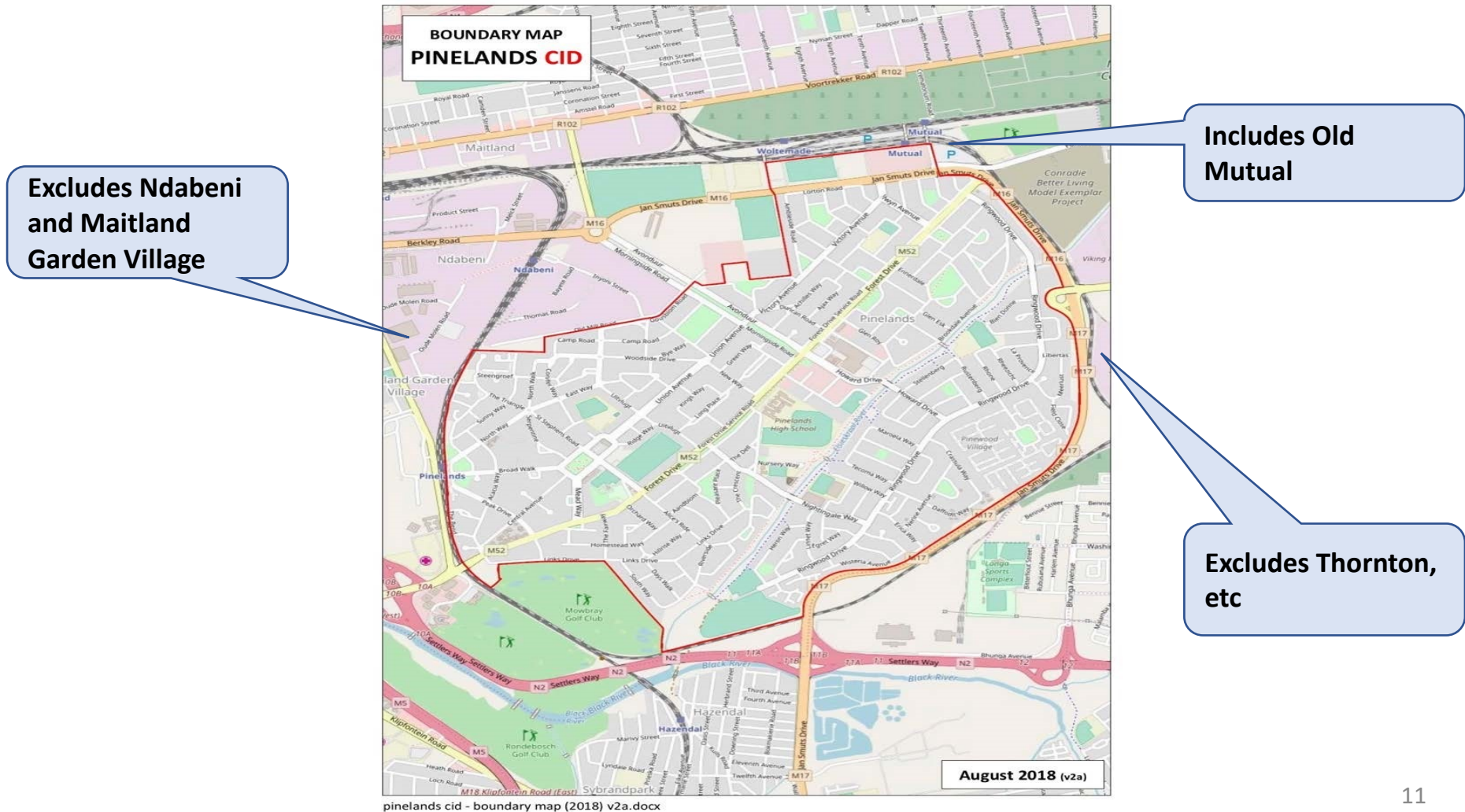


Social issues and public spaces were the third and fourth priorities



Area covered by the Pinelands CID

The defined area includes the suburb Pinelands in its entirety along its current boundaries

