

MINUTES

OF A MEETING OF COUNCIL OF THE CITY OF CAPE TOWN HELD ON TUESDAY, 30 AUGUST 2005 AT 10:00 IN THE COUNCIL CHAMBER, 6TH FLOOR, PODIUM BLOCK, CIVIC CENTRE, 12 HERTZOG BOULEVARD, CAPE TOWN

C 03/08/05 APPLICATION FOR THE EXTENSION OF THE WYNBERG CITY IMPROVEMENT DISTRICT TERM

RESOLVED that the extension of the Wynberg City Improvement District term to 30 June 2007, in terms of Section 11(4) of the CID By-Law as per the Business Plan dated April 2004, be approved.

ADOPTED BY ORDINARY RESOLUTION

COUNCIL OF THE CITY OF CAPE TOWN

30 AUGUST 2005

RECOMMENDATIONS FORM THE EXECUTIVE MAYOR: 17.08.2005

**C 03/08/05 APPLICATION FOR THE EXTENSION OF THE WYNBERG CITY
IMPROVEMENT DISTRICT TERM**

RECOMMENDED that the extension of the Wynberg City Improvement District term to 30 June 2007, in terms of Section 11(4) of the CID By-Law as per the Business Plan dated April 2004, be approved.



1 ITEM NUMBER: *To be inserted by secretariat*

2 SUBJECT

APPLICATION FOR THE EXTENSION OF THE WYNBERG CITY
IMPROVEMENT DISTRICT TERM

ISICELO SOKWANDISWA KWE-WYNBERG CITY IMPROVEMENT DISTRICT
TERM

AANSOEK OM DIE VERLENGING VAN DIE TERMYN VAN DIE WYNBERG
STADSVERBETERINGSGBIED

3 PURPOSE

In terms of the City Improvement District By-Law - promulgated as per Provincial Notice No.6118 dated 26 March 2004 (the By-Law), Council has, in terms of Section 11(4), received an application to extend the existing Wynberg City Improvement District term to 30th June 2007.

This report recommends that the application to extend the Wynberg City Improvement term be approved.

4 STRATEGIC INTENT

Strategy 1 Shifting growth to the Urban Core. Programme: 2 Urban Node Regeneration.

Strategy 2 Upgrading existing settlements. Programme: 7 Decentralised Industrial and Commercial Development.

5 FOR DECISION / CONSIDERATION BY

Council.

6 EXECUTIVE SUMMARY

- 6.1 Council approved on 10 December 2003 the extension of the Wynberg City Improvement District operations to 31 December 2004.
 - 6.2 Application, in terms of Section 11(4) of the CID By-Law is now made to Council for the further extension of the CID's term to 30 June 2007.
 - 6.3 At the AGM of the Wynberg City Improvement District held on 30 June 2004, the members approved the Business Plan dated April 2004.
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7 RECOMMENDATIONS

It is recommended that Council:

- 7.1 Approve the extension of the Wynberg City Improvement District term to 30 June 2007 in terms of Section 11(4) of the CID By-Law as per the Business Plan dated April 2004.

7 IZINDULULO

Kuphakanyiswe uluvo lokuba iBhunga:

- 7.1 Lamkele ukwandiswa kwe-Wynberg City Improvement District term ukuya kuma-30 Juni 2007, phantsi kweCandelo 11(4) loMthetho kaMasipala we-CID ngokwesiCwangciso soShishino senyanga ka-Epreli 2004.

7 AANBEVELINGS

Daar word aanbeveel dat die raad:

- 7.1 Die verlenging van die termyn van die Wynberg Stadsverbeteringsgebied tot 30 Junie 2007 goedkeur ingevolge artikel 11(4) van die Verordening op Stadsvebeteringsgebiede soos in die sakeplan van April 2004.

8 DISCUSSION/CONTENTS

- 8.1 The approval of the extension of the Wynberg City Improvement District by one year was required as the South Peninsula Municipal By-Law that was applicable, did not make provision for a full three year extension.
- 8.2 The uniform CID By-Law Section 18(3) requires that within one year of the operative date of the By-Law (1st of July 2004) all CIDs must take steps to amend their financial year in order to comply with the financial year of Council.

Section 18(4) further states that any City Improvement plan which terminates in the course of the City's financial year shall be deemed to have been extended to the end of the relevant financial year.

- 8.3 This resulted in the Wynberg City Improvement District's first year of its second term ending on 30 June 2005.
- 8.4 An application in terms of Section 11(4) of the CID By-Law has been made by the Management body of Wynberg City Improvement District to extend the CID's term.
- 8.5 A three year Business Plan dated April 2004 attached as Annexure A was submitted.
- The Business Plan is a continuation of the operations of the original CID.
 - The annual increase by 10% of the Budget is also a continuation of the previous Business Plan provision.
- 8.6 At the AGM of the Wynberg City Improvement District held on 30 June 2004, the members approved the Business Plan dated April 2004.
- 8.7 As the Business Plan (April 2004) does not materially affect the rights or interests of any person nor does it affect the levy to be charged, Council could approve the application to extend the term of the Wynberg City Improvement District to 30 June 2007.

9. Legal Implications

City Improvement District By-Law No.6118 dated 26 March 2004

ANNEXURES

Annexure A – Wynberg City Improvement District Business Plan dated April 2004.

