

WELCOME TO

THE PUBLIC MEETING FOR THE PROPOSED

**WYNBERG IMPROVEMENT DISTRICT
BOUNDARY EXTENSION
(WID EXTENSION)**



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AGENDA

- Introduction of Steering Committee and Special Guest
- What is the WID (Wynberg Improvement District)
- The Impact of a CID (City Improvement District) on a neighbourhood
- Why the WID Extension and Why Now
- The Process
- The Business Plan (presented by Gene Lohrentz)
- The Extension Budget (presented by Gene Lohrentz)
- Q & A
- The Consent Forms
- Closing



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Introduction of The WID Extension Steering Committee and Special Guest

Richard Key, Cogill Road

Nancy Krisch, Langley Road

Kira-Leigh Kuhnert, Cogill Road

Sebe Rasebitse, Fleming Road

Eric von Bratt, Malton Road

Special Guest:

Gene Lohrentz, Geocentric



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What is the WID (Wynberg Improvement District)?

- Together with the City's Cleansing Department, the SAPS, the City's Metro Police and Law Enforcement, The Old Wynberg Village society, the WID provides public safety and urban cleaning services to boost the sanitation and safety of the area.
- The Wynberg Improvement District (WID) works together with residents, local businesses and urban management specialists to create a rich urban environment in which the Wynberg community can thrive.
- The communication between service providers and the community is controlled by a control room - managed by urban management specialists Geocentric. The control room runs 24/7 to ensure a constant line of communication between property owners and the security patrolmen and service providers.



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The Impact of the Wynberg Improvement District

WE STRIVE TOWARDS

- Creating, managing and maintaining a safe public environment that is attractive to residents, businesses and their customers.
- Upgrading of public spaces
- Cleaning and greening public spaces and introducing a recycling initiative
- Drawing new investors into the area
- Efficiently using resources to provide solutions for the challenges faced and posed by people living on the streets
- Providing public safety and security measures in public areas



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Why the WID Extension and Why Now



The proposed WID extension area is immediately adjacent to the current Wynberg Improvement District and as such has similar issues stemming from automobile, taxi and foot traffic, rubbish dumping, betting outlets, proximity to courthouse, SAPS, 2 hospitals, the Military Base and the fact that we live in a semi-urban area.

As residents living in the proposed extension area well know, street issues have amplified since the pandemic. Additionally, the new W6 IRT (Brodie Road Couplet) is due to be built soon. The team felt it was time to join our adjacent area residents in becoming part of the WID, which has proactively engaged with the safety and upkeep of the area with great results.



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GrowWID

Boundary Extension Process



Process Timeline

2022	
August	Motivation pitch for boundary extension made to WID Chair
September	Special Executive Committee meeting of the WID held to review the request. Recommendation for tabling of extension at the WID AGM
October	AGM members agree to proceed with the boundary extension process
November	Request for volunteers to establish the Extension Steering Committee.
December	Steering Committee submits POPIA documents to the CoCT CID Branch for review
2023	
April	Steering Committee approved. Meeting with CoCT CID branch for onboarding
May	Steering Committee meet with Gene Lohrentz of WID
June	WID Boundary Extension Plan shared via neighbourhood Whatsapp Groups
July	GrowWID Whatsapp Group established. Regular messaging on the meeting and extension plans shared
October	Public Participation Plan submitted to CoCT
November	Public Meeting on the WID Boundary extension. Consent and objection phase commences after the meeting on 16 November

2024	
January	Should there be changes to the Business Plan and Budget a second public meeting will be held
March (Or 90 Days after a second meeting)	Application to CoCT for confirmation of the extended WID boundary

The Business Plan – Public Safety

Current

- 6 x public safety patrol officers patrolling the area on foot, Monday – Friday during the daytime (06:30 – 17:30).
- 4 x public safety patrol officers patrolling the area on foot, Saturday and Sunday during the daytime (06:30 – 17:30).
- 2 x public safety patrol vehicles patrolling the area on a 24/7 basis.
- 1 x mobile command post
- Radio communications network.
- Centralised Control Room and CCTV monitoring
- CCTV camera network comprising of cameras and monitoring

