

PROPOSED STIKLAND INDUSTRIAL IMPROVEMENT DISTRICT



Public Meeting

16 July 2012

Agenda

1. Opening and welcome by chairman
2. Introduction to the SICID initiative
3. Presentation on the SICID SRA
4. Questions
5. Closing

Would you like to work in an area where you could:

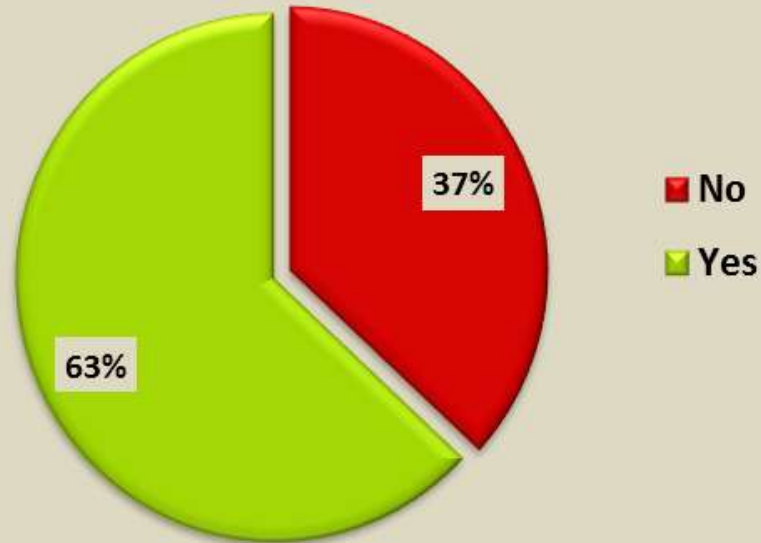
- Feel safe at your business?
- Appreciate clean pavements?
- With staff that feels secure walking from transport to their place of work?
- Leave your vehicle parked in the street and find that it had not been broken into?
- Drive on roads without potholes and with effective signage?
- Support unemployed people?

Stikland Industrial Area could have this future.... but there are some challenges

