



Park Island City Improvement District

First Public Meeting

20th October 2022

San Marina Club House



Agenda

1. The Steering Committee
2. What is a CID?
3. The CID Process
4. CID Governance
5. Why a CID in Park Island?
6. The Proposed Geographic Area
7. The Urban Management Survey Results
8. The Business Plan Objectives
9. Maintaining & Improving Public Safety
10. Environmental Development: Greening
11. Environmental Development: Cleaning
12. Communications
13. Budget
14. Impact on Me?
15. Voting Process

Please save your questions and comments for the end.

The Steering Committee

We are Your Neighbours

Steering Committee members	
Boudje Giljam	Park Island Way
Greg Meierhans	Constantia Close
Euvrard Loubser	Stellen Close
Di Oliver	De Lille Plein
Lara Rottcher	Park Island Way
Robin Carlisle	T'Wagen Road





What is a CID?

- Geographically defined contiguous area (*refer proposed area*)
- **All** property owners in the area fund additional rates (*some exemptions*)
 - *Property owners that receive a rates rebate (indigent or pensioners) are exempt*
- Additional rates to fund “**Top up**” municipal services for the specific area as per the approved Business Plan.
- **Community-driven:**
 - Managed by property owners of the area
 - Property owners define their own needs and how funds are spent
- Funding collected by the City from property owners
- City pays money over to CID monthly as per the budget
- Expenditure reports tabled at monthly Board meetings & sent to City



CID Process

- SC compiles a **5-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*)
- At least **60% support** needed to lodge application
- If approved by Council, **all property owners are obliged to pay** the additional rate (*except those who are exempt*); no provision for “opting out”
- Would be implemented from **1st July 2023**
- **Does not substitute any CCT (or MDGA) services**, but works in conjunction with CCT to supplement municipal services.



CID Governance

- **Registered non-profit** company NPC
- Directors (non-remunerated) elected by property owners
- **Board responsible** for:
 - Oversight & implementation of 5 year business plan
 - Competitive tender process for all service providers
 - Management of accounts/payments
 - Prepare monthly accounts, financial reports to Board & CCT
- Budget & Implementation Plan approved annually by members at AGM
- **Audited annually** & oversight from the City
- **Duration** / dissolution:
 - At the end of term (5 years), must apply to renew
 - Can be dissolved at any time if requested by majority of property owners (50%)

Why a CID in Park Island?



Why a CID in Park Island?



Why a CID in Park Island?

- Community-driven
- Improve existing initiatives
- Sustainable operating environment





Why a CID in Park Island?

- Community-driven
- Improve existing initiatives
- Sustainable operating environment
- Paid by all who are eligible to pay
- **CID replaces PIG**
- 47 other CIDs in the City that work & provide benefits to their communities
- Control over own finances
- Increase in desirability of CID areas & property values



The Proposed Geographical Area

The following streets are wholly within the geographic area:

- Alphen Close
- Constantia Close
- De Lille Square
- Meulen Close
- Michell Walk
- Rusten Close
- Stellen Close
- Thibault Walk
- Tokai Close
- T'Wagen Road





The Proposed Geographical Area

The following streets have dwellings inside and outside the geographic area:

- Park Island Way
 - All even numbers
 - Odd numbers 5a to 29
 - Park Island Bridge Complex
- Eastlake Drive
 - Even numbers 60 - 72
 - Odd numbers 81 - 85



The Urban Management Survey Results



- 120 responses = 57.9%
- Main Concerns
 - Public Safety



The Urban Management Survey Results

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- Main Concerns
 - Public Safety
 - Cleaning: Vlei cleanliness & water quality
 - Greening: Public Open Spaces



