



# SONDAL COMMUNITY IMPROVEMENT DISTRICT

PUBLIC MEETING | 29 OCTOBER 2024



# INTRO



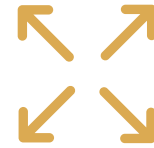
## Present the draft business plan

We are here to present the draft business plan for the Sodal Community Improvement District to the community.



## Opportunity for community input

The community will have the chance to raise comments about the initiative.



## Acknowledge different views

We recognize that there are a variety of perspectives on this issue within the community.

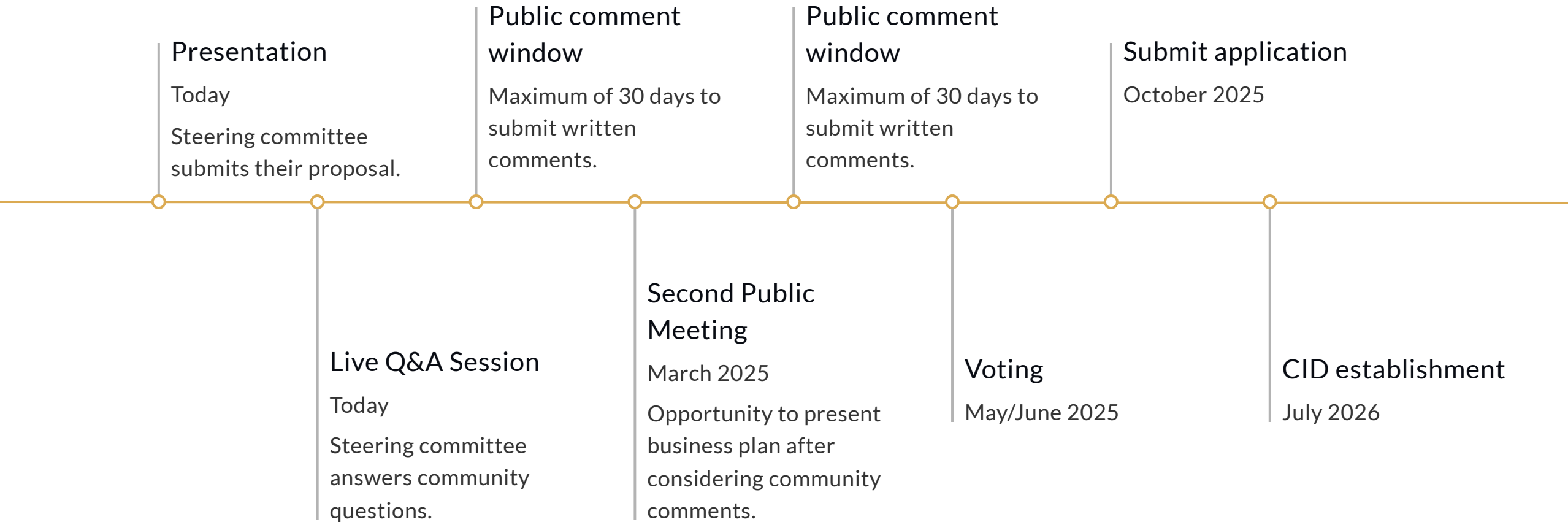


## Community vote

Ultimately, the community will vote to approve or reject the proposed CID.

We are committed to an open and transparent process, where all voices are heard and the community has the final say.

# TIMELINE



# THE STEERING COMMITTEE



## Ordinary Residents

The steering committee is composed of regular community members, not political or business leaders with personal interests.



## No Personal Gain

The committee members are not seeking any individual benefits or financial gain from the proposed community improvement project.



## Community-Driven

The steering committee was started and is dominated by active community members involved in local initiatives like neighborhood watches and the security camera initiatives.

Committed community members seeking a lasting solution for tomorrow's challenges

# WHY WAS THE PROCESS STARTED?

- **Too few volunteers**

The current public safety model relies heavily on volunteers, but there are not enough volunteers to effectively maintain the initiatives.

- **Unsustainable maintenance**

The existing public safety initiatives, such as community cameras, require ongoing maintenance and repairs, which can be expensive and time-consuming to sustain.

- **Too few donors**

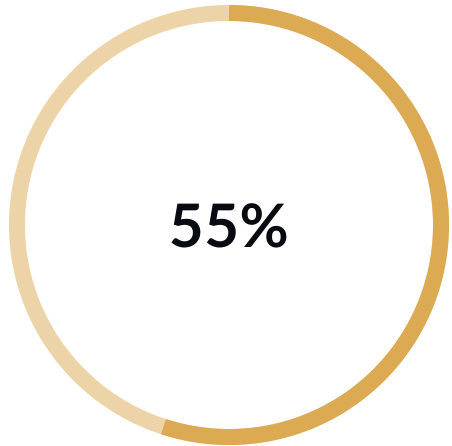
The community has to rely on donations to fund public safety initiatives, but the number of donors is limited, and the funding is inconsistent.

