

ITEM NUMBER: C 08/05/07

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 18 APRIL 2007

MC 18/04/07

APPLICATION FOR THE EXTENSION OF THE WYNBERG CITY IMPROVEMENT DISTRICT TERM TO 30 JUNE 2010

RECOMMENDED that approval be granted in terms of Section 11(4)(a) of the CID By-Law for the extension of the Wynberg City Improvement District term as from 1 July 2007 to 30 June 2010 as per the Business Plan dated January 2007.

REPORT TO EXECUTIVE MAYOR

1 ITEM NUMBER : MC 18/04/07

2 SUBJECT

**APPLICATION FOR THE EXTENSION OF THE WYNBERG CITY
IMPROVEMENT DISTRICT TERM TO 30 JUNE 2010**

2 ONDERWERP

**AANSOEK OM VERLENGING VAN DIE TERMYN VAN DIE WYNBERG
STADSVERBETERINGSDISTRIKS TOT 30 JUNIE 2010**

2 ISIHLOKO

**ISICELO SOKWANDISWA KWEXESHA LOPHUCULO LWESITHILI
KUMMANDLA WASE-WYNBERG UKUYA NGOMHLA WAMA-30 JUNI 2010**

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 received an application, in terms of Section 11(4)(a) to extend the existing Wynberg City Improvement District term.

4 STRATEGIC INTENT

Economic Growth

5 FOR DECISION BY

Council.

6 EXECUTIVE SUMMARY

- 6.1 Application has been made in terms of Section 11(4)(a) of the CID By-Law for the extension of the Wynberg City Improvement District term as from 1 July 2007 to 30 June 2010.
- 6.2 The proposed Business Plan is merely a continuation of the existing services provided.
- 6.3 The property owners were given the opportunity to comment/object to the proposed extension and none have been received.
- 6.4 This report recommends that the application to extend the Wynberg City Improvement District term to 30 June 2010 be approved.
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7 RECOMMENDATIONS

It is recommended that Council:

- 7.1 Approve in terms of Section 11(4)(a) of the CID By-Law the extension of the Wynberg City Improvement District term as from 1 July 2007 to 30 June 2010 as per the Business Plan dated January 2007.

7 AANBEVELINGS

Daar word aanbeveel dat die Raad

- 7.1 Die verlenging van die termyn van die Wynberg stadsverbeteringsdistrik vanaf 1 Julie 2007 tot 30 Junie 2010 goedkeur ingevolge artikel 11(4)(a) van die Verordening op Stadsverbeteringsdistrikte, soos uiteengesit in die sakeplan van Januarie 2007.

7 IZINDULULO

Kundululwa ukuba iBhunga:

- 7.1 Malamkele ngokwemigaqo yeCandelo 11(4)(a) loMthetho kaMasipala we-CID ukwandiswa kweXesha loPhuculo lweSithili kuMmandla wase-Wynberg ukususela ngomhla woku-1 Julayi 2007 ukuya kowama-30 Juni 2010 njengoko kubonakalisiwe kwiSicwangciso soShishino esatyikitywa ngo-Janyuwari 2007.

8 DISCUSSION/CONTENTS

8.1 Constitutional and Policy Implications

The Wynberg City Improvement District term was extended by Council on 30 August 2005 for a further term to end on 30 June 2007.

An application in terms of Section 11(4) of the CID By-Law has been made for the Wynberg City Improvement District to be extended for another three year term (1 July 2007 to 30 June 2010).

Their application and Business Plan, attached as per Annexure A proposes a continuation of the existing services.

The application (Business Plan) to extend the CID term was advertised in the official newspapers, appealing for comments/objections to the extension of the Wynberg City Improvement District term.

No comments/objections were received.

Section 11(4)(a) of the City Improvement District By-Law allows Council to approve an extension of the City Improvement District term if the Business Plan does not materially affect the rights or interests of any person and does not materially affect the levy to be charged.

As the application conforms to the above and the property owners were consulted, Council may approve the extension of the term for the Wynberg City Improvement District as from 1 July 2007 to 30 June 2010.