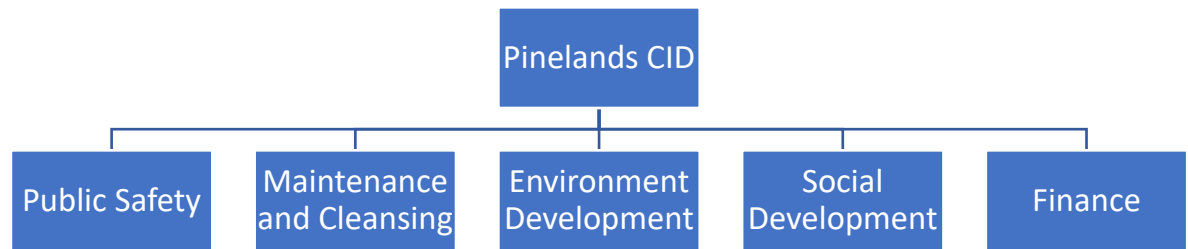


Structure of a CID

The CID is structured as a not-for-profit company (NPC)

Board of Directors

- Composed of the steering committee for the first 6 months
- Then elected by members of the NPC
- All property owners can be members of the NPC, but must apply
- Regular reporting to CoCT



Operations Manager

- Full time role
- Reports to the board
- Overseas the implementation of the business plan on a day-to-day basis

Operations Manager

Proposed Business Plan

The CID will provide services in four main areas – public safety, maintenance and cleansing, environmental development and social development

Public Safety

1. 4x dedicated PLCID branded patrol vehicles
2. 1x communication device in each vehicle
3. 3x security officers manning each vehicle 24/7
4. 2x 10-hour shift bicycle patrollers on the canal
5. 2x dedicated City of Cape Town law enforcement officers. These officers will be dedicated exclusively to the area of the Pinelands CID and will have full powers of arrest
6. The use of a Community Safety app loaded on resident's smartphones. The use of a bespoke Panic Button based safety app configured to the safety and support services for the area. This will be available to all residents at no cost
7. Six new camera points that will integrate with the existing network in the first year, with additional cameras to follow as budget allows
8. Control room monitoring integrated with the current Pinelands Street Camera Project's control room

Maintenance and cleansing will be improved

Maintenance and Cleansing

1. **Parks and Playgrounds** - rubbish removal and cleaning on a more frequent basis, grass cut more frequently in spring and summer
2. **Areas surrounding commercial zones** - daily street cleaning and removal of waste, install more waste bins, enhance signage regarding littering
3. **Public Open Spaces** - rubbish removal and cleaning on a more frequent basis, grass cut more frequently in spring and summer, removal of graffiti
4. **The Elsieskraal Canal** - rubbish removal and cleaning on a more frequent basis, increase frequency of grass cutting, ensure all walking surfaces are safe
5. **Bus stops, the Subway and areas adjacent to bridges** - daily cleaning and removal of waste, install more waste bins, enhance signage regarding littering
6. **Streets** - Develop and implement a robust street cleaning program for the road reserves in the Pinelands CID, regular (weekly) street sweeping and cleaning of main roads and removal of waste, frequent sweeping of other roads (monthly or quarterly) and removal of waste, increase the frequency of cleaning storm water gullies

Upgrades will be made to the Pinelands environment

Environmental Development

1. Install appropriate safe surfaces around all park equipment
2. Provide for and install additional outdoor gyms and exercise areas with appropriate lighting
3. Establish a dog park
4. Consider the development of a skateboard or BMX facility
5. The Elsieskraal Canal (Quality and safe parks and recreation facilities)
6. Enhance landscaping by planting more trees
7. Ensure all walking surfaces (grassed and paved) are safe (repairs)
8. Frequent levelling of grassed areas(moles) to provide safe grass areas
9. Provide Park benches along both sides of the canal
10. Enhance lighting along the canal
11. Widen /enhance existing walkways and footpaths
12. Streets (Road Reserves) (Safe and quality roads for vehicles, cyclists, and pedestrians)
13. Ensure ongoing Tree Maintenance (pruning, removal of dead trees etc)
14. Planting /replacing dead trees with indigenous trees
15. Provide paved areas for pedestrians waiting for taxis/transport in areas adjacent to Howard Centre