- **Legislation changes**

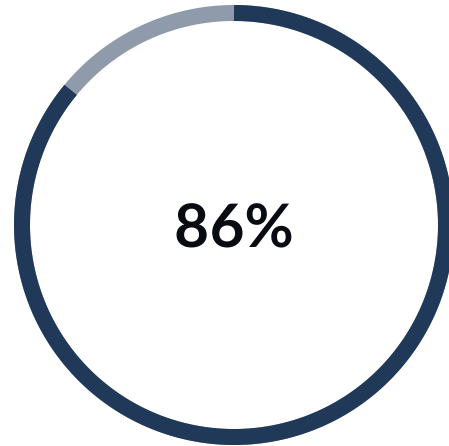
Changing legislation around cameras and privacy concerns is making it more difficult to maintain and expand the current public safety initiatives.

**WE NEED TO PREVENT  
INSTEAD OF REACT**

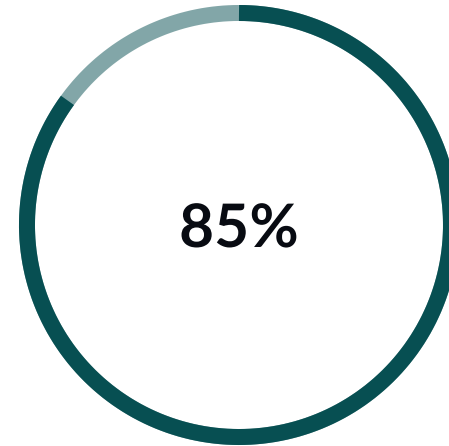
# URBAN MANAGEMENT SURVEY



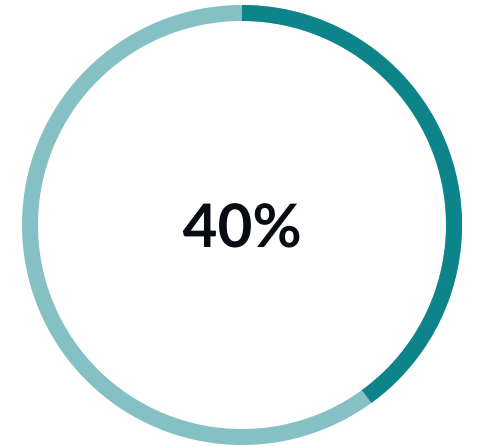
Victims of crime in area, or know a victim of crime in area



