

PROPOSED JONKERSHOEK SRA



**Public Meeting
26 August 2014**

Agenda

- **Opening and welcome by chairman**
- **House Rules for the meeting**
- **History leading up to the stage of exploring the SRA concept**
- **Presentation on the Proposed SRA**
 - **Cameras initiative as part of the plan**
- **Questions**
- **Confirmation of the steering committee**
- **Closing**

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 Stellenbosch Municipality
- A statutory body established under the SRA by-law (Provincial Gazette 7015/2012) previously known as a City Improvement District (CID)
- Funded by an additional rate collected from rate payers by the municipality 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 31 SRAs in operation, of which 5 commenced on 1 July 2014.

What is a Special Ratings Area (SRA or CID)

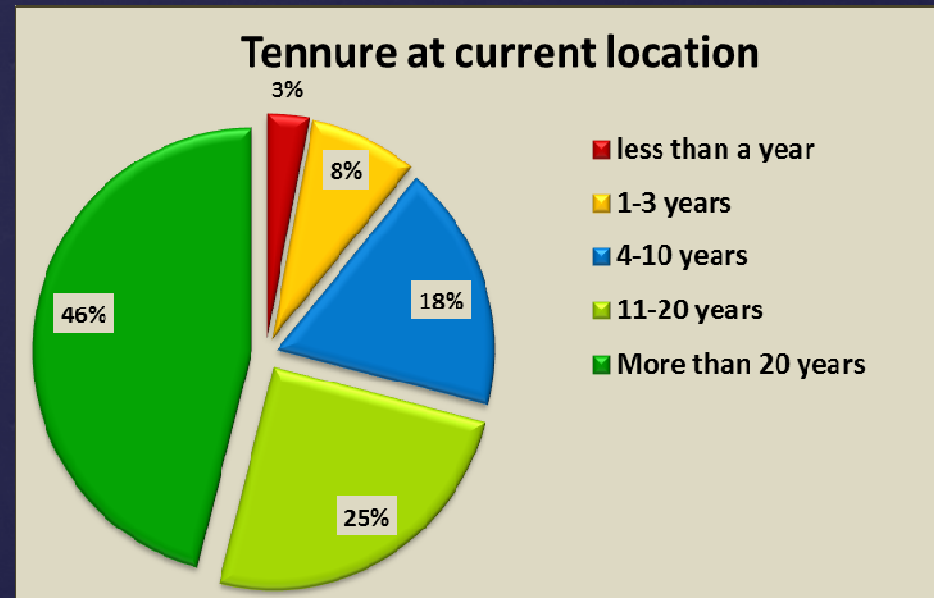
- This is not an South African idea
- It is recognized as international best practice in many communities
- More than a 1000 improvement districts in the USA – more than 65 in New York alone
- More than 100 such areas in UK
- More than 20 in Gauteng
- Plus minus 6 in KZN
- Even in places like Mossel Bay and also planned in Grabouw
- A number of residential areas in Cape Town doing the same including:
 - Llandudno
 - Kalk Bay
 - St James
 - Fish Hoek
 - Zeekoeivlei
 - Muizenberg
 - Vredeklouf

Typical Benefits

- Well managed area
- Significant impact on public safety and security
- Equitable contribution by all property owners to secure the community
- Pride in communal achievements
- Social responsibility
- Environmental awareness (recycling, greening, energy efficiency, conservation)
- Attract new investments and/or growth in property value
- Market / promote area as safety and well managed

What do residents say

- A perception survey amongst 102 residents was conducted in April 2014
- 96% were property owners, 4% 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





STELLENBOSCH SPECIAL RATING AREAS INITIATIVE
 Proposed Mostertsdrift-Uniepark Special Rating Area

