

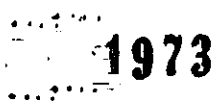
ITEM NUMBER : C 102/05/10

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 18 MAY 2010

MC 28/05/10 APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) IN THE MAITLAND AREA

RECOMMENDED that:

- (a) in terms of the Special Rating Area (SRA) By-Law, the City of Cape Town determines the area bounded by M5, Berkley Road, Frere Road (northern erven only), Cannon Road, Voortrekker Road up to Third Avenue Road, Coronation Road, Van Wyk Road, Koeberg Road to the M5 to be declared a SRA called Maitland Area Community Improvement District (MAITCID)
- (b) in terms of Section 9 of the By-Law, the City of Cape Town approves the application submitted by Shaughn Emmenes, the registered owner of Erf 24131, Maitland to establish a SRA in the Maitland area for the amended area and that it be declared a SRA
- (c) the comment to the establishment of the Maitland SRA be noted but not upheld for the reasons discussed in the report on the agenda
- (d) the City of Cape Town impose the levying of an additional rate in terms of section 22(1)(b) of the Municipal Property Rates Act, No 6 of 2004 at a rate of R0.001695 rand-in-the-rand on commercial property value after Section 10 of the SRA By-Law is met.
- (e) in terms of Section 12(6) of the SRA By-Law, a Finance Agreement be concluded between the City of Cape Town and the MAITCID Management Committee.



REPORT TO MAYORAL COMMITTEE



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

1. ITEM NUMBER : MC 28/05/10

2. SUBJECT

APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) IN THE MAITLAND AREA:

ONDERWERP

AANSOEK OM DIE BEPALING VAN 'N SPESIALE-AANSLAGGEBIED (SRA) IN DIE MAITLAND-GEBIED

ISIHLOKO

**ISICELO ESIMALUNGA NOKUTHATYATHWA KWESIGQIBO
NGOKUJOLISWE KUMMANDLA EKUTHI KUHLAWULWE IRHAFU EYODWA
- KUMMANDLA WASE-MAITLAND:**

LSUA3845

3. PURPOSE

To approve a Special Rating Area in the Maitland area (MAITCID).

4. FOR DECISION BY

This report must be approved by Council.

5. EXECUTIVE SUMMARY

In terms of the Special Rating Area By-Law, Council has received an application to determine a Special Rating Area (SRA) in the Maitland Area (MAITCID).

The application complies with all legal aspects as per the By-Law.

This report recommends that the application be approved and that a SRA be declared in the Maitland Area (MAITCID).

That the comment is noted but not upheld for the reasons set out in the report.

That an additional rate be levied in terms of Section 22 of the MPRA.

6. RECOMMENDATIONS

Not delegated: For Decision by Council

It is recommended that:

- 6.1 In terms of the SRA By-Law, the City of Cape Town determines the area bounded by M5, Berkley Road, Frere Road (northern erven only), Cannon Road, Voortrekker Road up to Third Avenue Road, Coronation Road, Van Wyk Road, Koeberg Road to the M5 to be declared a SRA called MAITCID.
- 6.2 In terms of Section 9 of the By-Law, the City of Cape Town approves the application submitted by Shaughn Emmenes, the registered owner of Erf 24131, Maitland to establish a SRA in the Maitland area for the amended area and that it be declared a SRA.
- 6.3 The comment to the establishment of the Maitland SRA be noted but not upheld for the reasons discussed in the report.
- 6.4 The City of Cape Town impose the levying of an additional rate in terms of section 22(1)(b) of the MPRA at a rate of R 0.001695 rand-in-the-rand on commercial property value after Section 10 of the By-Law is met.
- 6.5 In terms of Section 12(6) of the By-Law a Finance Agreement be concluded between the City of Cape Town and the MAITCID Management Committee.

AANBEVELINGS

Nie gedelegeer nie: vir besluit deur die Raad

Daar word aanbeveel dat:

- 6.1 Die Stad Kaapstad ingevolge die Verordening op Spesiale-aanslaggebiede bepaal dat die gebied begrens deur die M5, Berkleyweg, Frereweg (slegs noordelike gebiede), Cannonweg, Voortrekkerweg tot by Derde Laanweg, Coronationweg, Van Wykweg, Koebergweg tot by die M5, as 'n SRA verklaar word en die MAITCID genoem word.
- 6.2 Ingevolge artikel 9 van die verordening verleen die Stad Kaapstad goedkeuring aan die aansoek deur Shaughn Emmenes, die geregistreerde eienaar van erf 24131, Maitland om die stigting van 'n SRA in die Maitland-gebied vir die gewysigde gebied en dat dit as 'n SRA verklaar word.

- 6.3 Daar kennis geneem word van die kommentaar op die stigting van die Maitland-SRA maar dat dit om die redes in die verslag nie gehandhaaf word nie.
- 6.4 Die Stad Kaapstad die heffing van 'n bykomende belasting ingevolge artikel 22(1)(b) van die MPRA teen 'n tarief van R0.001695 rand-in-die rand op kommersiële eiendomme oplê na voldoening aan artikel 10 van die verordening.
- 6.5 Ingevolge artikel 12(6) van die verordening 'n finansiesooreenkoms tussen die Stad Kaapstad en die MAITCID-bestuurskomitee gesluit word.