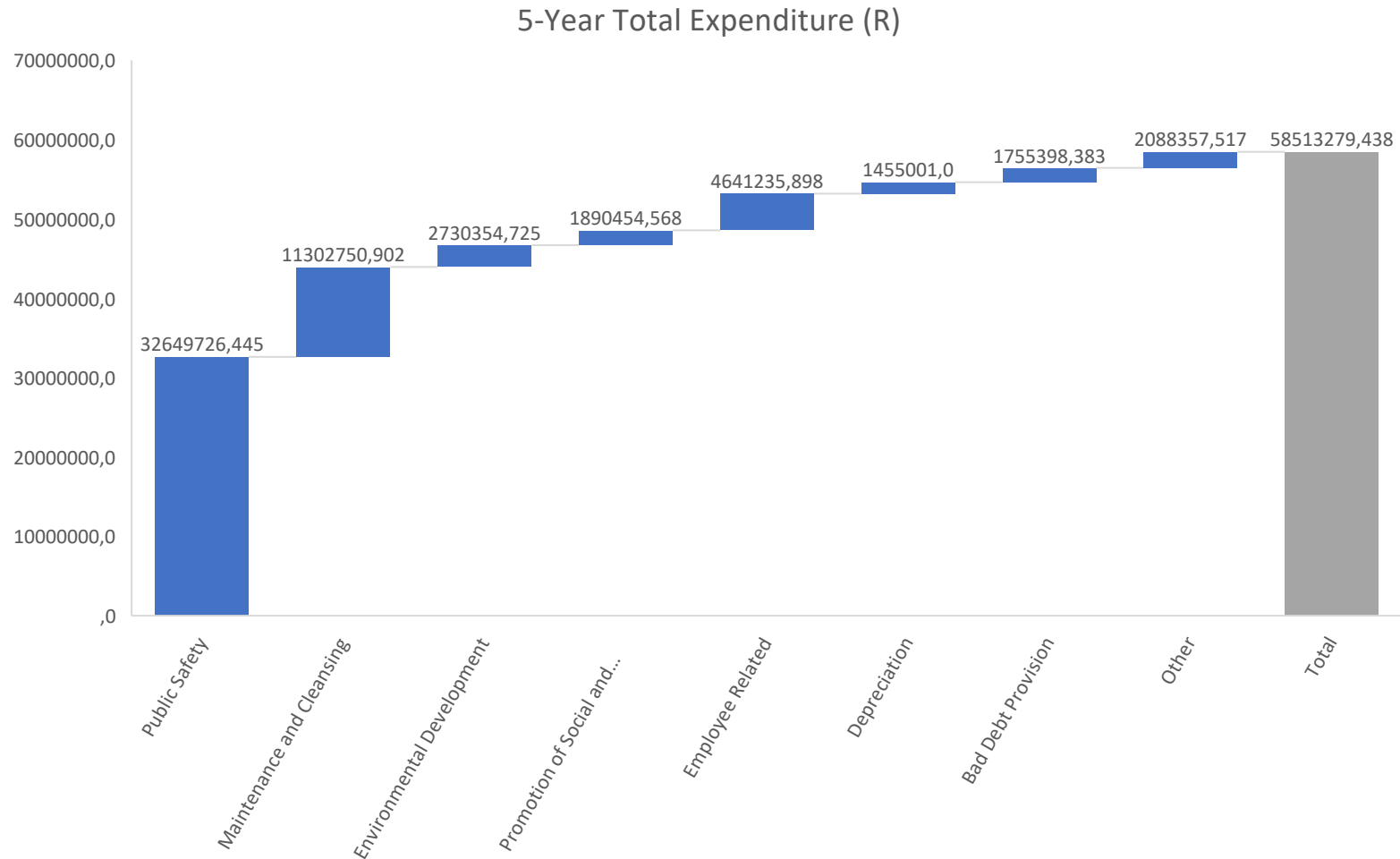
The social development program will address the root causes of many issues impacting on Pinelands

