



Camps Bay  
City Improvement District

# Camps Bay City Improvement District

# 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?
7. Q&A



# What's This All About?

CID Budget =  
R30,085,270  
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
- Commercial 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%



# Meetings, Conversations and Consultations



Camps Bay  
City Improvement District

**BUSINESS PLAN**  
for the period 1 July 2024 to 30 June 2029

Prepared by the Steering Committee  
Mr. S. McNally, Mr. G. Reynolds, Mr. J. Tillett, Ms. K. Faclier,  
Ms. L. Cooke, Mr. R. Bendel, Mr. S. Krige, Ms. T. Massaglia

In accordance with the City of Cape Town City Improvement District By-Law 2023 ("**CID By-law**") as amended in 2022 and CID Policy 2022/23 ("**CID Policy**")



This Business Plan is available at [www.campsbaycid.org](http://www.campsbaycid.org)

# Meetings, Conversations and Consultations





# Meetings, Conversations and Consultations



What you need to know about the ...



Camps Bay  
City Improvement District



## Monthly Cost

- R87.69 incl. VAT per R1m property value
- e.g. R10m value property = R876.90 p.m.
- 50% of residential properties will pay less than the cost of a cup of coffee per day



## Public Safety

- 300+ CCTV cameras covering all road intersections and green belts
- 3x 24/7/365 TAC vehicles
- 2x 24/7/365 dedicated Law Enforcement Officers with power to arrest, take down illegal structures, enforce by-laws
- 18/7 Beachfront patrol guards
- 24/7 Control Room
- Neighbourhood-wide radio network
- Upgraded, safer green spaces



## Social Upliftment

- Proven, sustainable solutions to address illegal shelters and vagrancy / begging
- Vetted car guards
- Job creation
- Kindness and compassion with a firm hand

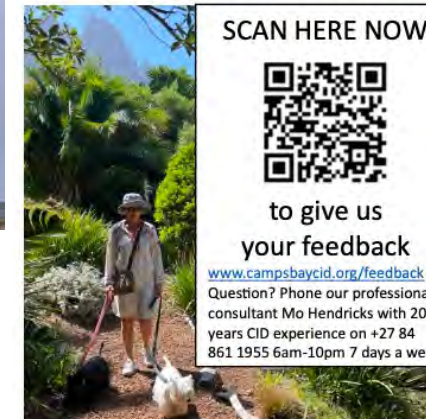


SCAN HERE NOW



to give us  
your feedback

[www.campsbaycid.org/feedback](http://www.campsbaycid.org/feedback)  
Question? Phone our professional consultant Mo Hendricks with 20+ years CID experience on +27 84 861 1955 6am-10pm 7 days a week



## Budget and Governance

- R30m annual budget
- Everybody pays. No freeloaders.
- All funds ring-fenced for Camps Bay
- Strict governance, annual audit, transparent competitive tenders
- Volunteer Directors, annually elected

# Meetings, Conversations and Consultations





# Meetings, Conversations and Consultations



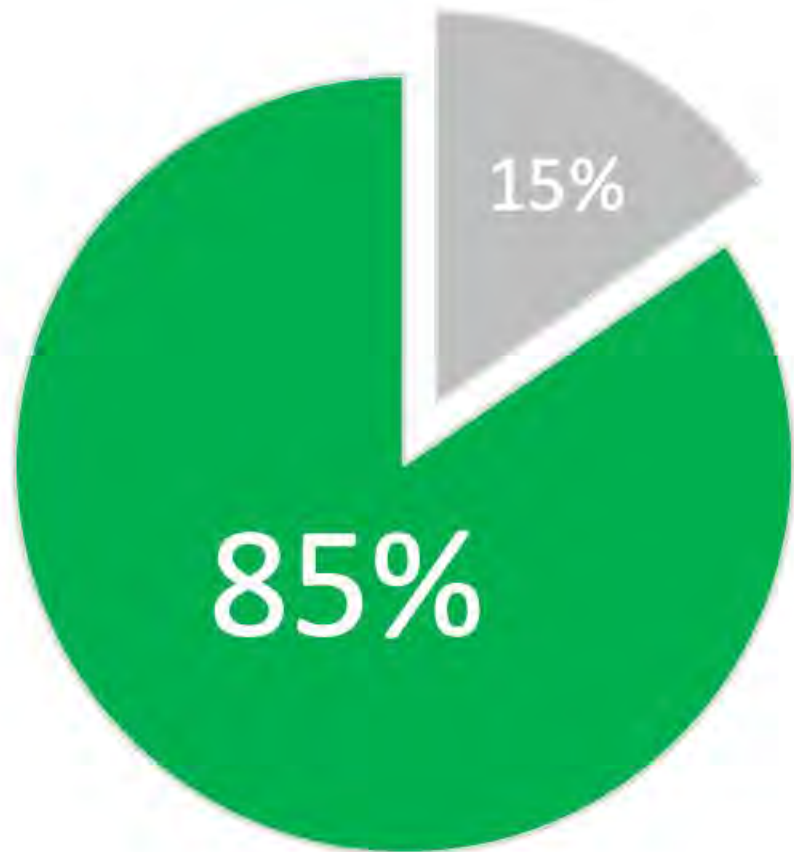
The screenshot shows the website for Camps Bay City Improvement District (CID). The header includes the logo and navigation links: HOME, WHAT IS A CID?, ABOUT THE PROJECT, DOCUMENTS, FAQ, and CONTACT. The main content area contains a message: "Although the official consultation period has now ended, the Camps Bay CID Steering Committee welcomes comments and feedback on all aspects of the proposed business plan." Below this is a feedback form with the following fields: "Your first name\*", "Your last name\*", and "Your street address\*". There are also radio button options for "Please indicate how likely you are to vote in favour of the CID?": "Definitely Yes", "Probably Yes", and "Not Likely".



regarding the proposed CID Business Plan. All submissions will be

A form with three empty input fields for providing contact information, likely a phone number and an email address.

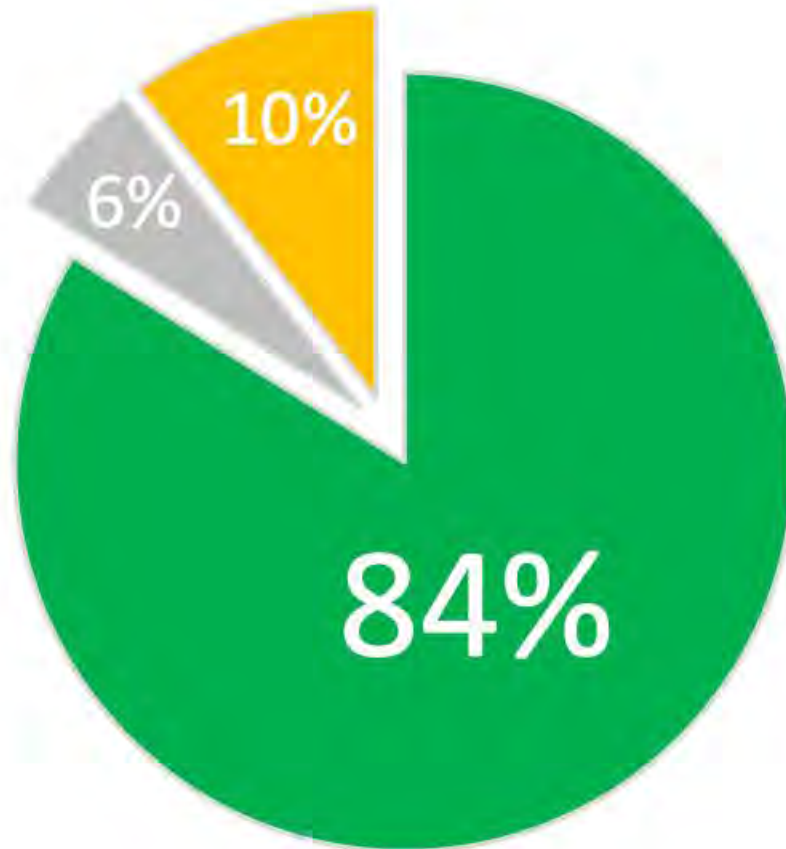
# Meetings, Conversations and Consultations



- Property owners who have not yet commented on the Business Plan nor spoken to nor corresponded with the Steering Committee
- **Property owners who have commented on the Business Plan and/or spoken to or corresponded with the Steering Committee**