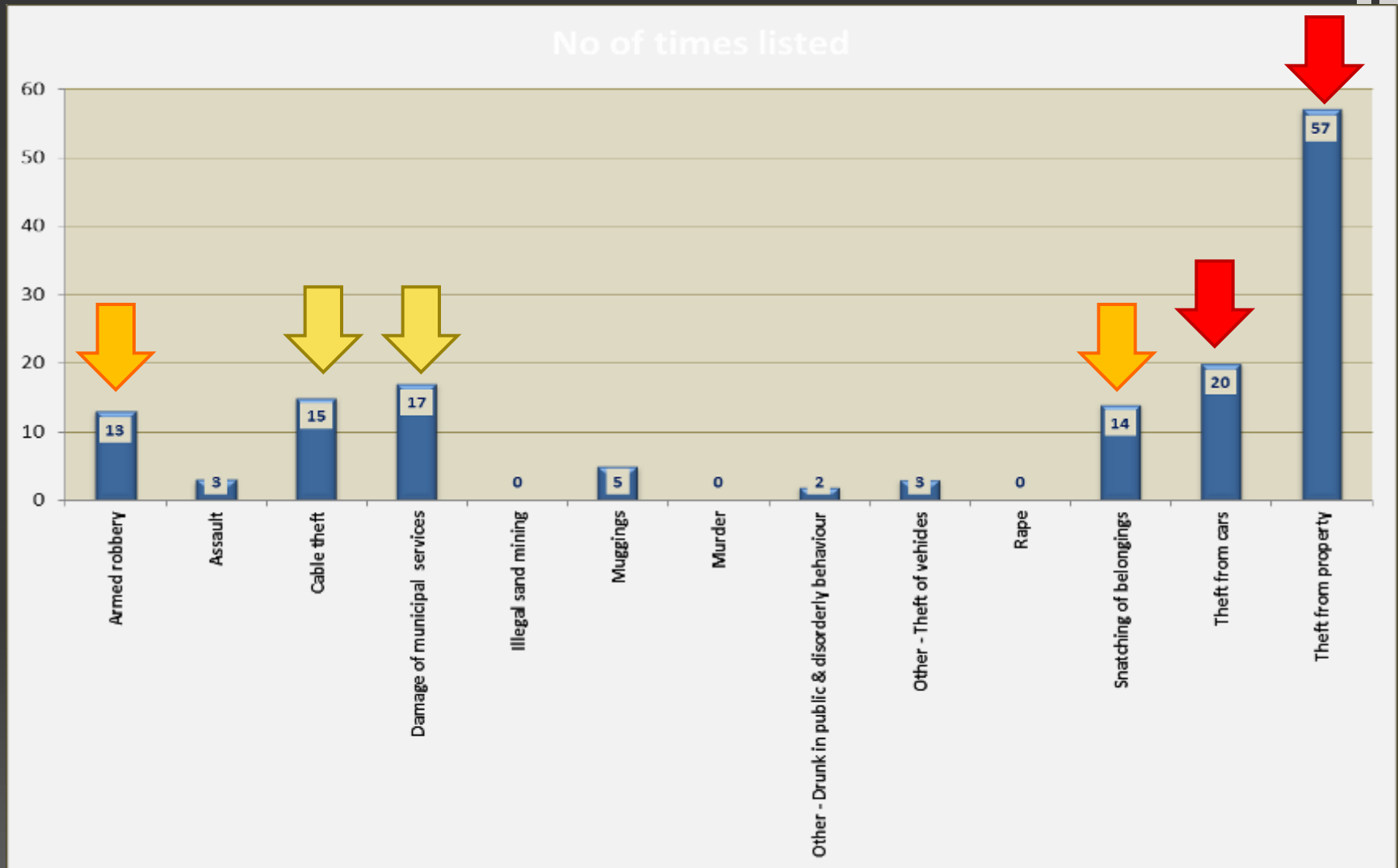
- A perception survey amongst 84 businesses was conducted in February 2012
- 27% were property owners, 73% tenants
- The survey questions were grouped into 5 sections, each focussing on five general urban issues namely:
 - Section 1 - Safety and security
 - Section 2 - Litter and cleanliness
 - Section 3 - Lighting & marking of streets and pavements
 - Section 4 - Public environment
 - Section 5 - Social environment

Perception on safety in Stikland Industrial

Survey Results - Question 1 - Do you feel safe in the area?

