

ITEM NUMBER: C 29/05/23

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 16 MAY 2023

MC 58/05/23 APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE PARK ISLAND CITY IMPROVEMENT DISTRICT (PICID) (LSU P3341)

It is **RECOMMENDED** that:

- (a) The City of Cape Town determine the area as reflected in the body of the report on the agenda as a special rating area (SRA), known as the Park Island City Improvement District (PICID), in terms of the Special Rating Areas By-law, 2012 as amended;
- (b) The City of Cape Town approve the application submitted by Willem Boudewijn Giljam, the registered owner of Erf 93376 at 29 Park Island Way, Marina da Gama, to establish the PICID in terms of section 8.1 (a) of the Special Rating Areas By-law;
- (c) The City of Cape Town impose the levying of an additional rate on properties in the PICID from 1 July 2023 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004;
- (d) A Finance Agreement be concluded between the City of Cape Town and the PICID Management Committee in terms of section 12(6) of the Special Rating Areas By-law.



REPORT TO MAYCO AND COUNCIL

1. ITEM NUMBER: MC 58/05/23

2. SUBJECT:

APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE PARK ISLAND CITY IMPROVEMENT DISTRICT (PICID) ONDERWERP

AANSOEK OM DIE BEPALING VAN 'N SPESIALE-AANSLAGGEBIED (SRA) BEKEND AS DIE PARK ISLAND-STADVERBETERINGSDISTRIK (PICID)

STADSVERBETERINGSDISTRIK (PICID) ISIHLOKOI SICELO SOKUMISELWA KOMMANDLA ONGEERHAFU EZIZODWA (SRA) OWAZIWA NGOKUBA SISITHILI SOPHUCULO LWESIXEKO SASEPARK ISLAND (PICID)

RECOMMENDATION FROM THE SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE: 4 MAY 2023 (SPE 08/05/23)

- a) The City of Cape Town determine the area as reflected in the body of this report as a special rating area (SRA), known as the PICID, in terms of the Special Rating Areas Bylaw, 2012 as amended;
- b) The City of Cape Town approve the application submitted by Willem Boudewijn Giljam, the registered owner of Erf 93376, 29 Park Island Way Marina da Gama, to establish the PICID in terms of section 8.1 (a) of the By-law;
- c) The City of Cape Town impose the levying of an additional rate on properties in the PICID from 1 July 2023 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004;
- d) A Finance Agreement be concluded between the City of Cape Town and the PICID Management Committee in terms of section 12(6) of the By-law.

**ISINDULULO ESISUKA KWIKOMITI YOCWANGCISO LWEMIHLABA
ENGAMABALA NOKUSINGQONGILEYO: 4 UCANZIBE 2023 (SPE
08/05/23)**

- a) ISixeko saseKapa masimisele lo mmandla obonakaliswe kule ngxelo njengommandla ongeerhafu ezizodwa (SRA) owaziwa ngokuba siSithili soPhuculo lweSixeko sasePICID, ngokungqinelana noMthetho kaMasipala weMimandla ongeerhafu eziZodwa, wango2012 njengoko ulungisiwe;
- b) ISixeko saseKapa masiphumeze isicelo esingeniswe nguWillem Boudewijn Giljam, umnini obhalisileyo wesiza 93376, 29 Park Island Way Marina da Gama, sokuba makumiselwe iPICID ngokungqinelana necandelo 8.1(a) loMthetho kaMasipala.
- c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelekileyo kwiiopropati ezikummandla PICID ukususela ngowo1 kweyeKhala 2023, ngokungqinelana necandelo 22(1)(b) loMthetho wobuRhulumente boMmandla ongaMaxabiso eePropati zikaMasipala (MPRA), uMthetho 6 wango2004;
- d) Makuqunjelwe iSivumelwano seZimali phakathi kweSixeko saseKapa neKomiti yoLawulo lwePICID ngokungqinelana necandelo 12(6) loMthetho kaMasipala.

**AANBEVELING VAN DIE PORTEFEULJEKOMITEE OOR RUIMTELIKE
BEPLANNING EN OMGEWING : 4 MEI 2023 (SPE 08/05/23)**

- a) Die Stad Kaapstad ingevolge die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig, bepaal dat die gebied weergegee in die liggaam van hierdie verslag 'n spesiale-aanslaggebied (SRA) is, bekend as die PICID;
- b) Die Stad Kaapstad die aansoek ingedien deur Willem Boudewijn Giljam, die geregistreerde eienaar van erf 93376, Park Island-weg 29, Marina da Gama, om die stigting van die PICID ingevolge artikel 8.1 (a) van die verordening goedkeur;
- c) Die Stad Kaapstad die heffing van 'n bykomende tarief vir eiendomme in die PICID oplê vanaf 1 Julie 2023 ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Wet op Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004;
- d) 'n Finansiesooreenkoms ingevolge artikel 12(6) van die Verordening tussen die Stad Kaapstad en die PICID-bestuurskomitee gesluit word

REPORT TO: SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE

1. ITEM NUMBER **SPE 08/05/23**

2. SUBJECT

APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE PARK ISLAND CITY IMPROVEMENT DISTRICT (PICID)

ONDERWERP

AANSOEK OM DIE BEPALING VAN 'N SPESIALE-AANSLAGGEBIED (SRA) BEKEND AS DIE PARK ISLAND-STADSVERBETERINGSDISTRIK (PICID)

ISIHLOKO

SICELO SOKUMISELWA KOMMANDLA ONGEERHAFU EZIZODWA (SRA) OWAZIWA NGOKUBA SISITHILI SOPHUCULO LWESIXEKO SASEPARK ISLAND (PICID)

P3341

3. DELEGATED AUTHORITY

In terms of Section 15 of the Special Rating Areas By-law, 2012, as amended and Special Rating Areas Policy 2017

This report FOR DECISION BY
is

- Committee name** Spatial Planning and Environment (for support)
- The Executive Mayor together with the Mayoral Committee (MAYCO)
- Council

4. DISCUSSION

Park Island has a strong sense of community, engendered by the environment which comprises waterways and an abundance of public open spaces with large parks, water access areas, lanes between the houses, wide verges and an adjoining nature reserve. Existing community initiatives include Park Island Guarding, a public safety

programme, and maintenance of the public open spaces by residents. A CID would embrace the existing initiatives and provide better governance and transparency, simplified administration and robust continuity.

A Steering Committee consisting of property owners from the area was formed to pursue the City Improvement District (CID) model which allows property owners to provide supplementary municipal services to improve and upgrade their area. These services will be funded from additional property rates to be collected from the property owners in the area.

The Steering Committee was guided through the establishment process as set out in sections 4 to 7 of the Special Rating Areas (SRA) By-law and clauses 9 and 10 of the SRA Policy:

Initiation Phase:

An introductory meeting was held with members of the Steering Committee on 12 July 2022 to inform them of the legislative requirements and timeline of the establishment process.

After a formal request was received from the Steering Committee to pursue CID Establishment, a data base comprising of a list of all properties was submitted to the Steering Committee for verification which was preceded by an arrears profile which indicated a collection ratio of 98.6% for the period 1 July 2021 to 30 June 2022 in respect of the full municipal accounts.

The arrears profile is prepared in accordance with the SRA Policy as it reflects the trend of the community in paying their municipal accounts. If the collection ratio is low, then the community may not have the ability to pay for supplementary municipal services which will jeopardise the impact of the benefits of a CID as it may not be sustainable and would expose the City to cash flow risks as the City collects the additional property rates and pays over in equal monthly amounts based on an approved budget. Furthermore, the Steering Committee fund the process to establish at their own risk and would be setting off on an unsound base in expending personal funds and energy in pursuing establishment should the collection ratio be low and the CID fails to be established.

This acceptable collection ratio allowed the Steering Committee to continue with the process and conduct an urban management survey to obtain insight into the current status of the area as perceived by property owners and people using the area in respect of the following focus areas under the umbrella of urban management:

- Public safety;
- Cleansing;
- Environmental development; and
- Social responsibility.

From the top eight issues identified in the urban management survey report, property owners are most concerned about the maintenance and improvement of the current

public safety system followed by cleanliness along the canals. The other top six concerns also relate to public safety (refer annexure A for the full report).

The Steering Committee also engaged with Sub-Council 19 regarding current City services provided in the area.

These formed the basis for compiling a business plan to address the needs to improve and upgrade the area.

Business Plan Content:

The Park Island Community Improvement District (PICID) Business Plan for the period 1 July 2023 to 30 June 2028, consists of a Motivation Report that defines the need and framework required to provide supplementary municipal services, an Implementation Plan proposing relevant action steps to implement the services and the 5-year term Budget which reflects the funding required to provide these services (attached as annexure B).

The Business Plan was reviewed in terms of the SRA legislative requirements, affordability and sustainability and circulated to all relevant Service Departments on 14 March 2023 requesting them to review the Business Plan to ensure service delivery compliance in terms of the IDP (refer annexure C).

First official Public Meeting:

The Business Plan was presented to property owners and stakeholders of Park Island at a public meeting held on 20 October 2022 after which the obtaining of support phase of the process commenced. The meeting was well attended with good interaction between the Steering Committee and property owners. The email notice, WhatsApp notice, letterbox drop, advertisements, presentation, and minutes of this meeting are attached as annexure D.

Support Phase:

As the proposed Park Island CID is regarded as a residential SRA in terms of the SRA legislation, not fewer than 60% written support is needed before an application for establishment could be submitted to the City. The Steering Committee obtained support from 157 of the 199 properties (78.89%) within the Park Island CID as per their submission. The voting is based on "one property = one vote" irrespective of the usage, valuation or size of the property. See reconciliation below of final verified consent / objections received in respect of this application.

Application:

In terms of clause 9.4.4 of the SRA Policy the administrative due date for submitting an application is set at 30 September but may be extended on receipt of a properly motivated request. Due to capacity constraints experienced within the CID Branch, which caused some delays in respect of certain processes, the submission due date for all Steering Committees` was extended to 31 October 2022. On request from the

Steering Committee the deadline was further extended from 31 October 2022 to 11 November 2022 (refer annexure E for the two extensions granted).

The Steering Committee submitted an application to establish the Park Island CID as per the application letter dated 9 November 2022 (attached as annexure F) that includes the following:

- The Business Plan (Included as annexure B in the report);
- The written consent or objections of property owners within the proposed SRA who will be liable for paying the additional rate (The files with all the consent forms are available at the CID Branch office);
- The property database indicating consent or objection to the SRA proposal per property (Included as annexure I in the report);
- An affidavit declaring that the required support has been obtained (Included with the application in annexure J in the report);
- The advertisements and notices of the public meeting (Included with annexure D in the report);
- A copy of the presentation done at the public meeting (Included with annexure D in the report); and
- The minutes of the public meeting (Included with annexure D in the report).

The application was verified by the CID Branch and found to be a valid application.

Advertising of the application, notice and second official Public Meeting:

The application was advertised for comments and objections on 15 December 2022 as required by section 7 of the SRA By-law and clause 9.5 of the SRA Policy. A notice was emailed by the Revenue Department to all property owners on e-Billing and a message was included on the municipal accounts of those property owners that receive their municipal accounts through normal post to inform them of the application. The Steering Committee informed individual property owners by e-mail, published a notice on the PICID website, posted on the community notice board and community WhatsApp group and advertised in two daily newspapers (refer annexure G).

Property owners had the opportunity to submit their comments and/or objections to the establishment of the Park Island CID to the City until 20 January 2022. The advertised notice also informed all property owners of a further public meeting which was held on 11 January 2023. Minutes of this meeting is attached as annexure H.

All the public meetings were attended by officials from the City Improvement District Branch to deal with technical questions relating to the application.

Comments and Objections:

A total of 3 objections were received of which none changed their minds.

The Steering Committee had to engage with the objectors as per clause 9.5.3 of the SRA Policy to provide clarity should the objector have misunderstood the process and the information, to listen to the reasons for the objection and to take cognisance thereof as the objection may well provide a more efficient and effective operational

outcome should the application be successful. The intention of these meetings is never to change the objectors' minds. During the consent and objection phase, only three objections were received, and another one from one of the 3 who previously objected during the official objection phase with regards to the application. All 3 objectors were contacted to meet with a member of the steering committee. During the engagement one of the objectors elaborated on their reasons why they objected. The other two only noted their objections again. This interaction was noted in the minutes of those engagements (refer annexure K). The Steering Committee provided the objectors with additional information relating to background of why the CID application route was followed and explained the affordability assessment and the option to apply for a pensioners rates rebate for those who can't afford the additional rate.

A summary of the Steering Committee's engagement with objectors as well as copies of all the objections and minutes of meetings between the Steering Committee and the objectors are included in annexure K.

Final reconciliation of support and objections:

The final verified consent for Park Island CID is 79% and objections 1.5%.

Park Island City Improvement District (PICID)		
Number of properties eligible to vote	199	100.0%
Consent required > 60% (60% of 199 = 120)	120	60.0%

Consent / Objection forms submitted on application	Support	Object
Properties supporting / objecting on application	157	3
Percentage consent / objections on application	78.9%	1.5%
Consent / Objection forms returned to the Steering Committee for updating	-2	0
Updated Consent / Objection forms returned	0	0
Verified Consent / Objection forms on application	155	3
Percentage verified consent / objections on application	77.9%	1.5%

Comments / Objection Phase	Support	Object
Verified Consent / Objection forms on application	155	3
Objections received during the official objection phase	-	1
Objections already received with the application	-	-1
Property owners changing their vote from support to object	0	0
Property owners changing their vote from object to support	0	0
Final verified consent / objections	155	3
Final verified percentage consent / objections	77.9%	1.5%

Annexure I provides a full list of all properties indicating whether they supported or objected to the application or abstained from the process.

Decision:

As per the urban management survey it is clear that Park Island is a well-developed area with good infrastructure but with some signs of urban decay and the need for

intervention to restore it to a well maintained and looked after area as proposed in the Park Island CID application.

The applicant complied with all the legislative processes and obtained no less than 60% support from property owners for the area as required in the SRA By-law and SRA Policy for a residential special rating area.

The SRA additional rate will be calculated on the total municipal valuation for properties within the Park Island CID area to enable the City to collect the additional rates required for the Park Island CID's first year budget of R 651 500. The City will commence monthly pay overs once the following sections in chapter 2 of the SRA By-law as amended are met:

- Section 10: Commencement with the Business Plan,
- Section 11: Establishment Composition, Powers and Duties of the Management Body; and
- Section 12: Finances (this includes the conclusion of a Finance Agreement)

The additional rate for the Park Island CID will be considered for approval by Council with the City's 2023-24 Budget and will be implemented from 1 July 2023 if the application is approved.

- 4.1. Financial Implications None Opex Capex
- Capex: New Projects
- Capex: Existing projects requiring additional funding
- Capex: Existing projects with no additional funding requirements

4.2. Policy and Strategy Yes No

4.3. Legislative Vetting Yes No

4.4. Legal Implications Yes No

4.5. Staff Implications Yes No

- 4.6. Risk Implications Yes The risks for approving and/or not approving the recommendations are listed below:
- No Report is for decision and has no risk implications.
- No Report is for noting only and has no risk implications.
- 4.7. POPIA Compliance Yes It is confirmed that this report has been checked and considered for POPIA compliance.

5. RECOMMENDATIONS

It is recommended that:

- a) The City of Cape Town determine the area as reflected in the body of this report as a special rating area (SRA), known as the PICID, in terms of the Special Rating Areas Bylaw, 2012 as amended;
- b) The City of Cape Town approve the application submitted by Willem Boudewijn Giljam, the registered owner of Erf 93376, 29 Park Island Way Marina da Gama, to establish the PICID in terms of section 8.1 (a) of the By-law;
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- d) A Finance Agreement be concluded between the City of Cape Town and the PICID Management Committee in terms of section 12(6) of the By-law.

AANBEVELINGS

Daar word aanbeveel dat:

- a) a) Die Stad Kaapstad ingevolge die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig, bepaal dat die gebied weergegee in die liggaam van hierdie verslag 'n spesiale-aanslaggebied (SRA) is, bekend as die PICID;
- b) Die Stad Kaapstad die aansoek ingedien deur Willem Boudewijn Giljam, die geregistreerde eienaar van erf 93376, Park Island-weg 29, Marina da Gama, om die stigting van die PICID ingevolge artikel 8.1 (a) van die verordening goedkeur;

- c) Die Stad Kaapstad die heffing van 'n bykomende tarief vir eiendomme in die PICID oplê vanaf 1 Julie 2023 ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Wet op Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004;
- d) 'n Finansiesooreenkoms ingevolge artikel 12(6) van die Verordening tussen die Stad Kaapstad en die PICID-bestuurskomitee gesluit word

IZINDULULO

Kundululwe ukuba:

- a) ISixeko saseKapa masimisele lo mmandla obonakaliswe kule ngxelo njengommandla ongeerhafu ezizodwa (SRA) owaziwa ngokuba siSithili soPhuculo lweSixeko sasePICID, ngokungqinelana noMthetho kaMasipala weMimandla ongeerhafu eziZodwa, wango2012 njengoko ulungisiwe;
- b) ISixeko saseKapa masiphumeze isicelo esingeniswe nguWillem Boudewijn Giljam, umnini obhalisileyo wesiza 93376, 29 Park Island Way Marina da Gama, sokuba makumiselwe iPICID ngokungqinelana necandelo 8.1(a) loMthetho kaMasipala.
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ANNEXURES

Annexure A	-	Urban Management Survey report
Annexure B	-	PICID Business Plan
Annexure C	-	Requesting Directorates to review the PICID Business Plan
Annexure D	-	First official public meeting – notice, presentation and minutes
Annexure E	-	Extensions granted
Annexure F	-	Application letter
Annexure G	-	Second official public meeting - Advertisements and notices of the application
Annexure H	-	Minutes of second public meeting and attendance register
Annexure I	-	List of all properties indicating whether they support or object to the application or abstain from the process
Annexure J	-	Affidavit from Steering Committee
Annexure K	-	Steering Committee engaging with objectors

FOR FURTHER DETAILS CONTACT

NAME	Joepie Joubert	CONTACT NUMBER	021 400-5138
E-MAIL ADDRESS	Joepie.joubert@capetown.gov.za		
DIRECTORATE	Spatial Planning & Environment	FILE REF No	

Approval Form

Supported for inclusion on the agenda



APPLICATION FOR THE DETERMINATION OF A SRA KNOWN AS PARK ISLAND

Report Reference: 522701
Meeting: Section 79 Portfolio Committee - Spatial Planning and Environment
Meeting Date: 04.05.2023
Meeting Venue: Committee Room D

Contact Person: JOEPIE JOUBERT
Contact Telephone: 021 400-5138
Contact Email: JOEPIE.JOUBERT@CAPETOWN.GOV.ZA

Item	Section	Approver	Approval	Approved Date	Approver Comments
01	Author	JOEPIE JOUBERT	Approved	19.04.2023 15:29:36	
02	Director/Directorate Support Manager	Robert Mcgaffin	Approved	20.04.2023 15:09:03	
03	Executive Director	Robert Mcgaffin	Approved	20.04.2023 15:58:58	
04	Legal Compliance	Joan Mari Holt	Approved with Comments	21.04.2023 08:08:29	Certified as legally compliant based on the contents of the repo
05	Legal Compliance	Mogamat Cassiem	Approved	23.04.2023 21:50:00	

ECS Officer:



FEASIBILITY STUDY

PROPOSED PARK ISLAND CITY IMPROVEMENT DISTRICT

URBAN MANAGEMENT SURVEY REPORT AUGUST 2022

CONTENTS

Introduction: Questionnaire and methodology

Specific detailed questions designed to determine community improvement priorities:

Section 1: RESPONDER PROFILE

Section 2: PUBLIC SAFETY & SECURITY

Section 3: CLEANING, BEAUTIFYING & ENVIRONMENT

Section 4: STREETS CONDITION AND SAFETY

Section 5 SOCIAL RESPONSIBILITY

Section 6 COMMUNITY

General CID related questions:

Section 7: PREFERENCES

Section 8: PERSONAL AWARENESS OF THE CID STRUCTURE

Key Takeaways:

Section 9: TOP RESPONSES

Introduction

Park Island is a residential area within the Marina da Gama, centred on one of the islands within the Marina. There are about 200 homes in a well-defined area, surrounded by canals. There is only 1 vehicular entrance (from Prince George Drive), and 2 pedestrian entrances (by bridge from adjoining islands to the north and south). There are no commercial buildings in the area.

Park Island has an abundance of Public Open Spaces - large parks, water access areas, lanes between the houses and wide verges. Council maintenance of these areas has steadily reduced over the years, and the gap has been filled on an ad hoc basis by volunteers and funding donations.

The majority of residents of Park Island contribute to a public security program, Park Island Guarding. Park Island Guarding has grown informally over the last 2 decades. With the recent merger of Combat Force and National Guarding, the Park Island Guarding Committee decided that it was an appropriate time to review the operations. In particular, whether a CID (City Improvement District) would be a better vehicle for the future. A CID would provide better governance, more transparency, simplified administration and more robust continuity.

A CID steering committee was formed to manage the process.

Note that Park Island Way, the vehicular entrance, is the only access to Park Island Nature Reserve (part of the Zandvlei Estuary Nature Reserve). The popularity of the Nature Reserve, which is not part of the proposed CID, is bringing more outside traffic through the area.

Map of Proposed CID



Questionnaire and methodology

The Urban Management Survey is designed to provide feedback from property owners, and people working or visiting the area on safety and security, social problems and urban management issues of the area.

The survey is not intended to provide quantitative statistics but rather indicative trends upon which the needs in the area can be evaluated.

A specific questionnaire was developed to evaluate the perception of business and property owners in the Park Island area. Broadly speaking, the following themes were covered in each questionnaire:

- Perceptions about the levels of safety and security
- Perceptions about the cleanliness and the environment of the area
- Perceptions about the streets and safety
- Whether social issues such as drug use are a problem in the area
- Perceptions about community activities.

A questionnaire was developed using SurveyMonkey. A cover letter drafted by the Steering Committee explained the purpose of the survey. Participants were also asked to rank the importance of the above-listed issues at the end of the questionnaire and were also allowed to express general comments and concerns in writing.

207 invitations to complete the questionnaire were sent by email and a link to the survey was available on the Park Island CID website (<https://parkislandcid.co.za/>). The survey was promoted by a hard copy letterbox drop to 200 homes in the area.

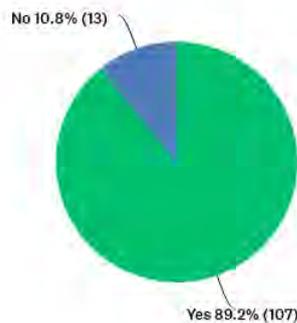
The survey was open to respondents from 8 August to 17 August 2022.

Survey Results and Analysis

Survey Monkey collected 120 responses, 98 from the email invitation and 22 from the weblink, with a response rate of 57.9%. The City requires a minimum response rate of 20%.

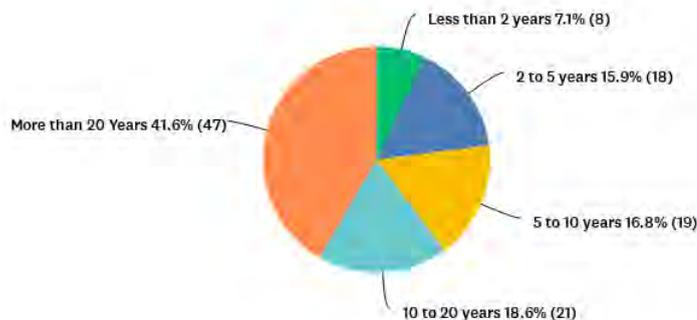
Section 1: Responder Profile

Q1 Are you the owner of the property in Park Island residential area



107 of the respondents are homeowners and 13 are tenants or people familiar with the area.

Q4 How many years have you owned/rented your property in the Park Island area?



The responses showed an extremely stable group of residents - 60% have lived on Park Island for more than 10 years, and 40% for over 20 years.

Individual Questions: Average Analysis

Survey Choice	Value
Not at all interested	1
Not so interested	2
Somewhat interested	3
Very interested	4
A must-have	5

The responses to each question were graded on a scale from 1 to 5,

Each question received an average score, based on the selections of all respondents.

This approach facilitates detailed and comprehensive analysis:

- Easily rank community support for each question asked in the survey
- Clearly identify those areas that are of highest interest to the community and also those that have little support

The results on the following pages are displayed as shown in the chart below.

Value Range	
1 to 3	Very little interest within the Park Island community
3 to 4	Areas worth consideration in the future or if diversity in areas of community improvement are required
4 to 5	Significant interest within the Park Island community

Section 2 Public Safety and Security

Question	Average Score
How important is it to maintain and improve Park Island's overall public safety situation?	4.61
How important is it to improve the monitoring and detection of crime in Park Island?	4.49
How important is it to improve the overall quality of the response to crime incidents in Park Island (response time and resolution)?	4.54
Is it important for you to be alerted to threats and incidents in your immediate area, as they occur?	4.31
Is it important to see a permanent ARV (armed response vehicle) in the Park Island area from a recognised security company?	4.32
How important is the monitoring of public open spaces (POS) in Park Island	4.20
Would it be important to you to feel safer walking in our area in the early morning or late evening?	4.26
Would it be important to you that your children are able to walk/play/cycle more safely in all areas within Park Island?	4.31

The results indicated a strong preference for the maintenance and improvement of the current public safety system. Of particular interest is the importance of a permanent armed response vehicle in the area - this has only become a feature of the existing security service in the last five years.

The following questions were designed to receive feedback on future directions for the existing public security.

Question	Average Score
How willing are you to participate as a patroller in the Park Island area?	2.22
How interested would you be in stationing private safety officers at key points within Park Island?	3.96
How interested are you in having more CCTV cameras to achieve as much coverage as feasible?	3.84

The results clearly indicate that there is little interest in moving towards a neighbourhood watch model, with residents taking an active role in patrolling. The opinions on whether to increase guards or cameras show an equal weighting.