Have spent money on *upgrading* security

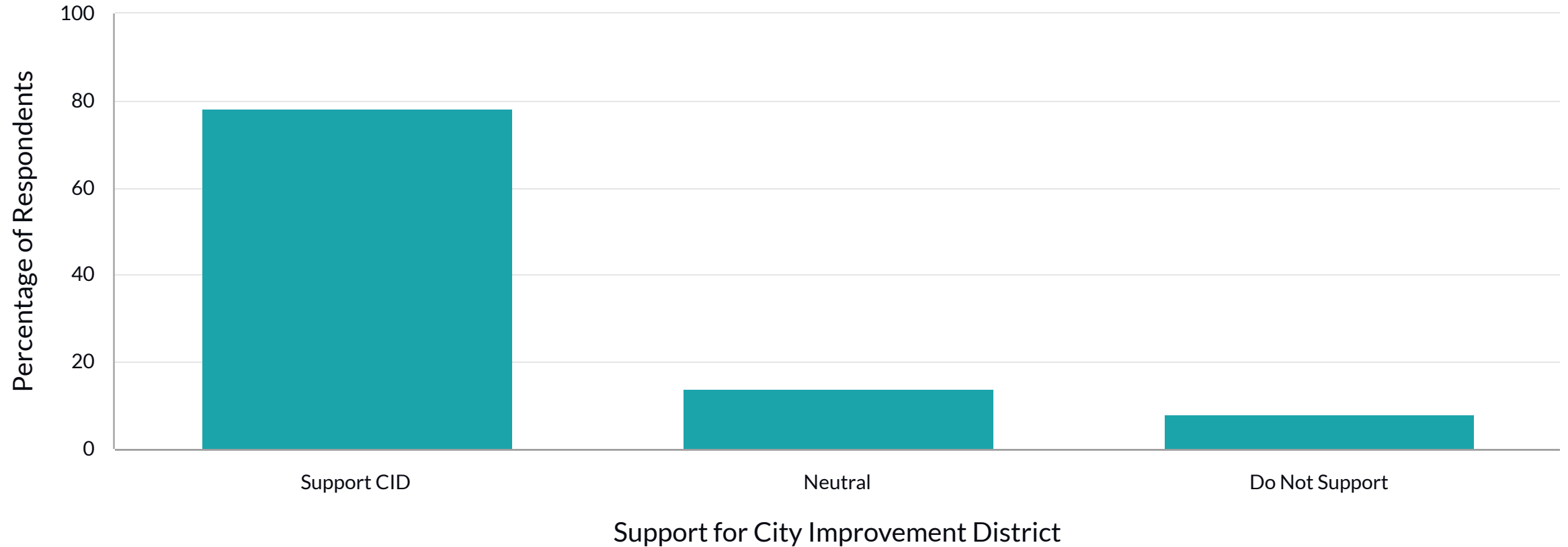


Concerned about homeless loitering



Do not consider safety in the area to be good

# URBAN MANAGEMENT SURVEY



The majority of respondents (78%) support the establishment of a City Improvement District.

\*Based on responses from 400 households



# HOW DOES A CID WORK?



## Geographically Defined Area

The CID covers a contiguous, geographically defined area within the municipality.



## Additional Rates Funding

Property owners within the CID boundary pay an additional rate to fund enhanced municipal services in the area.



## Exemptions for Rebate Recipients

Property owners who receive a rates rebate, such as indigent or pensioner households, are exempt from the additional CID rates.



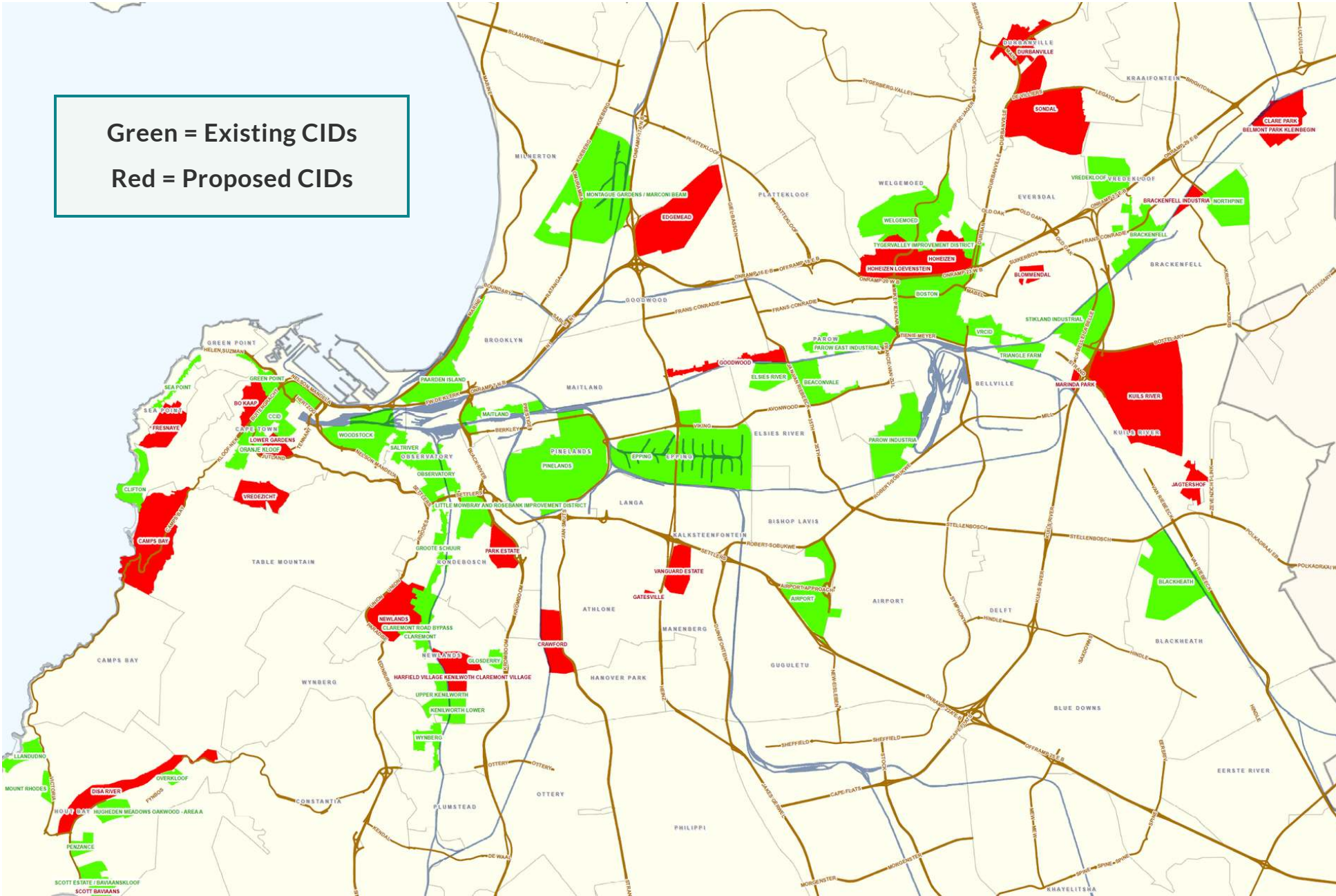
## Community-Driven Management

The CID is managed by the property owners within the geographical defined area, who determine their own needs and how the funds are spent.

