



Lower Gardens City Improvement District

Business Plan

For period 1st July 2025 through to 30 June 2030

Prepared by Lower Gardens CID Steering Committee

Email: info@lowergardenscid.co.za

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

Business Plan available at <https://www.lowergardenscid.co.za/businessplan>

TABLE OF CONTENTS

	Page
PART A: MOTIVATION REPORT	
1. Introduction	5
2. Name of proposed City Improvement District (CID)	6
3. Steering Committee and Applicant	6
4. The Vision, Mission and Strategic Objective for the CID	7
5. Core Values	8
6. Defined area of The Lower Gardens Improvement District	8
7. What is a City Improvement District and how does it work?	12
8. Why a CID for Lower Gardens?	13
9. Benefits of a CID for property investors in Lower Gardens	14
10. Business Plan Methodology	16
11. Urban Management Survey	17
11.1 Background to the Urban Management Survey	17
11.2 Urban Management Survey Outcome	19
12. Proposed Services / Projects and Management	21
13. Improving Public Safety	21
14. Social and Economic Development (Social Services)	31
15. Maintenance and Cleansing	40
16. Environmental Development (Parks & Recreation)	44

17. Projects	48
18. Proposed Management Structure	49
18.1 Incorporation of a non-profit company (NPC)	49
18.2 Membership and measures to ensure inclusivity	49
18.3 Management of the CID	50
a. Board of Directors	
b. Service/Operations Manager and Service Providers	
c. Governance and Audit process	
19. Marketing and Communication	55
20. Permissible Amendments to the Business Plan	57
21. Section B - Budget	58
21.1 Financial Impact of the CID	
PART B: TERM BUDGET	62
PART C: IMPLEMENTATION PLAN	64

ANNEXURES

Annexure A: Public Participation Plan

Annexure B: List of Rateable Properties within the CID

Annexure C: Urban Management Survey Report

Annexure D: Business Plan comments

PART A: MOTIVATION REPORT

1. Introduction

The lower Gardens precinct is characterised as a transitional suburb between the high intensity CBD and more suburban housing developments in neighbouring suburbs of Vredehoek, Oranjezicht and Upper Gardens that are found on the mountain side of Mill Street. The precinct has diverse array sub-character areas which include:

- Historical building clusters between St. Johns and Hope Streets
- Coarse-grained mid-rise buildings including the Government garage functions between Hope and Buitenkant Streets
- Fine-grained suburban residential buildings east of Buitenkant Street, wrapping around the Wembley Square business/light industrial area.
- Buitenkant Street is the primary road splitting the Lower Gardens Precinct, which is anchored to the south by Gardens Centre and the North by the fast developing Harrington Street precinct.
- Roeland Street acts as the border between Lower Gardens and the City of Cape Town CBD under the CID management of the CCID.
- Companies Gardens associated with the early history of Cape Town, acts as the border along St Johns street and links Lower Gardens to the Parliament Precinct.

Due to the mixed building nature of Lower Gardens, as well as its close proximity to the CBD the area experiences constant pressure relating to an array of challenges affecting the residents and visitors to the neighbourhood. These include illegal structures and occupations of public parks, general vagrancy, extremely high levels of crime especially related to theft out of motor vehicles and common robbery making movement through and enjoyment of the public spaces difficult and unsafe.

It is for these reasons that the members of the Lower Gardens CID steering committee got together and decided to investigate the viability of establishing a CID within the Lower Gardens Precinct.

This report is prepared to provide the background to the initiation of, and the motivation for, the establishment of a City Improvement District (CID) for Lower Gardens. Provided in this business plan is the motivation there of, the budget and the implementation plan (comprising the various programmes). The aforementioned was prepared by the steering committee based on the input received from the Urban Management Survey.

The content of the business plan is determined during the establishment process and supported by the property owners in the defined area (at least 60% support is required in the case of a residential CID as defined in the CID legislation).

Once approved, the CID has a term of 5 years during which it must implement the deliverables as outlined in this business plan. In its 5th year the CID can apply to further its term in accordance with the CID By-law. The CID can be dissolved in accordance with Chapter 9 of the CID By-law at any time during the approved 5 year period.

2. Name of the proposed City Improvement District

The proposed name is the Lower Gardens Improvement District. The name is derived based on the defined precinct for establishment of a City Improvement District as outlined in this business plan.

3. Steering Committee and Applicant

The Lower Gardens Improvement District steering committee comprises of the following members:

- Ryan Paterson (Chairperson): 15 Glynville Terrace. Residential owner.
- Bronwyn Darné: 25 Hope Street, Gardens. Commercial owner.
- Jonathan Liebmann: 2 Roodehek Street, Gardens. Commercial owner.
- Roxanne Tobias: 26 Maynard Street. Residential owner.

- Werner Uys: 121 Buitenkant Street. Residential owner.
- Shaun Rai: 25 Hope Street, Gardens. Commercial owner.