Section 3: Cleaning, Beautifying & Environment

Question	Average Score
Would you like to see physical improvements in the parks and open spaces on Park Island (for example: trees, indigenous plants)?	3.91
Would you like to see a beautification of the entrance to Park Island (corner of Park Island Way and Prince George Drive)?	3.96
Would you like to see an improvement in the removal of litter in public spaces within Park Island?	4.20
Would you like to see improvements in cleanliness along our canals?	4.58
Would you be interested in more play facilities for children in our community?	3.10
Would you like to see improvements in the recreational facilities in our area, e.g. trim park?	3.19
Would you like to see an improvement in the reporting, tracking and maintenance of stormwater drains, burst mains and street gutters?	4.10

The most significant result is the very high score (4.58) regarding cleanliness in the canals. Zandvlei has had significant water quality problems for some time.

- Sewage spills into the vlei have been frequent, and the water body has been closed for extended periods
- Cladophora algae growth has covered large parts of the vlei, particularly in dead-end canals, making the water body unsightly and causing unpleasant odours, as well as preventing boating.
- The Sand River and Langevlei canals are used for dumping litter in areas north of the Marina. The litter enters the vlei during rain events when the litter traps are unable to cope with the volumes, resulting in unsightly litter along shorelines and in the water.

Water quality has a significant effect on the enjoyment of our environment as well as house prices, and this is clearly reflected in residents' concerns.

Section 4: Street Condition and Safety

Question	Average Score
Would you like to see an improvement in the reporting, tracking and resolution of the maintenance of roads in our area? e.g. Potholes and surfaces	3.97
Are you interested in seeing improvements in the standard of traffic and road signage, street names and road markings?	3.50
Are you interested in seeing more street and pavement lighting to increase road safety and security?	3.51
Would you like to see a plan to address trees that may be encroaching onto road users' space and obstructing sight to traffic?	3.35
Would you like to see improvements in the maintenance of verges, edges, borders and pavements in our area?	3.69

The greatest concern is the reporting and resolution of issues reported to the Council.

Section 5: Social Responsibility

Question	Average Score
Is drug dealing and using a problem that concerns you in our area? Do we need to deal with this?	2.6
Would you be interested in supporting new charitable activities in our area to support the disadvantaged communities of Capricorn/Vrygrond? E.g. Soup kitchens, monthly canned food drives, etc.	3.21

Many of the comments suggested that there are many existing charitable causes in our area and that it would make more sense to support existing initiatives, rather than beginning anything new.

Section 6: Community

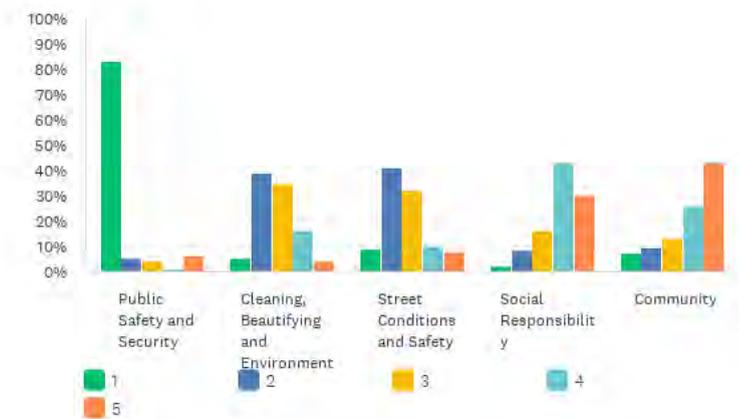
One of the major areas of improvement enjoyed by other communities that have implemented a CID is a significant improvement in a sense of community spirit, pride and social uplifting. Please indicate your preferences below and add any new options in the comments.

Question	Average Score
Fresh Food Markets	3.16
Cultural/Art Events	2.96
Concerts	2.82
Carnivals	2.18
Sports Events	2.53
Business Promotions	2.36
Dinners / Lunches / Informal Get-togethers	2.53
Formal Meetings	2.36

Section 7: Priorities

This survey element of the questionnaire concluded with an opportunity for participants to rank each of the five general themes of the survey in terms of its importance. As shown in the table below, 83% of the respondents ranked public safety and security as the most important issue. Street conditions and Cleaning and the environment were very close in selection as the second and third priorities. Social responsibility and Community were very close in the fourth and the fifth positions.

Q19 YOUR PRIORITIES: Please rank the following in order of priority from 1 to 5, where 1 is the highest and 5 is the lowest



A weighted view of the data follows

Ranking	Average Score
1. Public Safety	4.58
2. Streets Condition and Safety	3.33
3. Cleaning, Beautifying, and Environment	3.25
4. Community	2.11
5. Social Responsibility	2.10

Section 8 - Personal awareness of the CID structure

Were you aware that:	% YES*	% NO*
There are 46 approved and functioning CIDs in the City of Cape Town (CCT) and that they have been rated highly successful by their ratepayers?	27	73
The CCT is involved in overseeing the development of the CID with strict processes and that requirements are met in terms of the establishment and management of every CID?	47	53
Everyone on the steering committee is a resident of Park Island and is receiving no compensation? They also have no special influence over decisions made for funding priorities. This is very strictly enforced by the CCT	58	42
If the CID were to be supported by 60% of property owners and be approved by the council, a non-profit company (NPC) managed by a non-remunerated Board of Directors, elected by property owners (The Members), will be established.	35	65
The additional rate will be calculated in proportion to your municipal property valuation, will be collected by the CCT and paid over to the NPC, which will be subject to an annual audit?	41	59
The CCT & MDGA is obliged to continue providing its existing levels of services and the additional rates will be used to enhance the Public Safety, Cleaning, and Social and Environmental aspects of Park Island, as per the business plan?	44	56
If & when the Park Island CID is implemented, you will no longer be required to pay your contribution to Park Island Guarding.	59	41

Section 9 - Key Takeaways

Survey Results – TOP 8 RESPONSES

Question	Average Score
How important is it to maintain and improve Park Island's overall public safety situation?	4.61
Would you like to see improvements in cleanliness along our canals?	4.58
How important is it to improve the overall quality of the response to crime incidents in Park Island (response time and resolution)?	4.54
How important is it to improve the monitoring and detection of crime in Park Island?	4.49
Is it important to see a permanent ARV (armed response vehicle) in the Park Island area from a recognised security company?	4.32
Is it important for you to be alerted to threats and incidents in your immediate area, as they occur?	4.31
Would it be important to you that your children are able to walk/play/cycle more safely in all areas within Park Island?	4.31
Would it be important to you to feel safer walking in our area in the early morning or late evening?	4.26

Whilst public safety dominates the top concerns, water quality is rated second, marginally lower than maintaining and improving public safety.

Survey Results – TOP 7 RESPONSES NOT INCLUDING THE PUBLIC SAFETY SECTION

Question	Average Score
Would you like to see improvements in cleanliness along our canals?	4.58
Would you like to see an improvement in the removal of litter in public spaces within Park Island?	4.20
Would you like to see an improvement in the reporting, tracking and maintenance of stormwater drains, burst mains and street gutters?	4.10
Would you like to see an improvement in the reporting, tracking and resolution of the maintenance of roads in our area? e.g. Potholes and surfaces	3.97
Would you like to see a beautification of the entrance to Park Island (corner of Park Island Way and Prince George Drive)?	3.96
Would you like to see physical improvements in the parks and open spaces in Park Island (for example: trees, indigenous plants)?	3.91
Would you like to see improvements in the maintenance of verges, edges, borders and pavements in our area?	3.69

The main issues outside public safety are

- Water quality of the waterways
- reporting and responses to Council responsibilities, and
- the quality of the public open spaces

Prepared by the Park Island CID Steering Committee

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August 2022



PARK ISLAND CID BUSINESS PLAN
City Improvement Districts (“CIDs”)

1 July 2023 to 30 June 2028

Prepared by: Park Island CID Steering Committee



This business plan is available at www.parkislandcid.co.za

CONTENTS

A. MOTIVATION REPORT	<u>Page</u>
a) Introduction	4
1. Outlining the nature and function of the CID	
2. Name of the Proposed District	
3. The applicant's name and contact details	
4. Geographical area of the proposed Park Island CID,	
5. Strategic Objectives	
6. Core values	
b) Proposed Services and/or Projects	8
7. Why Park Island needs a CID	
8. Recent feedback from residents	
9. Brief outline of proposed services and projects	
i) Maintaining and Improving Public Safety	12
10. Proposed public safety services and projects	
11. Areas where improvements will be carried out	
12. Total estimated costs	
13. Allocation of resources	
14. Consistency with the municipality's Integrated Development Plan (IDP) and Municipal Property Rates Act (MPRA)	
ii) Environmental Development	16
15. Proposed services and tasks	
16. Areas where improvements will be carried out	
17. Total estimated costs	
18. Allocation of resources	
19. Consistency with municipality's IDP and MPRA	
iii) Water Quality in the canals and Zandvlei	19
20. Proposed services and projects	

21. Areas where improvements will be carried out	
22. Total estimated costs	
23. Allocation of resources	
24. Consistency with the municipality's IDP and the MPRA Act	
iv) Communications	21
25. Proposed services and projects	
26. Areas where improvements will be carried out	
27. Total estimated cost	
28. Allocation of resources	
29. Consistency with the municipality's IDP and the MPRA Act	
c) Financial Impact of the CID	23
30. Who will fund the Park Island CID?	
31. How much will it cost?	
d) Proposed Management Structure	26
32. Incorporation of a non-profit company	
33. Membership and Board of Directors	
e) Permissible Amendments	28
34. Purpose and scope	
35. Provisions which may be amended	
f) List of all Rateable Properties within the CID	29
B. IMPLEMENTATION PLAN	38
C. TERM BUDGET	51

A. MOTIVATION REPORT**a) Introduction****1. Outlining the nature and function of the CID**

It is proposed that a CID be established covering an area within the Marina da Gama within the City of Cape Town (the “City”), as described below. A CID is a community-driven venture, allowing the local community, property owners and local businesses to organise and fund improvements to specific areas within the City. Once established by the City, a non-profit company (the “CID Company”), carries out the improvements and upgrades proposed in its business plan, funded by an additional rate levied on rateable property located within the CID.

2. Name of the proposed district.

Park Island City Improvement District

3. The applicant’s name and contact details

The applicant is the chairperson of the Park Island CID steering committee.

Name: Boudje Giljam

Address of Applicant: 29 Park Island Way, Marina da Gama, 7945

Email address for delivery of notices: parkislandcid@gmail.com

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4. Geographical area of the proposed Park Island CID

The geographic area is defined mainly by the only vehicular entrance to the area, Park Island Way, which is accessible from Prince George Drive. There are 198 dwellings and 5 vacant plots in the area.

The following streets are wholly within the geographic area:

Alphen Close
 Meulen Close
 Stellen Close
 T'Wagen Road

Constantia Close
 Michell Walk
 Thibault Walk

De Lille Square
 Rustin Close
 Tokai Close

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

Street	Included	Excluded
Park Island Way	All even numbers Odd numbers 5a to 29 1 - 12 Park Island Bridge complex	Numbers 1, 1a, 3, 3a
Eastlake Drive	Even numbers 60 - 72 Odd numbers 81 - 85	Eastlake Drive runs the length of the Marina, all other numbers are excluded



Note that Park Island Way, the vehicular entrance, is the only access to Park Island Nature Reserve (part of the Zandvlei Estuary Nature Reserve). The popularity of the Nature Reserve, which is not part of the proposed CID, is bringing more outside traffic through the area.

5. Strategic Objectives

- 5.1. Maintaining the current high levels of public safety and sustaining them by improved public safety initiatives - see pages 10 - 14
- 5.2. Environmental development, including but not limited to beautifying and upgrading public areas and facilities - see pages 15 & 16
- 5.3. Support for and involvement in broader civil society water quality initiatives
- 5.4. Regular and frequent communications between the CID board and the residents

6. Core values

The core values of the Park Island CID are transparency, accountability and community participation. To be achieved through

6.1 Transparent governance and effective communication;

- 6.1.1 Ongoing communication to and with the Park Island CID community
- 6.1.2 The submission of annual reports to the local community and City of Cape Town CID Branch
- 6.1.3 The encouragement of local community participation in Board meetings and members' meetings of the CID company
- 6.1.4 The publication of relevant documentation online

6.2 Community support and encouragement for involvement in;

6.2.1 Community safety forums (See pages 12 and 41)

6.2.2 Various community environmental upliftment tasks, e.g., greening, landscaping, public space upgrading - see pages 14 & 15

6.2.3 Ward forums and civic associations (e.g. Marina da Gama Association (MDGA), Ward 64 ward committee and adjacent ratepayer associations)

b) Proposed Services and/or Projects

7. Why Park Island needs a CID

Park Island has a strong sense of community, engendered by the environment which comprises waterways and an abundance of public open spaces - large parks, water access areas, lanes between the houses, wide verges and an adjoining nature reserve. Existing community initiatives include Park Island Guarding, a public safety programme, and maintenance of the public open spaces by residents. A CID would embrace the existing initiatives and provide better governance and transparency, simplified administration and robust continuity.

8. Recent feedback from residents

8.1 Public Safety

The urban management survey confirmed the importance of the existing public safety programme and identified it as the highest priority. The existing Park Island Guarding program is at risk due to problems in the funding model, problems that a CID will address. The transition from the current model to the CID will be open and transparent.

8.2 Environmental Development and Cleansing

The survey additionally confirmed the importance of the sustainability of our unique environment. Water quality in the canals and in Zandvlei generally is critical to the viability of Marina da Gama as a 'green' residential area. Responsibility for water quality cleanliness of canals is clearly a function of the Council and other related statutory bodies as referred to in item 20 below. Furthermore, residents were concerned with the maintenance of the public open spaces as Council resources in the area have been reduced. Corrective actions are supplied in item 15 below.

8.3 Social Development

Many of the comments suggested that there are many existing charitable causes in our area and that it would make more sense to support existing initiatives, rather than beginning anything new. Many Park Island residents are actively involved in social responsibility programmes in our surrounding areas, mainly in Capricorn/Vrygrond. These include feeding schemes such as Where Rainbows Meet; educational support by NGOs such as True North, supply of books to the local Vrygrond library, and involvement in the waste recycling operation in Vrygrond. The involvement by residents is either directly with the organisations referred to above or individual donations of various types to them.

Social Development will be supported by the CID by partnering with an NGO to implement the environmental initiatives. In discussions with sub-council 19 of the City of Cape Town, we have identified NGOs in our neighbouring communities that focus on developing gardening skills. We propose to partner with and support financially one of these NGOs and use gardeners that have graduated from its training courses. The relationship will be formalised through an SLA.

8.4 Community Initiatives

The survey also revealed that residents felt that the Park Island CID is not the correct vehicle for developing Community activities. The Marina da Gama Association, which covers 1,300 dwellings in the Marina da Gama, has a long history of public events (e.g. Christmas Carols, Open Gardens), and is a better vehicle for community development. The Marina already has many Marina-wide clubs and associations, managed by residents.

9. Brief outline of the proposed services and projects

There are 4 main focus areas:

9.1 Maintaining **and improving public safety**; the proposed change in the funding model will allow the existing public safety programme more freedom in selecting suppliers, and thereby the ability to upgrade the services in keeping with developments in the security industry.

9.2 Environmental development; Park Island public open spaces require increased resources to maintain and improve the area. We propose to partner with an NGO in environmental development, thereby contributing to social responsibility.

- 9.3 Support for and involvement in broader civil society water quality initiatives; Water quality in the surrounding waterways and Zandvlei is the responsibility of the City of Cape Town. The Park Island CID will join existing civil society bodies in holding the City to account.
- 9.4 Enhanced communications; Existing information sources are unstructured and ad hoc. Communications within and for Park Island require streamlining and boosting.

(i) **Maintaining and improving public safety**

10. Proposed public safety services and projects

Currently, crime levels are very low in the area of the proposed Park Island CID. This is, however, not the case in certain adjoining areas.

Factors conducive to low crime levels;

- most of the area is difficult to access, being an island with one vehicular and two pedestrian bridges;
- the vehicle access point is monitored by an LPR and an overview camera equipped with intelligent software and monitored from a central control room managed by a specialist service provider, who also provides a 24/7 on-site response team. The camera operation is financed and managed by the Marina Da Gama Association (MDGA);
- a guarding operation managed and staffed by a security service provider, consisting of a 24/7 guard at the vehicle access point, and a daytime (0600 to 1800) guard at one of the pedestrian access points. The service provider maintains a 24/7 armed response team but is not always on site. The guarding operation is funded by 82% of the residents of the area.

The effectiveness of guarding services is limited, and their increasing costs are beginning to exceed the ability of residents to afford the current arrangements.

The survey shows that public safety is the most important requirement of the residents. Monitoring and detection of crime are significantly rated, and concern is expressed in some of the comments that despite the difficulty of access, there needs to be more monitoring throughout the area. Speed of response time and the visibility of a permanent ARV (armed response vehicle) are seen to be essential. Communication with residents is also seen to be important.

There is a clear obligation to amend and improve the current safety initiatives in the area to meet the needs expressed by the residents as follows:

- permanent 24/7 armed response vehicles (ARV) on-site and highly visible; we propose that 2 ARVs will be in the immediate surrounds of the Marina da Gama sector at all times. Each ARV requires a team of 3 security personnel to provide 24x7 coverage.
- a greater ability to monitor all the major roads and Public Open Space in the CID area 24/7 using 10 CCTV cameras equipped with intelligent software and monitored from a central control room managed by a specialist service provider, who also manages the 24/7 ARVs.
- the CCTV cameras would complement the LPR and overview cameras already installed at the entrance to the CID area
- one of these cameras would replace the daytime guard and monitor the Uitsig Pedestrian Access bridge.
- the 24x7 guard and guardhouse at the vehicular entrance will continue as at present. The entrance guard requires a team of 3 security personnel to provide 24x7 coverage.
- The guard house owned by Park Island Guarding will be sold for a nominal sum to the CID once it is approved and established.
- the existing WhatsApp and other communications are to be extended to all residents in the CID area.
- the Park Island CID to join the SAPS Muizenberg Forum and liaise with the MDGA security representative, as well as with the safety and security initiatives in adjoining areas.

The security provider would provide the following additional services

- monitoring the electric fence on the Prince George Drive wall adjoining Eastlake Drive

- locking and unlocking the gates on the pedestrian bridge
- locking and unlocking the access gates of the Zandvlei Estuary Nature Reserve at the end of Park Island Way

11. Areas where the improvements will be carried out.

Cameras will be positioned to monitor traffic on all major roads. The cameras are positioned to enable the monitors to follow traffic through the area with the exception of 6 lesser cul de sacs. 6 additional cameras will be allocated to these areas in the next two budgeting periods.

The communication and collaboration improvements are listed above.

Cameras will be supplied through an operational lease from the service provider who will be responsible for all maintenance and cleaning, as well as upgrading the cameras when appropriate.

12. Total estimated costs

The projected year 1 annualised cost for the public safety support will be R 500 376 made up as follows:-

- | | |
|--|--------------|
| ● Cost of 24/7 Guard at vehicle access entrance | R 401 736 pa |
| ● Cost of 10 cameras including monitoring, ARV availability and response | R 98 640 pa. |

The cost of the proposed public safety support over the initial five-year term of the proposed Park Island CID is summarised below

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

13. Allocation of resources

All residents will benefit from the public safety maintenance and improvement benefits described above.

14. Consistency with the municipality's Integrated Development Plan and Municipal Property Rates Act

The proposed improvements are consistent with the municipality's Integrated Development Plan (IDP) (16 objectives linked to its priorities and foundations) and with section 22(4) of the Local Government: Municipal Property Rates Act, No. 6 of 2004 (the "MPRA"). The proposed services and projects will support the City of Cape Town's IDP, Safety – by enhancing the public safety in the area for the benefit of the community and contributing to Objectives 5 (Effective law enforcement to make communities safer) and 6 (Strengthen partnerships for safer communities).

(ii) Environmental development**Proposed serves and Tasks**

15. Maintenance and improvement of public open space in Park Island is performed by 3 separate entities:

- City of Cape Town Recreation and Parks - grass mowing, trimming of trees on public open space and maintenance of children's playgrounds
- The Marina da Gama Association supplies gardeners with tools on Tuesdays to the Marina islands on rotation, typically every 3/4 weeks. Volunteer Park Island residents manage the gardeners on the day they are allocated to Park Island. The work the gardeners do is entirely at the discretion of the volunteer managing them, subject only that it is on public open space.
- Park Island residents maintain and develop areas on their own initiative and at their own cost.
- The CID manager will be available to log C3 notifications with City fault reporting system, where each reported fault is given a reference number and tracked. In addition, the Marina da Gama Association provides a similar service for log C3 notifications.

We propose to formalise the third component, providing gardeners (one day per week), plants and tools to a group of volunteer residents to maintain and develop the Public Open Spaces. The budget allows for 2 gardeners for 1 day per week for the full year, but as there is more work in the winter rainy season, the number of gardeners assisting will range from 1 to 3 on any given day. The tasks will be managed by a POS sub-committee reporting to the Park Island CID board.

In discussions with sub-council 19 of the City of Cape Town, we have identified NGOs in our neighbouring communities that focus on developing gardening skills. We propose to partner with and support financially one of these NGOs and use

gardeners that have graduated from its training courses. The relationship will be formalised through a Service Level Agreement. The objective would be to further upskill currently unemployed people thereby improving their work possibilities whilst at the same time improving the common areas of the CID.

The City's Recreation and Parks Department employees responsible for Marina da Gama are well known to many Park Island residents. The POS subcommittee will work closely with them in developing and implementing the agreed tasks.

Areas where improvements will be carried out

16. Tasks suggested by the POS sub-committee will be budgeted and approved annually by the CID. Examples of tasks are:
- Improve the Park Island CID entrance (corner Park Island Way and Prince George Drive) by establishing indigenous gardens
 - Replace the natural grass in the children's playground, which becomes very sparse during summer, with hard-wearing artificial (plastic) grass
 - Improve the footbridge approach areas (Eastlake and Uitsig) by extending indigenous gardens
 - Increase Strandveld fynbos gardens to replace sparse lawns
 - Hardening pedestrian traffic surfaces

The CID will work closely with the City's Urban Mobility Directorate to ensure speedy repairs to roads, pavements and drainage when needed, this will be achieved by reporting any faults via the C3 reporting system.

17. Total estimated costs

	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure over 5 years
Environmental upgrading	40,000	42,400	45,274	47,537	49,913	225,124
Social upliftment	12,000	12,600	13,230	13,892	14,586	66,308

Allocation of Resources

18. Tasks and maintenance will be carried out throughout Park Island. Proposed tasks will be agreed upon in the annual budgeting process and presented at the AGM.

19. Consistency with the municipality's IDP and the MPRA Act

The proposed services and tasks are in line with IDP Objective 9 (Healthy and sustainable environment). In addition, the Park Island CID will create employment opportunities through its commitment to enhancing the management of vegetation and the environment contributing to Objective 1 (Increased jobs and investment in the Cape Town economy) and Objective 15 (A more spatially integrated and inclusive City).

(iii) **Water quality in the canals and Zandvlei**

Proposed Services and Tasks

20. This item, cleanliness along our canals, achieved the second highest score in our survey. The issues of water quality and water and bank cleanliness are very inter-related and it is not possible to have separate strategies to bring about the necessary improvements.

Water quality in the canals and Zandvlei is affected by 3 main sources of pollution:

- Sewage spills into the vlei have been frequent, and the water body has been closed for extended periods
- Cladophora algae growth has covered large parts of the vlei, particularly in dead-end canals, making the water body unsightly and causing unpleasant odours, as well as preventing boating and other recreational water activities.
- The Sand River and Langevlei canals are used for dumping litter in areas north of the Marina. The litter enters the vlei during rain events when the litter traps are unable to cope with the volumes, resulting in unsightly litter along shorelines and in the water.

Resolving these sources of pollution is the responsibility of the City of Cape Town, and the solutions are far beyond the capability of Park Island CID. Park Island CID is just one of many affected parties that have an interest in eliminating pollution from the water body.

The City is aware of the pollution issues and addressing them through several programmes, including the renewal of ageing sewage infrastructure and replacing the weed harvester. Park Island CID will join other civil society groups in monitoring Council's performance through the existing structures, such as ZPAAC (Zandvlei Protected Area Advisory Committee), and the Sand River Catchment Forum.

The City has launched the Liveable Urban Waterways (LUW) programme to develop a systematic approach to waterway rehabilitation across Cape Town. The Sand River catchment has been chosen as the broader site for the pilot projects of the LUW programme. One of the sub-projects, the confluence of the Sand River and Langevlei Canals, has a direct impact on the litter problem in Zandvlei. The Park Island CID, together with other civil society organisations, will be registered as an Interested & Affected Party (I&AP). When completed, the project will reduce or eliminate litter entering Zandvlei from the Sand River and Langevlei canals, the current major litter pollution sources.

21. Area where improvements will be carried out:

The upgrades will take place outside the Park Island CID geography but will directly affect the canals/waterways within the CID area.

22. Total estimated cost:

There are no direct costs attributable to this programme.

23. Allocation of resources:

All residents will benefit from improved water quality, which will be reflected in

- a general increase in values in the property market
- a water sport lifestyle
- a natural environment, closer to nature

24. Consistency with the municipality's IDP and the MPRA Act

The proposed services and projects are in line with IDP Objective 10 (Clean and healthy waterways and beaches) and programme 10.1 (Healthy Urban Waterways programme)

iv). Communication**25. Proposed Services and projects**

Park Island CID will provide information through its website, email circulars and through messaging products such as WhatsApp and Telegram Messenger. The information will include

- Logging incidents with the City
- Security alerts and public safety information
- Park Island CID documentation
- Meeting notices

And will be run in conjunction with the existing Marina da Gama Association information services.

26. Areas where improvements will be carried out

The communications service will be provided to all residents of the area.

