

ITEM NUMBER: C 15/03/22***RECOMMENDATION FROM THE EXECUTIVE MAYOR: 22 MARCH 2022***

MC 61/03/22 APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT (PEICID) (LSU N2362)

RESOLVED TO RECOMMEND TO THE EXECUTIVE MAYOR THAT IT BE RECOMMENDED TO COUNCIL that:

- (a) Council determine the area as reflected in the body of the report on the agenda as a Special Rating Area (SRA), known as the Parow East Industrial City Improvement District (PEICID), in terms of the Special Rating Area By-law, 2012 as amended.
- (b) Council approve the application submitted by Michael Walter Birch, the registered owner of Erf 24454, Parow to establish the PEICID in terms of section 8(1)(a) of the By-law.
- (c) Council impose the levying of an additional rate on properties in the PEICID from 1 July 2022 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.
- (d) A finance agreement be concluded between the City of Cape Town and the PEICID Management Committee in terms of section 12(6) of the By-law.



REPORT TO MAYCO

DATE: 22 MARCH 2022

1. ITEM NUMBER: MC 61/03/22

2. SUBJECT:

APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT (PEICID)

ISICELO SOKUMISELWA KOMMANDLA ONGEERHAFU EZIZODWA (SRA) OWAZIWA NGOKUBA SISITHILI SOPHUCULO LWESIXEKO SASEPAROW EAST INDUSTRIAL (PEICID)

AANSOEK OM DIE BEPALING VAN 'N SPESIALE -AANSLAGGEBIED (SRA) BEKEND AS DIE PAROW-OOS- INDUSTRIËLE STADSVERBETERINGSDISTRIK (PEICID)

3. RECOMMENDATION FROM THE SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE: 3 MARCH 2022 (SPE 12/03/22)

It is recommended that:

- a) The City of Cape Town determine the area as reflected in the body of this report as a Special Rating Area (SRA), known as the Parow East Industrial City Improvement District (PEICID), in terms of the Special Rating Area By-law, 2012 as amended;
- b) The City of Cape Town approve the application submitted by Michael Walter Birch, the registered owner of Erf 24454 Parow, to establish the PEICID in terms of section 8(1)(a) of the By-law;
- c) The City of Cape Town impose the levying of an additional rate on properties in the PEICID from 1 July 2022 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004;
- d) A Finance Agreement be concluded between the City of Cape Town and the PEICID Management Committee in terms of section 12(6) of the By-law.

**ISINDULULO ESISUKA KWIKOMITI YOCWANGCISO LWEMIHLABA
ENGAMABALA NOKUSINGQONGILEYO: 3 EYOKWINDLA 2022 (SPE
12/03/22)**

Kundululwa ukuba:

- a) ISixeko saseKapa masimisele lo mmandla obonakaliswe kule ngxelo njengommandla ongeerhafu ezizodwa (SRA) owaziwa ngokuba siSithili soPhuculo lweSixeko saseParow East Industrial (PEICID), ngokungqinelana noMthetho kaMasipala weMimandla ongeerhafu eziZodwa, wango2012 njengoko ulungisiwe;
- b) ISixeko saseKapa masiphumeze isicelo esingeniswe nguMichael Walter Birch, umnini obhalisiweyo wesiza 24454 Parow, sokumisela iPEICID ngokungqinelana necandelo 8(1)(a) loMthetho kaMasipala;
- c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelekileyo kwiipropati ezikummandla we PEICID ukususela ngowo1 kweyeKhala 2022, ngokungqinelana necandelo 22(1)(b) loMthetho wobuRhulumente boMmandla ongaMaxabiso eePropati zikaMasipala (MPRA), uMthetho 6 wango2004;
- d) Makuqukunjelwe iSivumelwano seZimali phakathi kweSixeko saseKapa neKomiti yoLawulo yePEICID ngokungqinelana necandelo 12(6) loMthetho kaMasipala.

**AANBEVELING VAN DIE PORTEFEULJEKOMITEE OOR
RUIMTELIKE BEPLANNING EN OMGEWING : 3 MAART 2022 (SPE
12/03/22)**

Daar word aanbeveel dat:

- a) Die Stad Kaapstad ingevolge die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig bepaal dat die weergegee in die liggaam van die verslag 'n spesiale-aanslaggebied (SRA) is, bekend as die Parow-Oos- industriële stadsverbeteringsdistrik (PEICID);
- b) Die Stad Kaapstad die aansoek om die stigting van die PEICID ingedien deur Michael Walter Birch, die geregistreerde eienaar van erf 24454 Parow, ingevolge artikel 8(1)(a) van die Verordening goedkeur;
- c) Die Stad Kaapstad vanaf 1 Julie 2022 die heffing van 'n bykomende bedrag vir eiendomme in die PEICID oplê ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Wet op Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004;
- d) 'n Finansiesooreenkoms ingevolge artikel 12 (6) van die Verordeninge tussen die Stad Kaapstad en die PEICID-bestuurskomitee gesluit word

DATE: 17 JANUARY 2022

REPORT TO: - PORTFOLIO COMMITTEE SPATIAL PLANNING AND
ENVIRONMENT
- COUNCIL

1. ITEM NUMBER SPE 12/03/22

2. SUBJECT

APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT (PEICID)

ONDERWERP

AANSOEK OM DIE BEPALING VAN 'N SPESIALE-AANSLAGGEBIED (SRA) BEKEND AS DIE PAROW-OOS- INDUSTRIËLE STADSVERBETERINGSDISTRIK (PEICID)

ISIHLOKO

ISICELO SOKUMISELWA KOMMANDLA ONGEERHAFU EZIZODWA (SRA) OWAZIWA NGOKUBA SISITHILI SOPHUCULO LWESIXEKO SASEPAROW EAST INDUSTRIAL (PEICID)

N2362

3. DELEGATED AUTHORITY

In terms of Section 8(1)(a) of the Special Rating Area By-law, 2012, as amended and Special Rating Area Policy 2017

This report is for DECISION BY

- ☒ **Committee name** : Spatial Planning and Environment (for support)
- ☐ The Executive Mayor together with the Mayoral Committee (MAYCO)
- ☒ Council

4. DISCUSSION

Property owners of the Parow East Industrial area identified the need to take ownership of their area and assist the City to create an environment that is conducive to do business within.

A Steering Committee consisting of property owners from the area was formed to pursue the City Improvement District (CID) model which allows property owners to provide supplementary municipal services to improve and upgrade their area. These services will be funded from additional property rates to be collected from the property owners in the area.

The Steering Committee was guided through the establishment process as set out in sections 4 to 7 of the Special Rating Area (SRA) By-law and paragraphs 9 and 10 of the SRA Policy:

Initiation Phase:

An introductory meeting was held with members of the Steering Committee on 1 July 2021 to inform them of the legislative requirements, timeline and the establishment process.

After a formal request was received from the Steering Committee to pursue CID establishment a data base comprising of a list of all properties was submitted to the Steering Committee for verification. This was preceded by an arrears profile for the proposed CID area which indicated a collection ratio of 105.8% for the period 1 June 2020 to 31 May 2021 in respect of the full municipal account.

The arrears profile is prepared in accordance with the SRA Policy as it reflects the trend of the community in paying their municipal accounts. If the collection ratio is low, then the community may not have the ability to pay for supplementary municipal services which will jeopardise the impact of the benefits of a CID as it may not be sustainable and would expose the City to cash flow risks as the City collects the additional property rates and pays over in equal monthly amounts based on an approved budget. Furthermore, the Steering Committee fund the process to establish at their own risk and would be setting off on an unsound base in expending personal funds and energy in pursuing establishment should the collection ratio be low.

This acceptable collection ratio allowed the Steering Committee to continue with the process and conduct an urban management survey to obtain insight into the current status of the area as perceived by property owners and people using the area in respect of the following focus areas:

- Public safety;
- Cleansing;
- Environmental development; and
- Social responsibility.

Business Plan Content:

The urban management survey results indicated that property owners are most concerned with public safety and the state and general maintenance of the public areas. These formed the basis for compiling a business plan to address the needs to improve and upgrade the area.

The Parow East Industrial City Improvement District (PEICID) Business Plan for the period 1 July 2022 to 30 June 2027, consists of:

- Motivation Report that defines the need and framework required to provide supplemental municipal services;
- Implementation Plan proposing relevant action steps to implement the services; and
- 5-year term Budget which reflects the funding required to provide these services (attached as annexure A).

The Business Plan was reviewed in terms of the SRA legislative requirements, affordability and sustainability and circulated to all relevant Departments on 23 September 2021 by the CID Department requesting them to review the Business Plan to ensure service delivery compliance in terms of the IDP. Annexure B includes the requesting email to departments as well as a response received from Enterprise and Investment Department requesting that the PEICID consider collaborating with the City to identify opportunities from local businesses and to address obstacles to expansion and growth by engaging with local businesses. No other comments were received.

First official Public Meeting:

The Business Plan was presented to property owners and stakeholders of Parow East Industrial at a public meeting held on 27 September 2021 after which the obtaining of support phase of the process commenced. The meeting was well attended with good interaction between the Steering Committee and property owners. The advertisements, presentation and minutes of this meeting are attached as annexure C.

No amendments to the Business Plan was required as no inputs to that extent was made during the public meeting as reflected in the minutes.

Support Phase:

As the proposed PEICID is regarded as a business SRA in terms of the SRA legislation, more than 50% written support was needed before an application for establishment could be submitted to the City.

The voting is based on “one property = one vote” irrespective of the usage, valuation or size of the property. See reconciliation further down of final verified consent / objections received in respect of this application.

Application:

On 13 September 2021 the Steering Committee requested, that the submission closing date of 30 September 2021 be extended in order to finalise the support phase and compile the application. Extension was granted until 15 October 2021. The Steering Committee requested a further extension, which was granted until 27 October 2021 as per Annexure D

As per the application letter dated 15 October 2021 (attached as annexure E) the Steering Committee obtained support from 68 of the 122 properties (55.7%) within the PEICID.

The application letter includes the following:

- The Business Plan (Included as annexure A in the report);

- The written consent or objections of property owners within the proposed SRA who will be liable for paying the additional rate (The files with all the consent forms are available at the CID Department office);
- The advertisements and notices of the public meeting (Included with annexure C in the report);
- A copy of the presentation done at the public meeting (Included with annexure C in the report);
- The minutes of the public meeting (Included with annexure C in the report);
- An affidavit declaring that the required support has been obtained (Included with the application letter in annexure E in the report); and
- The property database indicating consent or objection to the SRA proposal per property (Included as annexure H in the report);

The application was verified by the CID Department and found to be a valid application.

Advertising of the application, notice and second official Public Meeting:

The application was advertised for comments and objections on 10 November 2021 as required by section 7 of the SRA By-law and paragraph 9.5 of the SRA Policy. A notice was emailed by the Revenue Department to all property owners on e-Billing and a message was included on the municipal accounts of those property owners that receive their municipal accounts through normal post to inform them of the application. The Steering Committee also e-mailed an electronic notice to property owners and published it on the PEICID website to notify the community of the CID application (refer annexure F).

Property owners had the opportunity to submit their comments and/or objections to the establishment of the PEICID to the City until 21 January 2022. The advertised notice also informed all property owners of a further public meeting which was held on 12 January 2021. Minutes of this meeting is attached as annexure G.

All the public meetings were attended by officials from the City Improvement District Department to deal with technical questions relating to the application and to observe legislative compliance.

Comments and Objections:

As no objections were received the Steering Committee did not have to engage with objectors as per paragraph 9.5.3 of the SRA Policy.

Final reconciliation of support and objections:

The final verified consent for PEICID is 55.7% and no objections were received.

PAROW EAST INDUSTRIAL IMPROVEMENT DISTRICT (PEICID)		
Number of properties eligible to vote on 15 October 2021	122	100.0%
More than 50% consent required - (50% of 122 = 61)	62	50.8%
Consent / Objection forms submitted on application		
Properties supporting / objecting on application	81	0
Consent / Objection forms returned to the Steering Committee for updating	-13	0
Updated Consent / Objection forms returned	0	0

Verified Consent / Objection forms on application	68	0
Percentage consent / objections on application	55.7%	0%

Comments / Objection Phase	Support	Object
Verified Consent / Objection forms on application	68	0
Objections received during the official objection phase	0	0
Objections already received with the application	0	0
Final verified consent / objections	68	0
Percentage consent / objections	55.7%	0%

Annexure H provides a full list of all properties indicating whether they supported or objected to the application or abstained from the process.

Decision:

As per the urban management survey it is clear that Parow East Industrial Improvement District (PEICID) is a well-developed area with good infrastructure that shows signs of urban decay and the need for intervention to turn this downward spiral of degeneration into a well maintained and looked after area as set out in the proposed PEICID application.

The applicant complied with all the legislative processes and obtained more than 50% support from property owners for the area as required in the SRA By-law and SRA Policy for a business area.

The SRA additional rate will be calculated on the total municipal valuation for business properties within the PEICID area to enable the City to collect the additional rates required for the PEICID's first year budget of R 1 775 206. The City will commence monthly pay overs once the following sections in chapter 2 of the SRA By-law as amended are met:

- Section 10: Commencement with the Business Plan,
- Section 11: Establishment Composition, Powers and Duties of the Management Body; and
- Section 12: Finances (this includes the conclusion of a Finance Agreement)

The additional rate for the PEICID will be considered for approval by Council with the City's 2022-23 Budget and will be implemented from 1 July 2022 if the application is approved.

4.1. Financial Implications ☒ None ☐ Opex ☐ Capex

☐ Capex: New Projects

☐ Capex: Existing projects requiring additional funding

☐ Capex: Existing projects with no Additional funding requirements

4.2. Policy and Strategy ☐ Yes ☒ No

4.3. Legislative Vetting ☐ Yes ☒ No

4.4. Legal Implications ☐ Yes ☒ No

4.5. Staff Implications ☐ Yes ☒ No

4.6. Risk Implications ☐ Yes The risks for approving and/or not approving the recommendations are listed below:

☒ No Report is for decision and has no risk implications.

☐ No Report is for noting only and has no risk implications.

4.7. POPIA Compliance ☒ Yes It is confirmed that this report has been checked and considered for POPIA compliance.

5. RECOMMENDATIONS

It is recommended that:

- a) The City of Cape Town determine the area as reflected in the body of this report as a Special Rating Area (SRA), known as the Parow East Industrial City Improvement District (PEICID), in terms of the Special Rating Area By-law, 2012 as amended;
- b) The City of Cape Town approve the application submitted by Michael Walter Birch, the registered owner of Erf 24454 Parow, to establish the PEICID in terms of section 8(1)(a) of the By-law;
- c) The City of Cape Town impose the levying of an additional rate on properties in the PEICID from 1 July 2022 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004;

- d) A Finance Agreement be concluded between the City of Cape Town and the PEICID Management Committee in terms of section 12(6) of the By-law.

AANBEVELINGS

Daar word aanbeveel dat:

- a) Die Stad Kaapstad ingevolge die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig, bepaal dat die gebied weergegee in die liggaam van hierdie verslag 'n spesiale-aanslaggebied (SRA) is, bekend as die Parow-Oos- industriële stadsverbeteringsdistrik (PEICID);
- b) Die Stad Kaapstad die aansoek om die stigting van die PEICID ingedien deur Michael Walter Birch, die geregistreerde eienaar van erf 24454 Parow, ingevolge artikel 8(1)(a) van die Verordening goedkeur;
- c) Die Stad Kaapstad vanaf 1 Julie 2022 die heffing van 'n bykomende tarief vir eiendomme in die PEICID oplê ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Wet op Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004;
- d) 'n Finansiesooreenkoms ingevolge artikel 12(6) van die Verordening tussen die Stad Kaapstad en die PEICID-bestuurskomitee gesluit word.

IZINDULULO

Kundululwa ukuba:

- a) ISixeko saseKapa masimisele lo mmandla obonakaliswe kule ngxelo njengommandla ongeerhafu ezizodwa (SRA) owaziwa ngokuba siSithili soPhuculo lweSixeko saseParow East Industrial (PEICID), ngokungqinelana noMthetho kaMasipala weMimandla ongeerhafu eziZodwa, wango2012 njengoko ulungisiwe;
- b) ISixeko saseKapa masiphumeze isicelo esingeniswe nguMichael Walter Birch, umnini obhalisiweyo wesiza 24454 Parow, sokumisela iPEICID ngokungqinelana necandelo 8(1)(a) loMthetho kaMasipala;
- c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelelekileyo kwiipropati ezikummandla we PEICID ukususela ngowo1 kweyeKhala 2022, ngokungqinelana necandelo 22(1)(b) loMthetho wobuRhulumente boMmandla ongaMaxabiso eePropati zikaMasipala (MPRA), uMthetho 6 wango2004;
- d) Makuqukunjelwe iSivumelwano seZimali phakathi kweSixeko saseKapa neKomiti yoLawulo yePEICID ngokungqinelana necandelo 12(6) loMthetho kaMasipala.


ANNEXURES

- Annexure A - Parow East Industrial City Improvement District (PEICID) Business Plan
- Annexure B - Requesting Departments to review and comment on the PEICID Business Plan
- Annexure C - First official public meeting – notice, presentation and minutes
- Annexure D - Extension of submission date for the application
- Annexure E - Application letter
- Annexure F - Advertisements and notices of the application - notice of the second official public meeting
- Annexure G - Minutes of second public meeting
- Annexure H - List of all properties indicating whether they support or object to the application or abstain from the process

FOR FURTHER DETAILS CONTACT

NAME	Eddie Scott	CONTACT NUMBER	021 400 1872
E-MAIL ADDRESS	Eddie.Scott@capetown.gov.za		
DIRECTORATE	Spatial Planning and Environment	FILE REF No	
SIGNATURE : MANAGER	<div style="border: 1px solid black; padding: 5px; display: inline-block;">  <div style="margin-left: 10px;"> Digitally signed by Eddie Scott Date: 2022.02.21 20:24:18 +02'00' </div> </div>		

EXECUTIVE DIRECTOR

NAME			COMMENT:	
DATE				
SIGNATURE	<div style="border: 1px solid black; padding: 5px; display: inline-block;">  <div style="margin-left: 10px;"> Digitally signed by Erika Naude Date: 2022.02.22 08:09:02 +02'00' </div> </div>			

The ED's signature represents support for report content and confirms POPIA compliance.

LEGAL COMPLIANCE

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

Making progress possible. Together.

☐ NON-COMPLIANT

NAME _____

COMMENT: _____

DATE _____

Certified as legally compliant based on the contents of the report

SIGNATURE

 Digitally signed by
Jason Sam Liebenberg
Date: 2022.02.22
09:33:35 +02'00'

PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT (PEICID) BUSINESS PLAN

1 JULY 2022 – 30 JUNE 2027



Prepared by:
The Proposed Parow East Industrial City Improvement District Steering
Committee Email: info@peicid.co.za
Website: www.peicid.co.za

15 August 2021

Contents

Introduction	4
PEICID Steering Committee:	4
PEICID Area	5
PEICID Mission	6
PEICID Vision	6
PEICID Goals	6
Urban Analysis	6
The Need for an CID - Urban Challenges in Parow East Industrial Area	6
Ranking the priorities for Parow East industrial area	14
What is a CID	14
Formation and operation of a Special Rating Area	15
Dissolution	15
Services	16
Consistency with Integrated Development Plan (IDP)	16
Incremental Implementation Plan	17
Improving Public Safety	17
What is a Public Safety Patrol Officer?	18
The public safety plan includes	18
Collaboration with the City of Cape Town	19
CCTV Surveillance Project	19
Operational security forum	19
Perimeter security and security applications	20
Urban infrastructure will be improved by	21
Recycling Initiative	23
Social responsibility	24

Marketing	25
Property Owner Supported Projects	25
5-Year Budget of the PEICID.....	26
Financial Impact of the CID.....	26
Proposed Management Structure	28
Permissible Amendments to the Business Plan	28
List of all Rateable Properties within the CID	28

Part A. MOTIVATION REPORT**Introduction**

The Parow East industrial area is primarily a light industrial area. Some parts of the public environment are in distress and there are distinct challenges with increasing incidents of crime, antisocial behaviour of street people, homelessness and some levels of urban degradation. Most business owners are aware of crime, concerned about crime or have been directly affected by crime in the area.

It is proposed that a City Improvement District (CID) be established covering an area within the City of Cape Town (the “City”), as described below. A CID is a community-driven venture, allowing the local community, property owners and local businesses to organise and fund improvements of specific areas within the City. Once established by the City, a non-profit company (the “CID Company”), carries out the improvements and upgrades proposed in its business plan, funded by an additional rate levied on rateable property located within the CID. In the case of the proposed Parow East Industrial CID, it is envisaged that all property owners will contribute to the improvements and upgrades

This report has been prepared in alignment with the City of Cape Town’s By-Law for Special Rating Areas (2012) and its subsequent amendment By-Law (2016) and the City of Cape Town’s Special Rating Areas (CID) Policy 2017/2018.

PEICID Steering Committee:

- T van Eck representing the Thys van Eck Family Trust
- E du Toit representing Venscor 127 Pty Ltd
- T da Silva Azevedo representing the Azores Trust
- W Barnard representing Massamatic Pty Ltd
- M Brich representing the Michael Birch Family Trust
- G Nieuwstad representing Mikmax Pty Ltd

PEICID Area

Northern Boundary – From the intersection of Matthee and Kirsten Street along Matthee Street and Hugo Street Including erven 23995, 7814, 7835, 19824, 21828, 7878, 7879, 24746, 19419, 16929, 15652, 15651, 15650, 15649, 15648, 24606 and 15644.

Eastern Boundary – From erven 15644 southwards including erven 15643, 15642, 21877 and 24513.

Southern Boundary – From erven 24513 along the railway reserve (excluding the railway reserve) but including erven 23149 and 20139 and the intersection with West Street.

Western Boundary – Including erven 20139 along Railway Street and Kirsten Street including erven 7967, 7969, 7962, 15826, 7957, 7958 and 7953.



PEICID Mission

To implement a turn-around strategy to halt urban degeneration of the area thereby creating a safe and attractive industrial area.

PEICID Vision

The vision of the PEICID is to establish and maintain a safe, clean, well-managed industrial area that attracts and retains business investment and industry activities in the area.

PEICID Goals

- Improve Public Safety significantly by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Protect property values.
- Attract new investment to the area.
- Support and promote social responsibility in the area
- The sustained and effective management of the PEICID area.

Urban Analysis

The Need for an CID - Urban Challenges in Parow East Industrial Area

As part of the establishment process, the PEICID Steering Committee commissioned an Urban Management Survey amongst business and property owners of the proposed PEICID area. From the responses received it was clear that most property and business owners are aware of crime, concerned about crime or have been directly affected by crime. Crime and therefore a call for public safety seems to be the focus. In addition, the management of the public environment is important to those who own property or businesses in the area and the need for urban management and the general improvement of the area seems to be a high priority. The area also has distinct social problems which are highlighted frequently.

Based on the results of the survey a formal level of intervention through coordinated management of the area is desired. The City improvement District model offer one such intervention option and may also contribute to ensure the future viability of the area as a business node. The key results of the survey is noted below in support of the establishment of a CID and the proposed services envisaged for the area.

The survey focused on five general urban issues namely:

- Safety and security
- Litter and cleanliness
- Lighting & marking of streets and pavements
- Public environment
- Social environment

Twenty-eight **(28)** participants completed the survey. 78,6% of the participants that completed the full survey are business owners owning the properties they operate and 17,9% are business representatives from the businesses or property they operate (See Figure 1). Most of the User Survey participants works in the area.