Extension

- 1 x public safety patrol vehicle patrolling the area on a 24/7 basis.
- Radio communications network.
- Centralised Control Room and CCTV monitoring



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The Business Plan – Public Safety – CCTV Project

Using public facing private CCTV cameras – enabled with AI analytics and monitored at night for movement



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The Business Plan – Maintenance and Cleansing

Current

- 10 x urban maintenance workers per day. The shifts will be run Monday to Friday
- 5 x urban maintenance workers on Saturdays and Public Holidays
- 2 x urban maintenance workers on Sundays.
- 2 x urban maintenance workers on nightshift. The shifts will be run Monday to Friday
- 1 x urban maintenance supervisor (may be the CID manager)



Extension

- 2 x urban maintenance workers per day. The shifts will be run Monday to Friday



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The Business Plan – Social Development

Current

A project in partnership with the Wynberg CAN at R 80 000 per year.

Extension

Extending the CAN project to the additional area at R 24 000 in Y1



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The Business Plan – Management and Administration

Current

- 1 Senior WID Manager
- 1 WID Assistant Manager
- Management vehicle, equipment and trailers

Extension

- 1 additional WID Assistant Manager



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WYNBERG IMPROVEMENT DISTRICT with EXTENDED AREA ANNUAL BUDGET FOR 2024/25

The Budget

INCOME

Income from Add. Rates
Other: Accumulated Surplus

TOTAL INCOME

EXPENDITURE

Core Business

Cleansing services
Environmental upgrading
Law Enforcement Officers / Traffic Wardens
Public Safety
Public Safety - CCTV monitoring
Social upliftment
Urban Maintenance

Depreciation

Repairs & Maintenance

General Expenditure

Accounting fees
Administration and management fees
Advertising costs
Auditor's remuneration
Bank charges
Communication
Contingency / Sundry
Insurance
Marketing and promotions
Office rental
Secretarial duties
Telecommunication
Utilities (not CCT)

Projects

Urban Maintenance Team
Paving reinstatement

Bad Debt Provision 3%

TOTAL EXPENDITURE

(SURPLUS) / SHORTFALL

GROWTH: EXPENDITURE

GROWTH: ADDITIONAL RATES REQUIRED

	WID Budget as per Business Plan	WID Proposed Budget	WID Ext Area Proposed Budget	WID with Extended Area
	R	R	R	R
INCOME				
Income from Add. Rates	-7 922 104	-7 922 104	-1 544 784	-9 466 888
Other: Accumulated Surplus	-	-497 384	-	-497 384
TOTAL INCOME	-7 922 104	-8 419 488	-1 544 784	-9 964 272
	100.0%			100.0%
EXPENDITURE				
Core Business	6 181 380	6 267 425	1 384 440	7 651 865
Cleansing services	1 535 312	1 514 000	239 940	1 753 940
Environmental upgrading	34 012	15 000	-	15 000
Law Enforcement Officers / Traffic Wardens	571 405	552 000	-	552 000
Public Safety	3 809 369	3 801 925	990 300	4 792 225
Public Safety - CCTV monitoring	68 024	224 500	106 200	330 700
Social upliftment	81 629	80 000	24 000	104 000
Urban Maintenance	81 629	80 000	24 000	104 000
Depreciation	15 000	230 000	-	230 000
Repairs & Maintenance	10 204	50 000	-	50 000
General Expenditure	1 477 857	1 349 400	114 000	1 463 400
Accounting fees	22 725	26 750	-	26 750
Administration and management fees	1 136 229	1 136 000	114 000	1 250 000
Advertising costs	10 731	10 000	-	10 000
Auditor's remuneration	25 250	25 250	-	25 250
Bank charges	9 469	5 000	-	5 000
Communication	15 150	-	-	-
Contingency / Sundry	15 150	-	-	-
Insurance	18 937	25 000	-	25 000
Marketing and promotions	22 725	36 900	-	36 900
Office rental	151 497	36 000	-	36 000
Secretarial duties	4 545	4 500	-	4 500
Telecommunication	30 299	20 000	-	20 000
Utilities (not CCT)	15 150	24 000	-	24 000
Projects	-	285 000	-	285 000
Urban Maintenance Team	-	245 000	-	245 000
Paving reinstatement	-	40 000	-	40 000
Bad Debt Provision 3%	237 663	237 663	46 344	284 007
TOTAL EXPENDITURE	7 922 104	8 419 488	1 544 784	9 964 272
	100.0%			100.0%
(SURPLUS) / SHORTFALL	-	-	-	-
GROWTH: EXPENDITURE		13.3%		34.1%
GROWTH: ADDITIONAL RATES REQUIRED		7.6%		28.6%