The CID model provides a community-driven approach to receive enhanced municipal services and address the unique needs of a geographically defined area, funded by the property owners within that area.



# POPULARITY OF CIDS IN THE GREATER CAPE TOWN



# CID STRUCTURE

## Company Structure

A non-profit company (NPC) will be registered in accordance with the Companies Act and will comply with all the relevant requirements. The NPC will have a Board of Directors, Members, a Company Secretary, and an External Auditor.

## Members

Any property owner within the Sondal CID who is liable for the additional rate can apply to become a member of the Sondal CID NPC. Membership is available at no cost and has no liability attached to it. Members will have voting rights at the Annual General Meeting.

## Board of Directors

The Board will have the authority and responsibility to implement the business plan. Board members will serve without remuneration and may appoint special advisors to advise on specialized matters, and will be appointed by the Members.

## Funding

The City of Cape Town collects funding through an additional rate on municipal accounts, and transfers this to the NPC. The Board of Directors have the mandate to oversee the expenditure of these funds in line with the approved business plan and budget.

The City of Cape Town plays an important oversight role to ensure that the NPC is properly managed.

## Service Manager and Service Providers

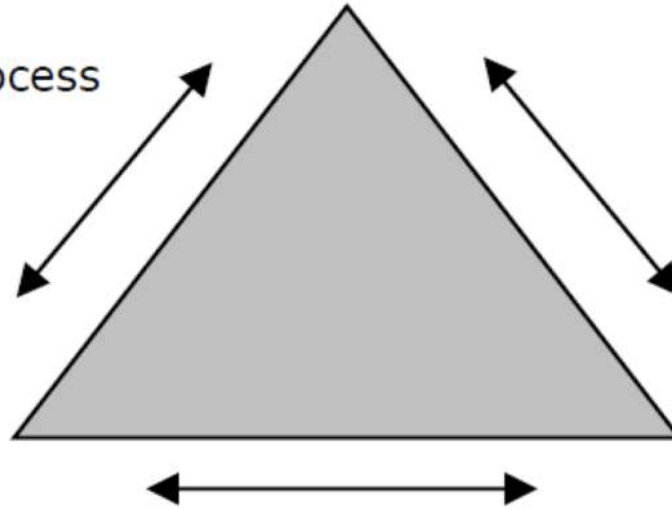
A professional CID management company will be appointed as the service manager to handle day-to-day operations and manage service providers. Major service providers will be selected by the Board after due diligence, and minor providers may be appointed by the service manager.

# City of Cape Town

- Guide establishment process
- Approval
- Finance Agreement
- Compliance

- \*Billing
- \*Receipting
- \*Debt management

**CID**



**MEMBER/COMMUNITY**

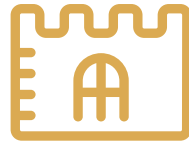
- Mandate to implement Business Plan
- Non Profit Company (NPC) membership

# COMMON MISCONCEPTIONS



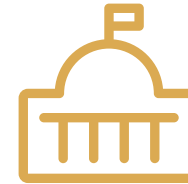
## Won't replace your armed response

The City Improvement District is a public safety initiative, not a replacement for private armed response. It aims to complement, not replace, existing security measures. It aims to prevent someone reaching your home.



## Your estate should not become your jail

The goal is to create a safe and accessible community where residents can freely enjoy public spaces like jogging, walking, or letting their kids ride bikes without feeling confined to their estates.



## City of Cape Town manages the funds

The funds are managed by a community-based Non-Profit Company, not the City of Cape Town. The City has oversight but does not decide how the money is spent.