# Meetings, Conversations and Consultations



- **Property owners who have indicated that they will vote in favour of the CID**
- Property owners who have indicated that they have not yet decided how they will vote
- Property owners who have indicated that they will vote against the CID

# Consultation Phase Feedback

<b>Category</b>	<b>Number of comments received</b>
Budget	22
Environmental Development	12
Financial Impact	43
Implementation Plan	16
Maintenance & Cleaning	7
Management	11
Other	34
Public Safety	18
Roads and infrastructure	3
Social Responsibility	17
Boundary	4



# What Have We Learned?



Simon Kneel



Ian Merrington



Wayne Smith



Louise Cooke



Peter Mead



David Knott

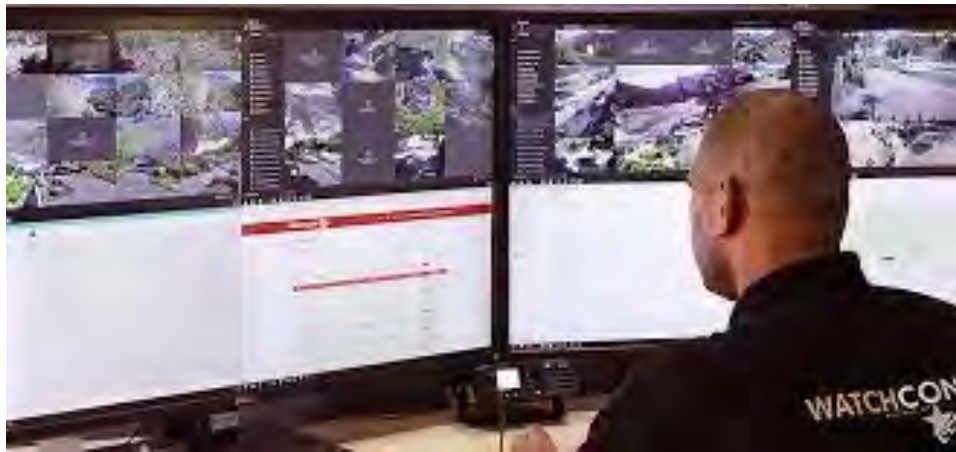


Mark Myerson



Bernard Schäfer

# What Have We Learned?





# What Have We Learned?



- Using the right technology

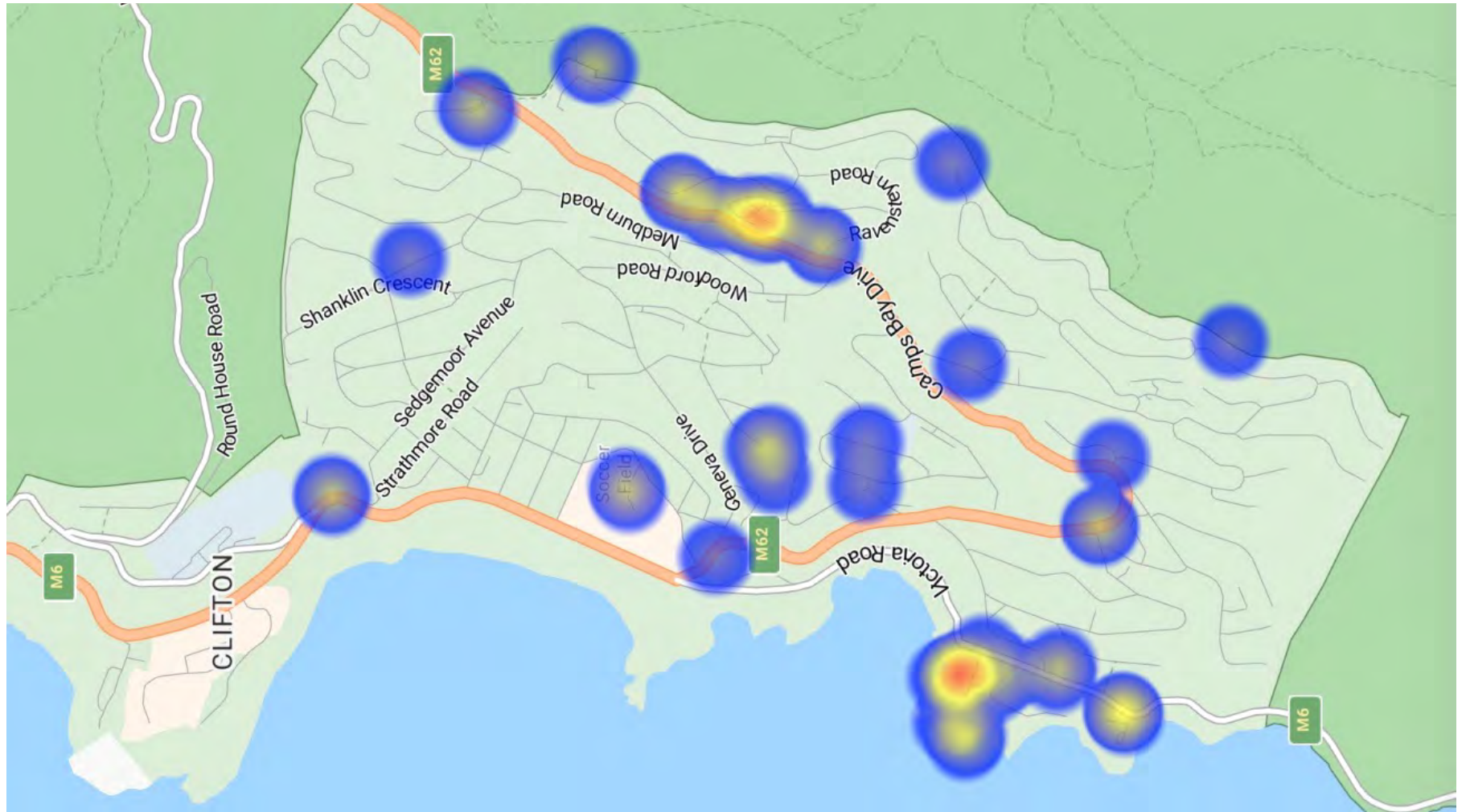


Earlier today, an incident was reported via Buzzer stating that a mugging had occurred above Rhine Road on one of the mountain paths.

This was spotted by a paraglider who shared the description of the suspect.

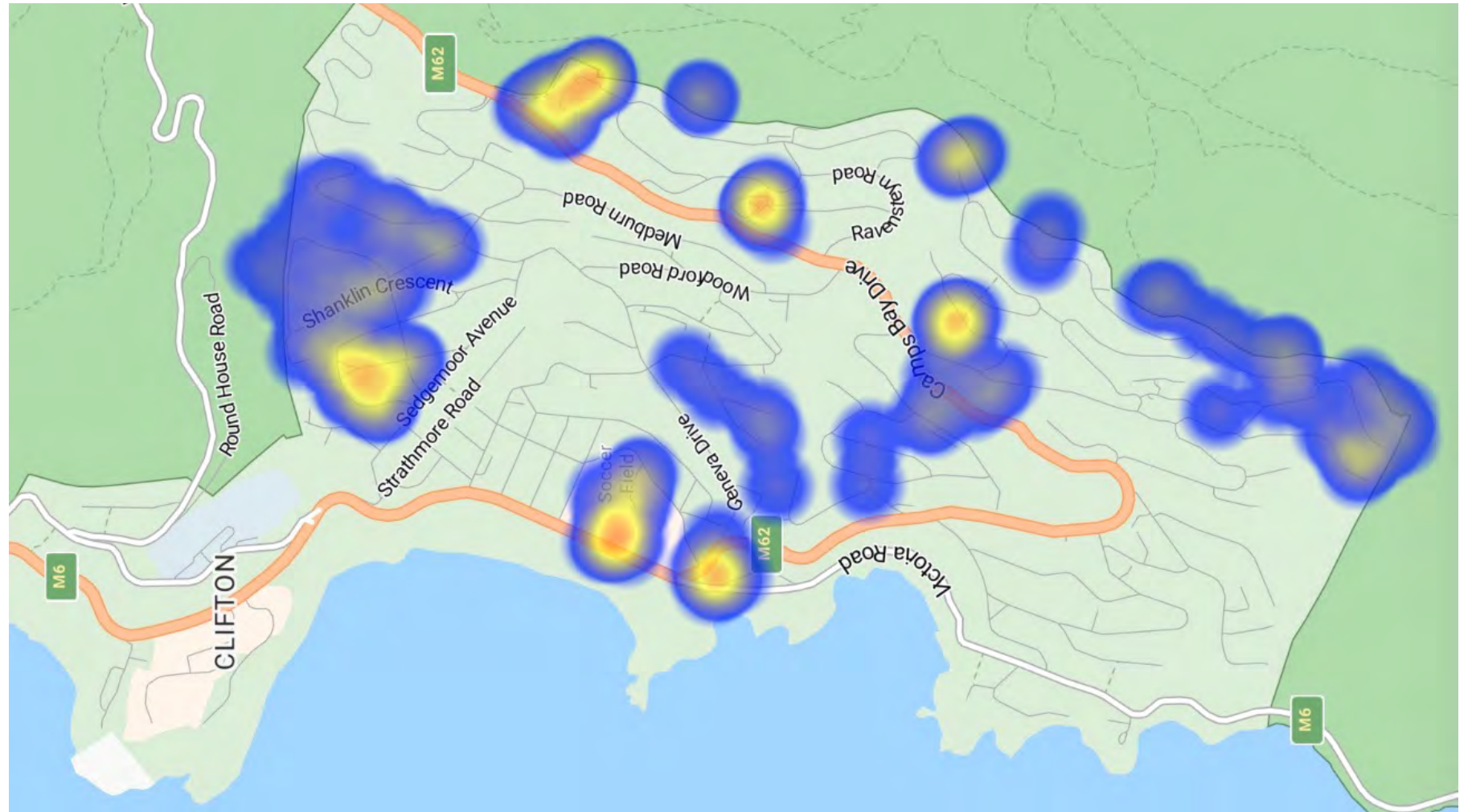
Park rangers responded, and the suspect matching the description was arrested further up the mountain. The suspect was detained at Sea Point SAPS.