- Legend**
- Survey Locations
 - Proposed SRA Boundary

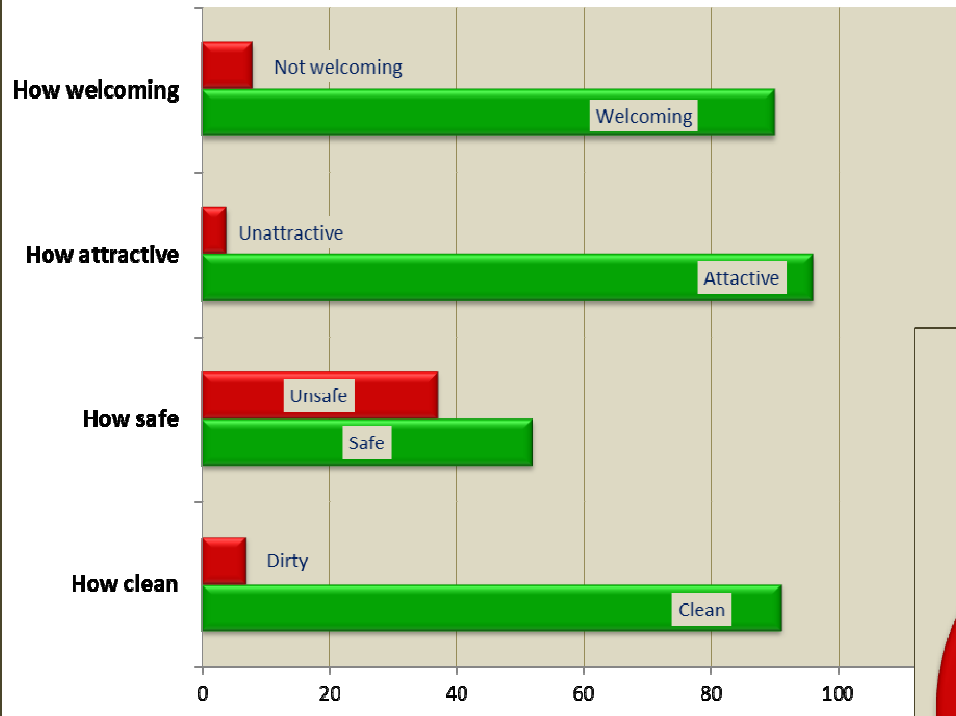


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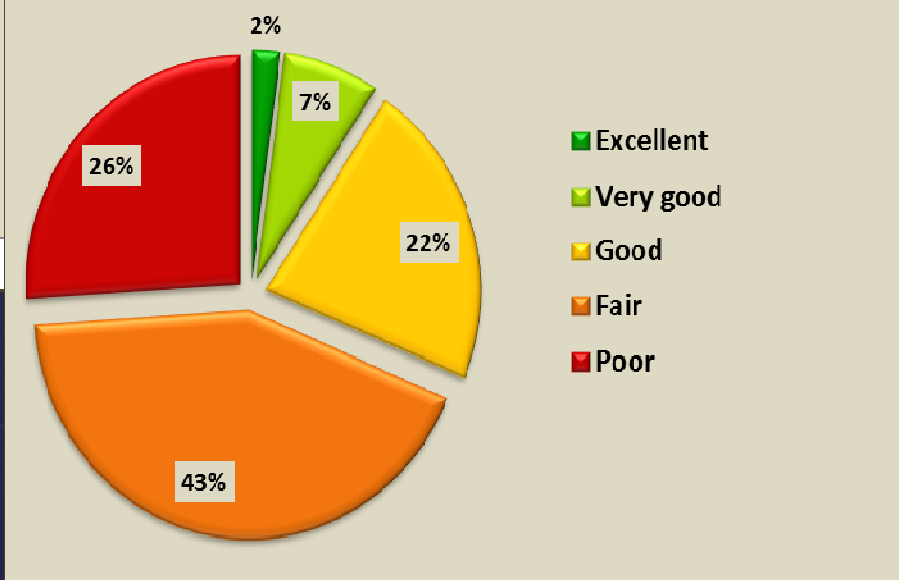
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Overall Perception of how people view this residential area

