



Camps Bay  
City Improvement District

# Camps Bay City Improvement District



1. Welcome
2. Housekeeping
3. Introduction
4. Presentation
5. Q&A

# Agenda

1. What's This All About?
2. How Did We Get Here?
3. What Have We Learned?
4. How Will a CID Solve Our Problems?
5. How Much Will It Cost?
6. What Happens Next?

# What's This All About?

CID Budget =  
R29,879,085  
in 2024/25

Public Safety  
Social Upliftment  
Environment

All funds  
ring-fenced  
to Camps Bay

Monthly cost =  
R87.69 per R1m  
incl. VAT

- 50% of residential properties are valued at R11,900,000 or less
- Half of residential property owners will pay R1,043 or less per month
- Non-residential properties will pay R162.44 per R1m per month incl. VAT
- All properties pay (with some exemptions / rebates)
- CBCSI will fall away (monthly debit orders will stop)

# How Did We Get Here?



WESTERN CAPE CRIME

Two men shot dead on crowded Camps Bay beach in broad daylight



# What Have We Learned?

	Commercial Units	Dwelling Units	Utility Spaces	Total
Residential	-	2,332	306	2,638
Non-Residential	132	-	90	222
<b>Total</b>	<b>132</b>	<b>2,332</b>	<b>396</b>	<b>2,860</b>

Survey Responses Required

462

**Responses Received**

**883**

# What Have We Learned?

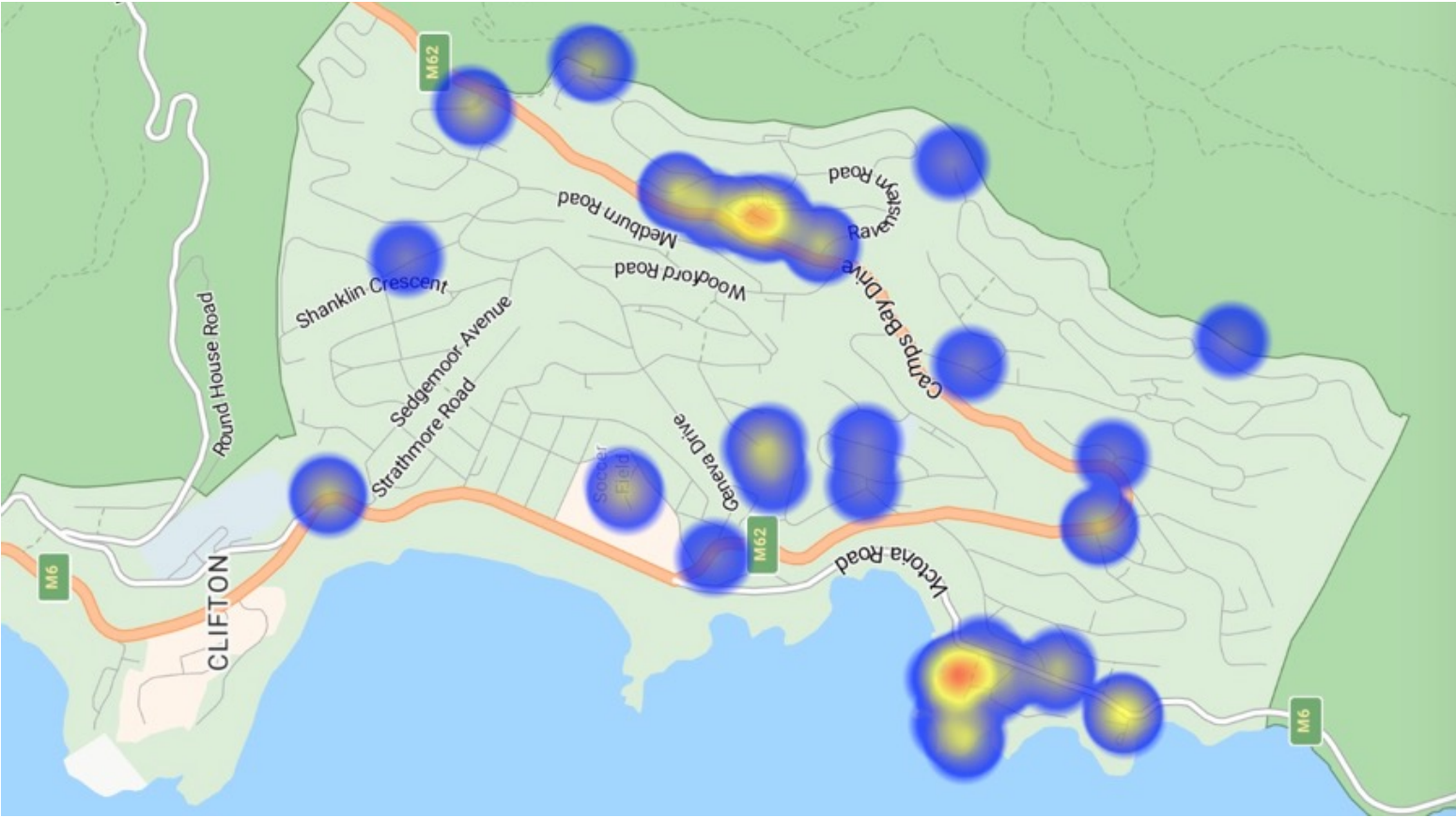
	<b>Agree Strongly + Agree</b>
I am worried about the level of homelessness in Camps Bay.	93.4%
I feel less safe hiking on mountain trails above Camps Bay than I did in the past.	82.6%
I am worried about the current overall level of safety and security in Camps Bay.	82.2%
I feel less safe on the Camps Bay beachfront and in other public spaces than I did in the past.	80.1%
I feel less safe in the street at night in Camps Bay than I did in the past.	79.0%
I am dissatisfied with the overall level of cleanliness in Camps Bay.	71.0%
I feel that the level of public service delivery from the City of Cape Town has reduced in recent years.	69.4%
I feel less safe in my home than I did in the past.	62.6%