The applicant is the chairperson of the Lower Gardens Improvement District steering committee, Ryan Paterson. Delivery of any notices to the applicant in respect of the application may be emailed to info@lowergardenscid.co.za or delivered to 15 Glynville Terrace, Gardens, Cape Town, 8001. For noting, in accordance with disclosures provided, no member of the Steering Committee in any way currently derives nor in future expects or hopes to derive any financial or other benefit from the CID operational budget or the funds raised for the application process.

4. The Vision, Mission and Strategic Objective for the CID

- **Mission Statement (Who we are and what we value):** The CID exists to serve the property owners, residents, and visitors of Lower Gardens who value a safe, secure, clean, and caring neighbourhood that respects its rich history, cultural diversity and dynamic nature.
- **Vision Statement (What we want to become):** Cape Town's leading mixed use (residential and commercial) suburb that attracts investment, tourism, and visitors while maintaining an environment that encourages long term residency.
- **Strategic Objectives (How we will achieve our vision):** We plan to achieve the vision for the CID by focusing on the main areas of Public Safety , Cleaning and Maintenance, Social, Economic and Environmental Development. Each of these will be outlined in the CID business plan, and will have accountable metrics for the community to measure on an ongoing basis.

5. Core values

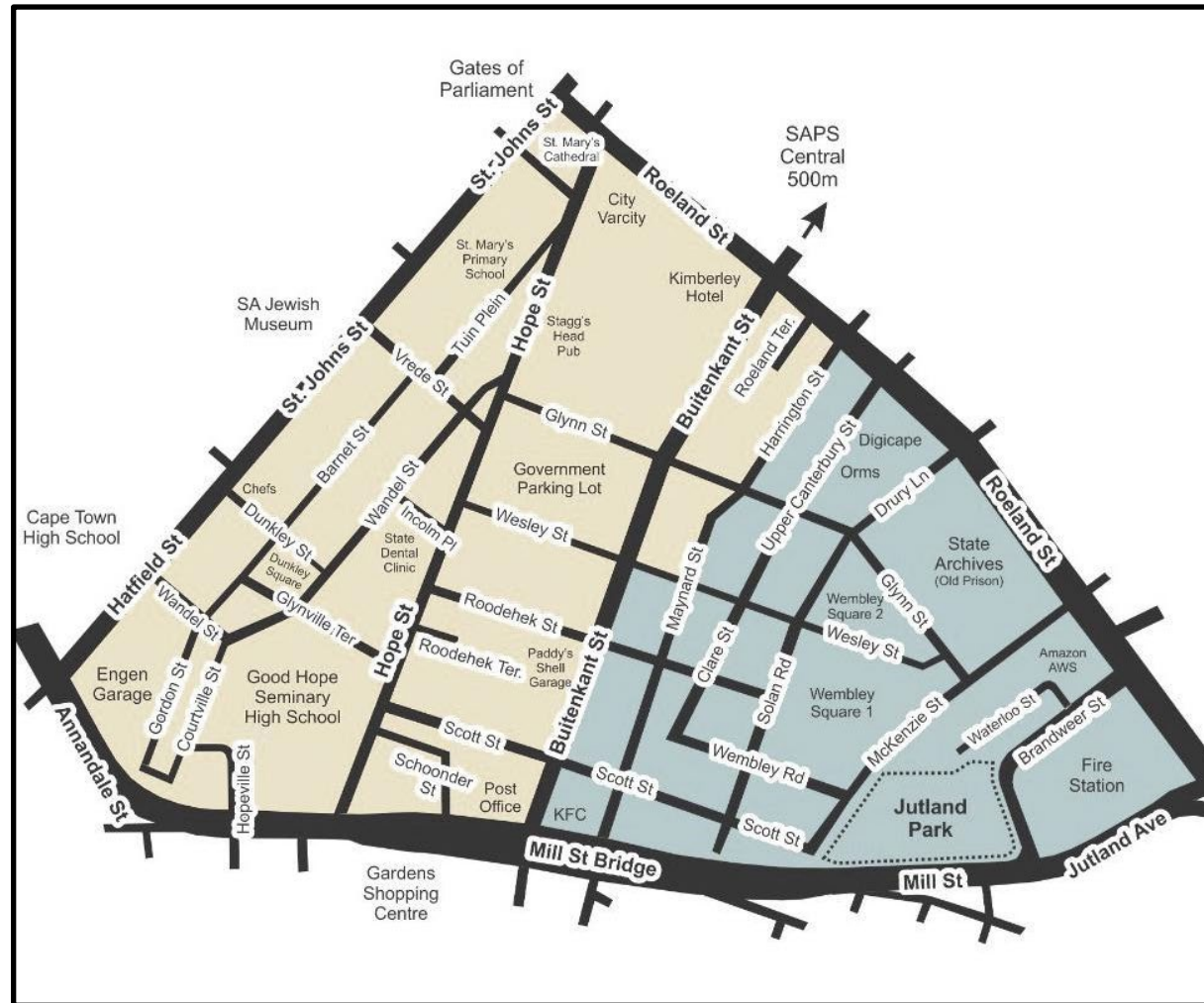
- **Ratepayers first:** The additional rate payers of Lower Gardens CID, are ultimately the core stakeholders of the Lower Gardens CID.
- **Residents needs:** The residents (irrespective of ownership) of Lower Gardens set the values, local community spirit and inclusive neighbourhood vibe. They must have a voice and lead community initiatives.
- **Accountable:** The CID must be accountable to the Lower Gardens local community, this includes clear metrics that allow measurement of success and clear process to change if current people or plans are not delivering on these metrics.
- **Local is lekker:** Wherever possible the CID will look to use local Lower Gardens community suppliers, who understand the area, and live and breath its challenges.
- **Err on the side of action:** The CID believes that successful operations are rewarded by action.