## COCT still responsible for standard services

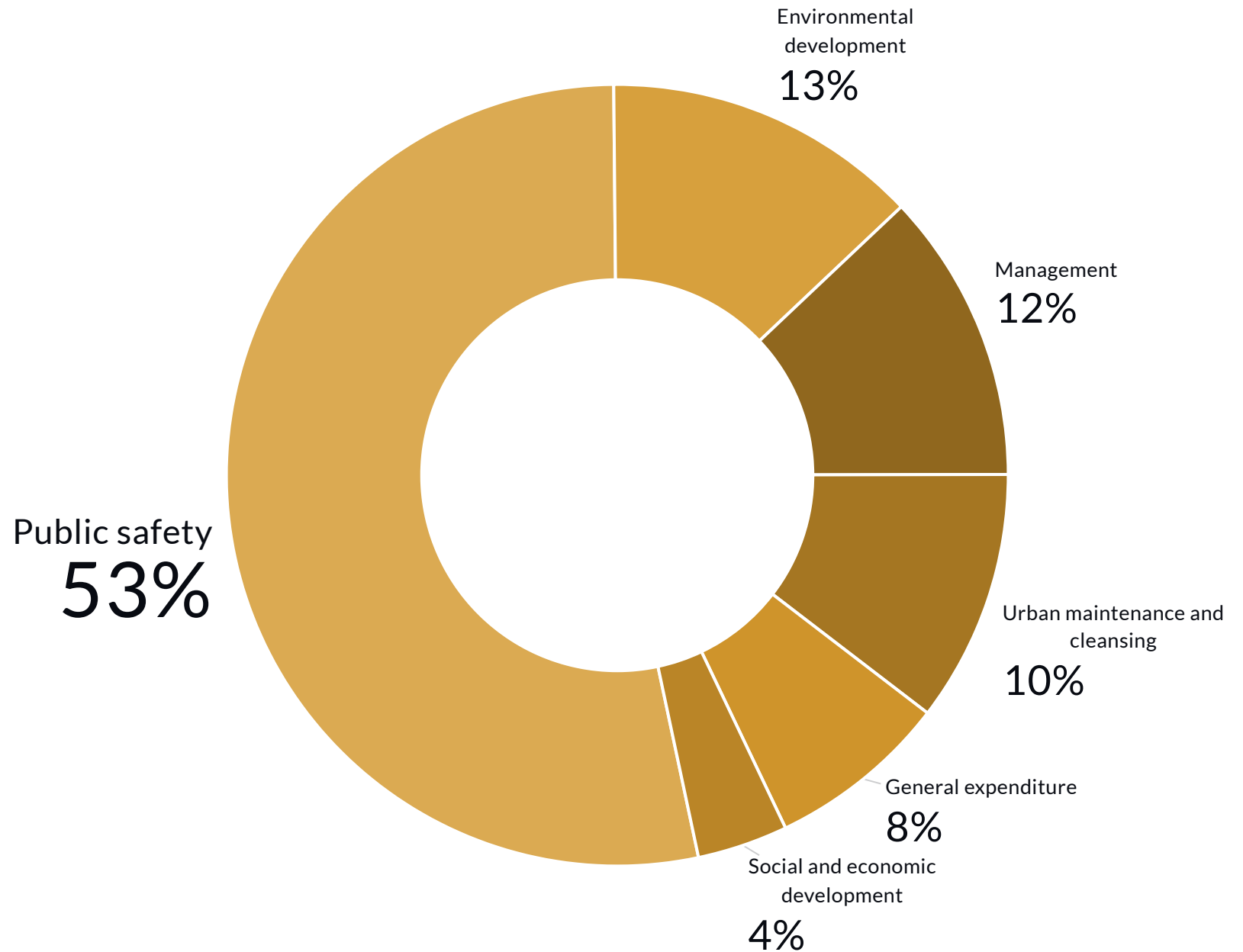
The City Improvement District will not waste money on services that the City of Cape Town should already be providing. Instead, it will hold the City more accountable for its responsibilities.

## BUDGET BREAKDOWN

The budget is primarily focused on public safety, with significant investments in environmental development and management.

RATIOS PRESENTED ARE THAT OF THE  
TOTAL EXPENDITURE OVER THE INITIAL  
5-YEAR TERM

SEE BUSINESS PLAN FOR DETAILED BUDGET



**THE PRICE OF SAFETY  
IS ETERNAL VIGILANCE**



# CRIME STATS

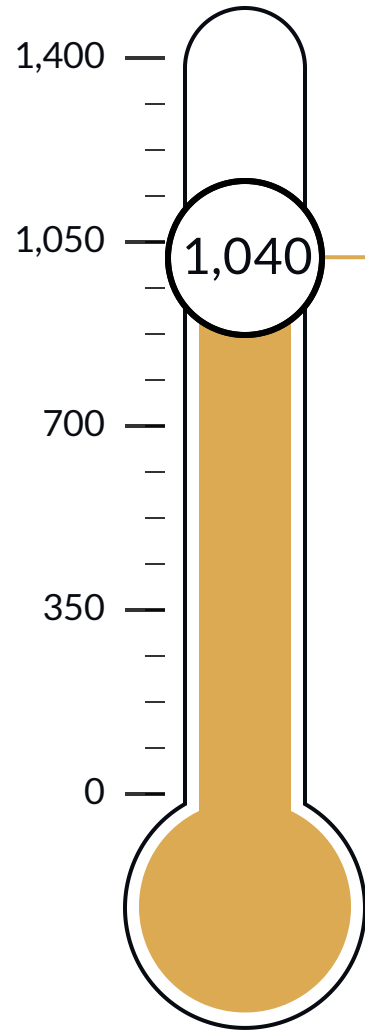
Statistics obtained from SAPS through Community Policing Forum