WYNBERG - EXTENDED AREA

PRELIMINARY MODELLING OF FINANCIAL IMPACT

RESIDENTIAL PROPERTIES

0.001560

PROPOSED BUDGET 2024/25	PROPERTY VALUE	2024/25			
		ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
R9,466,888 (Includes budget for extended area - R1,544,784)	750 000	1 170.00	1 345.50	97.50	112.13
	1 500 000	2 340.00	2 691.00	195.00	224.25
	2 500 000	3 900.00	4 485.00	325.00	373.75
	3 500 000	5 460.00	6 279.00	455.00	523.25
	4 000 000	6 240.00	7 176.00	520.00	598.00
AVERAGE	1 814 488	2 830.60	3 255.19	235.88	271.27

WYNBERG - EXTENDED AREA

PRELIMINARY MODELLING OF FINANCIAL IMPACT

NON-RESIDENTIAL PROPERTIES

0.003830

		2024/25			
PROPOSED BUDGET 2024/25	PROPERTY VALUE	ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
R9,466,888 (Includes budget for extended area - R1,544,784)	1 500 000	5 745.00	6 606.75	478.75	550.56
	2 000 000	7 660.00	8 809.00	638.33	734.08
	2 500 000	9 575.00	11 011.25	797.92	917.60
	3 000 000	11 490.00	13 213.50	957.50	1 101.13
AVERAGE	2 075 000	7 947.25	9 139.34	662.27	761.61

**Any written comments on the draft business plan
and proposed application
must be submitted to:**

The WID Boundary Extension Team at
wynbergIDboundaryextension@gmail.com

by midnight on
15 December 2023



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Questions & Answers



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Everything you need to know about the
consent/objection forms.



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Establishment of the Wynberg Improvement District Extension (WID Extension) in accordance with the City of Cape Town: City Improvement District By-law, 2023 (the “By-law”)

CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address

The main objectives of this WID Extension are to improve and upgrade the area in the manner envisaged in the amended Business Plan dated 16 November 2023.

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 WID Extension. 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)

Owner 1 – Name(s): _____ Surname: _____
 ID number: _____ Work tel.: _____
 Home tel.: _____ Email address: _____
 Cell. No.: _____

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.: _____

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 WID Extension 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 extension of the Wynberg Improvement District as per the Business Plan.

I do not consent to the extension of the Wynberg Improvement District as per the Business Plan, for the reasons stated below or as per the attached letter dated _____:

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

Signature: _____ Date: _____

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

Signature: _____ Date: _____

SUBMISSION OF CONSENT FORM

Please return the completed form to : **Kira-Leigh Kuhnert**

Physical Address:

**45 Cogill Road
Wynberg**

OR

Email to: wynbergidboundaryextension@gmail.com or contact us at 0834140451 to arrange a collection.

NOTE: This form should be submitted on or before 29 February 2024.

PLEASE NOTE:

If a property owner currently receives a rates rebate, partial or in full, they are fully exempted from the voting process for the boundary extension establishment, and will not be levied an additional rate, if the application is successful.

Closing Remarks

Thank you for attending!

Special thanks to Church Street Methodist Church for providing their premises for the meeting, to Gene Lohrentz(Geocentric/WID) and the CoCT CID Department for their guidance.



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