



**MARINA SOUTH CITY IMPROVEMENT DISTRICT**

**BUSINESS PLAN for the period 1 July 2026 to 30 June 2031**

Prepared by the Steering Committee:

In accordance with the City of Cape Town City Improvement District By-Law 2023 ("CID By-law") and CID Policy ("CID Policy")

This Business Plan is also available at <https://marinasouthcid.co.za/>

## TABLE OF CONTENTS

### PART A: MOTIVATION REPORT

1. Introduction	3
2. What is a CID?	4
3. Name of the proposed City Improvement District	5
4. The applicant	5
5. Defined area of the CID	6
6. Strategic objectives	7
7. Core values	7
8. Why Marina South needs a CID	8
9. Urban management survey	9
10. Improving public safety	10
11. Cleaning and Maintenance	13
12. Environmental development	15
13. Promotion of social and economic development	17
14. Communication	19
15. Financial impact of the CID	19
16. Proposed management structure	22
17. Permissible amendments to the business plan	25

### PART B: IMPLEMENTATION PLAN 26

### PART C: TERM BUDGET 33

<b>Annexure A:</b> Public Participation Plan	34
<b>Annexure B:</b> List of Rateable Properties	45
<b>Annexure C:</b> Urban Management Report	50
<b>Annexure D:</b> Business Plan Comments	84

## **PART A: MOTIVATION REPORT**

### **1 INTRODUCTION**

It is proposed that a CID be established covering the area referred herein as Marina South City Improvement District (MSCID), within the boundaries of Marina da Gama in the City of Cape Town (the City).

Marina da Gama is a residential development of approximately 1325 residences, many of which are built overlooking the man-made channels of Zandvlei Estuary. Marina da Gama has a caring community, who extend their neighbourliness to local disadvantaged areas, with many residents actively involved in charitable and upliftment projects in Vrygrond and surrounding informal settlements.

The leafy surroundings and proximity and access to water activities on Zandvlei, provide residents, and any member of the general public who chose to visit the area, one of Cape Town's most pleasant lifestyles. The suburb borders Prince George's Drive for about 2 kilometres, with entrances to four islands where the majority of houses are found, plus a number of streets outside of these islands.

Those streets not located on islands are innately less secure and five such streets fall within the proposed MSCID area, i.e. Battleridge, Eastlake Drive (portion of), Fisherman's Quay, The Row (portion of) and Tower Quay. They see considerably more passing foot traffic than the rest of Marina da Gama, en-route to False Bay Station, Muizenberg High School and Muizenberg beach, as well seeing numerous opportunistic bin pickers. As a result, Marina South has several pressing security and litter issues that are addressed within this business plan.

The Steering Committee for this CID application believes that the establishment of Marina South CID will help preserve and enhance the vibrant community and lifestyle of this successful non-gated community. It is therefore proposed that a CID be established covering an area within the City as described below. As with all CIDs, the Marina South CID is a community-driven venture, which allows the local community to organise and make improvements in specific areas.

Precedent has been set within Marina da Gama, by Park Island and Eastlake Island having both successfully completed their applications for a CID. Our proposal is to extend the area covered by CIDs in Marina da Gama into the southern section – Marina South - identified by three clustered precincts and 166 residential properties.

## **2 WHAT IS A CID?**

A CID is a community-driven venture, allowing the local community, property owners and local businesses to organise and fund improvements to 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 the business plan and budget, funded by an additional property rate levied on rateable properties located within the CID.

The NPC is managed by a board of directors (The Board) who are property owners in the area. The activities of the NPC are strictly monitored by the CCT to ensure adherence to the Business Plan, compliance with the legislation, transparency and good governance.

The content of the Business Plan is determined during the establishment process and must be supported by at least 60% of the property owners in the residential area.

This report has been prepared in accordance with the City of Cape Town City Improvement District By-Law 2023 ("CID By-law") and CID Policy ("CID Policy"). Section 22 of the Municipal Property Rates Act ("MPRA"), Act 6 of 2004, allows a municipality to define an area as a Special Rating Area for the purpose of improving or upgrading the area. This is achieved by the municipality collecting additional property rates from the property owners within the defined area and directing that money back to the area, as part of the approved Business Plan.

The CID has a term of five (5) years, during which time it can operate and then needs to re-apply for a further term. The CID can be dissolved in accordance with chapter 9 of the CID By-law.

### 3 NAME OF THE PROPOSED CITY IMPROVEMENT DISTRICT

The proposed name is **Marina South City Improvement District (MSCID)**.

### 4 THE APPLICANT

Applicant's name and contact details:

The applicant is Demetri Qually, chairperson of the MSCID Steering Committee (the "Steering Committee"). Delivery of any notices to the applicant in respect of the applications may be emailed to: [MarinaSouthCID@gmail.com](mailto:MarinaSouthCID@gmail.com)

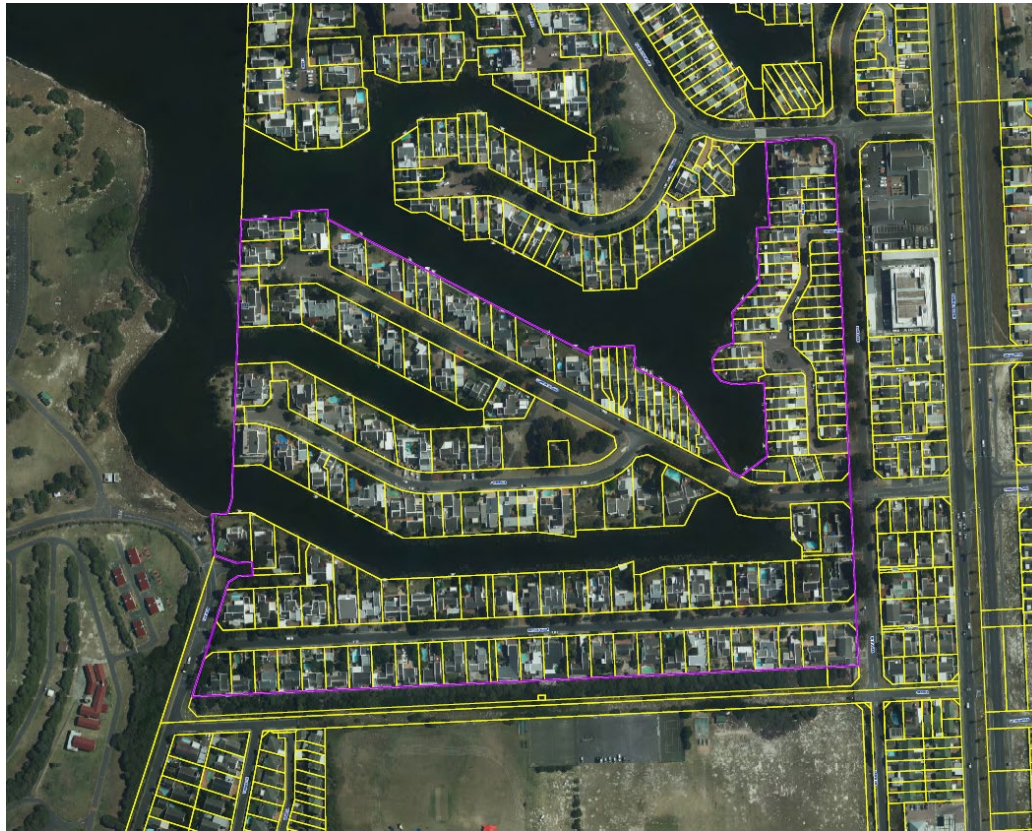
The steering committee members are as follows:

<b>Steering Committee Members</b>	<b>Email Addresses</b>
Ulf Martz	<a href="mailto:ulf.martz@gmail.com">ulf.martz@gmail.com</a>
Demetri Qually	<a href="mailto:demetri@qually.co.za">demetri@qually.co.za</a>
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Trevor le Roux	<a href="mailto:Trevor17@gmail.com">Trevor17@gmail.com</a>

## 5 DEFINED AREA OF THE CID

Clustered into three precincts from north to south:

- **Fisherman's Quay precinct (FQ):** comprising all properties in Fisherman's Quay, Tower Quay and properties, on the western side of Eastlake Drive from Eastlake Island entrance to Battleridge entrance
- **Cannon Island precinct (CI):** comprising all properties in Cannon Island & Admirals Walk
- **Battleridge precinct (BR):** comprising all properties in Battleridge and properties 69,71,73 The Row. This encompasses 166 dwellings and 3 vacant plots in this area. (Refer to Annexure B for Details)



## 6 STRATEGIC OBJECTIVES

- Sustainably enhancing the current levels of public safety by improved safety initiatives and increased use of technology. (see section 9 for details of how this will be achieved).
- The CID will implement a regular litter collection schedule as part of the supplementary services rendered by the CID, with waste deposited into designated public bins.
- Environmental development, including, but not limited to beautifying and upgrading public areas and facilities (see section 10 of how this will be achieved).
- Support for, and involvement in, broader civil society Zandvlei water quality initiatives.
- Regular and frequent communication between the CID board and the residents.
- The limited size of Marina South CID is such that it is not feasible to employ a Manager and Staff to implement our objectives. We will instead be contracting with suitable companies and organisations, who are able to operate in our area, to provide the necessary services.
- The selection of these service providers will be done in an open and transparent manner via a Request For Quotation (RFQ) process.
- Achieving these objectives will require a significant degree of interaction with the City of Cape Town and participating in relevant neighbourhood initiatives where feasible.

## 7 CORE VALUES

The core values of the proposed Marina South CID are Transparency, Accountability and Community participation by -

- Effective and constructive communication to and from the Marina South CID community.
- Submission of annual reports to the local community and the City of Cape Town CID Branch.
- Encouragement of local community participation in board meetings and members meetings of the CID company.
- Publication of relevant documentation online and use of social media.

## **8 WHY MARINA SOUTH NEEDS A CID**

The UMS Survey showed safety and security to be the top priority for residents in the Marina South precinct. Currently each of the three precincts i.e. Fisherman's Quay, Cannon Island and Battleridge, each have their own arrangement for CCTV cameras with the same security service provider. This is not sustainable because less than 50% of residents contribute towards paying for these cameras. This security service provider has indicated to the Steering Committee that the current contributions are not enough for this security arrangement to continue long term. A CID will coordinate and enhance the existing initiatives and provide better governance, transparency, simplified administration and robust continuity.

There is a clear obligation to amend and improve the current safety initiatives in the area to meet the needs expressed by the residents. With a reliable and increased cash flow, where all ratepayers are contributing, we will be able to significantly improve public safety.

This will involve the provision of additional CCTV cameras in public areas and control room monitoring of CCTV in real time. Permanent 24/7 armed response vehicle/s (ARV) will be in the immediate surrounds of the Marina da Gama sector at all times. They are branded, highly visible and will be dispatched to investigate anything suspicious in public areas. It's important to note that private properties requiring armed response will be the responsibility of the homeowner, not the CID.

A significant number of pedestrians from surrounding areas use Eastlake Drive in our precinct as a thoroughfare to and from False Bay Train Station, Muizenberg High School, places of work, or the beach. This section of sidewalk is never cleaned, is dangerously narrow and uneven, with protruding roots and is strewn with seeds and needles from the casuarina trees. Almost all the pedestrians, including families, young children and dog-walkers use the road as their thoroughfare, competing with the traffic along this well-used road. As a result, the area has extremely concerning public safety and security issues, as well as a constant stream of litter.

## 9 URBAN MANAGEMENT SURVEY

The City of Cape Town CID Policy required the MSCID Steering Committee to conduct an Urban Management Survey (UMS) to gather information from property owners on matters pertaining to

- Public Safety,
- Cleaning and Maintenance
- Environmental Management
- Social Development.
- Neighbourhood cleanliness

The UMS was conducted online, with invitations to complete the survey distributed by email during November 2024 to individual ratepayers for whom email addresses could be obtained amounting to more than 95% of all properties.

Responses were received from approximately 42% of ratepayers, which significantly exceeded the minimum of 20% required by the City of Cape Town.

Accordingly, the steering committee is confident that the findings of the survey represent the feelings and wishes of the Marina South community. The detailed UMS report together with a comprehensive analysis is included as Annexure B.

The results of the survey have been used to formulate the Business Plan, which directs the funding and resources according to the priorities highlighted by the community.

UMS respondents ranked Public Safety as the highest priority at 89% (High and Extremely high) and thus receives the major focus of the Business Plan. Also seen as important were Municipal Services (61%) and Cleaning, Beautifying and Environmental (50%). The Business Plan envisages working with the Municipality (including better usage of the C3 Fault Reporting system) combined with using our resources will produce improvements in these two areas. While not ranked as high, Community Involvement (40%) and Social Responsibility (39%) are seen as important and will receive appropriate attention.

## 10 IMPROVING PUBLIC SAFETY

The urban management survey confirmed the importance of public safety and identified this as the highest priority.

The existing security programme consists of CCTV street cameras, currently organised and funded separately in each of the three precincts. These are at the mercy of voluntary contributions from residents, which amount to less than 50% of residences in the proposed MSCID area.

The majority of the MSCID budget will be allocated to public safety which will address this critical problem. The transition from the current model to the CID will be open and transparent.

An improved and stable funding model will enable us, through a transparent tender process, to appoint a service provider who meets all our needs for efficiency, quality equipment, new technology, knowledge of the area, a good reputation and efficient armed response patrolling of the public areas in the CID. The Service providers will be appointed by means of a well-documented fair, equitable, transparent and competitive process. All records will be kept for audit purposes.

Once the MSCID is established, one of the Board members will be nominated to fulfil Security Portfolio and will be the Public Safety Officer and will be liaising with security matters as well as dealing with the security service provider. This is similar to how Eastlake Island CID and Park Island CID and the MDGA successfully operate.

The LPR cameras at the entrances are provided by the MDGA and do not form part of our business plan. Although there will be cooperation and cross communication.

## 10.1 Public Safety

Our public safety strategy plan is to have a more focused ability for all the major roads and public open spaces in the CID area to be continuously monitored by using more CCTV cameras, especially in the areas identified as the most vulnerable to potential crime, including Eastlake Drive and Battleridge south. This will be achieved by dedicated monitoring of all the cameras in a central control room, using intelligent software, and managed by a specialist service provider. .

When incidents are detected on the CCTV in public spaces, the service provider will respond to such incidents with an armed response car as part of the security contract. This response is a reactive process. The contract will include regular patrols by Public Safety Officers in a security company branded patrol car employed by the Security Provider. This is a proactive process. The Service Provider and their employees will be required to be registered with PSIRA. A Board member will hold the Portfolio for Public Safety and Security with oversight of the security provider who is contracted to the CID.

The Service Provider will provide branded vehicles, and employees will be wearing their branded company uniforms. The service provider will be required to provide 24-hour service across three shifts. They will not be wearing or displaying CID branding.

Included in the advertising budget, MSCID branding will consist of clear signage erected in each of the three precincts, indicating that the area is monitored and patrolled on a 24-hour basis.

The current security provider has indicated that eight to ten additional cameras will need to be installed in the most vulnerable areas. A total of 36 Cameras will be supplied through an operational lease from the successful service provider who will be responsible for all maintenance and cleaning, as well as upgrading the cameras when appropriate.

As a result of uncertain and irregular load-shedding, the cameras will be fitted with a UPS, leased from the service provider, to ensure continuous transmission to the central control room managed by the specialist service provider.

The existing WhatsApp groups and other communications are to be extended to all residents in the CID area.

The MSCID will join the SAPS Muizenberg Forum and liaise with the MDGA security representative, neighbouring CIDs, as well as with any other safety and security initiatives in neighbouring areas.

It must be emphasised that an open request for quotation (RFQ) process will be followed for these comprehensive services.

## 10.2 Total estimated costs (Improvements to Public Safety)

The cost of the proposed **public safety support** over the initial five-year term of the proposed MSCID, which includes the additional eight CCTV cameras, is reflected in the table below.

CCTV	Unit Cost	Monthly Cost	Annual Cost
36	R 1 000	R 36 000	R 432 000

The cost estimates amount to R1000pm per CCTV camera, inclusive of monitoring and leasing. These costs have been split on a 50/50 basis for monitoring, patrolling, responding and leasing, as reflected in the draft budget.

Public Safety	
Public Safety - CCTV monitoring	R 216 000
Public Safety - CCTV Leasing of Cameras	R 216 000
<b>Total (base year) Public Safety Costs</b>	<b>R 432 000</b>

To ensure optimal coverage, a thorough review will be conducted of the current location and number of cameras when deciding where to locate the additional eight cameras. The following table represents the total budget provision for CCTV monitoring and leasing.

Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure over 5 years
R 432,000	R 462,240	R 494,597	R 529,219	R 566,264	<b>R 2,484,319</b>

All residents will benefit from the public safety maintenance and improvement benefits described above.

### **10.3 Consistency with the municipality's IDP and the MPRA**

The proposed improvements are consistent with the municipality's Integrated Development Plan (IDP) (16 objectives linked to its priorities and foundations) and with section 22(4) of the Local Government: Municipal Property Rates Act, No. 6 of 2004 (MPRA). The proposed services and projects will support the City of Cape Town's IDP, Safety – by enhancing the public safety in the area for the benefit of the community and contributing to Objectives 5 (Effective law enforcement to make communities safer) and 6 (Strengthen partnerships for safer communities).

## **11 CLEANING AND MAINTENANCE**

While the household refuse and recycling collections in the Marina South precinct, are excellent, some streets in this area are wind corridors, and as such, litter is blown along the streets accumulating daily at certain points. The Steering Committee has already engaged with subcouncil requesting that four municipal public litter bins are installed at appropriately designated locations.

### **11.1 Cleaning and Maintenance**

The CID will implement a regular litter collection schedule as part of the supplementary services rendered by the CID, with waste deposited into designated public bins. This task will form part of the broader garden maintenance responsibilities, which will be contracted to an SMME business, such as the one already providing gardening services to the Marina da Gama Association and employs a number of previously disadvantaged people.

We will also partner with a local NPO, such as Fynbos Life, who propagate indigenous plants suitable for the specific environment that we have in Marina da Gama.

The general maintenance and improvement of public spaces in Marina South is to be performed by these separate entities:

- Local rubbish collections over and above those provided by the city, will be undertaken by the CID, into the four extra municipal street bins, using a local garden service SMME fortnightly.
- City of Cape Town Recreation and Parks - grass mowing, trimming of trees on public open space and maintenance of children's playgrounds with minor maintenance provided by the CID if and when necessary.
- City of Cape Town Urban Mobility Directorate - to ensure speedy repairs to roads, pavements and drainage when needed, this will be achieved by reporting any faults via the C3 reporting system.

### 11.2 Total estimated costs (Cleaning and Maintenance)

The cost of the proposed **cleaning and maintenance** services over the initial five-year term of the proposed MSCID is summarized below:

Service	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure over 5 years
Cleaning	R 2, 000	R 2, 140	R 2, 290	R 2, 450	R 2, 622	<b>R 11, 501</b>
Maintenance	R 5, 000	R 5, 350	R 5, 725	R 6, 125	R 6, 554	<b>R 28, 754</b>
<b>Total</b>	<b>R 7, 000</b>	<b>R 7, 490</b>	<b>R 8, 015</b>	<b>R 8, 575</b>	<b>R 9, 176</b>	<b>R 40, 255</b>

Services will be carried out throughout the MSCID geographic area.

### 11.3 Consistency with the municipality's IDP and the MPRA

The proposed services and tasks are in line with IDP Objective 4 (Well-managed and modernised infrastructure to support economic growth), Objective 11 (Quality and safe parks and recreation facilities). In addition, the MSCID will create employment opportunities through its commitment to enhancing public spaces management thereby contributing to Objective 15 (A more spatially integrated and inclusive City).

## **12 ENVIRONMENTAL DEVELOPMENT**

### **12.1 Beautifying Public Spaces**

There are NGOs in our neighbouring communities that focus on developing gardening skills and propagating indigenous plants. We propose to contract such NPO/s.

We propose to appoint gardening services to enhance the aesthetics of the area, which will be done through an open, transparent, and fair procurement process. The relationship will be formalised through a Service Level Agreement. The objective would be to further upskill people thereby improving their work possibilities, whilst at the same time improving the common areas of the CID. They will wear a branded MSCID bib.

The associated costs are those of the gardening services. The services provided by the MSCID will be supplementary to those services currently provided by both the MDGA and the City of Cape Town.

One of the Board members will be nominated to fulfil the Garden and Environmental portfolio and will be responsible for dealing with the contracted service provider/s.