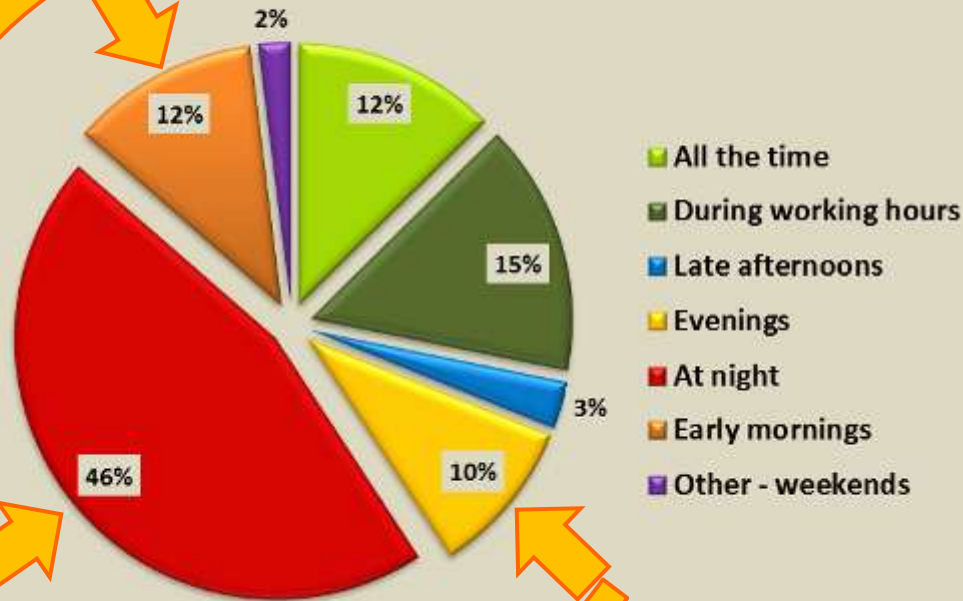


Perception on safety in Stikland Industrial



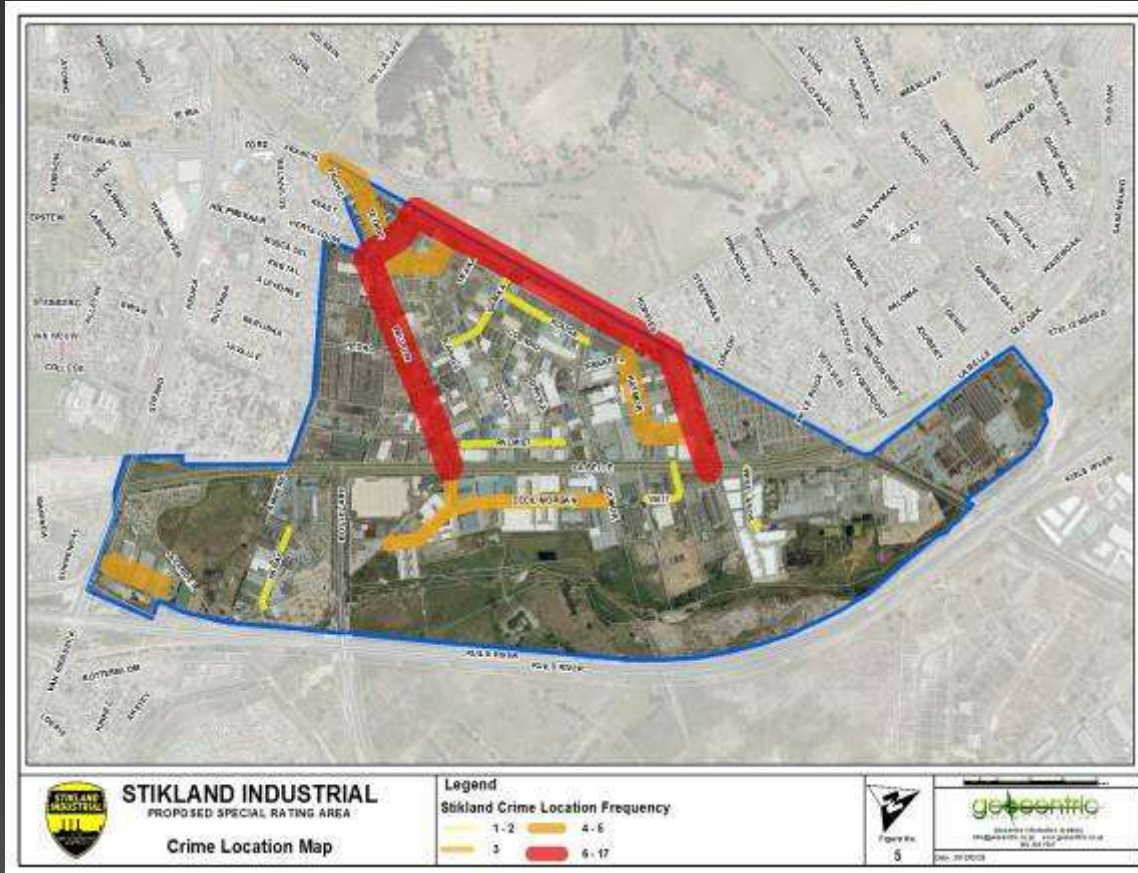
Perception on safety in Stikland Industrial