6. Defined area of The Lower Gardens Improvement District

The proposed Lower Gardens Improvement District precinct is situated within a subsection of the suburb Gardens, Cape Town. The proposed Lower Gardens Improvement District precinct uses major roads and the current CCID precinct as it's borders and is split between two municipal wards, Ward 115 (majority left side of Buitenkant street facing the Castle) has 53.13% of the properties and Ward 77 has 46.87%.

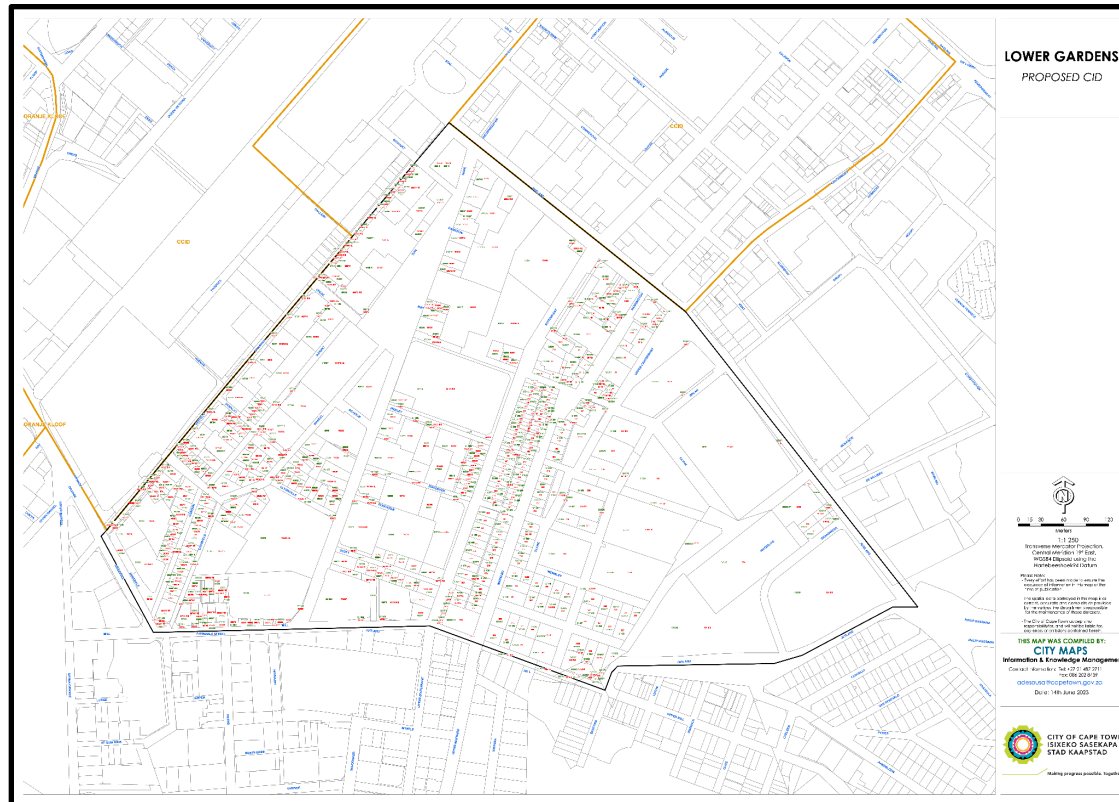
The below defined area map outlines the proposed Lower Gardens Improvement District precinct, with the light orange colour representing the areas that fall within Ward 115 and the blue colour representing the areas that fall within Ward 77.

Simplified Lower Gardens Map



City Maps





The proposed Lower Gardens Improvement District will include all properties in the area within the following geographical boundaries: Western border being Hatfield and St Johns Street, the Northern border being Roeland Street, and the Southern border being Annandale Street, Mill Street and Jutland Avenue.

Lower Gardens proposed CID precinct has 369 erven, which represent 1421 properties, owned by 940 unique entities (including natural persons). Within the proposed precinct 66.3% of properties are zoned residential, and 33.7% are zoned non residential. The four largest property category descriptions within the proposed Lower Gardens Improvement District are 47.1% flats / apartments, 16% offices, 12.8% residential homes and 11.5% parking / garages.