### **12.2 Monitoring Environmental Pollution**

Support for and involvement in broader civil society water quality initiatives - water quality in the surrounding waterways and Zandvlei is the responsibility of the City of Cape Town. The MSCID will join existing civil society bodies in holding the City to account.

Proposed Services and Tasks include -

MSCID will monitor pollution along our canals as this is of great concern to our residents. The issues of water quality and water and bank cleanliness are very inter-related, and it is not possible to have separate strategies to bring about the necessary improvements. Water quality in the canals and Zandvlei is affected by three main sources of pollution:

- Sewage spills into the vlei have been frequent, and the water body has been closed for extended periods.
- Cladophora algae growth has covered large parts of the vlei, particularly in dead-end canals, making the water body unsightly and causing unpleasant odours, as well as preventing boating and other recreational water activities.
- The Sand River and Langevlei canals are used for dumping litter in areas north of the Marina including big pieces of discarded furniture and other large items that wreak havoc, causing blockages and generally unsightly, unhygienic and dangerous conditions in areas north of the Marina. The litter enters the vlei during rain events when the litter traps are unable to cope with the volumes, resulting in unsightly amounts of litter along shorelines and in the water.

Resolving these sources of pollution is the responsibility of the City of Cape Town, and the solutions are far beyond the capability of MSCID. MSCID is just one of many affected parties that have an interest in eliminating pollution from the water body. The City is aware of the pollution issues and addressing them through several programmes, including the renewal of ageing sewage infrastructure and the efficiency of the new weed harvester.

MSCID will log relevant C3s and join other civil society groups in monitoring the City's performance through the existing structures, such as ZPAAC (Zandvlei Protected Area Advisory Committee), and the Sand River Catchment Forum. The City has launched the Liveable Urban Waterways (LUW) programme to develop a systematic approach to waterway rehabilitation across Cape Town. The Sand River catchment has been chosen as the broader site for the pilot projects of the LUW programme. One of the sub-projects, the confluence of the Sand River and Langevlei Canals, has a direct impact on the litter problem in Zandvlei.

The MSCID, together with other civil society organisations, will be registered as an Interested & Affected Party (I&AP). When completed, the project will reduce or eliminate litter entering Zandvlei from the Sand River and Langevlei canals, the current major litter pollution sources.

### 12.3 Total Estimated Costs (Environmental upgrading)

Service	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure over 5 years
Environmental upgrading	R 30,000	R 32,100	R 34,347	R 36,751	R 39,324	<b>R 172,522</b>

Services will be carried out throughout the MSCID geographic area.

#### **12.4 Consistency with the municipality's IDP and the MPRA**

The proposed services and tasks are in line with IDP Objective 9 (Healthy and sustainable environment). In addition, the MSCID will create employment opportunities through its commitment to enhancing the management of vegetation and the environment contributing to Objective 1 (Increased jobs and investment in the Cape Town economy) and Objective 15 (A more spatially integrated and inclusive City

The proposed services and projects are in line with IDP Objective 10 (Clean and healthy waterways and beaches) and programme.

### **13 PROMOTION OF SOCIAL AND ECONOMIC DEVELOPMENT**

There are many existing charitable causes in our area and it would make more sense to support existing initiatives, rather than beginning anything new. Many Marina-South residents are actively involved in social responsibility programmes in our surrounding areas, mainly in Capricorn/Vrygrond. These include feeding schemes such as Where Rainbows Meet, education and skills training by the SOZO Foundation, and supporting the Vrygrond library and community centre. The involvement by residents is either directly with the organisations referred to, or individual donations of time, money or goods.

Social Development will be supported by the CID by partnering with an NGO to implement the environmental initiatives via NGOs in our neighbouring communities. We propose to partner with and support financially one of these NGOs and use gardeners trained by them. The relationship will be formalised through an SLA.

### 13.1 Social Upliftment

The survey also revealed that residents felt that the Marina South CID is not the correct vehicle for developing Community activities. It is worth mentioning that Marina da Gama Association (MDGA), which covers over 1,300 dwellings in Marina da Gama, has a long history of public events and fundraising, including Christmas Carols concert, children's Christmas Party and Open Gardens. These are tried and trusted events that foster community development. Historically, these initiatives have included the whole Marina da Gama community and the Marina South CID will promote and support them.

In addition, the Marina already has many community clubs and associations managed by residents, such as two gardening clubs, book clubs, running clubs and some social events like First Thursdays at the Eastlake Shopping Centre.

### 13.2 Total Estimated Costs (Social Upliftment)

Service	Year 1	Year 2	Year 3	Year 4	Year 5	Total for 5 years
Social upliftment	R 30,000	R 32,100	R 34,347	R 36,751	R 39,324	<b>R 172,522</b>

### 13.3 Consistency with the municipality's IDP and the MPRA

The proposed programme of improved communications supports the objectives detailed in the 3 programmes above, and Objective 15.2 (Social inclusion and well-being programmes).

## **14 COMMUNICATION**

MSCID will provide information through its website <https://marinasouthcid.co.za/> , email circulars and through messaging such as the MSCID WhatsApp Group. The information will include: -

- Logging C3s with the City of Cape Town
- Security alerts and public safety information
- MSCID documentation
- Meeting notices
- Public comment platforms

Communication will be run in conjunction with the existing MDGA information services.

## **15 FINANCIAL IMPACT OF THE CID**

### **15.1 Funding of the CID**

The MSCID will be funded by the property owners within the CID boundaries through an additional property rate levied on the municipal valuation of all eligible properties. Additional rates attract VAT at 15% (which is subject the National Governments adjustment).

The additional rates required to fund the annual budget escalates with an average of 6.5% over the 5-year term. Any property owner that qualifies for a rates rebate is exempt from paying the additional rate.

YEAR	TOTAL EXPENDITURE	REVENUE (Funding Source: Additional Rates)	REVENUE (Other Funding Source)	% INCREASE IN ADDITIONAL RATES REQUIREMENT
1	R600 000	R600 000	R 0	N/A
2	R604 443	R604 443	R 0	0.74%
3	R647 064	R647 064	R 0	7.05%
4	R692 595	R692 595	R 0	7.04%
5	R741 242	R741 242	R 0	7.02%

Budget allocation per Portfolio:

Public Safety	72.0%
Cleansing Services	0.3%
Environmental Upgrading & Urban Maintenance	5.8%
Social Upliftment	5.0%
Employee Related	0.0 %
General Expenditure	13.8%
Projects	0.0%
Capital Expenditure	0.0%
Contribution to the Rolling Bad Debt Reserve	3.0%

## 15.2 Funding Calculation of the additional rate

The additional rate is expressed as a 'rate-in-the-rand' and is calculated by dividing the MSCID budget total for that year with the total municipal valuation of all the eligible properties in the MSCID area. The additional rate remains constant for the financial year commencing 1<sup>st</sup> of July and will be recalculated annually by the City during the City's budget process. The CID Policy allows for a differentiation in rates between properties classified as residential and non-residential. The impact on individual property owners in the outer years of the CID term may vary due to valuation fluctuations caused by successful valuation objections, subdivisions, new developments, court amendments, implementation of a new General Valuation or Supplementary Valuation causing the CID budget to be spread over an increased or reduced total municipal valuation base.

The CID By-law allows for differentiated additional rates between categories of rateable property and as such a residential and non-residential additional rate is applicable in the MSCID. Property owners who upon application receive a full or partial rates rebate will not pay additional rates.

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

Municipal valuation x R 0.XXXXXXX = Annual contribution (VAT excl.) – Note: R 0.XXXXXXX represents the approved MSCID additional property rate.

Annual contribution (VAT excl.) ÷ 12 = Average monthly contribution (VAT excl.)

Average monthly contribution (VAT excl.) x 1.15 = Average monthly contribution (VAT incl.)

e.g.

Residential - R 2,800,000 x R 0.001364 = R 3,819.20 ÷ 12 = R 318.27 x 1.15 = R 366.01

Non-residential - R 5,000,000 x R 0.002197 = R10,985.00 ÷ 12 = R 915.42 x 1.15 = R 1,052.73

The City will pay the MSCID a monthly amount equivalent to one-twelfth of its approved budget less 3% which is retained by the City as a rolling bad debt reserve. The contribution to the rolling bad debt reserve will be kept in a ring-fenced account for the MSCID. At the end of the financial year the City reconciles the billing with the CID budget and any under or over billing is offset against the ring-fenced rolling bad debt reserve account to avoid any cash flow impact on the CID in the case of under billing. This account is subsequently compared with the arrears as at the end of the financial

year. When the latter is less than the balance in the rolling bad debt reserve account, 75% of the difference is paid to the CID as per the Finance Agreement concluded between the City and the CID.

## **16 PROPOSED MANAGEMENT STRUCTURE**

### **16.1 Incorporation of a Non-Profit Company – NPC**

Once the Inaugural Board has approval from the City, the steering committee will register a non-profit company (NPC). The NPC will open a bank account, register the company for PAYE (if required) and VAT, and follow the legal steps outlined in the Implementation Plan. This will include registering for tax exemption under s10(1)(e)

### **16.2 Membership and board of directors**

#### **16.2.1 Membership**

Membership of Marina South CID NPC is open to eligible ratepayers liable for the additional rates in the defined area.

#### **16.2.2 Board of Directors**

The incorporating directors of the board will be the members of the steering committee and will have the portfolios below. The board will act in a voluntary capacity to provide the oversight function and implementation of the Business Plan. Feedback per portfolio will be given at the board meetings on the implementation of the business plan.

Board members will be assigned the roles below, for the initial period until the first members meeting. At the first members meeting all the founding directors will step down but may make themselves available for re-election to the board. The new elected board of directors who will hold office

until the next annual general meeting. Board members will be elected to the board in terms of the memorandum of incorporation of the NPC. Each board member will be assigned a portfolio.

ROLE	PORTFOLIO
Chairperson/Vice-Chairperson	Oversight role, chair meetings and overall direction. Delegation of specific tasks
Finance	Maintaining oversight of the accountant/bookkeeper, annual financial statements, VAT returns and certificates. Review of financial reports and annual budgets which are to be presented to the board and the City. Payment of contractors and staff. Annual tax certificates. Annual returns. Compliance with the Companies Act, legislative framework and King IV principles.
Public safety initiatives	Maintain oversight of contracts with the Public Safety service Provider. Monitoring service and response times. Interactions with public safety projects in the neighbouring areas, Law Enforcement (LE), Community Police forum (CPF) and South African Police Services (SAPS). Investigation and recommendation for improving public safety in the area.
Environmental development	Maintaining oversight of the public open spaces (POS) sub-committee. Approving tasks. Appointment and monitoring of gardeners. Liaising with city officials regarding the needs of the area.
Water quality	Attending council/civil society meetings. Liaising with local councillors and other civic groups. Lobbying through ZPAAC and Sand River Catchment Forum.
Communications	Oversight of public relations. MSCID communications, existing and updated website content, newsletters and dissemination of information via WhatsApp groups.
Company Secretary	Oversight of arranging meetings, keeping minutes. Preparation for and arranging the annual General Meeting. Membership list kept up-to-date and filing of required documentation

### **16.3 Board Meetings**

- The Board will meet quarterly, and the community may attend the meeting for the first 30 minutes thereof, to inform the board of any issues.
- All property owners paying the additional property rate may become members after applying to the board and completing the necessary documentation.
- A political representative will be appointed to the Board as an observer by the Executive Mayor.
- Board members will not receive remuneration.
- Agendas, notices and minutes of members' meetings will be published on the Marina South CID's website. Dates of the board meetings will be published on the Marina South CID website.

### **16.4 Financial and Performance Reporting Requirements.**

Provision has been made in the budget for the engagement of a third-party service provider to provide accounting and tax services to the Marina South CID. The services to be provided will primarily be the maintenance of the books of account and the submission of required returns to the Revenue authorities.

Monthly management accounts will be prepared by the appointed service provider for presentation to and approval by the directors of the company before being submitted to the City on the due date.

Services, as stipulated in the Business Plan, will be provided by service providers who will be appointed by the Board of Directors. Comprehensive quotes will be obtained for evaluation, score and decision by the Board. Service provider selection decisions will be recorded in the minutes of the director's meetings.

## **17 PERMISSIBLE AMENDMENTS TO THE BUSINESS PLAN**

If a determination is made to affect a material alteration to the geographical boundaries of the CID, such alteration shall be implemented in accordance with the formal process in Section 26 of the CID By-law. If an amendment to the geographical boundaries of a CID is deemed non-material and does not alter the terms of liability or the quantum of the additional rate levied, such amendment shall be undertaken in compliance with Section 25 of the City Improvement District By-law, 2023.

Where additional services are necessitated through collaboration with municipal departments, and such services are not expressly provided for in the motivation report but is deemed as enhanced and/or supplementary municipal services, the business plan may be amended without further consent, provided that the amendment is non-material and the process prescribed under Section 25 of the City Improvement District By-law, 2023 is duly followed.

There are currently no further plans to investigate or explore significant changes to the strategy or operations of the MSCID and therefore none are noted here.

# Part B

MARINA SOUTH CITY IMPROVEMENT DISTRICT NPC												
5 YEAR IMPLEMENTATION PLAN												
1st July 2026 to 30th June 2027												
MANAGEMENT AND OPERATIONS												
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS	
				Y1	Y2	Y3	Y4	Y5				
1	Appointment of relevant service providers	Appointment of appropriately qualified service providers	Year 1	→						Board	Operational	Service providers to be appointed by means of a well documented fair, equitable, transparent and competitive process. Review service provider appointment in last year of contract period by means of a well documented fair, equitable, transparent and competitive process.
3	Appoint an auditor	IRBA registered auditor appointed	Year 1	→						Board	Operational	IRBA registered auditor appointed at the AGM.
4	Board meetings	Quarterly Board meetings.	Quarterly	4	4	4	4	4		Manager and Board	Annual Report	Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions.
5	Monthly Progressive Income and Expenditure Report to CCT	Submit reports to the CID Branch by 15th	Monthly	12	12	12	12	12		Board	Operational and Board	Refer to Finance Agreement. Submit reports to the CID Branch. Board to track budget implementation and institute corrective measures when required.
6	Audited Annual Financial Statements	Unqualified Audited Annual Financial Statements	Annually	1	1	1	1	1		Board	Board, Operational and Annual Report	Annual Financial Statements audited and signed by nominated Directors.
7	Submit Annual Financial Statements to City	Signed Annual Financial Statements submitted to City	Annually	1	1	1	1	1		Board	Operational	Signed AFS submitted to the CID Branch by 31 August of each year.
8	Review arrears list	Report arrears to board	Quarterly	4	4	4	4	4		Board	Operational	Board Members in arrears cannot participate in meetings and members in arrears cannot participate in AGMs.
9	Annual feedback to members at AGM	Host legally compliant AGM	Annually	1	1	1	1	1		Board	Board	Host successful AGM before 31 December.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
10	Submit Annual Report and Annual Audited Financial Statements to Sub-council(s)	Submit AFS and annual report to Subcouncil within 3 months of AGM.	Annually	1	1	1	1	1	Board	Operational	Submit proof of submission to CID Branch.
11	CIPC Compliance • Annual Returns	Submit Annual Returns to CIPC within 30 business days of company registration date	Annually	1	1	1	1	1	Board	Operational	Submit proof of submission to CID Branch.
12	CIPC Compliance • Directors change • Auditors change • Company Secretary	Submit amendments to CIPC within 10 business days of the change	Ongoing	→	→	→	→	→	Board	Operational	Submit proof of submission to CID Branch.
13	Manage and monitor the service request process	Complete daily reports of service requests and monitor outstanding issues	Monthly	12	12	12	12	12	Board	Operational	Follow up with sub-council in respect of outstanding service requests
14	Participate in the review / development of the City's Integrated Development Plan	Annual submissions to Subcouncil Manager	Annually	1	1	1	1	1	Board	Operational	October to February of every year.
15	Participate in the City's Capital and Operating Budgets process	Annual submissions to Subcouncil Manager.	Annually	1	1	1	1	1	Board	Operational	By September of each year.
16	Maintain NPC membership	Up to date NPC membership register	Ongoing	→	→	→	→	→	Board	Operational	Maintain up to date membership list on website.
17	Submit an extension of term application	Submit a comprehensive extension of term application for approval by the members and the CCT Council.	In year 5					1	Board	Operational	Prepare a new business plan in the last year of term.
18	Annual Tax Compliance Status	Within one month after expiry date.	Annually	1	1	1	1	1	Board	Operational	Upload Tax Compliance Status via the eServices portal.
19	Adjustment Budget	Board approved adjustment budget	Annually	1	1	1	1	1	Board	Operational	Submit Board minutes and approved adjustment budget to the CCT by end of March.
20	First Board meeting post AGM	Allocate portfolios, elect Chairperson, sign Declaration of Interest, complete POPIA declaration	Annually	1	1	1	1	1	Board	Operational	All new directors to receive relevant documents.
21	Register with the Information Regulator of South Africa	Compliance with Information Regulator of South Africa	Year 1	→					Board	Operational	
22	VAT reconciliation and tax returns	Bi-monthly VAT returns and annual tax returns submitted to SARS on time	Bi-monthly	6	6	6	6	6	Board	Operational	

PUBLIC SAFETY											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a Public Safety strategy and management plan	Up to date Public Safety Management and Strategy Plan	Year 1	→					Board	Annual Report	This is done comprehensively at the beginning of a new term and then modified continuously in conjunction with the SAPS, Local Authority and existing Public Safety service provider using their experience as well as available crime statistics
2	Appoint a Public Safety service provider(s)	Contracted PSIRA registered public safety service provider(s)	Year 1	→					Board	Board	The Public Safety service provider(s) could include Public Safety Patrols, Control Room services and CCTV Monitoring through a fair, equitable, transparent and competitive process
3	Review and assess effectiveness of the Public Safety strategy and management plan and performance of service providers	Approved Public Safety strategy and management plan	Annual	1	1	1	1	1	Board	Annual Report	Clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.
4	Record Public Safety Incidents	Up to date public safety incident records	Ongoing	→	→	→	→	→	Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report
5	CID participation in joint operations	Participated in joint operations	Adhoc	1	1	1	1	1	Board and Service Provider	Annual Report where applicable	Participation in joint operations dependent on the public safety needs of the area
6	Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective Public Safety patrols	Ongoing	→	→	→	→	→	Service Provider	Operational	Utilise the "eyes and ears" of all Public Safety and gardening/street cleaning staff, as well as own staff, to identify any breaches
7	Participate in local safety forums	Attend local safety forums	Quarterly	4	4	4	4	4	Board and Service Provider	Operational	Participate in existing Neighbourhood Watch, Community Police Forum, other CIDs and SAPS meetings
10	Plan deployment of CCTV cameras	CCTV Camera deployment included in Public Safety strategy and management plan	Ongoing	→	→	→	→	→	Board and Service Provider	Board and Operational	
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
11	Register CCTV Cameras with the CCT	Cameras registered with the CCT	Ongoing	→	→	→	→	→	Board	Operational	
12	Monitor CCTV Cameras	Monitoring of CCTV Cameras by appropriately qualified service providers.	Ongoing	→	→	→	→	→	Board	Operational	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.