Indication of time of day that crime takes place

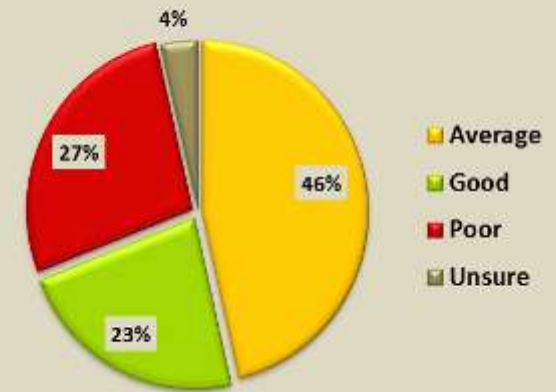


= 68%

Perception on safety in Stikland Industrial



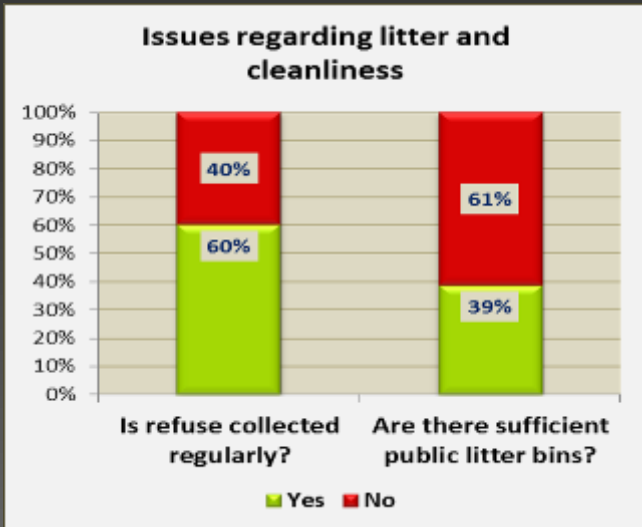
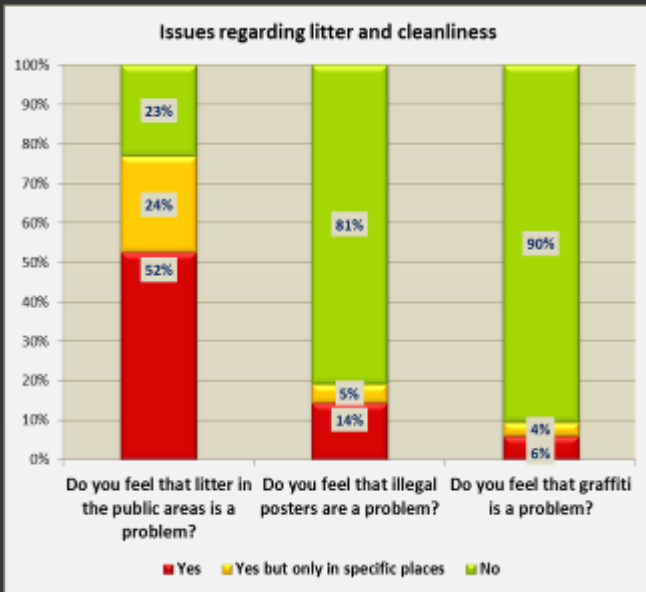
Overall rating of security in the area