7. What is a City Improvement District (CID) and how does it work?

A CID is a community-driven venture, allowing the property owners and local businesses to organise and fund improvements of specific areas within the City of Cape Town. Once approved by Council, a non-profit company (the CID Company - "Lower Gardens Improvement District"), carries out the additional services and upgrades proposed in its business plan, funded by an additional property rate levied on rateable property located within the CID boundary . In the case of the proposed CID, it is envisaged that both non-residential and residential property owners within the CID boundary will contribute to the additional services and upgrades.

The Municipal Property Rates Act allows the municipality to determine the additional rate (based on the total property valuation and CID Budget) and collect the additional rates from the property owners. The revenue collected is then administered to the benefit of the defined area under the Municipal Finance Management Act and the Companies Act by the CID management body.

The business plan is the set of activities that the NPC needs to undertake in order to improve and upgrade the area. The content of the business plan is determined during the CID establishment process and supported by the property owners in the defined area. If the steering committee can obtain more than 60% support for the business plan from the property owners in the area, then they can submit an application to the City.

Once approved, the CID has a term of 5 years during which it can operate and then needs to re-apply for a further term

extension. The CID can be dissolved in accordance with Chapter 9 of the CID By-law at any time during the approved 5 year period.

8. Why a CID for Lower Gardens?

According to the SA Constitution (Sections 152 and 153), the objective of a local authority is to provide all its residents with certain basic services such as water, electricity, sanitation, and refuse removal, etc. – up to an equitable standard. For communities who wish to access municipal services beyond this standard, a CID provides them with the option of paying for these additional services, which should be affordable and sustainable.

As South Africa faces economic challenges, poor governance is leading to the deterioration of basic services in many major metros outside of the Western Cape. As a result, social and economic pressure is increasing on greater Cape Town as more people semigrate to Cape Town.

The City of Cape Town's 2023/24 budget has allocated more than 70% of its overall budget to its poorest suburbs and communities. While we acknowledge these efforts to support the most vulnerable members of society and promote a more sustainable and equitable society, it also means that communities like Lower Gardens are experiencing widening disparities in the delivery of essential services. The Lower Gardens Improvement District Urban Management Survey, of which the details can be found below, highlighted significant concerns within the community with regards to public safety, cleaning and maintenance, deterioration of public spaces such as parks and also very challenging social services issues as a result of homelessness and vagrancy.

There is a civil society and community organisation (Gardens Watch) that currently exists within the neighbourhood to attempt to address these issues. However this volunteer neighbourhood organisation is under-resourced and under-funded, relying on a small minority of donors (less than 5%) within the neighbourhood, and so unsustainable and unable to make a significant contribution to really affect change within the neighbourhood.

These issues experienced within the Lower Gardens are also not being adequately dealt with by the City, and such it is felt that a CID is therefore the only way in which sustainable funding for the required level of additional services can be raised

and to sustainably and effectively make a positive contribution towards addressing Lower Gardens current concerns.

The CID will employ professional management to manage the day-to-day affairs of the Lower Gardens Improvement District and appropriately manage and carry out the functions and services of the Lower Gardens Improvement District, in accordance with the approved business plan and the budget contained therein.

As property owners, residential tenants, business owners and visitors to Lower Gardens we all share a common interest in high standards of safety and security, suburb cleanliness, infrastructure maintenance and recreational facilities. By combining their resources in a CID, individual property owners within the Lower Gardens can enjoy the collective benefits of a well-managed area, a shared sense of communal pride, safety and social responsibility, and access to joint initiatives such as waste recycling, energy-efficiency programs, parks and recreational facility upgrades.

9. Benefits of a CID for property investors in Lower Gardens

While precise data is challenging to ascertain, estimates suggest that up to two-thirds of residential properties in the Lower Gardens precinct are non-owner occupied, acquired primarily for investment purposes. Consequently, it is imperative to meticulously address the requirements of both property owners and their tenants when formulating a CID business plan for Lower Gardens.

The needs of tenants and owner residents are clearly highlighted in the data provided by the Urban Management Survey, where the focus is on ensuring that the CID improves public safety and security first,

followed by the need to have a comprehensive solution that addresses social services, cleaning and maintenance and development of parks and urban spaces.

Outside of the obvious social benefits of making the Lower Gardens area clean and safe, property owners and investors will also be able to enjoy the financial benefits of the establishment of a Lower Gardens Improvement District.

The projected life cycle of the Lower Gardens precinct under a proposed CID:

- Urban areas decline over time until the public spaces are no longer easily usable or accessible e.g. Tuin Plein children's play park.
- A CID is established to stop and slowly reverse the decline over time.
- Improvement in the cleanliness and safety of the public spaces transforms the area.
- The streets become increasingly walkable, and the parks begin to be regularly used by residents and visitors.
- Retailers / restaurants start to move in to activate the street edges and bring life to the suburb.
- Residents, office tenants, and hotel guests are attracted to the mixed use integrated areas.

10. Business Plan Methodology

In developing this business plan the Lower Gardens Improvement District Steering Committee adopted the following approach.