MAINTENANCE AND CLEANING											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
4	Evaluate and review the provision of public litter bins	Sufficient public litter bins	Ongoing	→	→	→	→	→	Board	Operational	Identify hotspot areas of littering to provide public litter bins and log a CCT service request
5	Cleaning of streets and sidewalks supplementary to those provided by the CCT	Clean streets and sidewalks in partnership with the CCT	Ongoing	→	→	→	→	→	Board	Operational	Identify hotspot areas of littering to provide additional street cleaning and log a CCT service request
6	Health and safety issues reported to the CCT	Logged CCT service request resolved	Ongoing	→	→	→	→	→	Board	Operational	Follow up with sub-council in respect of outstanding CCT service requests
7	Combat Illegal dumping	Logged CCT service request resolved	Ongoing	→	→	→	→	→	Board	Operational	Follow up with relevant department in respect of outstanding CCT service requests
8	Removal of illegal posters	Urban infrastructure free from illegal posters	Ongoing	→	→	→	→	→	Board	Operational	Monitor the removal of illegal posters by the CCT and where relevant log a CCT service request
9	Removal of graffiti	Urban infrastructure free of graffiti	Ongoing	→	→	→	→	→	Board	Operational	Monitor the removal of graffiti by the CCT and where relevant log a CCT service request
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE		COMMENTS
				Y1	Y2	Y3	Y4	Y5			
10	Record maintenance and cleaning activities	Up to date maintenance and cleansing records	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report
11	Identify problems, requiring minor maintenance to CCT infrastructure and perform relevant maintenance on: a. Water and Sanitation infrastructure b. Roads and Stormwater infrastructure c. Road markings d. Grass cutting in Public Open Spaces incl. Parks e. Street furniture	Completed minor maintenance to CCT infrastructure	Ongoing	→	→	→	→	→	Board	Operational, Board and Annual Report	Engage with relevant department before undertaking maintenance
12	Identify problems, required maintenance or damage to CCT infrastructure and report to relevant department including: a. Street lighting b. Water and Sanitation c. Roads and Stormwater d. Traffic signals and road markings e. Public Open Spaces incl. Parks	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Board	Operational, Board and Annual Report	Follow up with sub-council in respect of outstanding CCT service requests

ENVIRONMENTAL DEVELOPMENT												
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS	
				Y1	Y2	Y3	Y4	Y5				
1	Develop an environmental development strategy and management plan	Up to date environmental development strategy and management Plan	Year 1	->						Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Appoint an environmental development service provider(s)	Contracted service provider(s)	Year 1	->						Board	Board	Appoint an environmental development service provider(s) through a fair, equitable, transparent and competitive process. This could be an existing service provider.
3	Review and approve the environmental development management plan	Approved environmental development strategy and management plan	Annual	1	1	1	1	1	Board	Annual Report	Clear deliverables and defined performance indicators to guide environmental development services by the appointed or existing service provider and evaluate levels of service provided.	
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS	
				Y1	Y2	Y3	Y4	Y5				
4	Promote waste minimization and management thereof through awareness on waste, water, noise and air pollution	Quarterly awareness campaign through newsletters or website to business and property owners.	Quarterly	4	4	4	4	4	Board	Board	Partner with CCT Urban Waste Management Law Enforcement	
5	Implement and maintain landscaping projects	Landscaping projects implemented and maintained	Ongoing	->	->	->	->	->	Board	Board and Operational		
7	Monitor and report illegal signage and posters	Report findings to the relevant CCT department and log CCT service request	Ongoing	->	->	->	->	->	Board	Board, Operational and Annual Report where applicable		
8	Improve green urban environment	Green urban environment	Ongoing	->	->	->	->	->	Board	Board and Operational	Tree planting, maintaining of tree wells, road verges, replanting and maintaining of flower pots etc.	

SOCIAL AND ECONOMIC DEVELOPMENT											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a social and economic development strategies and management plans	Up to date social and economic development strategy and management Plan	Year 1	→					Board	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Appoint a social development service provider(s)	Contracted service provider(s)	Year 1	→					Board	Board	Appoint a social development service provider(s) through a fair, equitable, transparent and competitive process. This could be an existing service provider.
3	Review and approve the social and economic development management plans and assess effectiveness of service providers	Approved social and economic development strategy and management plan	Annual	1	1	1	1	1	Board	Annual Report	Clear deliverables and defined performance indicators to guide social and economic development services by the appointed or existing service provider and evaluate levels of service provided.
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
5	Promote social development awareness	Quarterly awareness campaign through newsletters or website	Quarterly	4	4	4	4	4	Board	Board	Partner with CCT Social Development & Early Childhood Development Directorate and social welfare organisations
6	Work in conjunction with local social welfare and job creation organisations and develop the delivery of the supplementary services to improve the urban environment	Job creation through social intervention	Ongoing	→	→	→	→	→	Board	Annual Report	Partner with CCT Social Development and social welfare organisations
7	Provide social services	Social service to recipients	Ongoing	→	→	→	→	→	Board	Board and Annual Report	

COMMUNICATION												
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS	
				Y1	Y2	Y3	Y4	Y5				
1	Develop a communication strategy and management plan	Up to date communication strategy and management Plan	Year 1	->						Board and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Appoint a communication service provider(s)	Contracted service provider(s)	Year 1	->						Board	Board	Appoint a communication service provider(s) through a fair, equitable, transparent and competitive process. This could be an existing service provider.
3	Review and approve the communication management plan	Approved communication strategy and management plan	Annual	1	1	1	1	1		Board	Annual Report	Clear deliverables and defined performance indicators to guide communication services by the appointed or existing service provider and evaluate levels of service provided.
4	Maintain Website	Up to date website	Ongoing	->	->	->	->	->		Board	Board	In terms of CCT CID Policy requirements
5	Newsletters / Newsflashes	Communication distributed	Quarterly	4	4	4	4	4		Board	Operational	Including use of social media platforms
6	Regular interaction with property and business owners	Feedback on interactions	Ongoing	->	->	->	->	->		Board	Operational	
7	CID information signage	Clearly identifiable CID signage	Ongoing	->	->	->	->	->		Board	Operational	Signage to be visible and maintained with CCT approval

Part C



# MARINA SOUTH CITY IMPROVEMENT DISTRICT (MSCID)

## 5 YEAR TERM BUDGET

1 July 2026 to 30 June 2031

	2026/27	2027/28	2028/29	2029/30	2030/31
	R	R	R	R	R
<b>INCOME</b>					
Income from additional rates	-600 000 100.0%	-604 443 100.0%	-647 063 100.0%	-692 595 100.0%	-741 242 100.0%
<b>TOTAL INCOME</b>	<b>-600 000 100.0%</b>	<b>-604 443 100.0%</b>	<b>-647 063 100.0%</b>	<b>-692 595 100.0%</b>	<b>-741 242 100.0%</b>
<b>EXPENDITURE</b>					
<b>Core business</b>	<b>499 000 83.2%</b>	<b>533 930 88.3%</b>	<b>571 305 88.3%</b>	<b>611 296 88.3%</b>	<b>654 088 88.2%</b>
Cleansing services	2 000	2 140	2 290	2 450	2 622
Environmental upgrading	30 000	32 100	34 347	36 751	39 324
Public Safety - CCTV monitoring	216 000	231 120	247 298	264 609	283 132
Public Safety - CCTV - Leasing of cameras	216 000	231 120	247 298	264 609	283 132
Social upliftment	30 000	32 100	34 347	36 751	39 324
Urban maintenance	5 000	5 350	5 725	6 126	6 554
<b>Depreciation</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>
<b>Repairs &amp; Maintenance</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>
<b>Interest &amp; Redemption (Finance Lease)</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>
<b>General expenditure</b>	<b>83 000 13.8%</b>	<b>52 380 8.7%</b>	<b>56 346 8.7%</b>	<b>60 521 8.7%</b>	<b>64 917 8.8%</b>
Advertising costs	14 000	5 000	5 350	5 725	6 125
Auditors' remuneration	20 000	21 400	22 898	24 501	26 216
Bank charges	2 000	2 140	2 290	2 450	2 622
Computer expenses	6 000	6 420	6 869	7 350	7 865
Contingency / Sundry	29 000	10 000	11 000	12 000	13 000
Insurance	6 000	6 420	6 869	7 350	7 865
Secretarial duties	6 000	1 000	1 070	1 145	1 224
<b>Rolling Bad Debt Provision 3%</b>	<b>18 000 3.0%</b>	<b>18 133 3.0%</b>	<b>19 412 3.0%</b>	<b>20 778 3.0%</b>	<b>22 237 3.0%</b>
<b>TOTAL EXPENDITURE</b>	<b>600 000 100.0%</b>	<b>604 443 100.0%</b>	<b>647 063 100.0%</b>	<b>692 595 100.0%</b>	<b>741 242 100.0%</b>
<b>(SURPLUS) / SHORTFALL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>GROWTH: EXPENDITURE</b>	<b>N/A</b>	<b>0.7%</b>	<b>7.1%</b>	<b>7.0%</b>	<b>7.0%</b>
<b>GROWTH: ADDITIONAL RATES</b>	<b>N/A</b>	<b>0.7%</b>	<b>7.1%</b>	<b>7.0%</b>	<b>7.0%</b>

APPROVED PUBLIC PARTICIPATION PLAN (required under s. 6(2) of CID By-law)					
Proposed Methods of Notification (requirement under s. 6(7) of CID By-law)					
Notification Medium	Details	Targeted Interested & Affected Party (“I&AP”)	By-law	Policy	Deviation sought?
Internet	Steering Committee’s Website at <a href="http://www.marinasouthcid.co.za">www.marinasouthcid.co.za</a>	Local community & proposed Additional Rate Payers (ARPs)		Clause 9.4.3	N
Email notification	Email documents & notices to email addresses of proposed ARPs- (a) contained in the City’s records; and/or (b) listed in the steering committee’s register of members of the local community (clause 9.3).	Proposed ARPs	s. 6(7)(a)(i)	Clause 9.4.1	N
	Email documents & notices to email addresses of- (a) local community members listed in the steering committee’s register of members of the local community (clause 9.3); and (b) NGOs and other community organisations carrying on activities in the proposed <b>Marina South CID</b> , as listed in the steering committee’s register of members of the local community.	Local Community	s. 6(7)(a)(ii)	Clause 9.4.1	N

Notification Medium	Details	Targeted Interested & Affected Party (“I&AP”)	By-law	Policy	Deviation sought?
Registered Mail	Post relevant documents or notice to: (a) Those ARPs for whom the steering committee does not have email addresses; and (b) Members of the local community contemplated who have not provided email addresses for purposes of the written notice.	Proposed ARPs & Local Community The anticipated success from the use of registered mail does not justify the cost. The majority of ARPs will be reached through other means of communication.	s. 6(7)(b) read with s.1 definition of “written notice”.	Clause 9.4.1	Y
Email notification/Physical meeting	Over and above the public meetings required in terms of section 6 of the By-Law. (a) The steering committee shall convene one or more focus groups for purposes of conveying information about, (b) Eliciting comment on, both draft and final business plans, and Group(s) should consist of between 3 to 15 participants.	Sub-Council, NGOs and any other focus groups		Clause 9.8	N
Newspapers	Newspaper advertisements in: (a) The False Bay People’s Post	Proposed ARPs & Local Community	s. 6(7)	Clause 9.4.4	Y
Public Notices	Public notices to be affixed at the following locations (i) Office of the Marina da Gama Association (ii) Notice boards at the following shopping complex: (a) Eastlake shopping centre;	Proposed ARPs & Local Community	Not a legal requirement	Not a legal requirement	N

	(b) Convenience store, (c) Bistro and coffee shop				
Other means	Distribution of fliers and Broadcasts via Whatsapp Groups	Proposed ARPs & Local Community <ul style="list-style-type: none"> <li>The three precincts of MSCID have an active WhatsApp chat-group as well as a WhatsApp group for notifications, and we communicate important notices on this channel and as necessary via the email addresses provided by the City and local changes to that database that we know about to all homeowners.</li> </ul>		Clause 9.4.5	N

**A. REGISTER OF THE LOCAL COMMUNITY**

Proposed Date	Proposed Action	Content of Register	By-law	Policy	Deviation sought?
8 November 2024	Open and maintain a register of member of the local community.  “ <u>local community</u> ” in relation to a CID- means the body of persons comprising individuals falling under one or more of the following categories – (a) property owners in the district, irrespective of whether or not they will be liable for paying the additional rate; (b) residents of the district; (c) tenants and body corporates in the district; (d) any civic organisations and non-	Names, contact details & addresses of persons listed in s. 6(8) of the By-law.	s. 6(8)	Clause 9.3	N

	governmental, private sector or labour organisations or bodies which are involved in local affairs in the district affected by the proposed improvement or upgrading of the district.				
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**B. OBTAIN INPUT FROM I&AP**

**1. Focus Groups**

<b>Proposed Date</b>	<b>Proposed Action</b>	<b>Targeted Interested &amp; Affected Party (“I&amp;AP”)</b>	<b>By-law</b>	<b>Policy</b>	<b>Deviation sought?</b>
16 May 2025 21 May 2025 22 May 2025 13 August 2025	Convene focus groups consisting of the following groups of people: (i) [e.g.] Representatives of NGOs’ in local community; (ii) [e.g.] Representatives of any neighbourhood watch association in the local community and Community Policing Forum members; (iii) ARPs	Local Community & Proposed ARPs		Clause 9.8	N

**2. First Public Meeting**

**(a) Notice of First Public Meeting**

<b>Date</b>	<b>Notification Mediums</b>	<b>Content of Notice</b>	<b>By-law</b>	<b>Policy</b>	<b>Deviation sought?</b>
13 August 2025	(i) Website; (ii) Email; (iii) WhatsApp group (iv) Public notices; (v) Newspaper advertisement; Posters	<b>PLEASE TAKE NOTICE THAT:</b>  The owner of a registered property in Marina South CID intends to apply for the establishment of a City Improvement District in terms of the City of Cape Town: City Improvement District By-Law 9 (The “By-Law”),	s. 6(6)	Clause 9.4.1	N

		<p>2023, read with the City of Cape Town's: City Improvement District Policy, 2023 (the "Policy").</p> <p>The proposed Marina South CID will include all non-residential and residential properties in the area within the following geographical boundaries:</p> <p><b>Fisherman's Quay Precinct:</b> Fisherman's Quay, Tower Quay and houses on the western side of Eastlake Drive from Eastlake Island entrance to Battleridge entrance</p> <p><b>Cannon Island precinct:</b> Cannon Island &amp; Admirals Walk</p> <p><b>Battleridge precinct:</b> Battleridge and 69,71 and 73 The Row</p> <p>(A map depicting these geographical boundaries is attached hereto as Annexure "A").</p> <p>The purpose of the upcoming public meeting is to discuss the draft business plan and proposed application for establishment of the CID, and to elicit comments for purposes of preparing the final business plan.</p> <p>DATE: 13 August 2025  TIME: 18:30  VENUE: The Lookout  ADDRESS: 57 Promenade Road, Muizenberg</p> <p><b>ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING.</b></p>			
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		<p><b>PLEASE TAKE FURTHER NOTICE THAT:</b></p> <ol style="list-style-type: none"> <li>1. All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of clause 9.3 of the Policy (the “<i>register</i>”). Other members of the local community who wish to register as interested persons must contact the applicant at <a href="mailto:marinasouthcid@gmail.com">marinasouthcid@gmail.com</a></li> <li>2. The draft business plan is available for download at <a href="https://marinasouthcid.co.za/">https://marinasouthcid.co.za/</a> and may be inspected at the Marina da Gama Association office in the Eastlake Shopping Centre.</li> <li>3. Any written comments on the draft business plan and proposed application must be submitted to the applicant as appears in para 1 above by 14 September 2025.</li> <li>4. If you are not the registered owner of an affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform <a href="mailto:marinasouthcid@gmail.com">marinasouthcid@gmail.com</a> of the registered owner’s contact details, so that the applicant may relay the contents of this notice.</li> </ol>			
Date	Venue	Details of Chairperson	By-law	Policy	Deviation sought?
13 August 2025	The Lookout 57 Promenade Road Muizenberg	Cheryl Philip previous chairperson of the Marina da Gama Association and chairperson of the Eastlake Island CID. Email: <a href="mailto:info@eastlakeislandcid.co.za">info@eastlakeislandcid.co.za</a>	s. 6(5) s. 6(7)(a) s. 6(7)(b) s. 6(7)(c)		N

		Cheryl has experience in chairing large meetings and extensive knowledge of the Marina da Gama			
<b>(a) Written Comments on Draft Business Plan</b>					
<b>Date</b>	<b>Action/ Steps</b>	<b>Details</b>	<b>By-law</b>	<b>Policy</b>	<b>Deviation sought?</b>
14 September 2025	Provide local community until at least 30 days after the date of the public meeting an opportunity to submit to the applicant written comments on the proposed application and the draft business plan.		s. 6(8)		N
<b>(b) Include Written Comments in Final Business Plan</b>					
<b>Date</b>	<b>Action/ Steps</b>	<b>Details</b>	<b>By-law</b>	<b>Policy</b>	<b>Deviation sought?</b>
21 October 2025	Prepare a table to accompany final business plan, which summarise: (i) Comments made during the 1 <sup>st</sup> public meeting; (ii) Written comments received pursuant to section 6(10); and The applicant's response to these comments, including references to changes in the final business plan that were made pursuant to any relevant comment.		s. 6(9)		N

3. Second Public Meeting					
(a) Notice of 2 <sup>nd</sup> Public Meeting					
Date	Notification Mediums	Content of Notice	By-law	Policy	Deviation sought?
3 December 2025	(I) Website; (II) Email; (III) WhatsApp group (IV) Public notices; (V) Newspaper advertisement and if reasonably required, any further mediums (VI) Posters	<p><b>PLEASE TAKE NOTICE THAT:</b></p> <p>The owner of a registered property in Marina South CID intends to apply for the establishment of a City Improvement District in terms of the City of Cape Town: City Improvement District By-Law, 2023 (<i>the "By-law"</i>), read with the City of Cape Town's: City Improvement District Policy, 2023 (<i>the "Policy"</i>).</p> <p>The proposed Marina South CID will include all non-residential and residential properties in the area within the following geographical boundaries:</p> <p><b>Fisherman's Quay Precinct:</b> Fisherman's Quay, Tower Quay and houses on the western side of Eastlake Drive from Eastlake Island entrance to Battleridge entrance</p> <p><b>Cannon Island precinct:</b> Cannon Island &amp; Admirals Walk</p> <p><b>Battleridge precinct:</b> Battleridge and The Row 69, 71 and 73</p> <p>(A map depicting these geographical boundaries is attached hereto as Annexure "A").</p> <p>Following the public meeting on 13 August 2025 no changes have been made to the draft business plan. The purpose of the upcoming public meeting is to discuss the final business plan and elicit further</p>	s. 6(7)(a) s. 6(7)(b) s. 6(7)(c)  s. 6(10) s. 6(11)	Clause 9.4.1	N

		<p>comment in terms of section 6 of the By-law, before it is submitted to Council as part of the CID establishment application. The consent and objection phase will commence on conclusion of the meeting. Once the required level of support is achieved, the application will be submitted to Council for consideration.</p> <p>DATE: 3 December 2025  TIME 18:30  VENUE: The Lookout  ADDRESS: 57 Promenade Road, Muizenberg</p> <p><b>ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING.</b></p> <p><b>PLEASE TAKE FURTHER NOTICE THAT:</b></p> <ol style="list-style-type: none"> <li>1. All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of clause 9.3 of the Policy (the “register”). Other members of the local community who wish to register as interested persons must contact the applicant at <a href="mailto:marinasouthcid@gmail.com">marinasouthcid@gmail.com</a></li> <li>2. The final business plan is available for download at <a href="https://marinasouthcid.co.za/">https://marinasouthcid.co.za/</a> and may be inspected at the Marina da Gama Association office in the Eastlake Shopping Centre.</li> <li>3. Any written comments on the final business plan and proposed application must be submitted to the</li> </ol>			
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		<p>applicant as appears in para 1 above by 11 January 2026.</p> <p>4. If you are not the registered owner of an affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform <a href="mailto:marinasouthcid@gmail.com">marinasouthcid@gmail.com</a> of the registered owner's contact details, so that the applicant may relay the contents of this notice.</p>			
<b>(b) Convene Second Public Meeting</b>					
<b>Date</b>	<b>Venue</b>	<b>Details of Chairperson</b>	<b>By-law</b>	<b>Policy</b>	<b>Deviation sought?</b>
3 December 2025	The Lookout 57 Promenade Road Muizenberg	<p>Boudje Giljam (TBC), previous chairperson of the Marina da Gama Association and chairperson of the Park Island CID.</p> <p>Email: parkislandcid@gmail.com</p> <p>Boudje has experience in chairing large meetings and extensive knowledge of the Marina da Gama.</p>	s. 6(10)		N
<b>(c) Written Comments on Final Business Plan</b>					
<b>Date</b>	<b>Action/ Steps</b>	<b>Details</b>	<b>By-law</b>	<b>Policy</b>	<b>Deviation sought?</b>
11 January 2026	Provide local community until at least 30 days after the date of the second public meeting an opportunity to submit to the applicant written comments on the proposed application and the draft business plan.		s. 6(12)		N

Proposed Establishment of Marina South City Improvement District (MSCID)

<b>(d) Include Written Comments on Final Business Plan</b>					
<b>Date</b>	<b>Action/ Steps</b>	<b>Details</b>	<b>By-law</b>	<b>Policy</b>	<b>Deviation sought?</b>
31 January 2026	Prepare a table to accompany final business plan, which summarise: (i) Comments made during the 2 <sup>nd</sup> public meeting; (ii) Written comments received pursuant to section 6(14); and (iii) The applicant's response to these comments.		s. 6(13)		N

Approved by:

<b>Name</b>	<b>Designation</b>	<b>Signature</b>
Joepie Joubert	Manager: City Improvements Districts	