The Urban Management Survey Results

Top Overall Responses

1. Maintaining and improving Park Island's overall public **safety**
2. Improving the **cleanliness** along Park Island's canals
3. Improving the quality of response to **crime** incidents on Park Island
4. Improving the monitoring and detection of **crime** on Park Island
5. The importance of an available and visible, permanent **ARV** in Park Island area
6. The importance of being timeously alerted to **threats** and incidents on Park Island
7. The importance of children to be **safe** as they walk/play/cycle on Park Island
8. The importance of feeling **safe** walking in Park Island area in the early and later hours



The Business Plan Strategic Objectives

1. Public safety
2. Environmental development
3. Water quality initiatives
4. Communications



Maintaining and Improving Public Safety



- Factors conducive to current low crime levels
 - Limited access points
 - 24/7 camera at road access point (MDGA)
 - 24/7 guard at road access point (PIG)
 - 12/7 guard on Uitsig bridge (6am – 6pm) (PIG)
 - PIG funded by 74% of residents
- } Include local armed response teams



Maintaining and Improving Public Safety

83% of survey respondents ranked public safety as their major concern

- The survey results show:
 - Most NB to residents: monitoring & detection of crime
 - Monitor throughout area
 - Response time + visibility of ARV
 - Communication



Maintaining and Improving Public Safety



- Proposal wrt Safety & Security:
 - 1 specialist service provider
 - 24/7 permanent + visible ARVs x2 in immediate surrounds
 - 24/7 monitoring of 10x intelligent CCTV cameras across PI
 - 1 camera to replace Uitsig bridge guard (increase affordability)



Maintaining and Improving Public Safety

- Proposal wrt Safety & Security:
 - 1 specialist service provider
 - 24/7 permanent + visible ARVs x2 in immediate surrounds
 - 24/7 monitoring of 10x intelligent CCTV cameras across PI
 - 1 camera to replace Uitsig bridge guard (increase affordability)
 - 24/7 guard at PIW road access point
 - Electric fence monitoring
 - Lock/unlock gates: Uitsig bridge & Park Island Reserve
 - Improved communications
 - Grow network: SAPS Forum, MDGA & existing initiatives

Maintaining and Improving Public Safety



Maintaining and Improving Public Safety



Total estimated annual costs:

- 24/7 Guard at road access point R 401 736 pa
- 10 cameras incl. 24/7 monitoring, ARV response R 98 640 pa

Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure over 5 years
R 500 376	R 550 050	R 600 720	R 629 130	R 654 340	R 2 934 616

PIG is +-R660 000 in 2022, and will be +-R712 000 in 2023

Environmental Development: Greening



Current Services

- CCT basic maintenance
- MDGA gardeners
- Residents



Environmental Development: Greening



Proposal

- 2x gardeners 1 day / week
- Partner with NGOs
 - Trained gardeners
 - Social responsibility



Environmental Development: Greening



Examples of Projects

- Beautify Entrances
- Extend Strandveld fynbos
- Harden pedestrian paths
- Plastic grass for playgrounds



Environmental Development: Cleaning



Current Issues

- Sewage spills
- Algae growth
- Litter



Environmental Development: Cleaning



Programmes to Counter Issues

- Support current initiatives
- Join civil society groups
- Hold the City accountable