27. Total estimated costs

Website maintenance: per the table below

Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure over 5 years
10,000	10,000	10,500	11,025	11,576	53,101

28. Allocation of resources

The service will be uniformly carried out in the proposed Park Island CID as a whole.

29. Consistency with the municipality's IDP and the MPRA Act

The proposed programme of improved communications supports the objectives detailed in the 3 programmes above.

c) **Financial Impact of the Park Island CID**

30. Who will fund the Park Island CID?

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

The additional rates required to fund the annual budget escalates with an average of 7.1% over the 5-year term. The relatively high expenditure increase in years 2 and 3 is due to the installation of 3 more cameras each year (6 in total), bringing the total number of cameras deployed to 16.

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 % |

The budget is funded by an additional property rate levied on the municipal valuation of all properties within the Park Island CID boundary. Additional rates attract VAT @ 15%.

The additional property rate is calculated by the City annually during the City's budget process. The additional rate is expressed as a Rand-in-the-rand and is calculated by dividing the Park Island CID budget total by the total municipal valuation of properties in the Park Island CID.

The CID By-law allows for differentiated additional rates between categories of rateable property. As such a residential and non-residential additional rate is applicable in the Park Island CID.

The Park Island CID budget and additional rates are approved by Council with the City's budget and are applicable over a financial year, which starts on 1 July.

Property owners who upon application receive a rates rebate are exempt from paying the additional rate.

The Park Island CID operates via a statutory non-profit company (NPC) funded by additional property rates (which attract VAT) paid by property owners to the City monthly. The additional rates are collected by the City on behalf of the Park Island CID.

The City pays the Park Island CID one-twelfth (1/12) of the Park Island CID's approved annual budget on a monthly basis and retains 3% of the monthly payment as a provision for bad debts. The NPC will be managed by the Board, who will have been provided with functional and financial oversight of the CID-approved Business Plan.

Membership of the NPC is open to all registered property owners liable for the additional rate in the Park Island CID and while it is not obligatory, these property owners are encouraged to apply for membership (at no cost) to exercise their rights

to influence the business of the CID. The CID is accountable to its members and annually reports on its management and finances at the Annual General Meeting (which all registered property owners are entitled to attend).

31. How much will it cost?

How the amount of individual contributions for residential and non-residential properties is calculated.

The following example can be used to calculate the likely individual additional rate contributions for residential and non-residential properties, based on current municipal valuations of properties owned, could be

- Municipal valuation x R 0.XXXXXXX = Annual contribution (VAT excl.) – Note: R 0.XXXXXXX represents the approved Park Island CID additional property rate
- Annual contribution (VAT excl.) ÷ 12 = Average monthly contribution (VAT excl.)
- Average monthly contribution (VAT excl.) x 1.15 = Average monthly contribution (VAT incl.)
- e.g. R3,000,000 x R 0.001194 = R3,582.00 ÷ 12 = R298.50 x 1.15 = R343.28

Given our current understanding of cost increases, we have applied an average of 7.1% increase to costs for years 2 to 5.

We understand the City will be publishing a new General Valuation Roll in February 2023, the new rates applicable to the roll will be effective 1 July 2023

d) **Proposed Management Structure**

32. Incorporation of a non-profit company

Once the Inaugural Board has approval from the City, the Board will register a non-profit company (NPC). The NPC will open a bank account, register the company for PAYE and VAT, and follow the legal steps outlined in the Implementation Plan.

33. Membership and Board of Directors

33.1. Membership

Membership of Park Island CID Company is open to eligible ratepayers liable for the additional rate in the defined area.

33.2. Inaugural Board

The inaugural Board of Directors (for the first 6 months this will be the Steering Committee) will have the portfolios below. Feedback per portfolio will be given at Board Meetings on the implementation of the Business Plan. Board members will be assigned the roles below, for the initial period of 6 months, during which a members meeting will be held to elect the Board of Directors who will hold office until the next AGM.

ROLE	PORTFOLIO
Chairperson / Vice-Chairperson	Oversight role, chair meetings, and overall direction. Delegation of specified tasks.
Finance	Maintaining oversight of the accountant. Annual Financial Statements, VAT returns, certificates, financial reports, and Annual Budgets, to the Manager and the City. Payment of contractors and staff. Annual tax certificates. Annual returns. Compliance with the Companies Act and legislative framework and King IV principles.

Public Safety Initiatives	Maintain oversight of contracts with the Public Safety Service Provider. Monitoring service and response times. Interaction public safety projects in neighbouring areas, Law Enforcement (LE), Community Police Forum (CPF) and South African Police Services (SAPS). Investigation and recommendation for improving public safety in the area.
Environmental Development	Maintaining oversight of the POS sub-committee. Approving tasks. Appointment and monitoring of gardeners. Liaising with City Officials regarding the needs of the area.
Water quality	Attending council/civil society meetings. Liaising with local councillors and other civic groups. Lobbying through ZPAAC and Sand River Catchment Forum
Communications	Oversight of Public Relations Communication, Facebook, website maintenance and updated content. Maintenance of the WhatsApp groups. Quarterly email newsletters.
Secretary	Oversight of arranging meetings, keeping minutes. Preparation for and arranging the Annual General Meeting. Membership list kept up to date and filing of required documentation.

33.3 Board meetings

The Board will meet quarterly, and the community may attend the meeting for the first 30 minutes thereof, to inform the board of any issues. All property owners paying the additional property rate may become members after applying to the board and completing the necessary documentation. A political representative will be appointed to the Board as an observer by the Executive Mayor. Board members will not receive remuneration. Agendas, notices and minutes of members' meetings and board meetings will be published on the Park Island CID's website.

33.4 Financial and Performance Reporting Requirements

Provision has been made in the budget for the engagement of a third-party service provider to provide accounting and tax services to the Park Island CID. The services to be provided will primarily be the maintenance of the books of account and the submission of required returns to the Revenue authorities. Monthly management accounts will be prepared by the appointed service provider for presentation to and approval by the directors of the company before being submitted to the City on the due date.

Services, as stipulated in the Business Plan, will be provided by service providers who will be appointed by the Board of Directors. Comprehensive quotes will be obtained for evaluation, score and decision by the Board. Service provider selection decisions will be recorded in the minutes of the director's meetings.

e) Permissible Amendments to the Business Plan

34. Purpose and scope

The Business Plan and Budget agreed upon and approved by the members annually may be amended by the City from time to time upon request of the Park Island CID company board provided that such amendment is presented to the AGM for approval. If the amendment proposed is substantial the CID will be required to go through the same formal support process as with the Park Island CID establishment process.

35. Provisions which may be amended

In order to amend the geographical boundaries, the Park Island CID will be required to go through the same formal support process as the Park Island CID establishment process.

f) **List of all Rateable Properties within the Park Island CID**

36. The properties in the Park Island CID are

Property Type	Rates Use code Desc	Total Val	Street No	Street Name	LIS Key	ERF No
Residential	Resd - 1 Dwell	2,720,000	2	ALPHEN CLOSE	64963	93842
Residential	Resd - 1 Dwell	2,856,000	3	ALPHEN CLOSE	64975	93854
Residential	Resd - 1 Dwell	2,584,000	4	ALPHEN CLOSE	64964	93843
Residential	Resd - 2 Dwell	3,128,000	5	ALPHEN CLOSE	64974	93853
Residential	Resd - 1 Dwell	2,312,000	6	ALPHEN CLOSE	64965	93844
Residential	Resd - 1 Dwell	2,584,000	7	ALPHEN CLOSE	64973	93852
Residential	Resd - 1 Dwell	2,380,000	8	ALPHEN CLOSE	64966	93845
Residential	Resd - 1 Dwell	2,856,000	9	ALPHEN CLOSE	64972	93851
Residential	Resd - 2 Dwell	2,992,000	10	ALPHEN CLOSE	64968	93847
Residential	Resd - 1 Dwell	3,400,000	11	ALPHEN CLOSE	64971	93850
Residential	Resd - 1 Dwell	3,264,000	12	ALPHEN CLOSE	64969	93848
Residential	Resd - 1 Dwell	2,856,000	14	ALPHEN CLOSE	64970	93849
Exempt	Pub Open Space	1,000	10A	ALPHEN CLOSE	64967	93846
Residential	Resd - 1 Dwell	2,856,000	1	CONSTANTIA CLOSE	64961	93840
Residential	Resd - 1 Dwell	2,380,000	2	CONSTANTIA CLOSE	227510	155411
Residential	Resd - 1 Dwell	1,800,000	3	CONSTANTIA CLOSE	64960	93839
Residential	Resd - 1 Dwell	2,800,000	4	CONSTANTIA CLOSE	64949	93828

Residential	Resd - 1 Dwell	2,600,000	5	CONSTANTIA CLOSE	64959	93838
Residential	Resd - 1 Dwell	2,200,000	6	CONSTANTIA CLOSE	64950	93829
Residential	Resd - 1 Dwell	2,450,000	7	CONSTANTIA CLOSE	64958	93837
Residential	Resd - 1 Dwell	2,600,000	8	CONSTANTIA CLOSE	64951	93830
Residential	Resd - 1 Dwell	2,750,000	9	CONSTANTIA CLOSE	64957	93836
Residential	Resd - 1 Dwell	3,590,000	10	CONSTANTIA CLOSE	64952	93831
Residential	Resd - 2 Dwell	3,370,000	11	CONSTANTIA CLOSE	64956	93835
Residential	Resd - 1 Dwell	3,800,000	12	CONSTANTIA CLOSE	226945	155771
Exempt	Pub Open Space	1,000	12A	CONSTANTIA CLOSE	64953	93832
Exempt	Pub Open Space	1,000	1	DE LILLE PLEIN	64911	93786
Residential	Resd - 1 Dwell	1,496,000	3	DE LILLE PLEIN	106551	145097
Residential	Resd - 1 Dwell	3,600,000	4	DE LILLE PLEIN	65262	94230
Residential	Resd - 1 Dwell	1,700,000	5	DE LILLE PLEIN	106549	145095
Residential	Resd - 1 Dwell	3,300,000	6	DE LILLE PLEIN	65263	94231
Residential	Resd - 1 Dwell	3,000,000	7	DE LILLE PLEIN	65265	94233
Residential	Resd - 1 Dwell	3,100,000	8	DE LILLE PLEIN	65264	94232
Exempt	Pub Open Space	1,000	9	DE LILLE PLEIN	65144	94079
Residential	Resd - 1 Dwell	2,040,000	2A	DE LILLE PLEIN	65261	94229
Residential	Resd - 1 Dwell	2,040,000	2B	DE LILLE PLEIN	245995	157998
Exempt	Pub Open Space	1,000	2C	DE LILLE PLEIN	64909	93781
Residential	Resd - 1 Dwell	1,800,000	3A	DE LILLE PLEIN	106550	145096

Residential	Resd - 1 Dwell	2,000,000	5A	DE LILLE PLEIN	106548	145094
Residential	Resd - 1 Dwell	2,475,000	5B	DE LILLE PLEIN	106547	145093
Exempt	Pub Open Space	1,000	5C	DE LILLE PLEIN	64910	93784
Residential	Resd - 1 Dwell	1,600,000	62	EAST LAKE DRIVE	65305	94293
Residential	Resd - 1 Dwell	2,000,000	64	EAST LAKE DRIVE	65310	94298
Non-Residential	Vacant Residential Land	623,000	66	EAST LAKE DRIVE	65309	94297
Residential	Resd - 1 Dwell	1,900,000	68	EAST LAKE DRIVE	65306	94294
Residential	Resd - 1 Dwell	2,600,000	70	EAST LAKE DRIVE	65307	94295
Residential	Resd - 1 Dwell	2,100,000	72	EAST LAKE DRIVE	65308	94296
Exempt	Transformer Site	-	74	EAST LAKE DRIVE	65047	93936
Residential	Resd - 1 Dwell	2,980,000	81	EAST LAKE DRIVE	65312	94301
Residential	Resd - 2 Dwell	3,100,000	83	EAST LAKE DRIVE	65313	94302
Residential	Resd - 1 Dwell	3,500,000	85	EAST LAKE DRIVE	65314	94303
Residential	Resd - 1 Dwell	2,856,000	1	MEULEN CLOSE	13614734	175984
Residential	Resd - 1 Dwell	2,710,000	2	MEULEN CLOSE	65022	93901
Residential	Resd - 1 Dwell	2,584,000	3	MEULEN CLOSE	65030	93909
Residential	Resd - 1 Dwell	2,800,000	4	MEULEN CLOSE	65023	93902
Residential	Resd - 1 Dwell	2,312,000	5	MEULEN CLOSE	65029	93908
Residential	Resd - 1 Dwell	2,700,000	6	MEULEN CLOSE	65024	93903
Residential	Resd - 1 Dwell	2,652,000	7	MEULEN CLOSE	65028	93907
Residential	Resd - 1 Dwell	3,350,000	8	MEULEN CLOSE	65026	93905
Non-Residential	Vacant Residential Land	800,000	9	MEULEN CLOSE	65027	93906
Exempt	Pub Open Space	1,000	5A	MEULEN CLOSE	65032	93911
Exempt	Pub Open Space	1,000	6A	MEULEN CLOSE	65025	93904
Residential	Resd - 1 Dwell	2,000,000	1	MICHELL ROAD	13614736	175985
Non-Residential	Vacant Residential Land	730,000	2	MICHELL ROAD	64978	93857
Residential	Resd - 1 Dwell	2,856,000	4	MICHELL ROAD	64979	93858

Residential	Resd - 1 Dwell	2,520,000	6	MICHELL ROAD	64980	93859
Exempt	Transformer Site	-	7	MICHELL ROAD	65021	93900
Residential	Resd - 1 Dwell	2,448,000	8	MICHELL ROAD	64981	93860
Residential	Resd - 1 Dwell	2,730,000	10	MICHELL ROAD	64982	93861
Residential	Resd - 1 Dwell	3,264,000	12	MICHELL ROAD	64983	93862
Non-Residential	Vacant Residential Land	750,000	14	MICHELL ROAD	64984	93863
Residential	Resd - 1 Dwell	3,500,000	16	MICHELL ROAD	64985	93864
Residential	Resd - 1 Dwell	3,400,000	18	MICHELL ROAD	64986	93865
Residential	Resd - 1 Dwell	2,520,000	20	MICHELL ROAD	64987	93866
Residential	Resd - 1 Dwell	2,920,000	22	MICHELL ROAD	64988	93867
Residential	Resd - 1 Dwell	3,128,000	24	MICHELL ROAD	64989	93868
Residential	Resd - 1 Dwell	3,128,000	26	MICHELL ROAD	64990	93869
Residential	Resd - 1 Dwell	3,750,000	28	MICHELL ROAD	64991	93870
Residential	Resd - 1 Dwell	3,550,000	30	MICHELL ROAD	64992	93871
Residential	Resd - 1 Dwell	3,536,000	32	MICHELL ROAD	64993	93872
Exempt	Pub Open Space	1,000	34	MICHELL ROAD	64995	93874
Residential	Resd - 1 Dwell	1,900,000	2	PARK ISLAND WAY	65311	94299
Residential	Resd - 1 Dwell	2,400,000	4	PARK ISLAND WAY	65304	94292
Residential	Resd - 1 Dwell	4,030,000	6	PARK ISLAND WAY	65270	94240
Residential	Resd - 1 Dwell	2,100,000	7	PARK ISLAND WAY	111728	154852
Residential	Resd - 1 Dwell	2,650,000	8	PARK ISLAND WAY	65269	94239
Residential	Resd - 1 Dwell	4,200,000	9	PARK ISLAND WAY	64558	93385
Residential	Resd - 1 Dwell	3,800,000	10	PARK ISLAND WAY	65268	94238
Residential	Resd - 1 Dwell	2,800,000	11	PARK ISLAND WAY	64557	93384
Residential	Resd - 1 Dwell	3,128,000	12	PARK ISLAND WAY	65267	94237
Residential	Resd - 1 Dwell	2,900,000	15	PARK ISLAND WAY	64556	93383
Residential	Resd - 1 Dwell	3,440,000	16	PARK ISLAND WAY	65149	94091

Residential	Resd - 1 Dwell	3,100,000	17	PARK ISLAND WAY	64555	93382
Residential	Resd - 1 Dwell	2,510,000	18	PARK ISLAND WAY	65150	94092
Residential	Resd - 1 Dwell	3,290,000	19	PARK ISLAND WAY	64554	93381
Residential	Resd - 1 Dwell	3,128,000	20	PARK ISLAND WAY	65033	93915
Residential	Resd - 1 Dwell	2,400,000	21	PARK ISLAND WAY	64553	93380
Residential	Resd - 1 Dwell	2,520,000	22	PARK ISLAND WAY	65034	93916
Residential	Resd - 1 Dwell	2,800,000	23	PARK ISLAND WAY	64552	93379
Residential	Resd - 1 Dwell	3,300,000	24	PARK ISLAND WAY	65035	93917
Residential	Resd - 1 Dwell	4,216,000	25	PARK ISLAND WAY	64551	93378
Residential	Resd - 1 Dwell	2,560,000	26	PARK ISLAND WAY	65036	93918
Residential	Resd - 1 Dwell	3,128,000	28	PARK ISLAND WAY	65151	94093
Residential	Resd - 1 Dwell	4,100,000	29	PARK ISLAND WAY	64549	93376
Residential	Resd - 1 Dwell	4,570,000	30	PARK ISLAND WAY	343648	159284
Residential	Resd - 1 Dwell	2,450,000	34	PARK ISLAND WAY	65154	94096
Residential	Resd - 1 Dwell	3,300,000	36	PARK ISLAND WAY	65037	93923
Residential	Resd - 1 Dwell	3,140,000	38	PARK ISLAND WAY	65038	93924
Residential	Resd - 1 Dwell	3,200,000	40	PARK ISLAND WAY	65039	93925
Residential	Resd - 1 Dwell	2,992,000	42	PARK ISLAND WAY	65040	93926
Residential	Resd - 1 Dwell	3,536,000	44	PARK ISLAND WAY	65041	93927
Residential	Resd - 1 Dwell	3,128,000	46	PARK ISLAND WAY	65042	93928
Residential	Resd - 1 Dwell	2,992,000	48	PARK ISLAND WAY	65043	93929
Residential	Resd - 1 Dwell	3,230,000	50	PARK ISLAND WAY	65044	93930
Residential	Resd - 2 Dwell	3,680,000	52	PARK ISLAND WAY	65045	93931
Residential	Resd - 1 Dwell	3,510,000	54	PARK ISLAND WAY	65046	93932
Residential	Resd - 1 Dwell	1,700,000	5A	PARK ISLAND WAY	111740	154864
Residential	Resd - 1 Dwell	3,200,000	5C	PARK ISLAND WAY	111738	154862
Residential	Resd - 1 Dwell	2,300,000	5D	PARK ISLAND WAY	111737	154861

Residential	Resd - 1 Dwell	3,300,000	5E	PARK ISLAND WAY	111736	154860
Residential	Resd - 1 Dwell	2,300,000	5F	PARK ISLAND WAY	111735	154859
Residential	Resd - 1 Dwell	2,600,000	5G	PARK ISLAND WAY	111734	154858
Residential	Resd - 1 Dwell	2,900,000	5H	PARK ISLAND WAY	111733	154857
Residential	Resd - 1 Dwell	2,700,000	5I	PARK ISLAND WAY	111732	154856
Residential	Resd - 1 Dwell	1,700,000	5J	PARK ISLAND WAY	111731	154855
Residential	Resd - 1 Dwell	1,650,000	5K	PARK ISLAND WAY	111730	154854
Residential	Resd - 1 Dwell	3,100,000	5L	PARK ISLAND WAY	111729	154853
Residential	Resd - 1 Dwell	2,200,000	7B	PARK ISLAND WAY	213927	154839
Residential	Resd - 1 Dwell	1,850,000	7B	PARK ISLAND WAY	213928	154840
Residential	Resd - 1 Dwell	1,850,000	7B	PARK ISLAND WAY	213929	154841
Residential	Resd - 1 Dwell	1,910,000	7B	PARK ISLAND WAY	213930	154842
Residential	Resd - 1 Dwell	1,850,000	7B	PARK ISLAND WAY	213931	154843
Residential	Resd - 1 Dwell	2,176,000	7B	PARK ISLAND WAY	213932	154844
Residential	Resd - 1 Dwell	2,176,000	7B	PARK ISLAND WAY	213933	154845
Residential	Resd - 1 Dwell	1,850,000	7B	PARK ISLAND WAY	213934	154846
Residential	Resd - 1 Dwell	1,850,000	7B	PARK ISLAND WAY	213935	154847
Residential	Resd - 1 Dwell	1,890,000	7B	PARK ISLAND WAY	213936	154848
Residential	Resd - 1 Dwell	1,850,000	7B	PARK ISLAND WAY	213937	154849
Residential	Resd - 1 Dwell	2,500,000	7B	PARK ISLAND WAY	213938	154850
Non-Residential	Private Road/Open space	1,000	7B	PARK ISLAND WAY	213939	154851
Exempt	Pub Open Space	1,000	7D	PARK ISLAND WAY	111727	154838
Exempt	Pub Open Space	1,000	7E	PARK ISLAND WAY	64559	93386
Residential	Resd - 2 Dwell	2,900,000	1	RUSTEN CLOSE	65020	93899
Residential	Resd - 1 Dwell	2,250,000	2	RUSTEN CLOSE	65008	93887
Residential	Resd - 1 Dwell	2,720,000	3	RUSTEN CLOSE	65019	93898
Residential	Resd - 1 Dwell	2,370,000	4	RUSTEN CLOSE	65009	93888

Residential	Resd - 1 Dwell	2,584,000	5	RUSTEN CLOSE	65018	93897
Residential	Resd - 1 Dwell	2,620,000	6	RUSTEN CLOSE	65010	93889
Residential	Resd - 1 Dwell	2,584,000	7	RUSTEN CLOSE	65017	93896
Residential	Resd - 1 Dwell	3,100,000	8	RUSTEN CLOSE	65011	93890
Residential	Resd - 1 Dwell	2,720,000	9	RUSTEN CLOSE	65016	93895
Residential	Resd - 1 Dwell	3,500,000	10	RUSTEN CLOSE	65013	93892
Residential	Resd - 1 Dwell	4,000,000	11	RUSTEN CLOSE	65015	93894
Residential	Resd - 1 Dwell	3,140,000	12	RUSTEN CLOSE	65014	93893
Exempt	Pub Open Space	1,000	10A	RUSTEN CLOSE	65012	93891
Residential	Resd - 1 Dwell	2,480,000	1	STELLEN CLOSE	65007	93886
Residential	Resd - 1 Dwell	3,400,000	2	STELLEN CLOSE	64996	93875
Residential	Resd - 1 Dwell	2,900,000	3	STELLEN CLOSE	65006	93885
Residential	Resd - 1 Dwell	2,440,000	5	STELLEN CLOSE	65005	93884
Residential	Resd - 1 Dwell	2,856,000	6	STELLEN CLOSE	64998	93877
Residential	Resd - 1 Dwell	2,600,000	7	STELLEN CLOSE	65004	93883
Residential	Resd - 1 Dwell	2,890,000	8	STELLEN CLOSE	64999	93878
Residential	Resd - 1 Dwell	2,940,000	9	STELLEN CLOSE	65003	93882
Residential	Resd - 1 Dwell	3,700,000	10	STELLEN CLOSE	65000	93879
Residential	Resd - 1 Dwell	2,890,000	11	STELLEN CLOSE	65002	93881
Residential	Resd - 1 Dwell	2,670,000	12	STELLEN CLOSE	65001	93880
Exempt	Pub Open Space	1,000	2	THIBAULT ROAD	64912	93791
Residential	Resd - 1 Dwell	3,400,000	4	THIBAULT ROAD	64913	93792
Residential	Resd - 1 Dwell	3,672,000	6	THIBAULT ROAD	64914	93793
Residential	Resd - 1 Dwell	3,672,000	8	THIBAULT ROAD	64915	93794
Residential	Resd - 1 Dwell	3,700,000	9	THIBAULT ROAD	64976	93855
Residential	Resd - 1 Dwell	2,400,000	10	THIBAULT ROAD	64916	93795
Residential	Resd - 1 Dwell	3,300,000	12	THIBAULT ROAD	64917	93796

Residential	Resd - 1 Dwell	2,176,000	14	THIBAULT ROAD	64918	93797
Residential	Resd - 1 Dwell	2,900,000	16	THIBAULT ROAD	64919	93798
Residential	Resd - 1 Dwell	3,200,000	18	THIBAULT ROAD	64920	93799
Residential	Resd - 1 Dwell	1,900,000	19	THIBAULT ROAD	227509	155410
Residential	Resd - 1 Dwell	3,170,000	20	THIBAULT ROAD	64921	93800
Residential	Resd - 1 Dwell	3,150,000	22	THIBAULT ROAD	64922	93801
Residential	Resd - 1 Dwell	3,140,000	24	THIBAULT ROAD	64923	93802
Residential	Resd - 1 Dwell	2,992,000	26	THIBAULT ROAD	64924	93803
Residential	Resd - 1 Dwell	3,300,000	28	THIBAULT ROAD	64925	93804
Residential	Resd - 1 Dwell	3,400,000	30	THIBAULT ROAD	64926	93805
Residential	Resd - 1 Dwell	2,856,000	32	THIBAULT ROAD	64927	93806
Residential	Resd - 1 Dwell	3,400,000	34	THIBAULT ROAD	64928	93807
Residential	Resd - 1 Dwell	3,128,000	36	THIBAULT ROAD	64929	93808
Residential	Resd - 1 Dwell	3,536,000	38	THIBAULT ROAD	64930	93809
Residential	Resd - 1 Dwell	3,500,000	40	THIBAULT ROAD	64931	93810
Residential	Resd - 1 Dwell	3,808,000	42	THIBAULT ROAD	64932	93811
Exempt	Pub Open Space	1,000	44	THIBAULT ROAD	64933	93812
Exempt	Transformer Site	-	15A	THIBAULT ROAD	64962	93841
Residential	Resd - 1 Dwell	2,448,000	1	TOKAI CLOSE	64947	93826
Residential	Resd - 2 Dwell	3,950,000	2	TOKAI CLOSE	64934	93813
Residential	Resd - 2 Dwell	2,800,000	3	TOKAI CLOSE	64946	93825
Residential	Resd - 1 Dwell	3,672,000	4	TOKAI CLOSE	64935	93814
Residential	Resd - 1 Dwell	2,250,000	5	TOKAI CLOSE	64945	93824
Residential	Resd - 1 Dwell	3,390,000	6	TOKAI CLOSE	64936	93815
Residential	Resd - 1 Dwell	2,584,000	7	TOKAI CLOSE	64944	93823
Residential	Resd - 1 Dwell	4,284,000	8	TOKAI CLOSE	64937	93816
Residential	Resd - 1 Dwell	2,500,000	9	TOKAI CLOSE	64943	93822

Residential	Resd - 1 Dwell	2,992,000	11	TOKAI CLOSE	64942	93821
Residential	Resd - 1 Dwell	4,000,000	12	TOKAI CLOSE	64939	93818
Residential	Resd - 1 Dwell	3,672,000	14	TOKAI CLOSE	64940	93819
Residential	Resd - 1 Dwell	3,672,000	15	TOKAI CLOSE	64941	93820
Exempt	Pub Open Space	1,000	1	TWAGEN ROAD	65148	94090
Residential	Resd - 1 Dwell	3,600,000	2	TWAGEN ROAD	65266	94236
Exempt	Pub Open Space	1,000	3	TWAGEN ROAD	211312	94080
Non-Residential	Vacant Residential Land	1,105,000	4	TWAGEN ROAD	65271	94241
Residential	Resd - 2 Dwell	3,200,000	6	TWAGEN ROAD	65272	94242
Residential	Resd - 1 Dwell	3,536,000	8	TWAGEN ROAD	65273	94243
Residential	Resd - 1 Dwell	4,100,000	10	TWAGEN ROAD	65274	94244
Residential	Resd - 1 Dwell	2,800,000	12	TWAGEN ROAD	65275	94245
Residential	Resd - 2 Dwell	3,340,000	14	TWAGEN ROAD	65276	94246
Residential	Resd - 1 Dwell	3,128,000	16	TWAGEN ROAD	65277	94247
Residential	Resd - 1 Dwell	2,670,000	18	TWAGEN ROAD	65278	94248
Residential	Resd - 2 Dwell	3,260,000	20	TWAGEN ROAD	65279	94249
Residential	Resd - 1 Dwell	3,700,000	22	TWAGEN ROAD	65280	94250
Exempt	Pub Open Space	1,000	23	TWAGEN ROAD	64977	93856
Residential	Resd - 1 Dwell	4,080,000	24	TWAGEN ROAD	65281	94251
Residential	Resd - 1 Dwell	3,100,000	26	TWAGEN ROAD	65282	94252
Exempt	Pub Open Space	1,000	23A	TWAGEN ROAD	64994	93873

B. IMPLEMENTATION PLAN**PROGRAM 1 – PICID MANAGEMENT & OPERATIONS**

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENC Y per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Formation of NPC	Legally required	1st year	1					PICID Board/City	
2. Appoint Auditors	Legally required	1st year	1					PICID Board/City	
3. Register for Income Tax	Legally required	1st year	1					PICID Board/City	
4. Register for VAT & PAYE	Legally required	1st year	1					PICID Board/City	
5. Register with the City on the Eservices portal as a supplier.	Legally required	1st year	1					PICID Board/City	
7. Apply for tax exemption with SARS in terms of Section 10 (1) e)	Legally required	1st year	1					PICID Board/City	
8. Fully operational management capability – board members working from their home offices	Functional and accessible	Ongoing	→	→	→	→	→	PICID Board	Board members will be operationally responsible for their portfolios. An operations manager wil not be appointed.