**Annexure B**

**LIST OF RATEABLE PROPERTIES WITHIN THE CID**

<b>PROPERTY CATEGORY</b>	<b>STREET NO</b>	<b>STREET NAME</b>	<b>SUBURB</b>	<b>UNIT NO</b>	<b>LIS KEY</b>	<b>ERF No</b>
Residential	1	ADMIRALS WALK	MUIZENBERG		64666	93515
Residential	2	ADMIRALS WALK	MUIZENBERG		64674	93523
Residential	3	ADMIRALS WALK	MUIZENBERG		64665	93514
Residential	4	ADMIRALS WALK	MUIZENBERG		64673	93522
Non-Residential	5	ADMIRALS WALK	MUIZENBERG		64664	93513
Non-Residential	6	ADMIRALS WALK	MUIZENBERG		64672	93521
Residential	7	ADMIRALS WALK	MUIZENBERG		64663	93512
Residential	8	ADMIRALS WALK	MUIZENBERG		64671	93520
Residential	9	ADMIRALS WALK	MUIZENBERG		64662	93511
Residential	10	ADMIRALS WALK	MUIZENBERG		64670	93519
Residential	11	ADMIRALS WALK	MUIZENBERG		64661	93510
Residential	12	ADMIRALS WALK	MUIZENBERG		64669	93518
Residential	13	ADMIRALS WALK	MUIZENBERG		977238	168403
Residential	15	ADMIRALS WALK	MUIZENBERG		977237	168402
Residential	17	ADMIRALS WALK	MUIZENBERG		64659	93508
Residential	18	ADMIRALS WALK	MUIZENBERG		64668	93517
Residential	19	ADMIRALS WALK	MUIZENBERG		64658	93507
Residential	21	ADMIRALS WALK	MUIZENBERG		64657	93506
Residential	23	ADMIRALS WALK	MUIZENBERG		64656	93505
Residential	25	ADMIRALS WALK	MUIZENBERG		64655	93504
Residential	21A	ADMIRALS WALK	MUIZENBERG		299252	158689
Residential	9A	ADMIRALS WALK	MUIZENBERG		962929	168768
Residential	1	BATTLE RIDGE STREET	MUIZENBERG		64624	93471
Residential	3	BATTLE RIDGE STREET	MUIZENBERG		64623	93470
Residential	4	BATTLE RIDGE STREET	MUIZENBERG		65238	94196
Residential	5	BATTLE RIDGE STREET	MUIZENBERG		64622	93469
Residential	6	BATTLE RIDGE STREET	MUIZENBERG		64627	93475
Residential	7	BATTLE RIDGE STREET	MUIZENBERG		65293	94273
Residential	8	BATTLE RIDGE STREET	MUIZENBERG		64628	93476
Residential	9	BATTLE RIDGE STREET	MUIZENBERG		64621	93467

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF No
Residential	10	BATTLE RIDGE STREET	MUIZENBERG		64629	93477
Residential	11	BATTLE RIDGE STREET	MUIZENBERG		64620	93466
Residential	12	BATTLE RIDGE STREET	MUIZENBERG		64630	93478
Residential	14	BATTLE RIDGE STREET	MUIZENBERG		64631	93479
Residential	15	BATTLE RIDGE STREET	MUIZENBERG		64619	93465
Residential	16	BATTLE RIDGE STREET	MUIZENBERG		64632	93480
Residential	17	BATTLE RIDGE STREET	MUIZENBERG		64618	93464
Residential	18	BATTLE RIDGE STREET	MUIZENBERG		64634	93482
Residential	19	BATTLE RIDGE STREET	MUIZENBERG		64617	93463
Residential	20	BATTLE RIDGE STREET	MUIZENBERG		64635	93483
Residential	21	BATTLE RIDGE STREET	MUIZENBERG		64616	93462
Residential	22	BATTLE RIDGE STREET	MUIZENBERG		64636	93484
Residential	23	BATTLE RIDGE STREET	MUIZENBERG		64615	93461
Residential	24	BATTLE RIDGE STREET	MUIZENBERG		64637	93485
Residential	25	BATTLE RIDGE STREET	MUIZENBERG		64614	93460
Residential	26	BATTLE RIDGE STREET	MUIZENBERG		64638	93486
Residential	27	BATTLE RIDGE STREET	MUIZENBERG		64613	93459
Residential	28	BATTLE RIDGE STREET	MUIZENBERG		64639	93487
Residential	29	BATTLE RIDGE STREET	MUIZENBERG		64612	93458
Residential	30	BATTLE RIDGE STREET	MUIZENBERG		64641	93489
Residential	31	BATTLE RIDGE STREET	MUIZENBERG		64611	93457
Residential	32	BATTLE RIDGE STREET	MUIZENBERG		64642	93490
Residential	33	BATTLE RIDGE STREET	MUIZENBERG		64609	93455
Residential	34	BATTLE RIDGE STREET	MUIZENBERG		64643	93491
Residential	35	BATTLE RIDGE STREET	MUIZENBERG		64608	93454
Residential	36	BATTLE RIDGE STREET	MUIZENBERG		64644	93492
Residential	37	BATTLE RIDGE STREET	MUIZENBERG		64607	93453
Residential	38	BATTLE RIDGE STREET	MUIZENBERG		64645	93493
Residential	39	BATTLE RIDGE STREET	MUIZENBERG		64606	93452
Residential	40	BATTLE RIDGE STREET	MUIZENBERG		64646	93494
Residential	41	BATTLE RIDGE STREET	MUIZENBERG		64605	93451
Residential	42	BATTLE RIDGE STREET	MUIZENBERG		64647	93495
Residential	43	BATTLE RIDGE STREET	MUIZENBERG		64604	93450
Residential	44	BATTLE RIDGE STREET	MUIZENBERG		64648	93496
Residential	45	BATTLE RIDGE STREET	MUIZENBERG		64603	93449
Residential	46	BATTLE RIDGE STREET	MUIZENBERG		64649	93497

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF No
Residential	47	BATTLE RIDGE STREET	MUIZENBERG		64602	93448
Residential	48	BATTLE RIDGE STREET	MUIZENBERG		64650	93498
Residential	49	BATTLE RIDGE STREET	MUIZENBERG		64601	93447
Residential	50	BATTLE RIDGE STREET	MUIZENBERG		64651	93499
Residential	51	BATTLE RIDGE STREET	MUIZENBERG		64600	93446
Residential	53	BATTLE RIDGE STREET	MUIZENBERG		64599	93445
Residential	55	BATTLE RIDGE STREET	MUIZENBERG		64598	93444
Residential	3	CANNON ISLAND WAY	MUIZENBERG	1	65235	94193
Residential	3	CANNON ISLAND WAY	MUIZENBERG	2	65235	94193
Residential	4	CANNON ISLAND WAY	MUIZENBERG		447660	166218
Residential	5	CANNON ISLAND WAY	MUIZENBERG		64795	93658
Residential	6	CANNON ISLAND WAY	MUIZENBERG		65362	94362
Residential	8	CANNON ISLAND WAY	MUIZENBERG		65111	94044
Residential	9	CANNON ISLAND WAY	MUIZENBERG		64675	93524
Residential	10	CANNON ISLAND WAY	MUIZENBERG		65110	94043
Residential	11	CANNON ISLAND WAY	MUIZENBERG		64678	93528
Residential	12	CANNON ISLAND WAY	MUIZENBERG		65109	94042
Residential	13	CANNON ISLAND WAY	MUIZENBERG		81870	117984
Residential	14	CANNON ISLAND WAY	MUIZENBERG		65108	94041
Residential	15	CANNON ISLAND WAY	MUIZENBERG		81871	117985
Residential	16	CANNON ISLAND WAY	MUIZENBERG		65107	94040
Residential	17	CANNON ISLAND WAY	MUIZENBERG		81872	117986
Residential	18	CANNON ISLAND WAY	MUIZENBERG		65106	94039
Residential	19	CANNON ISLAND WAY	MUIZENBERG		64679	93531
Residential	20	CANNON ISLAND WAY	MUIZENBERG		65105	94038
Residential	21	CANNON ISLAND WAY	MUIZENBERG		64680	93532
Residential	22	CANNON ISLAND WAY	MUIZENBERG		65104	94037
Residential	23	CANNON ISLAND WAY	MUIZENBERG	1	64681	93533
Residential	23	CANNON ISLAND WAY	MUIZENBERG	2	64681	93533
Residential	24	CANNON ISLAND WAY	MUIZENBERG		65103	94036
Residential	25	CANNON ISLAND WAY	MUIZENBERG		64682	93534
Residential	26	CANNON ISLAND WAY	MUIZENBERG		65102	94035
Residential	28	CANNON ISLAND WAY	MUIZENBERG		65101	94034
Residential	30	CANNON ISLAND WAY	MUIZENBERG		65239	94198
Residential	32	CANNON ISLAND WAY	MUIZENBERG		65240	94199
Residential	34	CANNON ISLAND WAY	MUIZENBERG		1010525	171568

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF No
Residential	36	CANNON ISLAND WAY	MUIZENBERG		65242	94201
Residential	38	CANNON ISLAND WAY	MUIZENBERG		108845	148589
Residential	40	CANNON ISLAND WAY	MUIZENBERG		65244	94203
Residential	42	CANNON ISLAND WAY	MUIZENBERG		65245	94204
Residential	44	CANNON ISLAND WAY	MUIZENBERG		65328	94319
Residential	46	CANNON ISLAND WAY	MUIZENBERG		65327	94318
Residential	48	CANNON ISLAND WAY	MUIZENBERG		65326	94317
Residential	34A	CANNON ISLAND WAY	MUIZENBERG		65241	94200
Residential	38A	CANNON ISLAND WAY	MUIZENBERG		108844	148588
Residential	38B	CANNON ISLAND WAY	MUIZENBERG		108843	148587
Residential	46A	CANNON ISLAND WAY	MUIZENBERG		27849846	177090
Residential	4A	CANNON ISLAND WAY	MUIZENBERG		447661	166219
Residential	4B	CANNON ISLAND WAY	MUIZENBERG		956539	166569
Residential	4C	CANNON ISLAND WAY	MUIZENBERG		999603	172468
Residential	6A	CANNON ISLAND WAY	MUIZENBERG		65112	94045
Residential	5	EAST LAKE DRIVE	MUIZENBERG		65237	94195
Residential	7	EASTLAKE DRIVE	MUIZENBERG		65236	94194
Residential	15	EASTLAKE DRIVE	MUIZENBERG		89933	126535
Residential	17	EASTLAKE DRIVE	MUIZENBERG		89932	126534
Residential	19	EASTLAKE DRIVE	MUIZENBERG		89931	126533
Residential	21	EASTLAKE DRIVE	MUIZENBERG		89930	126532
Residential	23	EASTLAKE DRIVE	MUIZENBERG		89929	126531
Residential	25	EASTLAKE DRIVE	MUIZENBERG		89928	126530
Residential	27	EASTLAKE DRIVE	MUIZENBERG		89927	126529
Residential	29	EASTLAKE DRIVE	MUIZENBERG		89926	126528
Residential	31	EASTLAKE DRIVE	MUIZENBERG		89925	126527
Residential	33	EASTLAKE DRIVE	MUIZENBERG		89924	126526
Residential	35	EASTLAKE DRIVE	MUIZENBERG		89923	126525
Residential	37	EASTLAKE DRIVE	MUIZENBERG		89922	126524
Residential	39	EASTLAKE DRIVE	MUIZENBERG		89921	126523
Residential	41	EASTLAKE DRIVE	MUIZENBERG		89920	126522
Residential	43	EASTLAKE DRIVE	MUIZENBERG		89919	126521
Residential	45	EASTLAKE DRIVE	MUIZENBERG		89918	126520
Residential	47	EASTLAKE DRIVE	MUIZENBERG		89917	126519
Residential	49	EASTLAKE DRIVE	MUIZENBERG		89916	126518
Residential	51	EASTLAKE DRIVE	MUIZENBERG		981095	143984

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF No
Residential	1	FISHERMANS QUAY	MUIZENBERG		89915	126517
Residential	3	FISHERMANS QUAY	MUIZENBERG		89914	126516
Residential	5	FISHERMANS QUAY	MUIZENBERG		89913	126515
Residential	7	FISHERMANS QUAY	MUIZENBERG		89912	126514
Residential	9	FISHERMANS QUAY	MUIZENBERG		89911	126513
Residential	11	FISHERMANS QUAY	MUIZENBERG		89910	126512
Residential	15	FISHERMANS QUAY	MUIZENBERG		89909	126511
Residential	17	FISHERMANS QUAY	MUIZENBERG		89908	126510
Residential	19	FISHERMANS QUAY	MUIZENBERG		89907	126509
Residential	21	FISHERMANS QUAY	MUIZENBERG		89906	126508
Residential	23	FISHERMANS QUAY	MUIZENBERG		89905	126507
Residential	25	FISHERMANS QUAY	MUIZENBERG		89904	126506
Residential	27	FISHERMANS QUAY	MUIZENBERG		89903	126505
Residential	29	FISHERMANS QUAY	MUIZENBERG		89902	126504
Residential	31	FISHERMANS QUAY	MUIZENBERG		89901	126503
Residential	33	FISHERMANS QUAY	MUIZENBERG		89900	126502
Residential	35	FISHERMANS QUAY	MUIZENBERG		89899	126501
Residential	37	FISHERMANS QUAY	MUIZENBERG		89898	126500
Residential	39	FISHERMANS QUAY	MUIZENBERG		89897	126499
Residential	69	THE ROW NONE	MUIZENBERG		64654	93502
Residential	71	THE ROW NONE	MUIZENBERG		64797	93660
Residential	73	THE ROW NONE	MUIZENBERG		109827	150324
Residential	1	TOWER QUAY	MUIZENBERG		105768	143981
Residential	2	TOWER QUAY	MUIZENBERG		105769	143982
Residential	3	TOWER QUAY	MUIZENBERG	1	344718	143983
Residential	3	TOWER QUAY	MUIZENBERG	2	344718	143983
Residential	4	TOWER QUAY	MUIZENBERG		105773	143988
Residential	5	TOWER QUAY	MUIZENBERG		105772	143987
Residential	6	TOWER QUAY	MUIZENBERG		105771	143986
Residential	7	TOWER QUAY	MUIZENBERG		105770	143985

# PROPOSED MARINA SOUTH CITY IMPROVEMENT DISTRICT URBAN MANAGEMENT REPORT



Prepared by MS-CID  
Steering Committee

Email: [marinasouthcid@gmail.com](mailto:marinasouthcid@gmail.com)  
Website: [www.marinasouthcid.co.za](http://www.marinasouthcid.co.za)

**MARCH 2025**

## CONTENTS

	Page
Executive Summary .....	3
1. INTRODUCTION .....	4
2. METHODOLOGY .....	5
3. UMS SURVEY RESULTS AND ANALYSIS .....	6
3.1 General .....	7
3.2 Public Safety and Security .....	8
3.3 Cleaning, Beautifying and Environment .....	17
3.4 Street Condition and Safety .....	22
3.5 Community .....	31
4. PRIORITIES .....	32
4.1 General .....	33
4.2 Cleaning, Beautifying and Environmental .....	33
4.3 Municipal Services .....	33
4.4 Social Responsibilities .....	33
4.5 Community Involvement .....	33
5. CONCLUSIONS .....	34

## EXECUTIVE SUMMARY

In 2024 property owners from the contiguous geographical areas in close proximity from streets adjoining the greater Marina da Gama Southern peninsula formed a Steering Committee to establish the Marina South City Improvement District. Following the initial stages and engagements with the City of Cape Town, an Urban Management Survey was initiated using an online survey software known as *SurveyMonkey*©

49% of the property owners completed the UMS, which is above the 20% threshold value.

The results of the UMS were analyzed and form part of this report. The outcome of these UMS yielded the following results:

UMS CID Priority	High Importance Rating	Extremely High Importance Rating	High – Extremely High Importance Rating
Public Safety and Security	27%	62%	89%
Cleaning, Beautifying and Environmental	26%	24%	50%
Municipal Services	31%	30%	61%
Social Responsibility	21%	18%	39%
Community Involvement	26%	14%	40%

As can be seen from the above summary table of results, the UMS yielded a significant high value which is attributed to Public Safety and Security, which will be the focus area of the Business Plan and Budget.

## 1. INTRODUCTION

Marina da Gama is a suburb of the City of Cape Town which was originally established in the 1970s by the property developers of the mining conglomerate, Anglo American. Whilst the concept, at the time, was to expand the development to include a harbour, due to economic factors, this did not materialize.

Marina da Gama consists of three peninsulas, Uitsig to the North, Park Island, Eastlake Island and Cannon Island to the south. Park Island CID was established in 2023, followed by Eastlake Island CID in 2024.

A steering committee, representing members of the Marina South CID, was formed in 2024, with the vision of establishing a MS-CID encompassing three precincts, as shown below:



Following the initial Gateway review approvals by the City of Cape Town, the steering committee launched an online Urban Management Survey. The results and analysis of this survey are shown below.

83 households completed the survey out of a total of 168 properties, representing 49%.

## 2. METHODOLOGY

The MS-CID Steering Committee prepared a draft questionnaire as part of the Urban Management Survey (UMS), which was submitted to the City of Cape Town (CoCT) for review and approval prior initiating the UMS amongst the property owners within the contiguous area defined within the geographical area of the MS-CID.

The MS-CID consists of 3 precincts, as depicted in Figure 1 above. There are 160 property owners registered in all three precincts. The CoCT provided contact details for all property owners.

The UMS questionnaire was based off the CoCT CID key elements which constitute the management of a CID:

- Public Safety and Security
- Cleanliness and Environmental management
- Municipal Services, Streets and Safety
- Social issues such as Drug related matters
- Community Activities

The UMS was structured to gain the importance or perception of the property owners, by ranking the importance to the property owners from a score of 1 (least important – Not at all Important) to 5 (most important – Extremely Important).

The UMS survey was created on a *SurveyMonkey*® Template and was sent to all the residents on the Municipal Ratepayer's database via email. An email was sent to all 168 residents 3 days prior to the survey being sent out, explaining the UMS survey, its purpose, and how it would be interpreted.

The Steering Committee members in all 3 precincts also sent a message to the WhatsApp groups of each precinct, encouraging all the residents to complete the survey.

The email consisted of a covering letter to the survey, a link to the MSCID website, as well as the link to the actual survey.

The Steering Committee decided to resend the UMS survey to those who had not yet responded on 12.12.2024. Another WhatsApp was sent out to the groups in each precinct.

The Urban management survey was available to the residents for 3 months from 14.11.2024 until 13.02.2025.

This extended timeframe was because the survey was being sent out just before the festive season when many residents were no longer at their computers, or away.

By the time the UMS survey was closed, 83 households had responded, representing 49% of the total.

### **3. UMS SURVEY RESULTS AND ANALYSIS**

The details of the UMS results are shown below. These constitute the elements of the of the CID components for Public Safety and Security; Cleanliness and Environmental management; Municipal Services, Streets and Safety; Social issues such as Drug related matters; and Community Activities.

#### **In summary:**

#### **3.1 PROPERTY OWNERSHIP** and years living in the MS-CID area:

- There is an even spread of property owners living in the area from less than 2 years to more than 20 years.

#### **3.2 PUBLIC SAFETY:**

- The UMS results showed that Property Owners ranked Public Safety at 89% of high importance.

#### **3.3 CLEANLINESS and ENVIRONMENTAL MANAGEMENT:**

- Whilst property owners regarded Cleanliness and Environmental Management as important (Approximately 60%), these results don't reflect as high as Public Safety.

#### **3.4 MUNICIPAL SERVICES, STREETS and SAFETY:**

- Whilst the property owners responded with varying results, the majority recognized the importance of municipal services being rendered in the area.

#### **3.5 SOCIAL ISSUES** such as Drug related matters:

- The UMS results don't reflect any significant high or low values. Hence it appears that this is not a concern of the current property owners.

#### **3.6 COMMUNITY ACTIVITIES:**

- The UMS yielded results that show little interest in community activities.