# What Have We Learned?

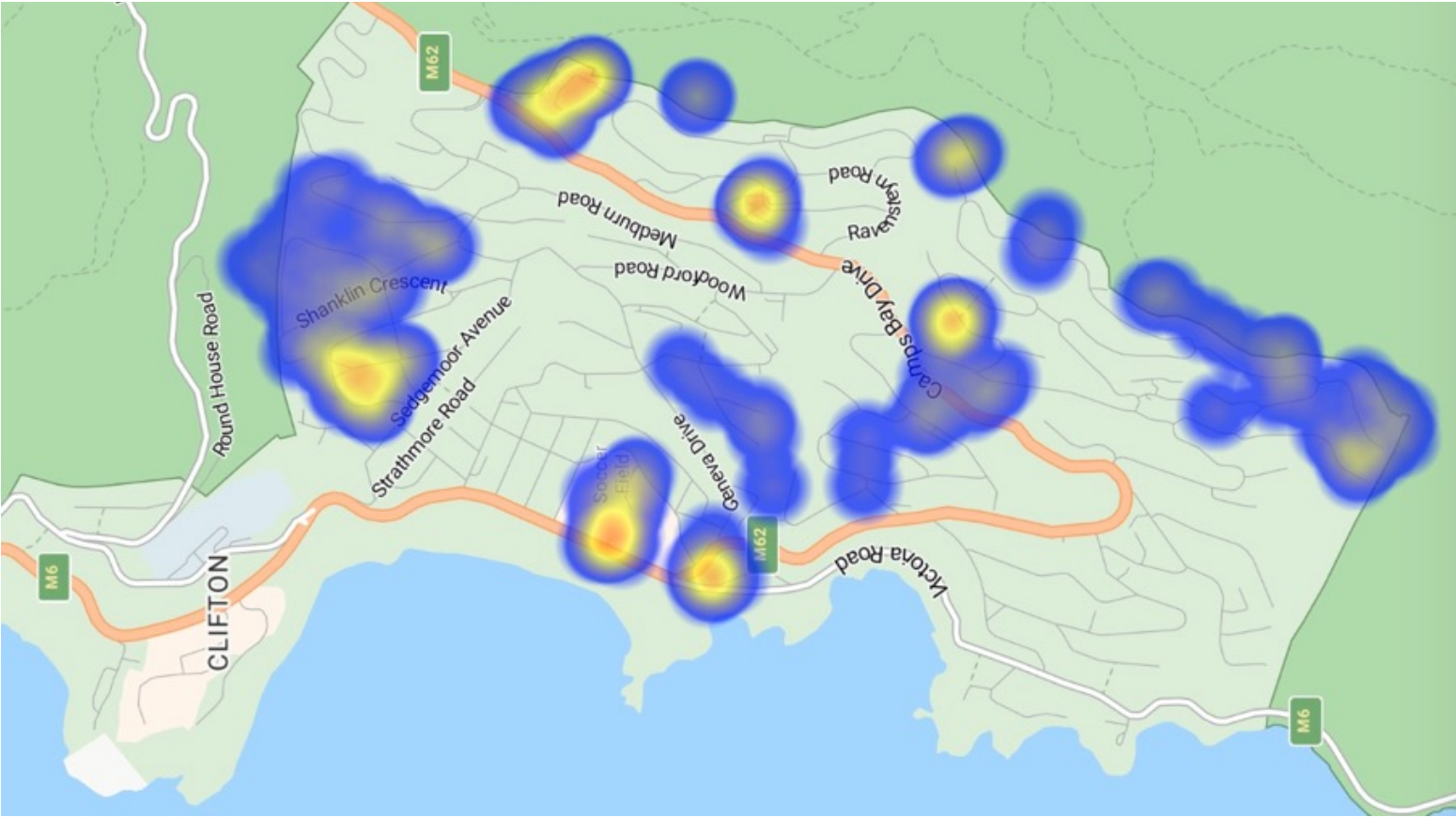




# What Have We Learned?



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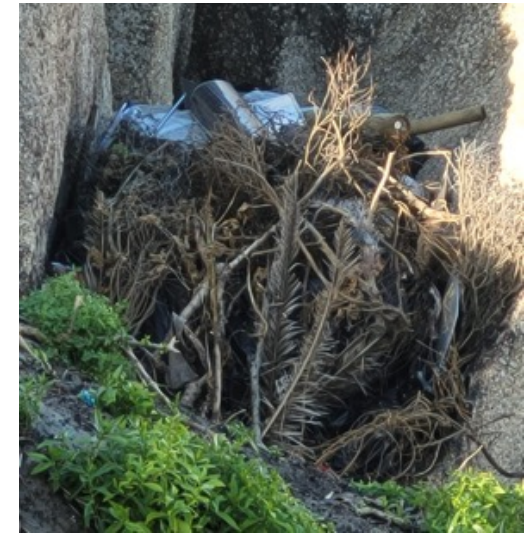
- One TAC vehicle not enough
- We need dedicated Law Enforcement
- We need visible security, esp. in summer



# What Have We Learned?



- Illegal structures continue to proliferate
- Homelessness needs a holistic, compassionate response



# What Have We Learned?



- Proactive cleansing and maintenance
- Looking after green spaces is a public safety issue, not a nice-to-have



# What Have We Learned?



# What Have We Learned?



# What Have We Learned?



- Can't be effective without Law Enforcement
- We can't rely on volunteers and voluntary funding



**CBCSI shortfall  
more than  
R750,000  
per annum**



How Will a CID Solve Our Problems?