Figure 1 Survey participants by type

A significant number of survey respondents have been in the area as business and/or property owners for more than 10 years and therefore their opinion of the area and its status is quite valuable. As shown in Figure 2, 42,9% of the participants have been in Parow East industrial area for more than 20 years while another 25% have been there for more than 10 years and a further 21,4% have been there for more than 4 years.

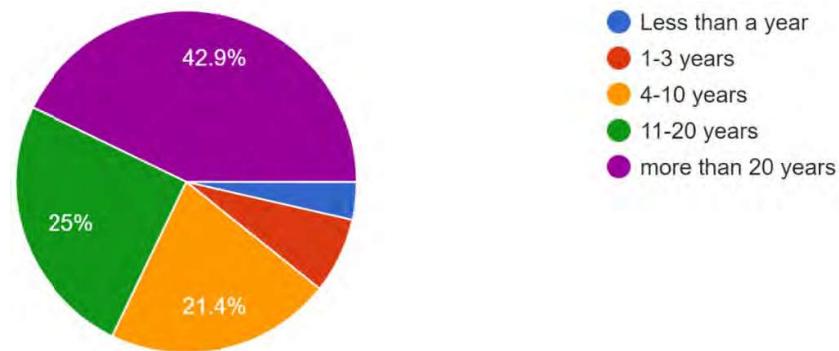


Figure 2 Tenure of respondents in Parow East Industrial area

The overall impression of the PEICID area is negative and most survey participants consider the area as not welcoming, unattractive, unsafe and dirty. 86% of the respondents are not satisfied with municipal service delivery.



Figure 3 Impression of municipal service delivery

Participants were asked to rate the overall security situation in the Parow East industrial area. Overall, only 4% rated the overall security situation as good. 14% rated it as fair and 82% rated it as poor (see Figure 4). The analysis illustrates a high level of dissatisfaction with the level of safety and security in the area.

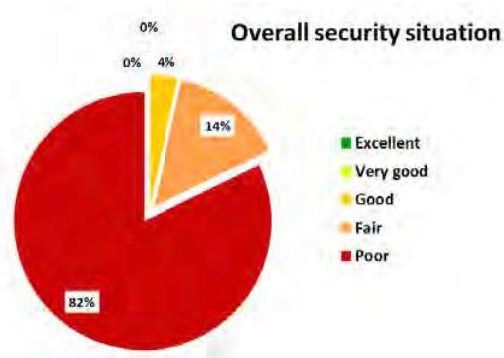


Figure 4 Overall security situation

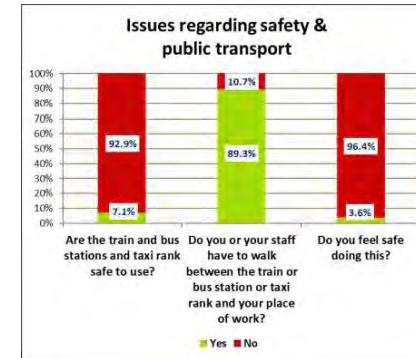


Figure 5 Perception of safety of public transport

All 28 participants of the Urban Management Survey indicated that they or someone close to them have been a victim of crime within the PEICID area. Business break-ins, theft and muggings are mentioned more often and indicate that contact crimes and property related crimes most frequently occur. 75% of the respondents indicated that the crimes took place at night while 33% also indicated early mornings illustrating a tendency for crimes to be committed during the night and/or early mornings. Respondents who do utilise public transport were asked to indicate whether they feel that the taxis, busses and train stations are safe to use. 93% of participants felt that public transport is unsafe. 89,3% of participants indicated that they must walk between their place of work and available public transport. 96,4% of these participants did not feel safe doing so (See Figure 5).

The overall security in the Parow East industrial area seems fair to poor. The crimes that do occur is dominated by property related and personal crime and many of the problems occur during the early evening, at night and early mornings.

Overall, most participants regard the general state of cleanliness as poor (71,4%) to fair (25%) while 3,6% regarded it as good. (See Figure 6).

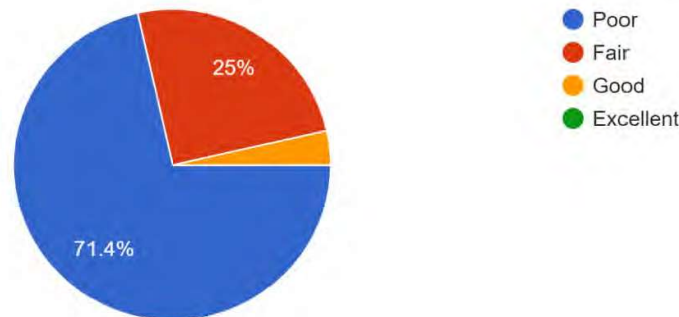
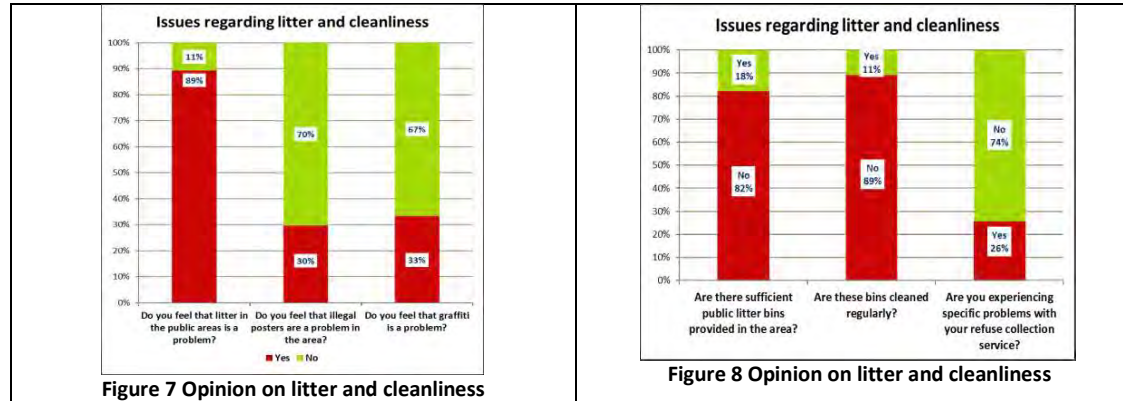


Figure 6 Overall opinion of cleanliness of the area

Litter in the public areas seem to be a general problem according to the survey participants. In some cases, it is the opinion that there are insufficient public litter bins (See Figures 7 and 8). General refuse removal does not present a problem in the area.



Figures 9 to 12 illustrate isolated incidents of littering in the public areas. Other than those incidents the public area seems clean. 89% of the survey respondents indicated that litter on pavements and in public places is a problem.



Figure 9 Litter in public open space



Figure 10 Litter in public open space



Figure 11 Litter in public open space



Figure 12 Litter left on sidewalks

The photographic survey found limited incidents of graffiti and illegal public posters in the area as illustrated in Figures 18 to 19. Most of the graffiti can be categorised as “tagging” and most often it defaces public infrastructure.

77,8% of respondents highlighted illegal dumping as an issue. The photographic survey found several locations of illegal dumping. Bin picking is mostly associated with the presence of homeless and unemployed people that frequent the area, especially on refuse collection days, to find food and recyclable materials from refuse bins. Sadly, this practice also results in additional littering when bin pickers sort the waste on sidewalks leaving the area littered and dirty. Some homeless people and bin pickers were found in the area during the photographic survey and support the claim of 84% of the respondents who indicated problems associated with bin picking. Figures 13 and 18 illustrate the issue of illegal dumping and bin picking and associated littering.



Figure 13 Illegal Dumping



Figure 14 Illegal dumping



Figure 15 Illegal Dumping



Figure 16 Illegal dumping



Figure 17 Bin Picker sorting scrap at scrap dealer



Figure 18 Bin picker

The need for waste recycling clearly exists in the area. 63% of all participants indicated that there is a need for recycling. 80% of participants indicated that they would welcome a separate recycling bin/bins.



Figure 19 Graffiti



Figure 20 Graffiti

Only 18.5% of the participants regarded the street lighting as sufficient. As illustrated in Figure 21, 53% of the participants rated the overall quality of the public environment as poor while 93% were dissatisfied with the maintenance and safety of pavements and walkways (Figure 22). The maintenance of storm water drains and gutters also seem problematic.

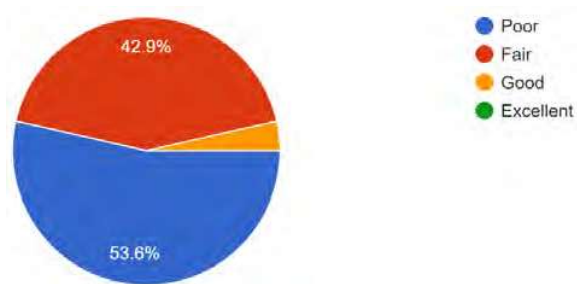


Figure 21 Rating of the overall public environment

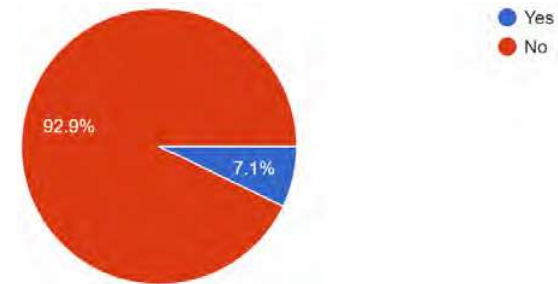
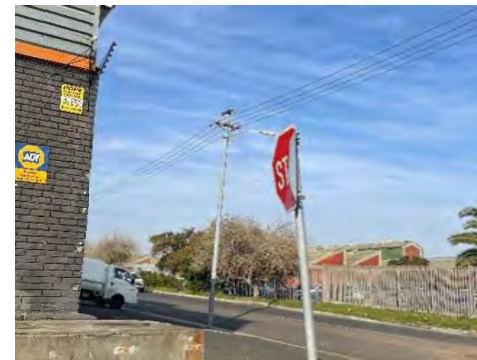


Figure 22 Are you satisfied with the standard of pavements and walkways

In general, the public areas in the Parow East industrial area are not well maintained. General disrepair of public infrastructure and sidewalks is visible in some areas. As shown in the images below some of the public infrastructure needs repair but many improvements are possible with limited effort.



Homelessness seems to be a problem everywhere in the area. This becomes more evident in the fact that 82% of participants perceive homelessness as a problem. The most frequently identified issues in the area in order of priority is begging, alcohol and drug abuse and theft.

Ranking the priorities for Parow East industrial area

As shown in Table 1, 92% of the respondents ranked safety and security as the most important issue. Litter and cleanliness were selected as the second highest priority in the area. The maintenance of public spaces was ranked as the third highest priority in the area along with social issues such as vagrancy and begging.

Table 1 Ranking of priorities for Parow East industrial area

Service delivery category	Most important	2nd most important	3rd most important
Safety and security (including lighting)	92% selected		
Litter and cleanliness		57% selected	
Road and street signage			
Maintenance of public spaces			32% selected
Social issues such as vagrancy and begging			32% selected
Marketing of the area			

What is a CID

In principle the CID will enable the establishment of a statutory body (a Non-Profit Company) managed by a board elected by its members and operated by a management team appointed by the board as per the CID By-law of the City of Cape Town.

A CID refers to a clearly defined geographical area where property owners from the area pay an additional rate to fund additional municipal services to improve and upgrade that specific area as set out in the business plan for the CID. The additional municipal services typically include the provision of additional public safety, public area cleaning services, maintenance and/or upgrading of the urban public environment and/or infrastructure and social services that addresses social issues in the area. The CID additional rates (which attract VAT) will be collected by the City of Cape Town from property owners in the area and will be used to fund the budget of the CID Non-Profit Company (NPC).

The budget will be dedicated to the specific area only. The CID additional rates paid by the property owners in the area means an equitable split, based on municipal property valuation. The cost of the additional municipal services allows individual property owners to benefit from a well-managed neighbourhood including a shared sense of communal pride, public safety and social responsibility.

An CID has a 5-year term that may be renewed but the CID can be dissolved after establishment in accordance with Chapter 4 of the CID By-law of the City of Cape Town.

Formation and operation of a Special Rating Area

The procedure for establishing and managing an CID is described below.

- The geographic boundaries of the improvement district (CID) must be established.
- All property owners within the defined area should be consulted and exposed to the proposed intervention.
- An Urban Management Survey measures the perception of people in the area and highlights specific needs and shortcomings.
- A comprehensive business plan must be developed to address the needs of the area based on the Urban Management Survey.
- A consent and objection period must occur and a majority (50% plus 1) of the properties must vote in favour of the CID to apply for the establishment of an CID.
- Additionally, the Council has the final say regarding approval of the CID.
- Every property owner needs to be informed about the establishment of the CID.
- Once a CID is approved, all of the property owners within the CID have to pay the additional rate except those who are exempt in terms of the City's Rates Policy.
- Once legally constituted, the City will collect the additional rates from all property owners within the demarcated area.
- The City collects the additional rates from the property owners within the boundary of the CID and pays the CID (NPC) monthly one twelfth of its approved budget less 3% which is retained as a provision for bad debt.
- This is kept in a ring-fenced account in the name of the CID.
- Each CID has its own board of directors, elected by the members of the CID. A Board of Directors consists of property owners within the CID and a political observer from the City of Cape Town appointed to the Board by the Executive Mayor.
- A Non-Profit Company (NPC), which is responsible for the management of the CID, within the framework of the approved CID business plan will oversee the implementation thereof.
- The board can appoint service providers and staff to manage the day-to-day operations within the CID.
- The supplementary services provided by the CID should represent the actual needs of the area according to the vision of the property owners for the area. The services provided are decided by the property owners as CIDs are property-owner driven.
- The City must maintain its current level of service and must continue providing similar services when the CID is in operation. This is to ensure that the CID services remain supplementary and are not a replacement for municipal baseline services.
- The CID is established for an initial period of five years.
- There is annual approval of the Implementation Plan and Budget
- Term renewal will be required in year 5 of the CID

Dissolution

An CID may be dissolved after establishment in accordance with the CID By-law and Policy of the City of Cape Town.

Services

In order to address these needs the PEICID will be directed to address six main focus areas namely:

- a) The management of the PEICID operations;
- b) The provision of public safety and security measures in the public areas only;
- c) The cleaning, greening and maintenance of the public spaces in the area;
- d) In co-operation with the relevant City of Cape Town departments, actions will be taken to address and monitor urban management issues related to the public infrastructure in the PEICID;
- e) Through constructive partnerships with all the role-players in the PEICID a recycling initiative will be implemented to improve the sustainability of the businesses and potentially create employment opportunities and social upliftment in the area; and
- f) Marketing and promotional efforts will be undertaken to promote the PEICID as a well-managed and functioning business and residential node.

Consistency with Integrated Development Plan (IDP)

Introduction

The Integrated Development Plan of the City rests on five Strategic Focus Areas (SFAs) and the PEICID supports these strategic focus areas as follows:

- **The Opportunity City.** The PEICID is working towards the continuous development and improvement of the urban environment through public safety, cleaning, urban management, and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities.
- **The Safe City.** The primary focus and therefor budget allocation for the PEICID is aimed at improved public safety in the public spaces within the PEICID boundary. The PEICID therefor directly supports a Safe City.
- **The Caring City.** The PEICID supports the City's Social Upliftment Strategies to find lasting solutions for Social Development, which includes supporting individuals to move from the street into places of safety, support NGOs that provide social services and where possible create employment opportunities.
- **The Inclusive City.** The PEICID supports the functions of the City by creating in an environment where there is access to economic opportunities, where citizens feel safe and cared for, and where communities are truly integrated. Therefore, PEICID plan incorporates aspects of three SFAs i.e. opportunity city, safe city and caring city.
- **The Well Run City:** To deliver on its vision, the PEICID needs to be responsive to its customers' needs and able to sustainably support the various initiatives, programmes and projects by delivering the right services in the most efficient and effective way. The well-run city aspires to do this by focusing on financial and operational sustainability, human resource development and organisational restructuring.

Each of these SFAs are considered within each of the main service areas of the PEICID business plan and highlighted in each section.

Incremental Implementation Plan

Due to the limited budget generated from the additional rates available in the area, a progressive implementation of the CID operations will be required. In this regard, special permission will be sought from the City of Cape Town to operationalise the PEICID in stages. Stage 1 will see 3 months of building financial resources to implement the CCTV network. During this stage no other PEICID operations will be implemented other than limited management initiatives such the planning of the CCTV network, performing a baseline survey of urban defects, reporting issues to the City of Cape Town for repair and coordinating the appointment of service providers.

The accumulated funding of the first 3 months is then used to implement an 8-camera CCTV network in the fourth month of operations. This will also see the implementation of the remaining public safety and urban cleaning and maintenance activities by service providers. The budget reflects the proposed plan to build up financing during the first three month of Year 1 of the plan and the execution of full operations for the remaining 9 months.

The limited funding also necessitates the sponsorship of the PEICID office by one or more of the property owners in the area. The SRA By-Law and Policy requires the PEICID to maintain a publicly accessible office which also serves as the base of operations. The limited funding will require one or more of the property owners to sponsor such a facility within the area of the PEICID.

Improving Public Safety

In order to improve safety and security the PEICID will retain and improve its comprehensive and integrated public safety plan for the area in conjunction with an appointed service provider. These actions will include coordination and cooperation with:

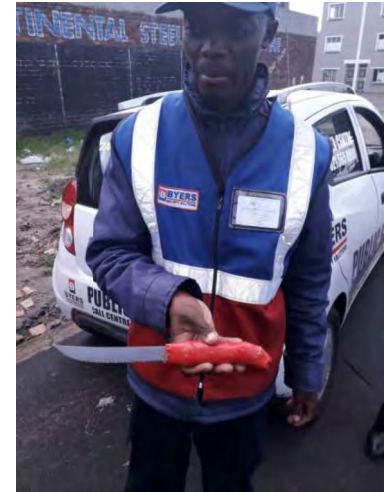
- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders



The PEICID initiative and the inherent security situation of the area require the deployment of public safety patrol officers to adequately secure the public areas. Such a deployment can be expensive to implement and therefore the focus of the public safety plan is on roaming patrol vehicles on a 24-hour, 7-days a week. The vehicle will be manned by 2 public safety officers. Considering the contributions from other stakeholders such as the SAPS and safety and security efforts from the City of Cape Town the following public safety and security plan is proposed for the PEICID. This plan involves the deployment of Public Safety Patrol Officers (similar to the concept of Neighbourhood Safety Ambassadors) and an extensive public CCTV surveillance system to provide a reassuring presence on streets 7 days a week.

What is a Public Safety Patrol Officer?

The public safety patrol officers are brightly uniformed ambassadors that help to maintain an inviting and comfortable experience by serving as additional “eyes and ears” for local law enforcement agencies. They are the face of the area. Typically, they get to know their neighbourhood and community very well and often serve as a first point of contact for emergency needs, help law enforcement to maintain order and provide an additional deterrent to crime through their consistent coverage and visibility. Public Safety Patrol Officers are equipped with two-way radios and walk or patrol the area at key times of the day. They become an integral part of general law enforcement, often being the ones to identify public safety issues and form an extension of the SAPS and the local authority law enforcement. A small group of well-trained public safety patrol officers have proven to be very successful in securing an area through active engagement with all people in the precinct. Additional training of patrol officers is required to become knowledgeable on issues such as public safety and reporting, first aid and first-responder training, communication skills and homeless outreach services. Beyond basic training the Public Safety Patrol Officers develop a keen awareness and information of specific neighbourhood safety issues including drug trade, gang presence, poverty, social issues, criminal activity and behaviour. If required patrol officers also provide walking escorts to people entering businesses early or staff leaving work late or elderly and vulnerable people feeling insecure.



Proposed Safety Plan

The current public safety plan includes two (2) public safety patrol officers in a patrol vehicle on a 24-hour, 7 days a-week deployment in the PEICID. The public safety deployment will be supported by a comprehensive radio and communications network linked to a supporting control room to be supplied by the service provider.

The public safety plan includes

- 1 x public safety patrol vehicle with two officers patrolling the area on a 24/7 basis.
- Radio communications network.
- Centralised Control Room and CCTV monitoring
- CCTV camera network to comprise of cameras and monitoring as set out in the implementation plan time scale.

Collaboration with the City of Cape Town

The PEICID will further enhance its public safety initiative through close cooperation with the Safety and Security Directorate of the City of Cape Town to link in with their initiative to support a safer public environment. This effort will be focused on utilising the services of Law Enforcement officers from the City of Cape Town for specific operations in the area when required.

CCTV Surveillance Project

The proposed budget and business plan also incorporate the continuation of the CCTV surveillance programme whereby the initial capital expenditure for the implementation of strategically placed surveillance cameras have been completed and the current network of cameras will be maintained over the next 5 years. The CCTV cameras must comply with the City's CCTV Policy and will be registered with the City. The cameras assist in acting as a deterrent and assist in the monitoring of areas that are difficult to or less frequently patrolled by patrol vehicles. The cameras also assist in directing patrol vehicles to specific problems when detected.



Operational security forum

In order to facilitate an integrated approach, the PEICID will continue to participate in the safety and security forum in association with the appointed security service provider. These actions will include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety and Security Directorate
- Community organisations
- Other stakeholders such as the VRCID

This forum encourages the involvement of members of the PEICID, property owners, tenants, businesses and representatives of the above-mentioned organisations. Operational and response protocols are governed and decided upon at an operational forum convened to oversee safety and security initiatives within the area. This forum serves to share pertinent crime information as well as trends or emerging threats. The forum should ideally be attended by the following stakeholder groups:

- The preferred private security service provider – employed by the Improvement District
- The cleansing supervisor of the Improvement District
- The local SAPS Commander
- Metropolitan Police Services

- Law Enforcement Services
- Traffic Services
- A representative of the Community Policing Forum and Neighbourhood Watch
- Representatives of other private security companies operating within the area.

Perimeter security and security applications

Existing property owners and businesses should be encouraged to improve existing security applications on their property. This includes initiatives to encourage property owners and businesses to secure their perimeters as the PEICID public safety service provider may only operate in the public space.

The public safety services as planned is in support of IDP SFA for a **Safe City**. The primary focus and therefor budget allocation for the PEICID is aimed at improved public safety in the public spaces within the PEICID boundary and therefor directly supports a Safe City.

The public safety services as planned is in support of IDP SFAs for an **Opportunity City and Inclusive City**. The PEICID is working towards the continuous development and improvement of the urban environment through **public safety**, cleaning, urban management as social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities.

The budget for the provision of Public Safety is R 1 315 050 or 74% of the annual budget of Year 1 of the Business Plan which includes the installation of the CCTV cameras,

Cleaning, greening and maintenance of the public spaces

Most established Improvement Districts that have appropriate budgets available to deploy the services of a dedicated public cleaning service to provide the “top-up” or additional cleaning services required in their areas. To establish the most effective cleaning plan the strategy will support existing waste management services, identify specific management problems and areas and assist in developing additional waste management and cleaning plans for the area.

The plan will be executed by cleaning team to:

- Decrease waste and grime in the area through a sustainable cleaning programme.
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas.
- Removal of illegal posters, graffiti and stickers from non-municipal infrastructure.