IZINDULULO

Aziqunyaziswanga: iSiggibo seseBhunga

Kundululwe ukuba:

- 6.1 NgokoMthetho kaMasipala ongeMimandla ekuhlawulwa iiRhafu ezizodwa/i-SRA, isiXeko saseKapa siwuthabatha ummandla ongqongwe ngu- M5, Berkley Road, Frere Road (iziza ezisemntla kuphela), Cannon Road, Voortrekker Road ukuya kwi-Third Avenue Road, Coronation Road, Van Wyk Road, Koeberg Road ukuya ku-M5 ukuba ubhengezwe njenge-SRA kwaye ubizwe njenge-MAITCID.
- 6.2 NgokweCandelo-9 laloMthetho kaMasipala, isiXeko saseKapa siphumeza isicelo esingeniswe ngu-Shaughn Emmenes, umnini obhalisiweyo weSiza-24131, esise-Maitland sokumisela i-SRA kummandla wase-Maitland ngokujoliswe kummandla olungelelanisweyo ukuba ubhengezwe njenge-SRA.
- 6.3 Uluvo olujoliswe ekumiselweni kwe-RSA e-Maitland, maluqatshelwe kodwa lungasetyenziswa ngenxa yezizathu ezixoxwe kwingxelo.
- 6.4 IsiXeko saseKapa masinyanzelise umrhumo owongeziweyo, ngokwecandelo- 22(1)(b) lwe- MPRA ngexabiso elingu- R0.001695 ngokwerandi ukuya kwenye irandi ongokwexabiso lepropati kwezorhwebo, emva kokuba kuye kwathotyelwa iCandelo-10 lalo Mthetho kaMasipala.
- 6.5 NgokweCandelo-12(6) lalo Mthetho kaMasipala, makuqunjelwe iSivumelwano seziMali phakathi kwesiXeko saseKapa neKomiti yoLawulo ye-MAITCID.

7. DISCUSSION/CONTENTS

7.1 Constitutional, Policy and Legal Implications

The City of Cape Town, as with most of the major cities in South Africa, is grappling with the challenge of providing an equitable level of service to all its inhabitants. It acknowledges that property owners within an area require a mechanism to create a friendly environment and to enhance its current service delivery capacity. The SRA model allows property owners to organize additional municipal services, to improve and upgrade the SRA with the additional rates, levied on commercial properties.

Accordingly a Steering Committee was formed to pursue the process of establishing a SRA under the guidance of the ISL Department.

The Steering Committee submitted written proof that:

- the public meeting was held to inform property owners of the content of the MAITCID Business Plan (attached as annexure A).
- various communications were sent out to property owners.
- more than 50% of property owners support the formation of the SRA as per the proposed MAITCID Business Plan. Annexure B is an affidavit from the coordinator confirming the above.

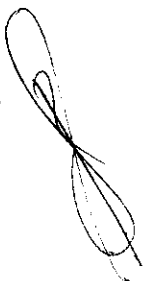
The application has been advertised officially for comments and objections and was available for scrutiny at the offices of the City and the Steering Committee.

Only one comment accompanying a MAITCID letter of response was received and is attached as Annexure C. The comment concerned a storm water problem on the property and needs to be addressed by the owner himself. The MAITCID undertook to assist the owner to resolve this. **The comment is noted.**

The final application of the MAITCID, attached as Annexure D, excluded all residential properties from paying towards the SRA budget. Five commercial property owners originally falling outside the proposed boundaries of the SRA requested to form part of the SRA and another one wished to be excluded. As these properties are on the boundary of the SRA and will not influence service delivery or require additional expenses they could be accommodated in terms of Section 9 of the By-Law.

This application complied with all requirements for setting up a Special Rating Area as per the By-Law for the establishment of special rating areas.

To enable Council to collect the SRA Budget of R1 340 206 an additional SRA rate was calculated on the total municipal valuation of all properties in this area amounting to R0.001695 rand-in-the-rand for Commercial



property except those properties belonging to owners exempted from paying the additional levy.

7.2 Environmental implications

Does your report result in any of the following:

No

Yes (if yes, please complete the section below by clicking on the relevant tick boxes)

- | | |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Loss of or negative impact on natural space and/or natural vegetation, rivers, vleis or wetlands? <input type="checkbox"/> | Loss of or negative impact on the city's heritage, cultural and scenic resources? <input type="checkbox"/> |
| An increase in waste production or concentration, pollution or water usage? <input type="checkbox"/> | Development or any construction within 500m of the coastline? <input type="checkbox"/> |

Does your activity comply with the National Environmental Management Act (NEMA)? (mark by clicking on the tick box)

Yes No

Does your report complement and support the City's approved IMEP strategies? (if yes, please select from list below by clicking on the relevant tick box)

- | | | |
|-------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|
| Biodiversity Strategy and Biodiversity Network <input type="checkbox"/> | Coastal Zone Management Strategy <input type="checkbox"/> | Energy and Climate Change Strategy <input type="checkbox"/> |
| Environmental Education and Training Strategy <input type="checkbox"/> | Heritage Management Strategy <input type="checkbox"/> | Air Quality Management Plan <input type="checkbox"/> |
| Integrated Waste Management Strategy <input type="checkbox"/> | Invasive Species Strategy <input type="checkbox"/> | |

Do the activities/actions arising from your report: (if yes, please select from list below by clicking on the relevant tick box)

- | | |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Enhance Cape Town's unique environmental assets? <input type="checkbox"/> | Negatively impact on Cape Town's unique environmental assets? <input type="checkbox"/> |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------|

7.3 Legal Implications

- Municipal Property Rates Act No.6 of 2004
- Municipal Financial Management Act No.56 of 2003
- Special Rating By-Law

7.4 Staff Implications

Does your report impact on staff resources or result in any additional staffing resources being required?

No

Yes



7.5 Risk Implications

Does this report and/or its recommendations expose the City to any risk?
(i.e. does it have any adverse influence on service delivery?)