Perception on safety in Stikland Industrial

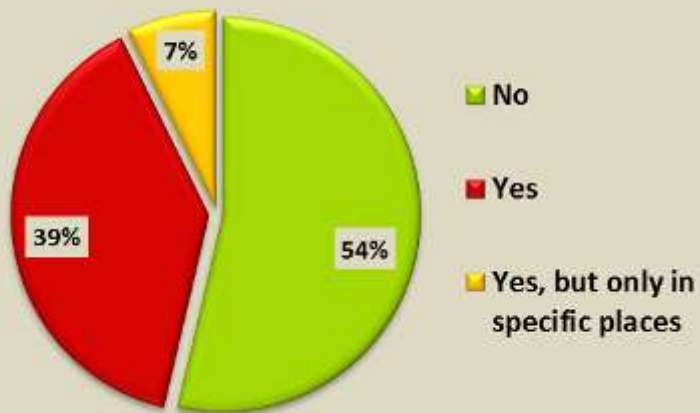


Perception on public cleaning

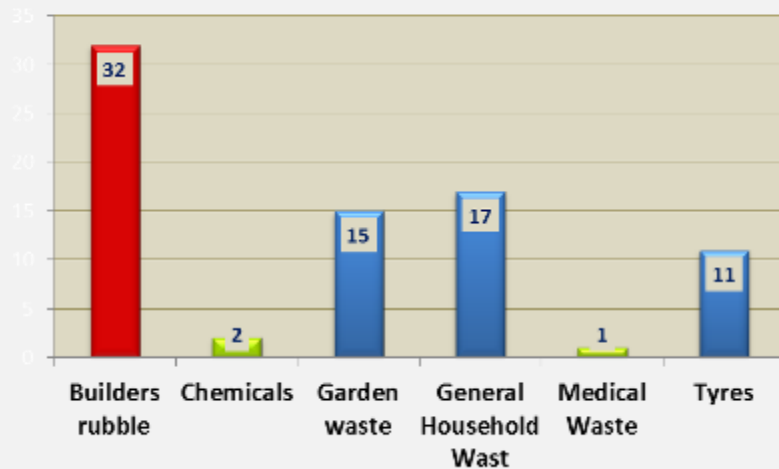


Perception on public cleaning

Is illegal dumping a problem?

