

ITEM NUMBER : C 46/03/10

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 16 MARCH 2010

MC 25/03/10 APPLICATION FOR THE EXTENSION OF THE IMPLEMENTATION PLAN OF WYNBERG IMPROVEMENT DISTRICT TO 30 JUNE 2015

RECOMMENDED that, in terms of Section 15 of the SRA By-Law, the extension of the Implementation Plan of the Wynberg Improvement District dated October 2009 from 1 July 2010 to 30 June 2015 be approved.

1. **ITEM NUMBER :** MC 25/03/10

2. **SUBJECT**

APPLICATION FOR THE EXTENSION OF THE IMPLEMENTATION PLAN OF WYNBERG IMPROVEMENT DISTRICT TO 30 JUNE 2015

ONDERWERP

AANSOEK OM VERLENGING VAN IMPLEMENTERINGSPLAN VAN WYNBERG-VERBETERINGSDISTRIK NA 30 JUNIE 2015

ISIHLOKO

ISICELO SOKWANDISWA KWEXESHA LESICWANGCISO SOKUMISELWA KWESITHILI SOPHUCULO E-WYNBERG UKUYA KOWAMA-30 JUNI 2015

LSUA2769

PURPOSE

In terms of the Special Rating Area By-Law - promulgated as per Provincial Notice No.6651/2009 dated 21 August 2009 (the By-Law), Council received an application, in terms of Section 15 to extend the Implementation Plan of Wynberg Improvement District.

3. **FOR DECISION BY**

Council.

4. **EXECUTIVE SUMMARY**

5.1 Application has been made in terms of Section 15 of the By-Law for the extension of the Implementation Plan of Wynberg Improvement District from 1 July 2010 to 30 June 2015.

5.2 The Motivation Plan proposes the same services as currently provided by the Wynberg Improvement District. The Implementation Plan proposes relevant action steps to implement the services, while the budget proposes an annual growth of 10,84% to that of the existing Business Plan.



- 5.3 The property owners were given the opportunity to comment/object to the proposed extension of term. **No objections were received.**
- 5.4 This report recommends that the application to extend the Wynberg Improvement District term to 30 June 2015 be approved.

5. RECOMMENDATIONS

It is recommended that Council:

- 6.1 Approve, in terms of Section 15 of the SRA By-Law, the extension of the Implementation Plan of the Wynberg Improvement District dated October 2009 from 1 July 2010 to 30 June 2015.

AANBEVELING

Daar word aanbeveel dat die Raad:

- 6.1 Goedkeuring verleen ingevolge artikel 15 van die Verordening op Spesiale-aanslaggebiede vir die verlenging van die implementeringsplan vir die Wynberg-verbeteringsdistrik van Februarie 2010 vanaf 1 Julie 2010 tot 30 Junie 2015.

IZINDULULO

Kundululwa ukuba iBhunga:

- 6.1 Malikuphumeze, ngokungqinelana neCandelo 15 loMthetho kaMasipala ojongene ne-SRA, ukwandiswa kweSicwangciso sokuMiselwa kweSithili soPhuculo eWynberg nesatyikitywa ngo-Okthoba 2009 ukususela ngomhla woku-1 Julayi 2010 ukuya kowama-30 Juni 2015.

6. DISCUSSION/CONTENTS

6.1. Constitutional and Policy Implications

The second renewal of the Wynberg City Improvement District was approved by Council on 30 May 2007 (Item C08/05/07).

The Wynberg Improvement District has made an application in terms of Section 15 of the SRA By-Law, to extend the Implementation Plan for another five years (1 July 2010 to 30 June 2015).

The application, for extending the Implementation Plan of Wynberg Improvement District, was advertised in the official newspapers and sent to the members of the CID, calling for comments/objections.

No comments/objections were received.

The Wynberg Improvement District did not introduce any new services in the Motivation Report. The Implementation Plan proposes relevant action steps to implement the services with a year on year increase in the budget of 9,38%. This term increase is 10,84% when comparing the existing term with the proposed new budget.

As no objections were received and the proposed Business Plan was also approved at the Wynberg Improvement District AGM, Council could justify approving the renewal application in terms of Section 15 (a) and (b) of the SRA By-Law.

As the application complies with the SRA By-Law requirements and the property owners were consulted, Council may approve the extension of the Implementation Plan dated October 2009 for the Wynberg Improvement District as from 1 July 2010 to 30 June 2015.

6.2. Environmental implications

Does your report have any environmental implications: No Yes

6.3. Legal Implications

Special Rating Area By-Law - promulgated as per Provincial Notice No.6651/2009 dated 21 August 2009

6.4. Staff Implications

Does your report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No

Yes

(if yes, please indicate whether or not it is part of the approved staffing structure, whether the posts are budgeted for etc.)

6.5. Risk Implications

None

6.6. Other Services Consulted

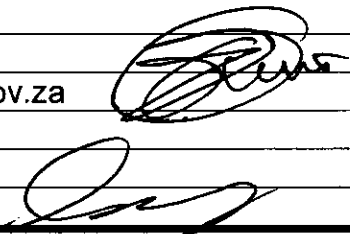
None

ANNEXURES

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Annexure A: Wynberg City Improvement District Business Plan dated October 2009.