Urban infrastructure will be improved by:

- Developing and implementing a plan to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs.
- Coordinating actions with the relevant City of Cape Town's departments to address infrastructure defects. This will be done through specific liaison with departments and officials in addition to the reporting and monitoring of repairs identified by the CID Manager.
- After a base level of repair and reinstatement has been achieved the PEICID team will implement local actions to correct minor issues.

In addition, the urban management team will in consultation with the relevant City Departments assist with:

- Graffiti removal from non-municipal infrastructure where possible.
- Removal of illegal posters and pamphlets from public spaces and non-municipal infrastructure as noted in the PEICID Implementation Plan part 4-7.
- Painting of road markings and correction of road signs.
- Greening, tree pruning and landscaping.
- Kerb, bollard and paving reinstatements.
- Storm water drain cleaning where required.



The cleaning contingent will deploy the team in various areas and rotate through the PEICID. Team members can be recruited from homeless people seeking gainful employment and training can be facilitated to improve their skills and potential utilisation. The cleaning and urban maintenance team includes:

- 2 x urban management workers per day
- The shifts will be run Monday to Friday from 08:30 to 16:30

The following equipment will be required:

- General cleaning equipment such as spades, picks, etc.
- General maintenance tools such as scrapers, paint brushes, spanners etc.
- Materials such as paint, cement, cold asphalt and cleaning materials such as plastic bags which will be acquired as needed and within budgetary limitations.



Recycling Initiative

The City of Cape Town's Solid Waste Department have embarked on various recycling projects incorporating waste drop-off facilities completely dedicated to recycling and/or the appointment of waste recycling companies that support the collection and recycling of waste from businesses. The PEICID will embark on processes to develop and facilitate similar facilities and initiatives for the Parow East area in support of the need for recycling programs as part of its environmental responsibility.

The cleaning and urban management services as planned is in support of IDP SFA for an **Opportunity City**. The PEICID is working towards the **continuous development and improvement of the urban environment** through public safety, **cleaning, urban management** and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities.

The cleaning and urban management services as planned is also in support of the SFA for an **Efficient City**.

The PEICID supports the functions of the City through the delivery **of coordinated top-up municipal services and communicates with the various line departments** which facilitates streamlined communication and service delivery with the City.

The cleaning and urban management services as planned is also in support of the Spatial Priorities set in the IPD including Spatial Priority 2: Manage Urban Growth, And Create a Balance Between Urban Development And Environmental Protection. The processes of ensuring that waste materials do not enter drainage systems and the efforts to recycle collected waste supports this priority.

The budget for the provision of cleaning and urban management services is R 112 500 + R 15 000 or 6,3% of the annual budget of Year 1 of the Business Plan.



Social responsibility

The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The PEICID will coordinate social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, all relevant social welfare organisations and institutions. The PEICID management will assist to facilitate and monitor the strategy and implement social rehabilitation. Social intervention and development can only be achieved by offering unemployed and/or homeless people an alternative.

Through the development of pro-active programmes to create work opportunities for homeless people certain NGOs have presented the opportunity to direct their work programmes to include cleaning and maintenance services to CIDs. These partnerships between CIDs and NGOs create a more cost-effective approach to the provision of supplementary service to the municipal cleaning services when large area clean-ups or specific maintenance tasks are required. It is therefore suggested that in addition to the permanent maintenance team a social work programme is used to deployed previously homeless people from NGOs for specific clean-up projects in the PEICID area. This plan depends on close cooperation with NGOs and the City of Cape Town's social intervention strategy through which a small number of individuals can be identified to be re-integrated into society through gainful employment.



The social upliftment programmes as planned is in support of IDP SFA for a **Caring City**. The PEICID supports the City's Social Upliftment Strategies to find lasting solutions for Social Development, which includes supporting individuals to move from the street into places of safety, support NGOs that provide social services and where possible create employment opportunities.

The social upliftment programmes as planned is in support of IDP SFA for an **Opportunity City**. The PEICID is working towards the continuous development and improvement of the urban environment through public safety, cleaning, urban management as social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and **creating employment opportunities**.

The social upliftment plan also supports the Spatial Priorities set in the IDP including Spatial Priority 3: Plan For Employment, And Improve Accessibility As Well As Access To Economic Opportunities. It creates job opportunities for previously unemployed and homeless people through the partnerships with local NGOs.

The budget for the provision of social upliftment is R 15 000 or 1% of the annual budget of Year 1 of the Business Plan.

Marketing

Marketing will focus on communicating with the members, businesses and property owners of the PEICID by:

- Maintaining an informative website.
- Distributing PEICID flyers and/or newsletters reflecting the initiatives and successes of the PEICID.
- Promoting the PEICID amongst the local businesses and industries.
- Promote community pride through the initiatives of the PEICID in making the area cleaner and safer.
- Promoting the PEICID through high visibility branding on the patrol vehicles.
- Promoting the PEICID through high visibility uniforms with PEICID branding for the patrol officers and maintenance workers.

The marketing programme included in the Business Plan is in support of the IPD SFA for an **Opportunity City**. The PEICID is working towards the continuous development and improvement of the urban environment through public safety, cleaning, urban management and social initiatives, all aimed at **safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities**.

Property Owner Supported Projects

Property owners with the financial means to contribute beyond their additional Municipal Property Rates for the PEICID will be encouraged to support various additional initiatives such as:

- Donation of infrastructure for the deployment of CCTV cameras of properties in strategic locations.
- Job creation and skills development opportunities.
- Funding of voluntary additional services including landscaping of public spaces through an “adopt a spot” initiative.
- Funding of additional security patrols in the public area.
- Funding for the direct employment of additional City of Cape Town Law enforcement officers.
- Donation of supplies and equipment for the operations of the PEICID such as uniforms, branding, signage, cleaning equipment.

All additional funding to be approved at an AGM and included into the next year’s Implementation Plan and Budget.

5-Year Budget of the PEICID

The 5-year budget for the implementation and operations of the PEICID is set out in Part C. It reflects the identified needs of the PEICID operations in as cost effective a manner as possible. Income in the form of additional rates will be derived from all properties in the area and this attracts VAT. Should property owners receive partial or full relief in respect of rates they would enjoy full exemption from payment of any PEICID additional property rates. It is however incumbent on the property owner to seek such relief from the City under the City's Rates Policy.

Financial Impact of the CID

As per the City's Special Rating Areas (CID) Policy, an annual budget is prepared by the PEICID, based on the needs of the area as described in the business plan. The budget provides for envisaged supplementary and related services and actual costs of operation as well as a 3% (three percent) provision for bad debts.

The CID is funded by all property owners in the CID area through an additional property rate levied on the municipal valuation of all eligible properties within the boundaries of the CID. Additional property rates are variable at the current gazetted rate and are calculated by the City during the City's annual budget process.

The CID Policy allows for a differentiation in tariffs for the different types of properties and as such a residential and non-residential additional property rate is applicable in the PEICID. Should property owners receive partial or full relief in respect of rates, they would enjoy full exemption from paying any CID Additional Rates. It is, however, incumbent upon the property owner to seek such relief under the City's Rates Policy.

The Additional Rate is expressed as a Rand-in-the-rand and is calculated by dividing the CID budget total with the total municipal valuation of all properties within the boundary of the CID. The CID budget and Additional Rate is approved by Council with the City's budget and is applicable over a financial year, which starts on 1 July.

The budget for each year of the PEICID Business Plan is as follows:

YEAR	TOTAL EXPENDITURE	REVENUE (Funding Source: Additional Rates)	REVENUE (Other Funding Source e.g. Accumulated Surplus / Donations / Sponsorship / Parking etc.)	% INCREASE IN ADDITIONAL RATES REQUIREMENT
1	R 1 775 206	R 1 775 206	-	-
2	R 1 898 720	R 1 921 400	-	8.2 %
3	R 2 007 446	R 2 031 488	-	5.7%
4	R 2 122 689	R 2 148 181	-	5,7%
5	R 2 244 864	R 2 271 876	-	5,8%

The detailed 5-year budget is included under Part C.

Individual contributions for residential and non-residential properties can be calculated as follows:

1. Municipal valuation x R 0.XXXXXX = Annual contribution (VAT excl.) – Note: R 0.XXXXXX represents the approved PEICID additional property rate.
2. Annual contribution (VAT excl.) ÷ 12 = Average monthly contribution (VAT excl.)
3. Average monthly contribution (VAT excl.) x 1.15 = Average monthly contribution (VAT incl.)

e.g. R5,000,000 x R 0.002880 = R14,400.00 ÷ 12 = R1,200 x 1.15 = R1,380.00

Proposed Management Structure

The PEICID is managed by a board of directors, elected by the members of the Parow East Improvement District NPC (PEICID). A Board of Directors consists of property owners within the PEICID and a political representative from the City of Cape Town attending Board Meetings as an observer. The Board manages a Non-Profit Company (NPC), which is responsible for the management of the PEICID, within the framework of the approved PEICID business plan and oversees the implementation thereof.

Elected Board members take responsibility for the various portfolios in the company and regular board meetings allow the directors to review current operations and apply corrective measures as required.

The Board can appoint service providers and staff to manage the day-to-day operations within the PEICID. The supplementary services provided by the PEICID should represent the actual needs of the area according to the vision of the property owners for the area. The services provided are decided upon by the property owners as CIDs are property-owner driven. The PEICID is managed by a PEICID manager appointed by the Board and will oversee the day-to-day delivery of the additional services according to the Business Plan.

All of the above is subject to monitoring and oversight by various departments in the City of Cape Town. The CID Department also advises on administrative and governance compliance.

An Annual General Meeting is held every year to review the performance of the CID and to confirm the mandate of the members. The budget and implementation plan for the next year is also presented and discussed for approval at the AGM. The AGM also provides the opportunity to elect new directors to serve on the board of the NPC.

The proposed management of the PEICID is in support of IDP SFA for a **Well Run City**. The PEICID's governance structures ensure an open and transparent approach in the way public money is used for the benefit of the community.

The budget for the provision of management and administrative services is R 221 500 or 12,5% of the annual budget of Year 1 of the Business Plan. Provision is made for bad debt at 3% and depreciation of 2,4% in Year 1 of the Business Plan

Permissible Amendments to the Business Plan

There are currently no plans to investigate or explore significant changes to the strategy or operations of the PEICID and therefore none are noted here. Should any significant changes be required, such changes will be subject to approval of the Members of the PEICID at an Annual or Special General Meeting.

List of all Rateable Properties within the CID

A list of all the rateable properties within the PEICID is included as Part D.

Part B. IMPLEMENTATION PLAN

 <p>PAROW EAST Industrial city improvement district</p>	<p align="center">PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT (PEICID)</p> <p align="center">5 YEAR IMPLEMENTATION PLAN</p> <p align="center">1st July 2022 to 30th June 2027</p>
---	---

PROGRAM 1 - PEICID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Implement a fully operational PEICID Management Office	Functional and accessible	Ongoing	➔	➔	➔	➔	➔	PEICID Manager / PEICID Board	Refer to 2.6
2. Register the PEICID NPC	Successful registration of the NPC at the CIPC	Month 1	1Y					PEICID Manager / PEICID Board	
3. Register the PEICID NPC with SARS. Tax and VAT	Successful registration of the NPC at SARS	Month 1	1Y					PEICID Manager / PEICID Board	
4. Register the PEICID NPC as a Service Provider at the CCT.	Successful registration of the NPC at CCT	Month 1	1Y					PEICID Manager / PEICID Board	
5. Successful registration of the NPC for Tax Exemption at SARS	Successful registration of the NPC for Tax Exemption at SARS	Month 1	1Y					PEICID Manager / PEICID Board	
6. Appointment of relevant service providers	Appointment of appropriately qualified service providers.	3 Years	1Y			1Y		PEICID Manager / PEICID Board	Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented.
7. Board meetings	Bi-monthly Board meetings.	6	6	6	6	6	6	PEICID Manager / PEICID Board	Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions.
8. Monthly Progressive Income and Expenditure Report to CCT	Submit reports to the CID Department timeously.	12	12	12	12	12	12	PEICID Manager	Refer to Financial Agreement. Submit reports to the CID

PROGRAM 1 - PEICID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
									Department by the 15 th of the following month.
9. Audited Annual Financial Statements	Audited Annual Financial Statements with an Unqualified finding.	1	1Y	1Y	1Y	1Y	1Y	PEICID Manager	Submitted to the City by 31 August of each year.
10. Communicate PEICID arrears list	Board Members in arrears cannot participate in meetings.	12	12	12	12	12	12	PEICID Manager	Observe and report concern over outstanding amounts to Board and CID Department.
11. Members Meeting	Conduct a Members Meeting within 6 months of establishing the PEICID NPC								
12. Annual General Meeting	Annual feedback to members at AGM and complying with legal requirements	1	1Y	1Y	1Y	1Y	1Y	PEICID Manager / PEICID Board	Host successful AGM before 31 December.
13. Submit Annual Report and Annual Audited Financial Statements to Sub-council(s)	Submit AFS and annual report to Subcouncil within 3 months of AGM.	1	1Y	1Y	1Y	1Y	1Y	PEICID Manager / PEICID Board	Submit proof of submission to CID Department.
14. Successful day-to-day management and operations of the PEICID	Monthly feedback to PEICID Board.	Ongoing	➔	➔	➔	➔	➔	PEICID Manager	
15. Establish and maintain Website	Website with all the relevant documents as required by the By-Law and Policy	Ongoing	➔	➔	➔	➔	➔	PEICID Board PEICID Manager	Refer to Program 6-3.
16. CIPC Compliance <ul style="list-style-type: none"> Directors change Annual Returns Auditors change 	CIPC Notifications of changes.	1Y	1Y	1Y	1Y	1Y	1Y	PEICID Board	Directors & Auditors change within 10 business days of change. Annual returns within 30 Business days after the anniversary date of the NPC registration.
17. Monthly Reports to the Directors	Report back on all CID related business to be measured and signed off	12	12	12	12	12	12	PEICID Manager	Provide monthly reports to the Directors.

PROGRAM 1 - PEICID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
18. Manage and monitor the C3 notification Process	Complete daily reports of C3 notifications and monitor outstanding issues	12	12	12	12	12	12	PEICID Manager	
19. Input to the Integrated Development Plan	Annual submissions to Subcouncil Manager	1Y	1Y	1Y	1Y	1Y	1Y	PEICID Manager	October to February of every year.
20. Input to the City Capital/Operating Budgets	Annual submissions to Subcouncil Manager.	1Y	1Y	1Y	1Y	1Y	1Y	PEICID Manager	By September of each year.
21. Communicate with property owners	Monthly newsletter	Monthly	12	12	12	12	12	PEICID Manager	Keep property owners informed.
22. Mediate issues with or between property owners	Provide an informed opinion on unresolved issues and assist where possible	Ongoing	➔	➔	➔	➔	➔	PEICID Manager & City of Cape Town Departmental Managers and Law Enforcement	
23. Visit PEICID members	Communicate and visit PEICID members.	Bi-annually	2	2	2	2	2	PEICID Manager	Refer also to Program 6-4
24. Promote and develop PEICID NPC membership	Have a NPC membership that represents the PEICID community Update NPC membership. Ensure that membership application requests are prominent on webpage	Ongoing	➔	➔	➔	➔	➔	PEICID Manager / PEICID Board	Maintain membership register and publish membership list on the website.
25. Build working relationships with Subcouncil Management and relevant CCT officials and departments that deliver services in the PEICID	Successful and professional relationships with subcouncil management, Area Based Manager and City Departments resulting in enhanced communication, cooperation and service delivery	Ongoing	➔	➔	➔	➔	➔	PEICID Manager	

PROGRAM 1 - PEICID MANAGEMENT & OPERATIONS									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
26. SRA renewal application and survey.	Submit a comprehensive renewal application for approval by the members and the City of Cape Town.	In year 5					1Y	PEICID Manager / PEICID Board	
27. Annual Tax Compliance Status	Within one month after expiry date.	Annually	1Y	1Y	1Y	1Y	1Y	PEICID Manager	Submit PIN to CCT Supply Chain Management Department.
28. Budget Review	Board approved budget review to the CCT by end of February	Annually	1Y	1Y	1Y	1Y	1Y	PEICID Manager	Submit Board minutes and approved adjustment budget to the CCT by end of February.
29. Perform Mid-year performance review.	Board approved mid-year review submitted to the CCT by end of February	Annually	1Y	1Y	1Y	1Y	1Y	PEICID Manager / PEICID Board	Submit Board minutes and approved Mid-year performance review to the CCT by end of February. Ensure under/non performance areas are addressed before the end of the financial year.
30. All Directors to receive relevant CID Documents	At the 1 st Board meeting after the AGM, supply all directors with all relevant CID documents	Annually	1Y	1Y	1Y	1Y	1Y	PEICID Manager / PEICID Board	
31. Allocation of portfolios	At the first Board meeting after the AGM, elect a chairperson and assign portfolios to Directors	Annually	1Y	1Y	1Y	1Y	1Y	PEICID Manager / PEICID Board	
32. Declaration of interest	Ensure all Directors and Manager sign DOI at every Board Meeting	Bi-monthly	6	6	6	6	6	PEICID Manager / PEICID Board	
33. VAT reconciliation/Tax Returns	Bi-monthly VAT returns and annual Tax returns	Bi-monthly	6	6	6	6	6	PEICID Manager / PEICID Board	
34. Annual Approval of Implementation Plan and Budget	Obtain approval from members at AGM for the reviewed Implementation Plan and Budget	Annually	1	1	1	1	1	PEICID Manager / PEICID Board	

PROGRAM 2 - PEICID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Identify the root causes of crime in conjunction with the SAPS, Local Authority and existing Public Safety service using their experience as well as available crime statistics	Incorporate in Public Safety Management Strategy Plan	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	This is done comprehensively at the beginning of term and then modified continuously
2. Determine the Crime Threat Analysis of the CID area in conjunction with the SAPS	Incorporate in Public Safety Management Strategy Plan	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	
3. Determine strategies by means of an integrated approach to improve public safety	Incorporate in Public Safety Management Strategy Plan	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	
4. In liaison with other Public Safety role players and the South African Police Service, identify current Public Safety and policing shortcomings and develop and implement effective public safety strategy	Incorporate in Public Safety Management Strategy Plan	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	
5. Approve a Public Safety Management Strategy with clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.	Documented Public Safety Management Strategy with clear deliverables and defined performance indicators to guide public safety services by the appointed service provider and evaluate levels of service provided.	Revise as often as required but at least annually	1Y	1Y	1Y	1Y	1Y	PEICID Manager/ Public Safety Service Provider and approved by the Board	This is done comprehensively at the implementation of the CID and then modified continuously
6. Maintain a manned centrally located office(s) open to the members and residents of the CID to request Public Safety assistance or report information	Appropriately manned and equipped office with skilled staff	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	As per Program 1-1

PROGRAM 2 - PEICID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
7. Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective safety and Public Safety patrols in the PEICID	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	
8. Utilise the "eyes and ears" of all Public Safety and gardening/street cleaning staff, as well as own staff, to identify any breaches	Incorporate feedback and information in Public Safety and safety initiatives of the PEICID	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	
9. Assist the police through participation by PEICID in the local Police sector crime forum	Incorporate feedback and information in Public Safety and safety initiatives of the PEICID Report on any Public Safety information of the PEICID to the CPF	Monthly	12	12	12	12	12	PEICID Manager/ Public Safety Service Provider	
10. Monitor and evaluate the Public Safety strategy and performance of all service delivery on a quarterly basis	Report findings to the PEICID Board with recommendations where applicable	Quarterly	4	4	4	4	4	PEICID Manager/ Public Safety Service Provider/ SAPS Crime Intelligence Officer	Refer to Program 1-9
11. On-site inspection of Public Safety Patrol officers	Report findings to the PEICID Board with recommendations where applicable	Daily	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	
12. Weekly Public Safety Reports from Contract Public Safety Service Provider	Report findings to the PEICID Board with recommendations where applicable Provide feedback to forum meeting	Weekly	52	52	52	52	52	Public Safety Service Provider	Incorporate into monthly management report to PEICID Board
13. Deploy CCTV cameras monitored by a CCTV Control Room	Effective use of CCTV cameras through monitoring	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	

PROGRAM 2 - PEICID PUBLIC SAFETY / LAW ENFORCEMENT INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
14. Appoint a CCTV Monitoring service provider	Appointment of appropriately qualified service providers.	3 Years	1Y			1Y		PEICID Manager / PEICID Board	
15. Register CCTV Cameras with the City of Cape Town	Cameras registered with the CCT	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ Public Safety Service Provider	

PROGRAM 3 - PEICID CLEANSING & ENVIRONMENTAL INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Develop a cleansing strategy document	Cleansing strategy document with clear deliverables and defined performance indicators to guide cleansing and delivery.	Annually	1Y	1Y	1Y	1Y	1Y	PEICID Manager/ Cleansing Service Provider	Revise as often as required but at least annually. Refer to 1.2
2. Cleansing Strategy to guide cleansing and delivery	Monitor and evaluate the cleansing strategy and performance of all service delivery on a quarterly basis	Quarterly	4	4	4	4	4	PEICID Manager/ Cleansing Service Provider	
3. Appointed Cleaning service provider.	Appointment of appropriately qualified service provider.	3 Years	1Y			1Y		PEICID Manager / PEICID Board	Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented.

PROGRAM 3 - PEICID CLEANSING & ENVIRONMENTAL INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
4. Additional litter bins and emptying of litter bins.	Quarterly status reports to CCT regarding progress of identified shortcomings	Quarterly	4	4	4	4	4	PEICID Manager/ Solid Waste Department	
5. Cleaning of streets and sidewalks in the PEICID	Cleansing each of the streets within the CID boundary at least once within every two month period	Bi monthly	6	6	6	6	6	PEICID Manager/ Cleansing Service Provider	
6. Health and safety issues reported to CCT with C3 notifications	Monthly evaluations and inspections of reported C3. Report to the Board. Provide an improved healthy urban environment in the PEICID	Ongoing	→	→	→	→	→	PEICID Manager/PEICID Board	
7. Monitor and combat Illegal dumping	Removal of illegal dumping when required and applying applicable penalties through law enforcement against transgressors. Report to the Board	Ongoing	→	→	→	→	→	PEICID Manager/ Cleansing Service Provider/ Law Enforcement Officers/PEICID Board	
8. Identify environmental design contributing to grime such as wind tunnels	Quarterly evaluation of the causes of waste Quarterly evaluation of measures implemented and identification of remedial actions. Report to the Board.	Quarterly	4	4	4	4	4	PEICID Manager/ Cleansing Service Provider/PEICID Board	

PROGRAM 3 - PEICID CLEANSING & ENVIRONMENTAL INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
9. Promoting waste minimization through education and awareness on waste and water pollution	Monthly evaluations and inspections Report findings to Board.	Ongoing	→	→	→	→	→	PEICID Manager/ Cleansing Service Provider, Solid waste Department	
10. Encourage property owners to act responsibly in terms of waste management and encourage recycling initiatives	Monthly evaluations and inspections Report findings to the Board.	Ongoing	→	→	→	→	→	CID Manager / Solid Waste Department	
11. Local NGO to assist in cleaning programs where applicable	As required coordinate cleaning programs and report to the Board	Ongoing	→	→	→	→	→	CID Manager	Refer to program 4-6 and 5-2
12. Recycle waste	Recycle waste collected by cleaning staff where possible and report progress to the Board	Ongoing	→	→	→	→	→	PEICID Manager/ Cleansing Service Provider	

PROGRAM 4 - PEICID URBAN MANAGEMENT INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Identify problem areas with respect to: a. street lighting; b. missing drain covers / cleaning of drains c. maintenance of road surfaces; sidewalks d. cutting of grass / removal of weeds	Urban management plan with clear deliverables and defined performance indicators to guide delivery – Report monthly to the Board	Ongoing Monthly reporting to the Board.	→	→	→	→	→	PEICID Manager	Use the established service levels to design the provision of supplementary services without duplication of effort.