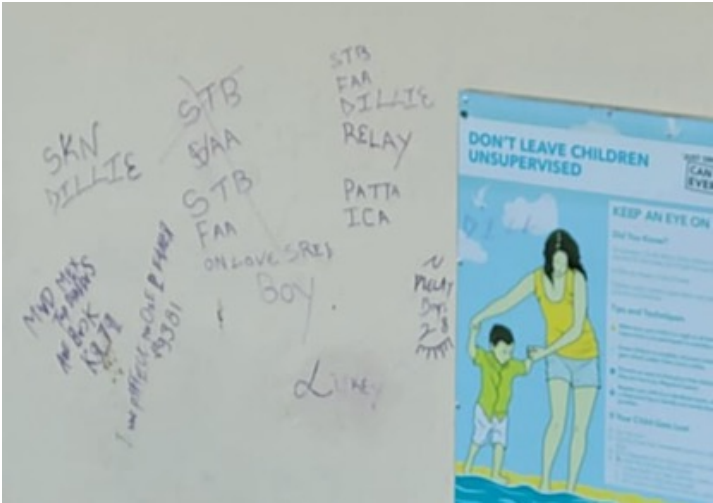
# Proposed CID Area



# Proposed CID Area



# Cleansing and Maintenance



# Cleansing and Maintenance



# Cleansing and Maintenance



# Cleansing and Maintenance



# Cleansing and Maintenance





# Cleansing and Maintenance



# Cleansing and Maintenance



# Cleansing and Maintenance



# Environmental Upgrading and Urban Development



# Environmental Upgrading and Urban Development



# Environmental Upgrading and Urban Development



# Social Upliftment

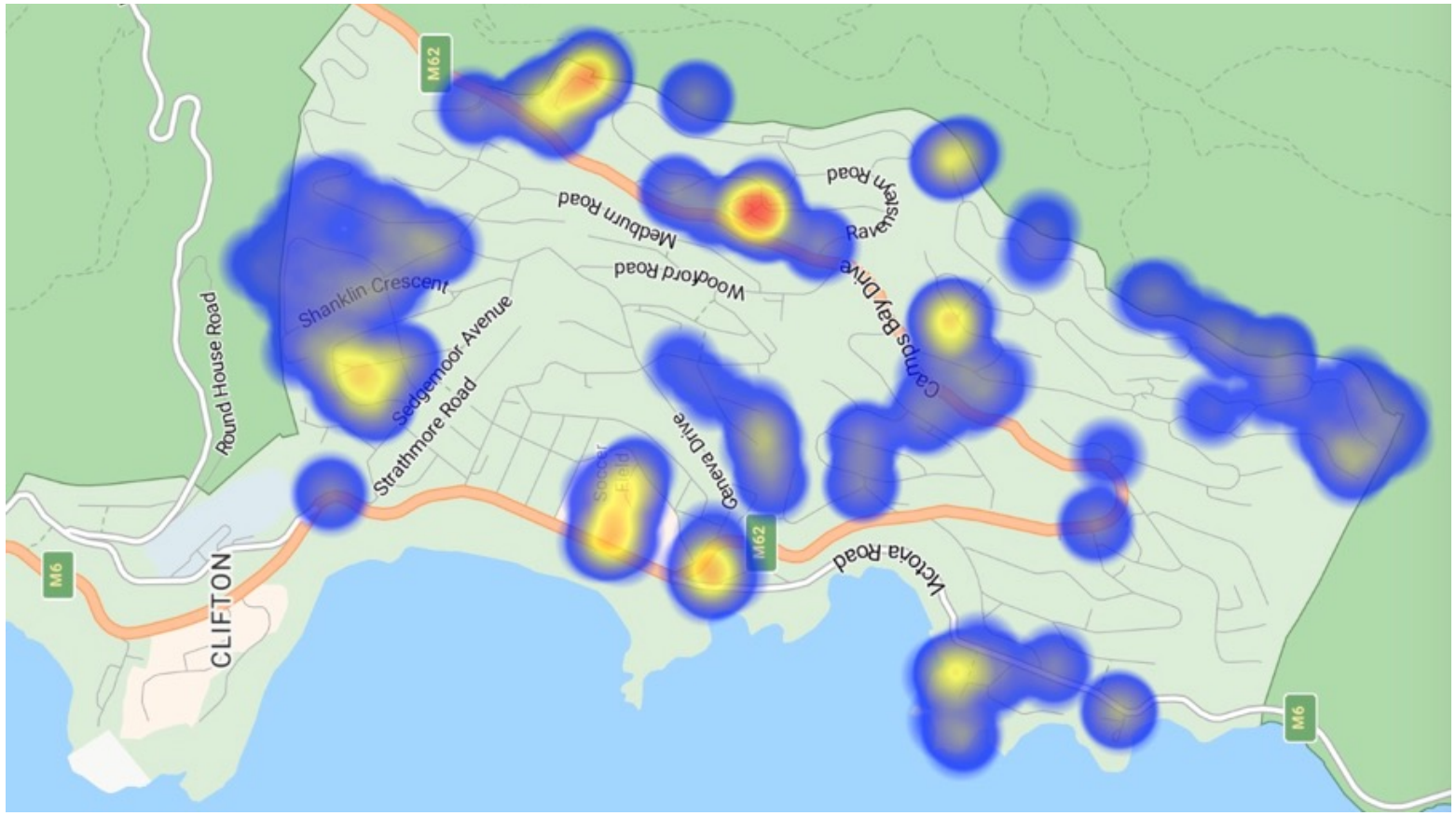