- An Urban Management Survey, as detailed in the section below, was conducted amongst the Lower Gardens property owners and residents to identify and understand the needs within the community regarding Public Safety, Urban Management, Environmental Management and Social Development, in order to derive solutions and allocate funding and resources to address the most important needs of the community as identified from the results of Urban Management Survey.
- Discussions were had with various other CIDs within greater Cape Town including direct operational evaluation visits to CCID (Cape Town Central City Improvement District), GPOK CID (Green Point and Oranje Kloof), PE CID (Paarden Eiland), and VRCID (Voortrekker Road Corridor) in order to assess and understand how they manage and run their organisations and operations, the suppliers they utilise to execute on their initiatives and to gain some insight on issues they experiencing or experienced in order to aim to prevent these with the establishment and management of the Lower Gardens Improvement District.
- Expressions of interest were then obtained from various potential service providers in respect to the key required supplementary services identified for the proposed Lower Gardens Improvement District, through the Urban Management Survey process. The expressions of interest proposals received from potential suppliers were used to support the required 5 year CID business plan and budget. ***(Please note that this does not confirm that these providers are guaranteed to be utilised once the Lower Gardens Improvement District is operational. If after the application stage, the establishment of the Lower Gardens Improvement District is successful a formal and transparent request for proposal (RFP) will be advertised and all suppliers who have expressed interest during this stage will be contacted to submit a***

proposal. Other suppliers who were not part of the expression of interest stage are also welcome to submit a proposal and all proposals will be assessed equally on a fit for purpose basis.)

- The cost proposals obtained from the expressions of interest proposals received for the execution of the services required, were used to estimate total expenses expected to be incurred annually to deliver these services. In doing so the CID steering committee determined the total average annual operational budget required, from this the City of Cape Town will derive the additional property rate to be levied on rateable property located within the community for the Lower Gardens Improvement District operations.

11. Urban Management Survey

11.1 Background to the Urban Management Survey

The City of Cape Town CID Policy mandates that the Lower Gardens Improvement District Steering Committee must conduct a comprehensive Urban Management Survey. This survey aims to collect vital insights from property owners concerning critical aspects such as Public Safety, Urban Management, Environmental Management, and Social Development. The survey outcomes will serve as the foundation for the business plan, guiding the allocation of funding and resources based on the community's identified priorities.

The Lower Gardens Improvement District Urban Management Survey was conducted online, with invitations to complete the survey during the period of the 1st August to the 30th September 2023. The Urban Management Survey was distributed via email to 950 email addresses obtained from the City of Cape Town

property owner database, as well as via flyer drops and the three main Lower Gardens community WhatsApp groups.

Between 1st August and the 30th September 2023, there were 287 responses to the urban management survey. The 287 respondents own 570 properties (of the 1421 potential properties) in the proposed Lower Gardens Improvement District precinct. This represents 30.7% of individual property owners, with the required threshold for urban management responses being 20%.

Responses from the largest commercial property owners in the precinct has resulted in 45.2% of the non-residential property valuations being included in the survey feedback. Furthermore, 54.3% of properties owned by companies have responded to the survey, and 100% of religious associations. Responses were also obtained from 42.31% of residential homes, and 37.2% of apartments / flats.

This resulted in 40%+ of properties and 30%+ of property owners (one property owner can own multiple properties) responding to the urban management survey by 30 September 2023, allowing the Lower Gardens Improvement District steering committee to progress to the business plan stage of the CID process.

Property owners who have yet to complete the urban management survey, can continue to provide feedback up to the notice of the first public meeting date (date to be confirmed by City of Cape Town approval process) either via direct email to info@lowergardenscid.co.za or via contact us on the CID website <https://www.lowergardenscid.co.za/contact-us>.