Overall impression of the area

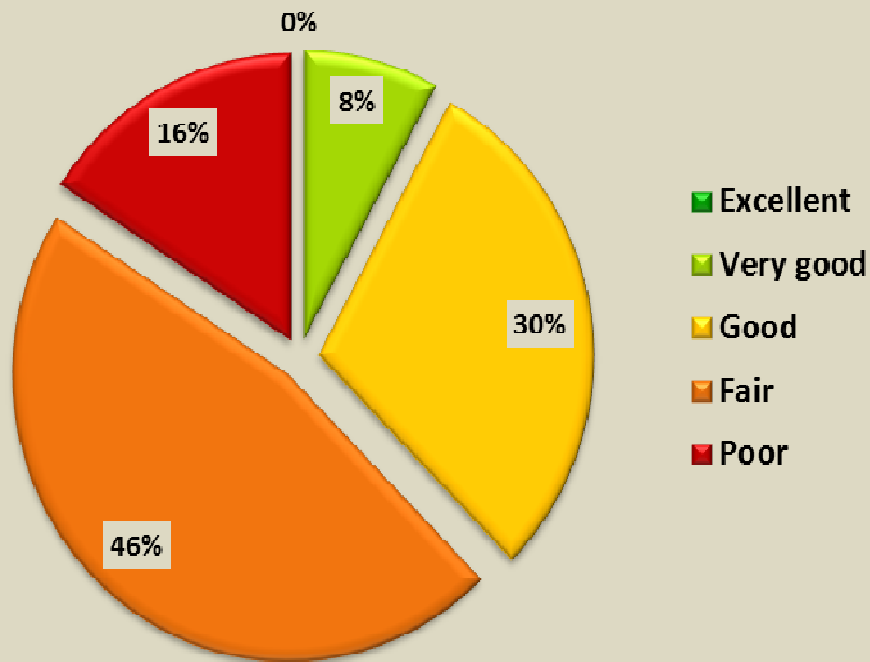


Opinion on SAPS effectiveness

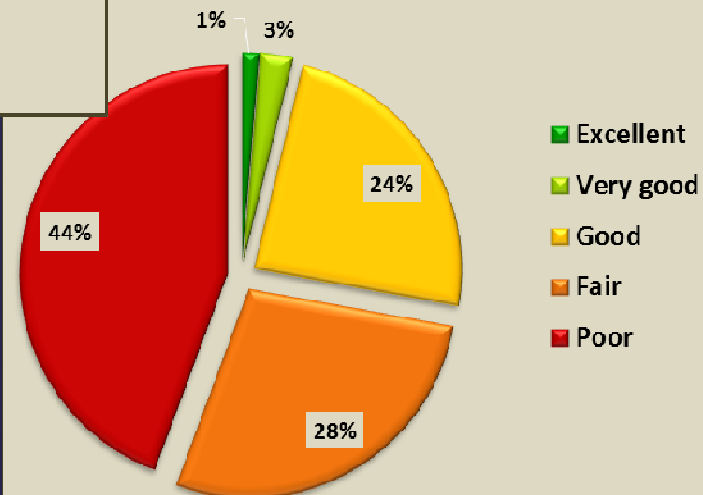


Perception on safety in the area

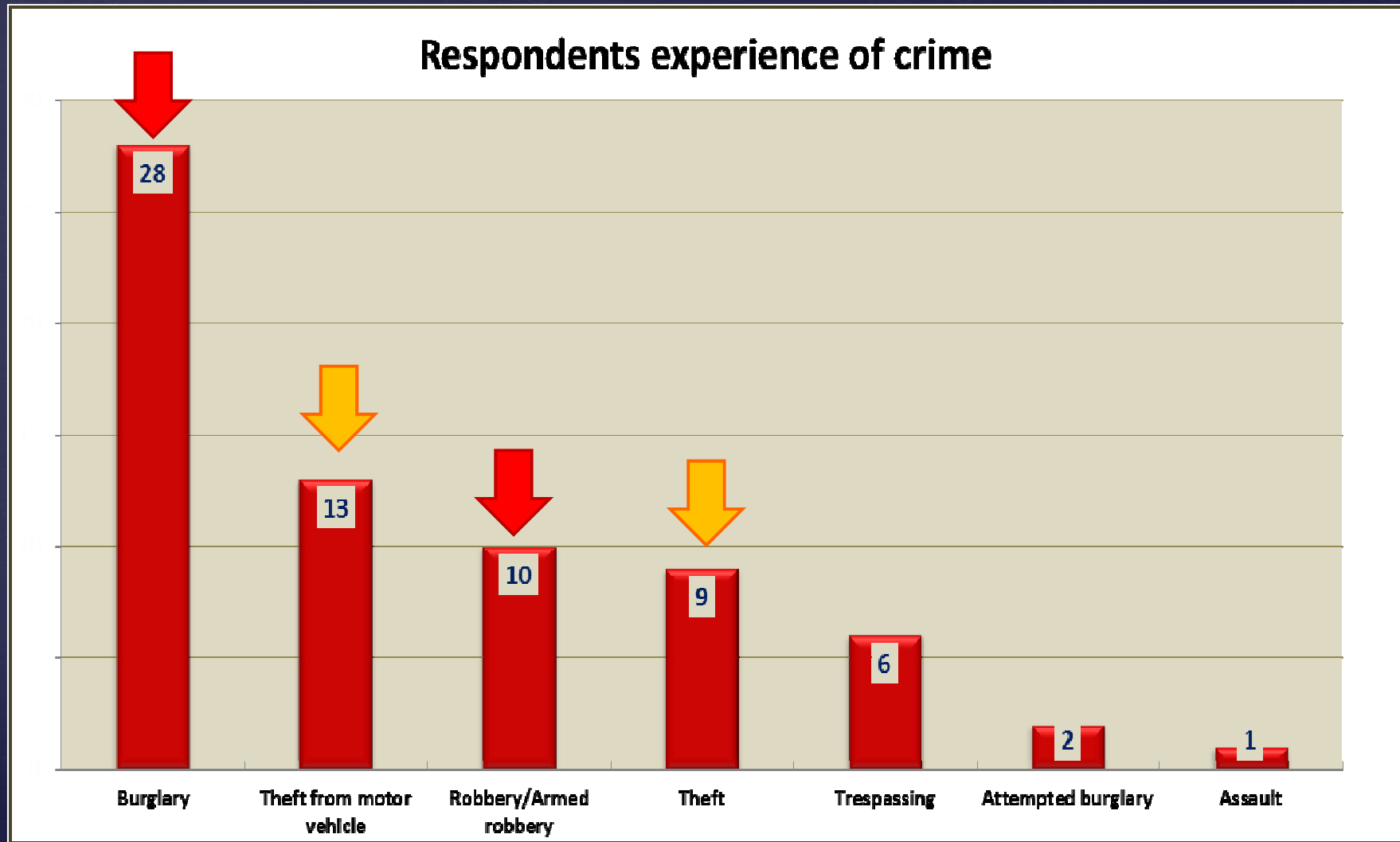
Overall security situation



Opinion on SAPS effectiveness



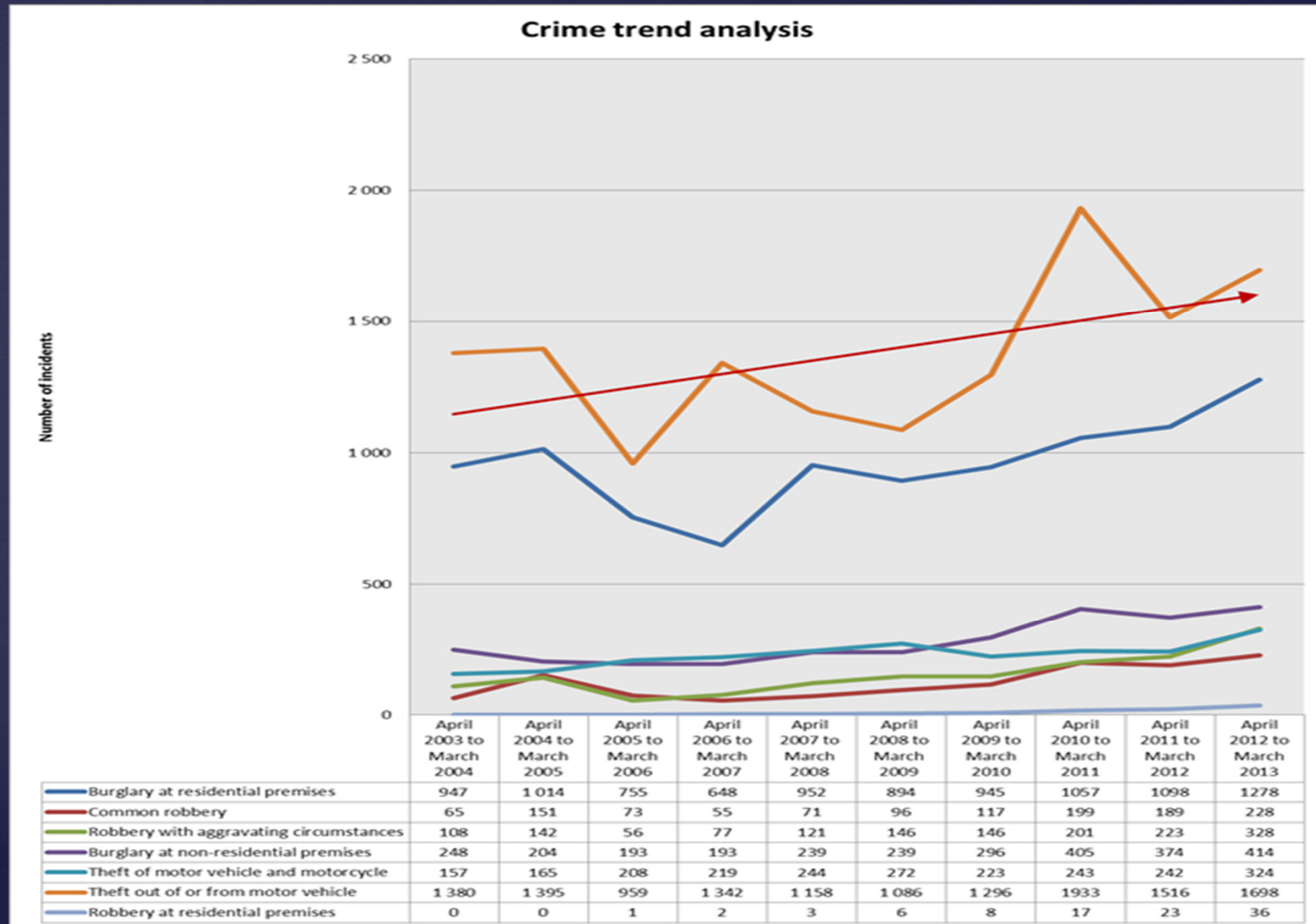
Perception on safety in the area



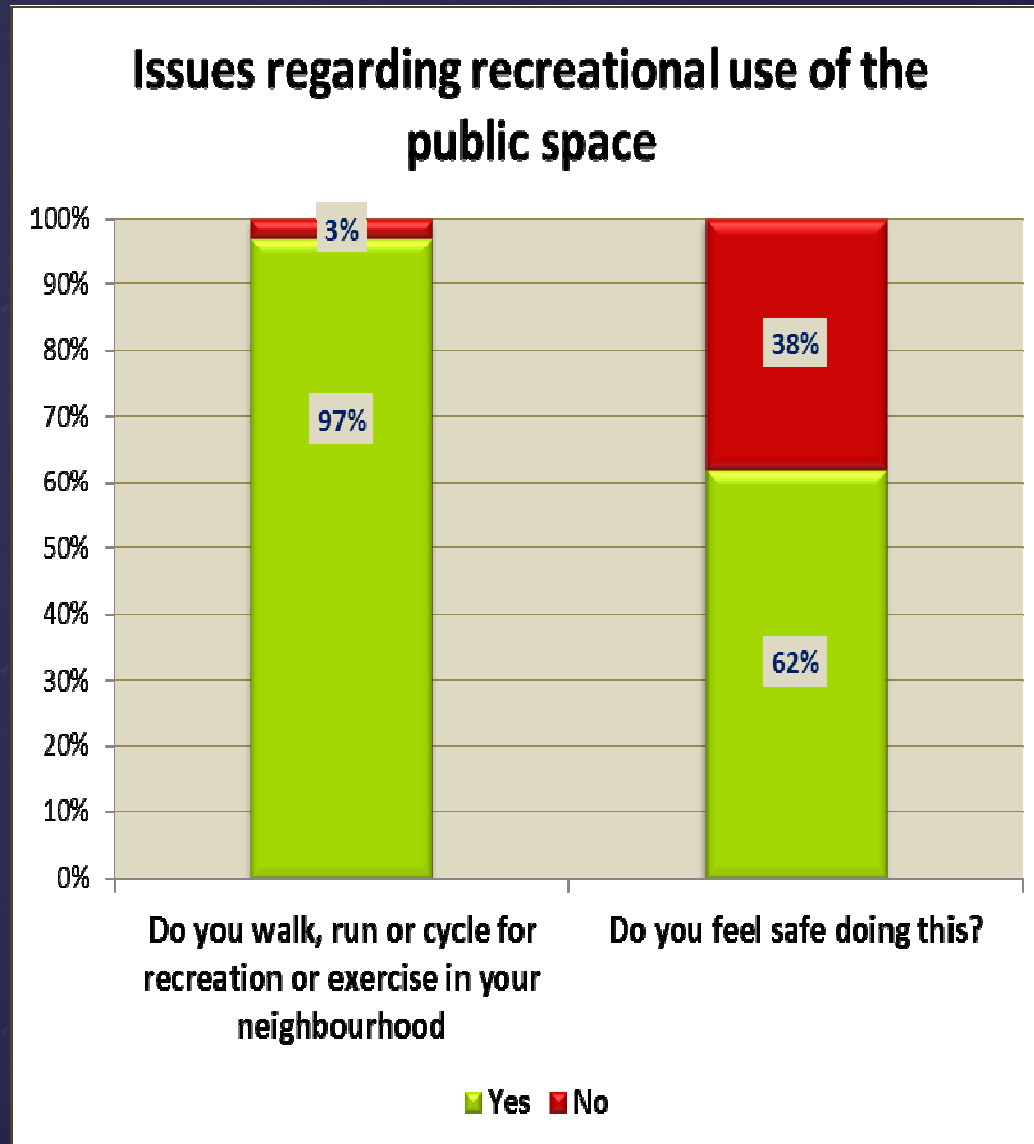
Crime Analysis

Crime Category	April 2006 to March 2007	April 2007 to March 2008	April 2008 to March 2009	April 2009 to March 2010	April 2010 to March 2011	April 2011 to March 2012	April 2012 to March 2013	Per Month based on 2012-13
CONTACT CRIME (CRIMES AGAINST THE PERSON)								