# What Have We Learned?





# What Have We Learned?



# What Have We Learned?



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





# What Have We Learned?

11/3/2023, 12:17:00 AM

Michelle

Whatsapp

502 Suspicious Person

[Rontree 2](#)

103

@ 00h19 Omnivision Control reported 2 suspicious seen in Fiskaal entering one of the properties they were lurking at the premises look like they were looking for away in . CBCSI Response was dispatch to Fiskaal and Relevant group CBR was alerted by CBCSI Ty for assistance from SSP to assist with the search for the two seen . The two suspicious guys appeared to look like the night crawlers one had a pair of gloves on . When they notice response they fled back towards the green belt and split up . Control viewed footage to see where they might have fled off to. CBCSI Response and ADT Vehicle patrol the surrounding areas to see if they can't locate them . There were no further triggers of the two CBCSI Response conducted further patrols keeping a eye out .

# What Have We Learned?

5/21/2023, 1:00:00 PM	Ronald	Telegram	501 Suspicious Vehicle	<a href="#">Camps Bay Middle</a>	
<p>LPR Alert : ( L3 ) - Suspected armed robbers Grey Hyundai [REDACTED] Vehicle drove down CB Drive,Tac was asked to monitor the vehicle if the notice it. @13:04 CBCSI Control contact Sgt [REDACTED] inform her that vehicle is now in Camps Bay .Did asked her if the vehicle is still wanted she said yes. She said we can inform CB SAPS and inform them about the vehicle. @13:11 Contact SAPS inform them about the vehicle . @13:27 Tac got eyes on vehicle its parked in [REDACTED] @13:29 The vehicle is moving towards CB Drive. @13:33 CBCSI Control inform Tac they can follow the vehicle [REDACTED] @13:35 Tac report they pull the vehicle on CB Drive just pass Dal Rd. @13:37 Call CB SAPS [REDACTED] @13:39 Control instruct Tac to let the vehicle go. As per Tac PPA did assist them when pulling the vehicle. Update from Tac. Did speak to Sergeant [REDACTED] and was aware that we pulled the vehicle. They did not have vehicle available. Two persons at station we needed to pick up, we were told to stand down so canceled.</p>					