No
Yes

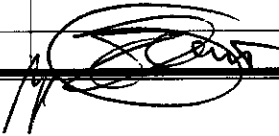
7.6 Other Services Consulted

None

ANNEXURES

- Annexure A - Minutes of Public Meeting
- Annexure B - Affidavit that more than 50% of property owners support the Business Plan.
- Annexure C - Comment received and responses from MAITCID.
- Annexure D - Business Plan of Maitland SRA

FOR FURTHER DETAILS CONTACT:

NAME	Runan Rossouw
CONTACT NUMBERS	(021) 400-5148
E-MAIL ADDRESS	Runan.Rossouw@capetown.gov.za
DIRECTORATE	Finance: ISL
FILE REF NO	
SIGNATURE ; DIRECTOR	

Sayed

REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

NON-COMPLIANT

COMMENT :

Legal Compliance

RIANA SAYED
021 400 3516

DATE 07 MAY 2010



Comment:

EXECUTIVE DIRECTOR FINANCE
MIKE RICHARDSON

DATE

7/5/10

1979

**MAITLAND CITY IMPROVEMENT DISTRICT
STEERING COMMITTEE**

**Minutes of MAITCID Public meeting held on
Wednesday 11th November 2009
At Pine Watch Place, Cur. Camp & Sydow Roads, Maitland**

1. WELCOME

The Chairperson, Patricia Tallant, welcomed all present and opened the meeting
At 17H15

2. ATTENDANCE & APOLOGIES

Present:	Helen Brown (HB) Thomas Blatherwick (TB) Dino Gomes (DG) Avi Milstein (AM) Runan Rossouw (RR) Shaughn Emmenes (SE) Patricia Tallant Len Shabason (LS) Shakeel Sayed (SS)	Name Badges Pine Watch Security Cutters A & D Distributors City of Cape Town (CCT) Kellcor House PECID Fourways Medimark
Guests:	Eduardo Pereira Dominic Gomes Tony Rodrigues Bernadette le Roux Wilma Green Inspector VD Westhuizen Edite Rodrigues Jacobus Rossouw	Cutters Cutters Property Owner City of Cape Town SAPS Maitland SAPS Maitland Property Owner Canvasser
Apologies:	None	

3. NEW BUSINESS

3.1 Patricia Tallant advised that a Steering committee had been formed to look at establishing a CID in Maitland. Support is critical. Property owners have to be approached to sign the necessary Consent Forms.

3.2 Helen Brown continued the meeting and stated that the most important task at present is to obtain the necessary signatures. People have to be employed to obtain these signatures. The flip side of the Consent form contains part

of the Business Plan.

3.3. Helen Brown also discussed the Vision, Mission and Goals of the CID

3.4 Levy calculation: Residential R53.51 per month
Commercial R128.26 per month

These amounts are estimates only.

3.5 There were no questions

3.6 Dino Gomes presented the 5 year Budget and advised that the growth rate had been kept below the normal 10% escalation at 7% to 7.5%

3.7 There were no questions

3.8 Patricia Tallant confirmed the Steering Committee members namely:

Helen Brown	Name Badges
Thomas Blatherwick	Pine Watch Security
Dino Gomes	Cutters
Avi Milstein	A & D Distributors
Len Shabason	Fourways
Shaughn Emmenes	Kellcor House
Shakeel Sayed	Medimark

Mr Shakeel Sayed's name has been corrected.

3.9 Inspector V D Westhuizen was asked to obtain crime statistics for the current year (Maitland Sec 2, Brooklyn Sec 1) Crime going down elsewhere, but moving around in Maitland and never down compared with 5 year statistics. Business crime up in 2008 – particularly vacant properties. Police and Patrols check on Scrap Dealers regularly for stolen items,

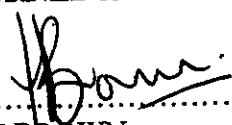
3.10 More crime since opening of Refugee Centre according to two business and property owners in the area who also have tenants wanting to move because of this centre.

3.11 Runan Rossouw stated that crime statistics are up due to the economic climate.

3.12 Patricia Tallant stated that there is a definite improvement in the Paarden Eiland area and that the condition of the area attracts more crime.

- 3.13 Helen Brown: Way forward: Most importantly 50% + 1 of all property owners in CID need to submit their signatures by the end of Feb 2010 so that these can be presented to Council for approval.
- 3.14 MAITCID to possibly be in operation by 1st August 2010
- 3.15 Lots of hard work and dedication lies ahead to obtaining the CID which has been divided into 6 zones.
- 3.16 Members also to ensure collection of signatures is done timeously.
- 3.17 Tony Rodrigues has offered background assistance.
- 3.18 Vote of thanks to:
 Patricia Tallant for her continued support
 Runan Rossouw for the Business Plan, Budgets etc.
 Thomas Blatherwick for supplying the venue for the meetings as well as an office.
 Dino Gomes for his support
 All the other Members for their assistance
 SAPS for initiating the programme
 Ward Councillor for awarding R20.000 for the cleaning of a certain area in Maitland
- 3.19 Councillor Bernadette Le Roux suggested that Councillor Watkins come on board. She also advised that the Maitland Swimming Pool will be closing and will be refurbished at a cost of R1,500,000.00 and would possibly become a Creche.

4. MEETING ADJOURNED AT 17H50

CHAIRMAN:

HELEN BROWN

SECRETARY:
DINO GOMES

MEETING MINUTED BY: EDITE RODRIGUES



MAITCID PUBLIC MEETING WEDNESDAY 11 NOVEMBER 2009
REGISTRATION

	NAME	COMPANY/ORGANISATION	PROPERTY OWNER Y/N	CONTACT NUMBER	SIGN
1	SILVIA EMMEENES	KENKOR HOUSE	YES	082 8880438	[Signature]
2	EDUARDO PEREIRA	CUTTERS	YES	082 320 3513	[Signature]
3	DOMINIC GOMES	CUTTERS	YES	082 320 3514	[Signature]
4	DINO GOMES	CUTTERS	YES	082 6542390	[Signature]
5	THOMAS BLATHERWICK	PI NEWATCHA	YES	083 633 5390	[Signature]
6	Tony Rodrigues	PROP OWNER	"	082 9769206	[Signature]
7	SHAKEL SAYED	MEDIAK	YES	082 5710513	[Signature]
8	LEN SHARON	FORWAYS IMAGING	"	083 6505121	[Signature]
9	Benedette Le Roux	City of Cape Town		084 2888 223	[Signature]
10	WILMA GREEN	NEIGHBOUR S.A.P.S		021 4363373	[Signature]
11	Infus Distrikt	SAPS	No	082 522 669	[Signature]
12	Edite Rodrigues	Put.	Yes	082 9769206	[Signature]
13	Jacobus Rossouw		No	089 9996269	[Signature]
14	AVI MILSTEIN	A&D DISTRIBUTION	YES	021 5111751	[Signature]
15	FRANKIE	FEED	No	082 474 0762	[Signature]
16	HELEN BROWN	NAME BADGES	YES	082 524340	[Signature]
17	RUNAN ROSSOUW				[Signature]

1983

AFFIDAVIT

I, the undersigned EDITE RODRIGUES hereby certify that the MAITLAND CITY IMPROVEMENT DISTRICT has attained more than 50% majority support in obtaining the required signatures.