Murder	17	25	21	34	30	24	25	2
Total Sexual Crimes	65	82	75	112	111	114	113	9
Attempted murder	12	14	18	20	27	29	35	3
Assault with the intent to inflict grievous bodily harm	296	274	273	261	261	249	292	24
Common assault	269	291	280	286	250	280	307	26
Common robbery	55	71	96	117	199	189	228	19
Robbery with aggravating circumstances	77	121	146	146	201	223	328	27
CONTACT-RELATED CRIMES								
Arson	3	1	7	2	8	14	12	1
Malicious damage to property	511	541	556	450	290	246	311	26
PROPERTY-RELATED CRIMES								
Burglary at non-residential premises	193	239	239	296	405	374	414	35
Burglary at residential premises	648	952	894	945	1057	1098	1278	107
Theft of motor vehicle and motorcycle	219	244	272	223	243	242	324	27
Theft out of or from motor vehicle	1 342	1 158	1 086	1 296	1933	1516	1698	142
Stock-theft	27	21	25	14	10	12	12	1
CRIMES HEAVILY DEPENDENT ON POLICE ACTION FOR DETECTION								
Illegal possession of firearms and ammunition	10	13	17	18	13	14	13	1
Drug-related crime	180	225	298	361	327	332	254	21
Driving under the influence of alcohol or drugs	55	77	121	208	147	132	83	7
OTHER SERIOUS CRIMES								
All theft not mentioned elsewhere	2 092	1 822	2 008	1 758	1959	1917	1921	160
Commercial crime	141	173	198	225	306	318	288	24
Shoplifting	264	203	295	282	283	281	255	21
SUBCATEGORIES OF AGGRAVATED ROBBERY FORMING PART OF AGGRAVATED ROBBERY ABOVE								
Carjacking	1	4	6	3	3	8	7	1