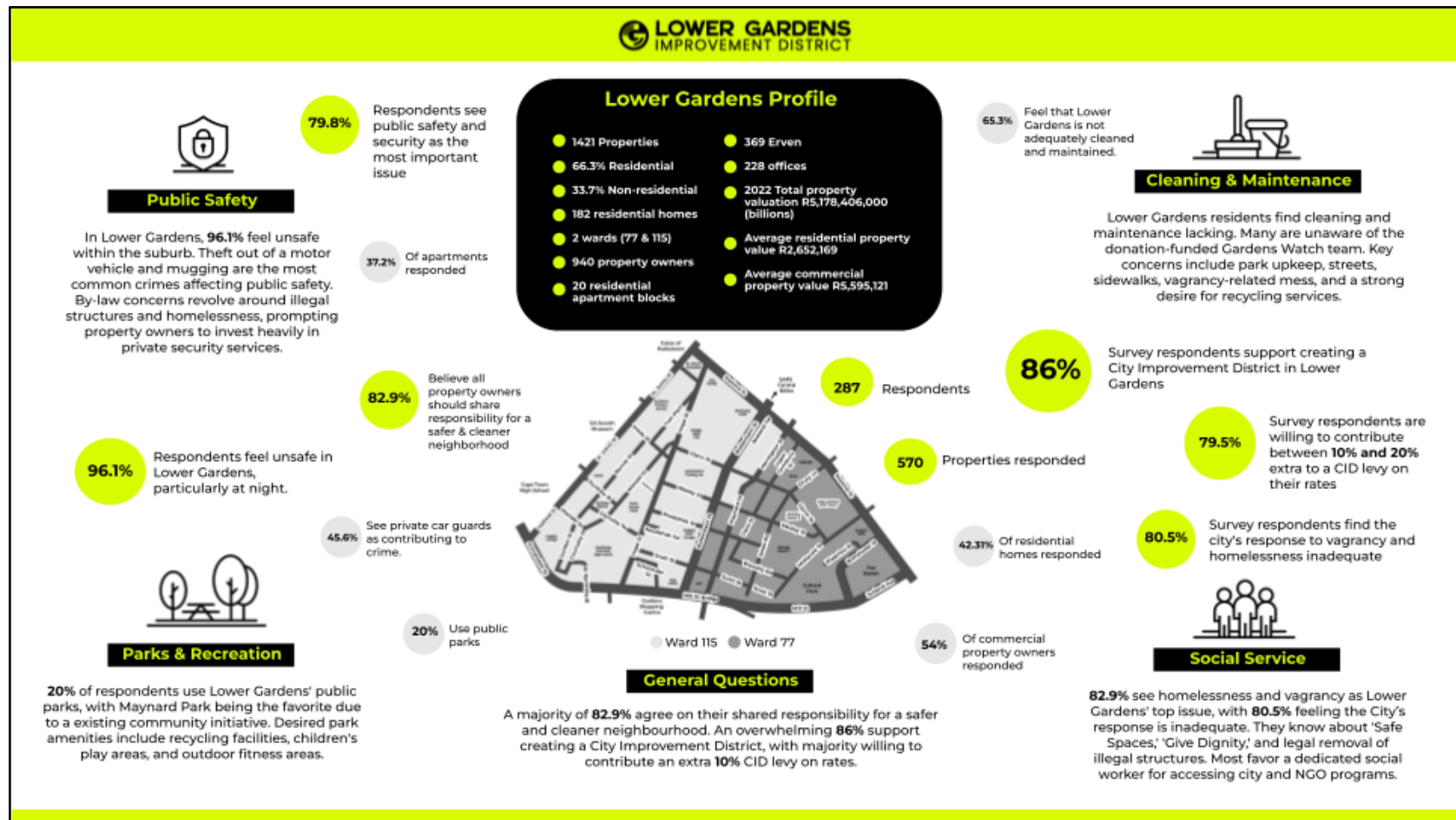
11.2 Urban Management Survey Outcome

The urban management survey report for the Lower Gardens Improvement District spans from August 1st to September 30th, 2023. Only completed survey responses from Lower Gardens property owners and their verified tenants have been included in the report.

In essence, the survey reveals a community deeply concerned about Public Safety (96%), alarmed by decreasing levels of public service provision and cleanliness (65%), and highly troubled by the increasing homelessness rate (83%). Consequently, only 20% of respondents utilize public parks within Lower Gardens.

A significant majority (83%) of property owners acknowledge their shared responsibility for ensuring a safer and cleaner Lower Gardens. Consequently, no fewer than 86% of respondents express preliminary support for the formation of a CID to address these pressing issues.

Further details on the key outcomes of the Lower Gardens Improvement District Urban Management Survey are highlighted in the below infographic.



The detailed Lower Gardens Improvement District Urban Management Survey report together with a comprehensive analysis is included as Annexure C and can be found at <https://www.lowergardenscid.co.za/ums-results>.

12. Proposed Services / Projects and Management

The below sections detail the initiatives, resources, operations and infrastructure that will be implemented with the support and use of external specialists service providers, with the funding derived from the Lower Gardens Improvement District additional rates collected, in order to uplift and improve the area and achieve the desired objectives for the community.

The Lower Gardens Improvement District will contract with accredited service providers that will be appointed through an open, and transparent, price-competitive process and managed via a 5 year service level agreement. The supplier service level agreements will detail accountable success metrics to be measured monthly, and will include regular reviews, and performance related exit clauses.

13. Improving Public Safety

Introduction and background

A strong foundation of public safety is required for all the CID's programmes to succeed and thrive. The CID's public safety improvement programme will therefore form the cornerstone of services rendered by the CID, and a high proportion of the budget is therefore focused in this area.

As highlighted in the Lower Gardens Improvement District Urban Management Survey results above, public safety is seen as the most important issue that needs attention within the Lower Gardens area and as such especially in the initial period of establishment most of the Lower Gardens Improvement budget will be allocated to implementing safety and security measures.

For Lower Gardens improved public safety will be achieved through the deployment of vehicle and foot patrols, the use of CCTV camera technology, all coordinated through an outsourced, centralised control room and operations centre as detailed below.

Key requirements identified

The objective for the public safety programme will be to deter all crime and by-law infringements within Lower Gardens and the Lower Gardens Improvement District business plan intends to achieve this through the below interventions.