9. Appointment of relevant service providers	Appointment of appropriately qualified service providers.	3 Years	1			1		PICID Board	Service providers to be reappointed or new providers to be appointed in the last year of the contract period by means of a competitive process. To be well documented.
10. Board meetings	Quarterly Board meetings.	Quarterly	4	4	4	4	4	Secretary/PICID Board	Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions.
11. Monthly Progressive Income and Expenditure Report to CCT	Submit reports to the CID Department timeously.	Monthly	12	12	12	12	12	Accountant	Refer to Financial Agreement. Submit reports to the CID Branch by the 15 th of the following month.
12. Audited Annual Financial Statements	Audited Annual Financial Statements with an Unqualified finding.	Annually	1	1	1	1	1	Auditor	Submitted to the City by 31 August of each year.
13 Communicate PICID arrears list	Board Members in arrears cannot participate in meetings.	Monthly	12	12	12	12	12	Finance	Observe and report concerns over outstanding amounts to Board and CID Branch.
14. Annual General Meeting	Annual feedback to members at AGM and complying with legal requirements	Annually	1	1	1	1	1	PICID Board	Host successful AGM before 31 December.
15. Submit Annual Report and Annual Audited Financial Statements to Sub-council(s)	Submit AFS and annual report to Sub-council within 3 months of AGM.	Annually	1	1	1	1	1	PICID Board /Auditor	Submit proof of submission to CID Branch.
16. Maintain Website	Website with all the relevant documents as required by the By-Law and Policy	Ongoing	→	→	→	→	→	Communication/PICID Board	

17. CIPC Compliance • Directors change • Annual Returns • Auditors change	CIPC Notifications of changes.	Annually	1	1	1	1	1	PICID Board	Changes in Directors & Auditors to be submitted to CIPC within 10 business days of change. Annual returns within 30 Business days after the anniversary date of the NPC registration.
18. Manage and monitor the C3 notification Process	Complete daily reports of C3 notifications and monitor outstanding issues	Monthly	12	12	12	12	12	PICID Board	Follow up with sub-council in respect of outstanding C3 notifications
19. Input to the Integrated Development Plan	Annual submissions to Sub-council Manager	Annually	1	1	1	1	1	PICID Board	October to February of every year.
20. Input to the City Capital/Operating Budgets	Annual submissions to Sub-council Manager.	Annually	1	1	1	1	1	PICID Board	By September of each year.
21. Communicate with property owners	Monthly newsletter	Monthly	12	12	12	12	12	PICID Board/ Communications	Keep property owners informed.
22. Mediate issues with or between property owners	Provide an informed opinion on unresolved issues and assist where possible	Ongoing	→	→	→	→	→	PICID Board & City of Cape Town Departmental Managers and Law Enforcement	
23. Visit PICID members	Communicate and visit PICID members.	Bi-annually	2	2	2	2	2	PICID Board	
24. Promote and develop PICID NPC membership	Have an NPC membership that represents the PICID community Update NPC membership. Ensure that membership application requests are prominent on web-page	Ongoing	→	→	→	→	→	PICID Board	

25. Build working relationships with Sub-council Management and relevant CCT officials and departments that deliver services in the PICID.	Successful and professional relationships with sub-council management, Area Based Manager and City Departments resulting in enhanced communication, cooperation and service delivery	Ongoing	→	→	→	→	→	PICID Board	
26. CID renewal application and survey.	Submit a comprehensive renewal application for approval by the members and the City of Cape Town.	In year 5					1	PICID Board	
27. Annual Tax Compliance Status	Within one month after expiry date.	Annually	1	1	1	1	1	Secretary/PICID Board	Upload Tax Compliance Status via the eServices portal.
28. Budget Review	Board approved budget review to the CCT by end of March.	Annually	1	1	1	1	1	Secretary/PICID Board	Submit Board minutes and approved adjustment budget to the CCT by end of March.
29. All Directors to receive relevant CID Documents	At the 1 st Board meeting after the AGM, supply all directors with all relevant CID documents	Annually	1	1	1	1	1	Secretary/PICID Board	
30. Allocation of portfolios	At the first Board meeting after the AGM, assign portfolios to Directors	Annually	1	1	1	1	1	PICID Board	
31. Protection of Personal Information Act (POPIA) declaration	At the first Board meeting after the AGM, new Directors to sign the POPIA declaration	Annually	1	1	1	1	1	Secretary/PICID Board	

32. Declaration of interest	Ensure all Directors sign Declarations of Interest at every Board Meeting	Bi-monthly	6	6	6	6	6	Secretary/PICID Board	
33. Vat reconciliation and tax returns	Bi-monthly VAT returns and annual tax returns submitted to SARS on time	Bi-monthly	6	6	6	6	6	Accountant/PICID Board	
34. Annual approval of Implementation plan and Budgets	Obtain approval from members at AGM for Implementation Plan and Budget	Annually	1	1	1	1	1	PICID Board	
35. Implement Business Plan	% of budget spent	Annually	90 %	90 %	90 %	90 %	90 %	PICID Board	Ensure that the benchmark of 90% is attained.

PROGRAM 2 - PICID PUBLIC SAFETY INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1 Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety service using their experience as well as available crime statistics	Incorporate in Public Safety Management Strategy Plan	Ongoing	→	→	→	→	→	Public Safety Portfolio Director/ Public Safety Service Provider	This is done comprehensively at the beginning of term and then modified continuously
2 Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS	Incorporate in Public Safety Management Strategy Plan	Ongoing	→	→	→	→	→	Public Safety Portfolio Director/ Public Safety Service Provider	
3 Determine strategies by means of an integrated approach to improve public safety	Incorporate in Public Safety Management Strategy Plan	Ongoing	→	→	→	→	→	Public Safety Portfolio Director/ Public Safety Service Provider	
4 In liaison with other Public Safety role players and the South African Police Service, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy	Incorporate in Public Safety Management Strategy Plan	Ongoing	→	→	→	→	→	Public Safety Portfolio Director/ Public Safety Service Provider	

5	Approve a Public Safety Management Strategy with clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.	Documented Public Safety Management Strategy with clear deliverables and defined performance indicators to guide public safety services by the appointed service provider and evaluate levels of service provided.	Revise as often as required but at least annually	1	1	1	1	1	Public Safety Portfolio Director/ Public Safety Service Provider	This is done comprehensively at the implementation of the CID and then modified continuously
6	Appoint an appropriately qualified service provider.	Contractor appointed after a competitive process. SLA signed.	Once	1					Public Safety Portfolio Director/Board of Directors	
7	Purchase Guard House including improvements from Park Island Guarding	Payment made	Once	1						The purchase amount will be a nominal sum of R10.
8	Deploy 24/7 access public safety officers in a manned guard house open to the members and residents of the CID to request Public Safety assistance or report information	Access guard monitors pedestrian and vehicular traffic	Ongoing	→	→	→	→	→	Public Safety Service Provider	As per Program 1-1 There will be 1 public safety officer on duty at all times, requiring a rotation of 3 officers.
9	Map out locations/specifications for 10 cameras, with 6 more to be added in second and third years.	Location and type/software of the camera to be decided	Spread over 3 years	1	1	1			Public Safety Portfolio Director/ Public Safety Service Provider	Software and cameras will be continuously upgraded as the technology develops

10	Deploy CCTV cameras monitored by a CCTV Control Room, all leased	Effective use of CCTV cameras through monitoring	Ongoing	→	→	→	→	→	Public Safety Service Provider	
11	Register CCTV Cameras with the City of Cape Town	Cameras registered with the CCT	Ongoing	→	→	→	→	→	Public Safety Service Provider	
12	Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective safety and Public Safety patrols in the PICID	Ongoing	→	→	→	→	→	Public Safety Service Provider	
13.	Utilise the "eyes and ears" of all Public Safety bodies, residents and employees to identify any breaches	Incorporate feedback and information in Public Safety and safety initiatives of the PICID	Ongoing	→	→	→	→	→	Public Safety Portfolio Director/ Public Safety Service Provider	
14.	Assist the police through participation by Board member for Public Safety and the contracted safety service providers in the local Police sector crime forum ,as well as the CPF	Incorporate feedback and information in Public Safety and safety initiatives of the PICID Report on any Public Safety information of the PICID to the CPF	Monthly	12	12	12	12	12	Public Safety Portfolio Director/ Public Safety Service Provider	
15.	Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis	Report findings to the PICID Board with recommendations where applicable	Quarterly	4	4	4	4	4	Public Safety Portfolio Director/ Public Safety Service Provider/ SAPS Crime Intelligence Officer	Refer to Program 1-9

16. On-site inspection of Public Safety Patrol officers	Report findings to the PICID Board with recommendations where applicable	Daily	→	→	→	→	→	Public Safety Service Provider	
17. Weekly Public Safety Reports from Contracted Public Safety Service Provider	Report findings to the PICID Board with recommendations where applicable Provide feedback to forum meeting	Weekly	52	52	52	52	52	Public Safety Service Provider	Incorporate into monthly management report to PICID Board

PROGRAM 3 – PICID ENVIRONMENTAL INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1 Appoint a POS (public open space) sub-committee to report to the PICID Board	Sub-committee in place	1	1	1	1	1	1	Environmental portfolio holder/ PICID board	Candidates for the committee are currently volunteers maintaining POS on Park Island

2	Select an NGO providing gardener training to the adjoining communities.	NGO selected and SLA agreement in place	1	1	1	1	1	1	Environmental portfolio holder/ PICID board/ POS sub committee	To be reviewed annually at the CID AGM
3.	Develop a POS Strategy document	Environmental strategy document with clear deliverables and defined performance indicators to guide development of POS	Annually	1	1	1	1	1	Environmental portfolio holder/ POS subcommittee / CTCC Recreation and Parks	Revise as often as required but at least annually.
4.	POS Strategy to guide environmental tasks	Monitor and evaluate the POS strategy and performance of all service delivery on a quarterly basis	Quarterly	4	4	4	4	4	Environmental portfolio holder	
5	Select tasks to be implemented – new or maintenance	Present at AGM	Annual	1	1	1	1	1	Environmental portfolio holder/ POS subcommittee / CTCC Recreation and Parks	Tasks presented and agreed at AGM and with CTCC

6	Select and Appoint Gardeners - 1 day per week.	Appointment of appropriately qualified gardeners	Ongoing	→	→	→	→	→	Environmental portfolio holder/POS subcommittee	Numbers of gardeners will vary according to seasonal demand. Well documented
7	Encourage property owners to act responsibly in terms of maintenance of verges outside their properties	Regular evaluations and inspections Report findings to the Board.	Ongoing	→	→	→	→	→	Environmental portfolio holder/ POS subcommittee	
8	Greening campaigns - Arbour Day	Report to the PICID Board and provide with recommendations where applicable	Annually in June	1	1	1	1	1	Environmental portfolio holder/ POS subcommittee	PICID Arbour day must be earlier than national Arbour day, as winter rainfall needed to bed in new plants
9.	Manage and monitor the C3 notification process	Complete daily reports of C3 notifications and monitor outstanding issues	Monthly	12	12	12	12	12	CID Manager	

PROGRAM 4- PICID MARKETING INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1 Newsletters / Newsflashes	Informative electronic newsletters distributed.	Quarterly	4	4	4	4	4	Communications Portfolio Holder	Also refer to Program 1-16
2 Maintain Website	Up to date and informative website in compliance with CID legislation.	Ongoing	→	→	→	→	→	Communications Portfolio Holder	
3 Review existing WhatsApp systems, and develop and implement Standard Operating Procedures	Publication of SOPs	Annually	1	1	1	1	1	Communications Portfolio Holder	
4 PICID Signage adjacent to Guard House	Signage to be visible and maintained	Ongoing	→	→	→	→	→	Communications Portfolio Holder	Signage constructed in consultation with the City's Environmental Management Department

PROGRAM 5 – PICID WATER QUALITY INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1 Apply for membership of ZPAAC, SRCF and LUW programmes	Membership granted	Once off	1					Water Quality Portfolio Holder	
2 Attend scheduled meetings of the bodies	Attendance register	As required	→	→	→	→	→	Water Quality Portfolio Holder	
3 Circulate status updates	Informative electronic newsletters distributed.	Quarterly	4	4	4	4	4	Water Quality Portfolio Holder /Communications Portfolio Holder	

C. TERM BUDGET

670

	2023/24	2024/25	2025/26	2026/27	2027/28
INCOME	R	R	R	R	R
Income from Additional Rates	-651 500 100.0%	-706 000 100.0%	-765 700 100.0%	-802 300 100.0%	-835 974 100.0%
TOTAL INCOME	-651 500 100.0%	-706 000 100.0%	-765 700 100.0%	-802 300 100.0%	-835 974 100.0%
EXPENDITURE	R	R	R	R	R
Core Business	552 376 84.8%	605 050 85.7%	659 224 86.1%	690 559 86.1%	718 839 86.0%
Cleansing services	-	-	-	-	-
Environmental upgrading	40 000	42 400	45 274	47 537	49 913
Law Enforcement Officers / Traffic Wardens	-	-	-	-	-
Public Safety	401 736	421 820	442 900	465 000	483 640
Public Safety - CCTV monitoring	-	-	-	-	-
Public Safety - CCTV - Leasing of cameras	98 640	128 230	157 820	164 130	170 700
Social upliftment	12 000	12 600	13 230	13 892	14 586
Depreciation	- 0.0%				
Repairs & Maintenance	- 0.0%				
Interest & Redemption	- 0.0%				
General Expenditure	79 579 12.2%	79 770 11.3%	83 505 10.9%	87 672 10.9%	92 056 11.0%
Accounting fees	24 000	25 440	26 712	28 047	29 449
Advertising costs	4 000	4 200	4 410	4 631	4 863
Auditor's remuneration	18 000	19 080	20 034	21 035	22 087
Bank charges	1 000	1 050	1 105	1 160	1 218
Computer expenses	10 000	10 000	10 500	11 025	11 576
Contingency / Sundry	79	200	-	-	-
Insurance	2 000	2 100	2 205	2 315	2 431
Marketing and promotions	10 000	10 500	10 979	11 521	12 097
Minor tools & equipment	4 000	2 000	2 100	2 205	2 315
Protective clothing	2 500	1 000	1 050	1 103	1 158
Secretarial duties	4 000	4 200	4 410	4 630	4 862
Bad Debt Provision 3%	19 545 3.0%	21 180 3.0%	22 971 3.0%	24 069 3.0%	25 079 3.0%
TOTAL EXPENDITURE	651 500 100.0%	706 000 100.0%	765 700 100.0%	802 300 100.0%	835 974 100.0%
(SURPLUS) / SHORTFALL	-	-	-	-	-
GROWTH: EXPENDITURE	N/A	8.4%	8.5%	4.8%	4.2%
GROWTH: SRA RATES	N/A	8.4%	8.5%	4.8%	4.2%

<u>PARK ISLAND - Feedback from Service Departments</u>	
<u>Department / Branch</u>	<u>Comments</u>
Environment and Heritage Management	Please consider the inclusion of removal of pasted posters into the business plan under program 3- Cleansing and Environmental Initiatives
Enterprise and Investment	<p>We do not have any proposals for the Park Island CID business plan in terms of economic development.</p> <ul style="list-style-type: none"> • Marina da Gama is predominantly residential and middle income. There are no pedestrian desire lines or any trading activity, and it is unlikely that trading bays would be viable trading opportunities. Economic activity, including trading happens, on the opposite side of Prince George Drive around Capricorn and Vrygrond. • There is limited available space for bigger developments, what is available is parks and public open space. • Deon and I discussed the possibility of the CID establishing a market to stimulate the local economy but there is already one. I spoke to the operator who reported that the market has been operating since 2008 in a private venue. They've tried hosting the venue outdoors before but the area is too windy.
Social Development	I have considered the attached business plan and note the content outlined in point 8.3. The focus of the CID speaks to welfare type initiatives ITO feed schemes. Given the high levels of poverty in communities their intervention is needed. However, SDECD has a developmental not a welfare mandate. We do not do feeding schemes.
Transport, Planning & Network Management	No issues picked up for signage, road markings, parking related. Service will be reliant on C3 notifications.
CCTV and Radio - Metropolitan Police Service	All new CCTV camera installations needs to be submitted to the Metropolitan Police Department before any installation commences. This can be directed to my office
Enviromental Management	<p>-The cyanolakes app may be of help in this regard. Scientific services hydrobiology section may offer valuable advise</p> <p>- Are there any community interventions such as the river ambassadors in the area? such interventions greatly reduces littering thereby reducing pollution of the waterways</p>
Cleansing and Solid Waste Management	I realised that waste is not mentioned much on this doc however we are happy as it is now
Urban Catalytic Investment	No comment
Recreation and Parks	No comment
Catchments planning	No comment
Natural Space System	No comment
Resilience	No comment
Investment Facilitation & Enterprise	No comment
Biodiversity Management	No comment
Technical Services	No comment
Cultural Space and Social Development	No comment
Events and Partnerships	No comment

From: [David John Michael Steyn](#)
To: [Desiree Mentor](#); [Laurel Robertson](#); [Shiron September](#); [Annette Van De Wall](#); [Desmond Baart](#); [Andy Greenwood](#); [Erika Foot](#); [Dimitri Georgeades](#); [Ben De Wet](#); [Andrew Mc Donald](#); [Tamsin Faragher](#); [Timothy Hadingham](#); [Joanne Jackson](#); [Lorraine Gerrans](#); [Barry Schuller](#); [Julia Wood](#); [Sean Glass](#); [Imeraan Frydie](#); [Ivan Anthony](#); [Patrick Ngadini](#); [Monwabisi Boo](#); [Paul Williamson](#); [Alfonso Sauls](#); [Brian Ford](#); [Chantal Michaels](#); [Grant Stephens](#); [Louise Ing](#); [Lorraine Frost](#); [Eugene Hlongwane](#); [Letitia Bester](#); [Xolisile Mama](#); [Alison Evans](#); [Priscilla Booysen](#); [Angelique Africa](#); [Sarah Rushmere](#); [Desiree Galant](#); [Shaun Graham Smith](#); [Barry Schuller](#); [Anton Visser](#)
Cc: [Joepie Joubert](#)
Subject: Park Island - Marina Da Gama Community Improvement District
Date: Tuesday, 14 March 2023 10:11:00
Attachments: [Park Island Business Plan Final.pdf](#)

Dear Colleagues

The Steering committee of the proposed Park Island Community Improvement District (PICID) is in the process of establishing a CID in this area.

They obtained more than 60% support and have lodged an application with the City. A possible implementation date of 1 July 2023 is envisaged if approved by Council.

You are requested to review the attached business plan in respect of alignment with your functional area and Directorate/Departmental SDBIPs. Where applicable, include comments and or suggestions on ways to enhance service delivery through collaboration with the CID. All comments will be submitted to the Steering Committee for consideration and possible inclusion in the final business plan.

Please note that the City remains the primary service provider whilst the CID is a secondary service provider and may only operate within their geographical boundary.

All comments on the Business Plan need to be submitted to the CID Department by **31 March 2023**. Your comments will also be included in the report to Council when the application is considered.

If no comments are forthcoming it will be assumed that the proposed new Park Island Business Plan aligns with the functions of your Department.

PLEASE NOTE: We try with utmost accuracy to ensure that this email reaches the responsible person in the service department/directorate. However, if this no longer falls within your ambit of responsibility, please advise so that we can approach the correct official(s).

Regards

David-John Michael-Steyn

Senior Professional Officer: City Improvement Districts Branch
Urban Regeneration Department, Spatial Planning & Environment Directorate,
8th Floor, Civic Centre, Cape Town

Tel: 021 400 2107 **Cell:** 081 349 2861 | **E-mail:** DavidJohn.MichaelSteyn@capetown.gov.za

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From: [Paul Williamson](#)
To: [David John Michael Steyn](#)
Subject: FW: Park Island - Marina Da Gama Community Improvement District
Date: Wednesday, 15 March 2023 07:44:10
Attachments: [image005.png](#)
[image001.png](#)
[image002.png](#)

FYI

Regards

Paul Williamson
Service Co-ordinator
Area Economic Development
Economic Growth
City of Cape Town

Work: 021 400 2808
Fax: 086 576 0526
Cell: 084 900 0152



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.



From: Mxolisi Miller <Mxolisi.Miller@capetown.gov.za>
Sent: Tuesday, 14 March 2023 18:14
To: Sadia Nanabhay <Sadia.Nanabhay@capetown.gov.za>; Paul Williamson <Paul.Williamson@capetown.gov.za>
Cc: Deon X Louw <Deon.Louw@capetown.gov.za>
Subject: RE: Park Island - Marina Da Gama Community Improvement District

Noted Sadia.

From: Sadia Nanabhay <Sadia.Nanabhay@capetown.gov.za>
Sent: Tuesday, 14 March 2023 16:02
To: Paul Williamson <Paul.Williamson@capetown.gov.za>
Cc: Deon X Louw <Deon.Louw@capetown.gov.za>; Mxolisi Miller <Mxolisi.Miller@capetown.gov.za>
Subject: RE: Park Island - Marina Da Gama Community Improvement District

We do not have any proposals for the Park Island CID business plan in terms of economic development.

- Marina da Gama is predominantly residential and middle income. There are no pedestrian desire lines or any trading activity, and it is unlikely that trading bays would be viable trading opportunities. Economic activity, including trading happens, on the opposite side of Prince George Drive around Capricorn and Vrygrond.
- There is limited available space for bigger developments, what is available is parks and public open space.
- Deon and I discussed the possibility of the CID establishing a market to stimulate the local economy but there is already one. I spoke to the operator who reported that the market has been operating since 2008 in a private venue. They've tried hosting the venue outdoors before but the area is too windy.