Crime Analysis



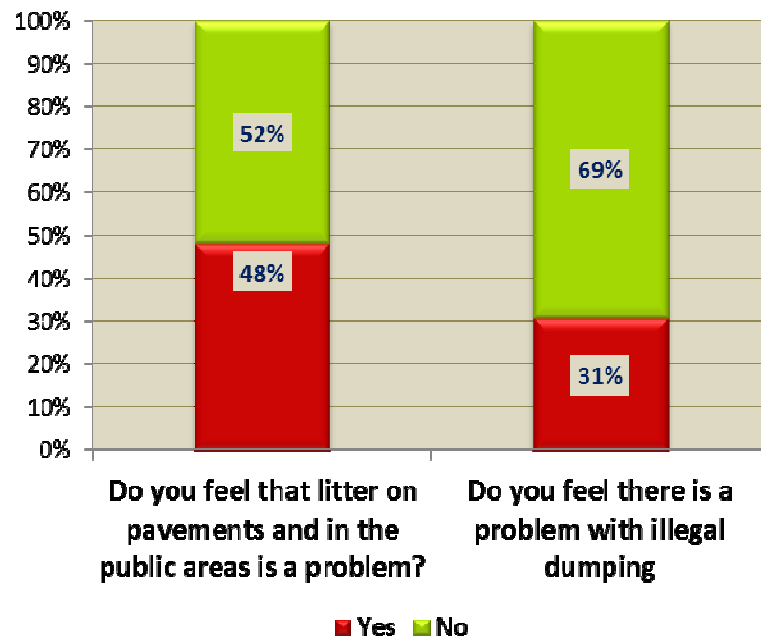
Perception on safety – recreational spaces