# Social Upliftment

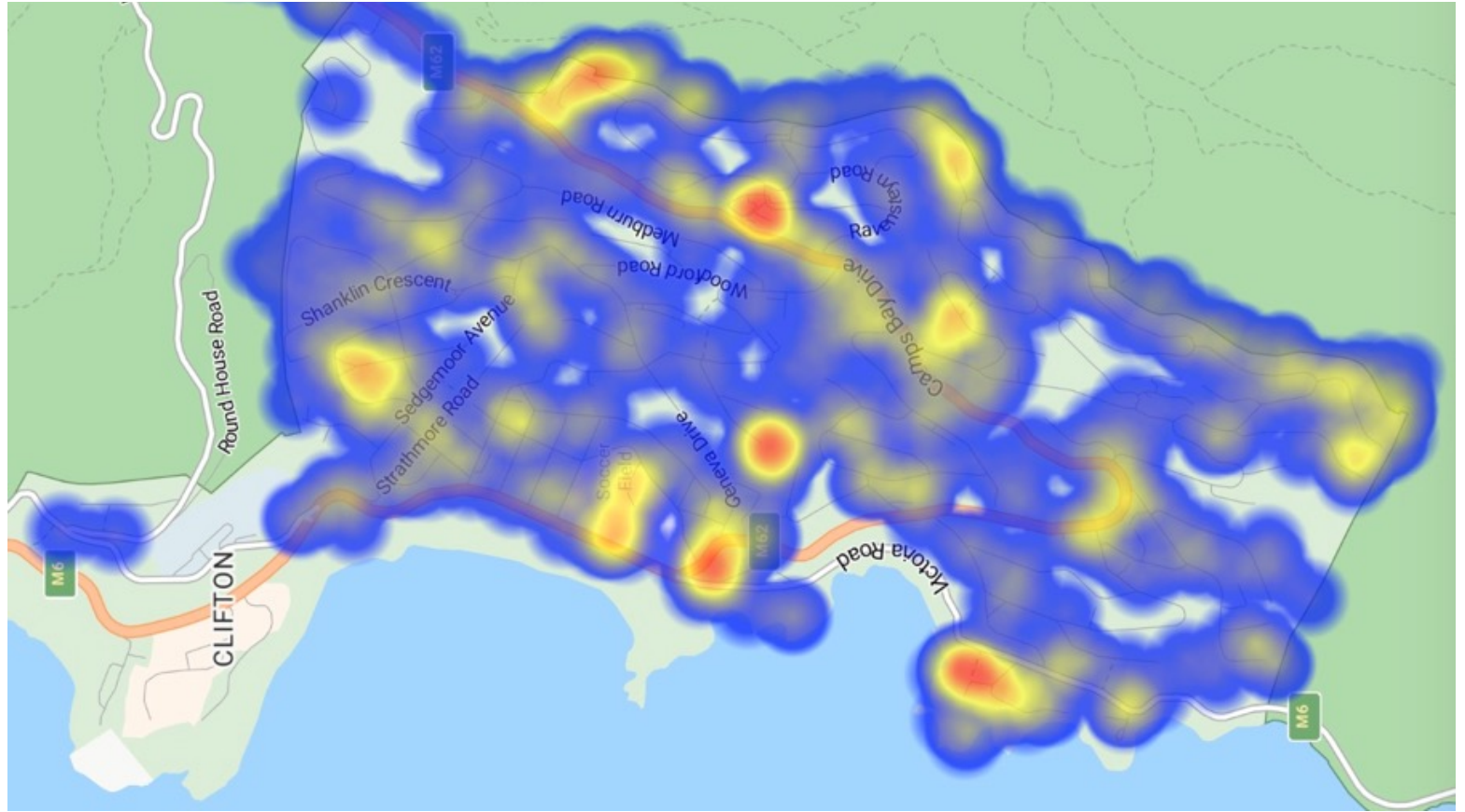




# Public Safety



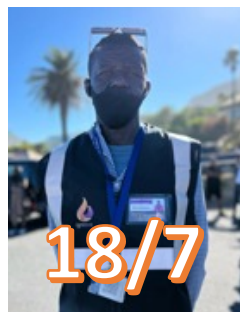
# Public Safety



# Public Safety



# Public Safety



How Much Will It Cost?

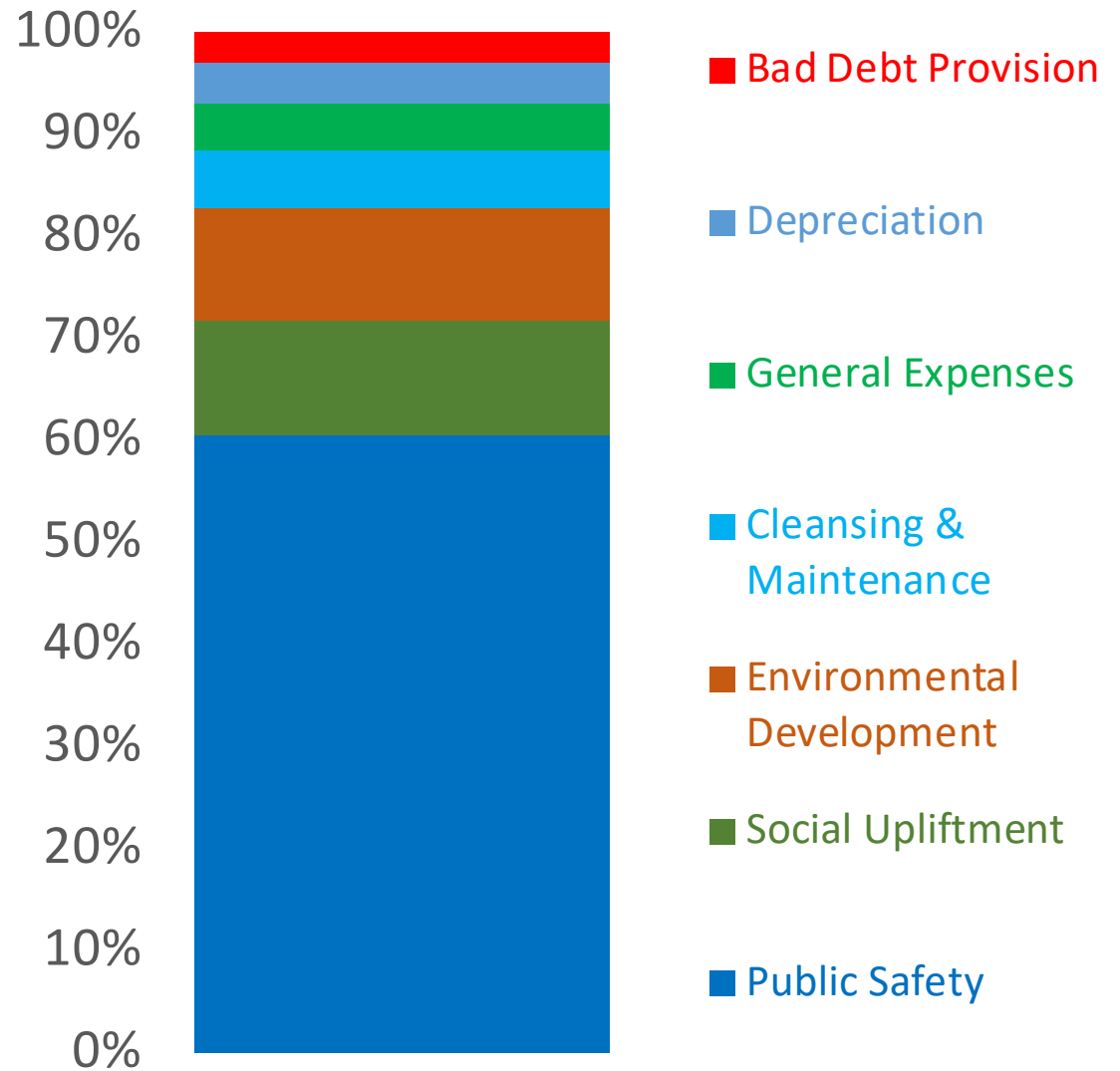
# 5 Year Budget

<b>YEAR</b>	<b>TOTAL EXPENDITURE</b>	<b>% INCREASE IN ADDITIONAL RATES REQUIREMENT</b>
1	R29,879,085	N/A
2	R30,762,983	3.0%
3	R30,997,361	0.8%
4	R31,084,936	0.3%
5	R32,340,338	4.0%