# What Have We Learned?



- Illegal structures continue to proliferate





# What Have We Learned?



- Illegal structures continue to proliferate

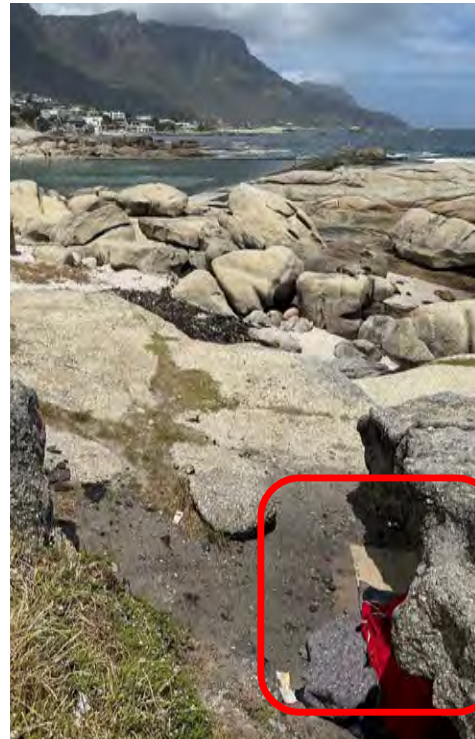




# What Have We Learned?



- Illegal structures continue to proliferate





# What Have We Learned?



- Homelessness needs a holistic, compassionate response





# What Have We Learned?



- Proactive maintenance





# What Have We Learned?



- 24/7/365 cleansing





# What Have We Learned?



- 24/7/365 cleansing





# What Have We Learned?



- 24/7/365 cleansing





# What Have We Learned?



- We have to chase the City

Cape Town - Camps Bay  
28 September 17:48



Cape Town - Camps Bay  
1 October 09:35





# What Have We Learned?

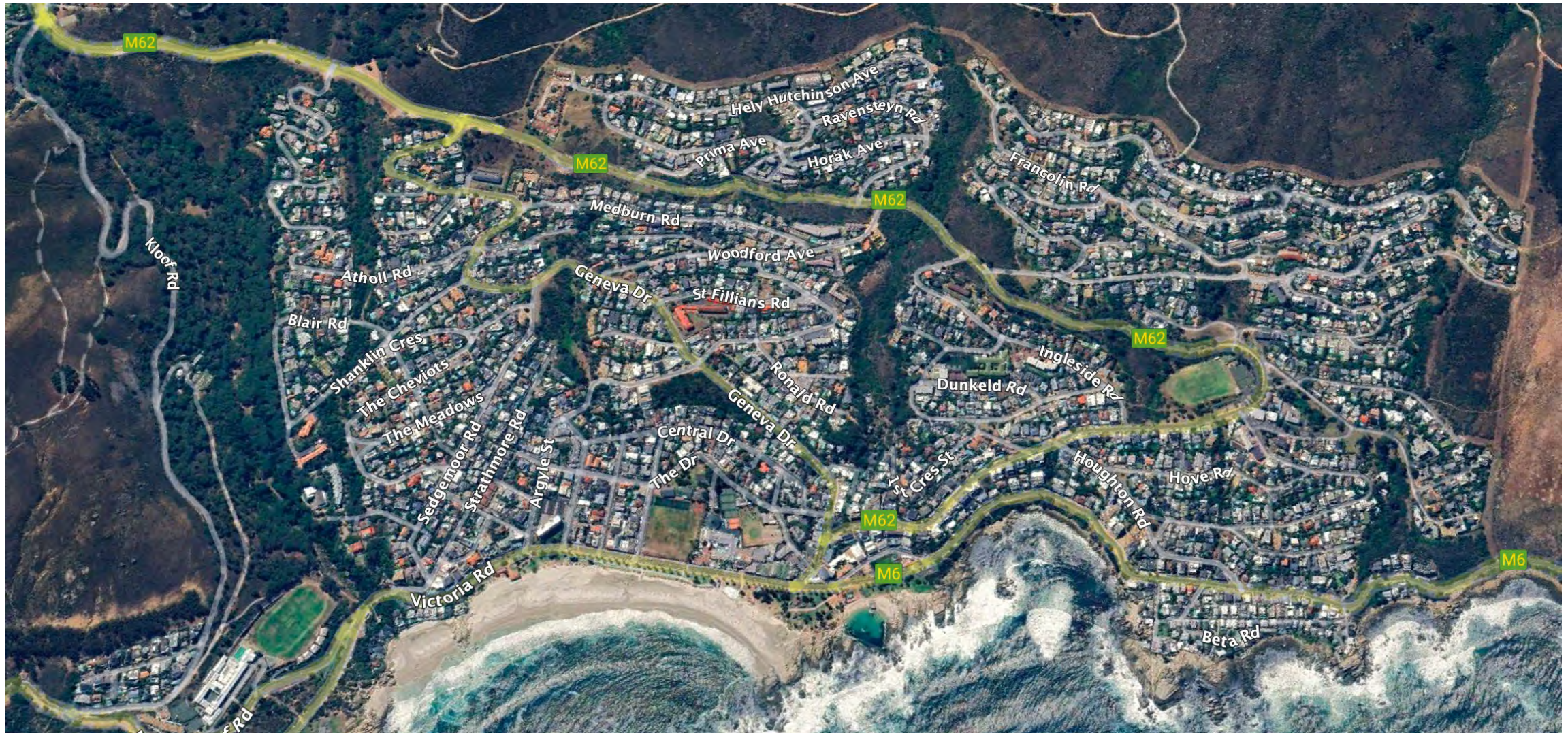


- Looking after green spaces is a public safety issue, not a nice-to-have





# 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





# 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





# Environmental Upgrading and Urban Development





# Social Upliftment






# Social Upliftment

## 'He will be missed': Camps Bay mourns dedicated community leader

Kaylynne Bantom

**People's Post**

[Comments](#) [Bookmark](#)