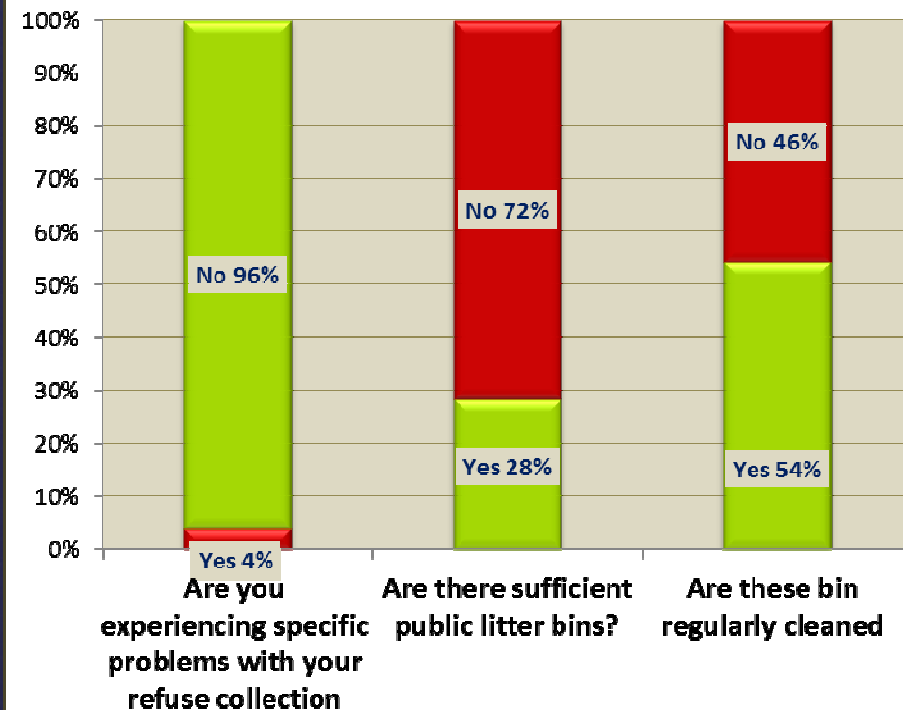
Perception on public cleaning



Issues regarding litter and cleanliness



Issues regarding litter and cleanliness

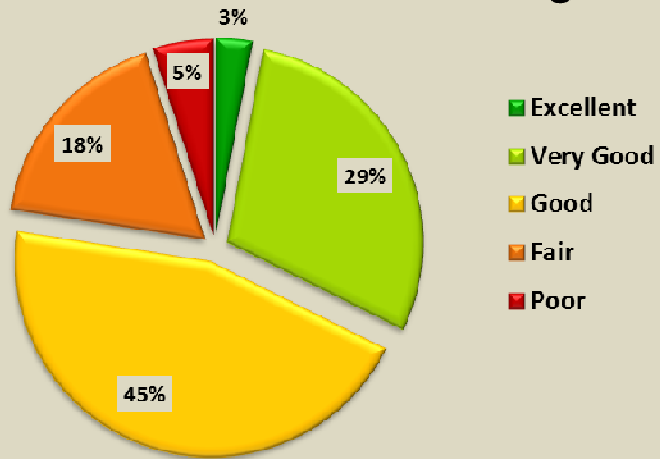


Perception on public cleaning

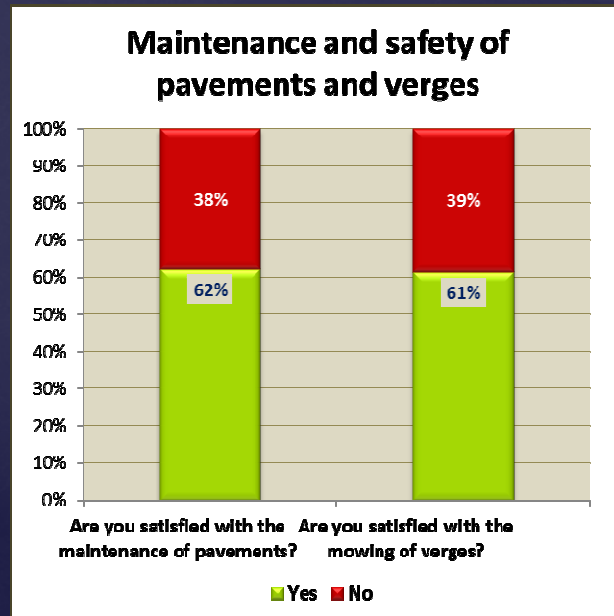
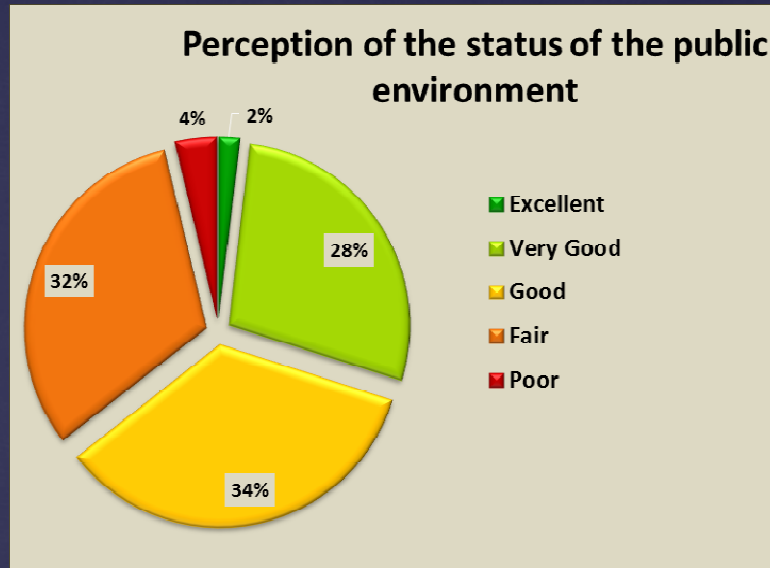


Perception on public streets and signage

Standard of signage and markings

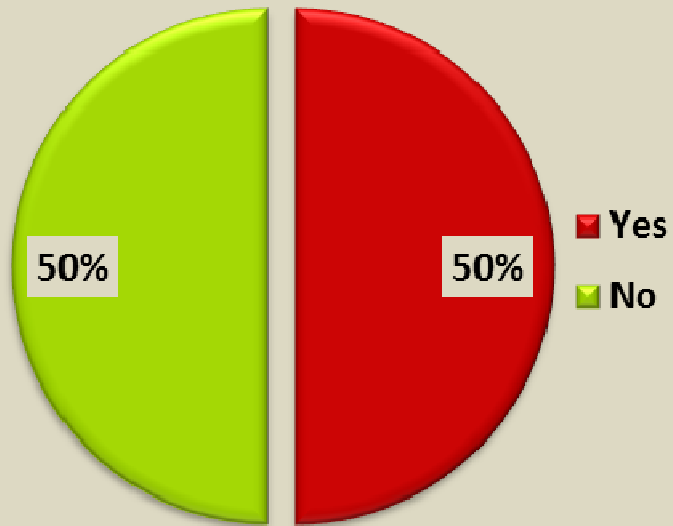


Perception on public environment



Perception on social issues

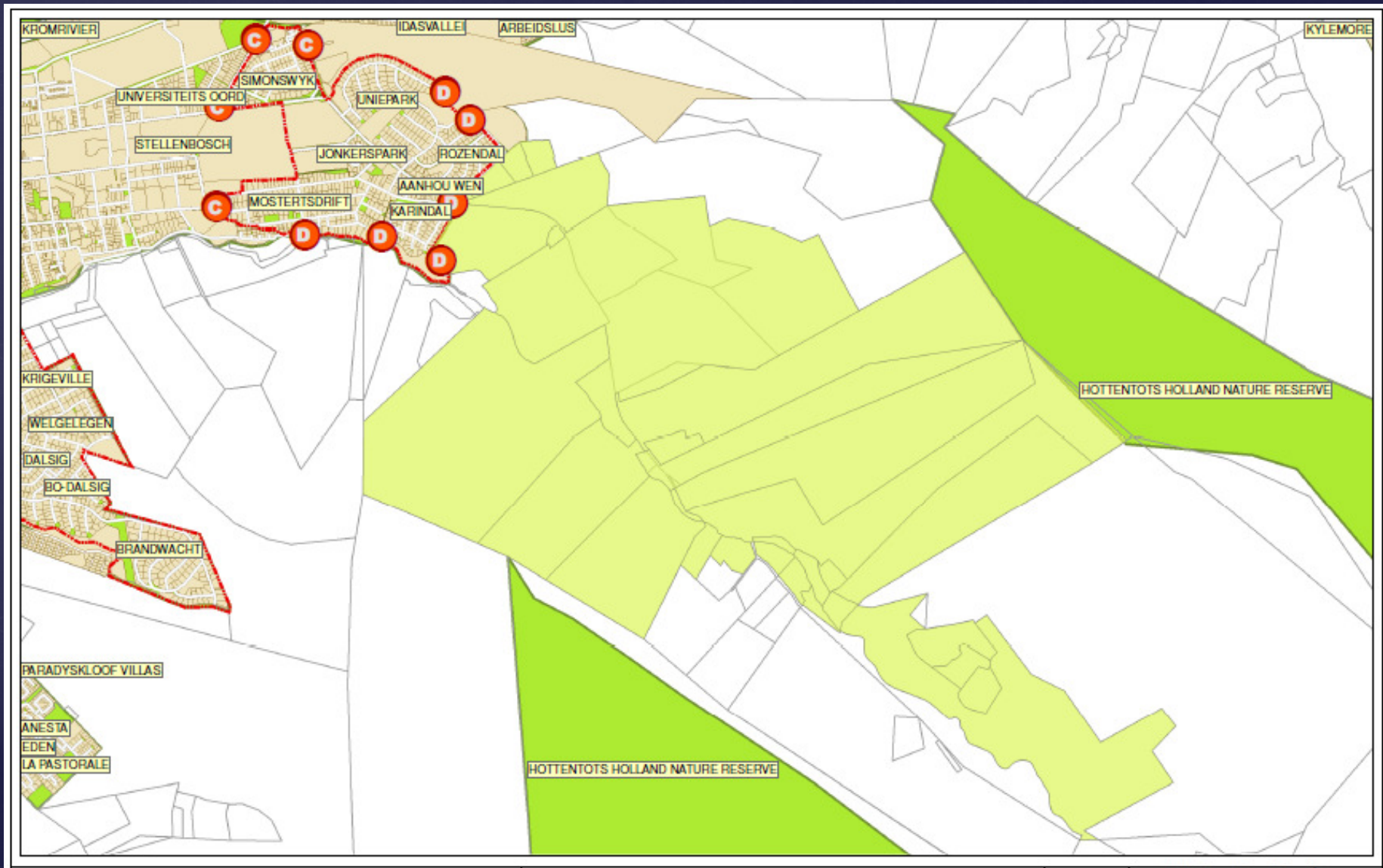
Is homelessness a problem?