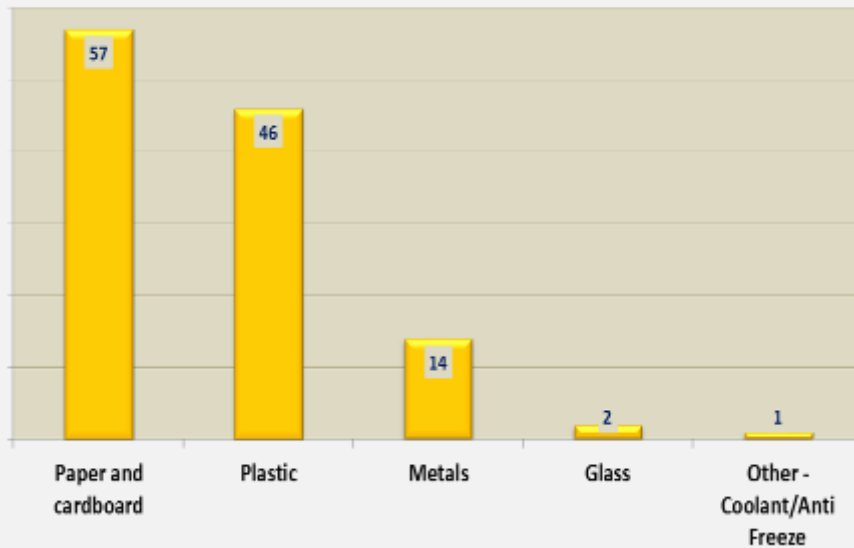


Types of waste illegally dumped

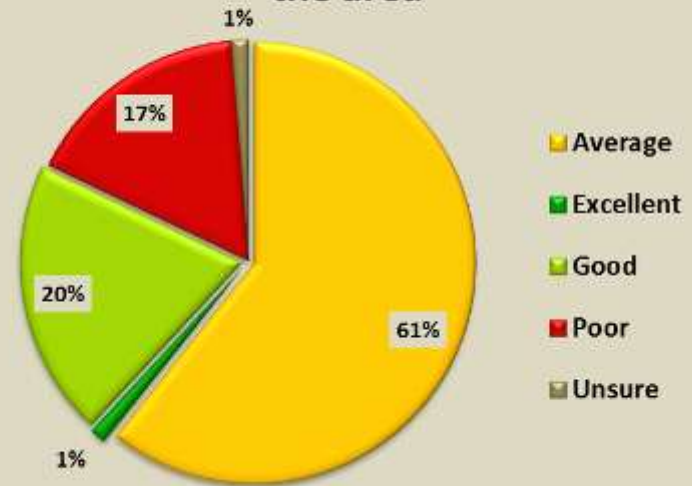


Perception on public cleaning

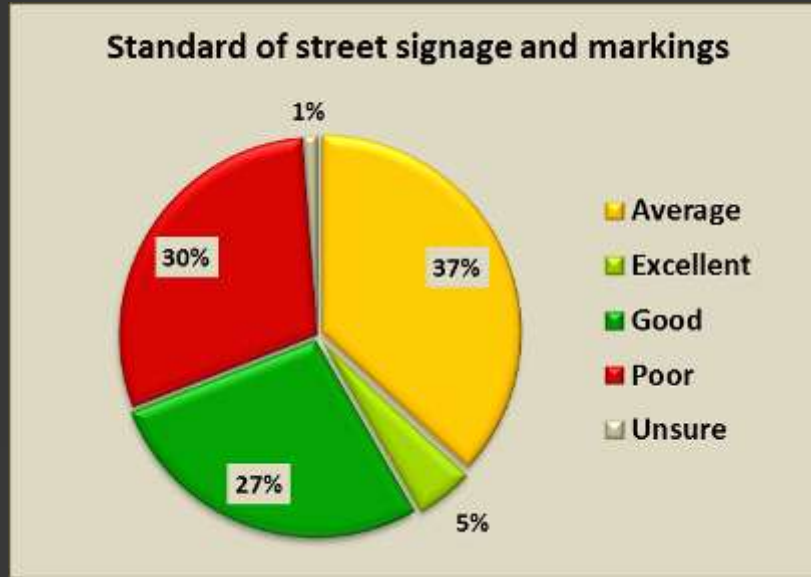
Types of recycling needed



Overall opinion of cleanliness of the area

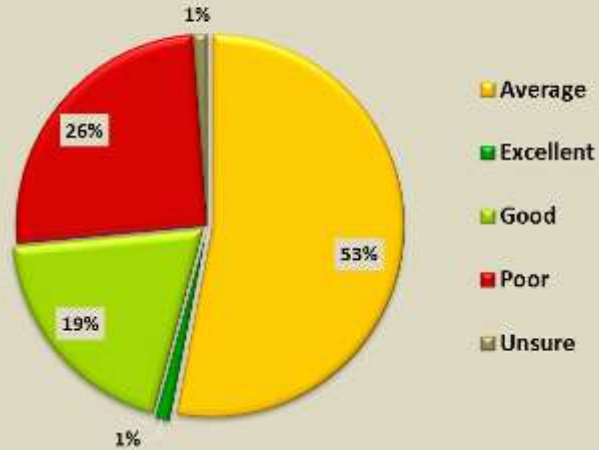


Perception on public streets and signage



Perception on public environment

Overall rating of the public environment



Perception on public environment

Most of the comments received refer to the fact that

- some roads pavements do not exist, especially in Willow Road
- in many cases vehicles are parked on the pavements and make pedestrian use impossible.
- Willow Road is mentioned for its flooding during winter rains when only one lane of traffic is open and it is shared by vehicles and pedestrians at the same time
- especially in the mornings and afternoons when people go to- or leave work