# First Year Budget

Public Safety	60.6%
Social Upliftment	11.2%
Environmental Development	11.0%
Cleansing & Maintenance	5.6%
General Expenses	4.7%
Depreciation	3.9%
Bad Debt Provision	3.0%

*All employees allocated to their relevant functions. Management salaries = 9.7% of budget*



# Non-Residential Property Cost Examples

## PRELIMINARY MODELLING OF FINANCIAL IMPACT

RESIDENTIAL PROPERTIES

0.000915

/ 12 x R1,000,000 x 1.15 = R87.69 per R1m

PROPOSED BUDGET 2024/25	PROPERTY VALUE	2024/25			
		ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
29 879 085	5 000 000	4 575.00	5 261.25	381.25	438.44
	15 000 000	13 725.00	15 783.75	1 143.75	1 315.31
	25 000 000	22 875.00	26 306.25	1 906.25	2 192.19
	35 000 000	32 025.00	36 828.75	2 668.75	3 069.06
	50 000 000	45 750.00	52 612.50	3 812.50	4 384.38

<b>AVERAGE</b>	13 083 591	11 971.49	13 767.21	997.62	1 147.27
<b>MEDIAN</b>	11 900 000				1 043.48



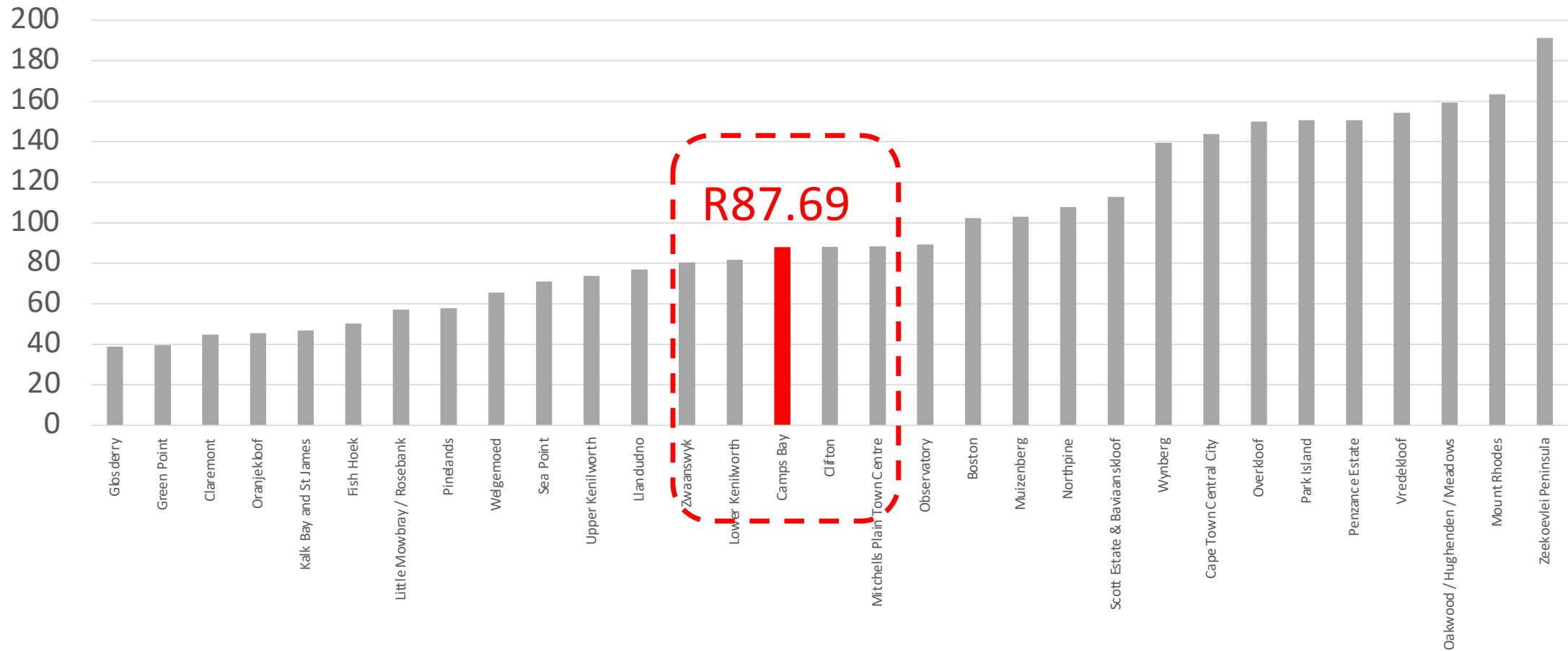
# How Much Will It Cost?