Environmental Development: Cleaning



- Total estimated costs: R0.00

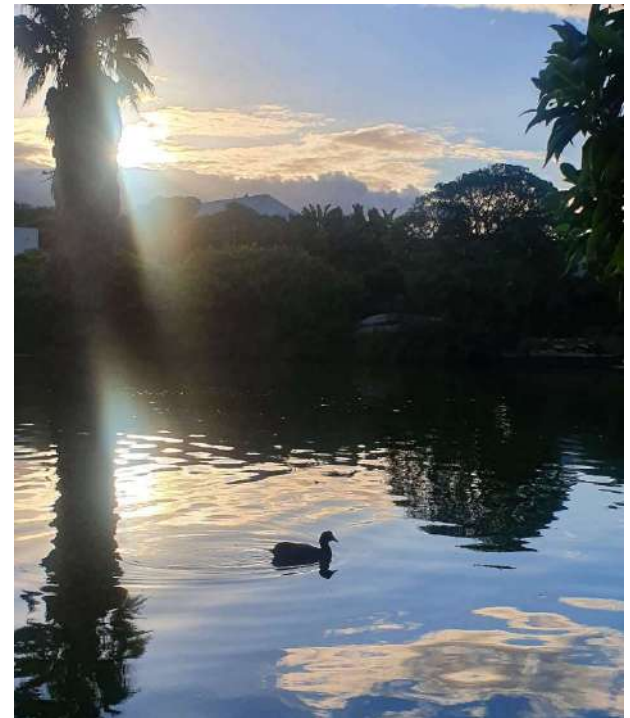


Communications



Proposed services and projects

- Streamline + Boost Communications
- Info will include:
 - Security alerts + public safety information
 - Logging incidents with the City
 - Park Island CID documentation + Notices





Budget

Budget Process was driven by the results and priorities of the community survey

- Budget allocation per Portfolio:
 - **Public Safety** **76.8 %**
 - Cleansing Services 0.0 %
 - Environmental Upgrading & Urban Maintenance 6.1 %
 - Social Upliftment 1.8 %
 - Employee Related 0.0 %
 - General Expenditure 12.2 %
 - Capital Expenditure 0.0 %
 - Contribution to the Rolling Bad Debt Reserve 3.0 %



Budget

A detailed business plan, including the budget, is available on www.parkislandcid.co.za

- The Expenditure Budget for each year of the Business Plan-
 - Year 1: R 651,500
 - Year 2: R 706,000
 - Year 3: R 765,700
 - Year 4: R 802,300
 - Year 5: R 835,974
- Annual budget escalates with an average of 7.1% over the 5-year term
- Years 2 + 3 = more expensive due to upgrades
 - Total cameras = 16



Impact on Me?

For example, assuming:

- Budget for 2023 = R 651,500.00
- Rate-in-the-rand = 0.001194

- If the municipal valuation of the property = R 1,000,000.00
- The annual contribution for the property excl VAT = R 1,194.00
- The annual contribution for the property incl VAT = R 1,373.10
- The average monthly contribution incl VAT = R 114.43

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 CID budget.

RESIDENTIAL PROPERTIES

0.001194

PROPOSED BUDGET 2023/24	PROPERTY VALUE	2023/24			
		ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
651 500	1 000 000	1 194.00	1 373.10	99.50	114.43
	2 500 000	2 985.00	3 432.75	248.75	286.06
	3 000 000	3 582.00	4 119.30	298.50	343.28
	3 500 000	4 179.00	4 805.85	348.25	400.49
	4 000 000	4 776.00	5 492.40	398.00	457.70
AVERAGE	2 891 160	3 452.05	3 969.85	287.67	330.82

NON-RESIDENTIAL PROPERTIES

0.002390

PROPOSED BUDGET 2023/24	PROPERTY VALUE	2023/24			
		ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
651 500	600 000	1 434.00	1 649.10	119.50	137.43
	750 000	1 792.50	2 061.38	149.38	171.78
	1 000 000	2 390.00	2 748.50	199.17	229.04
AVERAGE	801 600	1 915.82	2 203.20	159.65	183.60



Vote **YES** to support the business plan by the 31st October 2022



Voting Process

- 200 properties in the Park Island CID area
- **120 YES** votes needed to achieve the required 60% by **31/10/2022**
- One property = One vote

Vote now to make it count!

- Proxy forms required if natural person is represented
- Questions: parkislandcid@gmail.com and all our contact details are on the website: www.parkislandcid.co.za

Please contact us if you have any questions. We will be handing out forms.



Help us! We only have 2 weeks!

1. Vote yourself
2. Encourage your neighbours to do the same
3. Offer support to our Steering Committee members

Let's do it together, for Park Island!

Thank you on behalf of the PI CID Steering Committee.

Please visit

www.parkislandcid.co.za

for more information or contact details.