E RODRIGUES

9th April, 2010

1984

Maitland City Improvement District)

The City Manager,

Dear Sir / Madam,

We as owners of Masonic Properties
object to Maitland, we have our property
with security. We have had numbers of
floods and asked the council to help us
but nothing has been done about it.

Yours faithfully,

J. de Freitas

....
1985
....

c/o Pine Watch
Pine Watch Place
cnr. Camp and Sydow Roads
MAITLAND
7405

FAX TO: MR J DE FREITAS
(MASONIA PROPERTIES)

FAX NO: (021) 939 9870

Dear Mr De Freitas

re: **ERF 23855 15 SYDOW STREET, MAITLAND**

We acknowledge receipt of your fax dated the 9th April 2010 and would like to respond as follows.

Depending on the reason for the flooding at your premises, and whether it is due to a problem on your premises, which **you** in turn would be responsible for repairing or if the problem was a Council problem then MATICID would, hopefully, once it is up and running, be able to assist you with the problem and resolve same.

Assuring you of our best attention at all times.

Yours truly,



E. RODRIGUES
MAITCID CO-ORDINATOR

1986



MAITCID

MAITLAND CITY IMPROVEMENT DISTRICT

BUSINESS PLAN

**FOR THE ESTABLISHMENT AND MANAGEMENT
OF
THE MAITLAND CITY IMPROVEMENT DISTRICT**

**(In accordance with the Special Rating Area By-Law
promulgated in Provincial Notice 6651/2009)**

Dated 11 November 2009

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CHAPTER 1: CID IDENTIFICATION

1.1 NAME OF CID

MAITCID (Maitland City Improvement District)

1.2 NAME OF LOCAL AUTHORITY HAVING JURISDICTION

City of Cape Town

1.3 GEOGRAPHIC AREA¹

The area bordered by the M5, Berkley Road, Cannon Road, Voortrekker Road up to Third Avenue, Station Road, Coronation Road, Van Wyk Road, Royal Road, Koeberg Road to the M5.

1.4 STEERING COMMITTEE

Helen Brown (HB)	Name Badges
Thomas Blatherwick (TB)	Pinewatch Security
Dino Gomes (DG)	Cutters
Avi Milstein (AM)	A & D Distributors
Len Shabason (LS)	Fourways
Dean Adams (DA)	Sams Office Supplies
Shaughn Emmenes (SE)	Kellcor House
Shakeel Adams (SA)	Medimark

1.5 STREET ADDRESS

Pinewatch Place,
Cnr Camp & Sydow Streets,
Maitland 7405.

1.6 CONTACT

021 506 4745 (ask for MATCID office)
086 151 5800 (ask for MATCID office)

Web Site: www.maitcid.co.za

¹ See page 12 for Map

CHAPTER 2: PERCEPTION SURVEY

In September 2008, the Steering Committee of the Maitland CID commissioned a user survey in Maitland area. The intention was to gauge views from the business community, locals working in the area, people in search of entertainment or retail facilities, residents and tourists. Issues addressed included those relating to cleanliness, safety and security, informal trading, the homeless and informal parking attendants, amongst other peripheral issues.

For the purposes of identifying the major problems, the following negativity index has been prepared, which shows the total percentage of the sample expressing negative views on given subjects.

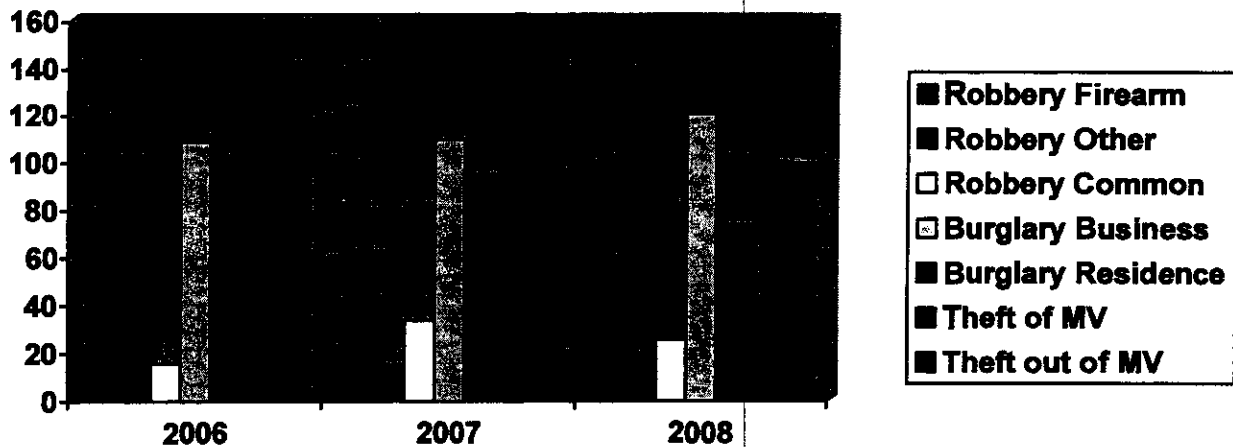
This negativity index reflects the views of the general public and business operating in Maitland.