PROGRAM 4 - PEICID URBAN MANAGEMENT INITIATIVES									
ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
e. road markings / traffic signs									
2. Identify and report infrastructure supplementing of existing Council Services: f. Street lighting g. Dumping h. Refuse Removal i. Waterworks j. Sewerage k. Roads and Storm water l. Traffic signals and line painting m. Pedestrian safety n. Road repairs	Monitor and evaluate. Report findings to the PEICID Board with recommendations where applicable	Daily / weekly and monthly reports to the C3 notification process and daily recording of references in the register	→	→	→	→	→	PEICID Manager	
3. Compile a list of prioritized needs to enhance the objectives of the CID and liaise with the relevant departments to correct	Monitor and evaluate the plan and performance of all service delivery on a quarterly basis. Report findings to the PEICID Board with recommendations where applicable	4	4M	4M	4M	4M	4M	PEICID Manager	
4. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment	Development of a long-term sustainable work program	Ongoing	→	→	→	→	→	PEICID Manager	This is done comprehensively at the term renewal and then modified and managed continuously Also refer to Program 5-2 and 3-11
5. Illegal Poster Removal	City of Cape Town infrastructure free from illegal posters	Ongoing	→	→	→	→	→	PEICID Manager	

PROGRAM 4 - PEICID URBAN MANAGEMENT INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
Notify and monitor the removal of illegal posters by the City of Cape Town									

PROGRAM 5 - PEICID SOCIAL INTERVENTION INITIATIVES

ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Identify and determine strategies by means of an integrated approach to address / homelessness and the relief measures available, current and future.	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ NGOs	This is done comprehensively at the implementation of the CID and then modified continuously
2. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	Ongoing	➔	➔	➔	➔	➔	PEICID Manager/ NGOs	This will be a long-term plan of action that will take time to develop – Refer to Program 4-6 and 3-11
3. Coordinate Social Development programs and initiatives with City Social Development Department	Meet quarterly, Keep minutes and report quarterly	Quarterly	4	4	4	4	4	PEICID Manager/Board/City Social Development Department	
4. Public awareness program on social issues	Publish on web page	Ongoing	➔	➔	➔	➔	➔	PEICID Manager	

PROGRAM 6 - PEICID MARKETING INITIATIVES									
ACTION STEPS	RESPONSIBLE	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					PERFORMANCE INDICATOR	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Newsletters / Newsflashes	Informative newsletters distributed.	Quarterly	4	4	4	4	4	PEICID Manager	Also refer to Program 1-21
2. Regular Press releases in local Newspapers covering: a. Local Development b. Promoting local Projects c. Social Issues	Regular media exposure	Ongoing	➔	➔	➔	➔	➔	PEICID Manager	
3. Establish and maintain Website	Up to date and informative website in compliance with CID legislation.	Ongoing	➔	➔	➔	➔	➔	PEICID Manager	Refer to Program 1-15
4. Regular Member visits and meetings	Monthly feedback to PEICID Board at Directors Meeting	Ongoing	➔	➔	➔	➔	➔	PEICID Manager	Refer to Program 1-23
5. Establish the PEICID Business Directory and link to website	Up to date directory	Every 6 months	2	2	2	2	2	PEICID Manager	
6. PEICID Signage	Signage to be visible and maintained	Ongoing	➔	➔	➔	➔	➔	PEICID Manager	

PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT

5 YEAR BUDGET AS PER BUSINESS PLAN

	2022/23	2023/24	2024/25	2025/26	2026/27
INCOME	R	R	R	R	R
Income from Additional Rates	-1 775 206 100.0%	-1 921 400 100.0%	-2 031 488 100.0%	-2 148 181 100.0%	-2 271 876 100.0%
Other: Specify	0.0%	0.0%	0.0%	0.0%	0.0%
TOTAL INCOME	-1 775 206 100.0%	-1 921 400 100.0%	-2 031 488 100.0%	-2 148 181 100.0%	-2 271 876 100.0%
EXPENDITURE	R	R	R	R	R
Core Business	1 037 550 58.4%	1 468 488 76.4%	1 556 597 76.6%	1 649 992 76.8%	1 748 993 77.0%
Cleansing services	112 500	159 750	169 335	179 495	190 265
Environmental upgrading	-	-	-	-	-
Law Enforcement Officers / Traffic Wardens	-	-	-	-	-
Public Safety	841 050	1 199 898	1 271 892	1 348 205	1 429 098
Public Safety - CCTV monitoring	54 000	77 040	81 662	86 562	91 756
Public Safety - CCTV - Leasing of cameras	-	-	-	-	-
Social upliftment	15 000	15 900	16 854	17 865	18 937
Urban Maintenance	15 000	15 900	16 854	17 865	18 937
Depreciation	42 900 2.4%	84 000 4.4%	84 000 4.1%	84 000 3.9%	84 000 3.7%
Repairs & Maintenance	- 0.0%	15 000 0.8%	15 900 0.8%	16 854 0.8%	17 865 0.8%
Interest & Redemption	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%
General Expenditure	221 500 12.5%	296 270 15.4%	314 046 15.5%	332 890 15.5%	352 862 15.5%
Accounting fees	9 000	12 720	13 483	14 292	15 150
Administration and management fees	165 000	233 200	247 192	262 024	277 745
Advertising costs	8 000	8 480	8 989	9 528	10 100
Auditor's remuneration	17 500	18 550	19 663	20 843	22 093
Bank charges	3 000	3 180	3 371	3 573	3 787
Insurance	4 000	4 240	4 494	4 764	5 050
Marketing and promotions	6 000	6 360	6 742	7 146	7 575
Secretarial duties	3 000	3 180	3 371	3 573	3 787
Telecommunication	6 000	6 360	6 741	7 147	7 575
Capital Expenditure (PPE)	420 000 23.7%	- 0.0%	- 0.0%	- 0.0%	- 0.0%
CCTV / LPR Cameras	420 000	-	-	-	-
Bad Debt Provision 3%	53 256 3.0%	57 642 3.0%	60 945 3.0%	64 445 3.0%	68 156 3.0%
TOTAL EXPENDITURE	1 775 206 100.0%	1 921 400 100.0%	2 031 488 100.0%	2 148 181 100.0%	2 271 876 100.0%
(SURPLUS) / SHORTFALL	-	-	-	-	-
GROWTH: EXPENDITURE	N/A	8.2%	5.7%	5.7%	5.8%
GROWTH: SRA RATES	N/A	8.2%	5.7%	5.7%	5.8%

PART D - LIST OF RATEABLE PROPERTIES

Rates Use code Desc	No	Street	Unit No	Sect ID	ERF No	LIS Key
Serv Industrial	4	BINDERS ROAD			15630	621206
Warehouse	5	BINDERS ROAD			15652	621228
Sectional title - dwellings- incomplete/	8	BINDERS ROAD	0		15631	448599
Workshop	8	BINDERS ROAD	1	102528	15631	448599
Workshop	8	BINDERS ROAD	2	102529	15631	448599
Workshop	8	BINDERS ROAD	3	102530	15631	448599
Workshop	8	BINDERS ROAD	4	102531	15631	448599
Workshop	8	BINDERS ROAD	5	102532	15631	448599
Workshop	8	BINDERS ROAD	6	102533	15631	448599
Workshop	8	BINDERS ROAD	7	102534	15631	448599
Workshop	8	BINDERS ROAD	8	102535	15631	448599
Workshop	8	BINDERS ROAD	9	102536	15631	448599
Workshop	8	BINDERS ROAD	10	102537	15631	448599
Serv Industrial	9	BINDERS ROAD			15651	621227
Serv Industrial	13	BINDERS ROAD			15650	621226
Serv Industrial	14	BINDERS ROAD			15632	621207
Serv Industrial	17	BINDERS ROAD			15648	621223
Warehouse	20	BINDERS ROAD			15634	621209
Serv Industrial	24	BINDERS ROAD			15635	621210
Workshop	27	BINDERS ROAD			24606	16467669
Serv Industrial	3	BOOMPIES STREET			15649	621224
Light Indust.	11	BOOMPIES STREET			15633	621208
Light Indust.	13	BOOMPIES STREET			15636	621211
Light Indust.	14	BOOMPIES STREET			15639	621214
Subdivisions	14	BOOMPIES STREET			24838	63928240
Light Indust.	17	BOOMPIES STREET			15637	621212
Light Indust.	18	BOOMPIES STREET			15640	621216
Light Indust.	21	BOOMPIES STREET			15638	621213
Light Indust.	22	BOOMPIES STREET			21877	626783
Warehouse	30	BOOMPIES STREET			15642	621217
Light Indust.	33	BOOMPIES STREET			15644	621219
Light Indust.	34	BOOMPIES STREET			15643	621218
Subdivisions	11A	CAXTON STREET			24836	64081604
Serv Industrial	11	CAXTON STREET			19419	624541

Rates Use code Desc	No	Street	Unit No	Sect ID	ERF No	LIS Key
Serv Industrial	12	CAXTON STREET			16929	622424
Light Indust.	23	CAXTON STREET			23285	696071
Light Indust.	25	CAXTON STREET			23397	699488
Light Indust.	27	CAXTON STREET			23398	699489
Serv Industrial	8	DUMINY STREET			7869	632519
Light Indust.	9	DUMINY STREET			7878	632523
Serv Industrial	10	DUMINY STREET			7870	632520
Serv Industrial	12	DUMINY STREET			7871	632521
Serv Industrial	14	DUMINY STREET			7872	632522
Warehouse	15	DUMINY STREET			23555	785815
Serv Industrial	16	DUMINY STREET			20430	625322
Light Indust.	17	DUMINY STREET			7890	632525
Subdivisions	17	DUMINY STREET			23556	1009504
Light Indust.	18A	DUMINY STREET			23159	627788
Light Indust.	18	DUMINY STREET			23158	627787
Serv Industrial	19	DUMINY STREET			23557	785814
Light Indust.	20	DUMINY STREET			23160	627790
Light Indust.	22	DUMINY STREET			18126	623304
Light Indust.	36	DUMINY STREET			15626	700885
Light Indust.	10	HUGUENOT STREET			23995	974970
Light Indust.	12	HUGUENOT STREET			23996	974971
Light Indust.	14	HUGUENOT STREET			21972	626844
Light Indust.	16	HUGUENOT STREET			21976	626848
Light Indust.	18	HUGUENOT STREET			7822	632502
Light Indust.	20	HUGUENOT STREET			23286	699487
Subdivisions	22A	HUGUENOT STREET			7826	736714
Light Indust.	22	HUGUENOT STREET			7824	632504
Subdivisions	24A	HUGUENOT STREET			7829	736716
Serv Industrial	27	HUGUENOT STREET			7974	632545
Light Indust.	29	HUGUENOT STREET			7975	632546
Warehouse	30	HUGUENOT STREET			24573	1073957
Debt Property	31A	HUGUENOT STREET			7980	736823
Light Indust.	31	HUGUENOT STREET			23340	739884
Vac Ind Land	32	HUGUENOT STREET			7991	632557

Rates Use code Desc	No	Street	Unit No	Sect ID	ERF No	LIS Key
Light Indust.	34	HUGUENOT STREET			7992	632558
Serv Industrial	35	HUGUENOT STREET			7981	632551
Serv Industrial	36	HUGUENOT STREET			7993	632559
Workshop	38	HUGUENOT STREET			7994	632560
Workshop	40	HUGUENOT STREET			7996	632562
Light Indust.	42	HUGUENOT STREET			7998	632564
Sectional title - dwellings- incomplete/	6	JENKINSON STREET	0		21828	626746
Factory	6	JENKINSON STREET	1	134303	21828	626746
Factory	6	JENKINSON STREET	2	134304	21828	626746
Factory	6	JENKINSON STREET	3	134305	21828	626746
Workshop	7	JENKINSON STREET			24516	55721759
Sectional title - dwellings- incomplete/	10	JENKINSON STREET	0		7849	632513
Light Indust.	12	JENKINSON STREET			7850	632514
Light Indust.	14	JENKINSON STREET			7852	632515
Sectional title - dwellings- incomplete/	21	JENKINSON STREET	0		22298	627154
Workshop	21	JENKINSON STREET	1	164423	22298	627154
Workshop	21	JENKINSON STREET	2	164424	22298	627154
Light Indust.	22	JENKINSON STREET			24265	1014375
Subdivisions	24A	JENKINSON STREET			24266	1014376
Light Indust.	24	JENKINSON STREET			7851	736728
Light Indust.	25	JENKINSON STREET			22250	627114
Subdivisions	26A	JENKINSON STREET			24480	1049086
Subdivisions	27A	JENKINSON STREET			8004	736830
Light Indust.	27	JENKINSON STREET			22249	627112
Light Indust.	29	JENKINSON STREET			8008	632571
Serv Industrial	33	JENKINSON STREET			8007	632570
Light Indust.	38	JENKINSON STREET			16502	622058
Light Indust.	43	JENKINSON STREET			8011	632575
Light Indust.	47	JENKINSON STREET			24454	1037267
Light Indust.	6	JONES STREET			7835	632509
Subdivisions	8	JONES STREET			22974	627640
Light Indust.	8	JONES STREET			24464	1000748
Light Indust.	9	JONES STREET			23994	974969
Subdivisions	10	JONES STREET			22975	627641

Rates Use code Desc	No	Street	Unit No	Sect ID	ERF No	LIS Key
Light Indust.	11	JONES STREET			21973	626845
Light Indust.	13	JONES STREET			21974	626846
Light Indust.	15	JONES STREET			21975	626847
Light Indust.	17	JONES STREET			16565	622083
Light Indust.	19	JONES STREET			7823	632503
Light Indust.	20	JONES STREET			7841	632511
Subdivisions	21A	JONES STREET			7827	736715
Light Indust.	21	JONES STREET			7825	632505
Light Indust.	22	JONES STREET			7842	632512
Subdivisions	32A	JONES STREET			8003	736829
Subdivisions	34A	JONES STREET			8006	736831
Industrial Park	34	JONES STREET			8005	632569
Light Indust.	37	JONES STREET			7995	632561
Warehouse	38	JONES STREET			8009	632572
Workshop	40	JONES STREET			8010	632574
Light Indust.	41	JONES STREET			7997	632563
Light Indust.	42A	JONES STREET			24457	1037270
Workshop	42B	JONES STREET			24456	1037269
Light Indust.	43	JONES STREET			7999	632565
Light Indust.	44	JONES STREET			24455	1037268
Light Indust.	47	JONES STREET			8000	632567
Subdivisions	1A	KIRSTEN STREET			7956	736813
Light Indust.	1	KIRSTEN STREET			7953	632531
Light Indust.	4	KIRSTEN STREET			7976	632547
Light Indust.	6	KIRSTEN STREET			7977	632548
Debt Property	8A	KIRSTEN STREET			7979	736822
Light Indust.	8	KIRSTEN STREET			23339	739883
Light Indust.	13	KIRSTEN STREET			15826	621374
Light Indust.	19	KIRSTEN STREET			7962	632538
Warehouse	21	KIRSTEN STREET			7969	632542
Serv Industrial	22	KIRSTEN STREET			7985	632552
Serv Industrial	23	KIRSTEN STREET			7967	632541
Subdivisions	7A	MATTHEE STREET			7830	736717
Light Indust.	7	MATTHEE STREET			7828	632506

1398

Rates Use code Desc	No	Street	Unit No	Sect ID	ERF No	LIS Key
Light Indust.	8	MATTHEE STREET			7973	632544
Light Indust.	23	MATTHEE STREET			18056	623274
Workshop	24	MATTHEE STREET			24513	1035966
Light Indust.	25	MATTHEE STREET			7904	632526
Industrial Park	32	MATTHEE STREET			8002	632568
Debt Property	40	RAILWAY ROAD			23147	970861
Debt Property	40E	RAILWAY ROAD			23148	970862
Debt Property	40	RAILWAY ROAD			23149	970863
Serv Industrial	3	TRANSPORT STREET			7879	632524
Warehouse	5	TRANSPORT STREET			22978	627643
Transformer Site	9	TRANSPORT STREET			17879	623214
Light Indust.	36	WEST STREET			7957	736814

From: Runan Rossouw

Sent: Thursday, 23 September 2021 13:58

To: Johannes van Schalkwyk <Johannes.vanSchalkwyk@capetown.gov.za>; Eugene Hlongwane <Eugene.Hlongwane@capetown.gov.za>; Alfonso Sauls <Alfonso.Sauls@capetown.gov.za>; Grant Stephens <Grant.Stephens@capetown.gov.za>; Louise Ing <Martha.Ing@capetown.gov.za>; Megan Pangen <Megan.Pangen@capetown.gov.za>; Xolisile Mama <MichaelXolisile.Mama@capetown.gov.za>; Alison Davison <Alison.Davison@capetown.gov.za>; Priscilla Booysen <Noxolo.Booyesen@capetown.gov.za>; Cynthia Jonas <Cynthia.Jonas@capetown.gov.za>; Monwabisi Boo <Monwabisi.Booi@capetown.gov.za>; Sean Glass <Sean.Glass@capetown.gov.za>; Imeraana Frydie <Imeraana.Frydie@capetown.gov.za>; Julia Wood <Julia.Wood@capetown.gov.za>; Bongani Mnisi <Bongani.Mnisi@capetown.gov.za>; Lorraine Gerrans <Lorraine.Gerrans@capetown.gov.za>; Andy Greenwood <Andrew.Greenwood@capetown.gov.za>; Barry Schuller <Barry.Schuller@capetown.gov.za>
Cc: Eddie Scott <Edward.Scott@capetown.gov.za>; Joepie Joubert <Joepie.Joubert@capetown.gov.za>; 'Pat.Jansen@capetown.gov.za' Pat.Jansen@capetown.gov.za

Subject: RE: Parow East Industrial City Improvement District Business Plan (PEICID) - For noting and comments

Dear Colleagues

The Steering committee of the proposed Parow East Industrial City Improvement District (PEICID) is in the process of establishing a CID in this area.

Please familiarise yourself with the content of the attached Business Plan (Motivation report, Implementation Plan and Budget) and more specifically with the component that relates to your functional area for possible inclusion in your Directorate/Departmental SDBIPs as it should align with the IDP.

All comments on the Business Plan need to be submitted to the CID Department by 14 October 2021.

If no comments are forthcoming it will be assumed that a nil response means that the proposed new PEICID Business Plan aligns with the functions of your Department.

Regards

Runan Rossouw

Senior Professional Officer – CID Establishment, City Improvement Districts
Directorate of Urban Management, 8th Floor, Civic Centre, Cape Town

Tel: 021 400 5148 | **Cell:** 084 233 0715 | **Email:** Runan.Rossouw@capetown.gov.za | **Website:** www.capetown.gov.za

Economic Growth Directorate

Good Day Runan,

Hope you are well, please see attached our proposed insert into the PEICID business plan, as per our discussion with Eddie and Joepie, Thank You.

I look forward to your response, have a great day further.

Regards,

Makeya Karlie

Professional Officer: Investment Facilitation Unit, Enterprise and Investment Department, Economic Growth Directorate

T: 021 444 2830 | C: 079 518 0406

BRE insert: as a separate item on page 25 between "marketing" and "Property Owner Supported Projects".

In 2020, due to the COVID pandemic and its associated restrictions, Cape Town's economy contracted by 6.8 %- with lasting impacts, particularly for certain sectors and for employment growth (CCT, 2021).

In response to these economic headwinds the City of Cape Town is partnering with the CID and other local business formations to identify opportunities for local businesses and to address obstacles to expansion and growth. This involves the CID and its partners to engaging with local businesses through a task team and a structured survey in order to identify business ideas, concerns, priorities and obstacles to retention and expansion. The information gleaned from this survey will allow the task team to identify and understand the most pressing issues and to develop action plans to address them.

Retention and expansion is a vital component of meaningful economic growth. The overall purpose of business retention and expansion (BR&E) is to ensure competitiveness of local businesses in order to retain existing employment opportunities and productivity and create an environment for new jobs to be created.

Proposed insert: insert in the Urban Management Programme (it doesn't fit perfectly but it is the best fit)

Action Steps	Key Performance Indicator	Frequency
Undertake a business retention and expansion visitation programme for the PEICID in partnership with the City of Cape Town's Enterprise and investment Department	A complete survey report The establishment of action teams to implement the outcomes of the survey Survey outcomes incorporated in future PEICID Business Plans	Every 5 years

Bibliography

City of Cape Town. (2021). *A Temperature Check of Cape Town's Economy. Tracking the progress of the recovery from pre-COVID levels*. Cape Town: Presented on behalf of Economic Analysis.

KENNISGEWINGS

KENNISGEWING

STIGTING VAN 'N SPESIALE-AANSLAGGEBIED (SAG) VIR PAROW OOS INDUSTRIELE GEBIED

Kennisgewing geskied hiermee dat:

1. Die Michale Birch Familietrust verteenwoordig deur Michael Walter synde die geregistreerde eienaar van Erf 24454, geleë te Jenkinson Str Parow Oos, van voorneme is om aansoek te doen om 'n Spesiale aanslaggebied wat bekend sal staan as Parow East Industrial Improvement District te stig in gevolge die Sted Kaapstad se Verordening Spesiale-aanslaggebiede, 2012, soos gewysig 2016. Die gebied sluit belastingbetalende eiendomme wat omsluit word deur:

Die Voortrekker Road Corridor Improvement District as noordelike grens
Voortrekker Road Corridor Improvement District as westelike grens lan-
Straat, Mike Pienaar Rylaan padreserwe as ooselike grens
spoorwegreserwe as suidelike grens. 'n Gedetailleerde kaart van die area
gevind word by www.peicid.co.za

2. Kennisgewing van 'n Openbare vergadering met die doel om:
 - i) Tersaaklike inligting rakende die aansoek te verskaf.
 - ii) Praktiese implikasies te bespreek wat daarmee verband hou.

Datum : 27 September 2021
Tyd : 13:00
Plek : Cape Diesel Electric
Ligging : 27 Jones-straat, Parow Oos

As gevolg van COVID-19 en die moontlike inperkingsvlak veran-
gewis jouself op die webblad tov die jongste vereistes tot
vergadering.

DIE GEMEENSAP**(GEFOKUS OP EIENDOMSEIENAARS)**

VAN DIE VOORGESTELDE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT WORD VERSOEK OM DIE VERGADERING TE WOON.

Vir enige navrae kontak Michael Birch by Tel 082 494 6000 of by
www.peicid.co.za vir verdere inligting

Let wel, indien u nie die geregistreerde eienaar van die eiendom is nie
versoek om asseblief hierdie kennisgewing onmiddellik aan te stuur
geregistreerde of verskaf die kontak besonderhede van die eienaar
Michael Birch, sodat daar kontak gemaak kan word met die eienaar.

inspection at the locations listed hereunder as well as at all the City Libraries and will also be accessible on www.capetown.gov.za/haveyoursay (official website of the City).