Kind regards

Sadia Nanabhay
Senior Professional Officer: Area Economic Development (South)
Economic Growth Directorate

Tel: 021 417 4139 | Cell: 072 662 5410 | Email: sadia.nanabhay@capetown.gov.za | Web: www.capetown.gov.za

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From: Paul Williamson <Paul.Williamson@capetown.gov.za>
Sent: Tuesday, 14 March 2023 10:16
To: Sadia Nanabhay <Sadia.Nanabhay@capetown.gov.za>
Cc: Deon X Louw <Deon.Louw@capetown.gov.za>; Mxolisi Miller <Mxolisi.Miller@capetown.gov.za>
Subject: FW: Park Island - Marina Da Gama Community Improvement District

FYI

Regards

Paul Williamson
Service Co-ordinator
Area Economic Development
Economic Growth
City of Cape Town

Work: 021 400 2808
Fax: 086 576 0526
Cell: 084 900 0152

From: [Brian Ford](#)
To: [David John Michael Steyn](#)
Subject: FW: Park Island - Marina Da Gama Community Improvement District
Date: Wednesday, 15 March 2023 12:38:16
Attachments: [Park Island Business Plan Final.pdf](#)

Dear David

I have considered the attached business plan and note the content outlined in point 8.3. The focus of the CID speaks to welfare type initiatives ITO feed schemes. Given the high levels of poverty in communities their intervention is needed. However, SDECD has a developmental not a welfare mandate. We do not do feeding schemes.

Regards

Brian Ford

Manager: Area 4 South
Social Development and Early Childhood Development
Community Services and Health
Tel: 084 210 2123/ 021 417 4083

From: Chantal Michaels <Chantal.Michaels@capetown.gov.za>
Sent: Tuesday, 14 March 2023 10:18
To: Brian Ford <BrianJonathan.Ford@capetown.gov.za>
Subject: FW: Park Island - Marina Da Gama Community Improvement District

Dear Brian

Please see attached for your info.

Regards

Chantal Michaels

Area Manager: Area 2: Social Development and Early Childhood
Development
Community Services and Health

Ground Floor, Omniforum Building, 94 Van Riebeeck Street, Kuils River

Cell: 084 948 8114 | **Email:** Chantal.Michaels@capetown.gov.za |

Web: www.capetown.gov.za

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| [Water Restrictions](#)



From: [Imeraam Frydie](#)
To: [David John Michael Steyn](#)
Cc: [Alma Stoffels](#); [Nizaam Samaai](#); [Irefaan Ryland](#)
Subject: FW: Park Island - Marina Da Gama Community Improvement District
Date: Friday, 17 March 2023 08:32:27

Good morning – please see feedback below from Parking Management.

Regards

Imeraam Frydie

SPO: Parking Management

Transport Planning & Network Management

Urban Mobility Directorate

Tel: 021 444 4100 | **Cell:** 072 308 3328



From: Irefaan Ryland <Irefaan.Ryland@capetown.gov.za>
Sent: Wednesday, 15 March 2023 11:24
To: Imeraam Frydie <Imeraam.Frydie@capetown.gov.za>
Cc: Nizaam Samaai <Nizaam.Samaai@capetown.gov.za>
Subject: RE: Park Island - Marina Da Gama Community Improvement District

Good Day Imeraam

No issues picked up for signage, road markings, parking related.
Service will be reliant on C3 notifications.

Regards

Irefaan Ryland

Parking Network Co-Ordinator: Parking Management

Transport Planning & Network Management

Urban Mobility Directorate

WORKING FROM HOME

Tel: 021 812 4435 | **Cell:** 065 910 7921 |

From: Imeraam Frydie <Imeraam.Frydie@capetown.gov.za>
Sent: Tuesday, 14 March 2023 10:20
To: Irefaan Ryland <Irefaan.Ryland@capetown.gov.za>
Cc: Nizaam Samaai <Nizaam.Samaai@capetown.gov.za>
Subject: FW: Park Island - Marina Da Gama Community Improvement District

Good morning Irefaan – will you please review and provide feedback.

Please make sure the Business plan does not include any management of parking and is not reliant on parking income.

Regards

Imeraam Frydie

SPO: Parking Management

Transport Planning & Network Management

Urban Mobility Directorate

Tel: 021 444 4100 | **Cell:** 072 308 3328



From: [Barry Schuller](#)
To: [David John Michael Steyn](#)
Cc: [Joepie Joubert](#)
Subject: RE: Park Island - Marina Da Gama Community Improvement District
Date: Friday, 31 March 2023 15:43:16

Good day Mr Michael- Steyn

All **new** CCTV camera installations needs to be submitted to the Metropolitan Police Department before any installation commences.
This can be directed to my office.

Kind regards.

Barry Schuller

Director: CCTV, Radio Communication, Camera Response & Video Unit
Metropolitan Police Department
Safety and Security Directorate

Tel: 021 417-4150 | 082 565-2069 | **Email:** barry.schuller@capetown.gov.za |
Web: www.capetown.gov.za

-
[CCT Contacts](#) | [CCT Media and News](#) | [Report a fault](#) | [Account Queries](#) |
[Water Restrictions](#)



NOTICE:**ESTABLISHING A SPECIAL RATING AREA (SRA)****FOR****PARK ISLAND CITY IMPROVEMENT DISTRICT**

All owners of registered property in the area as described below are invited to a public meeting.

Notice is hereby given that:

1. Lara Röttcher, the registered owner of Erf 93916, 22 Park Island Way, Marina da Gama, intends applying to establish an SRA, to be called the Park Island City Improvement District in terms of the City of Cape Town: Special Rating Area By-Law, 2012, as amended 2016.

The affected area includes all rate-paying properties as follows:

- The following streets are wholly within the Park Island CID geographic area: Alphen Close, Constantia Close, De Lille Square, Meulen Close, Michell Walk, Rusten Close, Stellen Close, Thibault Walk, Tokai Close, and T'Wagen Road.
 - Park Island Way: all properties except numbers 1, 1a, 3, & 3a.
 - East Lake Drive: Even-numbered properties 60 - 72 and odd-numbered properties 81 - 85.
2. The public meeting will be held to:
 - i) Inform all attendees of relevant information pertaining to the application, and to
 - ii) Discuss the practical implications thereof.

DATE : 20 October 2022

TIME: 7.00 pm

PLACE: San Marina Clubhouse

ADDRESS: 10 Cormorant Ave, Marina Da Gama, Cape Town, 7945

THE COMMUNITY

(ESPECIALLY THE PROPERTY OWNERS)

**OF THE PROPOSED PARK ISLAND CITY IMPROVEMENT DISTRICT IS
REQUESTED TO ATTEND THIS MEETING**

For enquiries, contact **Lara Röttcher** at email parkislandcid@gmail.com or refer to the website <https://parkislandcid.co.za/>

Please note: If you are not the registered owner of this property, kindly forward this notice to the registered owner immediately, or alternatively inform Lara Röttcher (contact details above) of the registered owner's contact details so that the registered owner can be contacted.

KENNISGEWING**STIGTING VAN 'N SPESIALE-AANSLAGGEBIED (SRA)****VIR DIE****PARK ISLAND STADS-VERBETERINGSDISTRIK**

Alle eienaars van geregistreerde eiendom in die gebied soos hier onder omskryf, word na 'n openbare vergadering uitgenooi.

Kennisgewing geskied hiermee dat:

1. Lara Röttcher, synde die geregistreerde eenaar van erf 93916, geleë te 22 Park Island Way, Marina da Gama, van voorneme is om aansoek te doen om 'n spesiale-aanslaggebied wat bekend sal staan as Park Island Stads-Verbeteringsdistrik te stig ingevolge die Stad Kaapstad se Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig 2016.

Die gebied sluit in alle belastingbetalende eiendomme soos volg:

- Die volgende paaie val ten volle binne die Park Island Stads-Verbeteringsdistrik geografiese gebied: Alphen Close, Constantia Close, De Lille Square, Meulen Close, Michell Walk, Rusten Close, Stellen Close, Thibault Walk, Tokai Close, en T'Wagen Road.
- Park Island Way: alle eiendomme word ingesluit behalwe nommers 1, 1a, 3 & 3a.
- East Lake Drive sluit in gelyke nommers 60 – 72 en ongelyke nommers 81 – 85.

2. Die openbare vergadering gehou word met die doel om:
 - i) Tersaaklike inligting rakende die aansoek te verskaf.
 - ii) Praktiese implikasies te bespreek wat daarmee verband hou.

DATUM: 20 Oktober 2022

TYD: 7.00 nm

PLEK: San Marina Clubhouse

LIGGING: 10 Cormorant Ave, Marina Da Gama, Cape Town, 7945

**DIE GEMEENSKAP
(VERAL EIENDOMSEIENAARS)
VAN DIE VOORGESTELDE PARK ISLAND STADS-VERBETERINGSDISTRIK
WORD VERSOEK OM DIE VERGADERING BY TE WOON.**

Rig navrae aan Lara Röttcher by e-pos parkislandcid@gmail.com of verwys na die webwerf <https://parkislandcid.co.za/>

Let wel, indien u nie die geregistreerde eienaar van die eiendom is nie, stuur asseblief hierdie kennisgewing onmiddelik aan die geregistreerde eienaar of verskaf die eienaar se kontakbesonderhede aan Lara Röttcher (bogemelde kontakbesonderhede), sodat kontak met die geregistreerde eienaar gemaak kan word.

Support Your Community Meeting

THURS
20TH OCT





Sign for our
CID and

ENSURE

our

SAFETY



Park Island

CID

=

Park Island

SECURITY

Whats App 686

Hi Park Island Residents!

As you know, a number of Park Island residents have taken it upon themselves to try improve our current security system and give the control back to our community. We have been working very hard the past few months starting the process to establish a CID in Park Island. We have jumped through the hoops and ticked the boxes, and now have a CCT-approved Business Plan (5 year term) that we are excited to present to you at our first ever **Park Island City Improvement District Public Meeting!**

Please join us and all your questions will be answered:

What: Park Island City Improvement District Public Meeting

Where: San Marina Clubhouse

When: 7pm on the 20th October 2022

Remember: A Park Island CID would completely replace the Park Island Guarding (PIG) and make it more efficient and easier to manage while increasing transparency and reporting. If a CID were implemented you would no longer be required to pay your current PIG contribution and most of us would pay less for security than we did before!

The Community, through their elected Board, would be in control of the CID, not the City of Cape Town (CCT), including the CID finances. Apart from a nominal retention fee the CCT do not get any of the money collected for the CID and cannot implement increases. They act as an overseeing body and that is all.

We get to decide what services we fund and who our service providers are! The CID services are for Park Island only, and do not replace or takeover any functions already provided by the CCT and the MDGA.

The Business Plan will be on our website shortly: www.parkislandcid.co.za. It is recommended you read this before the meeting to get the full background and details.

If you have any questions please contact one of the steering committee members:

Boudje Giljam: boudjegiljam@gmail.com / 082 772 1389

Euvrard Loubser: euvrardl@pearscommercial.co.za / 082 894 8257

Greg Meierhans: greg@meierhans.co.za / 082 990 0694

Lara Rottcher: lara.humby@gmail.com / 074 917 0030

Robin Carlisle: rcarlisle@iafrica.com / 083 264 9018

Or your PIG street rep!

Regards,

Patrick Tuckwell

Joint Chair, Park Island Guarding

Letterbox687drop

Hi Park Island Residents!



As you know, a number of Park Island residents have taken it upon themselves to try improve our current security system and give the control back to our community. We have been working hard the past few months starting the process to establish a City Improvement District (CID) in Park Island. We have jumped through the hoops and ticked the boxes, and now have a CCT-approved Business Plan (5 year term) that we are excited to present to you at our first ever **Park Island CID Public Meeting!**

Please join us and all your questions will be answered:

What: Park Island CID Public Meeting

Where: San Marina Clubhouse, 10 Cormorant Ave, MdG

When: 7pm on the 20th October 2022

Remember: A Park Island CID would completely replace the Park Island Guarding (PIG) and make it more efficient and easier to manage while increasing transparency and reporting. If a CID were implemented you would no longer be required to pay your current PIG contribution and most of us would pay less for security than we did before!

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The Business Plan will be on our website shortly: www.parkislandcid.co.za. It is recommended you read this before the meeting to get the full background and details.

If you have any questions please contact one of the steering committee members (details on the website) or your PIG street representative.

See you there!



PREMIERSHIP

Barker disappointed with Stellenbosch's defending

EDMUND VEDDIN

STELLENBOSCH'S DEFENDING PREMIERSHIP title has been put under a microscope as the team's performance in the 2021-22 season has been disappointing...



MIKE LIBBOK

Stormers not looking too far ahead - Libbok

MIKE GREENHAW

THE champion Stormers do not look too far ahead in the United Rugby Championship after their 15th consecutive victory...

Daman Willemse, but for the rest this need to get up after being beaten by the new-look Bulls and the Bulls Championship's assistant coach...

Stormers will be favoured to continue their winning streak against the ninth placed Ospreys...

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FOR MORE ON THE WOMEN'S RUGBY WORLD CUP. VISIT WWW.IOL.CO.ZA/SPORT

INDEPENDENT MEDIA INDEX. Lists various media outlets and their contact information.

DEATHS. VENN DOROTHY HELENE. 22.06.1921 - 09.10.2022. Multiple obituaries for various individuals.

DISCLAIMER. A legal notice regarding the publication of certain information.

LOOKING FOR ANTIQUES? and LOOKING FOR ANTIQUES? with images of pocket watches.

Public notices and advertisements for legal services.

Zambia's Enock Mwepu forced to retire at 24

AFANZA DAMINI

Zambia's Enock Mwepu has been forced to retire from international football at the age of 24...

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SA clubs should be giving local coaches more chances

ESHMUND VEDDIN

SA clubs should be giving local coaches more chances to develop their talents...

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 - Park Island Way: all properties except numbers 1, 1a, 3, & 3a.
 - East Lake Drive: Even-numbered properties 60 - 72 and odd-numbered properties 81 - 85.
2. The public meeting will be held to:
 - i) Inform all attendees of relevant information pertaining to the application, and to
 - ii) Discuss the practical implications thereof.

DATE: Thursday, 20 October 2022

TIME: 7.00 pm

PLACE: San Marina Clubhouse

ADDRESS: 10 Cormorant Ave, Marina Da Gama, Cape Town, 7945

**THE COMMUNITY
(ESPECIALLY THE PROPERTY OWNERS)
OF THE PROPOSED PARK ISLAND CITY IMPROVEMENT DISTRICT
IS REQUESTED TO ATTEND THIS MEETING**

For enquiries, contact Lara Röttcher at email
parkislandcid@gmail.com or refer to the website
<https://parkislandcid.co.za/>

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717

TENDERS

717

TENDERS

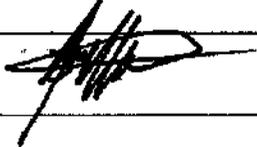
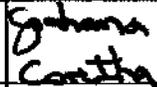
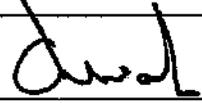
ALPHEN

691

ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
2	ALPHEN CLOSE	MRS DS LONG AND MRS PA LONG	LONG MR DAVID STEPHEN and MRS TRISH			
3	ALPHEN CLOSE	HURN MR JC & MRS C	HURN MR JC & MRS C VAN ROOYEN			
4	ALPHEN CLOSE	I MEERSHOEK	I MEERSHOEK			
5	ALPHEN CLOSE	MS MM SCHNAITTE	MONIKA SCHNAITTE			
6	ALPHEN CLOSE	MR WJE AND MRS SP WESSELS	Egbert and Simona WESSELS			
7	ALPHEN CLOSE	MR MD NEWMAN	NEWMAN MR. MARTIN DAVID and Lynn			
8	ALPHEN CLOSE	BA SCHLEISS	BEVERLEY SCHLEISS			
9	ALPHEN CLOSE	FA SITHOLE AND VP SITHOLE	SITHOLE AB and PATIE			
10	ALPHEN CLOSE	MR. CR CRICKMORE & THE PERSONAL TRUST FOUNDATION	CRICKMORE C			
11	ALPHEN CLOSE	MR NP NELL	NELL NIGEL			
12	ALPHEN CLOSE	MR GJ WINKWORTH	WINKWORTH MR. GRAHAM JOHN and Coretha			
14	ALPHEN CLOSE	J G A HART and M HART	Gordon HART			

Note: The Applicant and the Steering Committee will keep your personal information confidential.

Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

BRIDGE CLOSE⁶⁹²

ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	COMPLEX	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
7B	PARK ISLAND WAY		BRIDGE ISLAND HOMEOWNERS ASSOCIATION				
7B	PARK ISLAND WAY		MRS AD BLOW				
7B	PARK ISLAND WAY		THE BRIDGE ISLAND TRUST				
7B	PARK ISLAND WAY	1 BRIDGE ISLAND CLOSE	SJ WILCOX AND SV WILCOX	WILCOX			
7B	PARK ISLAND WAY	2 BRIDGE ISLAND CLOSE	MRS JJ LESLIE	LESLIE Jim and Leslie			
7B	PARK ISLAND WAY	3 BRIDGE ISLAND CLOSE	SV DAWETI and AAW FURNISS	FURNISS ALLISON & DAWETI			
7B	PARK ISLAND WAY	4 BRIDGE ISLAND CLOSE	MS MA WALTON	WALTON Marilyn			
7B	PARK ISLAND WAY	5 BRIDGE ISLAND CLOSE	RAUBENHEIMER G	RAUBENHEIMER Gerry	PIERCE Tarrick + Derek		
7B	PARK ISLAND WAY	6 BRIDGE ISLAND CLOSE	RM DEUTSCHLE	NKELE / KANAL Petronella / Manuel			
7B	PARK ISLAND WAY	7 BRIDGE ISLAND CLOSE	MR SJ FARMER	FARMER Steven and Vanasa			
7B	PARK ISLAND WAY	8 BRIDGE ISLAND CLOSE		WALKER Lauren			
7B	PARK ISLAND WAY	9 BRIDGE ISLAND CLOSE		JOUBERT Lillian	KLEINHAUS David + Tessa		
7B	PARK ISLAND WAY	10 BRIDGE ISLAND CLOSE	MR RT PHILIP	PHILIP Robert	JOHNSTON Pearl + Robbie		

7B	PARK ISLAND WAY	11 BRIDGE ISLAND CLOSE	MR MC PARK	PARK Malcolm			
7B	PARK ISLAND WAY	12 BRIDGE ISLAND CLOSE	A H DE STADLER	DE STADLER Annette			

Note: The Applicant and the Steering Committee will keep your personal information confidential.

Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

CONSTANTIA

694

ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
1	CONSTANTIA CLOSE	MR G MEIERHANS	MEIERHANS Greg + Stef	/		
2	CONSTANTIA CLOSE	MCFARLANE MR D & ANOTHER	MCFARLANE Dave+ Julie			
3	CONSTANTIA CLOSE	MRS LH LOW	LOW Linnet			
4	CONSTANTIA CLOSE	ISAAM NAIR	NAIR ISAAM			
5	CONSTANTIA CLOSE	ANTELOPE TRUST	REEVES Colin and Lynn			
6	CONSTANTIA CLOSE	MR MJ WAGNER	WAGNER Mike			
7	CONSTANTIA CLOSE	THE NORTH POINT TRUST	HOOPER Claudia			
8	CONSTANTIA CLOSE	ZWANEOEL J & ZWANEOEL JJD	ZWANEOEL Anita & Justus			
9	CONSTANTIA CLOSE	MRS ME VAN WYK	VAN WYK Hannes and Marie			
10	CONSTANTIA CLOSE	M. BERNING	BERNING Ian and Wendy			
11	CONSTANTIA CLOSE	ENGEL MR D D & MRS V M	ENGEL Desmond			
12	CONSTANTIA CLOSE	MRS HA ERLANGSEN	ERLANGSEN			

Note: The Applicant and the Steering Committee will keep your personal information confidential.

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2

ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
2A	DE LILLE PLEIN	SA DU TOIT and E DU TOIT	MCARTHUR MR SH			
2B	DE LILLE PLEIN	MRS S JACOBS	JACOBS S	Annelise Steenkamp		
3	DE LILLE PLEIN	DC BOSCH	Mr W & Mrs Z Baker			
3A	DE LILLE PLEIN	MISS HM SMITH	SMITH MS HM			
4	DE LILLE PLEIN	MRS JJ GORDON-FORBES	GORDON-FORBES MR A			
5	DE LILLE PLEIN	RLN ERLEIGH	DE LANGE JE			
5A	DE LILLE PLEIN	GA REID-STUBBS	STUBBS	Gavin Larkin		
5B	DE LILLE PLEIN	BRUCE B MACDONALD	MAC DONALD Bruce			
6	DE LILLE PLEIN	MISS AV BROODRYK	BROODRYK MRS AV			
7	DE LILLE PLEIN	MR BS STRAUSS	BRAD STRAUSS			
8	DE LILLE PLEIN	DJ OLIVER	OLIVER Don & Di			

Note: The Applicant and the Steering Committee will keep your personal information confidential.

Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

6

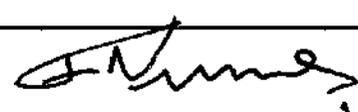
EASTLAKE DRIVE

696

ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
62	EASTLAKE DRIVE	WESSELS MR WL & MRS MM	WESSELS MR WL & MRS MM			
64	EASTLAKE DRIVE	JONATHAN GRANT JG PAGE	PAGE Jonathan and Sarah			
66	EASTLAKE DRIVE	MR MM & MRS N MATIKINCA	WESTERN ICON 19 CC			
68	EASTLAKE DRIVE	MRS J HENBEST	HENBEST MRS JANET & Mike			
70	EASTLAKE DRIVE	MR MHT PENGELLY	MR. MICHAEL HUGH TASMAN PENGELLY			
72	EASTLAKE DRIVE	MR JT NAIDOO AND MRS TM NAIDOO	NAIDOO			
81	EASTLAKE DRIVE	NUNES AND MRS F X P B NUNES	NUNES MR F C			
83	EASTLAKE DRIVE	MR MA EVANS	MR M EVANS			
85	EASTLAKE DRIVE	MRS DJ PILATOWICZ	PILATOWICZ DAWN			

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1

MEULEN

697

ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
1	MEULEN CLOSE	MA LEWIS AND TE LEWIS	LEWIS Mark & Thelma			
2	MEULEN CLOSE	LOUETTE LA MACCALLUM & MICHAEL MJ MACCALLUM	MACCALLUM LOUETTE AND MIKE	Louette +		
3	MEULEN CLOSE	WILKINSON MRS JJ & BRADBURY MR MR	WILKINSON Jenny & BRADBURY Martin			
4	MEULEN CLOSE	MR. J JARDINE	JARDINE jose			
5	MEULEN CLOSE	MR IG ABRAHAMSON	ABRAHAMSON Ian and Lynne	LYNNE + IAN		
6	MEULEN CLOSE	MR G HOCKLY	HOCKLY MR. GARY -Janet			
7	MEULEN CLOSE	MRS PJ DAVIS	MRS. PAMELA JANICE DAVIS	PAM		
8	MEULEN CLOSE	MRS JG GOVENDER	FATAAR Adhil and Jacke r	Adhil		
9	MEULEN CLOSE	MR PJ WRIGHT	MR. PETER JOHN WRIGHT	Vacant plot		
1a	MEULEN CLOSE	S PILLAY	PILLAY Gerarad and Sharon			

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6

MICHELL (2)

698

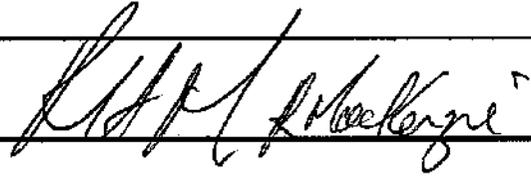
ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
2	MICHELL WALK	MR PJ WRIGHT	MR. PETER JOHN WRIGHT	Vacant plot		
4	MICHELL WALK	MR P AND MRS GC TUCKWELL	TUCKWELL Patrick and Georgi		<i>[Handwritten signature]</i>	
6	MICHELL WALK	TJM MELIDONIS	MELIDONIS MR LEM		<i>[Handwritten signature]</i>	
8	MICHELL WALK	MRS MLG DALY	DALY MS MARILYN (Stanier)			
10	MICHELL WALK	HEATHER CYNTHIA H C KIRKMAN	KIRKMAN Claude and Heather			
12	MICHELL WALK	MR GC WIGRAM	WIGRAM MR Gerard			
14	MICHELL WALK	MRS JP WIGRAM	WIGRAM MRS Joan	Vacant plot		
16	MICHELL WALK	THE MARION CARLYLE TRUST	CARLYLE MRS MARIAN		<i>[Handwritten signature]</i>	
18	MICHELL WALK	VAN DER VYVER GB & PEREZ NA	VAN DER VYFER Graham and PEREZ Nicola			
20	MICHELL WALK	Q C BAKER and L T BAKER	BAKER Quentin and Lauren		<i>[Handwritten signature]</i>	

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22	MICHELL WALK	MR VJ SURTEES	SURTEES Vernon and Wilma			
24	MICHELL WALK	S GORDON-HOGG	BOYD VANESSA			
26	MICHELL WALK	DAMERELL DAVID ASHLEY	DAMARELL David			
28	MICHELL WALK	MR JG LOWE AND MR DC PROCTER	PROCTOR DAVID			
30	MICHELL WALK	MR ELM DAVIES	DAVIES Edward			
32	MICHELL WALK	ROBIN MACKENZIE TRUST	ROBIN MACKENZIE TRUST Robin and Maree			

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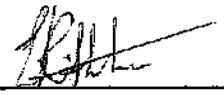
PARK ISLAND WAY ⁷⁰⁰ (5)

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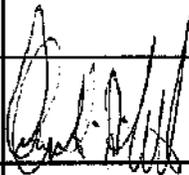
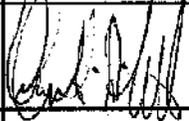
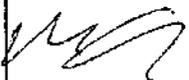
7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
2	PARK ISLAND WAY	MR SD BURKE	MR. QUENTIN ARENDSE			
4	PARK ISLAND WAY	MR. & MRS. VALERIO & MARIAM PACI	VALERIO PACI			
6	PARK ISLAND WAY	MR DJI MARITZ	MARITZ MR D			
7	PARK ISLAND WAY	MRS MT HALLETT	HALLETT CHRISTOPHER & MERCIA			
8	PARK ISLAND WAY	A CHECKLEY	CHECKLEY ANDY AND ANNA			
9	PARK ISLAND WAY	JJ HOUSING (PTY) LTD	ROBERTS ALAN			
10	PARK ISLAND WAY	PHILIPPE PIERRE MARIE TACK	TACK PHILIPPE			
11	PARK ISLAND WAY	G R VERMOOTEN and D C VERMOOTEN	TAYLOR BIRTHE			
12	PARK ISLAND WAY	MR KS JACOBS AND MS JS WIENER	JACOBS KYLE AND JADE			
15	PARK ISLAND WAY	MR DA HILLARY AND ANOTHER	HILLARY MR. DONALD ALEXANDER			