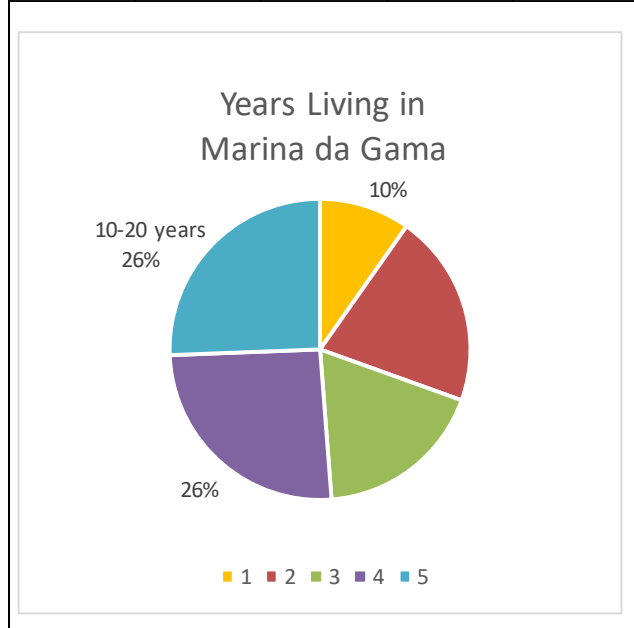
## MS-CID Urban Management Survey – Results and Analysis

### 3.1 PROPERTY OWNERSHIP and years living in the MS-CID area:

Property ownership – years living in the CID area:

How many years have you owned/rented your property in the Marina South area?				
Less than 2 years	2 to 5 years	5 to 10 years	10 to 20 years	More than 20 years

Years in the Marina da Gama					
					82
2 < years	2-5 years	5-10 years	10-20 years	> 20 years	
8	17	15	21	21	
10%	21%	18%	26%	26%	



The above results show an even spread over property ownership ranging from living in the area less than 2 years to more than 20 years.

### 3.2 PUBLIC SAFETY:

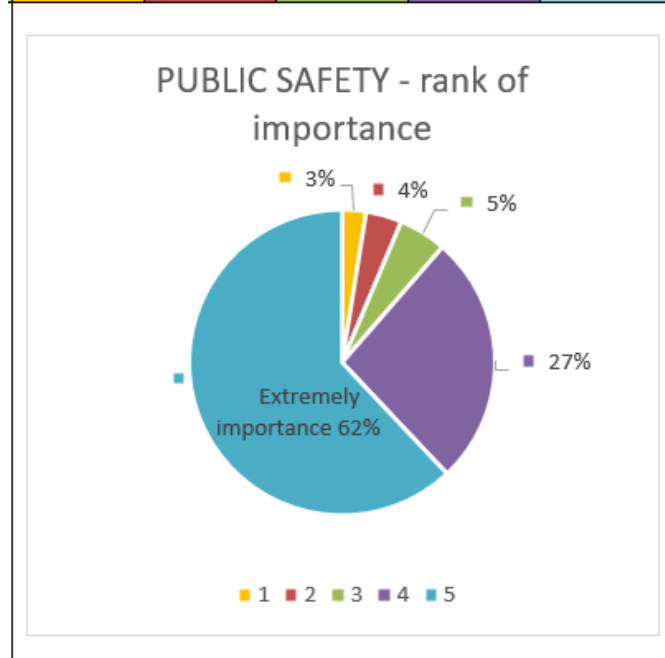
#### UMS – SAFETY

#### PUBLIC SAFETY – RANK OF IMPORTANCE

Importance in maintaining and improving the Marina South Public Safety situation:

Please indicate the importance to you				
How important is it to maintain and improve the Marina South's overall public safety situation? - Not at all important	How important is it to maintain and improve the Marina South's overall public safety situation? - Not so important	How important is it to maintain and improve the Marina South's overall public safety situation? - Somewhat important	How important is it to maintain and improve the Marina South's overall public safety situation? - Very important	How important is it to maintain and improve the Marina South's overall public safety situation? - Extremely Important

PUBLIC SAFETY - overall				
Not at all	Not that	Some	Very	Extremely
2	3	4	21	49
3%	4%	5%	27%	62%



Notably, **Public Safety** is ranked the most important component of the UMS. 62% ranked Public Safety as extremely important, whilst 27% ranked it as very important, with a combined rank of **89%** ranging between very to extremely important.

**3.2 PUBLIC SAFETY:**

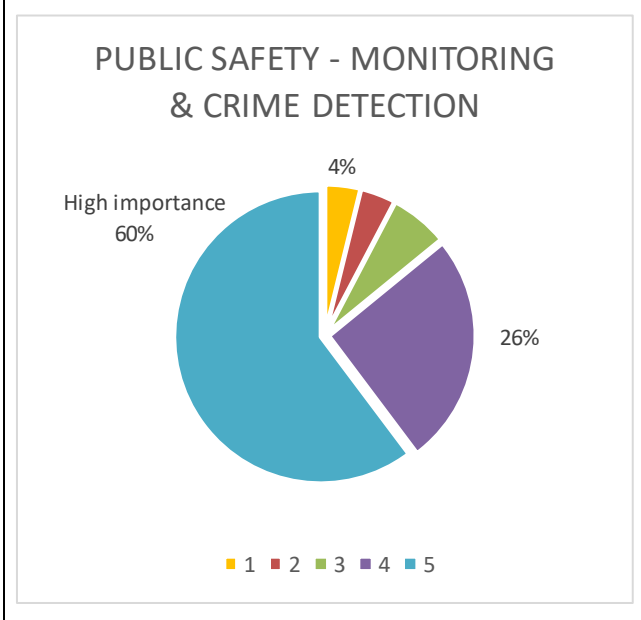
**UMS – SAFETY**

**PUBLIC SAFETY – MONITORING AND CRIME DETECTION**

Importance to improve the monitoring and detection of crime in Marina South:

How important is it to improve the monitoring and detection of crime in Marina South? - Not at all important	How important is it to improve the monitoring and detection of crime in Marina South? - Not so important	How important is it to improve the monitoring and detection of crime in Marina South? - Somewhat important	How important is it to improve the monitoring and detection of crime in Marina South? - Very important	How important is it to improve the monitoring and detection of crime in Marina South? - Extremely Important
--	--	--	--	---

PUBLIC SAFETY - Monitoring & crime detection				
				78
Not at all	Not that	Some	Very	Extremely
3	3	5	20	47
4%	4%	6%	26%	60%



The UMS results above show an 86% high to extremely importance for the above criteria.

**3.2 PUBLIC SAFETY:**

**UMS – SAFETY**

**PUBLIC SAFETY – ALERTS TO THREATS**

Importance of being alerted to threats and incidents in your immediate area, as they occur:

Is it important for you to be alerted to threats and incidents in your immediate area, as they occur? - Not at all important	Is it important for you to be alerted to threats and incidents in your immediate area, as they occur? - Not so important	Is it important for you to be alerted to threats and incidents in your immediate area, as they occur? - Somewhat important	Is it important for you to be alerted to threats and incidents in your immediate area, as they occur? - Very important	Is it important for you to be alerted to threats and incidents in your immediate area, as they occur? - Extremely Important
---	--	--	--	---

PUBLIC SAFETY - alerted to Threats				
				78
Not at all	Not that	Some	Very	Extremely
3	4	7	27	37
4%	5%	9%	35%	47%



The UMS results above show an 82% high to extremely importance for the above criteria.

**3.2 PUBLIC SAFETY:**

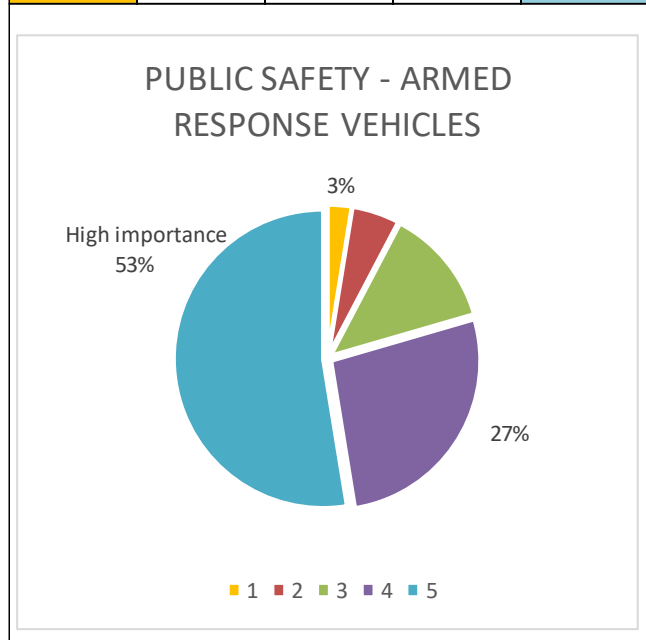
**UMS – SAFETY**

**PUBLIC SAFETY – ARMED RESPONSE VEHICLES**

Importance to see a permanent ARV in MS-CID:

Is it important to see a permanent ARV (armed response vehicle) in the Marina South area from a recognised security company? - Not at all important	Is it important to see a permanent ARV (armed response vehicle) in the Marina South area from a recognised security company? - Not so important	Is it important to see a permanent ARV (armed response vehicle) in the Marina South area from a recognised security company? - Somewhat important	Is it important to see a permanent ARV (armed response vehicle) in the Marina South area from a recognised security company? - Very important	Is it important to see a permanent ARV (armed response vehicle) in the Marina South area from a recognised security company? - Extremely Important
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PUBLIC SAFETY - ARV				
Not at all	Not that	Some	Very	Extremely
2	4	10	21	41
3%	5%	13%	27%	53%



The UMS results above show an 80% high to extremely importance for the above criteria.

**3.2 PUBLIC SAFETY:**

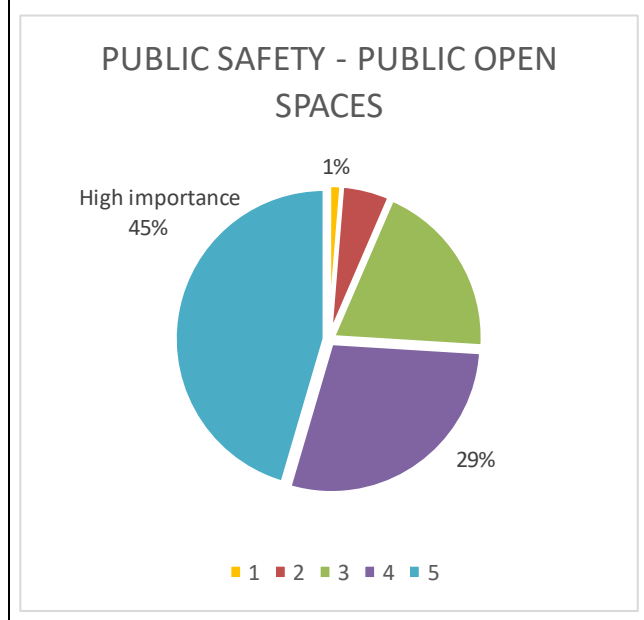
**UMS – SAFETY**

**PUBLIC SAFETY – PUBLIC OPEN SPACES**

Importance of monitoring of POS in MS-CID:

How important is the monitoring of public open spaces (POS) in Marina South? - Not at all important	How important is the monitoring of public open spaces (POS) in Marina South? - Not so important	How important is the monitoring of public open spaces (POS) in Marina South? - Somewhat important	How important is the monitoring of public open spaces (POS) in Marina South? - Very important	How important is the monitoring of public open spaces (POS) in Marina South? - Extremely Important
---	---	---	---	--

PUBLIC SAFETY - POS				
				77
Not at all	Not that	Some	Very	Extremely
1	4	15	22	35
1%	5%	19%	29%	45%



The UMS results above show a 74% high to extremely importance for the above criteria.

**3.2 PUBLIC SAFETY:**

**UMS - SAFETY**

**PUBLIC SAFETY – WALKING AT NIGHT**

Importance to feel safer walking in the MS-CID in the early morning or late evening:

Would it be important to you to feel safer walking in our area in the early morning or late evening? - Not at all important	Would it be important to you to feel safer walking in our area in the early morning or late evening? - Not so important	Would it be important to you to feel safer walking in our area in the early morning or late evening? - Somewhat important	Would it be important to you to feel safer walking in our area in the early morning or late evening? - Very important	Would it be important to you to feel safer walking in our area in the early morning or late evening? - Extremely Important
---	---	---	---	--

PUBLIC SAFETY - Walking at night				
				78
Not at all	Not that	Some	Very	Extremely
2	9	7	20	40
3%	12%	9%	26%	51%



The UMS results above show a 77% high to extremely importance for the above criteria.

**3.2 PUBLIC SAFETY:**

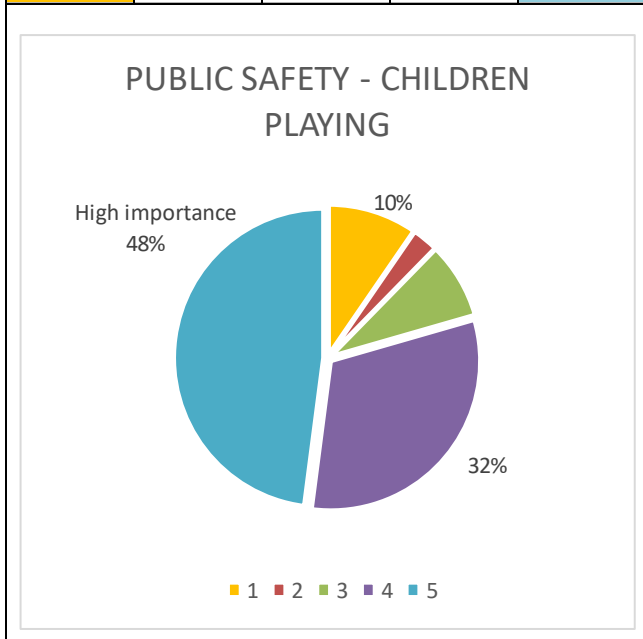
**UMS – SAFETY**

**PUBLIC SAFETY – CHILDREN PLAYING**

Importance that your children are able to walk/ play/ cycle more safely within MS-CID:

Would it be important to you that your children are able to walk/play/cycle more safely in all areas within Marina South? - Not at all important	Would it be important to you that your children are able to walk/play/cycle more safely in all areas within Marina South? - Not so important	Would it be important to you that your children are able to walk/play/cycle more safely in all areas within Marina South? - Somewhat important	Would it be important to you that your children are able to walk/play/cycle more safely in all areas within Marina South? - Very important	Would it be important to you that your children are able to walk/play/cycle more safely in all areas within Marina South? - Extremely Important
--	--	--	--	---

PUBLIC SAFETY - Children playing				
				73
Not at all	Not that	Some	Very	Extremely
7	2	6	23	35
10%	3%	8%	32%	48%



The UMS results above show an 80% high to extremely importance for the above criteria.

### 3.2 PUBLIC SAFETY:

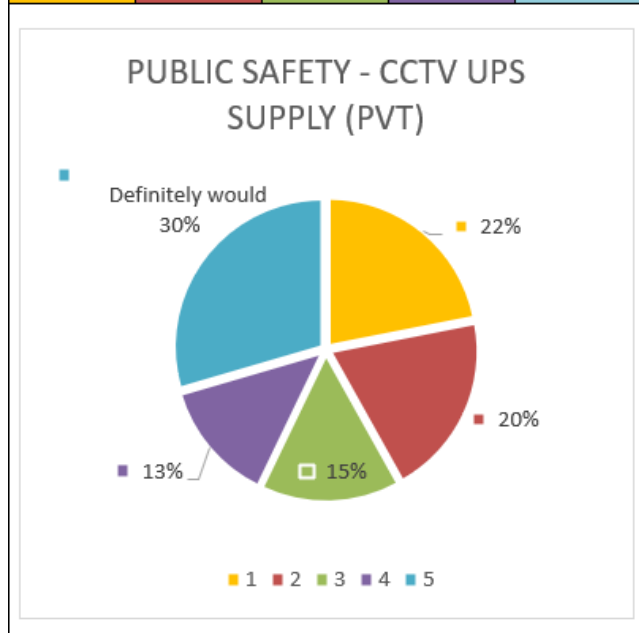
#### UMS - SAFETY

#### PUBLIC SAFETY – CCTV UPS SUPPLY (PVT)

Homeowners’ willingness to provide power to CCTV using UPS during Load Shedding:

If you have UPS in your home, are you prepared to provide power to the Security Provider’s CCTV camera/s so these can continue to operate during periods of power-outages? Alternatively, would you be prepared to provide electricity for a CCTV camera/s?

PUBLIC SAFETY - CCTV-UPS					105
Definitely Not	Probably Not	Maybe	Probably Would	Definitely Would	
23	21	16	14	31	
22%	20%	15%	13%	30%	



The responses from properties owners in terms of contributing towards electricity backup supply was varied amongst the UMS respondents.

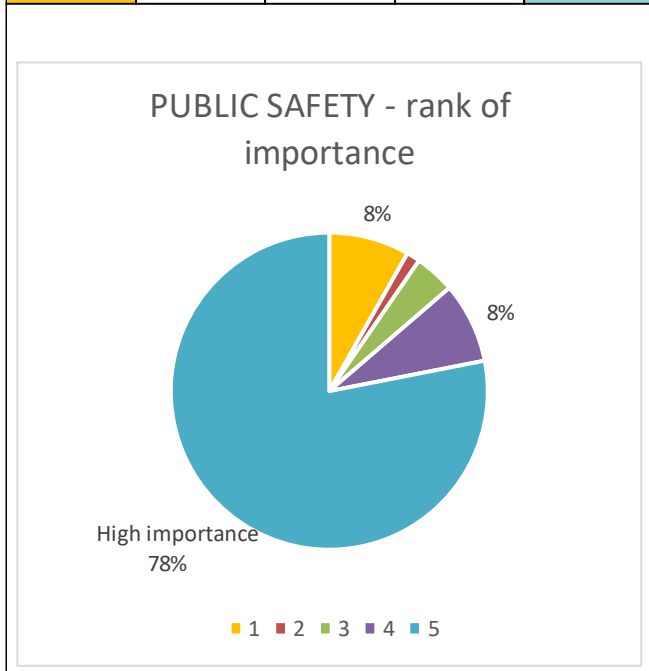
### 3.2 PUBLIC SAFETY

#### PUBLIC SAFETY – RANK OF IMPORTANCE

Please rank each from 1-5, with 5 being the most important, and 1 being the least important

Public safety and Security – 1 (Least Important)	Public safety and Security – 2	Public safety and Security – 3 (Med)	Public safety and Security – 4	Public safety and Security – 5 (Most Important)
---	--------------------------------	---	--------------------------------	--

PUBLIC SAFETY - rank of importance				
				73
Rate low				Rate High
6	1	3	6	57
8%	1%	4%	8%	78%



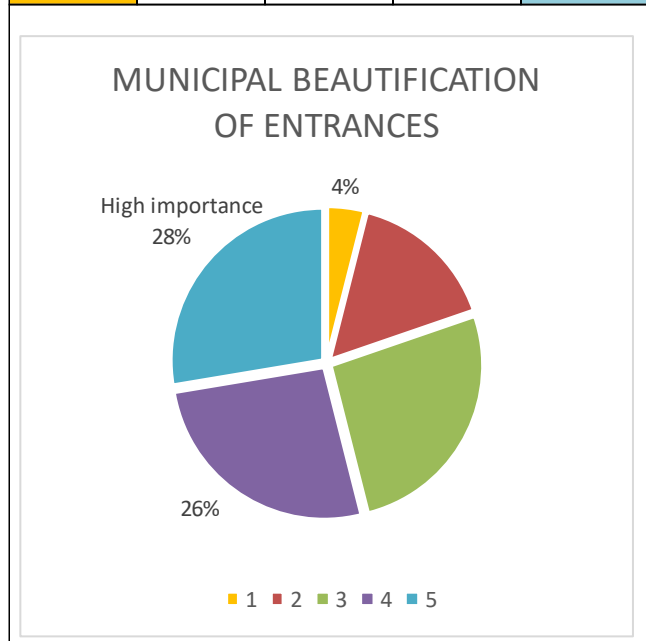
### 3.3 CLEANLINESS and ENVIRONMENTAL MANAGEMENT:

#### MUNICIPAL BEAUTIFICATION OF ENTRANCES

Beautification of the entrances to the roads and POS in MS-CID

Would you like to see a beautification of the entrances to the roads and open spaces of the Marina -South - Not at all important	Would you like to see a beautification of the entrances to the roads and open spaces of the Marina -South - Not so Important	Would you like to see a beautification of the entrances to the roads and open spaces of the Marina -South - Somewhat important	Would you like to see a beautification of the entrances to the roads and open spaces of the Marina -South - Very important	Would you like to see a beautification of the entrances to the roads and open spaces of the Marina -South - Extremely important
---	---	---	---	--

MUNICIPAL - Beautification of entrances				
				76
Not at all	Not that	Some	Very	Extremely
3	12	20	20	21
4%	16%	26%	26%	28%



The UMS results above show 28% extremely high importance for the above criteria.