## PRELIMINARY MODELLING OF FINANCIAL IMPACT

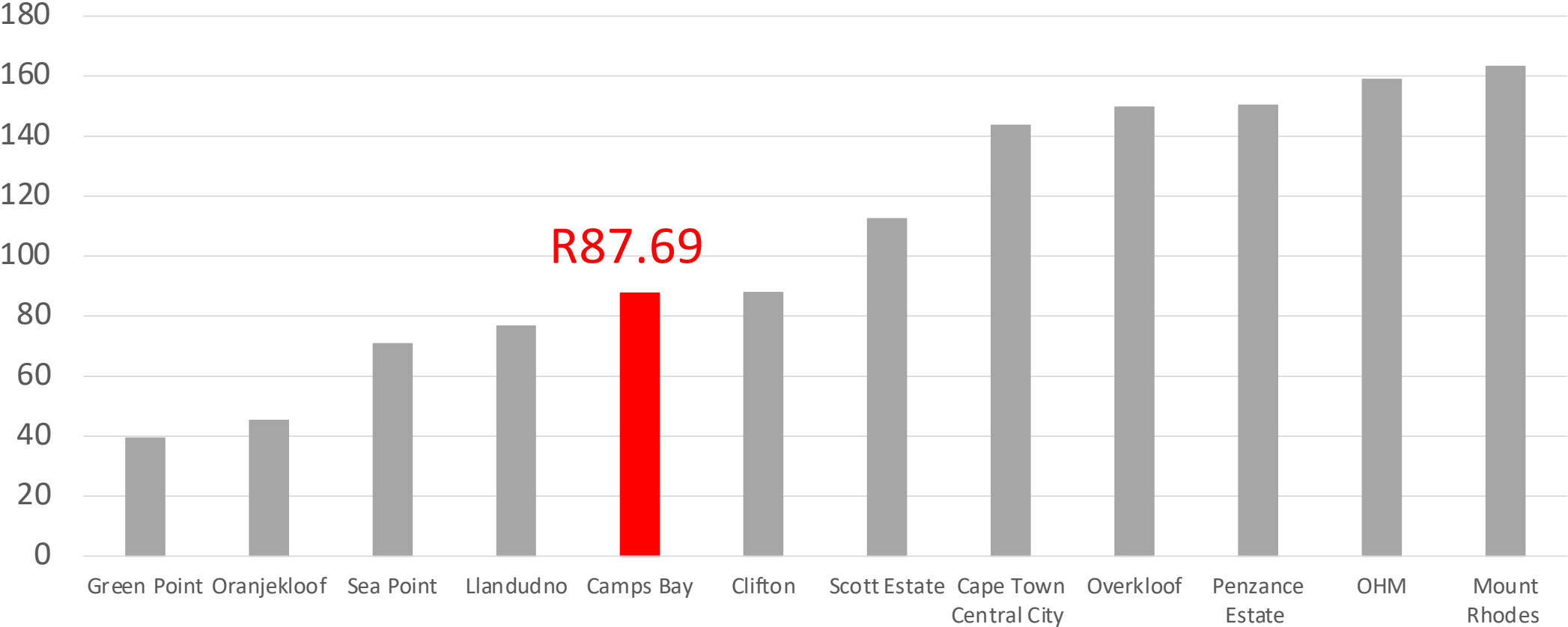
NON-RESIDENTIAL PROPERTIES      0.001695      / 12 x R1,000,000 x 1.15 = R162.44 per R1m

PROPOSED BUDGET 2024/25	PROPERTY VALUE	2024/25			
		ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
29 879 085	1 500 000	2 542.50	2 923.88	211.88	243.66
	3 000 000	5 085.00	5 847.75	423.75	487.31
	15 000 000	25 425.00	29 238.75	2 118.75	2 436.56
	30 000 000	50 850.00	58 477.50	4 237.50	4 873.13
<b>AVERAGE</b>	14 895 898	25 248.55	29 035.83	2 104.05	2 419.65

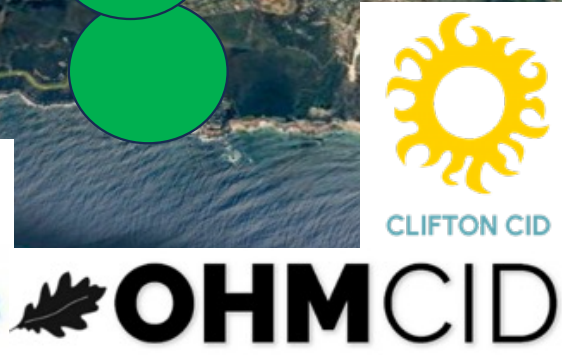
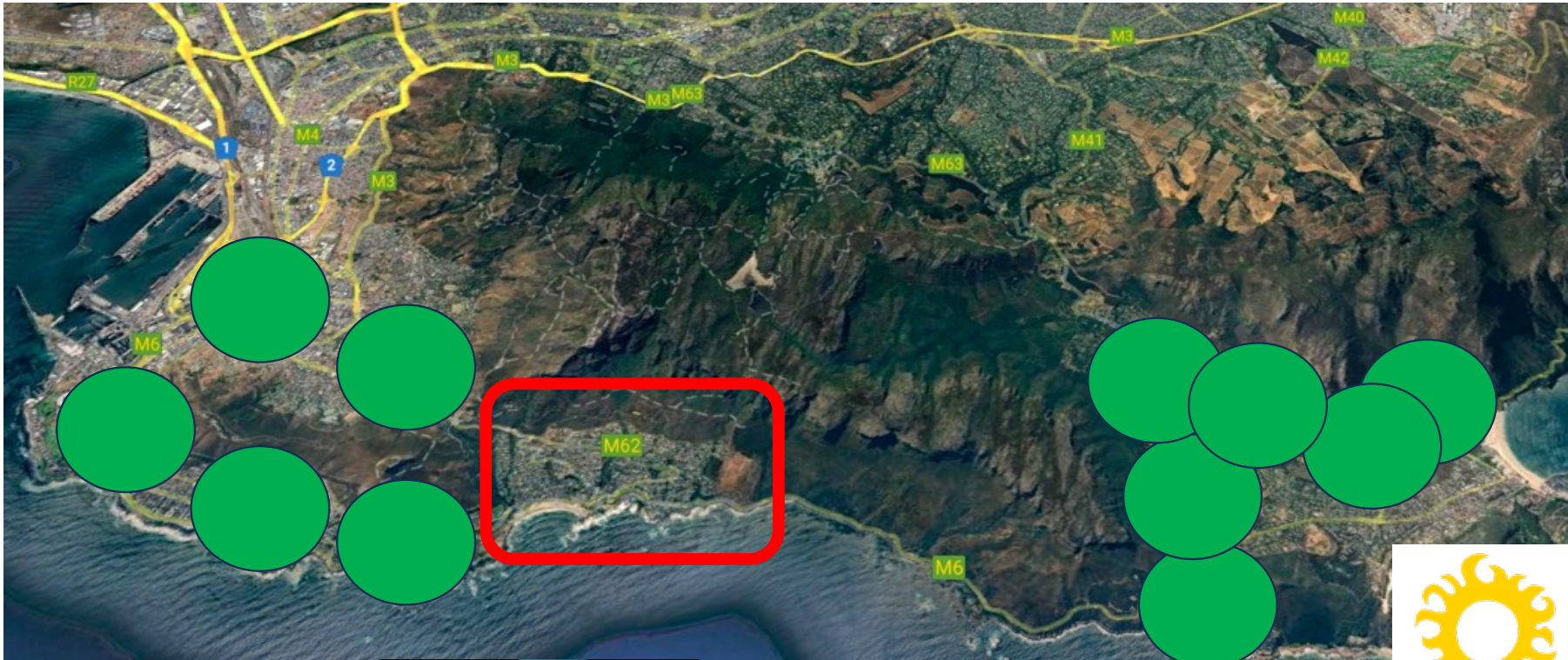
# Other CIDs With a Residential Component