 Listen to this article 0:00

**SUBSCRIBERS CAN LISTEN TO THIS ARTICLE**



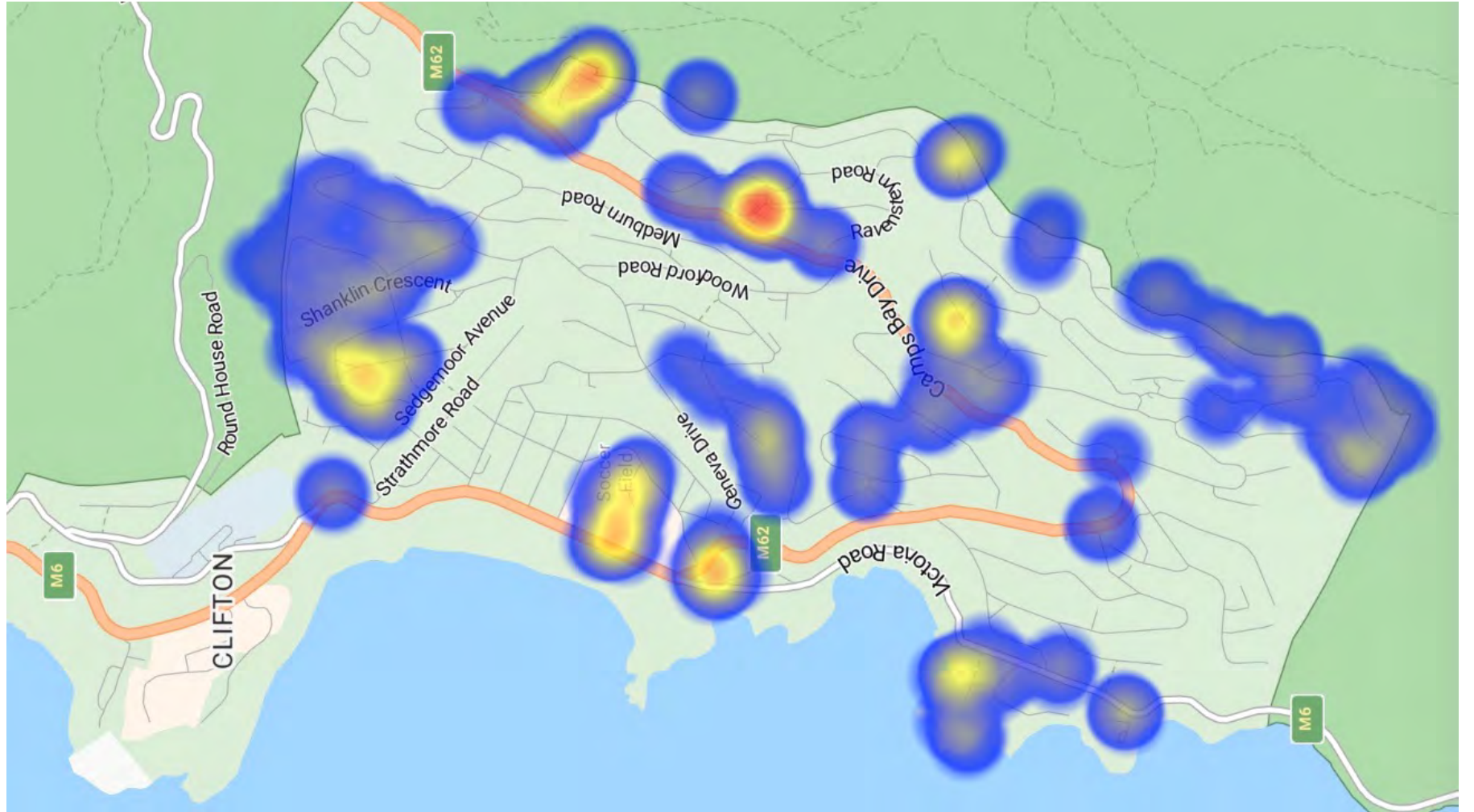


# Social Upliftment



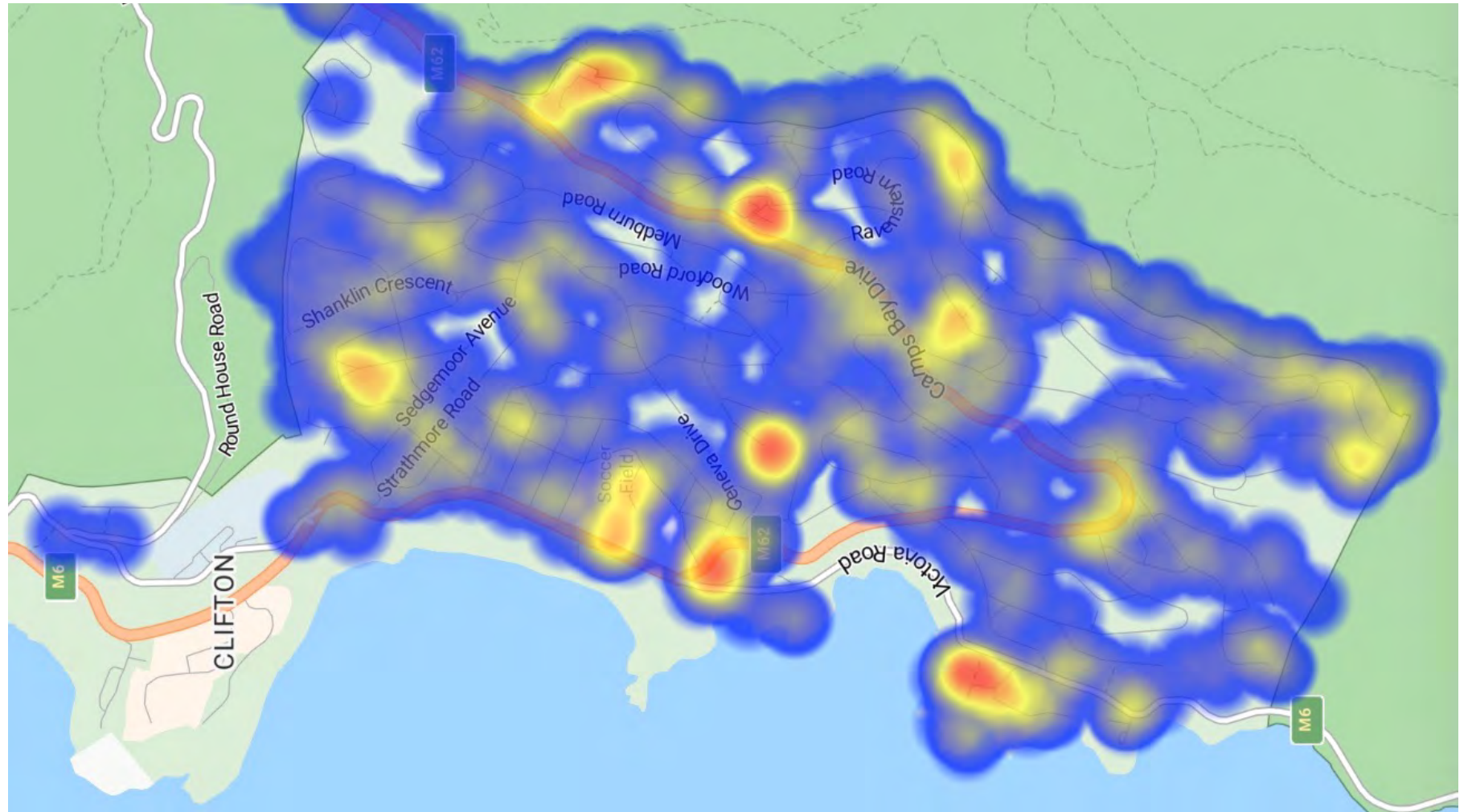


# Public Safety





# Public Safety





# Public Safety

24/7



24/7



24/7



24/7



24/7



24/7



18/7



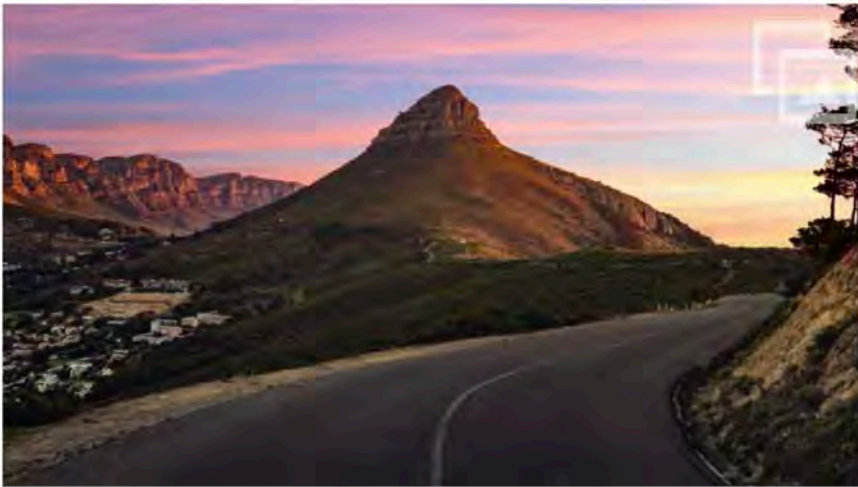
18/7







# The Value Of An Integrated Approach

## Robber cocks his gun at SANParks rangers on Lion's Head




Published by Ilze-Mari Van Zyl on November 3, 2023

 Share 39  Tweet 5

A suspected robber pointed a weapon at rangers on Lion's Head in the early hours of Thursday morning. At around 2:30am, rangers and the SEAM Team K9 unit responded to a robbery on Lion's Head and conducted a patrol in the area.



Take Back Our Mountains

8h · 

#Tbom Alert 

Armed mugging Lionshead around 4am this morning.





# The Value Of An Integrated Approach

11/3/2023, 9:49:00 AM

Bradley

Whatsapp

102 Robbery - Street

[Rontree 2](#)

103

Reported that he received information as Follows: SANParks informed 2 people were robbed on the mountain corridor ravine area **pipe track**. guy with the party of 2 that is moving down. Authorities have been notified CBCSI Response and Table Mountain Rangers swepted the area but could not locate anyone..the Victim opened a Case at Camps Bay Police station. is the victim she has apparently opened a case. 2 phones and jewellery were stolen. Later during the day the Victim tracked the phone and stated that it was showing Locations in Town..CBCSI TMN & SAPS were activated and responded to Town but were unsuccessful in their attempts..further response will stand down for now but tracking will resume.

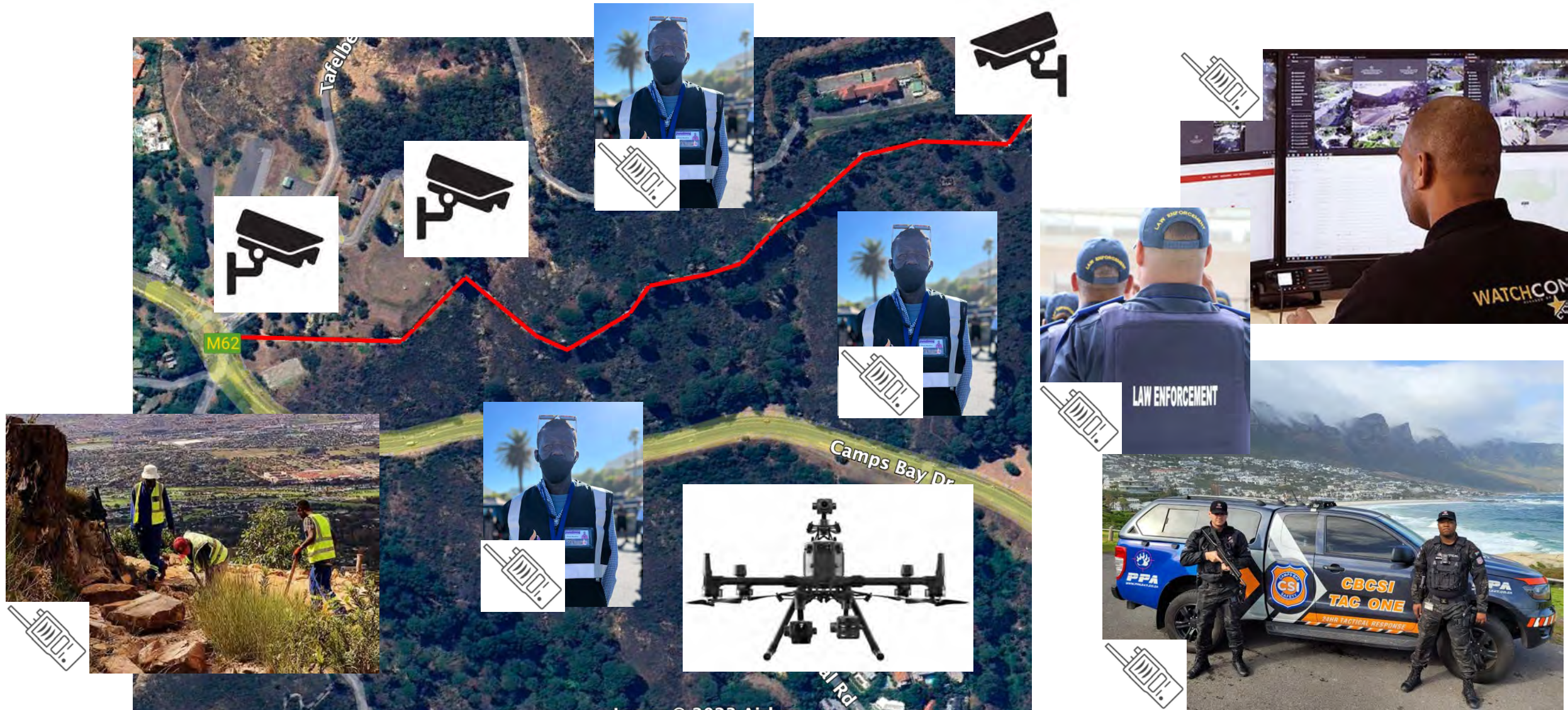


# The Value Of An Integrated Approach





# The Value Of An Integrated Approach





# The Value Of An Integrated Approach





How Much Will It Cost?