Social Development

1. PLCID programmes in partnership with stakeholders will include:
 - Re-uniting individuals with relatives
 - Relocation back home (bus ticket)
 - Registering an ID Card
 - Finding Employment
 - Access to Shelters
 - Access to healthcare
 - Job readiness training programmes
 - Life skills training programmes
2. The PLCID will form partnerships with the local organisations, including NetWork, the Pinelands Islamic Centre, Maitland Garden Village and the City's newly launched Street People Unit
3. These programmes offer the opportunity to provide cleaning and maintenance services to CIDs. These partnerships between CIDs and NGOs create a more cost-effective approach to the provision of supplementary services to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required

Financial Impact

The budget reflects the priorities of residents as expressed in the urban management survey



The City of Cape Town has provided initial estimates of the financial impact on residential properties. Note that these are based on the 2023/2024 proposed budget and so are subject to change

PINELANDS CID (INCL. OLD MUTUAL)

PRELIMINARY MODELLING OF FINANCIAL IMPACT

NOTE: These figures are based on the current municipal valuations. On 1 July 2023 the City will be implementing a new valuation roll which will impact the additional rates` used in the calculation.

Although a new General Valuation will be implemented the City will only bill sufficiently to collect the Pinelands CID budget.

RESIDENTIAL PROPERTIES

0.000585

		2023/24			
PROPOSED BUDGET 2023/24	PROPERTY VALUE	ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
10 174 915	1 000 000	585.00	672.75	48.75	56.06
	1 500 000	877.50	1 009.13	73.13	84.09
	2 500 000	1 462.50	1 681.88	121.88	140.16
	5 000 000	2 925.00	3 363.75	243.75	280.31
AVERAGE:	2 925 962	1 711.69	1 968.44	142.64	164.04
MEDIAN:	3 170 000	1 854.45	2 132.62	154.54	177.72

In addition, financial impact estimates for non-residential properties have also been provided

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PRELIMINARY MODELLING OF FINANCIAL IMPACT

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NON-RESIDENTIAL PROPERTIES

0.001179

		2023/24			
PROPOSED BUDGET 2023/24	PROPERTY VALUE	ANNUAL CONTRIBUTION	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION	MONTHLY CONTRIBUTION (VAT INCL.)
10 174 915	1 000 000	1 179.00	1 355.85	98.25	112.99
	1 500 000	1 768.50	2 033.78	147.38	169.48
	2 500 000	2 947.50	3 389.63	245.63	282.47
	5 000 000	5 895.00	6 779.25	491.25	564.94
AVERAGE:	15 248 612	17 978.11	20 674.83	1 498.18	1 722.90
MEDIAN:	1 750 000	2 063.25	2 372.74	171.94	197.73

FAQs

- **Q1 : Does everyone in Pinelands pay?**
A: Yes, once approved the extra amount is added to your municipal rates bill
- **Q2 : Does this replace my armed response provider?**
A: No, the patrols operated by the CID can only operate in public spaces, not in private property
- **Q3 : I/someone I know is on a fixed income, and can't afford the extra**
A: The City of Cape Town offers full or partial rates relief to qualifying residents – any property owner that is part of that program is automatically exempt from the additional CID levy.

See:

<https://www.capetown.gov.za/Local%20and%20communities/Financial-relief-and-rebates/Financial-support-services>

CONSENT / OBJECTION FORMS



DROP OFF:

Postnet Pinelands

SAPS Pinelands

Online: pinelandscid.co.za

Email:

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