8.2 Legal Implications

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

8.3 Other Services Consulted

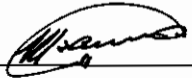
Finance Budgets: Eddie Scott (021) 400 1872

ANNEXURES

Annexure A: Wynberg City Improvement District Business Plan received January 2007.

FOR FURTHER DETAILS CONTACT :

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DIRECTORATE	Economic Development



DIRECTOR : LEGAL COMPLIANCE

LEGALLY COMPLIANT

NON-COMPLIANT

COMMENT :

DATE 04/04/2007

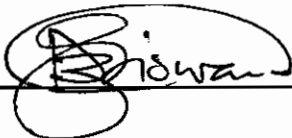


EXECUTIVE DIRECTOR
MANSOOR MOHAMED

Comment:

DATE 10 APRIL 2007

[Executive Support to obtain Signatures]



BUSINESS PLAN

for the

**CONTINUATION AND ONGOING
MANAGEMENT**

of the

WYNBERG IMPROVEMENT DISTRICT

of the

CITY OF CAPE TOWN

(In accordance with it's 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)

JANUARY 2007

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) and the current 3 year plan, as approved by the City of Cape Town, expires on 30 June 2007.
- It is the intention of the Wynberg Improvement District to continue its operation for a further three year period from 1 July 2007 based on existing agreements in line with the budget approved at the Director's meeting on 14 December 2006. The budget schedule is attached (which is VAT exclusive).
- The extension of the boundaries of the Wynberg Improvement District to incorporate the Wynberg Village area with effect from 1 July 2006 was duly approved by the City.
- Acceptance by the members of this Business Plan and Budget to be obtained.

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:

Kenneth Berezowski	(Chairman) Director, Withinshaw Properties
Pam Farrell	Director, Winfair Investments
Kerrin Begg	Representing Taylam Investments
Kamlesch Chagan	Member, Wymain Property cc
Ian Hurst	Director, Rapidough Properties
Salim Chenia	Trustee, Gold Star Development Trust
Graham Flude	Owner, 85 Durban Road, Wynberg
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. (currently G4S Security Services).

Over and above this a night patrol has also been included.

3 CLEANING

The 'top-up' cleaning operation is carried out by private contractor (currently 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 as well as the newly introduced newsletter.

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.

WYNBERG IMPROVEMENT DISTRICT BUDGET

The budget figures for the financial years 2007/8, 2008/9 and 2009/10 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

3 YEAR OPERATING BUDGET AS PER BUSINESS PLAN

	2007/08	%	2008/09	%	2009/10	%
EXPENDITURE						
1. Management and Administration	415,100	21.20	453,150	21.17	498,370	21.27
Management	15,000		18,000		20,000	
Telephone	15,500		16,500		18,000	
Accommodation	15,800		17,380		19,118	
Salaries	348,000		379,320		417,252	
Bonus Provision						
Travelling						
Cellphone						
Function / Meeting						
Printing & Stationery	4,000		4,200		4,500	
Audit Fees	11,000		11,750		13,000	
Sundry	5,800		6,000		6,500	
2. Security	884,000	45.15	968,660	45.26	1,060,480	45.25
Contract	884,000		968,660		1,060,480	
3. Cleansing	481,500	24.59	524,510	24.51	571,245	24.38
Contract	481,500		524,510		571,245	
4. Projects	46,000	2.35	50,000	2.34	55,700	2.38
Marketing	22,000		24,000		27,200	
Social	24,000		26,000		28,500	
5. Other	72,600	3.71	79,800	3.73	87,700	3.74
6. Bad Debt Provision 3%	58,700	3.00	64,200	3.00	70,005	2.99
	0		0		0	0.00
8. TOTAL EXPENDITURE	1,957,900	100.00	2,140,320	100.00	2,343,500	100.00
INCOME						
1. Levy Income	1,957,900		2,140,320		2,343,500	
2. Other	0		0		0	
TOTAL INCOME	1,957,900		2,140,320		2,343,500	
(SURPLUS) / SHORTFALL	0		0		0	