- (c) Further details and clarity requested via email on Anton.LeRoux@capetown.gov.za and will be made available on the above mentioned website.

Physical address	Mailing address
The City Manager Tender Distribution Office 2nd Floor, Herzog Boulevard 12, Cape Town	Anton le Roux City of Cape Town Water and Sanitation Department Wastewater Branch Private Bag X98, Bellville, 7535
Submissions must be marked: "Contract 376Q/2018/19: Design - Build of Mechanical and Electrical Works for the Refurbishment of the C-Works at the Athlone Wastewater Treatment Works - SEC 33 PROCESS"	

Persons who are physically disabled or unable to write but need to participate in the process may present themselves during office hours at the office as indicated below where a staff member will assist them to transcribe the relevant comments or representations.

Regional offices
City of Cape Town Water and Sanitation Department: Wastewater Branch 4th floor, Water and Sanitation Head Office Cnr of Voortrekker Road and Mike Pienaar Boulevard Bellville, 7530

LUNGO MBANDAZAYO
CITY MANAGER
17 September 2021

the proposed lease for restaurant purposes.

- d) The expected gain or loss that will be realised or incurred by the Municipality arising from the granting of right is: no loss will be incurred by the City arising from the granting of right.

For further details of the transaction, contact Angelene Kelland on 021 400 6555, Media City, between the hours 08:30 and 15:00 on weekdays. Any comments/objections to the proposed lease must be submitted in writing, together with reasons therefor, to the Regional Head: Property Holding, Cape Town Region, PO Box 4557, Cape Town 8000, or e-mailed to Angelene.Kelland@capetown.gov.za on or before 18 October 2021.

City of Cape Town Metropolitan Municipality Notice in terms of section 33 of the Local Government Municipal Finance Management Act 56 of 2003

Notice is hereby given in terms of section 33 of the Local Government: Municipal Finance Act, No. 56 of 2003 that the City of Cape Town Metropolitan Municipality ("the City") intends entering into a contract relating to: Tender Number 376Q/2018/19: Design - Build of Mechanical and Electrical Works for the Refurbishment of the C-Works at the Athlone Wastewater Treatment Works. The contract will impose financial obligations on the Municipality for a period longer than three (3) years covered in the annual budget for the financial years 2021/22 to 2025/26.

Notice is further given in accordance with Section 21A and Section 21 of the Local Government Municipal Systems Act, No. 32 of 2000 that:

- a) The Local community and other interested persons are invited to submit comments or representations to the Municipality in respect of the proposed draft contract. Such comments or representations must be received by no later than 27 September 2021 via electronic mail on the email address provided below or be delivered to the mailing address provided hereunder.
- b) Copies of the draft contract and information statement summarising the Municipality's obligations in terms of the draft agreements are available for

705 FIRST/FINAL NOTICES

In the Estate of the Late JACOBUS STEPHANUS DU TOIT Identity No. 3109 1050 53082 Date of Death 2020-09-06 Last known address 32 LEYDEN STREET, MONTE VISTA, 7460 Estate No CA020247/2020

In terms of Section 35(5) of Act No. 66 of 1965, notice is hereby given that First and Final Liquidation and Distribution Account (unless otherwise stated) in the estate specified above will be open for the inspection of all persons with an interest therein for a period of 21 days from the date of publication hereof, at the offices of the Master of the High Court, Cape Town and Magistrate's Office Goodwood.

KILPIN TRUST CC 1 WATERFORD MEWS, CENTURY BOULEVARD, CENTURY CITY, 7441

705 FIRST/FINAL NOTICES

NOTICE
In the Estate Late MERLAN NESTOR MAXWELL (IDENTITY NUMBER: 700715 5189 085) and ANTHEA MAXWELL (IDENTITY NUMBER: 780503 0047 083) of 12 GRUMMAN STREET, KENSINGTON, 7405, 000978/2021. The FIRST AND FINAL LIQUIDATION AND DISTRIBUTION Account in the above Estate will lie for inspection at the Office of the Master of the High Court, Cape Town, and at the Office of the Resident Magistrate at CAPE TOWN for a period of twenty-one days from the date of publication. Date: 17 SEPTEMBER 2021.
Attorneys: L. A. Dalvie & Associates for Executor Address: UNIT 1 RABAT VILLAGE VANGATE CITY ATHLONE

705 FIRST/FINAL NOTICES

In the Estate of the Late JENNIFER JUNE WILLIAMS Identity No. 511211 0074 083 and surviving spouse EDWARD FRANK DAVID WILLIAMS - 4904195065080 (ID) Date of Death, 26 DECEMBER 2020 of 34 KLOOF STREET, PNIEL Estate No 002837/2021

In terms of Section 35(5) of Act No. 66 of 1965, notice is hereby given that copies of the First and Final Liquidation and Distribution Account in the estate specified above will be open for the inspection of all persons with an interest therein for a period of 21 days from the date of publication hereof, at the offices of the Master of the High Court, Cape Town and Magistrate's Court for the STELLENBOSCH

Date 17 SEPTEMBER 2021

C. VENTER ATTORNEY Executor for REFERENCE: C VENTER Executor/Executrix Address PO BOX 156 DURBANVILLE 7551

705 FIRST/FINAL NOTICES

NOTICE
In the Estate Late SHAMSHUDIEN PARKER (IDENTITY NUMBER: 540217 5129 082) of 21 CHARLES STASSEN ROAD, PANORAMA, 7500, 00654/2019. The FIRST AND FINAL LIQUIDATION AND DISTRIBUTION Account in the above Estate will lie for inspection at the Office of the Master of the High Court, Cape Town, and at the Office of the Resident Magistrate at BELLVILLE for a period of twenty-one days from the date of publication. Date: 17 SEPTEMBER 2021

706 LEGALS

NOTICE: ESTABLISHING A SPECIAL RATING AREA (SRA) FOR PAROW EAST INDUSTRIAL

Notice is hereby given that:
1. Michael Walter Birch representing the Michael Birch Family Trust, registered owner of Erf 24454, 47 Jenkinson Street, Parow East, intends applying to establish a SRA, to be called the Parow East Industrial City Improvement District in terms of the City of Cape Town: Special Rating Area By-Law, 2012, as amended 2016. The affected area includes all rate paying properties bounded by:
The Voortrekker Road Corridor Improvement District boundary to the north, the Voortrekker Road Corridor Improvement District boundary to the west along West street, Mike Pienaar Drive road reserve to the east and the railway line reserve to the south. A detailed map of the area is available at www.peicid.co.za
2. A public meeting will be held, the purpose of which shall be to:
i) Inform all attendees of relevant information pertaining to the application, and to
ii) Discuss the practical implications relating thereto.

Date: 27 September 2021

Time: 13:00

Place: Diesel Electric Cape

Address: 27 Jones Street, Parow East, Cape Town
Due to COVID-19 and the possibility of a level change, please refer to the website for further guidance on meeting procedure.

THE COMMUNITY (ESPECIALLY THE PROPERTY OWNERS) WITHIN THE PROPOSED PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT ARE REQUESTED TO ATTEND THIS MEETING

Enquiries, contact Michael Birch at Tel: 082 494 8000 or for further information visit www.peicid.co.za

Please note: If you are not the registered owner of this property, kindly forward this notice to the registered owner immediately, alternatively inform Michael Birch of the registered owner's contact details so that contact could be made with the registered owner.

717 TENDERS



WEST COAST DISTRICT MUNICIPALITY TENDER NOTICE

WDM 18/2021

SUPPLY, DELIVERY AND INSTALLATION OF SAN (NETWORK STORAGE) EQUIPMENT

Tenders are hereby invited for the supply, delivery and installation of SAN (network storage) equipment.

Local Content (Reg. 8) and the 80/20 points system as set

DEX

150	PROPERTY	425-438
180-183	ACCOMMODATION	560-575
200-240	STAFF VACANCIES	601-654
331-338	LEGALS	700-717
190-192	AUCTIONS	780-782
400-413	SERVICE GUIDE	801-845

ERN CAPE

021 488 4888

21 424 989172

classifieds@ml.co.za

GAUTENG

phone | 0860 115 115

fax | 011 836 0904

email | star.classifieds@ml.co.za

pta.classifieds@ml.co.za

CREDITORS/DEBTORS

NOTICE

ATE LATE JOHANN NIS MITS
ATTY NUMBER
330 5040 189
ATE NUMBER
1777/2020
RESS OF
FASSED 44 UPPER
ROSE AVENUE
HOPSCOURT
HE WESTERN CAPE
VINCE
E OF DEATH 12
EMBER 2019
nsions having claims
ist or in favour of the
mentioned estate

CREDITORS/DEBTORS

In the Estate of the Late YIZAYA PATRICK SIYALI, Identity No. 591113 5743 089, Date of death 18 NOVEMBER 2018, Last known address 10 DELTA ROAD, GRACELAND, KHAYELITSHA, 7784, and surviving spouse NTOMBOKUGALA MARY SIYALI, Identity No 630915 0957 087, (Estate No 009350/2020)

Creditors and Debtors in

PROPOSED PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT (PEICID)



**Public Meeting
27 September 2021**

Agenda

- Opening and welcome by chairman
- Introduction to the PEICID initiative
- Presentation on the Proposed PEICID SRA
- Questions
- Closing

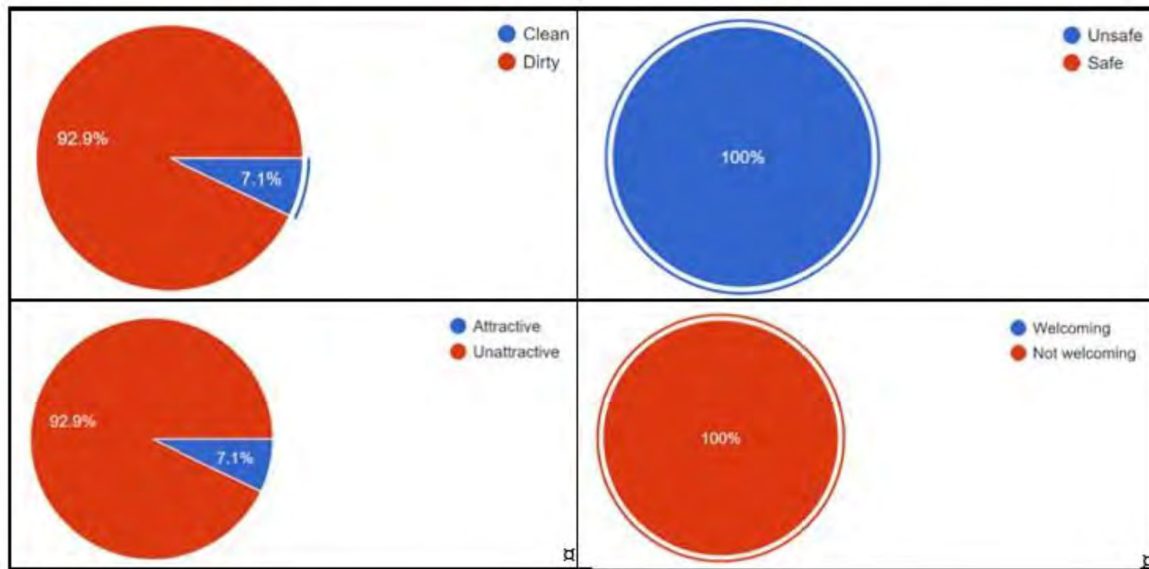
Would you like to work in an area where you could:

- Feel safe at your business?
- Appreciate clean pavements?
- Where staff feels secure walking from transport nodes to their place of work?
- With customers that feels safe to enjoy your business offerings
- Leave your car park in the street and find that your car had not been broken into?
- Where you can enjoy a high quality urban environment?
- Support unemployed people?

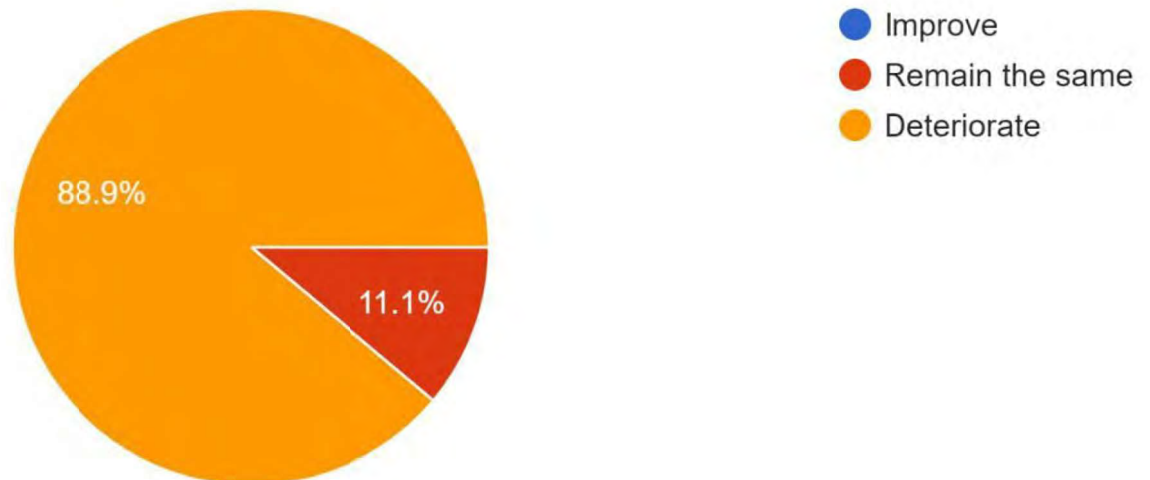
Parow East Industrial could have this future.... but there are some challenges

- A Urban Management Survey amongst 28 business and property owners was conducted in July 2021
- 78,6% are business owners owning their properties, rest were representatives of the businesses or general public
- The survey questions were grouped into 5 sections, each focussing on five general urban issues namely:
 - Section 1 – Public Safety
 - Section 2 - Litter and cleanliness
 - Section 3 - Lighting & marking of streets and pavements
 - Section 4 - Public environment
 - Section 5 - Social environment

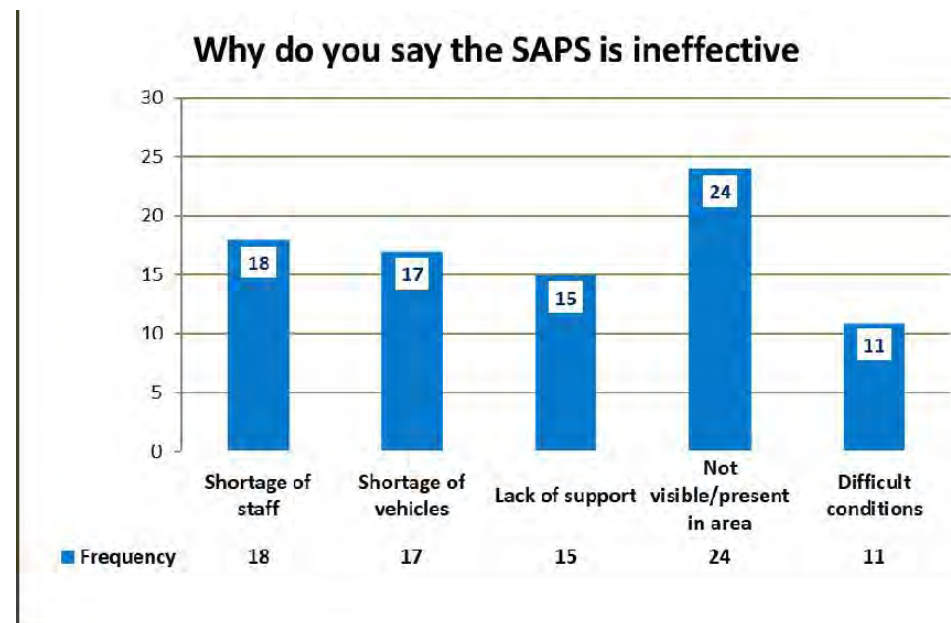
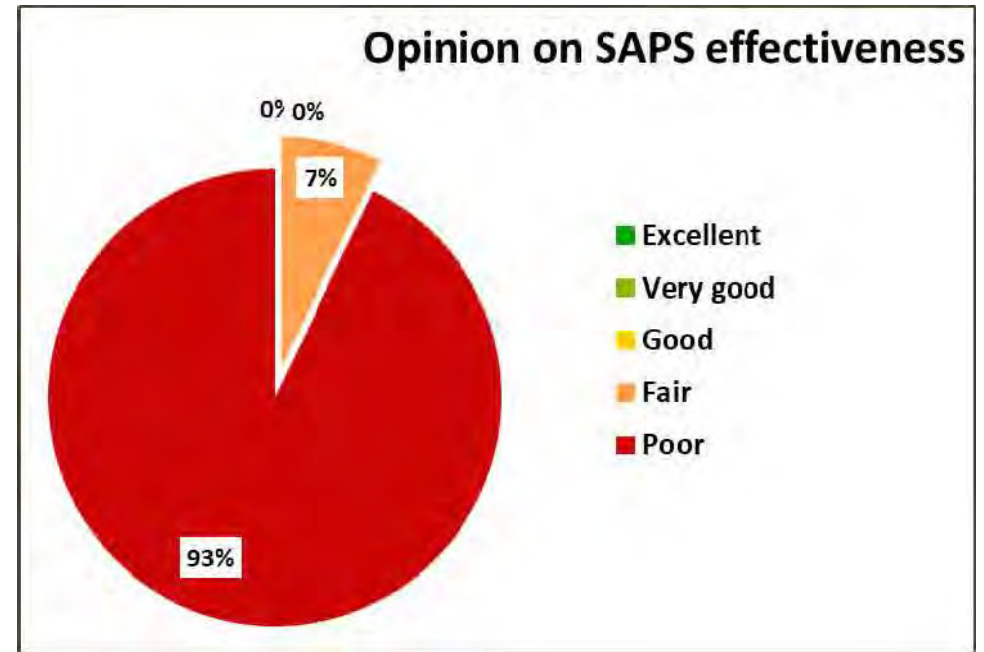
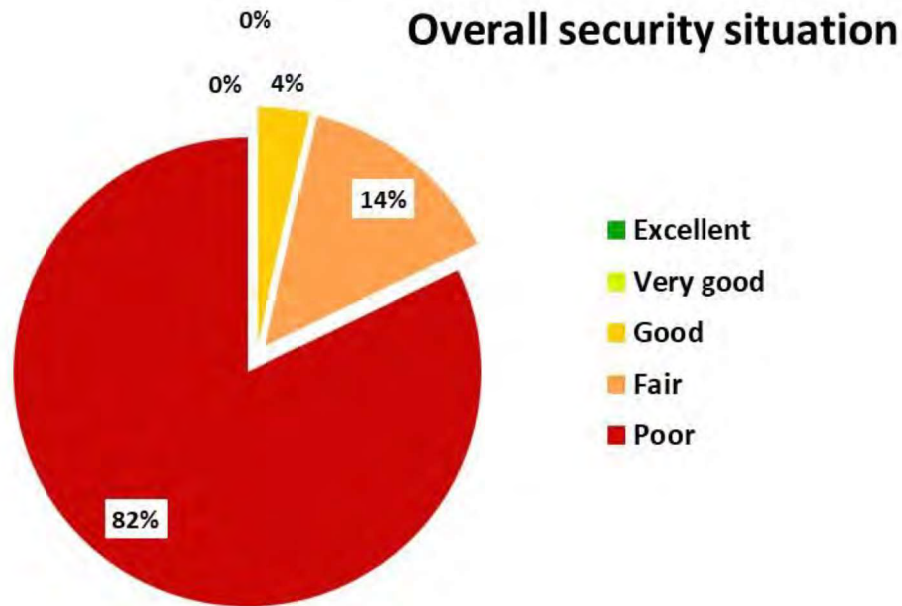
Overall Perception of how people view Parow East Industrial



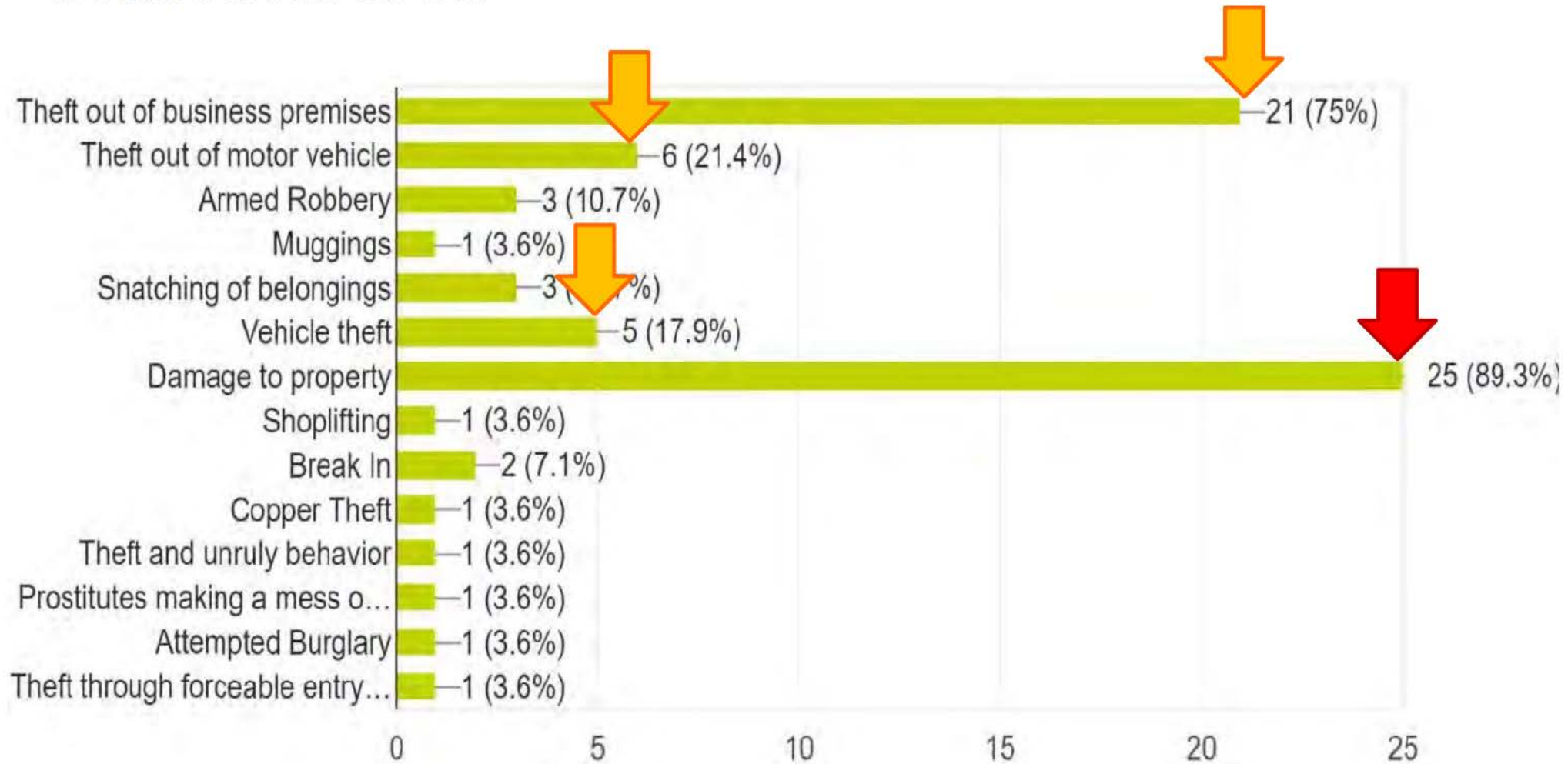
Business and property owners



Perception on safety in the Parow East Industrial area



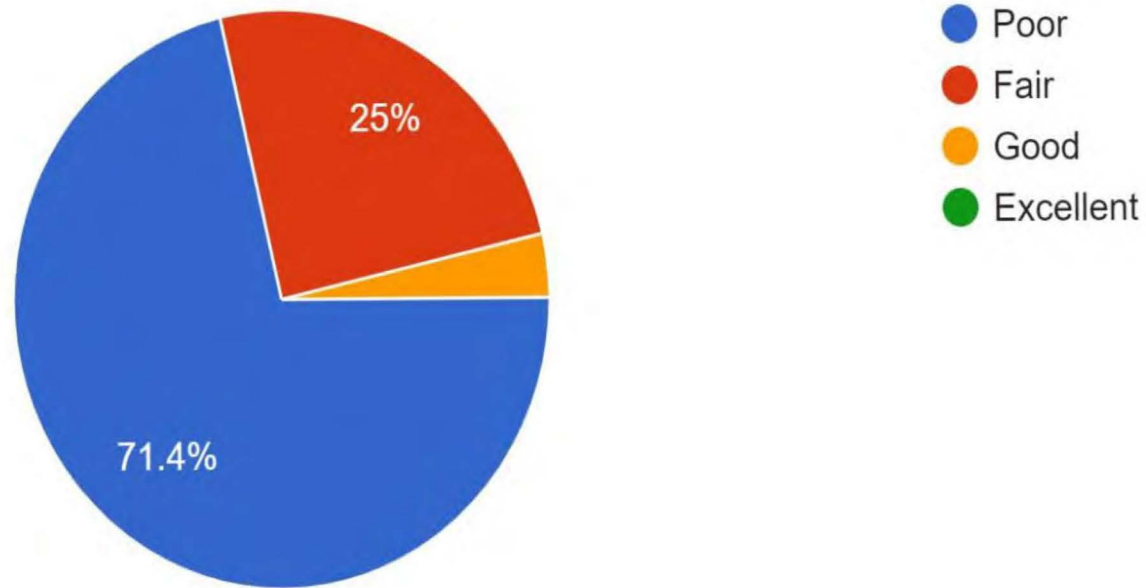
Perception on safety in the Parow East Industrial area