- Central control centre: Manned and monitored 24/7/365 covering a mix of CCTV and LPR cameras strategically placed across the precinct. Central control centre to link directly to private building security across the precinct, including the 20 residential apartment blocks within the precinct.
- Patrol vehicles: Manned vehicles 24/7/365 covering all sectors of the precinct.
- Vehicle security personnel: Selected personnel to be armed with non-lethal firearms.
- Foot security personnel: Rostered 24/7/365 across main movement routes, examples from the Urban Management Survey being Hatfield / St Johns Street (shares border with CCID), Hope Street, Buitenkant Street, and Mill Street Bridge.
- Security guard / public safety officer certification and training: It is noted that there are a number of non-accredited private security used by property owners across the Lower Gardens Improvement District precinct (for example around Dunkley Square), these individuals should receive training, and certification and be included in an overall safety and security plan.
- Service providers will be expected to support law enforcement and SAPS in all public safety incidents and / or by law service requests and record them in the Lower Gardens CRM system for monthly reporting and data analysis purposes.

Proposed services to be adopted

The following integrated measures are recommended to be implemented in response to addressing the safety and security requirements within the Lower Gardens area.

A full-time Public Safety Manager shall be employed by the public safety service provider and will work with the Lower Gardens Improvement District Manager on a daily basis. These management resources are for the co-ordination of all public safety efforts, incident reporting, communication with the community and administrative functions relating to staff rosters, and schedules.

1. Patrolling

A 24/7/365 dedicated patrolling presence will be implemented to contribute to improved safety in the area. Patrolling will be outsourced to an accredited service provider during a fair and transparent tender process. The patrolling operations that will be implemented for the Lower Gardens Improvement District are as follows:

- a) **Foot Patrols:** Staffed by 9 dedicated, trained, branded, public safety officers rotating in shifts. 5 public safety officers will operate during the day and 4 during the night (the day / night ratio can be adjusted depending on needs), resulting in 24/7 street level, foot patrol coverage in the area at any point in time. These officers will enable identification of potential risks and communication of information to residents, the control room or vehicle patrols. The public safety officers will be provided with appropriate security equipment which includes but not limited to Lower Gardens Improvement District branded uniforms, protection wear, bodycams, non-lethal firearms, handcuffs, radio and cell phones with airtime.
- b) **Vehicle Patrols:** Two dedicated Lower Gardens Improvement District branded patrol vehicles equipped with communication devices to receive and feed information to the control room will patrol the area daily. Each vehicle will be staffed by 4 trained public safety reaction officers rotating in shifts to man the vehicle. Four public safety reaction

officers will operate during the day (1 per vehicle) and 2 will operate during the night (with the ability to supplement them with foot patrol officers), resulting in 24/7 vehicle patrol coverage in the area at any point in time. The patrol vehicle will be monitored by the control room GPS to analyse coverage. The public safety reaction officers will be provided with appropriate security equipment which includes Lower Gardens Improvement District uniforms, protection wear, bodycams, non-lethal firearms, handcuffs, radio and cell phones with airtime.

- c) **City of Cape Town Law Enforcement Officer:** Due to the challenges with illegal structures and by-law infringements within Lower Gardens, a City of Cape Town Law Enforcement Officer will be contracted to work in the area from Monday to Friday (08h00 to 17h00). This dedicated Law Enforcement officer will expedite the removal of illegal structures, promptly dispatch Compliance notices and deal with all by-law infringements.

Patrolling will be directly linked to the 24/7 control room enabling the passing of important information from street level to central control and vice versa with a focus on public safety/safe streets and not private property alarm activations.

Patrolling presence of this nature offers the following potential benefits:

- Provides 24/7, visible, proactive crime prevention in the area.
- The ability to deploy to areas of the neighbourhood as required giving flexibility.
- Provides 24/7 ability to respond to alerts from the control room in relation to public safety issues.
- Results in extra eyes on the ground for public safety providing additional real-time intelligence.
- Has the ability to deploy to areas of high pedestrian traffic or public safety hotspots as needed.

Please note that the mandate of the Lower Gardens CID is to respond to public safety incidents, full patrol and vehicle resources will be available to provide primary support to existing private security companies relating to any incidents that move into public spaces.