16	PARK ISLAND WAY	MR NJ ZAAYMAN	MR. NICOLAAS ZAAYMAN			
17	PARK ISLAND WAY	MR PRB WILSON	WILSON PRB Ryan & Nicky (van Niekerk)			
18	PARK ISLAND WAY	RC ABRAHAMS AND IV HARLEY	ABRAHAMS RUDI AND ILSE	RudP		
19	PARK ISLAND WAY	THE NEIL MOUTON FAMILY TRUST	THE NEIL MOUTON FAMILY TRUST	Wayne Peacock		
20	PARK ISLAND WAY	BP ROOS	ROOS/MULLER Beverley			
21	PARK ISLAND WAY	K BRANDIS	BRANDEIS Kim			
22	PARK ISLAND WAY	L ROTTCHER and JW ROTTCHER	ROTTCHER Jannik & Lara			
23	PARK ISLAND WAY	MR RP AND MRS LM BRAND	BRAND Robin			
24	PARK ISLAND WAY	M G STRINGER and S B STRINGER	STRINGER Mike			
25	PARK ISLAND WAY	MS PL COOMBE	COOMBE			
26	PARK ISLAND WAY	ROSEMARY ALICE REED	REED Dallas and Rose			
27	PARK ISLAND WAY	MRS IM MCCULLOCH	MRS. IRENE MARY MCCULLOCH			X

28	PARK ISLAND WAY	MRS L JONES	JONES MR. LESLEY		<i>L Jones</i>	
29	PARK ISLAND WAY	MR W B & C GILJAM	GILJAM MR WB & MRS C		<i>W B Giljam</i>	
30	PARK ISLAND WAY	MR PJ WRIGHT	WRIGHT MR. PETER JOHN		<i>P J Wright</i>	
34	PARK ISLAND WAY	MR EGP WICHMANN	WICHMANN MR. EDUARD GEORG PETER		<i>E G P Wichmann</i>	
36	PARK ISLAND WAY	DR R CLOETE	VAN DER RIET SHAUN			
38	PARK ISLAND WAY	CD JANUARY	JANUARY C	Halliday		
40	PARK ISLAND WAY	MR AD GERHARDT	GERHARDT MR. ALAN DESMOND		<i>A D Gerhardt</i>	
42	PARK ISLAND WAY	MISS IE MATHEW	EDELMAN MRS E E			
44	PARK ISLAND WAY	GT LIPRINI	HARPER David & Nancy/GILL LIPRINI			
46	PARK ISLAND WAY	MR B IVANISEVIC AND MRS J PLETTS	PLETTS MR S & MRS J (De Wit)			
48	PARK ISLAND WAY	NAIDOO MR D & MRS S	NAIDOO MR D & MRS S			
50	PARK ISLAND WAY	GC TEBBUTT	TEBBUTT MR. PATRICK HENRY			

52	PARK ISLAND WAY	DUURSMA AUDREY JUNE	DUURSMA June			
54	PARK ISLAND WAY	MR DA JUBB	JUBB MR D A			
5A	PARK ISLAND WAY	T VAN WYK & AL JENKINS	JENKINS Andrea			
5B	PARK ISLAND WAY	MRS DE VOIGT	VOIGT DE MS			X
5C	PARK ISLAND WAY	CH VOGES	BOWLES JOHN & CLAIRE			
5D	PARK ISLAND WAY	SCARLETTE TRUST	Scarlette Trust (Botha)			
5E	PARK ISLAND WAY	AM FIAFERANA	RAZAFINJATONIARY Serge and Olivia			
5F	PARK ISLAND WAY	T & MP & LT GWENA	GWENA Munya & Louisa			
5G	PARK ISLAND WAY	RF JONES AND GM JONES	JONES RF (BOB)			
5H	PARK ISLAND WAY	D R MCBAIN	MCBAIN DAVID + LOUISE			
5I	PARK ISLAND WAY	MR. DA VENTER & MRS. T VENTER	VENTER DAVID AND TIFFANY			
5J	PARK ISLAND WAY	L L OLCKERS	OLCKERS Steven and Lorna			

5K	PARK ISLAND WAY	MISS R KRUUSE	KRUUSE MS Ros			
5L	PARK ISLAND WAY	JA SKENE	SKENE JOY			

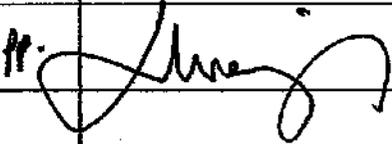
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SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
1	RUSTEN CLOSE	MR AH BRADFORD	BRADFORD MR. ANTHONY			
2	RUSTEN CLOSE	MR MJ SMITH	SMITH Mark			
3	RUSTEN CLOSE	HORNE MR RC & ANOTHER	HORNE MR RC & K			
4	RUSTEN CLOSE	PA TAVARIA	TAVARIA Parvesh & Sandhia			
5	RUSTEN CLOSE	C & M GERMISHUYS	GERMISHUYS MRS MARUZELLE AND COHAN			
6	RUSTEN CLOSE	L SOUTHGATE	SOUTHGATE LEE-ANN			
7	RUSTEN CLOSE	MR GPD LAING	GORDON LAING			
8	RUSTEN CLOSE	MS. MARIE ELISABETH SERIKI	SERIKI ELISABETH			
9	RUSTEN CLOSE	MR WE WEIGHT	WEIGHT Warwick and Lynn			
10	RUSTEN CLOSE	MR EP HARPER	HARPER MR E P			
11	RUSTEN CLOSE	HB AND JAA VAT	VAT JAN			
12	RUSTEN CLOSE	BC ABRAHAMS AND S ABRAHAMS	ABRAHAMS Brinley and Shureen			

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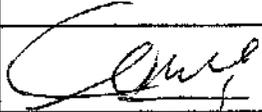
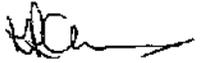
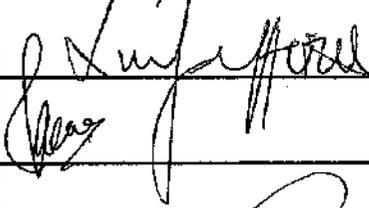
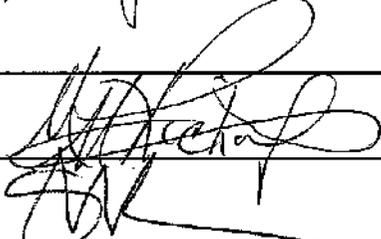
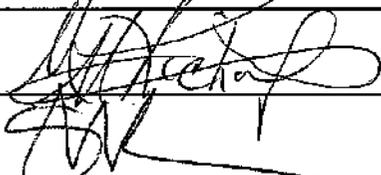
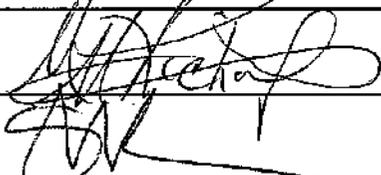
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ATTENDANCE REGISTER: PARK ISLAND CITY IMPROVEMENT DISTRICT PUBLIC MEETING

7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
1	STELLEN CLOSE	MR MC COPPIN	MR. MALCOLM CHARLES COPPIN			
2	STELLEN CLOSE	ML VERCUEIL	VERCUEIL MRS. MICHELLE			
3	STELLEN CLOSE	MISS EC DROTSKIE	MISS. CATHERINE DROTSKIE			
4	STELLEN CLOSE	PA KENT-BROWN	KENT-BROWN PADDY & DUKE			X
5	STELLEN CLOSE	U YILDIRIM	YILDIRIM Uzeyir			
6	STELLEN CLOSE	MRS KR CLEMINSHAW	CLEMINSHAW MRS. KAREN			
7	STELLEN CLOSE	JONES AW & POGRUND C	ESTATE S JONES - JONES A			
8	STELLEN CLOSE	S T JEFFERIES and L M JEFFERIES	JEFFERIES Leanne			
9	STELLEN CLOSE	MR EF & MRS M NUNES	NUNES MR E			
10	STELLEN CLOSE	LINDSAY 8772	TAUER Klaus & Gudrun			
11	STELLEN CLOSE	MS MM RICHINGS	RICHINGS MR M & MS McKINLAY H			
12	STELLEN CLOSE	STEPHEN WESSELS & KIRSTINE LINDSAY	WESSELS MR S & MRS K			

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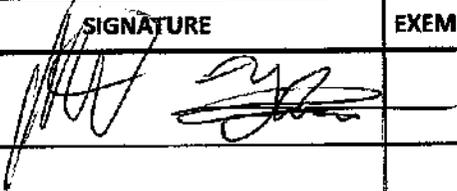
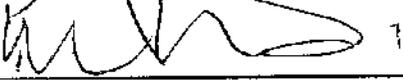
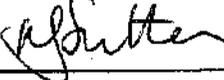
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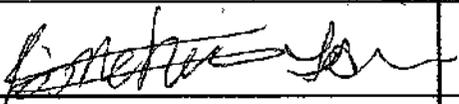
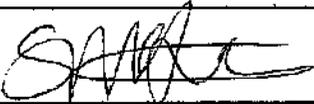
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SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
4	THIBAUT WALK	RWT FAIRLAMB and R DARIES	FAIRLAMB Bobby/ DARIES Rushni			
6	THIBAUT WALK	MR R M MACLEAN	MACLEAN Rob and Sandy			
8	THIBAUT WALK	MRS J VAN DEN BERG	MRS ANGELIQUE RUTTEN			
9	THIBAUT WALK	MR AD KLEYE	KLEYE Anton and Wanda			
10	THIBAUT WALK	RE AVERY	AVERY ryan and janine			
12	THIBAUT WALK	LE SUEUR M & LITTLEWOOD KG	LE SEUR Michel and Sandra	MICHEL LE SUEUR		
14	THIBAUT WALK	MR CG FALLOWS	FALLOWS Chros and Monique			
16	THIBAUT WALK	P HEPPE	HEPPE Alan & Pam			
18	THIBAUT WALK	K J SUTTON	SUTTON Kathy			
19	THIBAUT WALK	GR MEIERHANS	MEIERHANS Gareth			
20	THIBAUT WALK	HASTIE MR TA & ANOTHER	MARRAY George			

6

22	THIBAULT WALK	R JORDAAN and G M DE WET	DE WET Muir			
24	THIBAULT WALK	B MCKENZIE and FA MCKENZIE	MCKENZIE Felicity	SANDERS Sasha + Melanie		
26	THIBAULT WALK	AD ROSSLIND	ROSSLIND Eddie and Liz			
28	THIBAULT WALK	R M TAIT & S C MCKENZIE	MCKENZIE Shannon			
30	THIBAULT WALK	ROBERT JAMES STRUAN MCLAGAN	MCLAGAN			
32	THIBAULT WALK	NIGEL ROBERT SCOTT	SCOTT Saretha			
34	THIBAULT WALK	NJ MOUNT and J MOUNT	MOUNT Nicholas + Joe Bayda			
36	THIBAULT WALK	ZEBISCH MR K D AND ANOTHER	ZEBISCH Dieter and Karin			
38	THIBAULT WALK	MR L MOFFAT	MOFFAT Lee and Tanya			
40	THIBAULT WALK	SM CRANKO AND MSE WINTER	CRANKO Steve and			
42	THIBAULT WALK	MR CC & MRS MJ SMIT	SMIT Charl and Molly			

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1	TOKAI CLOSE	MR HP FISCHER	FISCHER Dr. Peter			
2	TOKAI CLOSE	MISS AB PURDUE	SINCLAIR & BILLIE PURDUE			
3	TOKAI CLOSE	MR. ADAM AJM STAFFORD	STAFFORD			
4	TOKAI CLOSE	MR BGL KLOSS	KLOSS (de Freitas) MR. BURKHARD			
5	TOKAI CLOSE	MR. GC KNOX	KNOX Glen & Donne			
6	TOKAI CLOSE	JM HARDING AND BC PETERS	HARDING BEN AND JULIETTE			
7	TOKAI CLOSE	TOMLINSON	TOMLINSON			
8	TOKAI CLOSE	MRS CA CALDOW	CALDOW Caroline			
9	TOKAI CLOSE	SOLVEIG BOSCH	BOSCH			
10	TOKAI CLOSE	MR CNF ROSSENRODE & ANOTHER	ROSSENRODE MR. CLIFTON NEIL FRANCIS & SONJA			X
11	TOKAI CLOSE	MISS EP DORRAT	DORRAT Els			
12	TOKAI CLOSE	HE DIX	DIX HELEN & PETER			
14	TOKAI CLOSE	THE BEQUIA TRUST	STUBBS Gill			
15	TOKAI CLOSE	ROGERS MR D C & MS J C SAUNDERS	ROGERS MR D C & MS J C SAUNDERS			

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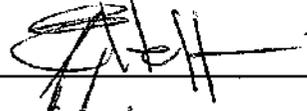
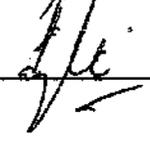
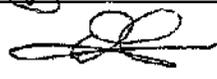
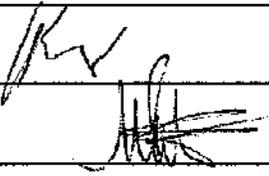
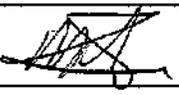
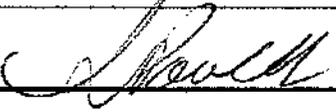
T' WAGEN

710

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7PM, 20TH OCTOBER 2022

SAN MARINA CLUBHOUSE

NO	STR NAME	CCT RATE PAYERS NAME	PIG RECORDS NAME	TENANT NAME	SIGNATURE	EXEMPT
2	T'WAGEN ROAD	MS E HOFFMANN	HOFFMAN MR. ULRICH WERMUTH			
4	T'WAGEN ROAD	SOUTHWIND AFRICA CC	SOUTHWIND AFRICA CC (P WRIGHT)	Vacant plot		
6	T'WAGEN ROAD	MRS BM SPAGNOLETTI	SPAGNOLETTI MRS. BARBARA			
8	T'WAGEN ROAD	MRS P SPOONER	SPOONER Bill and Phil			
10	T'WAGEN ROAD	MRS. S V HORNER	HORNER Sharon & Jeremy			
12	T'WAGEN ROAD	MR RB SILBERBERG	SILBERBERG Roger			
14	T'WAGEN ROAD	MR RPWE JERVIS	JERVIS MR. RICHARD			
16	T'WAGEN ROAD	CJH KRUGER	KRUGER CASSIE & ANNETTE			
18	T'WAGEN ROAD	MRS K PETERS	PETERS Karin and Mike			
20	T'WAGEN ROAD	JOHANNES J SPUKER	SPUKER MR HANS			
22	T'WAGEN ROAD	MR.RV CARLISLE	CARLISLE Robin & Margaret			
24	T'WAGEN ROAD	MR AC BEHR & MRS AM BEHR	BEHR Tony			
26	T'WAGEN ROAD	MS AC POWELL	POWELL Adrian C			

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8

P. Krantz	16 BURGEE BEACH	EAST LAKE ISL.	<i>[Signature]</i>
Peter Weir	39A	" " " "	<i>[Signature]</i>
David-John Michael-Steyn	City of Cape Town	CID Branch	<i>[Signature]</i>
Vakie Berra	7 Loop Drive, Uitenhove		<i>[Signature]</i>
JOEPIE Janssen	CCT	CID branch	<i>[Signature]</i>

712



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 MGDA) 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?

- 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
 - 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 (MGDA)
 - 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, MGDA & 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
- MGDA 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

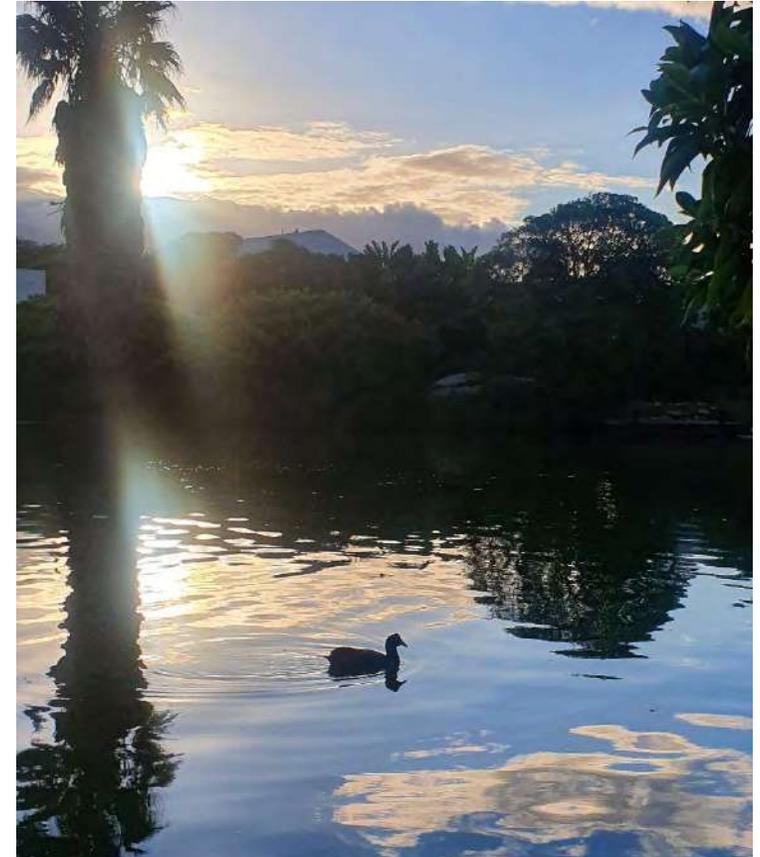




Communications

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 Modelling⁷⁴¹ 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.



From: [Joepie Joubert](#)
To: [Park Island CID](#)
Cc: [David John Michael Steyn](#)
Subject: NOTICE - Park Island CID Application Date Extension
Date: Thursday, 15 September 2022 15:28:00

Dear Steering Committee

Trust you are well and making progress on your CID establishment application.

In terms of the Special Rating Area Policy clause 9.4.4 the administrative due date for submitting an application is set at 30 September. Due to capacity constraints experienced by the CID Branch over the past months which has caused some delays in respect of certain processes, it has been decided to move the due date to 31 October 2022.

If you have any questions. Please feel free to contact me.

Regards

Joepie Joubert

Acting Manager: City Improvement Districts – Spatial Planning and Environment
8th Floor, 2 Bay-side, Tower Block, Civic Centre, 12 Hertzog Boulevard, Cape Town

Skype Tel: 021 400 5138 | **Cell:** 083 258 4365 | **Email:** Joepie.joubert@capetown.gov.za |
Website: www.capetown.gov.za

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[CCT Contacts](#) | [CCT Media and News](#) | [Report a fault](#) | [Account Queries](#) | [COVID-19](#)



From: [Joepie Joubert](#)
To: ["Park Island CID"](#)
Cc: [David John Michael Steyn](#)
Subject: RE: Park Island CID - deadline extension
Date: Friday, 28 October 2022 07:59:00
Attachments: [image003.jpg](#)

Good Morning Boudje

Thank you for the update on your progress and well-motivated request for an extension. In terms of Clause 9.4.4 of the Special Rating Area Policy the extension is granted as per your request until close of business on 11 November 2022 for submission to the CID Branch office by 12 noon on 14 November 2022.

Regards

Joepie Joubert

Acting Manager: City Improvement Districts – Spatial Planning and Environment
8th Floor, 2 Bay-side, Tower Block, Civic Centre, 12 Hertzog Boulevard, Cape Town

Skype Tel: 021 400 5138 | **Cell:** 083 258 4365 | **Email:** Joepie.joubert@capetown.gov.za |
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[CCT Contacts](#) | [CCT Media and News](#) | [Report a fault](#) | [Account Queries](#) | [COVID-19](#)

From: Park Island CID <parkislandcid@gmail.com>
Sent: Friday, 28 October 2022 07:46
To: David John Michael Steyn <DavidJohn.MichaelSteyn@capetown.gov.za>
Cc: Joepie Joubert <Joepie.Joubert@capetown.gov.za>
Subject: Park Island CID - deadline extension

Hi David-John

One week after our public meeting, the collection of the Consent/Objection forms is going well.

However, we have a handful of residents who need a few more days to submit their forms, mainly due to travel, owners being residents outside the Marina and more complex legal structures such as Trusts.

We would appreciate it if you could extend our deadline to next Friday, 4 November. We will then announce this as the last day for submissions.

We will use the following weekend to collate and verify the forms, before submission to you early the following week. Please advise how we should submit the forms to you. Currently, we are completing your spreadsheet as the forms are submitted, and scanning each form. Is there any further documentation you require at this stage?

It would also be useful to understand the next steps after we have submitted the forms, and the approximate timing thereof.

Please call me if you require further information.

Regards

Boudje Giljam
Park Island CID Steering Committee

APPLICATION LETTER

9 November 2022

The Executive Director
Directorate: Spatial Planning and Environment
City of Cape Town
8th Floor
12 Hertzog Boulevard
CAPE TOWN
8000

Attention: Mr Joubert

APPLICATION FOR THE ESTABLISHMENT OF THE PARK ISLAND CITY IMPROVEMENT DISTRICT ("CID").

I, **Willem Boudewijn Giljam**, the registered owner of **29 Park Island Way, Marina da Gama**, hereby wish to make application to the City of Cape Town for approval of the establishment of the Park Island CID.

This application is made to the City in terms of Section 4 of the City of Cape Town's Special Rating Area By-Law, 2012, as amended, read together with the City of Cape Town's Special Rating Area Policy.

The proposed five-year implementation plan of the Park Island CID is:

- To maintain the current high levels of public safety and sustain them by improved public safety initiatives
- Environmental development, including but not limited to beautifying and upgrading public areas and facilities
- Support for and involvement in broader civil society water quality initiatives
- Regular and frequent communications between the CID board and the residents

In support of the application, I attach the following:

1. The Business Plan consisting of a Motivation report, Implementation plan and term Budget, marked "A";
2. the property list indicating properties that are liable for paying the additional rate and who supported the Business Plan, marked "B";
3. the written consent forms of the property owners who supported the application, marked "C";
4. an Affidavit declaring that a majority vote has been obtained, marked "D"; and
5. advertisements and notices of Public meeting(s), presentations and minutes thereof, marked "E".

The City's approval of this application would be greatly appreciated.

Regards



Willem Boudewijn Giljam
Chairperson
Park Island CID Steering Committee

NOTICE

OF APPLICATION TO ESTABLISH THE PARK ISLAND COMMUNITY IMPROVEMENT DISTRICT

Notice is hereby given that:

1. Willem Boudewijn Giljam, being the registered owner of Erf 93376, 29 Park Island Way, Marina da Gama, have applied to establish the **Park Island Community Improvement District (PICID)** in terms of the City of Cape Town Special Rating Area By-Law, 2012, as amended, read together with the City of Cape Town's: Special Rating Area Policy, 2017 to include all rated properties in the area bound by the following streets:
 - Alphen Close, Constantia Close, De Lille Square, Meulen Close, Michell Walk, Rusten Close, Stellen Close, Thibault Walk, Tokai Close, and T'Wagen Road;
 - Park Island Way: all properties except numbers 1, 1a, 3, & 3a; and
 - East Lake Drive: Even-numbered properties 60 - 72 and odd-numbered properties 81 - 85.
2. The application, together with other particulars of the application, is available for scrutiny at 29 Park Island Way, Marina da Gama, 7945 and at the City of Cape Town, CID Branch, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town.
3. Any objections to the establishment of the **Park Island Community Improvement District** must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or emailed to CityImprovement.Districts@capetown.gov.za. Objections must be received by the office of the City Manager by not later than 20 January 2023
4. A public meeting will be held, the purpose of which shall be to:
 - i) Inform all attendees of relevant information pertaining to the application, and to
 - ii) Discuss the practical implications relating thereto.

DATE :11 January 2023
TIME :19h00
PLACE : San Marina Clubhouse
ADDRESS : 10 Cormorant Avenue, Marina da Gama, Cape Town, 7495

**ALL AFFECTED PROPERTY OWNERS IN THE PROPOSED PICID
ARE REQUESTED TO ATTEND THIS MEETING.**

Enquiries, contact Boudje Giljam at Tel : 082 772 1389

KENNISGEWING

AANSOEK OM STIGTING VAN DIE PARK ISLAND-GEMEENSKAPSVERBETERINGSDISTRIK

Kennisgewing geskied hiermee dat:

1. Willem Boudewijn Giljam, synde die geregistreerde eienaar van Erf 93376, geleë te 29 Park Island Way, Marina da Gama, het aansoek gedoen om die stigting van die **Park Island-gemeenskapsverbeteringsdistrik (PICID)** ingevolge Kaapstad se Spesiale-aanslag-gebiede-verordering 2012, soos gewysig, saam geles met Kaapstad se Spesiale-aanslag-gebied-beleid, 2017 in die gebied wat alle belastingbetalende eiendomme insluit wat begrens word deur die volgende paaie:
 - Alphen Close, Constantia Close, De Lille Square, Meulen Close, Michell Walk, Rusten Close, Stellen Close, Thibault Walk, Tokai Close, en T'Wagen Road;
 - Park Island Way: alle eiendomme word ingesluit behalwe nommers 1, 1a, 3 & 3a; en
 - East Lake Drive sluit in gelyke nommers 60 – 72 en ongelyke nommers 81–85.
2. Die aansoek, tesame met ander besonderhede van die aansoek, lê ter insae by 29 Park Island Way, Marina da Gama, 7945 en by die Stad Kaapstad, CID Afdeling, 8de Verdieping, Burgersentrum, Hertzog Boulevard 12, Kaapstad.
3. Enige besware teen die stigting van die **Park Island-gemeenskapsverbeteringsdistrik** moet skriftelik gerig word aan die Stadsbestuurder, Privaatsak 298, Kaapstad, 8000 of per hand afgelewer word by die Stadsbestuurder, 5de Verdieping, Podiumblok, Burgersentrum, Hertzog Boulevard 12, Kaapstad of stuur 'n e-pos aan CityImprovement.Districts@capetown.gov.za
 4. Besware moet die Stadsbestuurder se kantoor teen nie later as 20 Januarie 2023 bereik nie.
 5. Kennisgewing van 'n Openbare vergadering met die doel om:
 - i) Tersaaklike inligting rakende die aansoek te verskaf.
 - ii) Praktiese implikasies te bespreek wat daarmee verband hou.