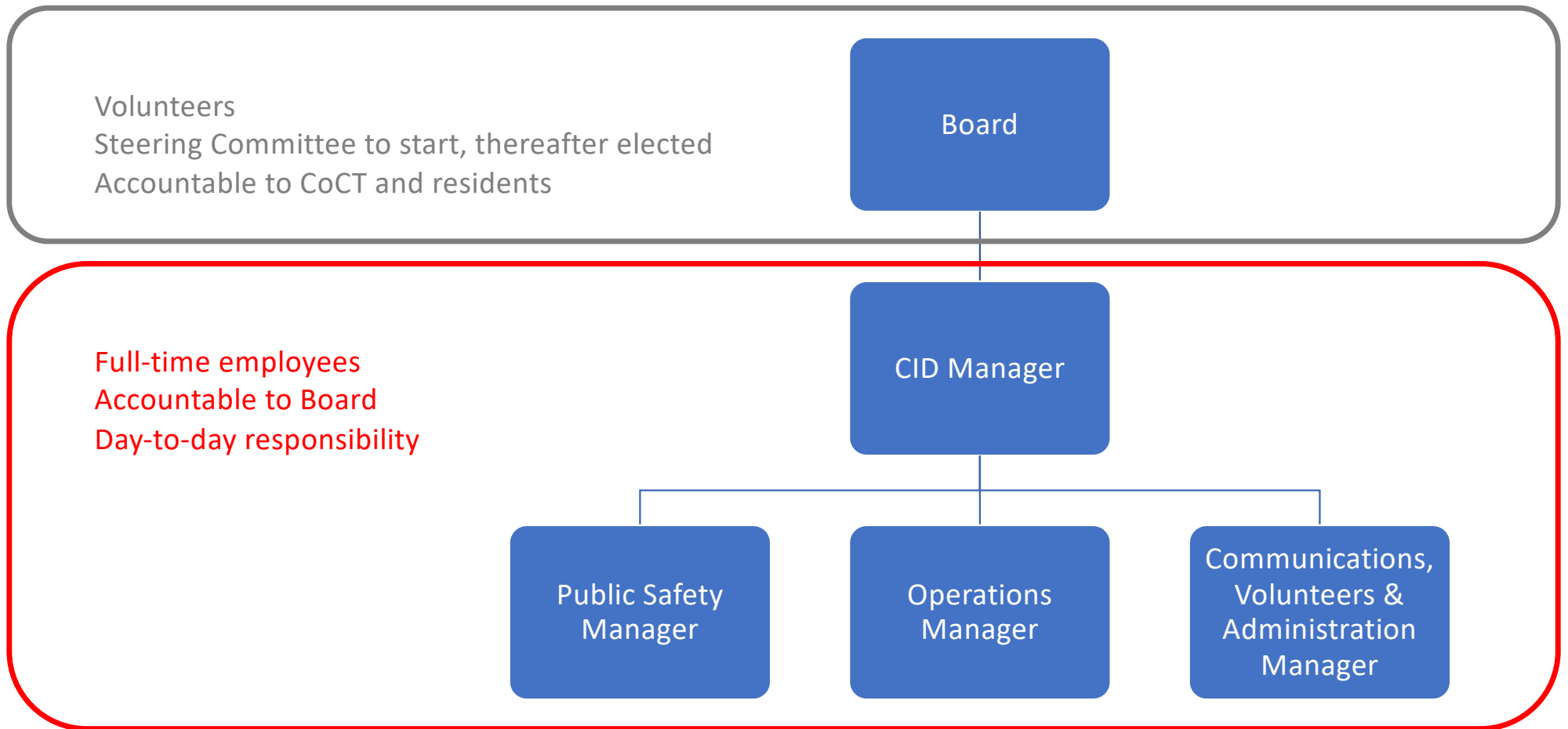
# Other CIDs With a Residential Component



# Other CIDs on the Atlantic Seaboard



# Structure, Governance, Financial Controls



# Structure, Governance, Financial Controls

1. Structure = non-profit company (NPC)
2. Board of Directors will be volunteer property owners, no compensation, no conflicts of interest, elected at AGM
3. Full-time management for day-to-day operations
4. Monthly management accounts, annual audit
5. City of Cape Town oversight, attend all Board meetings
6. **Transparent tender process for all service provider contracts**

# Steering Committee



Spencer McNally  
Chairperson



Gavin Reynolds  
Public Safety



Louise Cooke  
Communications



Jonathan Tillett  
Urban Management



Richard Bendel  
Finance



Theresa Massaglia  
Social Upliftment



Kim Faclier  
Commercial



Shayne Krige  
Legal

# Consultants



**Martin Steinau**



**Muneeb Hendricks**



# What Happens Next?

1. Full Business Plan available at [www.campsbaycid.org](http://www.campsbaycid.org)
2. Comments
  - 30 days from today to submit
  - Email to [connect@campsbaycid.org](mailto:connect@campsbaycid.org) / call Martin Steinau 083-628-8500
3. Consultation (~6-8 weeks)
4. Second Public Meeting expected in late October
5. Voting can only begin thereafter. Volunteers please.
6. 1,726 votes in favour required = at least 60%
7. Go-live in July 2024 if approved

# What's This All About?

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Thank you

Q&A

## Questions received in advance

There is no mention in any of the documentation and FAQs regarding the status of this CID organisation, unless I have missed this somewhere.

By status I refer specifically to Section 18a.

Will the CBCSI section 18a status be transferred to the CBCID?