Suburb	2021	2022	2023	Average
Amanda Glen	33	39	35	36
Eversdal	120	116	115	117
Sonstraal	44	56	59	53
Valmary Park	89	144	116	116
Vygeboom & Eversdal Heights	22	35	32	30
<b>Total</b>	<b>308</b>	<b>390</b>	<b>357</b>	<b>352</b>

Averaging around one crime per day within CID boundaries

Considering around 2,000 residences in the area, that is one crime per residence every 6 years

# NIGHTLY ACTIVITY

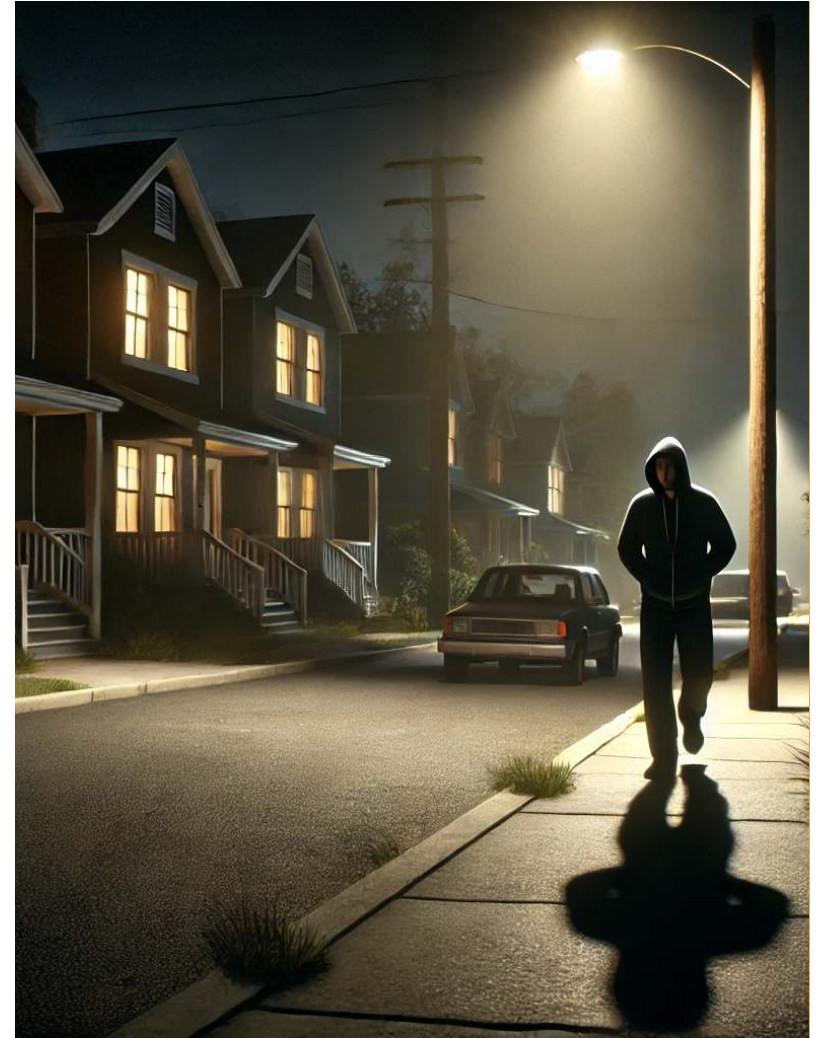


## ● Camera alerts per month

Overnight: 10pm to 5am

Based on human detection alerts received from existing camera networks in Sector G, H and Sonstraal Neighbourhood Watch from 2022 to 2024.

Valmary Park data not included.



# PUBLIC SAFETY



## Comprehensive CCTV Network

Maintaining existing 115 cameras and adding 85 new HD and LPR cameras for real-time monitoring and incident response.



## 24/7 Control Room

The surveillance center monitors camera footage and deploys patrols for intervention.



## 24/7 Visible Patrols

Two dedicated patrol vehicles providing 24-hour patrols and response to camera alerts in the CID area.



## Dedicated LEAP Officer

A law enforcement officer contracted to work exclusively in the CID area, enforcing laws and bylaws.



## Park Wardens

Dual purpose: Taking care of our parks, while keeping an eye out for security risks.



## Secure Perimeter Fencing

Fencing along certain boundaries to channel pedestrians to monitored access points, with lockable gates for controlled entry.