Negativity index by issue	Negative response by percentage
General Cleanliness	61.2%
Safety and Security	71.8%
Informal Parking Attendants	79.0%
Vagrants	89.4%
Street Children	89.4%
Traffic Congestion	64.5%

This positive outcomes index reflects the views of the general public and business operating in Maitland

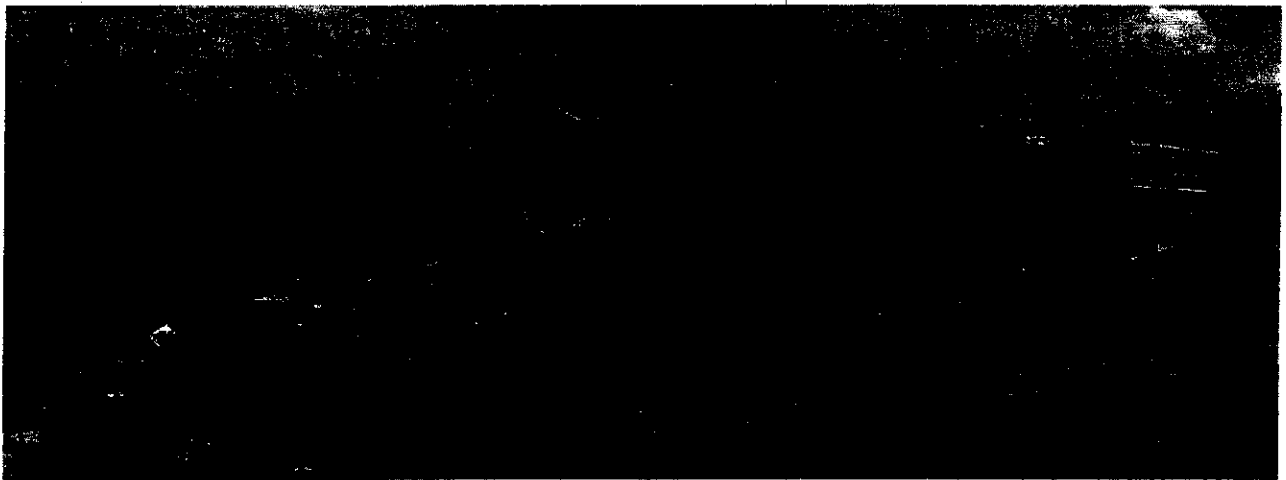
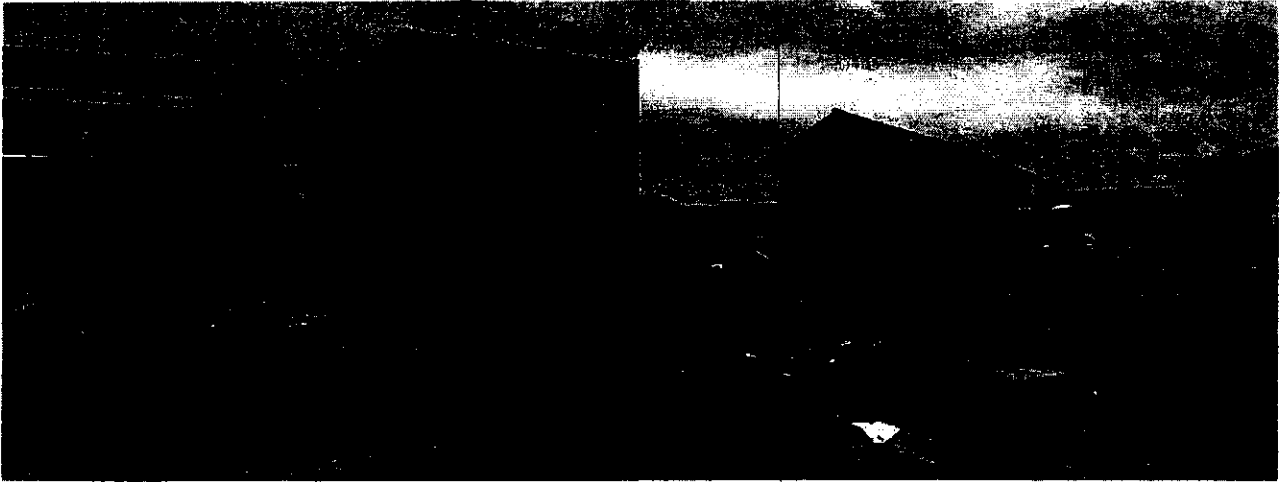
Positive outcomes index by issue	Positive response by percentage
Refuse Removal	75%
Electricity Department Services	65%
Adequate response from Local Authorities on faults reporting	52%

CRIME PAST THREE YEARS



1. Of the seven priority crimes reflected above, burglary business, theft out of motor vehicle and burglary residence are unacceptably high.
2. Burglary business averages 10 per month; theft out of motor vehicle over 10 per month; and burglary residence over 6 per month.
3. With added security, dedicated to the CID area, we will be able to assist SAPS in bringing these statistics down.

These photographs show neglect of the built environment in Maitland.
(graffiti on walls, derelict building structure, overgrown pavements with weeds, litter, dumped rubbish bags and general squalor)



CHAPTER 3: VISION, MISSION AND GOALS

Vision for the area

To ensure that the MAITCID area becomes a cleaner, safer and better managed corridor for both Business and Residential property owners.

Mission for the CID

To provide additional services to the existing public services, such as public safety measures, cleansing services, maintenance of infrastructure, upgrading of the environment, and social services in order to reinforce our quest for a well serviced business and residential area.

Goals

1. To capitalise on urban renewal and rejuvenation, to ensure that Maitland becomes an integral part of a seamlessly safe, clean and attractive destination in its own right.
2. To make the Maitland area safe, clean, attractive and user-friendly by providing a range of enhanced management services.
3. To improve the economic well-being of the Maitland area and all its stakeholders.
4. To facilitate public and private investment in the Maitland area.
5. To market the assets of the Maitland area.
6. To develop a close and mutually beneficial working relationship with the Local Authority.