DATUM : 11 January 2023
TYD : 19h00
PLEK : San Marina Clubhouse
LIGGING : 10 Cormorant Avenue, Marina da Gama, Cape Town, 7495

**ALLE GEAFFEKTEERDE EIENAARS VAN EIENDOM IN DIE VOORGESTELDE
PICID WORD VERSOEK OM DIE VERGADERING BY TE WOON.**

Vir enige navrae kontak Boudje Giljam by Tel: 082 772 1389

LETTER

APPLICATION TO ESTABLISH THE PARK ISLAND COMMUNITY IMPROVEMENT DISTRICT

10 December 2022

Dear Property Owner

APPLICATION SUBMITTED TO THE CITY OF CAPE TOWN TO ESTABLISH A SPECIAL RATING AREA (SRA) TO BE KNOWN AS THE PARK ISLAND COMMUNITY IMPROVEMENT DISTRICT (PICID)

As your property falls within the proposed boundary of the **Park Island City Improvement District (PICID)** the **PICID** Steering Committee is pleased to advise you that we have received enough support for the Business Plan to submit an application to the City of Cape Town to establish the **Park Island City Improvement District** in terms of the City of Cape Town SRA By-Law 2012, as amended, and Policy, 2017.

The full application, together with other particulars of the application, is available for scrutiny at 29 Park Island Way, Marina da Gama (Enquiries: Boudje Giljam, Tel: 082 772 1389), and at the City of Cape Town, CID Branch, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: CityImprovement.Districts@capetown.gov.za). Further information can also be found on <https://parkislandcid.co.za>.

Any objections to the establishment of the **Park Island Community Improvement District** must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or email CityImprovement.Districts@capetown.gov.za.

Objections must be received by the office of the City Manager by not later than 20 January 2023.

A public meeting will be held, the purpose of which shall be to inform all attendees of relevant information pertaining to the application, and to discuss the practical implications relating thereto.

DATE :11 January 2023
TIME :19h00
PLACE : San Marina Clubhouse
ADDRESS : 10 Cormorant Avenue, Marina da Gama, Cape Town, 7495

The Park Island Community Improvement District aims to create a safer and cleaner environment for all by providing supplementary services to those provided by the City of Cape Town. If the application is successful the Park Island Community Improvement District will be in effect from 1 July 2023

Yours faithfully

Park Island CID Steering Committee

**KENNISGEWING
AANSOEK OM STIGTING VAN DIE
PARK ISLAND-GEMEENSKAPVERBETERINGSDISTRIK**

Kennisgewing geskied hiërnaas dier:

1. Willem Boudewijn Gijzen, synde die geregistreerde eienaar van Erf 83378, geleë in 29 Park Island Way, Marina de Gama, aansoek gedoen het om die stigting van die Park Island-gemeenskapverbeteringsdistrikt (PICSD) ingevolge Keapstad se Spesiale-aansoek-gebiede-verordening 2012, soos gewysig, asook gelees met Keapstad se Spesiale-aansoek-gebiede-beleid, 2017 in die gebied wat alle belastingbetalende eiendomme insluit wat begrens word deur die volgende paaie:
 - > Alphen Close, Coastville Close, De Lila Square, Meolan Close, Michiel Wolk, Rueten Close, Stellen Close, Thibault Wolk, Tolal Close, en T'Wagen Road;
 - > Park Island Way: alle eiendomme word ingesluit behalwe nommers 1, 1a, 3 & 3a; en
 - > East Leka Drive alll ingelye nommers 60-72 en ongetyde nommers 81-85.
2. Die aansoek, saams met ander besonderhede van die aansoek, is ter leese by 29 Park Island Way, Marina de Gama, 7045 en by die Stad Keapstad, CIDAfdeling, 6de Verdieping, Burgersentrum, Hertog Boulevard 12, Keapstad.
3. Enige bewaars teen die stigting van die Park Island-gemeenskapverbeteringsdistrikt moet skriftelik gerig word aan die Stadsbestuurder, Privatebakk 298, Keapstad, 8000 of per band afgelees word by die Stadsbestuurder, 6de Verdieping, Pookstruik, Burgersentrum, Hertog Boulevard 12, Keapstad of stuur 'n e-pos aan Citydevelopment@cityofcape-town.gov.za
4. Bewaars moet die Stadsbestuurder as kambror teen nie later as 20 Januarie 2023 bereik nie.
5. Kennisgewing van 'n Openbare vergadering met die doel om:
 - a) Tersaaklike inligting rakende die aansoek te verskaf; en om
 - b) Probleme te identifiseer te bespreek wat daarmee verband hou.

DATUM : 11 Januarie 2023
TYD : 19h00
PLEK : San Marina Clubhouse
LESGANG : 10 Constant Avenue, Marina de Gama, Cape Town, 7495

**ALLE GEAFFEKTEERDE EIENAARS VAN EIENDOM IN DIE VOORGESTELDE
PICSD WORD VERSOEK OM DIE VERGADERING BY TE WOON.**

Vir enige navrae kontak Boudewijn Gijzen by Tel: 083 772 1388

**NOTICE
OF APPLICATION TO
ESTABLISH THE
PARK ISLAND
COMMUNITY
IMPROVEMENT
DISTRICT**

Notice is hereby given that:

1. Willem Boudewijn Gilliam, being the registered owner of Erf 93376, 29 Park Island Way, Marina da Gama, has applied to establish the Park Island Community Improvement District (PICID) in terms of the City of Cape Town Special Rating Area By-Law, 2012, as amended, read together with the City of Cape Town's Special Rating Area Policy, 2017, to include all rated properties in the area bound by the following streets: Alphen Close, Constantia Close, De Lille Square, Meulen Close, Michell Walk, Rusten Close, Stellen Close, Thibault Walk, Tokal Close, and TWagen Road; Park Island Way: all properties except numbers 1, 1a, 3, & 3a; and East Lake Drive: Even-numbered properties 60 - 72 and odd-numbered properties 81 - 85.

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4. A public meeting will be held, the purpose of which shall be to:

- i) Inform all attendees of relevant information pertaining to the application, and to
- ii) Discuss the practical implications relating thereto.

DATE : 11 January 2023
TIME : 19h00
PLACE : San Marina Clubhouse
ADDRESS : 10 Cormorant Avenue, Marina da Gama, Cape Town, 7495

ALL AFFECTED PROPERTY OWNERS IN THE PROPOSED PICID ARE REQUESTED TO ATTEND THIS MEETING.

Enquiries, contact Boudje Gilliam at Tel : 082 772 1389

Minutes of the Second Park Island CID Public Meeting

Held at the San Marina Clubhouse, 10 Cormorant Ave, Marina Da Gama, at 7 PM on Wednesday, 11th January 2023 at 1900 Hours.

Present

38 Park Island householders, one representative from the City of Cape Town; representatives from neighbouring communities and others as detailed in the Attendance Register as attached hereto.

Apologies

Apologies were received from Park Island householders Ilse Meershoek, Bruce McDonald, Martin Cleminshaw and June Duursma.

Welcome by Chairperson.

Alderman Dimitri Qually from Battleridge in Marina Da Gama welcomed everyone to the meeting. Alderman Qually also chaired the first Public Meeting held on 20th October 2022.

He said the purpose of the meeting was for the Steering committee to report back to the residents on what had been accomplished since the last meeting and the work and processes to be done before the Park Island CID becomes operational on 1st July 2023.

At his request, the Chair of the steering committee of PICID reported back as follows:-

- that this meeting had been advertised in "Die Burger" and the "Cape Times". In addition, householders had been notified by Emails, Whatsapp notices and home delivered pamphlets.
- that 154 residents had certified their consent to the establishment of a CID for Park Island. This was 77% of the eligible erfs, which exceeded the 60% required by the Council and constituted a clear mandate for the finalisation of the CID.
- that there had been 3 objectors to the establishment of a CID. and these objectors would be seen personally by members of the Steering Committee, their objections noted and communicated to the City Council. This process must be completed by the 19th Jan 2023.
- The objectors also had the right to take up their objections directly with the CT City Council.

- That this matter would come before the Council Mayco meeting in Feb 2023 and the full Council meeting in March 2023 for consideration and decision.
- that subject to such approval, the steering committee and the Council would work together to establish a not-for-profit (NPC) company, open a bank account and make preparations for appointing suppliers in respect of security, environment and communication;
- that Di Oliver has withdrawn from the steering committee, and Patrick Tuckwell has been asked, and has agreed, to join the Steering Committee in her stead,
- that the steering committee will form the board of the Park Island CID NFP Company for 6 months commencing the 1st of July 2023,
- that all these matters were now contained in two sets of bound volumes, one each held by the steering committee chair and the Council. These volumes may be accessed by any appropriate person upon request

The Chair of the Steering Committee went on to outline the work still to be done, principally in respect of residents' monthly payments to the current security service provider all of which must be converted to EFT or similar transactions so that they will end during June 2023 to prevent any duplication of payment as the PICID came into operation on 1st July. 2023.

Questions.

The Chairperson invited questions from Park Island residents to be put to the Steering Committee members.
A number of questions were dealt with.

Closure

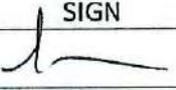
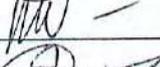
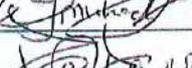
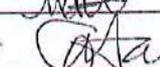
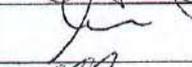
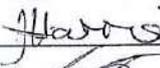
The Chairperson thanked all for their attendance and declared the meeting closed.

2nd Public Meeting Picnic } 11 January 2023 (1)
 San Marina Club House

NAME	ADDRESS	PHONE	SIGN
Tuxwell	4 Michell	0827265232	[Signature]
Weight	9 Rusten Close	072 944 0954	[Signature]
Boudie Glian	29 Park Island Way	0827121387	[Signature]
ROBIN COLLIERE	22 TWAGEN RO.	0832649018	[Signature]
GREG MEIERHANS	1 CONSTANTIA CLOSE	0829900694	[Signature]
DEMETRI QUALLY	14 BATTLE RIDGE	0836291326	[Signature]
Rob + Sandy MacLean	6 Thibault Walk	0828524108	[Signature]
Cheryl Philp	10 Bridge Island	0724162015	[Signature]
Quentin Baker	20 Michell Walk	083255051	[Signature]
Dave Jobb	54 Park Island Way	082 788 7754	[Signature]
Lynne + Jan Abraham	5 Meulen Close.	082 626 1908	[Signature]
Lava + Jannik Kottelen	22 Park Island	074 917 0020	[Signature]
Peter Warren	30 Park Esplanade	082 320 1600	[Signature]

12(+3)+1 ~~12~~

2

NAME	ADDRESS	PHONE	SIGN
Peter Weir	39A Burger Bend, EASTLAKE ISLAND	0824402540	
PETER KAUF	16 " " " "	0824510596	
Elsa Hoffmann	2 T'WAGEN Rd	0837887169	
BOBBY FRANKLAMB	4 TH. BULST WALK PARK ISLAND	0825554978	
David John Michael Selzer	COCT	0813492861	
PAUL DAVIS	7-MEVLEN CLOSE	0729013678	
Karin PETERS	18 T'WAGEN	0825792382	
GORDON HART	14 ALPHEN CLOSE	0829259625	
EDDIE WICHTMANN	34 PARK ISLAND WAY	0837855789	
ALAN GERHARDT	40 PARK ISLAND WAY	0824564391	
JACQUI HARRISON	5 BRIDGE ISLAND	0833219179	
MARILYN WALTON	4 BRIDGE ISLAND	0836587887	

9/2/1

(3)

NAME	ADDRESS	PHONE	SIGN
Saretha Scott	39 Thibault Walk	0722676196	
M. Richings	11 Stellen Close	082 533 2778	
Uzeyir Yildirim	5 Stellen Close	064 231 6057	
Margie Sim (Elkoff)	99 Sledwats Drive	083 3089249	
Mr & Mrs Stang	24 P / W	093 309 2552	
Koel MacKenzie	32 - Meekel Walle	083-2521602	
Muir de Wet	22 Thibault Walk	0715370951	
EDUARDO F. NUÑEZ	9 STELLEN CLOSE ^{PARK BOUND}	061288758	
M. Nyaradzi Gumu	5 F Park Island Way	0714915414	

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8 + 1 + 1

LIST OF PROPERTIES SUPPORTING / OBJECTING OR ABSTAINING								
St No	Street Name	Suburb	LIS Key	ERF No	Available Vote	Support	Objection	File Ref.
2	ALPHEN CLOSE	MUIZENBERG	64963	93842	1	1		1
3	ALPHEN CLOSE	MUIZENBERG	64975	93854	1	1		3
4	ALPHEN CLOSE	MUIZENBERG	64964	93843	1	1		5
5	ALPHEN CLOSE	MUIZENBERG	64974	93853	1	1		7
6	ALPHEN CLOSE	MUIZENBERG	64965	93844	1	1		9
7	ALPHEN CLOSE	MUIZENBERG	64973	93852	1	1		11
9	ALPHEN CLOSE	MUIZENBERG	64972	93851	1	1		13
10	ALPHEN CLOSE	MUIZENBERG	64968	93847	1	0		15
11	ALPHEN CLOSE	MUIZENBERG	64971	93850	1	0		17
12	ALPHEN CLOSE	MUIZENBERG	64969	93848	1	1		19
14	ALPHEN CLOSE	MUIZENBERG	64970	93849	1	1		21
7B	PARK ISLAND WAY, 12 BRIDGE ISLAND	MUIZENBERG	213927	154839	1	1		23
7B	PARK ISLAND WAY, 10 BRIDGE ISLAND	MUIZENBERG	213929	154841	1	1		25
7B	PARK ISLAND WAY, 3 BRIDGE ISLAND	MUIZENBERG	213936	154848	1	1		27
7B	PARK ISLAND WAY, 9 BRIDGE ISLAND	MUIZENBERG	213930	154842	1	1		29
7B	PARK ISLAND WAY, 8 BRIDGE ISLAND	MUIZENBERG	213931	154843	1	1		31
7B	PARK ISLAND WAY, 7 BRIDGE ISLAND	MUIZENBERG	213932	154844	1	1		33
7B	PARK ISLAND WAY, 6 BRIDGE ISLAND	MUIZENBERG	213933	154845	1	1		35
7B	PARK ISLAND WAY, 2 BRIDGE ISLAND	MUIZENBERG	213937	154849	1	1		37
7B	PARK ISLAND WAY, 1 BRIDGE ISLAND	MUIZENBERG	213938	154850	1	1		40
1	CONSTANTIA CLOSE	MUIZENBERG	64961	93840	1	1		41
2	CONSTANTIA CLOSE	MUIZENBERG	227510	155411	1	1		43
3	CONSTANTIA CLOSE	MUIZENBERG	64960	93839	1	1		45
4	CONSTANTIA CLOSE	MUIZENBERG	64949	93828	1	1		47
5	CONSTANTIA CLOSE	MUIZENBERG	64959	93838	1	1		49
6	CONSTANTIA CLOSE	MUIZENBERG	64950	93829	1	1		53
7	CONSTANTIA CLOSE	MUIZENBERG	64958	93837	1	1		55
8	CONSTANTIA CLOSE	MUIZENBERG	64951	93830	1	1		59

9	CONSTANTIA CLOSE	MUIZENBERG	64957	93836	1	1		61
10	CONSTANTIA CLOSE	MUIZENBERG	64952	93831	1	1		63
11	CONSTANTIA CLOSE	MUIZENBERG	64956	93835	1	1		68
12	CONSTANTIA CLOSE	MUIZENBERG	226945	155771	1	1		70
2A	DE LILLE PLEIN	MUIZENBERG	65261	94229	1	1		72
3A	DE LILLE PLEIN	MUIZENBERG	106550	145096	1	1		74
4	DE LILLE PLEIN	MUIZENBERG	65262	94230	1	1		76
5	DE LILLE PLEIN	MUIZENBERG	106549	145095	1	1		78
5A	DE LILLE PLEIN	MUIZENBERG	106548	145094	1	1		80
6	DE LILLE PLEIN	MUIZENBERG	65263	94231	1	1		82
7	DE LILLE PLEIN	MUIZENBERG	65265	94233	1	1		84
8	DE LILLE PLEIN	MUIZENBERG	65264	94232	1	1		86
62	EAST LAKE DRIVE	MUIZENBERG	65305	94293	1	1		88
64	EAST LAKE DRIVE	MUIZENBERG	65310	94298	1	1		90
70	EAST LAKE DRIVE	MUIZENBERG	65307	94295	1	1		92
81	EAST LAKE DRIVE	MUIZENBERG	65312	94301	1	1		94
2	MEULEN CLOSE	MUIZENBERG	65022	93901	1	1		96
5	MEULEN CLOSE	MUIZENBERG	65029	93908	1	1		98
6	MEULEN CLOSE	MUIZENBERG	65024	93903	1	1		100
7	MEULEN CLOSE	MUIZENBERG	65028	93907	1	1		102
8	MEULEN CLOSE	MUIZENBERG	65026	93905	1	1		104
9	MEULEN CLOSE	MUIZENBERG	65027	93906	1	1		106
1	MICHELL ROAD	MUIZENBERG	13614736	175985	1	1		108
2	MICHELL ROAD	MUIZENBERG	64978	93857	1	1		110
4	MICHELL ROAD	MUIZENBERG	64979	93858	1	1		112
6	MICHELL ROAD	MUIZENBERG	64980	93859	1	1		114
8	MICHELL ROAD	MUIZENBERG	64981	93860	1	1		116
10	MICHELL ROAD	MUIZENBERG	64982	93861	1	1		118
12	MICHELL ROAD	MUIZENBERG	64983	93862	1	1		120
14	MICHELL ROAD	MUIZENBERG	64984	93863	1	1		122

16	MICHELL ROAD	MUIZENBERG	64985	93864	1	1		124
20	MICHELL ROAD	MUIZENBERG	64987	93866	1	1		131
22	MICHELL ROAD	MUIZENBERG	64988	93867	1	1		133
24	MICHELL ROAD	MUIZENBERG	64989	93868	1	1		135
26	MICHELL ROAD	MUIZENBERG	64990	93869	1	1		137
28	MICHELL ROAD	MUIZENBERG	64991	93870	1	1		139
32	MICHELL ROAD	MUIZENBERG	64993	93872	1	1		147
5A	PARK ISLAND WAY	MUIZENBERG	111740	154864	1	1		149
5D	PARK ISLAND WAY	MUIZENBERG	111737	154861	1	1		152
5E	PARK ISLAND WAY	MUIZENBERG	111736	154860	1	1		154
5F	PARK ISLAND WAY	MUIZENBERG	111735	154859	1	1		157
5G	PARK ISLAND WAY	MUIZENBERG	111734	154858	1	1		159
5H	PARK ISLAND WAY	MUIZENBERG	111733	154857	1	1		161
5I	PARK ISLAND WAY	MUIZENBERG	111732	154856	1	1		163
5J	PARK ISLAND WAY	MUIZENBERG	111731	154855	1	1		165
5K	PARK ISLAND WAY	MUIZENBERG	111730	154854	1	1		167
5L	PARK ISLAND WAY	MUIZENBERG	111729	154853	1	1		169
11	PARK ISLAND WAY	MUIZENBERG	64557	93384	1	1		173
12	PARK ISLAND WAY	MUIZENBERG	65267	94237	1	1		175
15	PARK ISLAND WAY	MUIZENBERG	64556	93383	1	1		177
16	PARK ISLAND WAY	MUIZENBERG	65149	94091	1	1		179
17	PARK ISLAND WAY	MUIZENBERG	64555	93382	1	1		181
18	PARK ISLAND WAY	MUIZENBERG	65150	94092	1	1		183
22	PARK ISLAND WAY	MUIZENBERG	65034	93916	1	1		185
23	PARK ISLAND WAY	MUIZENBERG	64552	93379	1	1		187
24	PARK ISLAND WAY	MUIZENBERG	65035	93917	1	1		189
25	PARK ISLAND WAY	MUIZENBERG	64551	93378	1	1		191
26	PARK ISLAND WAY	MUIZENBERG	65036	93918	1	1		193
28	PARK ISLAND WAY	MUIZENBERG	65151	94093	1	1		195
29	PARK ISLAND WAY	MUIZENBERG	64549	93376	1	1		197

30	PARK ISLAND WAY	MUIZENBERG	343648	159284	1	1		199
34	PARK ISLAND WAY	MUIZENBERG	65154	94096	1	1		201
44	PARK ISLAND WAY	MUIZENBERG	65041	93927	1	1		203
50	PARK ISLAND WAY	MUIZENBERG	65044	93930	1	1		205
52	PARK ISLAND WAY	MUIZENBERG	65045	93931	1	1		207
54	PARK ISLAND WAY	MUIZENBERG	65046	93932	1	1		209
1	RUSTEN CLOSE	MUIZENBERG	65020	93899	1	1		211
2	RUSTEN CLOSE	MUIZENBERG	65008	93887	1	1		213
3	RUSTEN CLOSE	MUIZENBERG	65019	93898	1	1		215
4	RUSTEN CLOSE	MUIZENBERG	65009	93888	1	1		217
5	RUSTEN CLOSE	MUIZENBERG	65018	93897	1	1		217
6	RUSTEN CLOSE	MUIZENBERG	65010	93889	1	1		221
7	RUSTEN CLOSE	MUIZENBERG	65017	93896	1	1		223
8	RUSTEN CLOSE	MUIZENBERG	65011	93890	1	1		225
9	RUSTEN CLOSE	MUIZENBERG	65016	93895	1	1		227
11	RUSTEN CLOSE	MUIZENBERG	65015	93894	1	1		229
12	RUSTEN CLOSE	MUIZENBERG	65014	93893	1	1		231
1	STELLEN CLOSE	MUIZENBERG	65007	93886	1	1		233
2	STELLEN CLOSE	MUIZENBERG	64996	93875	1	1		235
3	STELLEN CLOSE	MUIZENBERG	65006	93885	1	1		237
5	STELLEN CLOSE	MUIZENBERG	65005	93884	1	1		239
6	STELLEN CLOSE	MUIZENBERG	64998	93877	1	1		241
7	STELLEN CLOSE	MUIZENBERG	65004	93883	1	1		243
8	STELLEN CLOSE	MUIZENBERG	64999	93878	1	1		245
9	STELLEN CLOSE	MUIZENBERG	65003	93882	1	1		247
10	STELLEN CLOSE	MUIZENBERG	65000	93879	1	1		249
11	STELLEN CLOSE	MUIZENBERG	65002	93881	1	1		251
12	STELLEN CLOSE	MUIZENBERG	65001	93880	1	1		253
4	THIBAUT ROAD	MUIZENBERG	64913	93792	1	1		255

6	THIBAUT ROAD	MUIZENBERG	64914	93793	1	1		257
9	THIBAUT ROAD	MUIZENBERG	64976	93855	1	1		259
10	THIBAUT ROAD	MUIZENBERG	64916	93795	1	1		261
12	THIBAUT ROAD	MUIZENBERG	64917	93796	1	1		263
14	THIBAUT ROAD	MUIZENBERG	64918	93797	1	1		265
16	THIBAUT ROAD	MUIZENBERG	64919	93798	1	1		267
18	THIBAUT ROAD	MUIZENBERG	64920	93799	1	1		269
19	THIBAUT ROAD	MUIZENBERG	227509	155410	1	1		271
20	THIBAUT ROAD	MUIZENBERG	64921	93800	1	1		273
22	THIBAUT ROAD	MUIZENBERG	64922	93801	1	1		275
24	THIBAUT ROAD	MUIZENBERG	64923	93802	1	1		277
26	THIBAUT ROAD	MUIZENBERG	64924	93803	1	1		279
28	THIBAUT ROAD	MUIZENBERG	64925	93804	1	1		281
30	THIBAUT ROAD	MUIZENBERG	64926	93805	1	1		283
32	THIBAUT ROAD	MUIZENBERG	64927	93806	1	1		285
34	THIBAUT ROAD	MUIZENBERG	64928	93807	1	1		287
36	THIBAUT ROAD	MUIZENBERG	64929	93808	1	1		289
38	THIBAUT ROAD	MUIZENBERG	64930	93809	1	1		291
40	THIBAUT ROAD	MUIZENBERG	64931	93810	1	1		293
42	THIBAUT ROAD	MUIZENBERG	64932	93811	1	1		295
1	TOKAI CLOSE	MUIZENBERG	64947	93826	1	1		297
2	TOKAI CLOSE	MUIZENBERG	64934	93813	1	1		299
5	TOKAI CLOSE	MUIZENBERG	64945	93824	1	1		301
6	TOKAI CLOSE	MUIZENBERG	64936	93815	1	1		303
7	TOKAI CLOSE	MUIZENBERG	64944	93823	1	1		305
8	TOKAI CLOSE	MUIZENBERG	64937	93816	1	1		307
9	TOKAI CLOSE	MUIZENBERG	64943	93822	1	1		309
11	TOKAI CLOSE	MUIZENBERG	64942	93821	1	1		311
12	TOKAI CLOSE	MUIZENBERG	64939	93818	1	1		313
14	TOKAI CLOSE	MUIZENBERG	64940	93819	1			315