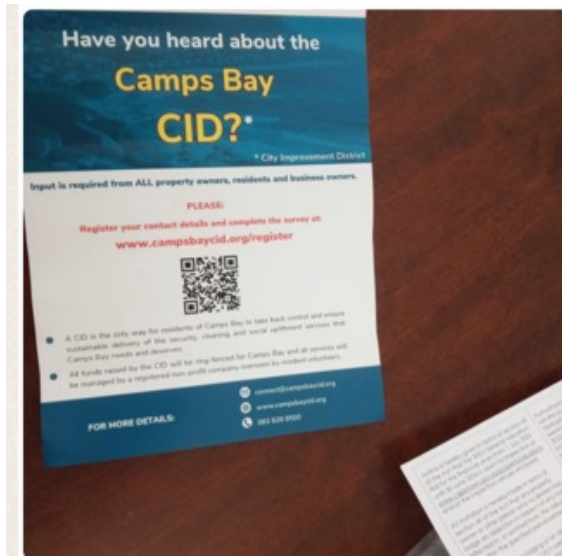
*Ivo Varanini*

## Questions received in advance

1) Mandatory contributions to the CID are based on the CoCT property valuations, which are known to be flawed - is this fair?

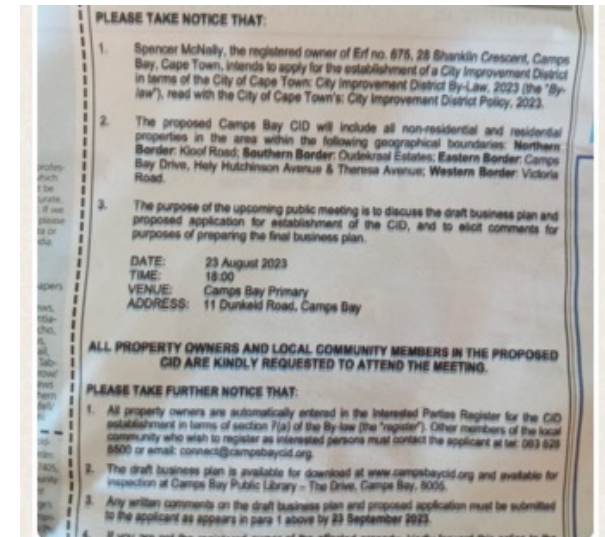
*Chris Marshall*

# Questions received in advance



To: CID scammers, tel: 08362688500, This proposed CID for Camps Bay has been rejected numerous times in the past by all the ratepayers of Camps Bay over the past more than 50 years. It is a money making and job creating scam & racket. We are already paying excessive market value rates and taxes forcing us from our homes. It is "forced removal" by taxation. We already have about 5 police forces. Where there are CID's, things are even worse like in Cental Cape Town and Buitengracht Street. The Council must do its own work. As in the past I again strongly object against these CID scams, also here in Camps Bay.

*GT Robertson*



■ To the "CID" SCAMMERS, to whom it may concern - Advertisement, Atlantic SUN, 17 August 2023, tel: 0836288500;

□ I see yet another unknown person/ fool by the name of a certain "Spencer McNally" is now trying his luck pushing for another "CID" SCAM FOR CAMPS BAY, yet another criminal attempt to force us from our homes.

I yet again strongly object against this communistic "expropriation" of our properties and rights.

I have been a registered property owner in Camps Bay for more than 50 years and deplore these "CID" SCAMS and have always rejected and fought against these money making "CID" RACKETS pretending to do the work of an incompetent City Council - The GREAT PRETENDERS, wearing their intentions "like a clown"!

■ They have NEVER EVER "IMPROVED" ANYTHING ANYWHERE.

Please get lost, mr. McNally, et al.

Try your luck elsewhere.

Ons het hier in Kampsbaai al die jare sonder julle skorriemorrie reggekrom, dankie.

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# Questions received in advance

1. How was the Steering Committee selected?

*Chris von Ulmenstein*

# Questions received in advance

2. Why is there no person representing Cleansing on the Steering Committee?
3. Why was Chris von Ulmenstein of CAMPS BAY CLEAN not consulted on Cleansing? I have been running this for the past 4 years!

*Chris von Ulmenstein*

# Questions received in advance

## 4. Why is the CID so anti the current and past contribution of Volunteers, as per your page 10 of the Business Plan?

*Business Plan page 7: Existing volunteer initiatives (including cleaning of the beachfront, parks and public spaces) will be supported and encouraged, and integrated into the CID's outsourced function where possible.*

*Business Plan page 11: A...role of the [full-time CID] employees will be to ensure an ongoing pipeline of volunteers for long-term sustainability of volunteer initiatives.*

*Business Plan page 18: The CID manager will work with existing volunteer clean-up initiatives which already provide valuable services, and co-ordinate these efforts alongside those of professional service suppliers to ensure maximum efficiency*

*Chris von Ulmenstein*

# Questions received in advance

5. How was the Cleansing budget arrived at? Why is the budget so low compared to the other three departments?

*Chris von Ulmenstein*

## Questions received in advance

6. Please can all CID communication make sure residents understand that the CID will only be introduced next year? The miscommunication is hampering our funding and sponsorship requests.

*Chris von Ulmenstein*

## Questions received in advance

I pay about R 8000 per month rates and taxes in Camps Bay of which I can see very little is spent in my neighbourhood. I support the local neighbourhood watch groups and private security companies as we cannot rely on the police. Now we are asked to form and pay a private rates group called CID to do what the City of Cape Town should be obliged to do with our rates and taxes in the first place. What next? Maybe I should rather ask our mayor?

*Tina Schreiber*

## Questions received in advance

We would just like to place on record that we are both retired people in our 80's and are concerned about the AUTOMATIC extra rates charges that would apply should a CID go ahead. It's hard enough for us to survive the cost of living and the present rates as it is, and feel we would NOT be able to afford an extra charge. This situation would probably force us to sell our home after living here in our bungalow for 53 years which would be traumatic.

*(name withheld)*

## Questions received in advance

**5) Who can we sue if the CID does not perform as promised or if its officers are delinquent?**

*Chris Marshall*



## Questions received in advance

6) The mayor correctly stated, during the CBRRA annual meeting, that all citizens have a right to use the beach and other facilities in and around Camps Bay. What contribution will they make to the cost of the CID if it goes ahead?

*Chris Marshall*

# Questions received in advance

Can the CID raise the percentage of your property's value that it adds to your monthly rates and taxes? If so, who will vote on this - all CB ratepayers or only the members of the Non-Profit Company?

*Gerd Behrens*

# Q&A

1. Mic at the front, please line up
2. Two question limit, so that everyone gets a turn.
3. Please be brief
4. State your name clearly