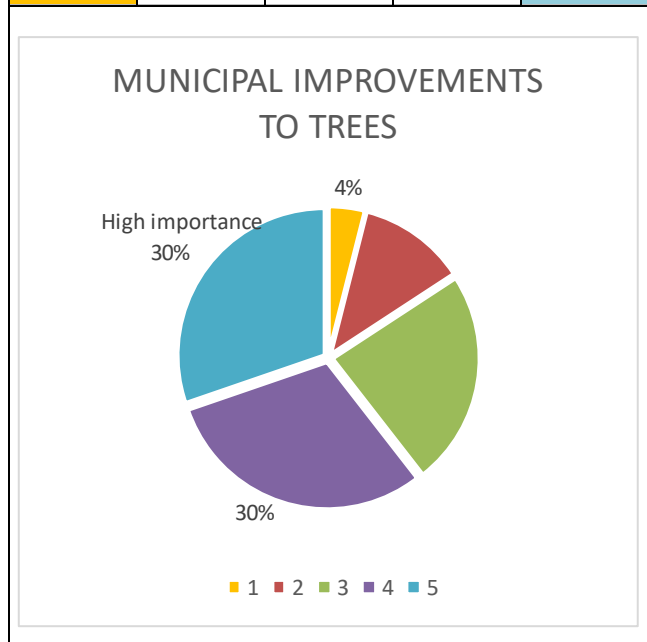
### 3.3 CLEANLINESS and ENVIRONMENTAL MANAGEMENT:

#### MUNICIPAL IMPROVEMENTS TO TREES

Physical improvements in the Parks of POS in MS-CID:

Would you like to see physical improvements in the parks and open spaces in Marina South (for example: trees, indigenous plants?)	Would you like to see physical improvements in the parks and open spaces in Marina South (for example: trees, indigenous plants?)	Would you like to see physical improvements in the parks and open spaces in Marina South (for example: trees, indigenous plants?)	Would you like to see physical improvements in the parks and open spaces in Marina South (for example: trees, indigenous plants?)	Would you like to see physical improvements in the parks and open spaces in Marina South (for example: trees, indigenous plants?)
- Not at all important	- Not so Important	- Somewhat important	- Very important	- Extremely important

MUNICIPAL	Improvements to trees				
					76
Not at all	Not that	Some	Very	Extremely	
3	9	18	23	23	
4%	12%	24%	30%	30%	



The UMS results above show 30% extremely high importance for the above criteria.

### 3.3 CLEANLINESS and ENVIRONMENTAL MANAGEMENT:

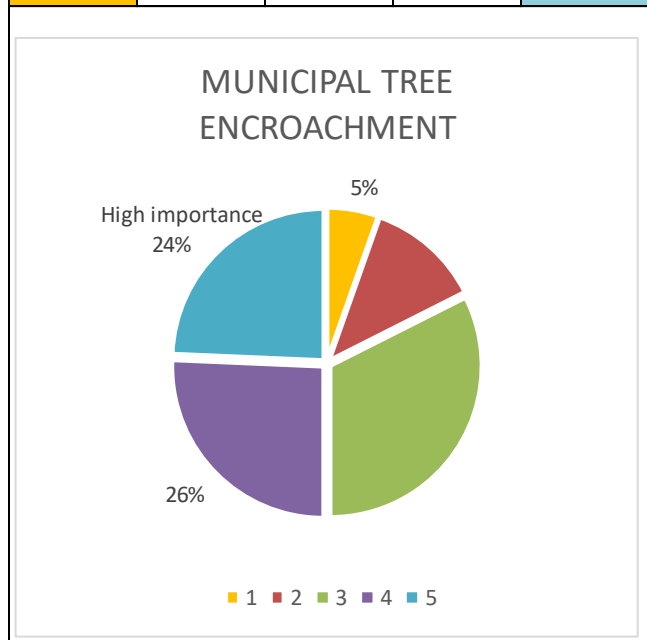
#### MUNICIPAL SERVICES

#### MUNICIPAL TREE ENCROACHMENT

Interest in seeing a plan to address trees that may be encroaching onto road users space and obstructing sight of traffic (road safety)

Would you like to see a plan to address trees that may be encroaching onto road users space and obstructing sight to traffic? - Not at all important	Would you like to see a plan to address trees that may be encroaching onto road users space and obstructing sight to traffic? - Not so important	Would you like to see a plan to address trees that may be encroaching onto road users space and obstructing sight to traffic? - Somewhat important	Would you like to see a plan to address trees that may be encroaching onto road users space and obstructing sight to traffic? - Very important	Would you like to see a plan to address trees that may be encroaching onto road users space and obstructing sight to traffic? - Extremely important
--	--	--	--	---

MUNICIPAL - Trees encroachment				
				74
Not at all	Not that	Some	Very	Extremely
4	9	24	19	18
5%	12%	32%	26%	24%



The UMS results above show 24% extremely high importance for the above criteria.

### 3.3 CLEANLINESS and ENVIRONMENTAL MANAGEMENT:

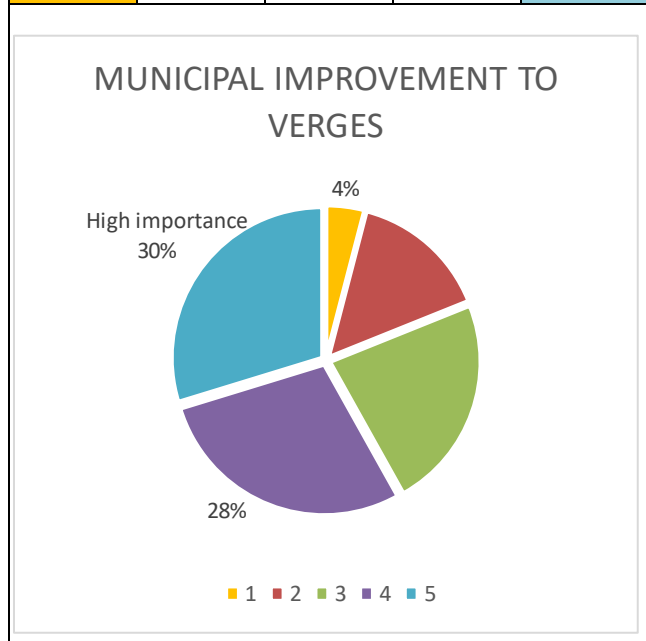
#### MUNICIPAL SERVICES

#### MUNICIPAL IMPROVEMENT TO VERGES

Improvements in the maintenance of verges, edges, borders and side walks:

Would you like to see improvements in the maintenance of verges, edges, borders and pavements in our area? - Not at all important	Would you like to see improvements in the maintenance of verges, edges, borders and pavements in our area? - Not so important	Would you like to see improvements in the maintenance of verges, edges, borders and pavements in our area? - Somewhat important	Would you like to see improvements in the maintenance of verges, edges, borders and pavements in our area? - Very important	Would you like to see improvements in the maintenance of verges, edges, borders and pavements in our area? - Extremely important
---	---	---	---	--

MUNICIPAL - Improvements to verges				
				74
Not at all	Not that	Some	Very	Extremely
3	11	17	21	22
4%	15%	23%	28%	30%



The UMS results above show 30% extremely high importance for the above criteria.

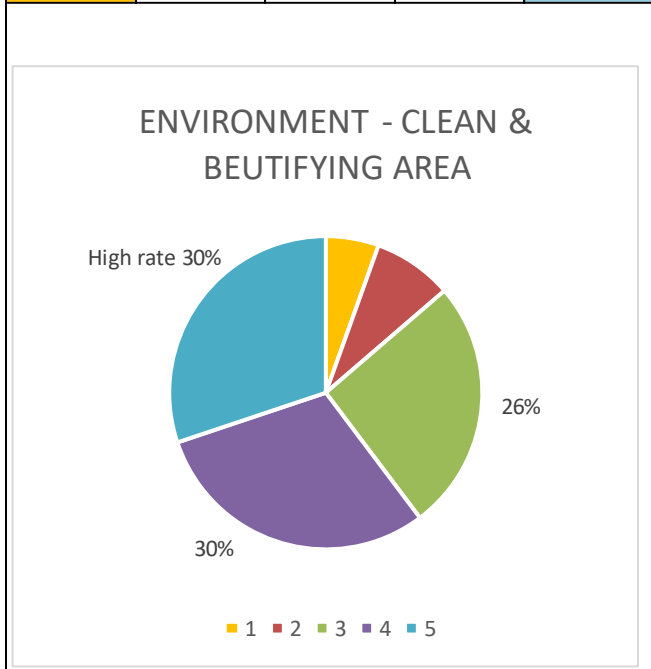
### 3.3 CLEANLINESS and ENVIRONMENTAL MANAGEMENT:

#### ENVIRONMENTAL

#### CLEAN AND BEAUTIFYING ENVIRONMENT

Cleaning, Beautifying and Environment – 1 (Low)	Cleaning, Beautifying and Environment – 2	Cleaning, Beautifying and Environment – 3	Cleaning, Beautifying and Environment – 4	Cleaning, Beautifying and Environment – 5 (High)
---	---	---	---	--

ENVIRONMENT - CLEAN & BEAUTIFYING AREA				
				73
Rate low				Rate High
4	6	19	22	22
5%	8%	26%	30%	30%



### 3.4 MUNICIPAL SERVICES, STREETS and SAFETY:

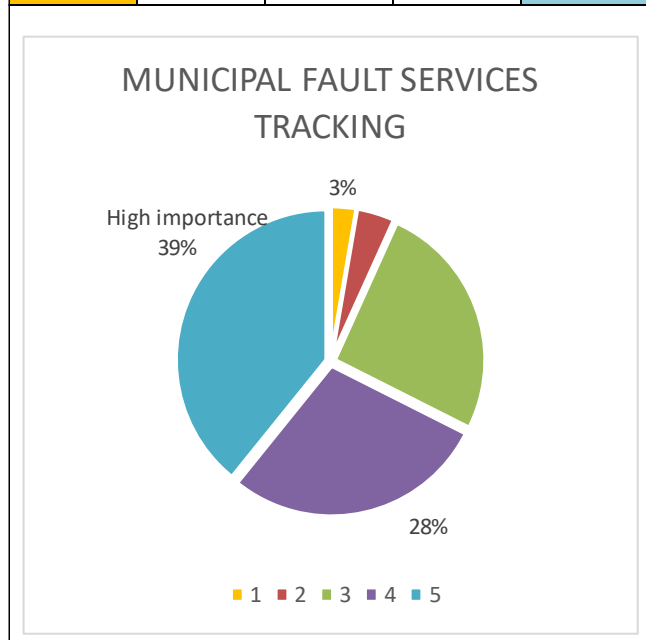
#### MUNICIPAL SERVICES

#### MUNICIPAL FAULT SERVICES TRACKING

Would homeowners like to see improvements in the reporting, tracking and maintenance of storm water drains, burst mains and street gutters:

Please indicate your interest				
Would you like to see an improvement in the reporting, tracking and maintenance of storm water drains, burst mains and street gutters? - Not at all important	Would you like to see an improvement in the reporting, tracking and maintenance of storm water drains, burst mains and street gutters? - Not so Important	Would you like to see an improvement in the reporting, tracking and maintenance of storm water drains, burst mains and street gutters? - Somewhat important	Would you like to see an improvement in the reporting, tracking and maintenance of storm water drains, burst mains and street gutters? - Very important	Would you like to see an improvement in the reporting, tracking and maintenance of storm water drains, burst mains and street gutters? - Extremely important

MUNICIPAL (FAULT) SERVICES - Tracking				
				74
Not at all	Not that	Some	Very	Extremely
2	3	19	21	29
3%	4%	26%	28%	39%



The UMS results above show 39% extremely high importance for the above criteria.

**3.4 MUNICIPAL SERVICES, STREETS and SAFETY:**

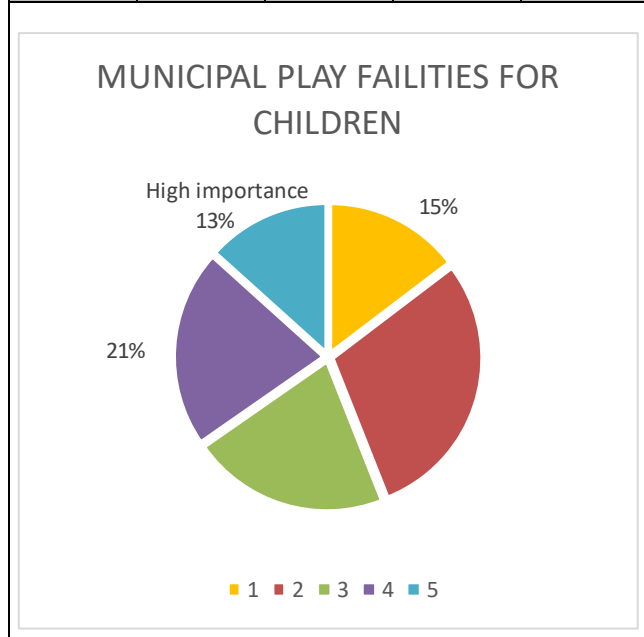
**MUNICIPAL SERVICES**

**MUNICIPAL PLAY FACILITIES FOR CHILDREN**

Interest in more play facilities for children

Would you be interested in more play facilities for children in our community?  - Not at all important	Would you be interested in more play facilities for children in our community?  - Not so Important	Would you be interested in more play facilities for children in our community?  - Somewhat important	Would you be interested in more play facilities for children in our community?  - Very important	Would you be interested in more play facilities for children in our community?  - Extremely important
--	--	--	--	---

MUNICIPAL -Play facilities for children				
				75
Not at all	Not that	Some	Very	Extremely
11	22	16	16	10
15%	29%	21%	21%	13%



The UMS results above show 13% extremely high importance for the above criteria.

**3.4 MUNICIPAL SERVICES, STREETS and SAFETY:**

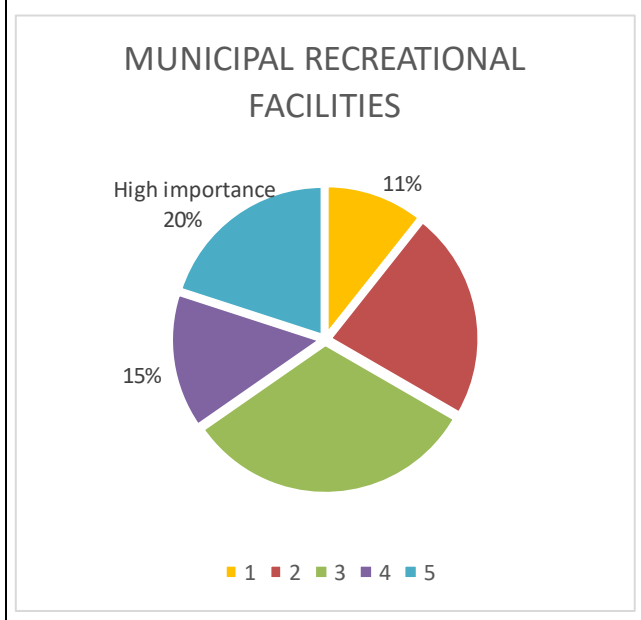
**MUNICIPAL SERVICES**

**MUNICIPAL RECREATIONAL FACILITIES**

Improvements to the recreational facilities in the area

Would you like to see improvements in the recreational facilities in our area, e.g. trim park? - Not at all important	Would you like to see improvements in the recreational facilities in our area, e.g. trim park? - Not so Important	Would you like to see improvements in the recreational facilities in our area, e.g. trim park? - Somewhat important	Would you like to see improvements in the recreational facilities in our area, e.g. trim park? - Very important	Would you like to see improvements in the recreational facilities in our area, e.g. trim park? - Extremely important
--	--	--	--	---

MUNICIPAL - Recreational facilities				
				75
Not at all	Not that	Some	Very	Extremely
8	17	24	11	15
11%	23%	32%	15%	20%



The UMS results above show only 20% extremely high importance for the above criteria.

**3.4 MUNICIPAL SERVICES, STREETS and SAFETY:**

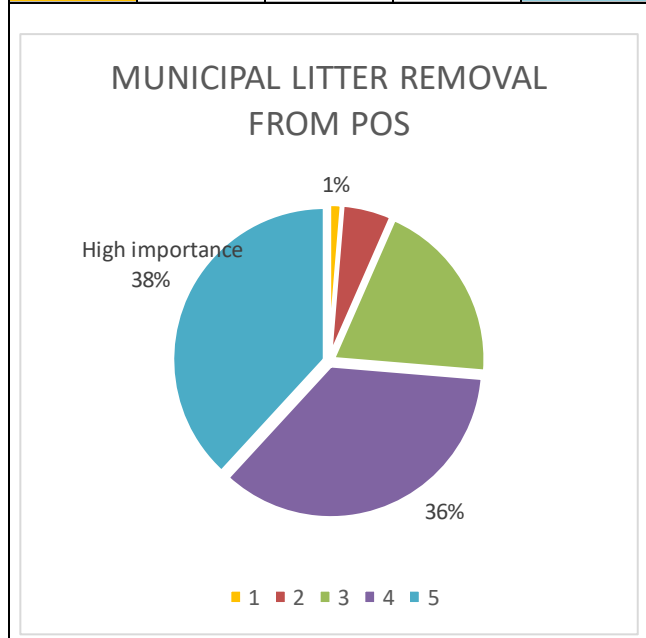
**MUNICIPAL SERVICES**

**MUNICIPAL LITTER REMOVAL FROM POS**

Improvement in the removal of litter in POS within MS-CID:

Would you like to see an improvement in the removal of litter in public spaces within Marina-South? - Not at all important	Would you like to see an improvement in the removal of litter in public spaces within Marina-South? - Not so Important	Would you like to see an improvement in the removal of litter in public spaces within Marina-South? - Somewhat important	Would you like to see an improvement in the removal of litter in public spaces within Marina-South? - Very important	Would you like to see an improvement in the removal of litter in public spaces within Marina-South? - Extremely important
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MUNICIPAL - Litter removal from POS				
				76
Not at all	Not that	Some	Very	Extremely
1	4	15	27	29
1%	5%	20%	36%	38%



The UMS results above show only 38% extremely high importance for the above criteria.

### 3.4 MUNICIPAL SERVICES, STREETS and SAFETY:

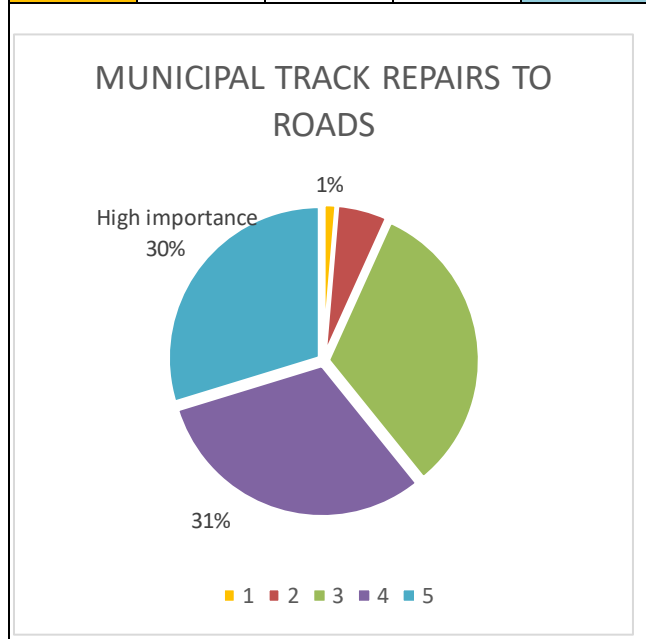
#### MUNICIPAL SERVICES

#### MUNICIPAL TRACK REPAIRS TO ROADS

Improvements in reporting, tracking and resolution of maintenance of roads in area:

Please indicate your interest				
Would you like to see an improvement in the reporting, tracking and resolution of the maintenance of roads in our area? e.g. Potholes and surfaces - Not at all important	Would you like to see an improvement in the reporting, tracking and resolution of the maintenance of roads in our area? e.g. Potholes and surfaces - Not so important	Would you like to see an improvement in the reporting, tracking and resolution of the maintenance of roads in our area? e.g. Potholes and surfaces - Somewhat important	Would you like to see an improvement in the reporting, tracking and resolution of the maintenance of roads in our area? e.g. Potholes and surfaces - Very important	Would you like to see an improvement in the reporting, tracking and resolution of the maintenance of roads in our area? e.g. Potholes and surfaces - Extremely important

MUNICIPAL - Track repairs to roads					
					74
Not at all	Not that	Some	Very	Extremely	
1	4	24	23	22	
1%	5%	32%	31%	30%	



The UMS results above show only 30% extremely high importance for the above criteria.