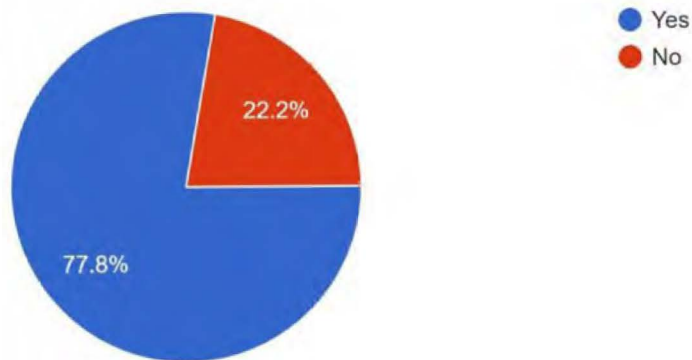
Perception on safety – public transport



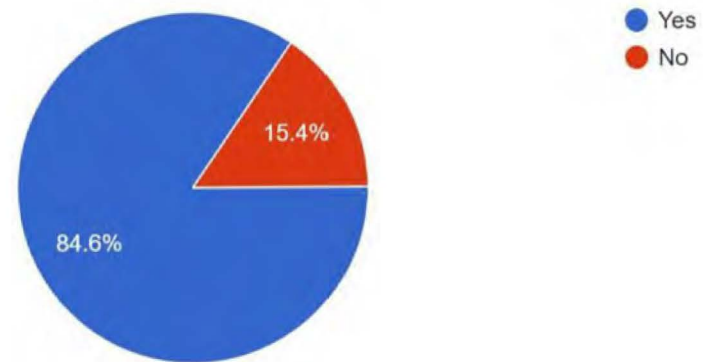
Perception on public cleaning¹⁴¹²



Overall cleaning

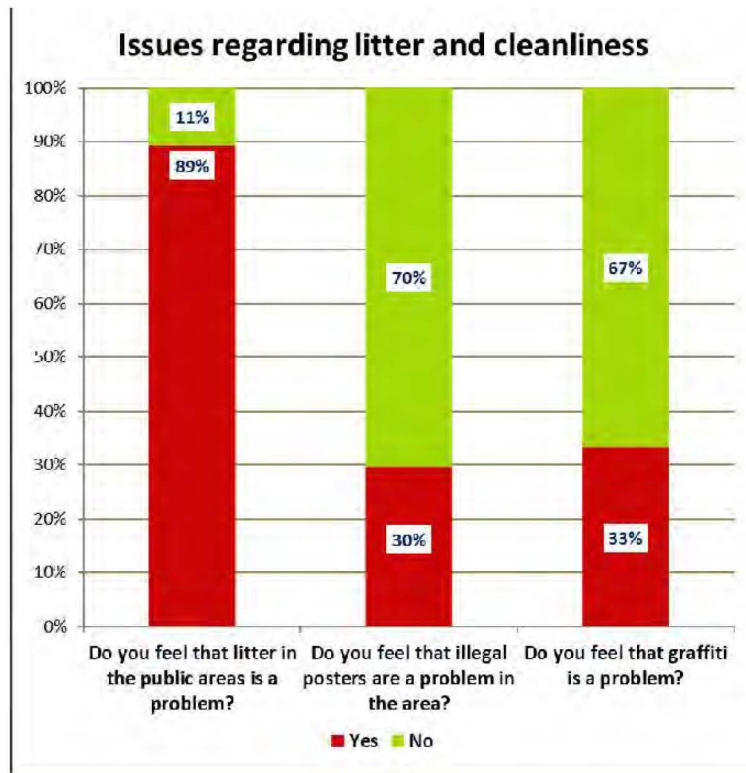


Illegal Dumping

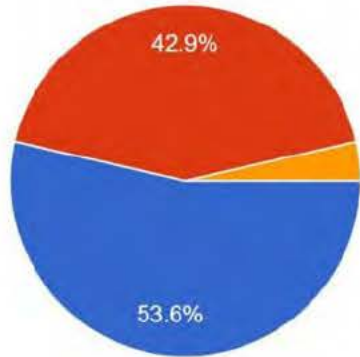


Bin Picking

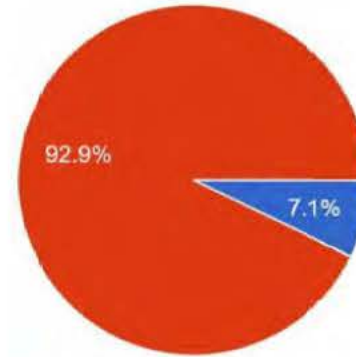
1413 Perception on public cleaning



Perception on public streets



Rating of the overall public environment



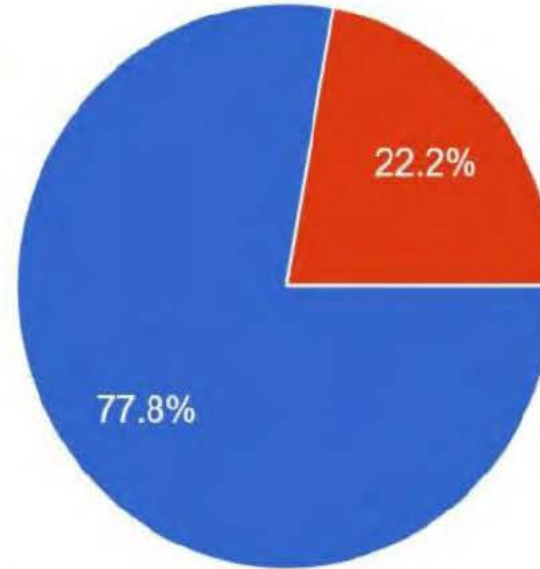
The standard of pavements and walkways



Perception on illegal dumping¹⁴¹⁵

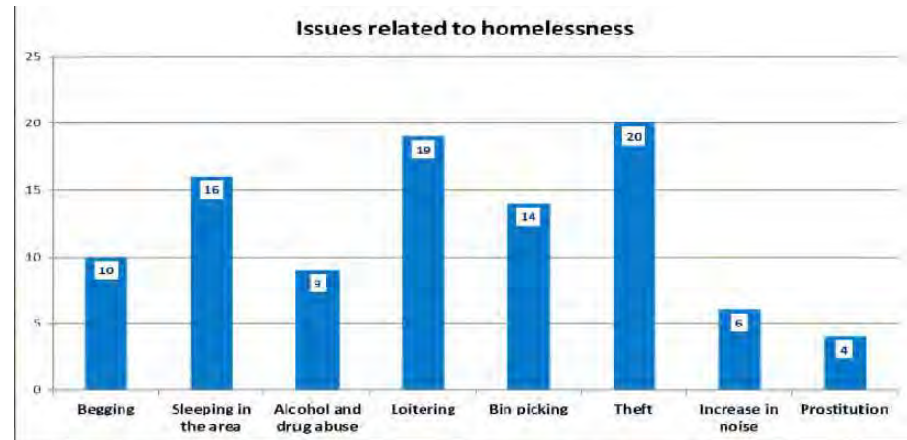
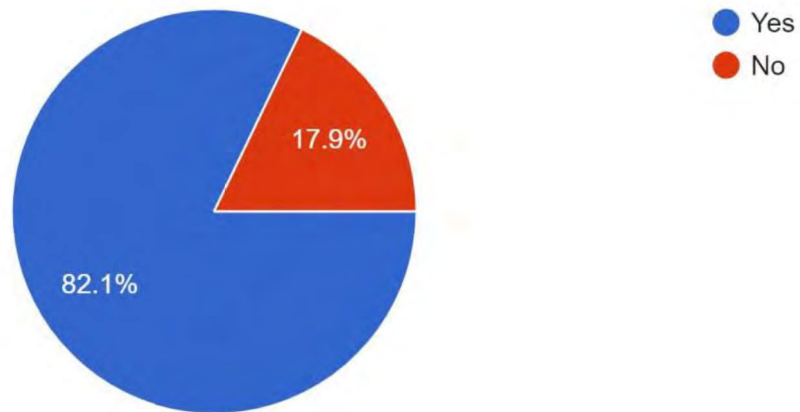


Illegal Dumping



Perception on social issues

Is homelessness a problem?



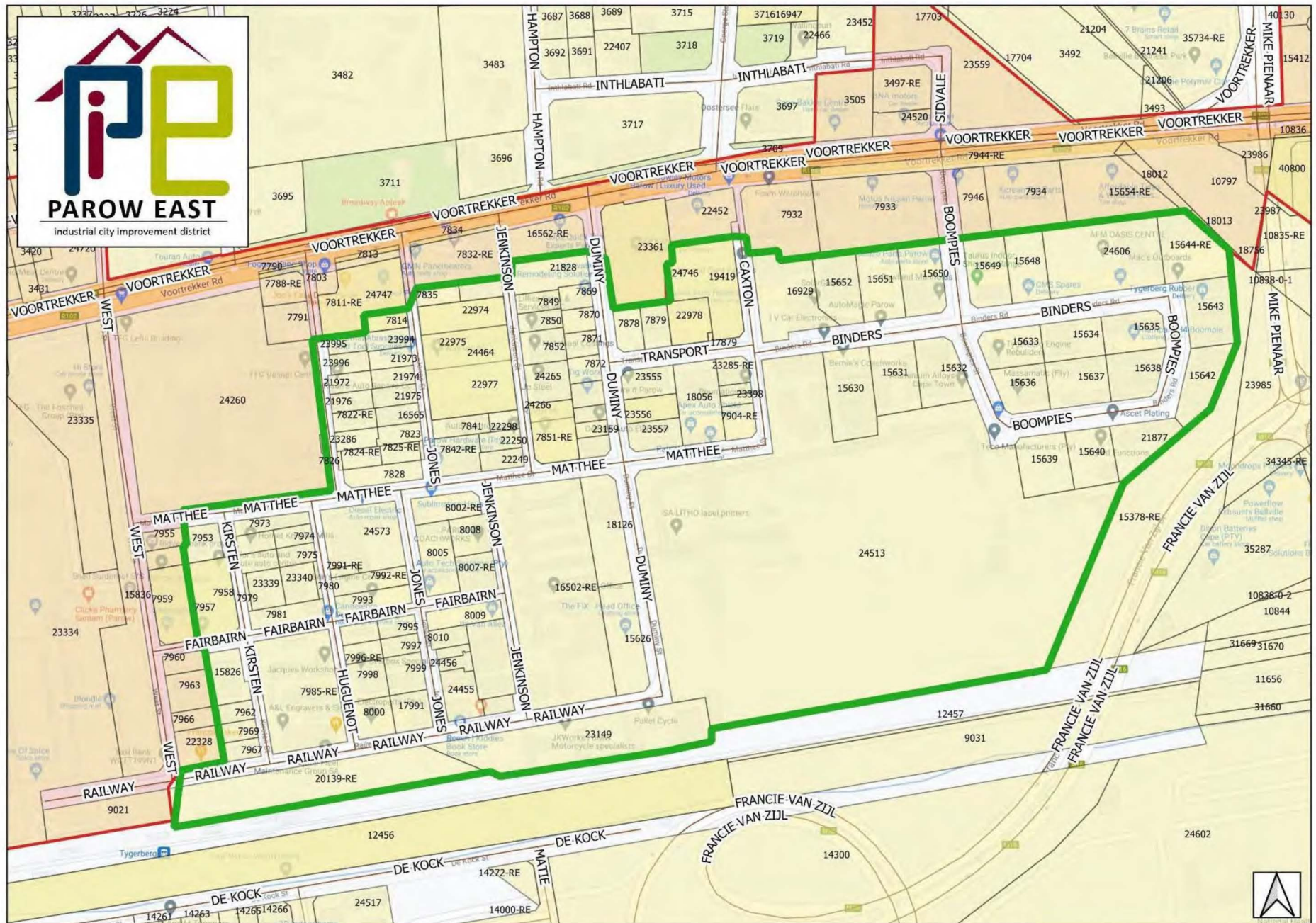
What is a Special Ratings Area (SRA or CID)

- **An SRA (NPC) provides additional services (public safety, 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 7015/2012 as amended 2016) also 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 additional services (public safety, cleaning, urban upgrades) exclusively within the SRA as per the business plan**
- **Cape Town has 41 SRAs in operation**

Typical Benefits

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

The Proposed PEICID Boundary



Priorities

Service delivery category	Most important	2nd most important	3rd most important
Safety and security (including lighting)	92% selected		
Litter and cleanliness		57% selected	
Road and street signage			
Maintenance of public spaces			32% selected
Social issues such as vagrancy and begging			32% selected
Marketing of the area			

Goals

1421

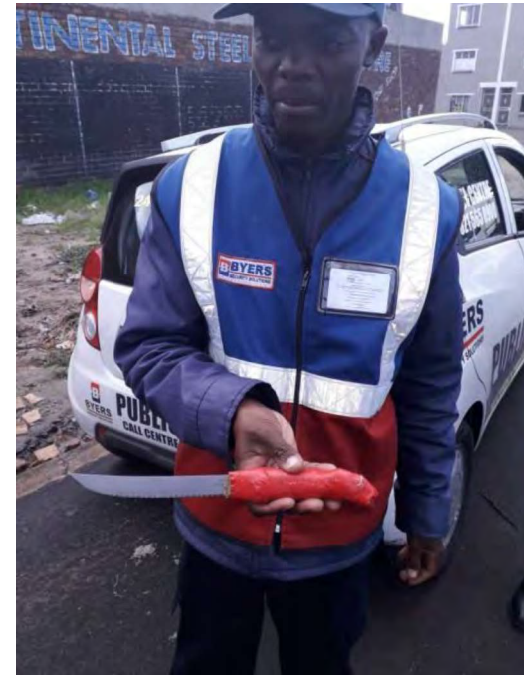
- Improving public safety significantly by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Protect property values.
- Attract new investment to the area.
- Support the promotion of the PEICID Business area as a safe and clean environment by promoting greening, energy efficiency, recycling and risk/disaster management.
- Support and promote social responsibility in the area
- The sustained and effective management of the PEICID area

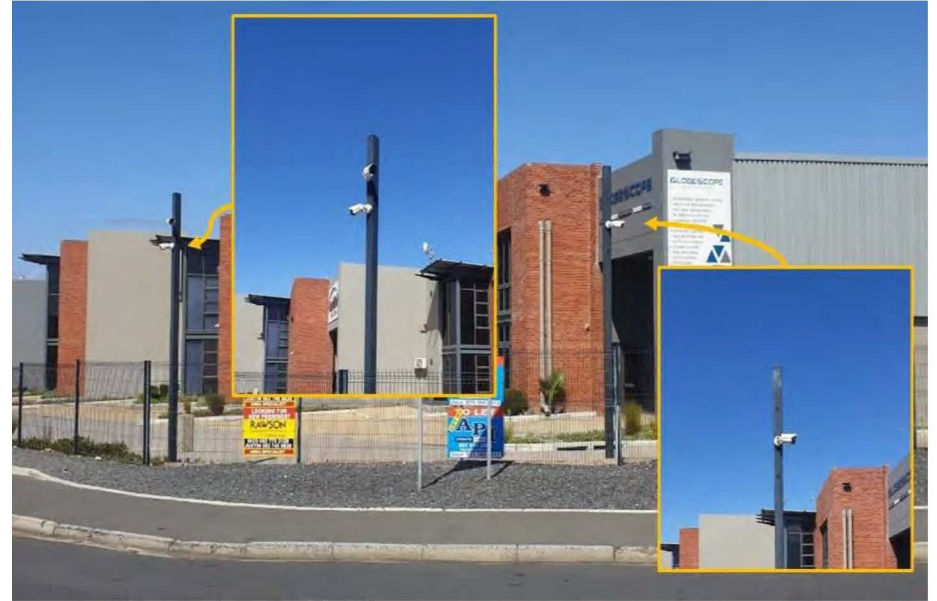
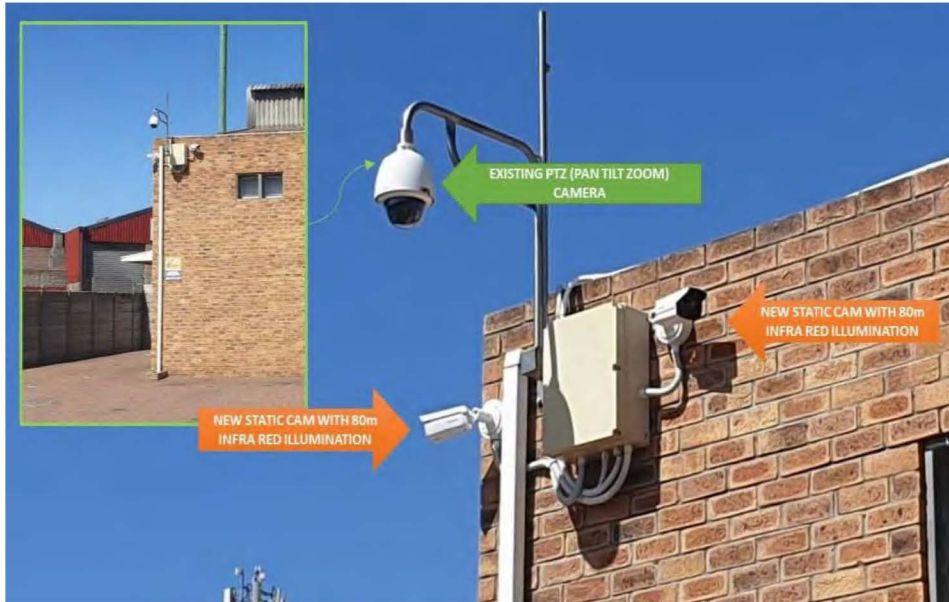
PEICID Management

- NPC formed
- Appoint staff and service providers
- Board responsible for implementation of the Business Plan
- Members Meeting will be called within 6 months of NPC Registration in order to elect Board and approve next year's budget & implementation plan
- Directors elected annually from property owners (who become members) at AGM
- AGM annually to reflect on past year and confirm planning and budget for next year's operations and mandate the Board to implement plan and budget.
- Board meets once a month

PEICID services - Public Safety:

- ❑ 1 x public safety patrol vehicle with 2 officers in the area, 7 days a week
- ❑ Control Room
- ❑ Radio communications network
- ❑ CCTV Network





1425





1426



07-22-2021 Thu 05:14:08



PEICID services

1427

Cleaning and Urban Management

- Urban management workers undertaking cleansing duties
- Acting as a Reaction Team to deal with illegal Dumping
- Graffiti removal where possible
- Removal of illegal posters and pamphlets from non-public spaces and infrastructure
- Correction of road signs
- Greening, tree pruning and landscaping
- Kerb, bollard and paving reinstatements
- Stormwater drain cleaning where required

Social Intervention coordination

- Integration with a job creation programme
- Coordinate social interventions with various NGOs in the area.



PEICID services

- 2 x urban management workers Monday to Friday in shifts
CID Manager acting as urban management supervisor



1429



1430



PEICID services

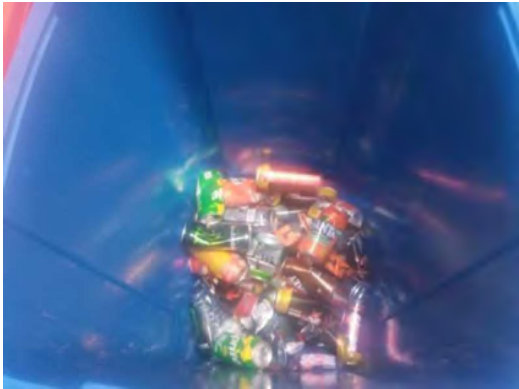
1431





PEICID services

- Recycling Initiative
- Social responsibility
- Marketing
- Property Owner Supported Projects



PEICID Budget

The main elements to the budget are:

Total budget for 1st year: R 1 775 206

Management of the PEICID and operational staff (9%)

Operations (58%)

Public Safety

Cleansing and Urban Management

Social programmes

CCTV Project (24%)

SRA company operational and administrative costs (9%)

Bad debt provision (3%)

5-year budget escalation

Average 5.7 % for operational costs & administrative costs

PEICID Contributions

5. MONTHLY FINANCIAL IMPACT

CATEGORY	PROPERTY VALUATION OF:	21/22 MONTHLY ADD RATES	22/23 MONTHLY ADD RATES	VAT ON MONTHLY ADD RATES	22/23 MONTHLY ADD RATES (Incl.)	INCREASE IN ADD RATES
NON-RESIDENTIAL	1 000 000	-	240.00	36.00	276.00	240.00
NON-RESIDENTIAL	3 000 000	-	720.00	108.00	828.00	720.00
NON-RESIDENTIAL	5 000 000	-	1 200.00	180.00	1 380.00	1 200.00

5. MONTHLY FINANCIAL IMPACT

CATEGORY	PROPERTY VALUATION OF:	21/22 MONTHLY ADD RATES	22/23 MONTHLY ADD RATES	VAT ON MONTHLY ADD RATES	22/23 MONTHLY ADD RATES (Incl.)	INCREASE IN ADD RATES
NON-RESIDENTIAL	10 000 000	-	2 400.00	360.00	2 760.00	2 400.00
NON-RESIDENTIAL	15 000 000	-	3 600.00	540.00	4 140.00	3 600.00
NON-RESIDENTIAL	20 000 000	-	4 800.00	720.00	5 520.00	4 800.00

The Legal Process

- ✓ Form steering committee
- ✓ Perform perception survey and feasibility study
- ✓ Draw up business plan
- ✓ Host Public Meeting
 - Obtain 50% + 1 votes from property owners
 - Submit application for an SRA
 - Host 2nd Public Meeting
 - Objection period
 - Obtain approval from Council
 - Appoint service providers
 - Commence operations (1 November 2022)

Questions ?