FOR FURTHER DETAILS CONTACT:

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DIRECTORATE	Finance: ISL Department
FILE REF No	
SIGNATURE : DIRECTOR	



LEGAL COMPLIANCE

- REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.
- NON-COMPLIANT

NAME JEAN ROMAN
 TEL (021) 400-2123
 DATE 5/03/2010

Comment:


EXECUTIVE DIRECTOR : FINANCE
 M Richardson - CFO

DATE 8 March 2010

Comment:

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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 Special Rating Areas, approved on 27 May 2009
(Vide Item C 48/05/09)).

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

OCTOBER 2009

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 current three year plan as approved by the City of Cape Town, expires on 30 June 2010.
- It is the intention of the Wynberg Improvement District to continue its operation for a further five year period from 1 July 2010 based on existing agreements in line with the budget approved at the Director's meeting on 22 October 2009. The budget schedule (VAT exclusive) is attached.

MISSION

To continue to assist with the revitalisation, promotion and urban management and provide an environment that is safe, clean and provides visitors and the Wynberg community with a pleasant shopping, working and living experience by topping up those services provided by the City.

VISION

In partnership with the City we will continue to work toward the economic upliftment of the area by maintaining a level of safety and cleanliness to promote the use of and investment in the area for both the retail, office and residential sector.

GOALS

To attract shoppers and businesses to the area
To attract new investors and investment into the area
To encourage the maintenance and upgrading of private properties and public spaces in the area.
To assist with the management and solution to the issues of people living on the streets of Wynberg.

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

1 MANAGEMENT

R593 500 *

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
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
Rick Garratt	Home Choice
Andre Williams	Centre Manger, Maynard Mall
Violet Jacobs	Owner, . Egglestone Road, Wynberg
Manager	Athol Swanson
Auditors	Alliott Andersen Nell Inc.

2 SAFETY AND SECURITY R1 250 000 *

The Wynberg Improvement District provides a daytime 'top-up' security patrol undertaken by a private security company as well as contracting City Law Enforcement Officers to police the City's By Laws within its boundary.

The operations/control room is manned 24/7 as well as there being a night patrol.

The close working relationship with City law enforcement agencies and the SAPS to be maintained

3 CLEANING R553 000 *

The daytime 'top-up' cleaning operation carried out by a private contractor will continue as per the current agreement and relationship with City Cleansing to ensure litter is cleared before, during and after normal business hours.

The close working relationship with City Cleansing and City Parks is to be maintained to ensure a clean and neat area.

4 MAINTENANCE AND URBAN MANAGEMENT R2 500.00 *

To continue supporting the City's service departments by reporting faults, damages, etc.

5 MARKETING AND IMAGE R26 000 *

We will continue to promote the achievements of the WID in local community newspapers as well as the in house newsletter.

Work closely with City Parks with regard to greening and improving streetscapes.

6 SOCIAL R95 000.00 *

The Wynberg Improvement District has committed itself to the support of the Protea Subcouncil's Street People Task Team in the management of the numbers of street people through regular monitoring and assisting in assessment and repatriation.

* (2010/11 budget)

WYNBERG IMPROVEMENT DISTRICT BUDGET

The 5 year budget figures for the financial years 2010/11 to 2014/15 is attached.

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

The Board is considering requests for the incorporation of the portion of the Wynberg CBD, south of the current boundary, for the purpose of providing the services (above) and having a more defined boundary and being more effective. This growth will also benefit levy payers through economies of scale.

As per the SRA Policy, those property owners who meet the criteria for rates relief or whose properties have a municipal valuation of R88 000 or less will be exempted from paying the SRA additional rates.

IMPLEMENTATION PLAN FOR Wynberg Improvement District

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1. PERFORMANCE INDICATOR Safety and Security		RESPONSIBILITY Orbis Security & City Law Enforcement	
ACTION STEPS	START DATE	END DATE	SUCCESS INDICATOR
i) weekly operations meetings ii) monthly operations forum iii)	1 July 2010 1 July 2010	30 June 2011 30 June 2011	Reduction of incidents Planned operations
2. PERFORMANCE INDICATOR Cleaning		RESPONSIBILITY Orbis Security & City Cleansing	
ACTION STEPS	START DATE	END DATE	SUCCESS INDICATOR
i) weekly operations meetings ii) monthly operations forum iii)	1 July 2010 1 July 2010	30 June 2011 30 June 2011	Reduction of reported problem areas
3. PERFORMANCE INDICATOR Social		RESPONSIBILITY Field Worker & Protea Subcouncil (Social Dev)	
ACTION STEPS	START DATE	END DATE	SUCCESS INDICATOR
i) weekly operations meetings ii) monthly operations forum iii) monthly report to Board	1 July 2010 1 July 2010 31 July 2010	30 June 2011 30 June 2011 30 June 2011	Assisted cases Planned operations Control & reduction of people on streets

4. PERFORMANCE INDICATOR Communication		RESPONSIBILITY WID Manager	
ACTION STEPS	START DATE	END DATE	SUCCESS INDICATOR
i) production of quarterly newsletter ii) update web page iii)	July 2010 July 2010	June 2011 June 2011	Contribution & distribution Feedback
5. PERFORMANCE INDICATOR Projects		RESPONSIBILITY WID Manager	
ACTION STEPS	START DATE	END DATE	SUCCESS INDICATOR
i) 10 year celebration ii) consider extended boundary iii)	July 2010 July 2010	Oct 2010 June 2011	Acceptance & awareness support

