

## PROPOSED PINELANDS IMPROVEMENT DISTRICT



Feasibility of establishing an SRA

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## Would you like to live in a neighbourhood where you could:

- Feel safe in your own home and enjoy safer streets?
- Appreciate clean pavements?
- Feel secure because of effective street lighting?
- Leave your vehicle parked in the street and find that it had
  - not been broken into?
- Drive on roads without potholes and with effective signage?
- Relax in parks that are maintained and safe?
- Admire the landscaping of public spaces and the trees?
- Support unemployed people?
- Get pleasure from communal events?

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## Urban eyesores and challenges



## Urban challenges - Pinelands



## Urban challenges - Pinelands



## What is a Special Ratings Area (SRA or CID)

- An SRA (Section 21 Company – now NPC) provides top-up services (security, cleansing and urban management) to those provided currently by the City of Cape Town
- A statutory body established under the SRA by-law (Provincial Gazette 6651/2009) previously known as a City Improvement District (CID)
- Funded by an additional rate collected from rate payers by the City and paid over to the SRA management board
- Funds raised are dedicated to provide services (security, cleaning, urban upgrades) exclusively within the SRA as per the business plan
- Cape Town has 21 SRAs in operation, and more communities have expressed interest to form SRAs.

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## Typical Benefits

- Well managed area
- Pride in communal achievements
- Social responsibility
- Environmental awareness (recycling, greening, energy efficiency, conservation)
- Attract new investments
- Market / promote area

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## What does this mean



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## What does this mean



NEWS CAPE TIMES TUESDAY, MAY 23, 2011

### SPECIAL RATING AREAS PROVE A SUCCESS

# Neighbourhood plan beats crime and grime

**Sabulo Ndlovu**  
Metro Writer

SPECIAL Rating Areas (SRAs) have come under criticism from some quarters, but there seems to be something about the areas that has made them successful. In areas like the southern suburbs, where crime and grime has thrived.

The Groote Schuur Community Improvement District (GSCID), which is also an SRA, has been around for nine months, receiving \$4.5 million from its partners, UCT.

An SRA refers to an area approved by the City of Cape Town where property owners can raise levies to fund "top up" services for that specific area, but only with the approval of 50 percent plus one of the property owners. Once that approval has been granted, these levies can be used to fund services that are not provided by the City.

The purpose of an SRA is to enhance and supplement the municipal services provided by the City of Cape Town.

The city has 12 SRAs.

Anthony Davies, who heads up the relatively new GSCID as SRA, said that, although crime statistics from the police had not been released yet, there had been a decline in criminal activity in the area from Mowbray to Newlands.

The GSCID was responsible for founding the "Clearance Improvement District" Company more than 10 years ago.

"In the interim since the launch, already much has been achieved within our area of jurisdiction," Davies said.

Julia Crisp, executive director of operations and services at UCT, said the initiative would eventually allow for the second phase of the initiative which will go into the residential areas and about

Rise for the first and current phase.

"It's about SRAs in total," Crisp said.

"The GSCID and UCT proposed to do a partnership with commercial and educational institutions situated in the area to establish and provide the initial funding towards the formation of the GSCID.

On crime patterns, Crisp said this was interesting, but police dealt with that matter and had to respond any figures were not available.

"That the good thing of having an SRA and close co-operation with the police is that we get to hear of every crime in the area, we might be able to increase our own statistics."

SRAs have been criticized by some residents who feel it is an added financial burden.

However, city treasurer official Sabulo Scott said people who were against SRAs were all about the fact of their disposal.

"That there has been a number of significant achievements. GSCID has just started. We can only start seeing a real achievement about these in four years down the track," Scott said.

He said two residential cases were applied to establish SRAs in July 1, of which one was refused and the other will be considered by council tomorrow.

"We have been approached by many commercial, industrial, residential commercial and residential regarding the establishment of SRAs, of which some 10 are still actively pursuing establishment."

"The SRAs are products of the way we do business in mixed commercial and residential areas," Scott said.

The GSCID has also received "home loans" to be used as satellite GSCID offices in places of high visibility for public awareness.

The trailers, which were approved by UCT, have been deployed in the Rondebosch and Mowbray business areas.

Labo Mntshali, who runs the Mowbray "home loan", said crime has dropped in the area because of visibility.

His colleague, Benjamin Mntshali at the Rondebosch said there was a link between the area recently and he also approved a new street lighting project in the area.

"We deal with things like that. This area is quiet, as they say 'it's Mntshali's area'."

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ON THE LOOK OUT: Labo Mntshali of the Groote Schuur Community Improvement District in one of the home loans or satellite stations in Mowbray. Picture: MELPACHA STELBRAND

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## What does this mean



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## Goals

- Reducing crime and improve safety by proactive visible patrolling and cooperation with existing security and SAPS efforts in the area
- Creating a safe and clean public environment by addressing issues of maintenance and cleansing of streets, pavements and public spaces
- Seeking to rehabilitate and provide jobs for the homeless
- Enhance property values
- Support the promotion of the Pinelands neighbourhood as a safe and clean environment to live and work
- The sustained and effective management of the Pinelands area

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## The Proposed Pinelands SRA Boundary



## The Legal Process

- Form steering committee
- Perform perception survey and feasibility study
- Draw up business plan
- Host Public Meeting
- Obtain 60% + 1 votes from property owners
- Submit application for an SRA
- Objection period
- Obtain approval from Council
- Appoint service providers
- Commence operations (1 July 2013)



**Question:**

Do you in principle support the establishment  
of the  
Pinelands SRA?

Raise your hand for yes



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