Contact Details:

Michael Birch
Steering Committee Chairperson
Proposed Parow East Industrial CID
Tel: 082 494 6000

Website: WWW.PEICID.CO.ZA



**MINUTES OF THE PUBLIC MEETING HELD FOR THE PROPOSED
PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT AT 27
JONES STREET, PAROW EAST 27 SEPTEMBER 13:00**

PRESENT

- Mr Sean Lavery - Chairperson
- Mr Michael Birch – Chairperson Parow-East-Industrial City Improvement District Steering Committee
- Parow East Industrial City Improvement District Steering Committee
- Mr G Lohrentz – Geocentric
- Public meeting attendees as per the attached attendance register
- Additional attendees joined the meeting via Zoom

ITEMS

OPENING OF THE MEETING AND INTRODUCTION

1. Mr Lavery acted as Chairperson for the meeting and officially welcomed all attendees to the meeting.
2. Mr Birch welcomed all and gave a brief introduction to the Special Rating Area concept and expressed his support for such initiatives as it achieves many of the common goals of property owners within a defined area.
3. Mr Lavery then introduced Mr Gene Lohrentz from Geocentric who was appointed as the consultant that assists the Steering Committee with the establishment process.

INTRODUCTION

4. Mr Lohrentz introduced himself and thanked the attendees for attending the meeting. Mr Lohrentz sketched a brief background to the Parow East Industrial City Improvement District initiative.

PRESENTATION OF PERCEPTION SURVEY RESULTS AND BUSINESS PLAN

5. Mr Lohrentz then addressed the meeting and explained the establishment process in more detail referring specifically to the development of the Urban Management Survey and the Business Plan. The results of the Survey and the Proposed Business Plan were presented through a PowerPoint presentation to the meeting.
6. Mr Lohrentz noted the significant number of owner-occupier participants of the survey which was in the order of 80%.
7. Mr Lohrentz detailed the area and boundary of the proposed CID.
8. Mr Lohrentz highlighted the results of the survey and noted that significant dissatisfaction of the survey participants regarding safety and security in the area. In many cases crime incidents leads to extensive damage to property and associated costs.
9. Mr Lohrentz presented the results in public cleaning, urban management and social issues and noted that most survey participants showed high levels of dissatisfaction with the mentioned issues.

10. The presentation explained the concept of a City Improvement District.
11. Mr Lohrentz noted the Goals of the Parow East Industrial CID.
12. The limited income from the small number of properties within the proposed CID limits the number of resources. The number of resources for service delivery in the proposed CID was listed.
13. Mr Lohrentz explained how the public safety element of the Business Plan will fit in with the CCTV Project.
14. Mr Lohrentz noted that one of the important aspects is to finance the procurement, installation and implementation of the CCTV cameras and related equipment. It is there for the plan to postpone operationalisation of this business plan for the 1st four months from 1 July 2022 to 1 November 2022. Property owners will contribute from 1 July 2022, but the income will be accumulated for 4 months to create a project fund to install the CCTV infrastructure. Therefore, operational roll-out of the rest of the plan will commence on 1 November 2022 and the Parow East Industrial City Improvement District will operate for 8 months of the 1st financial year up to 30 June 2023.
15. The meeting was presented with the proposed budget of the CID.
16. The last part of the presentation set out the legal process of SRA establishment; highlighting the prominent steps that need to follow to complete the submission to the City of Cape Town and the potential start date of operations should the application succeed, which will be 1 July 2022.
17. The complete presentation is attached to the minutes for further reference.
18. On completion of the presentation, the meeting was given the opportunity to ask questions to the presenters and the Steering Committee.

QUESTIONS and COMMENTS

Question 1

The first question related to collection of the funding. GL explained that it will be based on a separate tariff as a separate line item on your rates account. GL reiterated that the Council only collects the budget. Mr Scott of the City explained the process around the 3% bad debt provision.

Question 2

The second question relates to donations and financing projects like fences. GL noted that this would be separate to the budget, but the budget will have to allow for the depreciation of such assets. There was a short discussion on the benefit fences and physical barriers.

Question 3

The third question related to the CCTV project. It was noted that it would be better to have resources on the ground and only put cameras in later.

Question 4

It was asked if the City will provide a reduction in their rates. Mr Lohrentz noted that the City will not reduce its rates. There was a general discussion on the lack of service delivery from the City in the area supported by various meeting participants.

CLOSING

19. Mr Lohrentz reminded all attendees to please sign the attendance register
20. Mr Lavery formally thanked everyone for their attendance and closed the meeting.

Annexure D

From: Eddie Scott <Edward.Scott@capetown.gov.za>
Sent: Friday, 08 October 2021 13:41
To: Michael Birch <michael@mbps.co.za>
Cc: Runan Rossouw <Runan.Rossouw@capetown.gov.za>; Joepie Joubert <Joepie.Joubert@capetown.gov.za>; Gene Lohrentz (gene@geocentric.co.za) <gene@geocentric.co.za>
Subject: RE: Proposed Parow East Industrial City Improvement District

Dear Michael

Thank you for your response. As per our earlier chat, I agree that a buffer is always convenient lest any forms be found incomplete thus delaying the confirmation of submitting a valid application. You may have the extension as requested but should you achieve the desired 62 then please submit the application so that we can commence the audit. Any further votes of support and objections will also be included in the process.

Kind regards

Eddie

Eddie Scott
Manager : CIDs
Directorate: Urban Management

8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town

Tel: 021 400-1872
Fax: 086 588 5255
Cell: 084 244-5824
eddie.scott@capetown.gov.za

From: Michael Birch <michael@mbps.co.za>
Sent: Friday, 08 October 2021 13:10
To: Eddie Scott <Edward.Scott@capetown.gov.za>
Cc: Runan Rossouw <Runan.Rossouw@capetown.gov.za>; Joepie Joubert <Joepie.Joubert@capetown.gov.za>; Gene Lohrentz (gene@geocentric.co.za) <gene@geocentric.co.za>
Subject: FW: Proposed Parow East Industrial City Improvement District

Dear Eddie,

To expand on my e-mail below, we still require another three completed resolutions to meet the required 62 votes. I would however like to surpass the number of 62 and aim for 70+ votes. This will give us a buffer should there be a discrepancy.

Regards

Michael Birch

Tel: 021 911 2233
Cell: 082 494 6000
Fax: 021 911 3000

Email: michael@mbps.co.za

Address: Unit 7, 16 Boulevard Park Way, Boulevard Park, Bellville

From: Michael Birch

Sent: 08 October 2021 12:12 PM

To: Eddie Scott

Cc: Joepie Joubert; Runan Rossouw; Gene Lohrentz (gene@geocentric.co.za)

Subject: RE: Proposed Parow East Industrial City Improvement District

Dear Eddie,

We have 59 "in favour of" properties by way of signed resolutions that I have received. I am now getting the designated parties to sign the voting forms.

There are a few blank contacts e-mails/numbers that have also slowed things down.

Regards

From: Eddie Scott [<mailto:Edward.Scott@capetown.gov.za>]

Sent: 08 October 2021 12:04 PM

To: Michael Birch

Cc: Joepie Joubert; Runan Rossouw; Gene Lohrentz (gene@geocentric.co.za)

Subject: RE: Proposed Parow East Industrial City Improvement District

Dear Michael

Can you please indicate the actual votes achieved against the votes required before I respond.

Kind regards

Eddie

Eddie Scott

Manager : CIDs

Directorate: Urban Management

8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town

Tel: 021 400-1872

Fax: 086 588 5255

Cell: 084 244-5824

eddie.scott@capetown.gov.za

From: Michael Birch <michael@mbps.co.za>

Sent: Friday, 08 October 2021 11:19

To: Eddie Scott <Edward.Scott@capetown.gov.za>

Cc: Joepie Joubert <Joepie.Joubert@capetown.gov.za>; Runan Rossouw <Runan.Rossouw@capetown.gov.za>; Gene Lohrentz (gene@geocentric.co.za) <gene@geocentric.co.za>

Subject: RE: Proposed Parow East Industrial City Improvement District

Dear Eddie,

I trust you're keeping well.

We are making very good progress and are encouraged by the positive response to date from the property owners towards the establishment of the Parow East Industrial CID.

Being school holidays, quite a few of the clients are away and not able to attend to the voting process.

Is it possible to extend the date of submission to the close of business on Wednesday the 27th of October 2021. I'm confident that we'll have finalised the process by then.

Regards

Michael Birch

Tel: 021 911 2233
Cell: 082 494 6000
Fax: 021 911 3000
Email: michael@mbps.co.za
Address: Unit 7, 16 Boulevard Park Way, Boulevard Park, Bellville

From: Eddie Scott [<mailto:Edward.Scott@capetown.gov.za>]
Sent: 13 September 2021 09:37 AM
To: Michael Birch
Cc: Joepie Joubert; Runan Rossouw; Gene Lohrentz (gene@geocentric.co.za)
Subject: RE: Proposed Parow East Industrial City Improvement District

Dear Michael

Yes I am well thanks and trust that you are too. Your request to extend the date of submission of the CID establishment application refers. At this stage the extension can be granted until 15 October 2021 where after the situation will be re-assessed should further extension be required depending on progress and circumstances.

Kind regards

Eddie

Eddie Scott
Manager : CIDs
Directorate: Urban Management

8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town

Tel: 021 400-1872
Fax: 086 588 5255
Cell: 084 244-5824
eddie.scott@capetown.gov.za

From: Michael Birch <michael@mbps.co.za>
Sent: Monday, 13 September 2021 09:24
To: Eddie Scott <Edward.Scott@capetown.gov.za>
Cc: Joepie Joubert <Joepie.Joubert@capetown.gov.za>; Runan Rossouw <Runan.Rossouw@capetown.gov.za>; Gene Lohrentz (gene@geocentric.co.za) <gene@geocentric.co.za>
Subject: RE: Proposed Parow East Industrial City Improvement District
Importance: High

Dear Eddie,

I trust you are well.

We are trying to move the process of establishing the Parow East CID as quickly as possible.

We however ask that you favourably consider extending the date for the submission of the application to the 31st of October 2021 .

Can you please let me know by latest tomorrow Tuesday as we have to submit adverts to the newspapers by Wednesday the 15th September in order for them to appear on Friday the 17th September.

I look forward to hearing from you.

Regards

Michael Birch

Tel: 021 911 2233

Cell: 082 494 6000

Fax: 021 911 3000

Email: michael@mbps.co.za

Address: Unit 7, 16 Boulevard Park Way, Boulevard Park, Bellville

APPLICATION LETTER

15 October 2021

Directorate: Area Based Service Delivery
Attention: Mr Scott
City of Cape Town
8th Floor
12 Hertzog Boulevard
CAPE TOWN
8000

Attention: Mr Scott

**APPLICATION FOR THE ESTABLISHMENT OF THE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT
SPECIAL RATING AREA ("SRA")**

I, Michael Walter Birch, being the representative of Michael Birch Family Trust, registered owner of Erf 24454, 47 Jenkinson Street, Parow East hereby wish to make application for the City Council's approval for the establishment of the **Parow East Industrial City Improvement District SRA**.

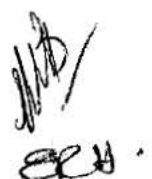
This application is made to Council in terms of Section 4 of the City of Cape Town: Special Rating Area By-Law, 2012 as amended 2016, read together with the City of Cape Town's: Special Rating Area Policy.

The proposed five-year implementation plan of the **Parow East Industrial City Improvement District (PEICID) SRA** is to improve and upgrade the public environment for the benefit of all. The PEICID have the following goals:

- Improve Public Safety significantly by proactive visible patrolling and cooperation with existing SAPS and City of Cape Town Law Enforcement efforts as well as other security service providers in the area.
- Creating a safe and clean public environment by addressing issues of maintenance and cleaning of streets, pavements and public spaces.
- Manage existing and new public infrastructure for the future benefit of all the users of the area.
- Protect property values.
- Attract new investment to the area.
- Support the promotion of the MPTCID as a safe and clean environment by promoting greening, energy efficiency and recycling.
- Support and promote social responsibility in the area
- The sustained and effective management of the MPTCID area.

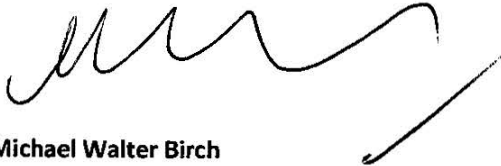
In support of the application, I attach the following:

1. The Business Plan (Motivation report, Implementation Plan and Budget), marked "A";
2. The written consent or objection of property owners within the proposed SRA who will be liable for paying the additional rate, marked "B";
3. Property database indicating consent or objection to the SRA proposal, marked "C";
4. Affidavit declaring that the required support has been obtained, marked "D";
5. Advertisements and notices of the public meeting, marked "E";
6. Copy of the presentation done at public meeting; marked "F"; and
7. Minutes of the public meeting, marked "G".



The City's Approval of this application would be greatly appreciated.

Yours Faithfully



Michael Walter Birch

Chairperson: Parow East Industrial City Improvement District SRA Steering Committee

<p>Ek sertifiseer dat bostaande verklaring deur my afgeneem is en dat die verklaarder erken dat hy/zy vertrouwd is met die inhoud van hierdie verklaring en dit begryp. Hierdie verklaring is voor my handtekening en/of handdruk in my teenwoordigheid afgelees en deur die verklaarder bevestig.</p>	<p>I certify that the above statement was taken by me and that the deponent has acknowledged that he/she knows and understands the contents of this statement. This statement was sworn to/affirmed before me and deponent's signature/mark/thumbprint was placed thereon in my presence.</p>
<p>te ... 01/10/17 ... 18:00</p> <p>(HANDTEKENING) KOMMISSARIS VAN DIE ...</p> <p>(SIGNATURE) COMMISSIONER OF POLICE</p> <p>VOLLE VOORNAAM EN VAN IN DRUKSKRIEF</p> <p>FULL FIRST NAME AND SURNAME IN BLOCK LETTERS</p> <p>Baron ...</p> <p>BESIGHEIDSAADRES (STRAAT ADRES)</p> <p>BUSINESS ADDRESS (STREET ADDRESS)</p> <p>Baron ...</p> <p>RANG/RANK</p>	<p>SA POLISIEDIENS</p> <p>SA POLICE SERVICE</p>

<p>SUID-AFRIKAANSE POLISIEDIENS</p> <p>COMMUNITY SERVICE CENTRE</p> <p>2021-10-17</p> <p>PAARL</p> <p>SOUTH AFRICAN POLICE SERVICE</p>
--

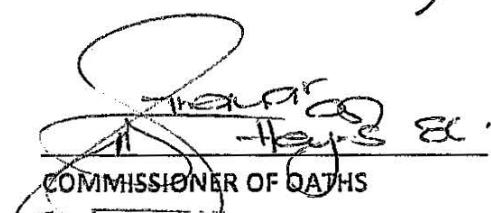


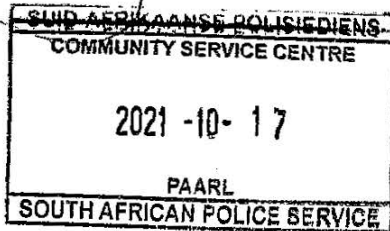
PROPOSED PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT

AFFIDAVIT DECLARING THAT A MAJORITY VOTE HAS BEEN OBTAINED

1. I, Michael Walter Birch, ID No 4008045037088 being the representative of Michael Birch Family Trust, registered owner of Erf 24454, 47 Jenkinson Street, Parow East, acting as member of the Parow East Industrial City Improvement District SRA Steering Committee hereby declare that a majority vote in support of the application to establish the SRA has been obtained.
2. Signed at PAARL on
this 17th day of October 2021.


MICHAEL WALTER BIRCH


COMMISSIONER OF OATHS



<p>Ek swerklik dat die bostaande verklaring deur my afgelees is en dat die verklaarder erken dat hy/sy vertroud is met die inhoud van hierdie verklaring en dit begryp. Hierdie verklaring is voor my bevestigings- en verklaring- tekenings- en vingervorm/druk is in my teenwoordigheid daarop aangebring.</p> <p>I certify that the above statement was taken by me and that the deponent has acknowledged that he/she knows and understands the contents of this statement. This statement was sworn to/affirmed before me and deponent's signature/mark/thumbprint was placed thereon in my presence.</p>	<p>to <u>Paarl</u> on <u>18.00</u></p> <p>at <u>21/10/21</u> at <u>18.00</u></p> <p>(SIGNATURE) KOMMISSARIS VAN EDE (SIGNATURE) COMMISSIONER OF OATHS <u>E. de Vries</u></p> <p>VOLE WORTNAAM EN VAN IN DRUKSKRIEF FULL FIRST NAMES AND SURNAME IN BLOCK LETTERS <u>Paarl</u></p> <p>BESIGHEIDSAADRES (STRAATADRES) BUSINESS ADDRESS (STREET ADDRESS) <u>Bevigne Boulevard</u></p> <p>RANG/RANK SA POLISIEDIENS SA POLICE SERVICE</p>
--	---

NOTICE

**OF APPLICATION TO ESTABLISH THE
PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT
SPECIAL RATING AREA (SRA)**

Notice is hereby given that:

1. Michael Walter Birch representing the Michael Birch Family Trust, being the registered owner of Erf 24454, 47 Jenkinson Street, Parow East, have applied to establish the **Parow East Industrial City Improvement District** in terms of the City of Cape Town Special Rating Area By-Law, 2012, as amended, read together with the City of Cape Town's Special Rating Area Policy, 2017 to include all rated properties in the area bound by:
The Voortrekker Road Corridor Improvement District boundary to the north, the Voortrekker Road Corridor Improvement District boundary to the west along West Street, Mike Pienaar Drive road reserve to the east and the railway line reserve to the south. A detailed map of the area is available at www.pelcid.co.za.
2. The application, together with other particulars of the application, is available for scrutiny at Frans du Toit Trimmers, 19 Jones Street Parow East and at the City of Cape Town, CID Department, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: E. Scott, Tel 021 400 1872).
3. Any objections to the establishment of the **Parow East Industrial City Improvement District** must be submitted in writing to the City Manager, PO Box 295, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or emailed to eddie.scott@capetown.gov.za.
4. Objections must be received by the office of the City Manager by not later than 21 January 2022.
5. A public meeting will be held, the purpose of which shall be to:
i) Inform all attendees of relevant information pertaining to the application, and to
ii) Discuss the practical implications relating thereto.

Date : 12 January 2022
Time : 13:00
Place : Diesel Electric Cape
Address : 27 Jones Street, Parow East, Cape Town

**ALL AFFECTED PROPERTY OWNERS IN THE PROPOSED SRA
ARE REQUESTED TO ATTEND THIS MEETING.**
Enquiries, contact Michael Birch at Tel : 082 494 6000

**KENNISGEWING
AANSOEK OM STIGTING VAN DIE
PAROW EAST INDUSTRIAL CITY IMPROVEMENT
DISTRICT - SPESIALE-AANSLAGGEBIED (SRA)**

Kennisgewing geskied hiermee dat:

1. Die Michale Birch Familetrust verteenwoordig deur Michael Walter Birch, synde die geregistreerde eienaar van Erf 24454, geleë te Jenkinsonstraat 47, Parow, het aansoek gedoen om die stigting van die Parow East Industrial City Improvement District ingevolge Kaapstad se Spesiale-aanslag-gebiede-verordening 2012, soos gewysig, saam gelees met Kaapstad se Spesiale-aanslag-gebiede-beleid 2017 in die gebied wat alle belastingbetalende eiendomme insluit wat begrens word deur:
Die Voortrekker Road Corridor Improvement District as noordelike grens, die Voortrekker Road Corridor Improvement District as westelike grens lang West Street, Mike Pienaar Rylaan padreserwe as ooselike grens en die spoorwegreserwe as suidelike grens. 'n Gedetailleerde kaart van die area kan gevind word by www.pelcid.co.za.
2. Die aansoek, tesame met ander besonderhede van die aansoek, is ter insae in die kantoor van Frans du Toit Trimmers, Jonesstraat 19, Parow en by die Stad Kaapstad, CID Departement, 8de Verdieping, Burgersentrum, Hertzog Boulevard 12, Kaapstad (navrae: E. Scott, Tel 021 400 1872).
3. Enige besware teen die stigting van die Parow East Industrial City Improvement District moet skriftelik gerig word aan die Stadsbestuurder, Privaatsak 298, Kaapstad, 8000 of per hand afgelewer word by die Stadsbestuurder, 5de Verdieping, Podiumblok, Burgersentrum, Hertzog Boulevard 12, Kaapstad of stuur 'n e-pos aan eddie.scott@capetown.gov.za.
4. Besware moet die Stadsbestuurder se kantoor teen nie later as 21 Januarie 2022 bereik nie.
5. Kennisgewing van 'n Openbare vergadering met die doel om:
i) Tersaaklike inligting rakende die aansoek te verskaf,
ii) Praktiese implikasies te bespreek wat daarmee verband hou.

Datum : 12 Januarie 2022
Tyd : 13:00
Plaas : Cape Diesel Electric
Ligging : 27 Jones-straat, Parow Oos

**ALLE GEAFFEKTEERDE EIENAARS VAN EIENDOM
IN DIE VOORGESTELDE
SPESIALE-AANSLAGGEBIED WORD VERSOEK OM
DIE VERGADERING BY TE WOON.**
Vir enige navrae kontak Michael Birch by
Tel: 082 494 6000

From: info@peicid.co.za
To: [Runan Rossouw](#)
Subject: FW: APPLICATION SUBMITTED TO CITY OF CAPE TOWN TO ESTABLISH A SPECIAL RATING AREA (SRA) TO BE KNOWN AS THE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT
Date: Monday, 15 November 2021 12:11:39
Attachments: [image001.png](#)
[PEICID - Notice of Application.pdf](#)

CAUTION: This email originated outside of the City of Cape Town's network. Please do not click on any links or open attachments unless you know and trust the source. **STOP. THINK. VERIFY.**

From: info@peicid.co.za <info@peicid.co.za>
Sent: Saturday, 13 November 2021 12:43
Subject: APPLICATION SUBMITTED TO CITY OF CAPE TOWN TO ESTABLISH A SPECIAL RATING AREA (SRA) TO BE KNOWN AS THE PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT

Dear Property Owner

As your property falls within the proposed boundary of the **Parow East Industrial City Improvement District** the **Parow East Industrial City Improvement District** Steering Committee is pleased to advise you that we have received enough support for the Business Plan dated 15 August 2021 to submit an application to the City of Cape Town to establish the **Parow East Industrial City Improvement District** in terms of the City of Cape Town SRA By-Law 2012, as amended, and Policy, 2017

The full application, together with other particulars of the application, is available for scrutiny at the offices of Frans du Toit Trimmers, (Enquiries: Michael Birch, Tel: 082 494 6000), 19 Jones Street, Parow and at the City of Cape Town, CID Department, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: E. Scott, Tel 021 400 1872). Further information can also be found on www.peicid.co.za

Any objections to the establishment of the **Parow East Industrial City Improvement District** must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or email eddie.scotte@capetown.gov.za.