# 5 Year Budget

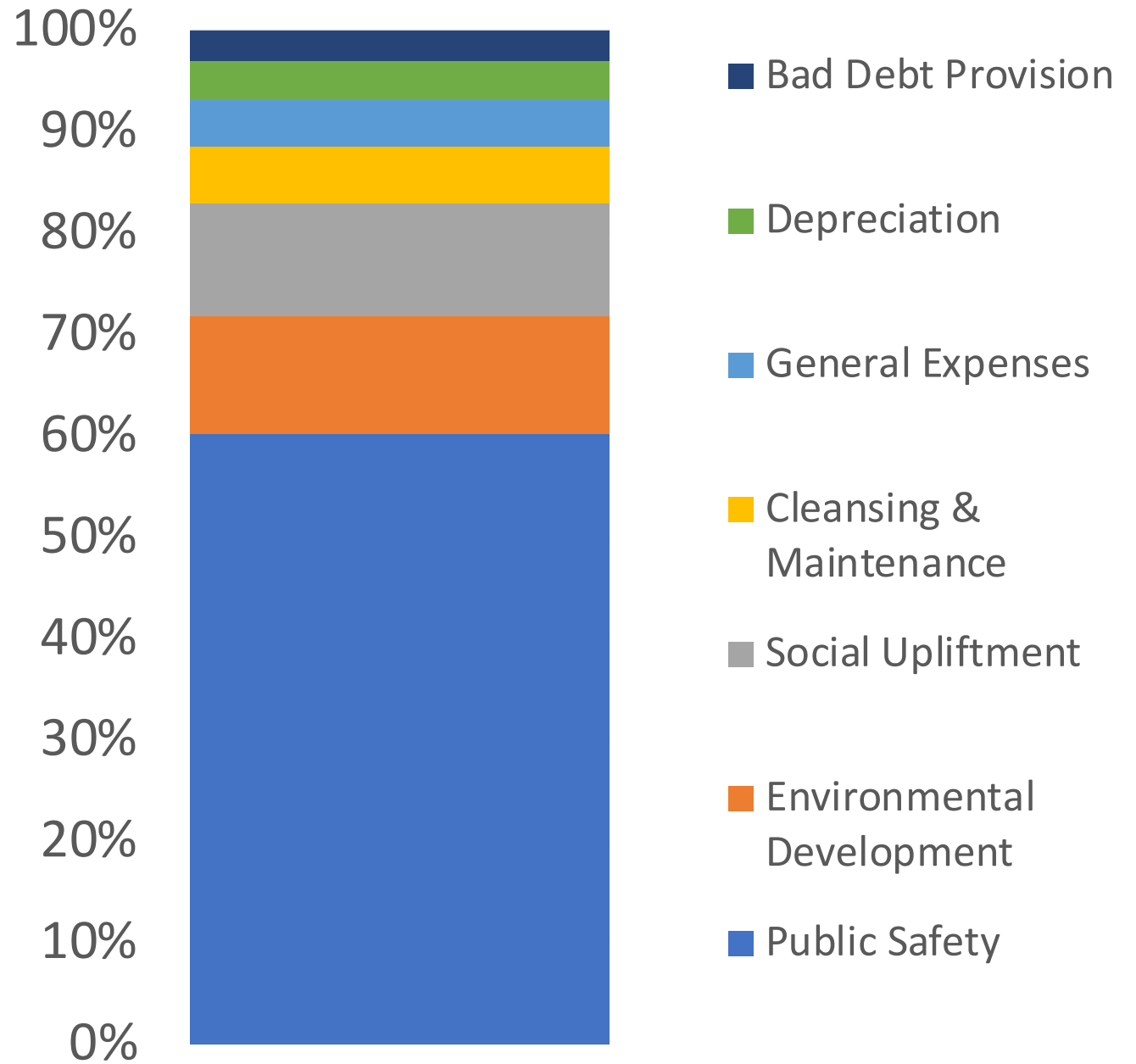
<b>YEAR</b>	<b>TOTAL EXPENDITURE</b>	<b>% INCREASE IN ADDITIONAL RATES REQUIREMENT</b>
1	R30,085,270	N/A
2	R30,981,540	3.0%
3	R31,299,030	0.8%
4	R31,330,505	0.3%
5	R32,600,642	4.1%



# First Year Budget

Public Safety	60.2%
Environmental Development	11.7%
Social Upliftment	11.1%
Cleansing & Maintenance	5.6%
General Expenses	4.6%
Depreciation	3.9%
Bad Debt Provision	3.0%

*All employees allocated to their relevant functions. Management salaries = 9.6% of budget*