FOR FURTHER DETAILS CONTACT:

Name: Runan Rossouw
 Service: Economic and Human Development
 Directorate: Strategy and Development
 Tel. No.: (021) 550-1187
 E-mail Address: Runan.Rossouw@capetown.gov.za
 Date: 2005-06-06

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Comment:

EXECUTIVE DIRECTOR

STEPHEN BOSHOFF

DATE

Stephen Boshoff
13 June 2005

Comment:

CITY MANAGER

[Signature]

DATE

13/7/05

SUPPORTED

REFUSED

REFERRED BACK

041

BUSINESS PLAN

for the

**CONTINUATION AND ONGOING
MANAGEMENT**

of the

WYNBERG IMPROVEMENT DISTRICT

of the

CITY OF CAPE TOWN

(In accordance with its By-Law for the establishment of Municipal Improvement Districts, published in the Provincial Gazette 5434 of 10 March 2000).

Prepared by the Wynberg Improvement District
(An association incorporated under section 21. Reg. No. 2000/021770/08)

APRIL 2004

1 Lipton Road, Wynberg, 7800
Tel: (021) 761 3205 Fax: (021) 762 8008
E-mail: wynbergid@telkomsa.net

BUSINESS PLAN OUTLINE

This Business Plan is based on the operational experience gained by the Wynberg Improvement District since its inception in October 2000.

- The initial three year plan was extended for a period of one year (1 July 2003 to 30 June 2004) as approved by the City of Cape Town.
- It is the intention of the Wynberg Improvement District to continue its operation for a further three year period from 1 July 2004 based on the original agreements with adjustments to the budget as per the attached budget schedule (which is VAT exclusive).
- The boundaries of the Wynberg Improvement District remain unchanged. Consideration is to be given to the possibility of extending these boundaries during this continuation period (not included in the budget schedule).
- Acceptance by the members of this Business Plan and Budget to be obtained by 30 June 2004 and ratified at the upcoming AGM.

SERVICES AND LEVEL OF SERVICES TO CONTINUE TO BE PROVIDED BY THE WYNBERG IMPROVEMENT DISTRICT

1 MANAGEMENT

The Wynberg Improvement District will continue operating as per the current term and in terms of it's Memorandum and Articles of Association registered as 'Wynberg Improvement District an incorporated association not for gain (in terms of Section 21 of the Companies Act)' with Board of Directors elected at it's AGM.

Current Board of Directors are:

Henry Truter	(Chairman) Director, Rennie Property Management
✓ Pam Farrell	Director, Winfair Investments
✓ Paul Bosch	Director, Paul Bosch Commercial Properties
Terence Rex	Member, Terprop 45 cc
✓ Kenneth Berezowski	Director, Withinshaw Properties
✓ Kerrin Begg	Representing Taylam Investments
✓ Stephan Carstens	Director, Milward and King
✓ Kamlesch Chagan	Member, Wymain Property cc
Robin Mills	Director, Unitrade 489 (Pty) Ltd
Lynton Westbrook	Director, Pangbourne Properties
Manager	Athol Swanson
Auditors	Alliott Andersen Nell Inc.

2 SAFETY AND SECURITY

These will continue as per the original Service Level Agreement with the City, as amended.

The Wynberg Improvement District provides a daytime 'top-up' security patrol undertaken by a private security company, Securicor (South Africa) (Pty) Limited, together with two contracted Community Police Officers.

The only change envisaged is that in respect of the CPO's who we understand will be falling away at the end of the current year.

3 CLEANING

The 'top-up' cleaning operation carried out by private contractor, Nu-Tech Cleaning and Hygiene Services, will continue as per the original Service Level Agreement with the City. Shifts have been adjusted to ensure litter is cleared before and after normal business hours.

4 MARKETING AND IMAGE

We will continue to promote the achievements of the WID in local community newspapers. The budget makes provision for regular newsletters for members.

5 SOCIAL

Vagrancy remains an ongoing issue and the Wynberg Improvement District is committed to supporting the Wynberg Street People Service Providers Forum and managing the numbers of street people through regular monitoring and assisting in assessment and repatriation.

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WYNBERG IMPROVEMENT DISTRICT BUDGET

The budget figures for the financial years 2004/5, 2005/6 and 2006/7 are attached.

Crime and grime remain the priority areas and this is reflected in the budget allocations over the three year period.

**WYNBERG IMPROVEMENT DISTRICT
ANNUAL BUDGET SCHEDULE**

The annual budget figures for the 3 year period 1 July 2004 to 30 June 2007 compared to the unaudited actual to 30 June 2004 are shown below.

NB. These figures exclude VAT and that the VAT expenditure is the shortfall paid to SARS
The projected figures for years 2005/6 and 2006/7 are kept at 10% pa - to be confirmed with City

	2003/4 pro	% of total	2004/5	% of total	2005/6	% of total	2006/7	% of total
	actual	actual	budget	budget	budget	budget	budget	budget
Management	284136	25.11	314325	24.65	339000	24.21	366000	23.77
Security	412620	36.46	446470	35.02	495000	35.36	562000	36.49
Cleaning	354307	31.31	381205	29.90	418000	29.86	450000	29.22
Marketing	80	0.01	17500	1.37	20000	1.43	22500	1.46
Social	13238	1.17	14400	1.13	20000	1.43	22500	1.46
Sundry/VAT	67331	5.95	✓ 41100	3.22	43000	3.07	45500	2.95
bad debt prov.	0	0.00	⊛ 60000	4.71	65000	4.64	71500	4.64
total expense	1131712	100.00	1275000	100.00	1400000	100.00	1540000	100.00

levy billed	1159300	1275000	1400000	1540000
surplus or (loss)	27588	0	0	0