Building a safer community through constant vigilance and preventative measures

# ENVIRONMENTAL DEVELOPMENT



## Green Belt Connection Project

Establish walking routes by adding missing walkways to connect the four main green belt areas in the Sondal CID.



## Enhancing Local Parks and Green Spaces

Improve parks, playgrounds, and green spaces to provide safe and engaging recreational areas. Initiatives include tree planting, weed control, and employing park wardens to maintain public spaces.



## Seating and Picnic Benches

Install seating and picnic benches around dams and other green spaces, creating inviting areas for the community to gather and enjoy the outdoors.



## Children's Cycle Track

Develop a dedicated cycle track for children, promoting active and safe recreational activities for the younger members of the community.

Working together for a greener, more connected community

# CLEANSING



## Parks and Playgrounds

Maintain public parks with frequent litter removal, grass cutting, and illegal dumping management, with park wardens ensuring cleanliness.



## Bus Stops and Shelters

Weekly cleaning of bus stops, adding waste bins where needed, and enhancing signage to discourage littering.



## Sonstraal & Vygeboom Dams

Regular litter removal, installing more waste bins, and improving signage at the dams, with park wardens overseeing cleanliness.



## Road Reserves Maintenance

Implement street cleaning programs for road reserves, including regular street sweeping, stormwater gully cleaning, trimming branches for visibility, and removing weeds.

Making our area more attractive and desirable

# URBAN MAINTENANCE



## Road and Sidewalk Maintenance

Ensure the upkeep of public roads and sidewalks through regular monitoring and logging service requests with the City of Cape Town.



## Collaboration with City Departments

Engage with City of Cape Town line departments to address service issues reported by residents, such as overflowing manholes or flooding, and implement community requests for traffic calming measures.



## Repairs

Able to perform urgent repairs to potholes and other damage to roads and sidewalks to ensure the safety of residents.

Maximizing the service we received from the municipality

# SOCIAL DEVELOPMENT



## Crime Prevention and Community Safety

Collaborate with law enforcement, NGOs, and community organizations to enhance responses to alcohol and drug-related issues, and reduce drug- and alcohol-related crime, anti-social behavior, accidents, and injuries.



## Collaborative Partnerships

Establish partnerships with local NGOs and community groups to address social challenges collectively and create employment opportunities. Support local NGOs like MES that make a difference in the local community. Collaborate with CAN to beautify the area.

Supporting the greater community to keep our streets safe

# WHY USE A CID MANAGEMENT COMPANY?

- **Cost Comparison**

The cost of hiring a CID management company is similar to hiring a CID manager employee, but a management company has more extensive operational and support staff.

- **Reduced Complexity & Risks**

Hiring a CID management company reduces the complexity and risks associated with labor law, employee performance, and other compliance matters.

- **Uninterrupted Operations**

The CID's operations will not be impacted by a CID manager employee being on sick or annual leave, and a management company has greater accountability under its contract.

- **Economies of Scale**

A CID management company can afford and share machinery and equipment that would be unaffordable for individual CIDs, resulting in significant benefits of scale.

- **Operational Expertise**

The wealth of experience and administrative expertise of a CID management company ensures optimal operating efficiencies, fewer mistakes, and a reduction in risk.