# 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



# How Much Will It Cost?

## PRELIMINARY MODELLING OF FINANCIAL IMPACT

NON-RESIDENTIAL PROPERTIES

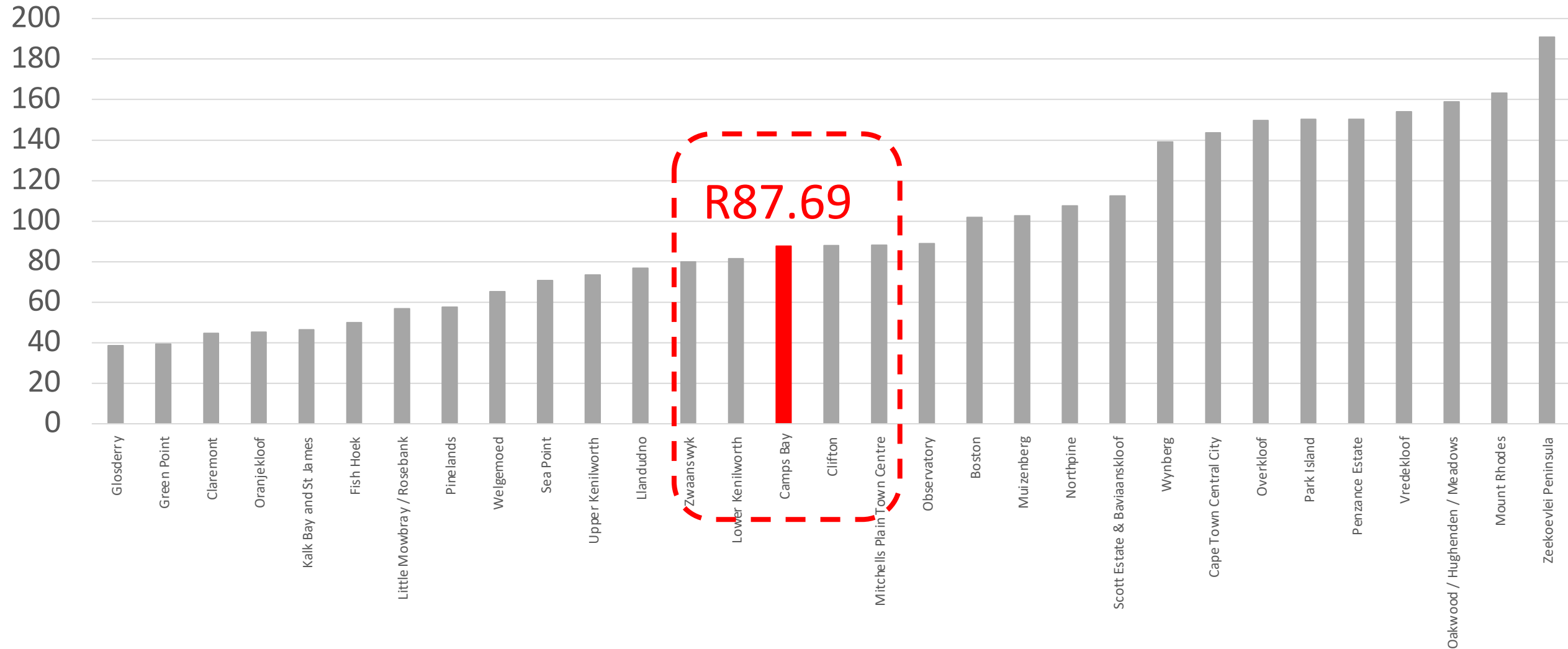
0.001695

/ 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

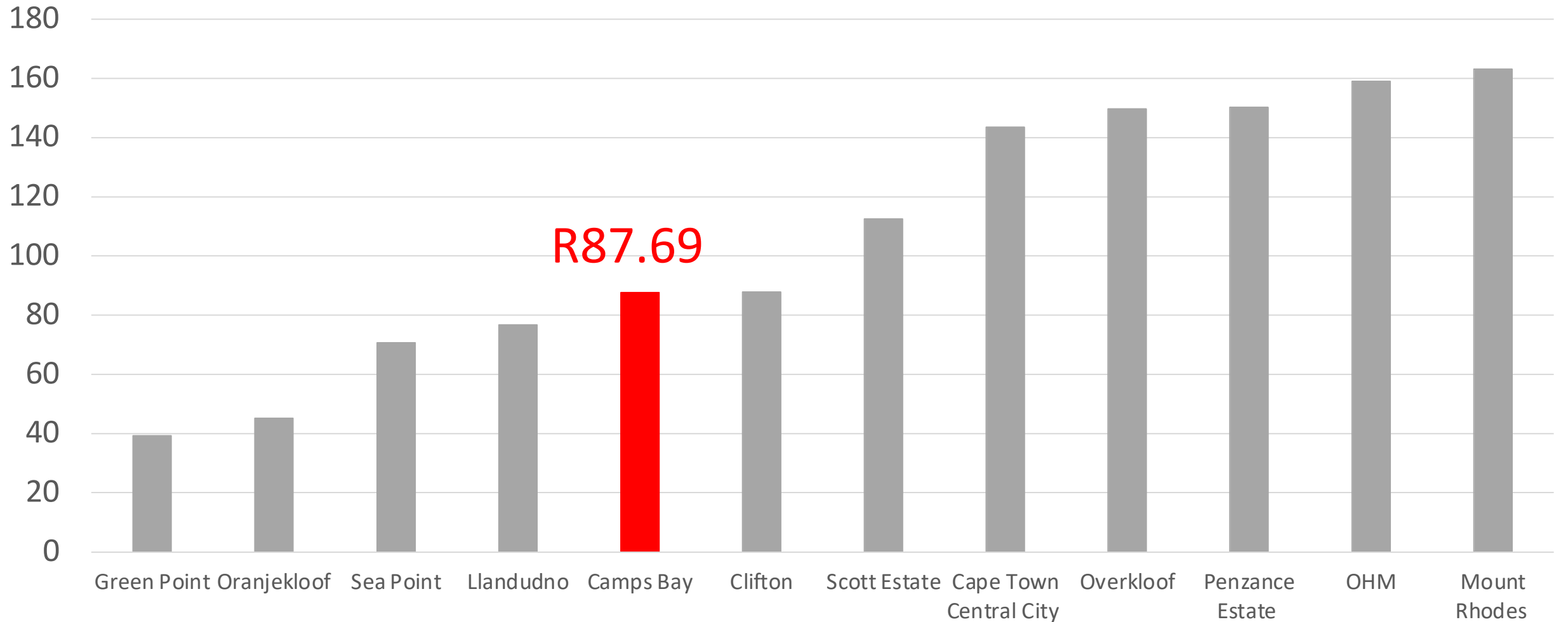


# Other CIDs With a Residential Component



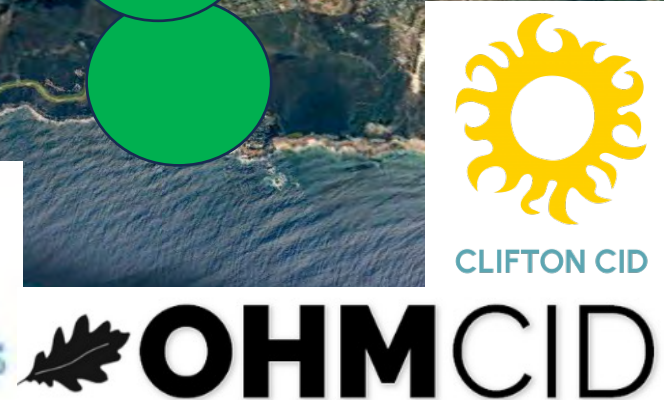


# Other CIDs With a Residential Component



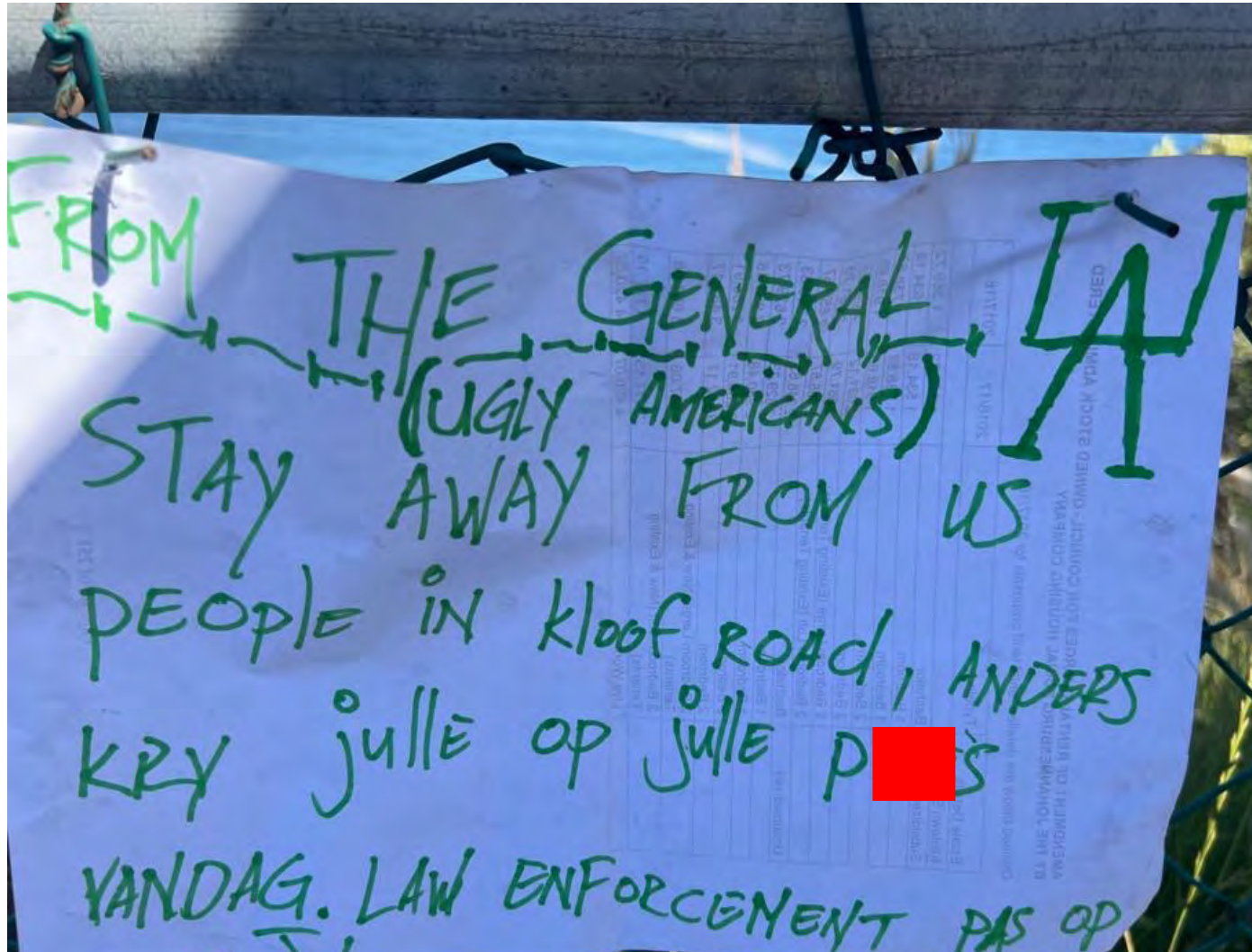


# Other CIDs on the Atlantic Seaboard





# Other CIDs on the Atlantic Seaboard



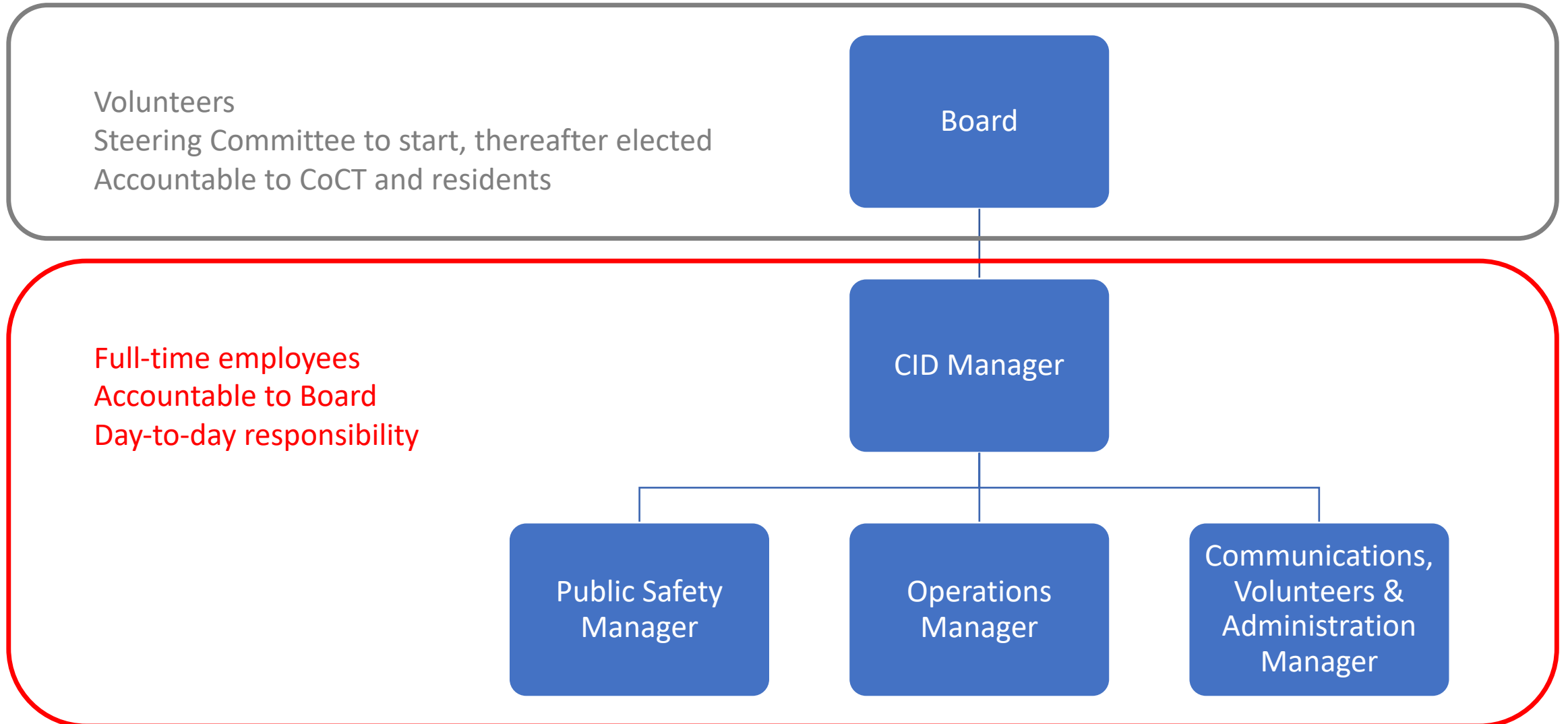


# Structure, Governance, Financial Controls

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
7. Mechanisms for disbandment if non-performing



# Structure, Governance, Financial Controls





# 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. Final Business Plan available at [www.campsbaycid.org](http://www.campsbaycid.org)
2. Comments to [connect@campsbaycid.org](mailto:connect@campsbaycid.org)
3. Gathering of consent / objection forms (“voting”) starts now.
  - a. Vote online at [www.campsbaycid.org/vote-now](http://www.campsbaycid.org/vote-now)
  - b. Complete and sign tonight
  - c. Download the consent / objection form at [www.campsbaycid.org](http://www.campsbaycid.org)
  - d. Look for Mo at Vida e Caffe Tuesday to Saturday, 07:30 – 10:00
4. Important details
  - a. You will need your erf number
  - b. Documents required for properties owned by Trusts / Companies
5. 1,724 votes in favour required = at least 60% of all properties
6. Go-live in July 2024 if approved



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Civic Centre  
12 Herzog Boulevard 8001  
PO Box 655 Cape Town 8000  
VAT registration number  
4500193497



[Redacted]

[Redacted]

CAMPS BAY  
8005

Tax invoice number [Redacted]  
Customer VAT registration number [Redacted]  
Account number [Redacted]  
Distribution code [Redacted]  
Business partner number [Redacted]

Computer generated copy tax invoice

Tel: 086 010 3089 - 5  
Tel: Internati  
E-m  
gov.za  
Revenue, P O Box 655,  
Cape Town 8000  
address:www.capetown.gov.za



Account summary as at 16/02/2023		Due date
At [Redacted], CAMPS BAY / BAKOV	<b>Erf 675</b>	13/03/2023
Previous account balance		[Redacted]
Less payments (07/02/2023)	Thank you	[Redacted]
<b>(a)</b>	[Redacted]	0.00
Latest account - see overleaf		[Redacted]
<b>Current amount due (b)</b>	Payable by 13/03/2023	[Redacted]
	<b>Total (a) + (b)</b>	[Redacted]
Total (a) + (b) above		[Redacted]
<b>Total liability</b>		[Redacted]





# Documents for Trusts

## a. Trustees' Resolution

**THE [REDACTED] TRUST**

(Master's Reference No. [REDACTED])  
("the Trust")

### RESOLUTION OF TRUSTEES

**Resolution Number 20231001-01**

**WHEREAS** the Trust owns the immovable property situated at Erf [REDACTED] Camps Bay;

**AND WHEREAS** the Trustees are empowered by clause 8.10 of the Trust Deed to act with all such powers and authorities as are normally vested in the Board of Directors of a Company;

**AND WHEREAS** the Trustees wish to give their consent for the establishment of a City Improvement District in Camps Bay;

**NOW THEREFORE** the Trustees hereby resolve in terms of the provisions of clause 8.10 of the Trust Deed to give their consent for the establishment of a City Improvement District in Camps Bay.

**RESOLVED FURTHER** that [REDACTED] (ID number [REDACTED], mobile number [REDACTED]) in his capacity as a Trustee of the Trust be and is hereby authorised to do all such things and sign all such documentation as may be necessary or requisite to give effect to the aforesaid.

Place	Date	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