CHAPTER 4: MOTIVATION FOR THE ESTABLISHMENT OF A CID

Maitland is at a crossroads. On the one hand, it has seen a high degree of investment, while on the other, it suffers many service-related problems which are not only seriously threatening the success of the area, but has the potential to impact negatively on business and investments.

The results of the perception audit, detailed in Chapter 2, bear witness to this. Given the demands on local government, the most effective approach to solving problems is through the tried and proven intervention of the private sector through the establishment of a City Improvement District (CID) in the Maitland area.

As there are already 19 existing CID's in the Cape Town area, Maitland with its relatively high number of business ratepayers, which in terms of rateable value, would render a CID in the area as a financially viable proposition.

In summary, CIDs are geographic areas in which the majority of property owners agree to fund supplementary local authority services to those already provided by the Local Authority in order to maintain and manage the public environment at an acceptable level. Through legislation the cost of the provision of these supplementary services is then spread amongst all property owners within the geographic area of the CID.

Funds contributed by the property owners may only be spent in the area in which they are collected. Services provided by the CID are supplementary to those provided by the Local Authority, which continues to provide normal services to an agreed upon guaranteed level.

The advantages of establishing a City Improvement District in Maitland are:

1. *The cost of providing supplementary services will be borne by all property owners in the area. Costs are borne in proportion to the value of the property.*
2. *The Improvement District approach is holistic.*
3. *Enhancement of the environment and strengthening investor confidence.*
4. *The Improvement District supports Business Investment.*
5. *An Improvement District creates a Positive Identity for the area.*
6. *The Improvement District provides Area Management.*
7. *The levies will only be spent in the Maitland CID.*

CHAPTER 5: PROPOSED SERVICES AND LEVELS OF SERVICES TO BE PROVIDED BY THE CID

5.1 Services and Levels of Services provided by the City of Cape Town (the City Council)

- 5.1.1 In terms of the relevant SRA By-Law, the Maitland City Improvement District is required to enter into a Memorandum of understanding (MOU) with the City.
- 5.1.2 The proposed CID services are based upon the results of the Perception Survey and the levels of service which will be provided by the City Council in terms of the City's guaranteed levels of services.

5.2 Proposed Services and Levels of Services to be provided by the CID

5.2.1 Management

Budget R 168,000 per annum

It is proposed that the Board of Directors of the Maitland City Improvement District provides a comprehensive management service which will include:

- providing a management strategy based on meetings and reports to the members of the CID.
- the management of the sub-contractors who will be providing supplementary services to those provided by the City Council.
- interact and liaise with the City Council on the latter.
- efficient management of communications with all role players and consistent interaction promoted for a successful City Improvement District.

5.2.2 Public Safety and Security

Budget R 1,073,880 per annum

5.2.2.1 Needs

- 5.2.3.1 Increased security presence.
- 5.2.3.2 Co-ordination of public/private security.
- 5.2.3.3 Preserve public peace, property and life.
- 5.2.3.4 Visible policing, traffic and by-law enforcement.
- 5.2.3.5 Disaster Management Plan.

5.3 Recommendations

- 5.3.1 The introduction of visible patrols throughout the Maitland City Improvement District area.
- 5.3.2 Monitoring in identified problem hubs and other congested areas.
- 5.3.3 Liaising with traffic departments in respect of bad traffic problems and offenders.
- 5.3.4 Reporting and monitoring of any illegal activities to the relevant authorities in order to eradicate these problems.
- 5.3.5 Better integration between security services with the introduction of a formalized security plan.
- 5.3.6 Provision of security awareness education program.
- 5.3.7 Provision of a Disaster Management Plan in the event of any major disaster in the CID area and/or immediate surrounds.

5.4 Maintenance and Cleaning

5.4.1 Budget R294,000 per annum

5.4.4.1 Needs

- 5.4.4.2 Cleaning and general up-keep of existing public areas.
- 5.4.4.3 Improve/report general maintenance of street lights, poles, weeds, trees, litter bins, subways and signage.
- 5.4.4.4 Graffiti and illegal poster removal.
- 5.4.4.5 Improving landscaping of existing public areas.
- 5.4.4.6 Create a general waste management strategy.

5.5 Recommendations

- 5.5.1 Litter collection/street sweeping on alternate Council service delivery days.
- 5.5.2 Devise maintenance programmes in conjunction with City of Cape Town.
- 5.5.3 Assistance with cleaning of storm-water drains to prevent flooding.
- 5.5.4 Additional cleaning and reporting of defects of road surfaces and sidewalks.
- 5.5.5 Identify projects to improve areas requiring upgrading.
- 5.5.6 Awareness campaigns/implementation of waste minimization, recycling projects and energy efficient initiatives.

5.6 Marketing and Communications

5.6.1 Budget R26,000 per annum

5.6.6.1 Needs

- 5.6.6.2 proper communication to property owners.
- 5.6.6.3 board meetings and AGM.
- 5.6.6.4 website.

5.7 Recommendations and deliverables

- 5.7.1 The development of a newsletter.
- 5.7.2 The creation of an area-specific webpage.
- 5.7.3 Communication forums with the media and the public on the success of the Maitland City Improvement District.
- 5.7.4 Promote Maitland as a prime business and residential location via local networks.
- 5.7.5 Develop Business Directory for businesses within CID geographical boundaries.
- 5.7.6 Providing an opportunity for property owners to address the board for the first half hour of every board meeting.

5.8 Social Responsibility

The City of Cape Town is currently developing a cohesive strategy for addressing the plight of homeless people in the Cape Metropolitan area. The Maitland CID intends engaging with the City of Cape Town to jointly address this issue.