Objections must be received by the office of the City Manager by not later than 21 January 2022.

A public meeting will be held, the purpose of which shall be to inform all attendees of relevant information pertaining to the application, and to discuss the practical implications relating thereto.

Date : 12 January 2022
Time : 13:00
Place : Diesel Electric Cape
Address : 27 Jones Street, Parow East, Cape Town

THE COMMUNITY (ESPECIALLY THE PROPERTY OWNERS) WITHIN THE PROPOSED PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT ARE REQUESTED TO ATTEND THIS MEETING

Enquiries, contact Michael Birch at Tel: 082 494 6000 or for further information visit www.peicid.co.za

Please note: If you are not the registered owner of this property, kindly forward this notice to the

registered owner immediately, alternatively inform Michael Birch of the registered owner's contact details so that contact could be made with the registered owner.

On behalf of the Parow East CID Steering Committee

For more information please contact: Michael Birch on 082 494 6000 or email michael@mbps.co.za





CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

City Improvement District (CID) establishment

Ukumiselwa kweSithili soPhuculo seSixeko (CID)

Stigting van 'n stadsverbeteringsdistrik

Dear client / Mxumi obekekileyo / Beste kliënt

Parow East Industrial City Improvement District


The City received an application for the establishment of the Parow East Industrial City Improvement District (PEICID). Objections may be submitted to the City Manager, PO Box 298, Cape Town 8000 or eddie.scott@capetown.gov.za by 21 January 2022.

ISithili soPhuculo lweSixeko iParow East Industrial

ISixeko siye safumana isicelo sokumiselwa kweSithili soPhuculo leSixeko saseParow East Industrial (PEICID). Izichaso zingangeniswa kuMphathi weSixeko, PO Box 298, Cape Town 8000 okanye kwa eddie.scott@capetown.gov.za ngowama21 kweyoMqungu (Janyuwari) 2022.

Stadsverbeteringsdistrik vir Parow-oos-industria:

Die Stad het 'n aansoek ontvang vir die stigting van die Parow-oos-industria-stadverbeteringsdistrik (PEICID). Besware kan ingedien word by die stadsbestuurder, Posbus 298, Kaapstad 8000 of by eddie.scott@capetown.gov.za voor 21 Januarie 2022.

	<p style="text-align: center;">MINUTES OF THE SECOND PUBLIC MEETING HELD FOR THE PROPOSED PAROW EAST INDUSTRIAL CITY IMPROVEMENT DISTRICT AT 27 JONES STREET, PAROW EAST 12 JANUARY 2022 AT 13:00</p>
<p>PRESENT</p> <ul style="list-style-type: none"> • Mr Michael Birch – Chairperson Parow East Industrial City Improvement District Steering Committee • Parow East Industrial City Improvement District Steering Committee • Mr G Lohrentz – Geocentric • Public meeting attendees as per the attached attendance register • Two meeting participants arrived late 	
<p>ITEMS</p> <p>OPENING OF THE MEETING AND INTRODUCTION</p> <ol style="list-style-type: none"> 1. Mr Birch welcomed all and gave a brief introduction to the Special Rating Area concept and expressed his support for such initiatives as it achieves many of the common goals of property owners within a defined area. 2. Mr Birch then introduced Mr Gene Lohrentz from Geocentric who was appointed as the consultant that assists the Steering Committee with the establishment process. 	
<p>INTRODUCTION</p> <ol style="list-style-type: none"> 3. Mr Lohrentz introduced himself and thanked the attendees for attending the meeting. Mr Lohrentz sketched a brief background to the Parow East Industrial City Improvement District initiative. 	
<p>PRESENTATION OF PERCEPTION SURVEY RESULTS AND BUSINESS PLAN</p> <ol style="list-style-type: none"> 4. Mr Lohrentz then addressed the meeting and explained the establishment process in more detail referring specifically to the development of the Urban Management Survey and the Business Plan. The results of the Survey and the Proposed Business Plan were presented through a PowerPoint presentation to the meeting. 5. Mr Lohrentz noted the significant number of owner-occupier participants of the survey which was in the order of 80%. 6. Mr Lohrentz detailed the area and boundary of the proposed CID. 7. Mr Lohrentz highlighted the results of the survey and noted that significant dissatisfaction of the survey participants regarding safety and security in the area. In many cases crime incidents leads to extensive damage to property and associated costs. 8. Mr Lohrentz presented the results in public cleaning, urban management and social issues and noted that most survey participants showed high levels of dissatisfaction with the mentioned issues. 9. The presentation explained the concept of a City Improvement District. 10. Mr Lohrentz noted the Goals of the Parow East Industrial CID. 11. The limited income from the small number of properties within the proposed CID limits the 	

<p>number of resources. The number of resources for service delivery in the proposed CID was listed.</p> <p>12. Mr Lohrentz explained how the public safety element of the Business Plan will fit in with the CCTV Project.</p> <p>13. Mr Lohrentz noted that one of the important aspects is to finance the procurement, installation and implementation of the CCTV cameras and related equipment. It is there for the plan to postpone operationalisation of this business plan for the 1st four months from 1 July 2022 to 1 November 2022. Property owners will contribute from 1 July 2022, but the income will be accumulated for 4 months to create a project fund to install the CCTV infrastructure. Therefore, operational roll-out of the rest of the plan will commence on 1 November 2022 and the Parow East Industrial City Improvement District will operate for 8 months of the 1st financial year up to 30 June 2023.</p> <p>14. The meeting was presented with the proposed budget of the CID.</p> <p>15. The last part of the presentation set out the legal process of SRA establishment; highlighting the prominent steps that need to follow to complete the submission to the City of Cape Town and the potential start date of operations should the application succeed, which will be 1 July 2022. Mr Lohrentz informed the meeting that the 50% plus 1 requirement was met in terms of written consent in support of the SRA establishment</p> <p>16. The complete presentation is attached to the minutes for further reference.</p> <p>17. On completion of the presentation, the meeting was given the opportunity to ask questions to the presenters and the Steering Committee.</p>
<p>QUESTIONS and COMMENTS</p> <p>18. None</p>
<p>CLOSING</p> <p>19. Mr Lohrentz reminded all attendees to please sign the attendance register</p> <p>20. Mr Birch formally thanked everyone for their attendance and closed the meeting.</p> <p>21. Mr Lohrentz and Mr Birch discussed the proposed SRA with the two gentlemen that arrived late and informed them of the details that they might have missed during the first part of the meeting.</p>

PAROW EAST INDUSTRIA IMPROVEMENT DISTRICT (PEICID)											
Rates CA Name	No	Street	Master LIS Key	ERF No	Unit No	Available Votes	Exempt comment	Support	Objection	File Ref.	Comment
1 SAMRON INDUSTRIAL PARK BODY CORPORATE	8	BINDERS ROAD	448599	15631	0	0	Sectional title - dwellings- incomplete/				
2 IVAN VLADIMIROV STAVREV	8	BINDERS ROAD	448599	15631	1	1					
3 IVAN VLADIMIROV STAVREV	8	BINDERS ROAD	448599	15631	2	1					
4 IVAN VLADIMIROV IV STAVREV	8	BINDERS ROAD	448599	15631	3	1					
5 MS G SMITH	8	BINDERS ROAD	448599	15631	4	1					
6 MS. AE VON ZELEWSKI	8	BINDERS ROAD	448599	15631	5	1					
7 FATIMA PESTANA RODRIGUES	8	BINDERS ROAD	448599	15631	6	1		1		49	
8 TRAVIS WILLMORE TW STEAD	8	BINDERS ROAD	448599	15631	7	1					
9 GODFATHER PROP C C	8	BINDERS ROAD	448599	15631	8	1		0			Ownership
10 HOME CORE CC	8	BINDERS ROAD	448599	15631	9	1					
11 HOME CORE CC	8	BINDERS ROAD	448599	15631	10	1					
12 RONAIN INV PTY LTD	4	BINDERS ROAD	621206	15630		1					
13 CTP LIMITED	14	BINDERS ROAD	621207	15632		1					
14 THYS VAN ECK FAMILIETRUST	11	BOOMPIES STREET	621208	15633		1		1		5	
15 THE WIGGINS FAMILY TRUST	20	BINDERS ROAD	621209	15634		1					
16 THE KANNEMEYER TRUST	24	BINDERS ROAD	621210	15635		1		1		22	
17 MASSAMATIC (PTY) LTD	13	BOOMPIES STREET	621211	15636		1		1		32	
18 THE SRDIC FAMILY TRUST	17	BOOMPIES STREET	621212	15637		1					
19 RM & FH PROPERTIES CC	21	BOOMPIES STREET	621213	15638		1		1		42	
20 RUROC CC	14	BOOMPIES STREET	621214	15639		1					
21 RUROC CC	18	BOOMPIES STREET	621214	15640		1					
22 RM AND FH PROPERTIES CC	30	BOOMPIES STREET	621217	15642		1		1		38	
23 SIFAC INVESTMENTS (PTY) LTD	34	BOOMPIES STREET	621218	15643		1		1		57	
24 BINDER STREET PROP C C	33	BOOMPIES STREET	621219	15644		1		1		6	
25 RZT ZELPY 4546 (PTY) LTD	17	BINDERS ROAD	621223	15648		1		1		45	
26 COBBLER'S DEN CC	3	BOOMPIES STREET	621224	15649		1					
27 PROXIMITAS INVESTMENTS 92 (PROPRIETARY)	13	BINDERS ROAD	621226	15650		1		1		41	
28 SILVER CROW PROPERTIES 11 PTY LTD	9	BINDERS ROAD	621227	15651		1					
29 BLUE FOX PROPERTY INVESTMENTS CC	5	BINDERS ROAD	621228	15652		1		1		56	
30 M LOURENS & SEUN KABINETTE B.K.	13	KIRSTEN STREET	621374	15826		1					
31 FOSCHINI RETAIL GROUP PTY LTD	38	JENKINSON STREET	622058	16502		1		1		2	
32 VENSOR 127 (PTY) LTD	17	JONES STREET	622083	16565		1		1		54	
33 VERBEL BELEGGINGS PTY LTD	12	CAXTON STREET	622424	16929		1					
34 CITY OF CAPE TOWN	9	TRANSPORT STREET	623214	17879		0	Transformer Site				
35 RITZSHELF 1087 CC	23	MATTHEE STREET	623274	18056		1		1		50	
36 FOSCHINI RETAIL GROUP (PROP) LTD	22	DUMINY STREET	623304	18126		1		1		3	
37 FOSCHINI RETAIL GROUP PTY LTD	36	DUMINY STREET	623304	15626		1		1		3	
38 AUSTEN DUNDAS PROPERTIES (PTY) LTD	11	CAXTON STREET	624541	19419		1		1		58	
39 THE CHARL BURGER TRUST	16	DUMINY STREET	625322	20430		1		1		18	
40 MAASLAND INV C C	6	JENKINSON STREET	626746	21828	0	0	Sectional title - dwellings- incomplete/				
41 MAASLAND INV C C	10	JENKINSON STREET	626746	7849	0	0	Sectional title - dwellings- incomplete/				
42 MAASLAND INV C C	6	JENKINSON STREET	626746	21828	1	1					

43	MAASLAND INV C C	6	JENKINSON STREET	626746	21828	2	1				
44	MAASLAND INV C C	6	JENKINSON STREET	626746	21828	3	1				
45	K2013045207 (SOUTH AFRICA) PROPRIETARY LIMITED	22	BOOMPIES STREET	626783	21877		1		1		31
46	P LE GRANGE & SEUNS C C	14	HUGUENOT STREET	626844	21972		1		1		40
47	P AND S RENTAL INVESTORS PROPRIETARY	11	JONES STREET	626845	21973		1		1		47
48	P LE GRANGE & SEUNS C C	13	JONES STREET	626846	21974		1		1		35
49	P LE GRANGE & SEUNS CC	15	JONES STREET	626847	21975		1		1		37
50	P LE GRANGE & SEUNS CC	16	HUGUENOT STREET	626848	21976		1		1		34
51	WHITE CLOVER PROPERTIES 6 CC	27	JENKINSON STREET	627112	22249		1		1		72
52	DEWPOINT INVESTMENTS 141 CC	25	JENKINSON STREET	627114	22250		1		0		74
53	BENMAR BODY CORPORATE	21	JENKINSON STREET	627154	22298	0	0	Sectional title - dwellings- incomplete/			3 Members only 1 signed the proxy letter
54	PS MOODLEY FAMILY TRUST	21	JENKINSON STREET	627154	22298	1	1		1		28
55	PS MOODLEY FAMILY TRUST	21	JENKINSON STREET	627154	22298	2	1		1		23
56	SUJEAN INV (PTY) LTD	8	JONES STREET	627640	22974		0	Subdivisions			
57	SUJEAN INV (PTY) LTD	10	JONES STREET	627641	22975		0	Subdivisions			
58	AZORES TRUST	5	TRANSPORT STREET	627643	22978		1		1		25
59	FABEST TRUST	18	DUMINY STREET	627787	23158		1		1		79
60	DE OUDE LANDGOED TRUST	18A	DUMINY STREET	627787	23159		1		0		7
61	FABEST TRUST	20	DUMINY STREET	627787	23160		1		1		80
62	VENSCOR 127 (PTY) LTD	18	HUGUENOT STREET	632502	7822		1		1		52
63	VENSCOR 127 (PTY) LTD	19	JONES STREET	632503	7823		1		1		46
64	FOSCHINI RETAIL GROUP(PTY)LTD	7	MATTHEE STREET	632506	7828		1		1		1
65	FOSCHINI RETAIL GROUP (PROPRIETARY) LIMITED	22	HUGUENOT STREET	632506	7824		1		1		1
66	FOSCHINI RETAIL GROUP (PROPRIETARY) LIMITED	21	JONES STREET	632506	7825		1		1		1
67	SAKH'IKHAYA SUPPLIERS CC	6	JONES STREET	632509	7835		1				
68	FABEST TRUST	20	JONES STREET	632511	7841		1		1		82
69	VENSCOR 127 (PTY) LTD	22	JONES STREET	632512	7842		1		1		48
70	LILLIE'S FAMILY TRUST	12	JENKINSON STREET	632514	7850		1				
71	METALSEAL EPOXY COATING CC	14	JENKINSON STREET	632515	7852		1				
72	MR EP AYLWARD	8	DUMINY STREET	632519	7869		1				
73	THE BELLVILLE WEST TRUST	10	DUMINY STREET	632520	7870		1		0		9
74	THE BELLVILLE WEST TRUST	12	DUMINY STREET	632521	7871		1		0		8
75	THE BELLVILLE WEST TRUST	14	DUMINY STREET	632522	7872		1		0		10
76	MR S & MR BC NORMINGTON	9	DUMINY STREET	632523	7878		1				
77	AZORES TRUST	3	TRANSPORT STREET	632524	7879		1		1		26
78	CHARL BURGER TRUST	17	DUMINY STREET	632525	7890		1		1		17
79	NOUVEAU TRUST	25	MATTHEE STREET	632526	7904		1		1		12
80	HAROLD HALE ENTERPRISES (PTY) LTD	1	KIRSTEN STREET	632531	7953		1				
81	MR K K BRIN & MRS S E	19	KIRSTEN STREET	632538	7962		1				
82	DOS RAMOS, MAF & TESTAMENTARY TRUST	23	KIRSTEN STREET	632541	7967		1				
83	THE CBK TRUST	21	KIRSTEN STREET	632542	7969		1		1		14
84	BARHALO CONSTRUCTION AND DEVELOPMENT	8	MATTHEE STREET	632544	7973		1				
85	MISS JIH BOUDRENHIE	27	HUGUENOT STREET	632545	7974		1				
86	LUZANDIA FOOD DISTRIBUTORS C C	29	HUGUENOT STREET	632546	7975		1		1		33
87	ALFR/DA MARTHE A BOUDRENHIE	4	KIRSTEN STREET	632547	7976		1				
88	ALFR/DA MARTHE A BOUDRENHIE	6	KIRSTEN STREET	632548	7977		1				
89	WALTER MCNAUGHTAN PTY LTD	35	HUGUENOT STREET	632551	7981		1				

90	BAY OF PLENTY PROPERTIES PROPRIETARY LIM	22	KIRSTEN STREET	632552	7985		1		0	60	Directors differ from resolution
91	CITY OF CAPE TOWN	32	HUGUENOT STREET	632557	7991		0	Vac Ind Land			
92	MACHINE TOOL ELECTRICS (PTY) LTD	34	HUGUENOT STREET	632558	7992		1		1	67	
93	MR. & MRS. K K BRIN	36	HUGUENOT STREET	632559	7993		1				
94	THE GLOBAL TRUST	38	HUGUENOT STREET	632560	7994		1				
95	THE GLOBAL TRUST	40	HUGUENOT STREET	632560	7996		1				
96	MACHINE TOOL ELECTRICS (PTY) LTD	37	JONES STREET	632561	7995		1		1	69	
97	MACHINE TOOL ELECTRICS (PTY) LTD	41	JONES STREET	632561	7997		1		1	67	
98	MACHINE TOOL ELECTRICS (PTY) LTD	43	JONES STREET	632561	7999		1		1	70	
99	WINLEE C C	42	HUGUENOT STREET	632564	7998		1		0	71	Two directors
100	MIKMAX (PTY) LTD	47	JONES STREET	632567	8000		1		1	59	
101	JUST JASMINE INVESTMENTS 39 (PTY) LTD	32	MATTHEE STREET	632568	8002		1		0	63	Only 2 of the 4 signed the resolution
102	JUST JASMINE INVESTMENTS 39 (PTY) LTD	34	JONES STREET	632568	8005		1		0	66	Only 2 of the 4 signed the resolution
103	P M B BELEGGINGS PTY LTD	33	JENKINSON STREET	632570	8007		1		1	75	
104	KLUSTRA CC(PTY) LTD	29	JENKINSON STREET	632571	8008		1				
105	WINDMEUL RENTAL (PTY) LTD	38	JONES STREET	632572	8009		1		1	43	
106	WINDMEUL RENTAL (PTY) LTD	40	JONES STREET	632574	8010		1		1	44	
107	ILKU C C	43	JENKINSON STREET	632575	8011		1				
108	P.M.B. BELEGGINGS CC	23	CAXTON STREET	696071	23285		1		1	76	
109	VENSCOR 127 (PTY) LTD	20	HUGUENOT STREET	699487	23286		1		1	51	
110	DI UMTHI TRUST	25	CAXTON STREET	699488	23397		1		1	15	
111	DI UMTHI TRUST	27	CAXTON STREET	699489	23398		1		1	16	
112	FOSCHINI RETAIL GROUP	22A	HUGUENOT STREET	736714	7826		0	Subdivisions			
113	FOSCHINI RETAIL GROUP	21A	JONES STREET	736715	7827		0	Subdivisions			
114	FOSCHINI RETAIL GROUP	24A	HUGUENOT STREET	736716	7829		0	Subdivisions			
115	FOSCHINI RETAIL GROUP	7A	MATTHEE STREET	736717	7830		0	Subdivisions			
116	CHESTERWOOD INVESTMENTS 75 CC	24	JENKINSON STREET	736728	7851		1		1	68	
117	H HALE ENTERPRISES C C	1A	KIRSTEN STREET	736813	7956		0	Subdivisions			
118	THE PETERSEN FAMILY TRUST	36	WEST STREET	736814	7957		1		1	21	
119	MELDAV INV (PTY)LTD	8A	KIRSTEN STREET	736822	7979		0	Debt Property			
120	MELDAV INV (PTY)LTD	31A	HUGUENOT STREET	736823	7980		0	Debt Property			
121	JUST JASMINE INVESTMENTS 39 (PTY) LTD	32A	JONES STREET	736829	8003		0	Subdivisions		61	Subdivision - Zero rated
122	JUST JASMINE INVESTMENTS 39 (PTY) LTD	27A	JENKINSON STREET	736830	8004		0	Subdivisions		62	Subdivision - Zero rated
123	JUST JASMINE INVESTMENTS 39 (PTY) LTD	34A	JONES STREET	736831	8006		0	Subdivisions		65	Subdivision - Zero rated
124	AZORES TRUST	8	KIRSTEN STREET	739883	23339		1		1	19	
125	VAN ZYL FAMILIE TRUST	31	HUGUENOT STREET	739884	23340		1		1	29	
126	COLDEPET INVESTMENTS PROPRIETARY LIMITED	19	DUMINY STREET	785814	23557		1				
127	CHARL BURGER TRUST	15	DUMINY STREET	785815	23555		1		1	11	
128	S A SPOORPENDELKORPORASIE BPK	40	RAILWAY ROAD	970861	23147		0	Debt Property			
129	S A SPOORPENDELKORPORASIE	40E	RAILWAY ROAD	970862	23148		0	Debt Property			
130	S A SPOORPENDELKORPORASIE BPK	40	RAILWAY ROAD	970863	23149		0	Debt Property			
131	JEANDRE BOUKONTRAKTEURS	9	JONES STREET	974969	23994		1		0	77	No CIPC docs
132	ELEGANTE 1009 (EDMS) BPK	10	HUGUENOT STREET	974970	23995		1		1	4	
133	VAN ZYL FAMILIE TRUST	12	HUGUENOT STREET	974971	23996		1		1	27	
134	SUJEAN INV (PTY) LTD	8	JONES STREET	1000748	24464		1		1	73	
135	TORTOISEDOG PROP. PTY LTD	17	DUMINY STREET	1009504	23556		0	Subdivisions			
136	FABEST TRUST	22	JENKINSON STREET	1014375	24265		1		1	81	

137	CHESTERWOOD INVESTMENTS 75 CC	24A	JENKINSON STREET	1014376	24266	0	Subdivisions				Ref 68 - Zero rated
138	CTP LIMITED	24	MATTHEE STREET	1035966	24513	1					
139	THE MICHAEL BIRCH FAMILY TRUST	47	JENKINSON STREET	1037267	24454	1		1		24	
140	NOUVEAU TRUST	44	JONES STREET	1037268	24455	1		1		13	
141	AZORES TRUST	42B	JONES STREET	1037269	24456	1		1		20	
142	WINDMEUL RENTAL (PTY) LTD	42A	JONES STREET	1037270	24457	1		1		55	
143	CHESTERWOOD INVESTMENTS 75 CC	26A	JENKINSON STREET	1049086	24480	0	Subdivisions				Ref 68 - Zero rated
144	DEPROP (PTY)LTD	30	HUGUENOT STREET	1073957	24573	1		0		78	No CIPC docs
145	MEYER LEWIN HOMES PTY LTD	27	BINDERS ROAD	1.6E+07	24606	1		1		30	
146	MR AK MAPKER	7	JENKINSON STREET	5.6E+07	24516	1					
147	RUROC CC	14	BOOMPIES STREET	6.4E+07	24838	0	Subdivisions	0		36	Consolidation - Zero rated
148	AUSTEN DUNDAS PROPERTIES (PTY) LTD	11A	CAXTON STREET	6.4E+07	24836	0	Subdivisions				Ref 58 - Zero rated
						122			68	-	