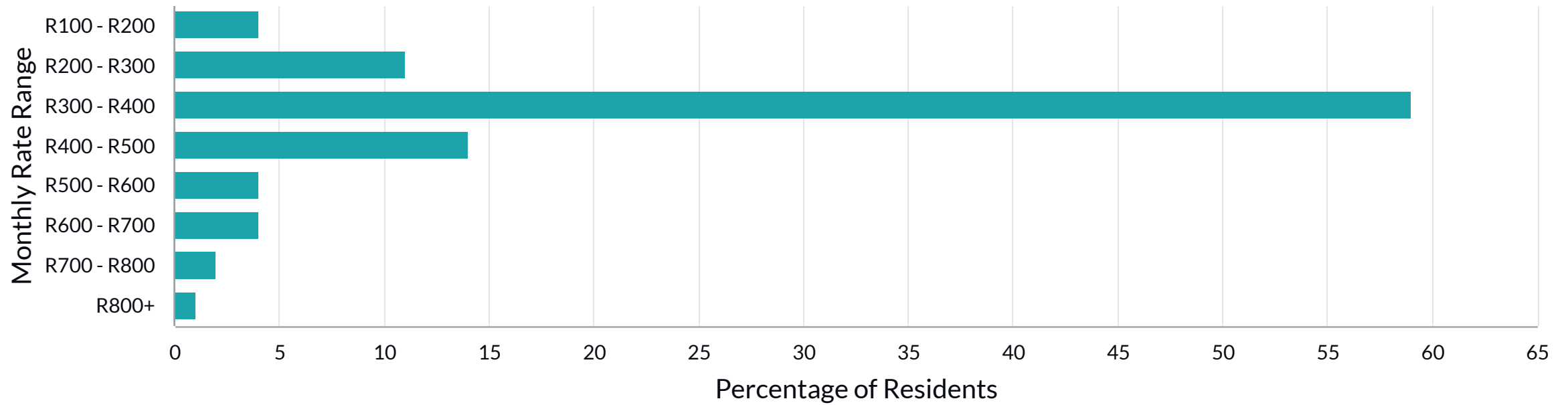
**GUEST**  
**GENE LOHRENTZ**

**WHAT WILL IT COST**

# DISTRIBUTION OF ANNUAL RATES

CID rate will be roughly R110 per month per R1 million of property value for residential homes

Distribution of rates



75% of residents will pay less than R400 per month

\*Figures are based on actual valuation roll data, but there may be minor discrepancies.

# SONDAL

## PRELIMINARY MODELLING OF FINANCIAL IMPACT

### RESIDENTIAL PROPERTIES

0.001151

		2025/26			
PROPOSED BUDGET 2025/26	PROPERTY VALUE	ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
R8 452 205	1 000 000	1 151.00	1 323.65	95.92	110.30
	2 500 000	2 877.50	3 309.13	239.79	275.76
	3 500 000	4 028.50	4 632.78	335.71	386.06
	4 500 000	5 179.50	5 956.43	431.63	496.37
	8 000 000	9 208.00	10 589.20	767.33	882.43
<b>AVERAGE</b>	3 900 000	4 488.90	5 162.24	374.08	430.19

### NON-RESIDENTIAL PROPERTIES

0.001673

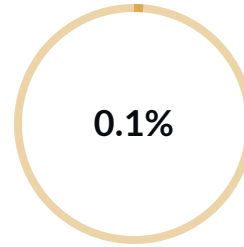
		2025/26			
PROPOSED BUDGET 2025/26	PROPERTY VALUE	ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
R8 452 205	1 000 000	1 673.00	1 923.95	139.42	160.33
	1 500 000	2 509.50	2 885.93	209.13	240.49
	2 100 000	3 513.30	4 040.30	292.78	336.69
	2 900 000	4 851.70	5 579.46	404.31	464.95
	3 500 000	5 855.50	6 733.83	487.96	561.15
<b>AVERAGE</b>	3 070 000	5 136.11	5 906.53	428.01	492.21

## ANNUAL RATES COMPARED

Alongside are illustrative rates that can be compared to the CID rate.

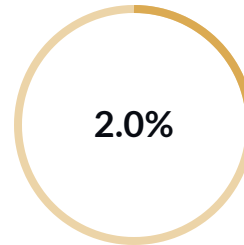
Car insurance costs 20x more per Rand of value.

The CID Rate is about 1.4% of annual house price inflation.



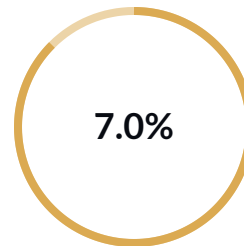
**CID Rate**

Annual premium as percentage of value.



**Car Insurance Rate**

Annual premium as percentage of value.



**Average Home Price Growth Rate**

Based on local property experts

# AIMS OF THE BUSINESS PLAN



## Protect Your Family and Others

Create a safer community for all to live, work and play in.

Safeguard your family from potential life-altering effects of crime.



## Protect What We Have

Ensure the area remains desirable as the city around us changes.



## Live a Healthier Life

Enjoy better facilities, a more beautiful environment, and a safer community.



## Have Influence

Have a say in the decisions that affect your local area.

## OTHER INFORMATION



### View Business Plan

The draft business plan is available for download at [www.sondal-cid.org](http://www.sondal-cid.org) and available for inspection at **Durbanville Public Library**.



### Interested Parties Register

All property owners are automatically entered in the Interested Parties Register. Other members of the local community who wish to register as interested persons should contact us.



### Second Public Meeting

Expected to take place in March 2025.

Purpose is to present the draft business plan after comments have been considered.

Voting will commence after the second public meeting.



### Office / Depot Space

We are looking for office and depot space within the CID area to operate from.

If you know of any options, please let us know at [info@sondal-cid.org](mailto:info@sondal-cid.org)

# COMMENT ON THE BUSINESS PLAN



## Send Us Your Comments

You can contact the applicant to comment on the business plan up to **30 November 2024**.

Send your comments to **[info@sondal-cid.org](mailto:info@sondal-cid.org)**



## Ask Us Questions

Send any questions to **[info@sondal-cid.org](mailto:info@sondal-cid.org)**



## Get Updates

Complete our contact preferences form at **[www.tinyurl.com/sondal-cid](http://www.tinyurl.com/sondal-cid)**