TRUSTEES



REPUBLIC OF SOUTH AFRICA

**MAGTIGINGSBRIEF**  
**LETTERS OF AUTHORITY**

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)  
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: [REDACTED]

Hiermee word gesertifiseer dat

This is to certify that

[REDACTED]  
(Identiteitsnommer / Identity Number: [REDACTED])

[REDACTED]  
(Identiteitsnommer / Identity Number: [REDACTED])  
en / and

[REDACTED]  
(Identiteitsnommer / Identity Number: [REDACTED])

gemagtig word om op te tree as trustee(s) van /  
is/are hereby authorized to act as trustee(s) of

THE [REDACTED] TRUST

GEGEE onder my hand te KAAPSTAD op hede die 14 dag van Desember 2021

GIVEN under my hand at CAPE TOWN this 14 day of December 2021

*Waters*  
\_\_\_\_\_  
Signature

**ASSISTENT MEESTER**  
**ASSISTANT MASTER**



# Documents for Trusts

- a. Trustees' Resolution
- b. Letters of Authority



# Documents for Companies

## a. Directors' Resolution

██████████ (PTY) LTD

Registration No. ██████████

**Resolution passed by the Directors  
at a meeting held at  
██████████, Camps Bay, Cape Town  
on 06 November, 2023**

**Resolution Number** ██████████

**PRESENT**

██████████  
██████████  
██████████

**RESOLVED**

It was resolved that the Company, being the owner of the immovable property situated at ██████████ Camps Bay, consent to the establishment of a City Improvement District in Camps Bay, and that ██████████ (ID number ██████████ mobile number ██████████) in her capacity as a Director of the Company be and is hereby authorised to do all such things and sign all such documentation as may be necessary or requisite to give effect to the aforesaid

**Place**

**Date**

**Signature**

\_\_\_\_\_

\_\_\_\_\_

██████████

\_\_\_\_\_

\_\_\_\_\_

██████████

\_\_\_\_\_

\_\_\_\_\_

██████████


DIRECTORS

# Documents for Companies

- a. Directors' Resolution
- b. CIPC documents showing all current directors

COR21.1

Certificate issued by the Companies and Intellectual Property Commission on Wednesday, July 09, 2014 09:09  
Certificate of Confirmation


  
Companies and Intellectual Property Commission  
a member of the dti group



---

Registration number [REDACTED]  
Enterprise Name [REDACTED]  
Auditor Name [REDACTED]  
Postal Address [REDACTED]

**Active Directors / Officers**

Surname and first names	ID number or date of birth	Director type	Appointment date	Addresses
[REDACTED]	[REDACTED]	Secretary (Companies and CC's)	08/08/2012	[REDACTED]
[REDACTED]	[REDACTED]	Director	08/08/2012	[REDACTED]
[REDACTED]	[REDACTED]	Director	08/08/2012	[REDACTED]

  
The Companies and Intellectual Property Commission of South Africa  
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.  
Call Centre Tel 086 100 2472, Website www.cipc.co.za

3



# What's This All About?

#IVotedYESforCampsBayCID

CID Budget =  
R30,085,270  
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
- Commercial 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)

[www.campsbaycid.org/vote-now](http://www.campsbaycid.org/vote-now)

#IVotedYESforCampsBayCID



Thank you