Perception on public environment

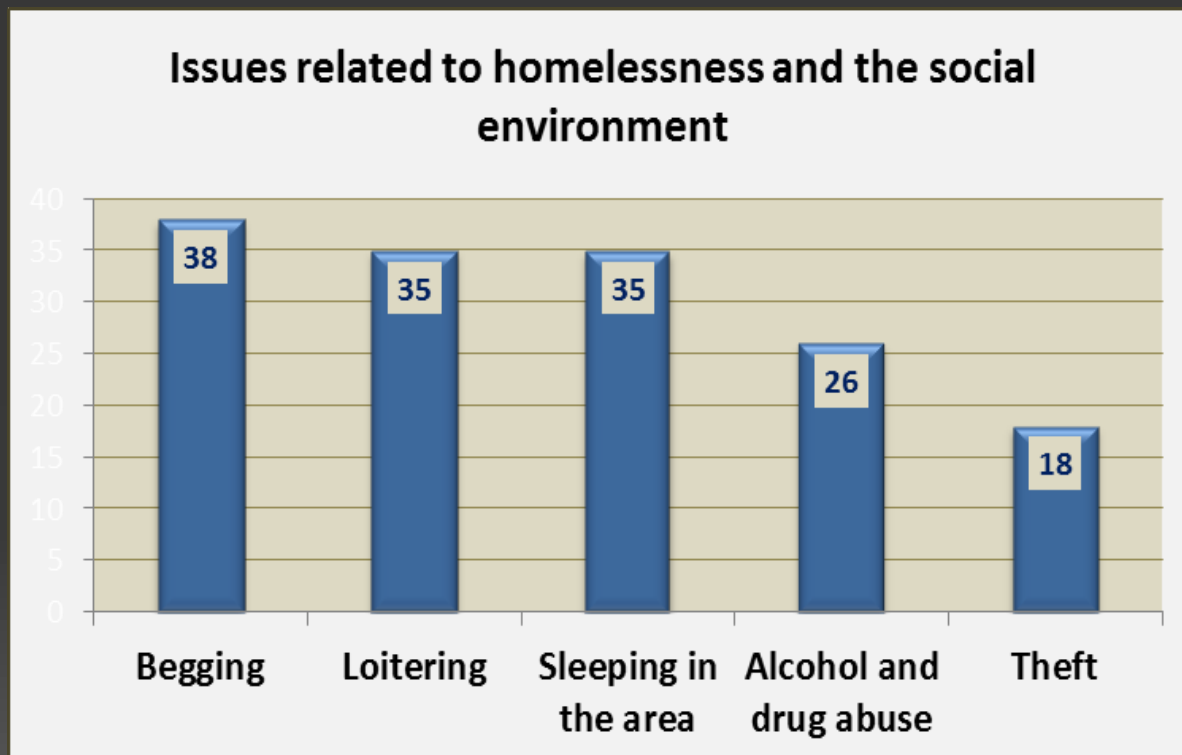


Perception on public environment



Perception on social issues

52% of participants perceive homelessness as a problem in the area and 16% perceived it to be in specific places only.



What is a Special Ratings Area (SRA or CID)

- An SRA (NPC) provides additional services (security, cleansing and urban management) to those provided currently by the City of Cape Town
- A statutory body established under the SRA by-law (Provincial Gazette 6651/2009) previously known as a City Improvement District (CID)
- Funded by an additional rate collected from rate payers by the City and paid over to the SRA management board
- Funds raised are dedicated to provide additional services (security, cleaning, urban upgrades) exclusively within the SRA as per the business plan
- Cape Town has 24 SRAs in operation, and more communities have expressed interest to form SRAs.

Typical Benefits

- Well managed area
- Pride in communal achievements
- Social responsibility
- Environmental awareness (recycling, greening, energy efficiency, conservation)
- Attract new investments
- Market / promote area







Battery Centre

THE BATTERY SPECIALIST

Battery Centre
DRIVE IN

Boutique

CCID
CAPE TOWN
ROAD MAINTENANCE





**JESUS
SAVES**



STRAAT-
"PROJ" OPRUIM
(021) 930 8055

MIDAS

The Proposed Stikland SRA Boundary



STIKLAND INDUSTRIAL
PROPOSED SPECIAL RATING AREA

Legend

 Proposed Stikland Industrial SRA Boundary



Figure No.
1



geocentric
Geospatial Information Systems
4400 WEST 10TH ST. SUITE 200
DENVER, CO 80202
303.733.1100

DATE: 2012.07.18

Goals

- Reducing crime significantly by proactive visible patrolling and cooperation with existing SAPS, City of Cape Town Law Enforcement and other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Protect property values.
- Attract investment to the area.
- Support the promotion of the SICID Industrial area as a safe and clean environment by promoting greening, energy efficiency, recycling and risk/disaster management.
- Support and promote social responsibility in the area
- The sustained and effective management of the SICID area.