CHAPTER 6: BUDGET

1. As required by the City Improvement District By-law, a five year operational budget (2010 – 2015) has been compiled.
2. The budget provides for envisaged top-up and related services and actual costs of operation as well as a 3% (three percent) provision for bad debts retained by the City of Cape Town.
3. The anticipated operational income for the City Improvement District is funded by way of levies, which are derived by calculating an additional dedicated property rate. The levy is calculated on the basis of the municipal valuation of the rateable property within the designated City Improvement District.

MAITLAND CITY IMPROVEMENT DISTRICT
5 YEAR BUDGET AS PER BUSINESS PLAN

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	2010/11	%	2811/12	%	2012/13	%	2813/14	%	2814/15	%
EXPENDITURE										
1. Employee Related	168,000	12.54%	180,600	11.81%	194,145	12.28%	288,706	12.20%	224,359	12.20%
Salaries	155,000		167,700		180,378		193,758		208,933	
Bonus Provision	13,000		12,900		13,868		14,908		16,026	
2. Contracted Services	883,780	73.48%	1,957,478	59.72%	1,136,788	71.42%	1,222,047	71.42%	1,313,781	71.42%
Security	833,700		896,238		963,445		1,035,703		1,113,381	
Cleansing	150,000		161,250		173,344		186,345		200,320	
3. Depreciation	0	0.00%	0	0.08%	8	0.00%	0	0.88%	0	0.88%
4. Repairs and Maintenance	8	0.00%	0	0.00%	0	8.88%	8	0.00%	8	8.00%
5. Services Accounts ex CCT	8	0.80%	8	0.08%	8	0.00%	8	8.00%	0	8.88%
8. Interest Paid	0	8.08%	0	0.80%	0	8.88%	0	8.00%	0	0.00%
7. Other	148,380	11.07%	233,248	15.38%	213,116	13.39%	229,180	13.39%	246,282	13.39%
Rent	12,000		12,800		13,888		14,608		15,008	
Furniture & Equipment	7,500		8,050		8,667		9,317		10,018	
Audit / Accounting Fees	8,000		9,075		10,481		11,181		12,019	
Bank charges	6,500		6,688		7,112		7,676		8,081	
Insurance	6,000		6,450		6,924		7,454		8,073	
Marketing & Promotions	17,000		15,950		16,179		17,382		18,697	
Courier & Postage	3,600		3,670		4,160		4,472		4,868	
Printing & Stationery	6,200		6,655		7,169		7,703		8,280	
Projects	23,000		10,175		108,763		116,920		125,688	
Sundry Expenses	3,000		3,225		3,487		3,727		4,006	
Telephone / Cellphone	15,000		15,125		17,324		18,634		20,032	
Computer Expenses	7,500		8,053		8,667		9,317		10,018	
Seed Capital	95,880		35,000		0		0		0	
8. Bad Debt Provision 3%	40,206	3.00%	45,505	3.00%	47,754	3.80%	51,336	3.00%	55,186	3.08%
TOTAL EXPENDITURE	1,348,208	108.08%	1,516,830	180.00%	1,591,803	188.80%	1,711,189	100.00%	1,839,628	100.88%

INCOME

1. Levy Income	1,346,206		1,516,830		1,591,803		1,711,189		1,839,628	
2. Other	0		0		0		0		0	
TOTAL INCOME	1,346,206		1,516,830		1,591,803		1,711,189		1,839,628	
(SURPLUS) / SHORTFALL	0		8		0		8		8	

BUDGET GROWTH

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CHAPTER 7: LEVY CALCULATION

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On the basis of the budget set in the MAITCID plan, Maitland Improvement District ratepayers can expect to pay an additional rates levy as approximated below, of rateable value ascribed to their property by the Council.

CATEGORY	% BUDGET SPLIT	SRA BUDGET	PROPERTY VALUATION	2010/11 ANNUAL LEVY (Excl. Vat)	MONTHLY LEVY (Excl. Vat)
Residential	1%	R18,540-00	R1,000,000-00	R642-13	R53-51
Commercial	99%	R1,835,460-00	R1,000,000-00	R1,539-18	R128-26
Total Budget		R1,854,000-00			

In summary, the estimated additional monthly levy to be paid per R1,000,000-00 property valuation will be as follows:

Residential: R 53-51 per month (excluding vat).
Commercial: R128-26 per month (excluding vat).

EXEMPTIONS:

Any property owner wishing to be considered must apply to Council for RATES relief and should they qualify for RATES relief they will be identified on the system and will get full SRA LEVY exemption.