### 3.4 MUNICIPAL SERVICES, STREETS and SAFETY:

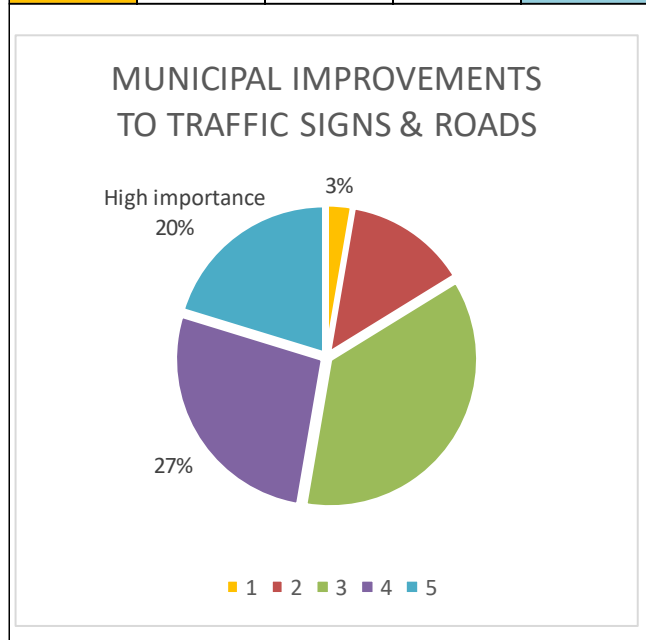
#### MUNICIPAL SERVICES

#### MUNICIPAL IMPROVEMENTS TO TRAFFIC SIGNS AND ROADS

Importance of improvements in the standards of traffic signs and road marking in MS-CID

Are you interested in seeing improvements in the standard of traffic and road signage, street names and road markings? - Not at all important	Are you interested in seeing improvements in the standard of traffic and road signage, street names and road markings? - Not so important	Are you interested in seeing improvements in the standard of traffic and road signage, street names and road markings? - Somewhat important	Are you interested in seeing improvements in the standard of traffic and road signage, street names and road markings? - Very important	Are you interested in seeing improvements in the standard of traffic and road signage, street names and road markings? - Extremely important
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MUNICIPAL - Improvements to traffic signs and roads				
				74
Not at all	Not that	Some	Very	Extremely
2	10	27	20	15
3%	14%	36%	27%	20%



The UMS results above show only 20% extremely high importance for the above criteria.

**3.4 MUNICIPAL SERVICES, STREETS and SAFETY:**

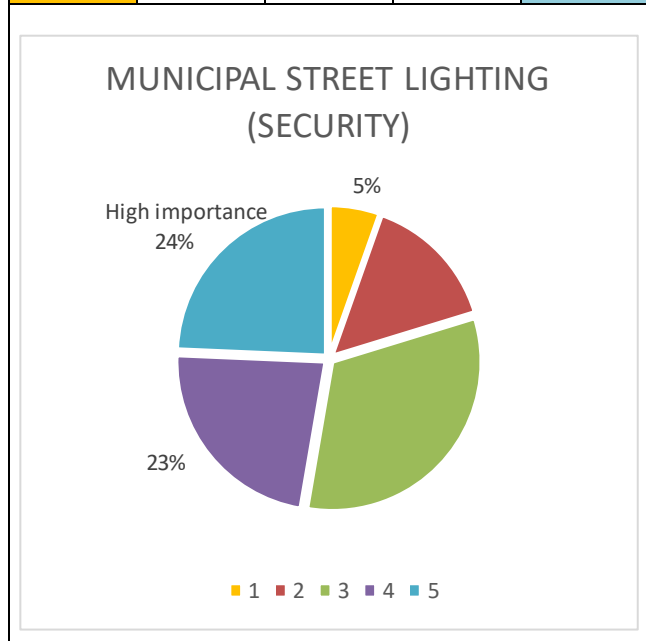
**MUNICIPAL SERVICES**

**MUNICIPAL STREET LIGHTING (SECURITY)**

Interest in more street and sidewalk lighting to increase road safety and security:

Are you interested in seeing more street and pavement lighting to increase road safety and security? - Not at all important	Are you interested in seeing more street and pavement lighting to increase road safety and security? - Not so important	Are you interested in seeing more street and pavement lighting to increase road safety and security? - Somewhat important	Are you interested in seeing more street and pavement lighting to increase road safety and security? - Very important	Are you interested in seeing more street and pavement lighting to increase road safety and security? - Extremely important
---	---	---	---	--

MUNICIPAL - Street Lighting				
Not at all	Not that	Some	Very	Extremely
4	11	24	17	18
5%	15%	32%	23%	24%



The UMS results above show only 24% extremely high importance for the above criteria.

**3.4 MUNICIPAL SERVICES, STREETS and SAFETY:**

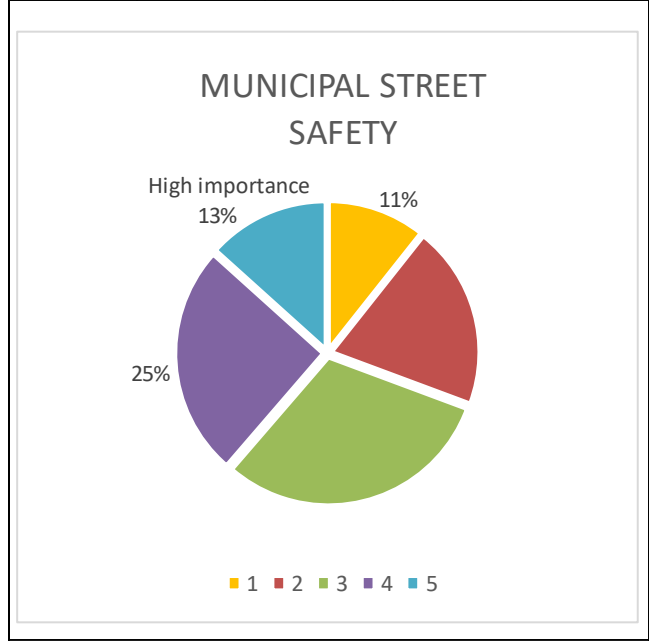
**MUNICIPAL SERVICES**

**MUNICIPAL STREET SAFETY**

Importance / Interest in Municipal Street Safety

Please indicate your interest				
Not at all interested	Not so interested	Somewhat interested	Very interested	Extremely interested

					75
<i>Not at all</i>	<i>Not that</i>	<i>Some</i>	<i>Very</i>	<i>Extremely</i>	
8	15	23	19	10	
11%	20%	31%	25%	13%	



The UMS results above show only 13% extremely high importance for the above criteria.

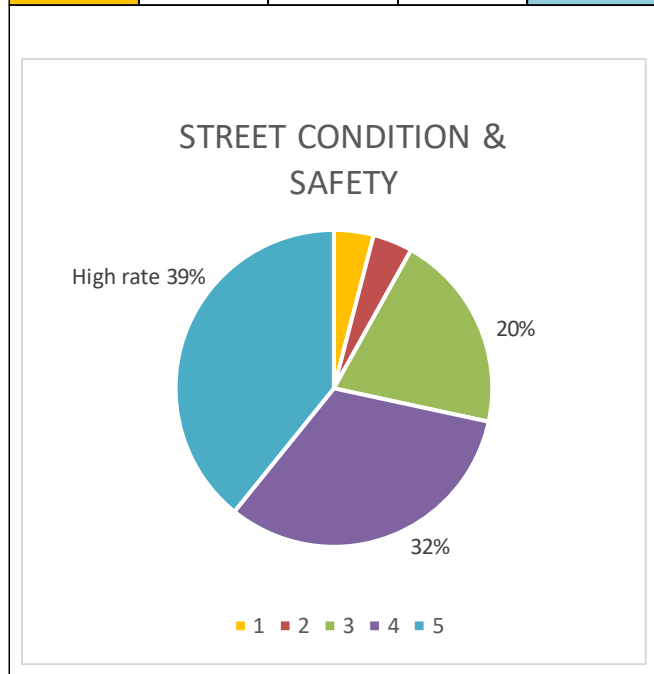
**3.4 MUNICIPAL SERVICES, STREETS and SAFETY:**

**STREET CONDITION AND SAFETY**

**RANK IMPORTANCE OF STREET CONDITIONS AND SAFETY**

Street Conditions and Safety – 1 (Low)	Street Conditions and Safety – 2	Street Conditions and Safety – 3	Street Conditions and Safety – 4	Street Conditions and Safety – 5 (High)
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STREET CONDITION & SAFETY				
				74
Rate low				Rate High
3	3	15	24	29
4%	4%	20%	32%	39%

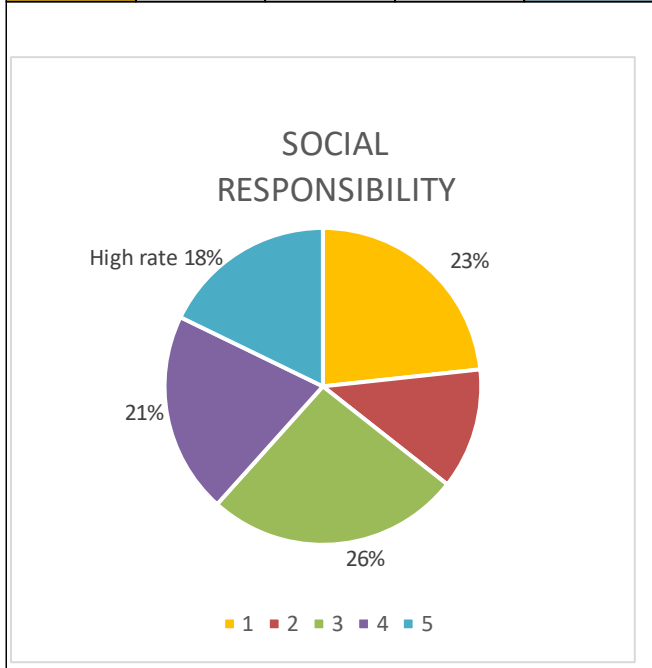


The UMS results above show only 39% extremely high importance rating for the above criteria.

### 3.5 SOCIAL RESPONSIBILITY

Social Responsibility (Low- 1)	Social Responsibility - 2	Social Responsibility - 3	Social Responsibility - 4	Social Responsibility (High- 5)
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Social Responsibility				
				73
Rate low				Rate High
17	9	19	15	13
23%	12%	26%	21%	18%

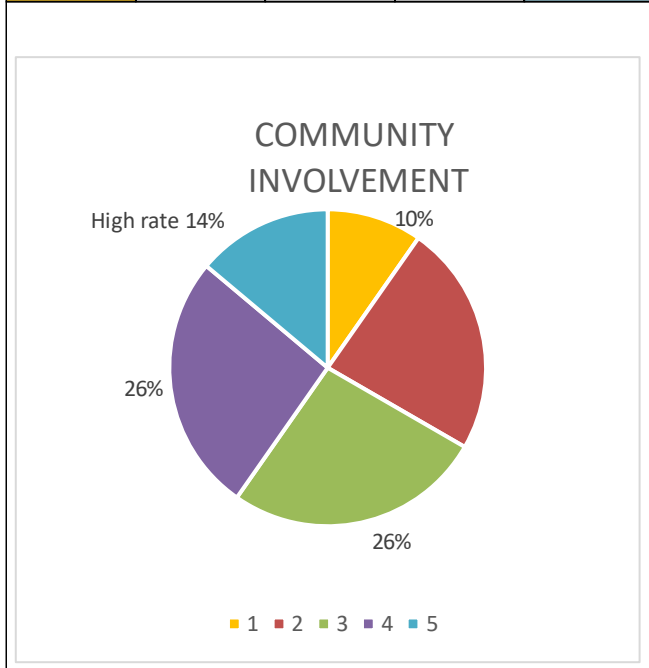


The UMS results above show only 18% extremely high importance for the above criteria.

### 3.6 COMMUNITY INVOLVEMENT

Community (Low)- 1	Community - 2	Community - 3	Community - 4	Community (High – 5)
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Community				
				72
Rate low				Rate High
7	17	19	19	10
10%	24%	26%	26%	14%



The UMS results above show only 14% extremely high importance for the above criteria.

#### 4. PRIORITIES

The details of the UMS results shown above reflect the responses to the questionnaire done online. These constitute the elements of the of the CID components for Public Safety and Security; Cleanliness and Environmental management; Municipal Services, Streets and Safety; Social issues such as Drug related matters; and Community Activities. The summary of the highest ranking results of the various components are listed in the table below:

UMS CID Priority	High Importance Rating	Extremely High Importance Rating	High – Extremely High Importance Rating
Public Safety and Security	27%	62%	89%
Cleaning, Beautifying and Environmental	26%	24%	50%
Municipal Services	31%	30%	61%
Social Responsibility	21%	18%	39%
Community Involvement	26%	14%	40%

##### 4.1 PUBLIC SAFETY AND SECURITY

Public Safety and Security is considered the highest Priority, in terms of the outcome of the

##### 4.2 UMS.

##### CLEANING, BEAUTIFYING AND ENVIRONMENTAL

Cleaning, Beautifying and Environmental management only received a 50% rating of High to Extremely High Importance.

##### 4.3

##### MUNICIPAL SERVICES

Municipal Services received a 61% rating of a High to Extremely High Importance. This can either be attributed that the City of Cape Town has been managing these services to the satisfaction of the Property owners, or that the residents don't consider that important, the former is the most probable.

##### 4.4

##### SOCIAL RESPONSIBILITIES

The UMS results don't show significantly high value, attributed to this criterion.

##### 4.5

##### COMMUNITY INVOLVEMENT

The UMS results don't show significantly high value, attributed to this criterion.

## **5. CONCLUSIONS**

The respondents to this Urban Management Survey voted explicitly for Public Safety and Security, thus making this the most important area for the CID to address.

The Steering Committee will prioritise this information when creating the proposed Business Plan and Budget.

No	Comment / Inputs received	Category (Select from the List)	Will this comment/input lead to an amendment in the business plan? Yes / No	If no, provide reasons	If yes, provide detail	Any additional information
1	<p>We formally demand that a proper and targeted effort be undertaken by The Steering Committee to reach each and every individual Cannon Island property owner by physical, hand-delivered drop off of a brief information leaflet as well as a Cannon Island District specific voting process to determine whether the majority of Cannon Island-property owner's even want to be included within the boundaries of the proposed Marina South CID or not before this process moves any further forward.</p>	Boundary of the CID	No	<p>In terms of the CID By-law, 2023 and the City's CID Policy, the process for establishing a CID requires that a geographically representative Steering Committee prepare a Business Plan and conduct an Urban Management Survey across the proposed area. Property owners are engaged through public meetings, information is emailed, placed on different social media platforms, and notices distributed via multiple channels, ensuring transparency and accessibility. It should be noted that prior to the first Public Participation Meeting, there was a lot of discussion within the Cannon Island community containing misinformation about the CID. We therefore invited all Cannon Island/Admirals Walk homeowners to attend a targeted focus group information session on 20<sup>th</sup> February 2025 just for members of this community, where we outlined the process.</p> <p>Importantly, the legislation requires a minimum of 60% written consent from all rateable property owners within the proposed boundary, not separate sub-areas, for an application to be considered valid. The City cannot deviate from this uniform process by conducting separate or parallel voting processes for specific precincts, as this would fall outside the legal framework of the By-law and Policy. That said, the Steering Committee will continue proactive communication, including social media distribution and targeted engagements, to ensure all Cannon Island property owners are fully informed and able to exercise their right to support or oppose the initiative. Every property owner's written consent (or objection) is recorded and forms part of the City's evaluation when determining whether the statutory consent threshold has been met.</p> <p>We trust this clarifies the formal process and ensures your participation is respected within the approved legal framework.</p>		

2	<p>We formally insist that the boundaries be redrawn / extended to include the following 12 properties (both commercial and residential) as per the City of Cape Town Municipal Plan as they will directly and wholly benefit - even MORE so than the Cannon Island District as a whole - from the proposed security additions. They should contribute equitably to the obvious security benefits they will receive.</p>	Boundary of the CID	No	<p>The CID By-law (2023) and CID Policy are very clear on boundaries:</p> <p>Schedule 1 (Business Plan Content) requires that the geographical area be described and depicted with a boundary map. Section 25/26 of the By-law prohibits splitting or cherry-picking areas — the boundary must be logical, contiguous, and supported by the 60% consent threshold. The City's CID Policy allows for boundary amendments or expansions in future, but only through a formal process (steering committee decision, new surveys, new consents, and new approval).</p> <p>The proposed boundaries of the Marina South CID were determined in line with the CID By-law, 2023 and the City's CID Policy, based on a contiguous and manageable area with clear community support. At present, this includes the area already covered by existing safety initiatives and voluntary contributions, demonstrating readiness to transition into a formal CID structure. Properties on the east side of Eastlake Drive are not included in this application, as they do not currently form part of the geographical area under consideration by the Steering Committee.</p> <p>In terms of the By-law and Policy, boundary extensions or amalgamations can be proposed in future through a separate, formal application process, provided that the required consent thresholds are achieved. This ensures fairness, legal compliance, and that all affected property owners are consulted and engaged as required by legislation.</p>		
3	<p>So it appears that Battleridge and Cannon Island will receive a REDUCED camera service but pay MORE monthly to fund Fisherman's Quay/Tower Quay/Eastlake Drive district who currently has 7 cameras according to Deep Blue and which will be BOOSTED to 15 cameras according to the Business Plan - which I'm presuming will be cameras along Eastlake Drive where the Steering Committee excluded the whole of the one side of the road from the CID boundary. While we do see the fringe benefit to Cannon Island by making Eastlake Drive more secure, it must be equally paid for by the residents on both sides of Eastlake Drive which should then marginally lower the CID Fee burden on the rest of the proposed CID as per Objection 2.</p>	Public Safety	Yes		<p>The budget for an increased number of cameras will remain as proposed. However, in order to provide increased and equitable camera coverage for the properties within the CID boundaries, a comprehensive review of the location of cameras will be carried out prior to drawing up the required Tender Specifications.</p>	

4	<p>The rate in the Rand provided in the draft budget, based on the value of our home, actually means we will be obliged to pay R392.15 (Incl. VAT) for the CID. What this practically means is that some residents may need to cancel their private home armed response to pay for the CID as with the existing COCT property rates along with the rates, water, electricity etc etc increases next year from COCT not everyone who lives in the proposed CID area have unlimited funds and actually work within defined budgets. So this should be explained to property owners upfront and they should not be given vague assurances that are factually incorrect.</p>	Financial Impact	No	<p>While it is correct that some property owners currently paying towards camera coverage may pay more, others will pay less. It is also correct that the additional CID rate levied will be based on property value.</p> <p>It is also important to note that the CID process replaces the reliance on voluntary contributions to the camera and response system, where people can and sometimes do, stop paying as and when they feel like it. This jeopardises the viability of the cameras, which could be removed by the service provider due to insufficient funding and serves as a more sustainable option.</p> <p>The CID system automatically collects monthly contributions and enrolls new home owners.</p>		
5	<p>The draft Business Plan acknowledges that Cannon Island is unique in its natural geography as an island and not as a major thoroughfare as Battleridge/The Row and Fishermans/Tower Quay are. As Cannon Island has one way in, one way out and is surrounded by water, why then does Cannon Island need to be within the boundaries of the MarinaSouthCID?</p>	Boundary of the CID	No	<p>While Cannon Island is unique in its geography, the CID By-law (2023) and the City's CID Policy require that a proposed CID boundary be drawn as a logical and contiguous area. Excluding certain pockets could undermine the sustainability and fairness of the CID model. Effective and affordable service delivery — particularly in relation to safety and public space management — depends on the economy of scale that a unified boundary provides. Cannon Island property owners will therefore benefit from the same enhanced safety, cleansing, and maintenance services as their neighbouring precincts, and their inclusion ensures equitable contribution across the whole area.</p> <p>Importantly, every Cannon Island property owner retains their legal right to consent or object through the statutory 60% property-owner support process, which is the mechanism provided by law to determine inclusion.</p>		
6	<p>The Proposed Business Plan touts regular armed patrols in branded cars, with officers wearing branded uniforms along with monitored street and park cameras - we already have all of this - so what additional benefits would Cannon Island as part of a CID get that we don't already have? In addition, as a private armed response client - I fully expect my security provider to be doing street patrols past my house any way regardless of whether we are in a CID or not — that's part of the armed response and monitoring service we pay for.</p>	Public Safety	No	<p>Private Armed Response does cover incidents on private property, but not the monitoring of public areas. Basically it means if one's home alarm is activated, or if the resident sends a distress call, the security service will respond to that particular home. The CCTV cameras monitor the streets and are there to prevent any problems being moved from the street on to private property. Improved street security requires CCTV coverage and monitoring in order to respond to suspicious incidents in the public areas. This functions to reduce crime before it has a chance to take place.</p> <p>The MSCID proposes to expand the CCTV coverage and increase the effective monitoring of cameras. This cannot be achieved through voluntary and variable contributions and requires the enhanced and consistent funding which the creation of MSCID will provide.</p>		

7	Have the Guardians explored other alternatives to a CID? Do the Guardians or Deep Blue have a system in place on Cannon Island that identifies and approaches new property owners and existing non-contributing property owners to explain the scheme and encourage them to contribute to the cameras without going through an admin-heavy, penalty-heavy process such as a CID?	Public Safety	No	<p>The Security Guardians was a group of volunteer residents who met monthly to share information about security in Marina da Gama as a whole. It was attended by anyone concerned with security in the area, including volunteers trying to keep their precincts safe by knocking on doors and asking residents to voluntarily contribute to CCTV cameras.</p> <p>While the Guardians no longer exist in that form, the individuals are still active in their communities and make contact with residents old and new to try and raise enough contributions to keep the CCTV cameras and response to street incidents running. This process is onerous and unfeasible.</p> <p>A CID replaces the process of voluntary contributions to street security, thereby assuring the consistent funding required.</p>		
8	Please confirm that It is fact that Deep Blue will not automatically be handed the contract as the preferred security provider but will be required to pitch for the business along with other security service providers in a competitive tender process.	Management	No	A open and transparent competitive tender process will be utilised for the appointment of the preferred security provider.		
9	Membership of the SAPS Muizenberg Forum - Does the MDGA, and Deep Blue, not already belong to the SAPS Muizenberg Forum? And if so, how would a proposed CID be privy to any further information than they are? In other words, should that information from MDGA and Deep Blue, not be disseminated to residents anyway regardless of whether they are in a CID or not?	Public Safety	No	Direct participation in the Community Police Forum enables focus on issues specific to the MSCID area to be raised. It also avoids the situation where, in terms of POPIA and security requirements, some information regarding crime should not be disseminated.		
10	Extra 4 Municipal Bins - you don't need to be a CID to request additional municipal bins or the servicing of those bins. That is what residents pay for in their rates. Why would we need to pay for supplementary services through the CID for something we should be receiving as part of our rates?	Maintenance and Cleaning	No	The CID will advise on the preferred location of extra bins and will assist in placing litter in the bins.		
11	The same can be said for the proposed Business Plan touting its reporting capabilities through the COCT C3 system - why do we need a CID to report issues/faults through this system when any rate payer can do it themselves at a touch of a button on their own device? The response should be the same whether a CID is reporting a fault or an individual home owner is reporting a fault. That's what our rates pay for.	Maintenance and Cleaning	No	Yes, anyone can report issues via the C3 system, but many people don't do so. The CID will play an active role in doing so and will have direct access to the City Departments to ensure quick and efficient responses.		