Priorities

Service delivery category	Most important	2nd most important	3rd most important
Safety and security (including lighting)	93% selected		
Public area cleanliness		30% selected	
Good roads, sidewalks and cycle paths			32% selected
Maintenance of public spaces			
Social issues such as vagrancy and begging			

The Proposed SRA Boundary



The Proposed SRA Boundary



STELLENBOSCH SPECIAL RATING AREAS INITIATIVE
 Mostertsdrift - Uniepark - Karindal - Rozendal - Simonswyk Special Rating Area

Legend
 Proposed SRA Boundary

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Goals

- Reducing crime significantly by proactive visible patrolling and cooperation with existing SAPS and Stellenbosch Municipality Law Enforcement efforts as well as 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.
- Support the promotion of the area as a safe and clean environment by promoting greening, energy efficiency and recycling.
- Support and promote social responsibility in the area
- The sustained and effective management of the area.

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 (who become members) at AGM
- AGM annually to reflect on past year and confirm planning and budget for next year's operations
- Board meets once a month

Public Safety:

- ❑ 1 x public safety coordinator (contract manager)
- ❑ 2 x public safety patrol officers patrolling the area on foot or on bicycle, 7 days a week during the day-time.
- ❑ 3 x patrol vehicles patrolling the area on a 24/7 basis manned by an armed response officer
- ❑ Radio communications network



CCTV Camera initiative



Other services

Cleaning and Urban Management

- Urban management workers undertaking cleansing duties
- Graffiti removal from non-municipal infrastructure where possible
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure
- The maintenance of the public spaces – specifically the parks in Thibault Street, Jonkershoek Way, Water Road and Heresingel.



Social Intervention coordination

- Integration With a job creation programme

Other services

- 3 x urban management workers in one 8 hour shift per day.
The shifts will be run Monday to Friday



Other services

- Recycling Initiative
- Social responsibility
- Marketing
- Property Owner Supported Projects



Budget

The main elements to the budget are:

Total budget for 1st year: R 3 105 567

Management of the SRA and operational staff (10%)

Operations (75%)

Security

Cleansing and Urban Management

Social programmes

SRA company operational and administrative costs (6%)

CCTV Capital (6%)

Bad debt provision (3%)

5-year budget escalation

8-9 % for operational costs & administrative costs

Contributions

TYPE OF PROPERTY	MUNICIPAL PROPERTY VALUE	APPROXIMATE RATE PER YEAR	APPROXIMATE RATE PER MONTH
Residential	R 1 000 000	R 927.00	R 77.25
Non-residential	R 1 000 000	R 1 856.60	R 154,71
Agriculture	R 1 000 000	R 231.40	R 19.28
	* Please note that these are illustrative values only. All calculations Excl VAT		

Contributions

TYPE OF PROPERTY	MUNICIPAL PROPERTY VALUE	APPROXIMATE RATE PER YEAR	APPROXIMATE RATE PER MONTH
Residential	R 2 000 000	R 1 854,00	R 154,50
Non-residential	R 2 000 000	R 3 713.20	R 309,43
Agriculture	R 2 000 000	R 426,80	R 38.56
	* 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 60% + 1 votes from property owners
 - Submit application for an SRA
 - Objection period
 - Obtain approval from Council
 - Appoint service providers
 - Commence operations (1 July 2015)

Questions

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