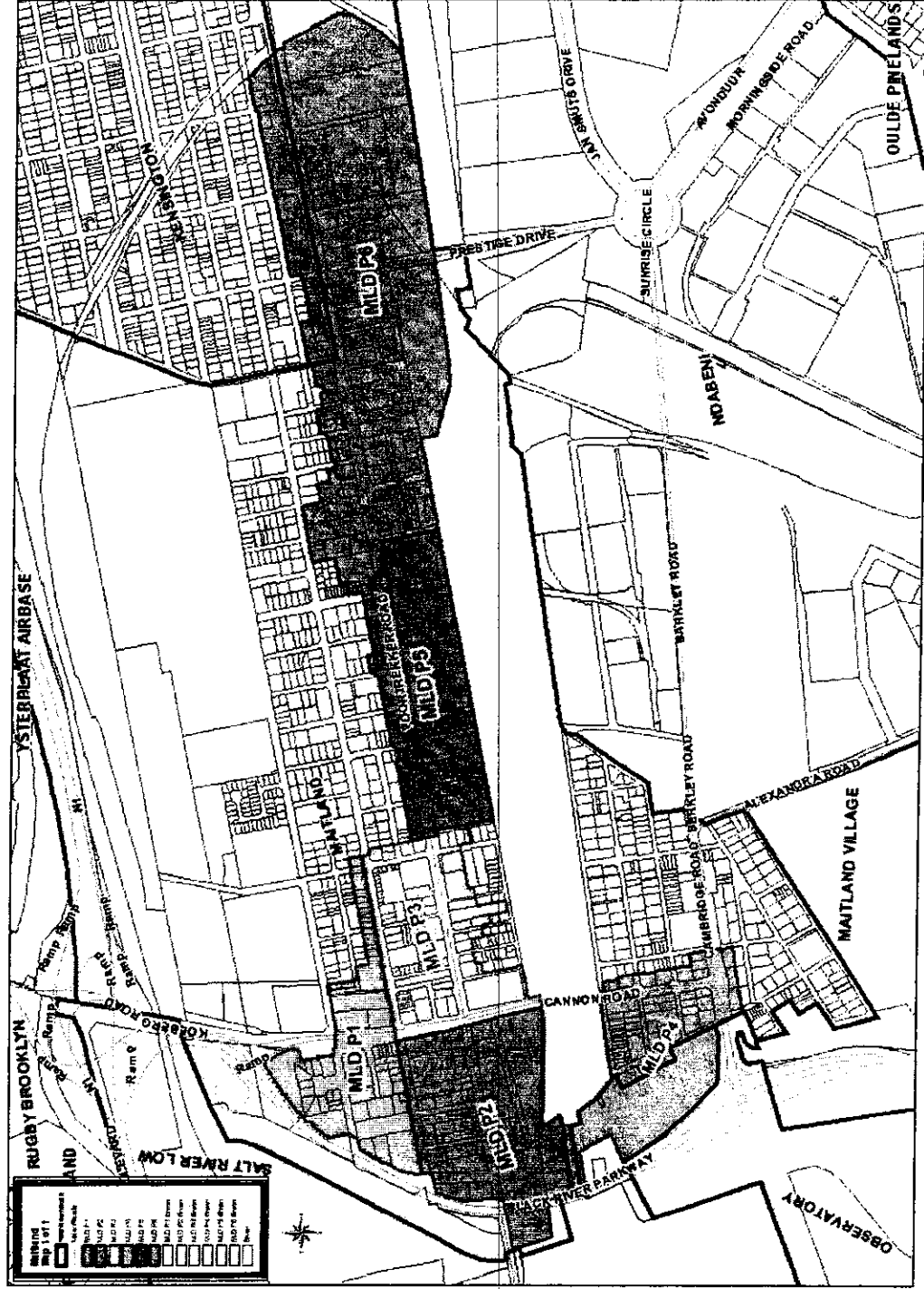
**BUSINESS PLAN
FOR MANAGEMENT
OF THE MAITLAND CITY IMPROVEMENT DISTRICT**

(In accordance with the Special Rating Area By-Law
promulgated in Provincial Notice 6651/2009)

DATED 11 NOVEMBER 2009

CHAPTER 8: GEOGRAPHIC AREA

The area bordered by the M5, Berkley Road, Cannon Road, Voortrekker Road up to Third Avenue, Station Road, Coronation Road, Van Wyk Road, Royal Road, Koeberg Road to the M5.



MAITLAND IMPROVEMENT DISTRICT ANNUAL PLAN

2010/ 2015 FINANCIAL YEAR PRIORITY / STRATEGY

GEOGRAPHIC / INTEGRATED APPROACH SERVICE DELIVERY

OBJECTIVE: SECURE A SAFE, ATTRACTIVE AND CLEAN BUSINESS AREA

PERFORMANCE INDICATOR RESPONSIBILITY

Decrease Waste in the CID area **Edite Rodrigues**

ACTION STEPS	START DATE	END DATE	SUCCESS INDICATOR
<p>1. Encourage business owners to:-</p> <ul style="list-style-type: none"> * Practice cleaner production methods / waste minimization * Identify the source of their waste streams * Conduct mass and energy balances * Assign costs to waste streams and set priorities * Address the sources of waste streams * Register all available waste / waste needs on the CCT'S Integrated Waste Exchange Website www.capetown.gov.za/iwex 	1 st July 2010	30 th June 2015	Evaluation of reports received from participating business owners. 2003
<p>2. Promote education and awareness on waste / water / pollution</p>	1 st July 2010	30 th June 2015	Educate all business owners on waste by placing information in newsletters.
<p>3. Promote growth of the "Dare to Dream Campaign"</p> <p>Review of current status and set up objectives for 2010 – 2015</p> <p>Implement a calendar of events, training etc.</p> <p>Arrange discussions of specific waste topics</p> <p>Implement strategies for correct disposal of specific waste types generated in the industrial area.</p> <p>Fully implement the eco-village concept.</p>	1 st July 2010	30 th June 2015	Meetings, projects and reports to CID Board. Evaluation, assessment of quantity, volumes, costs and hazards. Report to CID Board and all Members. Keep record of waste types / volumes diverted from landfill as a result of the project.

MAITLAND IMPROVEMENT DISTRICT ANNUAL PLAN

2010 / 2015 FINANCIAL YEAR

PRIORITY / STRATEGY **GEOGRAPHIC / INTEGRATED APPROACH** **SERVICE DELIVERY**

OBJECTIVE: **SECURE A SAFE, ATTRACTIVE AND CLEAN BUSINESS AREA**

PERFORMANCE INDICATOR **RESPONSIBILITY**

Co-ordination of the Security Service **Edite Rodrigues**

ACTION STEPS	START DATE	END DATE	SUCCESS INDICATOR
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1. Regulate an efficient service by security patrol	1 st July 2010	30 th June 2015	Obtain weekly duty Rosters of Security Patrol Officers.
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2. Liaise with Security Manager	1 st July 2010	30 th June 2015	Monthly meetings with Security Managers. Monthly assessment and evaluation of Security service.
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3. On-site inspections of Security Patrol Officers in CID	1 st July 2010	30 th June 2015	Monthly assessment of Security Patrol Officers.
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4. Evaluation of Security Officers	1 st July 2010	30 th June 2015	Quarterly evaluation report to CID Committee.
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