15	TOKAI CLOSE	MUIZENBERG	64941	93820	1	1		317
2	TWAGEN ROAD	MUIZENBERG	65266	94236	1	1		319
4	TWAGEN ROAD	MUIZENBERG	65271	94241	1	1		321
6	TWAGEN ROAD	MUIZENBERG	65272	94242	1	1		333
8	TWAGEN ROAD	MUIZENBERG	65273	94243	1	1		335
10	TWAGEN ROAD	MUIZENBERG	65274	94244	1	1		337
16	TWAGEN ROAD	MUIZENBERG	65277	94247	1	1		339
18	TWAGEN ROAD	MUIZENBERG	65278	94248	1	1		341
22	TWAGEN ROAD	MUIZENBERG	65280	94250	1	1		343
26	TWAGEN ROAD	MUIZENBERG	65282	94252	1	1		345
8	ALPHEN CLOSE	MUIZENBERG	64966	93845	1			
10A	ALPHEN CLOSE	MUIZENBERG	64967	93846	0			
12A	CONSTANTIA CLOSE	MUIZENBERG	64953	93832	0			
1	DE LILLE PLEIN	MUIZENBERG	64911	93786	0			
2B	DE LILLE PLEIN	MUIZENBERG	245995	157998	1			
2C	DE LILLE PLEIN	MUIZENBERG	64909	93781	0			
3	DE LILLE PLEIN	MUIZENBERG	106551	145097	1			
5B	DE LILLE PLEIN	MUIZENBERG	106547	145093	1			
5C	DE LILLE PLEIN	MUIZENBERG	64910	93784	0			
9	DE LILLE PLEIN	MUIZENBERG	65144	94079	0			
66	EAST LAKE DRIVE	MUIZENBERG	65309	94297	1			
68	EAST LAKE DRIVE	MUIZENBERG	65306	94294	1			
72	EAST LAKE DRIVE	MUIZENBERG	65308	94296	1			
74	EAST LAKE DRIVE	MUIZENBERG	65047	93936	0			
83	EAST LAKE DRIVE	MUIZENBERG	65313	94302	1			
85	EAST LAKE DRIVE	MUIZENBERG	65314	94303	1			
1	MEULEN CLOSE	MUIZENBERG	13614734	175984	1			
3	MEULEN CLOSE	MUIZENBERG	65030	93909	1		1	
4	MEULEN CLOSE	MUIZENBERG	65023	93902	1			
5A	MEULEN CLOSE	MUIZENBERG	65032	93911	0			

6A	MEULEN CLOSE	MUIZENBERG	65025	93904	0			
7	MICHELL ROAD	MUIZENBERG	65021	93900	0			
18	MICHELL ROAD	MUIZENBERG	64986	93865	1		1	
30	MICHELL ROAD	MUIZENBERG	64992	93871	1			
34	MICHELL ROAD	MUIZENBERG	64995	93874	0			
2	PARK ISLAND WAY	MUIZENBERG	65311	94299	1			
4	PARK ISLAND WAY	MUIZENBERG	65304	94292	1			
5B	PARK ISLAND WAY	MUIZENBERG	111739	154863	0			
5C	PARK ISLAND WAY	MUIZENBERG	111738	154862	1			
6	PARK ISLAND WAY	MUIZENBERG	65270	94240	1			
7	PARK ISLAND WAY	MUIZENBERG	111728	154852	1			
7B	PARK ISLAND WAY	MUIZENBERG	213939	154851	1			
7B	PARK ISLAND WAY, 4 BRIDGE ISLAND	MUIZENBERG	213935	154847	1			
7B	PARK ISLAND WAY, 5 BRIDGE ISLAND	MUIZENBERG	213934	154846	1			
7B	PARK ISLAND WAY, 11 BRIDGE ISLAND	MUIZENBERG	213928	154840	1			
7D	PARK ISLAND WAY	MUIZENBERG	111727	154838	0			
7E	PARK ISLAND WAY	MUIZENBERG	64559	93386	0			
8	PARK ISLAND WAY	MUIZENBERG	65269	94239	1	1		
9	PARK ISLAND WAY	MUIZENBERG	64558	93385	1			
10	PARK ISLAND WAY	MUIZENBERG	65268	94238	1			
19	PARK ISLAND WAY	MUIZENBERG	64554	93381	1			
20	PARK ISLAND WAY	MUIZENBERG	65033	93915	1			
21	PARK ISLAND WAY	MUIZENBERG	64553	93380	1			
27	PARK ISLAND WAY	MUIZENBERG	64550	93377	0			
36	PARK ISLAND WAY	MUIZENBERG	65037	93923	1			
38	PARK ISLAND WAY	MUIZENBERG	65038	93924	1			
40	PARK ISLAND WAY	MUIZENBERG	65039	93925	1		1	
42	PARK ISLAND WAY	MUIZENBERG	65040	93926	1			
46	PARK ISLAND WAY	MUIZENBERG	65042	93928	1			
48	PARK ISLAND WAY	MUIZENBERG	65043	93929	1			

10	RUSTEN CLOSE	MUIZENBERG	65013	93892	1			
10A	RUSTEN CLOSE	MUIZENBERG	65012	93891	0			
4	STELLEN CLOSE	MUIZENBERG	64997	93876	0			
2	THIBAULT ROAD	MUIZENBERG	64912	93791	0			
8	THIBAULT ROAD	MUIZENBERG	64915	93794	1			
15A	THIBAULT ROAD	MUIZENBERG	64962	93841	0			
44	THIBAULT ROAD	MUIZENBERG	64933	93812	0			
3	TOKAI CLOSE	MUIZENBERG	64946	93825	0			
4	TOKAI CLOSE	MUIZENBERG	64935	93814	1			
10	TOKAI CLOSE	MUIZENBERG	64938	93817	0			
1	TWAGEN ROAD	MUIZENBERG	65148	94090	0			
3	TWAGEN ROAD	MUIZENBERG	211312	94080	0			
12	TWAGEN ROAD	MUIZENBERG	65275	94245	1			
14	TWAGEN ROAD	MUIZENBERG	65276	94246	1			
20	TWAGEN ROAD	MUIZENBERG	65279	94249	1			
23	TWAGEN ROAD	MUIZENBERG	64977	93856	0			
23A	TWAGEN ROAD	MUIZENBERG	64994	93873	0			
24	TWAGEN ROAD	MUIZENBERG	65281	94251	1			
					199	155	3	

Affidavit

I, the undersigned

Willem Boudewijn Giljam (ID 4609115166187)

do hereby make oath and say

I am the Chairperson of the Park Island CID Steering Committee, currently residing at 29 Park Island Way, Marina da Gama, 7945.

The facts contained herein are within my own personal knowledge and are to the best of my belief both true and correct unless specifically otherwise indicated.

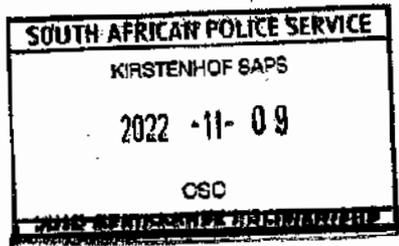
- At a public meeting held at the San Marina Clubhouse on 20th November 2022, the Park Island CID Steering Committee presented the motivation for the Park Island CID and requested that the residents complete the City of Cape Town's Consent/Objection Form.
- The Steering Committee received completed forms from 160 of 199 eligible property owners from the date of the meeting to 4 November 2022.
- 157 eligible homeowners indicated their support for the CID, a total of 78.9% of eligible properties, significantly above the required 60%.
- 3 eligible homeowners indicated their objection to the CID, a total of 1.5% of eligible properties.

DATED AT Kirstenhof THIS 9 DAY OF November 2022

WB Giljam
DEPONENT

SIGNED AND SWORN BEFORE ME AT _____ ON THIS _____ DAY OF _____
2022, THE DEPONENT HAVING ACKNOWLEDGED THAT THE DEPONENT KNOWS AND UNDERSTANDS THE CONTENTS OF THIS AFFIDAVIT, THAT THE DEPONENT HAS NO OBJECTION TO TAKING THE OATH AND THAT THE DEPONENT CONSIDERS THE OATH AS BINDING ON THE DEPONENT'S CONSCIENCE.

M. M. M. M.
COMMISSIONER OF OATHS
FULL NAME Mabasa M. M.
DESIGNATION/RANK CAF
PLACE Kirstenhof



Establishment of the Park Island City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the “By-law”)

CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
93925	40 Park Island Way, Marina da Gama

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Public Meeting held on 20th October 2022.

COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. *(If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B and attach proof of authorisation to this form).*
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
 - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
 - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

Please note: *The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.*

PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)
(i) Natural Person(s)

[Redacted] Surname: [Redacted]
 ID number: [Redacted] Work tel. _____
 Home tel.: _____ Email address: [Redacted]
 Cell. No.: [Redacted] _____
Owner 2 – Name(s): _____ Surname: _____
 ID number: _____ Work tel.: _____
 Home tel.: _____ Email address: _____
 Cell. No.: _____

(ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (*underline whichever is applicable*): _____
 Registration no.: _____

771

Physical Address:

Postal Address:

Website address (if any): _____

Contact Person: _____

Designation: _____

Business tel.: _____

Cell. No.: _____

Email address: _____

PART B: WARRANTY BY REPRESENTATIVE (proof of authorisation to be attached to the form)

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): _____ Surname: _____

ID number: _____

Representative Capacity (if applicable): _____

Home tel.: _____

Work tel.: _____

Cell. No.: _____

Email address: _____

PART C: CONSENT / OBJECTION

I consent to the establishing of a CID as per the Business Plan.

I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached email dated 26/10/2022

I object to relinquishing my personal choice by handing over authority to a body with the track record in non-delivery of the City of Cape Town

Indiscriminate mandatory regulation of the people is an abomination which should be fresh in the minds of everyone in the aftermath of our recent worldwide pandemic.

Owner 1 – Name(s): _____ Surname: _____

Signature: _____ Date: _____

Owner 2 – Name(s): _____ Surname: _____

Signature: _____ Date: _____

SUBMISSION OF CONSENT FORM

Please return the completed form to : Boudje Giljam

Physical Address:

Postal Address:

29 Park Island Way
Marina Da Gama

29 Park Island Way
Marina Da Gama
7945

Email to: parkislandcid@gmail.com or contact _____ for collection.

NOTE: This form should be submitted on or before 30th October 2022.



Park Island CID [REDACTED]

CID Consent/Objection Form

1 message

[REDACTED]

[REDACTED]

On Saturday 22nd October 2022 Lara Rottcher arrived at my gate with a consent form for the CID.

She asked me to complete a form to consent to the launching of Park Island CID.

I asked her whether I needed to fill in the form if I did not consent.

She said you can; but it won't make any difference!

Quite an imperious response; but one to be expected from individuals who erroneously believe that being in the majority automatically makes them right and subsequently the minority wrong.

This time it is the Consenters versus the Anti-Consenters.....sound familiar?

Blindly following the dictates of an organisation (The CoCT) leads you into the scenario of mandating without any thought of the consequences.

I'm sure you do not need to be reminded that in our very recent history an organisation (The WHO) mandated quarantining everyone irrespective of whether they were infected or not, a threat to general safety or not. This of course led to a global financial disaster!

Should you subscribe to the erroneous notion of the majority vote being the right choice, you need only take a look at our ANC government.

On page 8 of the Business Plan it is mentioned that "Park Island has a strong sense of community,".

What happened to this sense of community when randomly drawing a border line in the middle of the first block of Park Island Way effectively throwing the residents on the South side of that line under the bus by excluding them from the Security and Monitoring of the future model?

I imagine there are a few contributors to Park Island Guarding in these now excluded residences.

I can understand Park Island Quay, as they are a gated community.

Where is this sense of community when mandating a contribution from all residents irrespective of their financial circumstances? There must be a few people among the 18 or 25% of abstainers who are struggling to keep their heads above water on meagre pensions and are unable to keep up with the rampant inflation that has taken over the world as a result of the WHO's mandatory actions! The Steering Committee talk about the guarding costs coming down R35.00 for present contributors while failing to see that the abstainers now have to find R350.00 a month which they do not have at their disposal!

Where is this sense of community when a guard, who may be the sole breadwinner in his family, loses his job to a state of the art surveillance camera?

Has the Steering Committee factored in the cost of generators, solar panels and the ridiculously expensive lithium-ion batteries that will keep digital "guards" awake during load shedding, which looks to becoming a permanent new reality?

What happened to personal choice? Will our choice now be dictated by the authorities?

I may only have been around for a little more than 75 years; but in that time I have always held myself responsible for my choices regarding my safety and my health.

I didn't go along with the majority when it came to my choice of religion, philosophy, medical intervention or my security.

I realise that 99% of people will disagree with me ; but for me this has worked well so far.

I do not allow social media or MSM news to usher me into a paranoid state of fear.

I also have never been in support of hiring someone else, like a security company to watch my back.

I stay awake and aware of my surroundings at all times. It becomes second nature when you have done so all your life.

I have lived in suburbs in Johannesburg where virtually every neighbour has been burgled and my house left untouched.

I know what you're thinking! "It's only luck and it will run out some day!" You could be right. Only time will tell.....

No-one knows whether Park Island CID will miraculously establish the ultimate public safety model; but my guess is that in the CID future we will still have very active keyboard warriors who will be berating the guards and cameras for not noticing that someone has "entered" a public open area and stolen a generator from a property that regularly leaves their gate and their front door open. It will be seen as the fault of the guards also when someone is surprised that an intruder has walked through her open gate and unlocked front door!!!

10/26/22, 4:15 PM

Gmail - CID Consent/Objection Form

773

I somehow do not envision this future foolproof security model. Let's hope that I am wrong this time! I encourage everyone to stay aware and double check your surroundings all the time.

People have been made extra poor by the actions of the world's so-called authorities and will be more desperate and daring in their efforts to make a quick buck through crime.

Should you be successful in establishing the Park Island CID allowing you to mandate people to either join the majority or leave Park Island, I guess I will have to accept that I accidentally bought in the wrong suburb 35 years ago!

I am going to investigate the legality of the CID's power to hold to ransom a property owner of 35 years standing through a body that is established with a 60% interest.

From Albert Einstein: "Unthinking respect for authority is the greatest enemy of truth."

I am attaching my form reflecting my objection.

Regards,

[REDACTED]



CONSENT:OBJECTION FORM.pdf

2170K



Re: Minutes of our meeting

1 message

Park Island CID [REDACTED]

Hi [REDACTED]

No need to meet. I just wanted to give you the option.

Regards

[REDACTED]

On Mon, 6 Feb 2023 at 09:49, [REDACTED] wrote:

Hello [REDACTED]

I am quite happy with the minutes as they stand.
Should there be anything that you would like to discuss I am open to meeting up with you to do so.
This week is a busy one for me, so it will have to be next week.

Regards,

[REDACTED]

Sent from my iPhone

On 06 Feb 2023, at 08:01, Park Island CID <[REDACTED]> wrote:

Hi [REDACTED]

Thanks for your note.

However, there is a further item. I received a note from David John at the City's CID Branch that the branch had received a note from you on the 19th Feb, which he forwarded to me. I was not aware of your second note when we had our discussion.

Are there any items in the second note that you would like to discuss and add to the minutes?

Please advise. I will wait for your response before I send the minutes to David John.

Regards

[REDACTED]

[REDACTED] 3 Feb 2023 at 14:43, [REDACTED]:

Boudje,

I have read the attached minutes and they are indeed an accurate reflection of our meeting.
I don't see any need for changes.

Best regards,

[REDACTED]

Sent from my iPhone

On 02 Feb 2023, at 12:34, Park Island CID <parkislandcid@gmail.com> wrote:

Hi [REDACTED]

775
Thanks for meeting with me earlier this week.

I have drafted some minutes for your perusal. Please make any changes that you feel are necessary, and let me have the updated minutes with a cover note that you accept them as a fair reflection of our meeting.

Many thanks

██████████

--

Park Island CID Steering Committee

<Minutes ██████████.docx>

--

Park Island CID Steering Committee

--

Park Island CID Steering Committee



Objection Phase of the Park Island CID Process

1 message

Park Island CID [REDACTED]

13 January 2023 at 06:36

To: Park Island CID [REDACTED]

Bcc: [REDACTED]

Hi

We are writing to you to clarify the Public Participation Objection Phase of the Park Island CID Approval Process, as you objected to the proposal in the Consent Phase.

As announced recently, "any objections to the establishment of the Park Island City Improvement District must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or email CityImprovement.Districts@capetown.gov.za. Objections must be received by the office of the City Manager by not later than 20 January 2023."

You need not do anything further, as your objection is lodged with the City Manager. However, if you wish, you can add additional comments to your objection by following the above process.

The next step of the Objection Phase requires a representative of the steering committee to meet with each objector individually to discuss and clarify the objection. Minutes will be taken at the meeting, and these, together with your original objection, will be added to the Park Island CID application by the City's CID Branch for submission to the Mayco and Council meetings.

We will contact you after 20 January to arrange a meeting.

Please do not hesitate to contact us at this email address if you have any queries regarding the process.

Regards

--

Park Island CID Steering Committee

Minutes of a meeting held at the home of [REDACTED] at 40 Park Island Way.

Date: 30 January 2023

In attendance: [REDACTED]

The purpose of the meeting was to review the objection form submitted by AG during the consent phase of the Park Island CID approval process.

1. BG gave the background to the CID application, which was initiated by difficulties in keeping the existing security program, Park Island Guarding, afloat. The Steering Committee believes that a CID will be a better vehicle for the continuance and improvement of the guarding program, and will allow the community to address other issues, such as greening and communications.
2. BG explained the rationale for not including the first block of houses on the south side of Park Island Way. The residents in the block have never subscribed to Park Island Guarding in the past and over the years had rejected all overtures to get involved. The only exception is a dwelling used as an office belonging to a Park Island Guarding contributor living in the proposed CID geography.
3. It was pointed out by BG that the residents of the block in question will receive many of the benefits of the CID, at no cost.
4. AG and BG discussed the issue of affordability - many people are struggling financially at present. AG is familiar with the CoCT rates relief program and intends to investigate the current guidelines of the program. Residents with affordability issues should apply for rates relief.
5. AG & BG discussed the trends in guarding, where static guards are rapidly being priced out of the market, and being replaced by cameras linked to armed response. This is not a CID issue, as any guarding initiative is faced with these issues. The CID business plan proposes retaining the 24 x 7 guard at the entrance but replacing the daytime guard on the Uitsig pedestrian bridge with camera surveillance. AG suggested some tasks that could be given to the entrance guard to keep him alert and aware.
6. AG expressed the view that many residents ("keyboard warriors") did not do enough to secure themselves, relying completely on the security company. Resident security education should be part of the security solution.
7. AG & BG briefly touched upon the greening initiative, which is relatively inexpensive - the Steering Cttee believes it will bring great benefit to the area.

Establishment of the Park Island City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
93909	3 Meulen Close
	Marina da Gama

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Public Meeting held on 20th October 2022.

COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B and attach proof of authorisation to this form).
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
 - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
 - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

Please note: The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)
 (i) Natural Person(s)



(ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): _____

Registration no.: _____

Physical Address:

779 Postal Address:

Website address (if any): _____

Contact Person: _____

Designation: _____

Business tel.: _____

Cell. No.: _____

Email address: _____

PART B: WARRANTY BY REPRESENTATIVE (proof of authorisation to be attached to the form)

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): _____ Surname: _____

ID number: _____

Representative Capacity (if applicable): _____

Home tel.: _____

Work tel.: _____

Cell. No.: _____

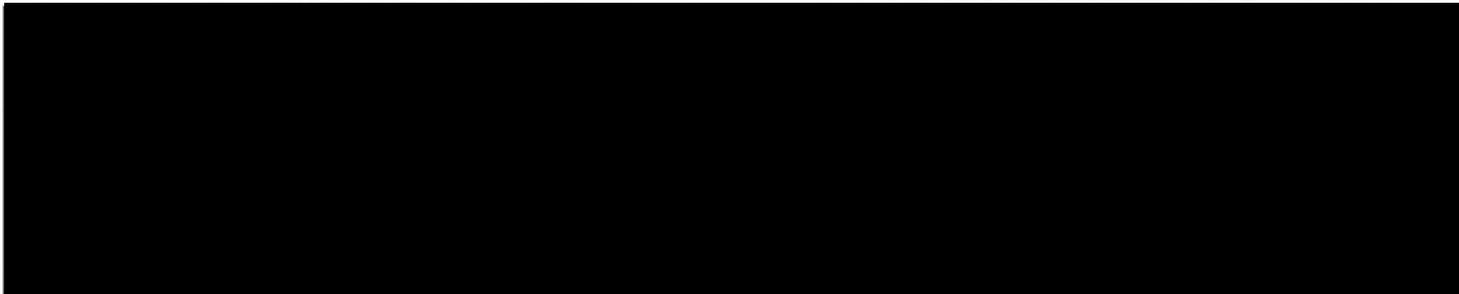
Email address: _____

PART C: CONSENT / OBJECTION

I consent to the establishing of a CID as per the Business Plan.

I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated _____:

WE FEEL NO OBLIGATION TO INFORM YOU OF
OUR REASONS



SUBMISSION OF CONSENT FORM

Please return the completed form to : Boudje Giljam

Physical Address:

Postal Address:

29 Park Island Way
Marina Da Gama

29 Park Island Way
Marina Da Gama
7945

Email to: parkislandcid@gmail.com or contact [redacted] for collection.

NOTE: This form should be submitted on or before 30th October 2022.

Establishment of the Park Island City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
93865	18 Michale Walk, Park Island
	Maria da Gama

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Public Meeting held on 20th October 2022.

COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. *(If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B and attach proof of authorisation to this form).*
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
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 - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
 - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

Please note: The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)
(i) Natural Person(s)



(ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): _____

Registration no.: _____

Physical Address:
~~18 MICHAEL WALK~~

781 Postal Address:

Website address (if any):

Contact Person: Designation:

Business tel.: Cell. No.:

Email address:

PART B: WARRANTY BY REPRESENTATIVE (proof of authorisation to be attached to the form)

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): Surname:

ID number:

Representative Capacity (if applicable):

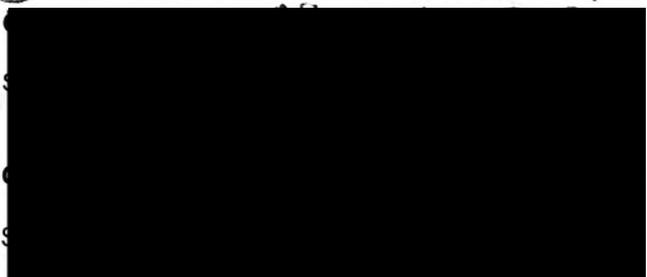
Home tel.: Work tel.:

Cell. No.: Email address:

PART C: CONSENT / OBJECTION

- I consent to the establishing of a CID as per the Business Plan.
- I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated _____:

① Using the formula provided in the CID Business Plan we will have to pay R150 extra a month and still end up
② We don't want to be tied into City Council CID subsidising people rate increases who pay less



Surname: [Redacted]

SUBMISSION OF CONSENT FORM

Please return the completed form to : Boudje Giljam

Physical Address:
29 Park Island Way
Marina Da Gama

Postal Address:
29 Park Island Way
Marina Da Gama
7945

Email to: parkislandcid@gmail.com or contact [Redacted] for collection.

NOTE: This form should be submitted on or before 30th October 2022.

③ We are also already paying for our own 24-hour armed response security

Establishment of the Park Island City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the “By-law”)

CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
93925	40 Park Island Way, Marina da Gama

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Public Meeting held on 20th October 2022.

COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. *(If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B and attach proof of authorisation to this form).*
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
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 - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

Please note: *The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.*

PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)
(i) **Natural Person(s)**

Owner 1 – Name(s): _____

_____ Work tel. _____

Home tel.: _____ Email address: _____

Cell. No.: _____

PART B: WARRANTY

783

Physical Address:

Postal Address:

Website address (if any): _____

Contact Person: _____

Designation: _____

Business tel.: _____

Cell. No.: _____

Email address: _____

PART B: WARRANTY BY REPRESENTATIVE (proof of authorisation to be attached to the form)

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): _____

Surname: _____

ID number: _____

Representative Capacity (if applicable): _____

Home tel.: _____

Work tel.: _____

Cell. No.: _____

Email address: _____

PART C: CONSENT / OBJECTION

I consent to the establishing of a CID as per the Business Plan.

I object to relinquishing my personal choice by handing over authority to a body with the track record in non-delivery of the City of Cape Town

Indiscriminate mandatory regulation of the people is an abomination which should be fresh in the minds of everyone in the aftermath of our recent worldwide pandemic.

Owner 1 – Name(s): _____ Surname: _____

Signature: _____ Date: _____

Owner 2 – Name(s): _____ Surname: _____

Signature: _____ Date: _____

SUBMISSION OF CONSENT FORM

Please return the completed form to : _____

Physical Address:

29 Park Island Way
Marina Da Gama

Postal Address:

29 Park Island Way
Marina Da Gama
7945

Email to: parkislandcid@gmail.com or contact _____ for collection.

NOTE: This form should be submitted on or before 30th October 2022.

Report from [REDACTED], steering committee member

The 2 objectors, [REDACTED], have both declined to put anything in writing - but in conversation with them, I can report

- [REDACTED], 3 Meulen Close:
 - The reasons for not wanting to participate 'remain confidential' (she declined to give explanations on her objection form) and she and her partner are not prepared to discuss further.
 - From what I can gather it's more the 'service' provided by National Security and she feels she wasn't kept abreast of developments
 - The City Council put a tariff on water and when the water crisis passed nothing has been done at all to reverse the tariff.

- [REDACTED], 22 Michell Walk:
 - Based on her assessment - her 'levy' for the CID will be approximately R150/month more than what they were paying when they contributed - which they are not interested in doing so.
 - One of the points she did raise is if the City Council should be taken over by the ANC what happens then - as I told her nobody could answer that!
 - Nikki is not prepared to sign anything