SICID Management

- NPC formed
- Appoint staff and service providers
- Board responsible for implementation of the Business Plan
- Special General Meeting will be called within 6 months of establishment in order to elect Board and approve next year's budget
- Directors elected annually from property owners at AGM
- AGM annually to reflect on past year and confirm planning and budget for next year's operations
- Board meets once a month

SICID services

Security:

- **Phase 1 – 3 months –high impact deployment**
- This phase is designed to deliver high visibility and a crack-down on crime.
- **Above Labelle Road (Railway line side)**
- 1 x Vehicle patrol 24 hourly
- 1 x Grade C security officer in vehicle on day shifts
- 1 x Grade D security officer additional in vehicle on night shifts, can also be use to deploy on foot where and when necessary
- 1 x Security officer on foot patrol in each of the following areas:
 - Tedric & upper Willow Road – Day & night shifts
 - Willow Road next to railway line – Day & night shifts
 - Kaymor & Willow Roads – Day & night shifts

SICID services

Security:

- Below Labelle Road (R300 side)
 - 1 x Vehicle patrol 24 hourly
 - 1 x Grade C security officer in vehicle on day & night shifts
 - Allow for 150 km per 12 hour period
 - 1 x Security officer on foot patrol in each of the following areas:
 - Access Park area only day shifts
 - Cecil Road only day shifts

SICID services

Security:

- **Phase 2 – 9 months of Year 1 and entire Year 2 – sustained impact deployment**
- This phase is designed to sustain security in the area.

- **Above Labelle Road (Railway line side)**
- 1 x Vehicle patrol 24 hourly
- 1 x Grade C security officer in vehicle on day & night shifts
- Allow for 180 km per 12 hour period
- 1 x Security officer on foot patrol in each of the following areas
 - Tedric & upper Willow Road – Day & night shifts
 - Willow Road next to railway line – Day & night shifts

SICID services

Security:

- Below Labelle Road (R300 side)
 - 1 x Vehicle patrol 24 hourly
 - 1 x Grade C security officer in vehicle on day & night shifts
 - Allow for 85 km per 12 hour period
 - 1 x Security officer on foot patrol in each of the following areas:
 - Access Park area only day shifts

SICID services

Cleaning and Urban Management

- Urban management workers undertaking cleansing duties
- Acting as a Reaction Team to deal with illegal dumping
- Graffiti removal
- Painting of road markings
- Greening, tree pruning and landscaping
- Kerb reinstatements

Social Intervention coordination

- Wit a job creation programme



RIAL

SICID services

Cleaning and Urban Management

Manpower

- The cleansing and urban management team includes:
 - 1 x Supervisor
 - 4 x Cleaners Monday to Friday 08h00 to 17h00
 - 3 x Cleaners Saturday 08h00 to 13h00
- This will entail a core team of 5 members.

- **Equipment (to be provided by the service provider)**
 - 1 x 1-ton long wheel base bakkie (no canopy)
 - 1 x 500kg flatbed trailer with 600mm sides
 - General cleaning equipment such as spades, picks, etc.



SICID Budget

- **The main elements to the budget are:**

- Salary costs for operational staff (15%)

- Security and law enforcement (55%)

- Cleansing and Urban Management (15%)

- Social programmes (3%)

- SRA company operational costs (9%)

- Bad debt provision (3%)

- **5-year budget escalation**

- 8 % for operational costs

- 7 % for salaries

SICID Contributions

MUNICIPAL PROPERTY VALUE	APPROXIMATE RATE PER YEAR	APPROXIMATE RATE PER MONTH
R 500 000	R 1065.39	R 88.83
R 1 000 000	R 2 131.78	R 177.65
R 2 500 000	R 5 329.45	R 444.12
R 5 000 000	R 10 658.89	R 888.24
* Please note that these are illustrative values only. All calculations Excl VAT		

The Legal Process

- ✓ Form steering committee
- ✓ Perform perception survey and feasibility study
- ✓ Draw up business plan
- Host Public Meeting
- Obtain 50% + 1 votes from property owners
- Submit application for an SRA
- Objection period
- Obtain approval from Council
- Appoint service providers
- Commence operations (1 July 2013)

Questions ?



Contact Details:

Kurt Gouwsventer
Chairman of the Stikland Industrial CID
Steering Committee
Tel: 021 905 8490

or

Gene Lohrentz
Geocentric Information Systems
Consultant to the Stikland CID
083 255 7657
Email: gene@geocentric.co.za

Website: cityimprovement.co.za/stikland