12	What specific tasks will the proposed supplementary gardener/gardening services be undertaking that the MDGA and COCT don't already provide? And which specific areas in the Cannon Island District have been earmarked for this service? (Other than the parks please - as these are already managed by Andie and MDGA).	Implementation Plan	No	<p>The tasks will include Planting and Maintenance of POS areas in co-operation with MDGA and CoCT.</p> <p>This is currently being done on an unassisted voluntary basis which the CID will be able to assist with.</p> <p>We will be using a local NPO to provide indigenous plants as and when needed.</p>		
13	And surely the MDGA is already registered as an Interested & Affected Party (I&AP) with the various civil society bodies? What will the CID be able to achieve that the MDGA can't?	Other	No	Additional eyes, ears and contributions can play a positive role.		
14	Point 12.3 Refers: Please provide specific projects on what the proposed environmental upgrading budget of R30,000 in the first year will be spent on.	Environmental Development	No	<p>There are NGOs in our neighbouring communities that focus on developing gardening skills and propagating indigenous plants and we intend to source plants from them. We propose to contract such NPO/s.</p> <p>We propose to appoint gardening services to enhance the aesthetics of the area, which will be done through an open, transparent, and fair procurement process. The relationship will be formalised through a Service Level Agreement. The objective would be to further upskill people thereby improving their work possibilities, whilst at the same time improving the common areas of the CID. They will wear a branded MSCID bib. The associated costs are those of the gardening services. The services provided by the MSCID will be supplementary to those services currently provided by both the MDGA and the City of Cape Town.</p>		
15	Point 13.2 Refers. Please provide specifics on what the proposed social upliftment budget of R30,000 in the first year will be spent on.	Social Responsibility	No	Social Development will be supported by the CID partnering with an NGO to implement the environmental initiatives via NGOs in our neighbouring communities. The relationship will be formalised through an SLA.		
16	Point 15.1 Refers: General Expenditure of 13.8%. What specifically will fall under this category? What specifically will this be spent on?	Financial Impact	No	We have made a provision of 13.8% of the budget for the following: Advertising Costs (R14,000), Auditor's remuneration (R20,000), Bank Charges (R2,000), Computer Expenses (R6,000), Contingencies/Sundries (R29,000) for things like signage, plus branded jackets (R29,000), Insurance (R6,000), and Secretarial Duties (R6,000).		
17	Please confirm that the formation of this CID requires the approval of 60% of all home owners covered in the designated area?	Implementation Plan	No	60% consent is required to submit an application to Council. Council makes the final approval. By consenting you are not approving the CID establishment, only for the application to be sent to Council.		

18	It is my view that the current (excessive) fixed levies (electricity/water/cleaning) now being charged by CoCT, plus the levies being charged by MDGA, should be more than sufficient to cover the requirements/scope of what has been stated as the purpose of the Marina South CID.	Financial Impact	No	<p>Everything provided for in the proposed MSCID Budget is supplementary to, not a duplication of, that of MDGA or CoCT.</p> <p>While the levies from MDGA do cover LPR cameras all entrances to Marina da Gama, they do not pay for the CCTV cameras required in each street. These are paid for on a voluntary basis at the whim of residents whether to contribute or not. This puts the whole system of CCTV cameras at risk of being underfunded and therefore unviable for the security provider to continue operating them.</p>		
19	I was one of the 4 residents who initially met with Deep Blue to implement security via Deep Blue in this designated area. It should be noted, contrary to what was stated in the meeting on 13 August 2025, this Guardians group comprising of residents in this area, was disbanded due to MDGA assuming this responsibility.	Public Safety	No	<p>The Security Guardians was a group of volunteer residents who met monthly to share information about security in Marina da Gama as a whole. It was attended by anyone concerned with security in the area, including volunteers trying to keep their precincts safe by knocking on doors and asking residents to voluntarily contribute to CCTV cameras.</p> <p>While the Guardians no longer exist in that form, the individuals are still active in their communities and make contact with residents old and new to try and raise enough contributions to keep the CCTV cameras and response to street incidents running. This process is onerous and unfeasible.</p> <p>A CID replaces the process of voluntary contributions to street security, thereby assuring the consistent funding required.</p>		
20	<p>During the most recent meeting held to discuss the proposed CID, the steering committee advised that the proposed area was decided upon solely by having regard to the households that are currently paying towards security.</p> <p>The proposed delineation of the CID has no rational connection with any of the projects proposed for the CID.</p> <p>Only the western side of East Lake Drive is to be incorporated, absurdly excluding the Western businesses who the steering committee failed/refused to approach.</p>	Boundary of the CID	Yes		<p>The current cameras are funded by contributions from only some of the property owners in the area (e.g as has been raised by a property owner, 49% of Cannon Island home owners decline to contribute).</p> <p>The proposed boundaries of the CID match the current camera coverage of the Marina South area and is currently funded by voluntary contributions which indicates support for Safety initiatives. This is not the case for properties on the East side of Eastlake Drive, which could hamper efforts to create Marina South CID.</p>	

	No thought is given to the enormous differences in security needs that separate the boundaries of the CID at Battleridge and Eastlake Drive, when compared with the cul-de-sacs that make up the remainder of the CID. While the cul-de-sacs are located on islands and cannot be readily transversed by the public, Eastlake and Battleridge are busy thoroughfares and have entirely different security needs. The stated reason for insisting that all residents be compelled to pay towards security is entirely undermined by their insistence that only one side of Eastlake Drive should contribute towards security. This completely contradictory and illogical delineation, demonstrates that the steering committee, failed to apply their mind to the delineation of the CID: and /or that there is no rational connection between the proposed boundaries and the purpose for which the CID is proposed.				This could change in future and those properties be included in a possible amalgamation of CIDs in the Marina da Gama. Improved Security requires more than cameras. The service we propose is increased monitoring of cameras and response to suspicious incidents in the public areas. We believe that this will reduce crime before it has a chance to take place. However, increased funding is required in order to achieve this. The budget for an increased number of cameras will remain as proposed. However, in order to provide increased and equitable camera coverage for the properties within the CID boundaries, a comprehensive review of the location of cameras will be carried out prior to drawing up the required Tender Specifications.	
21	Some residents on the water have taken to installing flashing LED strip lights (multi-coloured and multiple conflicting frequencies) which flash all night over the estuary. There is normally a ramp up before Christmas but some are still going from last year. Without any restriction from the CID or City bylaw against this kind of light pollution, my concern is that it will become a precedent and a trend with 3 major areas of concern: 1 Impact on residents and visitor's ability to sleep, or to enjoy the marina without invasive flashing lights dominating the unique vista every evening. 2 Impact on sensitive bird life in the trees around the affected area. 3 Impact on endangered fish species in the waterway being constantly bombarded with flashing multi coloured lights throughout the night. (Please see attached report)	Other	No	This is a Standards issue which has been referred to the MDGA		
22	I am generally in favour of forming this CID but I would like to know that the concerns I have about the general security of those of us with properties on the green belt side of Battle Ridge would be looked into with care and given as much consideration (and budget) as the other parts of the proposed CID. I am sending you this email as no mention was made of this in any of the presentations and I would like this to be noted as my concern.	Public Safety	Yes		The budget for an increased number of cameras will remain as proposed. However, in order to provide increased and equitable camera coverage for the properties within the CID boundaries, a comprehensive review of the location of cameras will be carried out prior to drawing up the required Tender Specifications.  This will take into account the needs of the southern boundary of Battleridge properties.	
23	I would like to be excluded from the South CID as I think that it is not a good initiative. Being on the outside edge of the mapped out area I think that it would be in line with the by laws in getting excluded. I am not interested in this initiative as I think that it is totally unfair the way it is calculated on the value of the property and I don't think that we need this type of initiative in our area of the Marina.	Boundary of the CID	No	The CID by law and Policy governing the CIDs establishment states that the boundary of the CID must be contiguous. This precludes properties not at the extreme end of Cannon Island Way from being excluded.		

24	Who decided on the members of the committee? We are not aware of any requests for residents or business owners who may have wanted to volunteer to serve on the committee.	Other	No	At the first restart meeting of the Guardians (the previously active Marina security committee), it was decided to explore the possibility of creating a CID in the Marina South area. Subsequently, in terms of the City's CID By-law and Policy, a geographically representative group of property owners within Marina South volunteered to form a Steering Committee.  Additional property owners may still volunteer to join.		
25	As queried at the meeting, the boundary drawn up along East Lake Drive should be moved to the existing natural boundary of the area which is Prince George Drive. This would include the commercial properties and the housing complexes.	Boundary of the CID	No	The proposed boundaries of the CID match the current camera coverage of the Marina South area and is currently funded by voluntary contributions which indicates support for Safety initiatives. This is not matched by properties on the East side of Eastlake Drive, which could hamper efforts to create Marina South CID.  This could change in future and those properties be included in a possible amalgamation of CIDs in the Marina da Gama.		
26	To instantly refuse to investigate combining 5 CIDs into one Marina CID, saying that it would never work is again a defensive response.	Boundary of the CID	No	As explained at the meeting by David-John Michael-Steyn from the City – When Park Island started investigating forming a CID, the CCT queried why the whole of Marina da Gama was not included. However, since then, two CIDs (Eastlake Island & Park Island CID) have been approved and are operational.  In future, they can combine via the expansion process outlined in the CID Bylaw and CID policy, but the decision does not rest with this committee.		
27	If the proposal has any chance of succeeding, the steering committee and the COCT to give proper consideration to <b>all</b> public comments and suggestions.	Implementation Plan	No	All comments are considered and answered.		
28	If the intention of the CID security plan is to provide comprehensive CCTV coverage for the complete designated CID area, then the CID steering committee must conduct a security survey of the complete designated CID area and consult with the owners/residents of Battleridge regarding their security needs.  The southern boundary of Battleridge, which borders on a field behind Muizenberg High School, is very problematic and poses a huge security risk. The fences and gates on the eastern and western side of this area has been vandalized and is in a state of disrepair. Currently there is a CCTV camera at each end, but it has not been very effective.	Boundary of the CID	Yes		While increased and equitable camera coverage is planned for the properties within the CID boundaries, it should be noted that the final allocation of cameras will be determined in drawing up the required Tender Specifications.  We will take into account the needs of the southern boundary of Battleridge.	

29	I am concerned that the proposed application and draft business plan is favoring the FQ precinct at the expense of the other precincts as the steering committee has not engaged with the other precincts regarding their specific security needs and requirements.	Financial Impact	Yes		<p>The Fisherman's Quay/ Tower Quay and Eastlake Drive (facing FQ) has been a model of success in making this crescent safe and secure, purely through the concerted efforts of just a few individuals who have knocked on doors to ask homeowners and tenants to contribute to CCTV.</p> <p>Nevertheless, all contributions to CCTV are voluntary and because less than 50% of residents pay, the continued CCTV service is in jeopardy.</p> <p>This is the case in the other precincts of MSCID and a review of all camera coverage within the CID boundaries will be carried out to ensure the safety and security budget meets the needs of the whole area designated within MSCID.</p>	
30	Although I understand that our Private Security is our choice, so we will not change from Deep Blue, it would be very sensible and makes logistical sense - and we would be very happy - if the tender for Public Security went to them as well - I also know you don't have any control over the Tender process - just my comment.	Other	No	An open and competitive tender process will be utilised for the appointment of the preferred security provider.		
31	I attended your Inaugural Meeting last evening, Wednesday 13 August 2025 and would like to thank all those responsible for initiating this project and for all the hard work put into launching it last night. Thank you too, to the Cape Town Municipal Representative who attended and provided much valuable information and advice.	Other	No	The positive comment is appreciated		
32	A CID will only succeed if its boundaries are perceived as fair and logical. Starting with an arrangement that excludes obvious beneficiaries, while including properties that already enjoy strong security, risks generating opposition that could destabilise the CID over time or even result in it not gaining the 60% consent required for its formation.	Boundary of the CID	No	<p>The proposed boundaries of the CID match the current camera coverage of the Marina South area and is currently funded by voluntary contributions which indicates support for Safety initiatives. This is not the case for properties on the East side of Eastlake Drive, which could hamper efforts to create Marina South CID.</p> <p>This could change in future and those properties be included in a possible amalgamation of CIDs in the Marina da Gama.</p> <p>Improved Security requires more than cameras. The service we propose is increased monitoring of cameras and response to suspicious incidents in the public areas. We believe that this will reduce crime before it has a chance to take place. However, increased funding is required in order to achieve this.</p>		

33	<p>The budget shows annual increases for both general expenditure and higher rates. That means a compounding increase of 14% per annum on household CID fees. The result will be an escalation in monthly CID fees far in excess may expect, based on current municipal valuations.</p> <p>Fees should not be based on municipal valuations. A flat fee, subject only to reasonable annual increases below CPI, would be fairer. And it should be applied to a less ambitious, and less expensive, set of proposed benefits.</p>	Financial Impact	No	<p>Firstly, while the new general valuation will affect normal rates, it will not alter the special rate contribution which remain as per the approved five year CID budget.</p> <p>Secondly, a current owner of a property valued at R3 million, for example, would pay the CID special rate of R392.15 incl VAT which replaces the R 396.85 currently paying for camera coverage.</p>		
34	<p>A CID in my view is a way for the City to abdicate responsibility it has to rate payers to provide services that the rate payers already pay for.</p> <p>Your documentation is disingenuous at best in providing a clear picture to residents of how these fees for the CID along with the new budget approach taken by the city of Cape Town will impact rates and services fees over the next 10 years.</p>	Financial Impact	No	<p>The budget for an increased number of cameras will remain as proposed. However, in order to provide increased and equitable camera coverage for the properties within the CID boundaries, a comprehensive review of the location of cameras will be carried out prior to drawing up the required Tender Specifications.</p> <p>This will take into account the needs of the southern boundary of Battleridge properties.</p>		
35	<p>Retraction of Precedent – The claimed precedent unfairly favours wealthier waterfront properties and does not regard the nature of properties in the broader township development whom could be adversely affected by the expansion of existing CIDs or new CIDs.</p>	Financial Impact	No	<p>In the CID establishment and renewal process is governed strictly by the applicable CID By-law and Policy framework. In terms of this framework, each CID application is assessed on its own merits, including compliance with legislative requirements, financial sustainability, public participation outcomes, and the support thresholds prescribed within the policy and by-law. The establishment or expansion of a CID does not create an automatic precedent applicable to other areas, as each application is subject to its own independent assessment process and Council approval. Furthermore, the CID process includes prescribed objection and participation mechanisms to ensure that affected property owners are afforded an opportunity to provide input during the statutory process . All properties are treated equally with financial contributions directly related to property values.</p>		
36	<p>Public Place (PP or POS) – Any person has the right to Public Place in a township. Is the gating of PP in the Marina lawful, let alone legal?</p>	Other	No	<p>No Public Places are planned to be gated by the propose CID. All parks and slipways have public access. The MdGA Excom is engaged with the City to regularise the problem of alleyways that have been gated.</p>		

37	Public Place (PP or POS) – How has the “general public” been proactively informed and engaged about the CIDs in the Marina da Gama?	Implementation Plan	No	<p>In terms of the CID By-law and CID Policy, the statutory public participation process primarily requires engagement with affected property owners within the proposed CID area, as these property owners are directly impacted through the additional rate levy mechanism associated with the CID establishment process.</p> <p>In compliance with the prescribed legal framework, the required public participation and notification processes were undertaken, including notices, public meetings, stakeholder engagement opportunities, and the consent and objection process as required by the CID By-law and Policy. Two Public Meetings were held, both advertised the the local community newspaper and via posters in the local business centre.</p>		
38	Policing Public Spaces – What is the liability of the CIDs in particular harm to “any person” of whatsoever nature or cause in Public Places?	Public Safety	No	<p>In terms of the CID By-law and CID Policy framework, a CID is established to provide supplementary services within a defined geographical area, which may include public safety support initiatives, urban management, cleansing, and social intervention programmes. These services are supplementary in nature and do not replace or assume the statutory powers, duties, or obligations of the South African Police Service, the City, or any other competent authority responsible for law enforcement and public safety functions.</p> <p>The implementation of public safety initiatives by a CID is undertaken in accordance with applicable legislation, service level agreements, operational protocols, and governance requirements applicable to CID operations.</p> <p>Furthermore, liability matters relating to harm or damages arising within public spaces are regulated by the applicable legal framework, contractual arrangements, and common law principles, and cannot be interpreted as being automatically attributable to the existence or operation of a CID. The CIDs attract no extra legal liability for working of public spaces</p>		
39	The Guardians – Nameless, unelected, with questionable motives, lack of accountability with curious origins and incentives	Public Safety	No	The Guardians have no connection with MSCID and in any case no longer exist.		
40	Canals and Waterways – Are the CIDs anticipating charging special levies for water maintenance?	Maintenance and Cleaning	No	Canals and Waterways remain the responsibility of the City.		
41	The Marina da Gama Association – Why is a SRA (CID) not a replacement for the Association?	Other	No	The MdGA and MSCID are completely separate organisations with different functions		
42	Conflicts of Interest – Have the applicants and volunteers for ..... the proposed MSCID declared their conflicts of interest?	Management	No	The City of Cape closely monitors the formation of CIDs to ensure all legal requirements are met and have not identified any conflicts of interest.		

43	Approval of CID – Where can the completed forms of approval be accessed by the public for independent validation of a CID including original forms of approval.	Other	No	These forms are subject to POPIA. The MSCID is following the official approval process which is closely monitored by the City of Cape Town. This included examining the Consent and Objection forms submitted by affected residents.		
44	What funds flow from the respective CIDs to the MdGA?	Implementation Plan	No	No funds flow from the MSCID to MdGA		
45	What are the MSCID Business Plan benefit activities	Implementation Plan	No	These are detailed in the UMS survey and Budget		