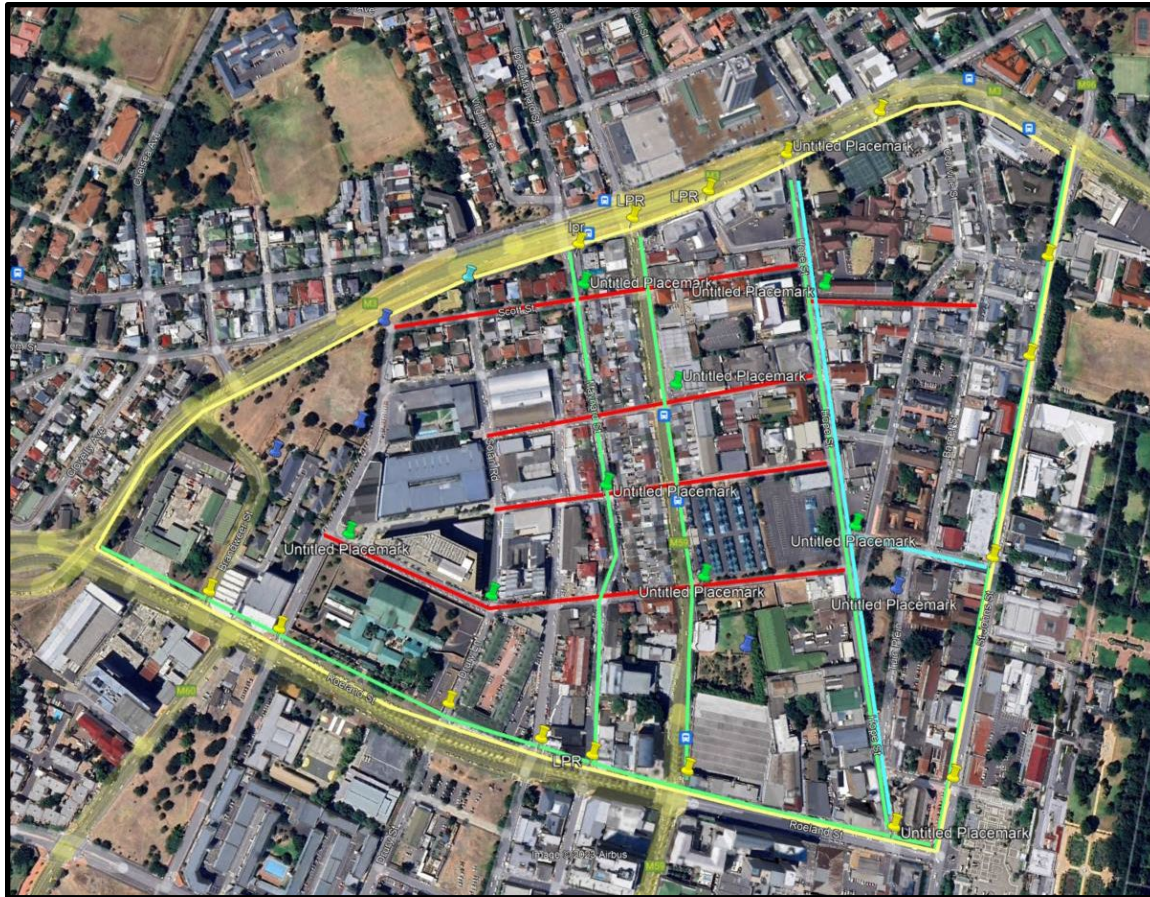
2. CCTV camera infrastructure and control room monitoring

a) CCTV Managed Service

The Lower Gardens Improvement District proposal makes provision for the installation of a comprehensive AI-driven CCTV system throughout the neighbourhood by installing 29 rented cameras in year 1. Cameras will be monitored 24/7 and linked to the public safety reaction officers. The cameras will be equipped with intelligent software and monitored from a central control room managed by a specialist service provider.

Phase 1 recommended camera layout and design.

Please note that the below diagram is not a confirmed layout of CCTV infrastructure for Lower Gardens, this is merely an example of a potential coverage that can be achieved with the proposed budget. Due to the security risk associated with publishing a CCTV map, the final location of CCTV cameras will only be available to select stakeholders once the CID becomes operational.



- Crime Routes - (Red)
- Foot Traffic Routes - (Green)
- Religious Traffic Routes - (Blue)
- CID boundaries - (Yellow)

When a potential problem or an active incident is identified by the control room the public safety reaction officers will be mobilised and the Cape Town Law Enforcement Officer, SAPS, the supplier Public Safety Manager and the CID Precinct Manager will be advised accordingly, based on a clearly defined incident priority protocol.

In this regard the Lower Gardens Improvement District budget covers two separate camera related items:

(1) Overview Cameras: A network of AI equipped smart detection CCTV (Closed Circuit Television) Overview Cameras located at the various street entrances, creating a virtual boundary, with a specific focus on monitoring the movements into and out of the defined area. Additional CCTV Overview Cameras located strategically within the perimeter area to enhance the ability to monitor movement through the area.

(2) LPR Cameras: A network of LPR (Licence Plate Recognition) Cameras strategically placed at main thoroughfares through or intersections within the area. These cameras provide an early warning system of suspicious or marked vehicles entering the area. These cameras will be linked to the city wide LPR user group (extends across the City, sharing information of suspicious vehicles instantaneously). The LPR Cameras will be linked to a City-wide database to ensure appropriate response to the detection of known suspect vehicles.

All camera hardware will be leased enabling flexibility of upgrade in time. Responsibility for warranty, technical support, maintenance and cleaning will be performed by the selected provider and governed by a service level agreement.

The final location of the cameras will be determined following a detailed analysis of crime patterns in consultation with the service provider for optimal placement in the Lower Gardens Improvement District area.

The installation of a neighbourhood camera network offers the following potential additional public safety benefits.

- It enhances the perimeter security of the area, which is currently non-existent.
- It monitors movement in and out of the area through the street entrances.
- It creates a virtual boundary for the area, which is currently non-existent.
- It tracks movement through the area with additional cameras placed within the area perimeter.

- It provides proactive alerts of vehicles connected with crime moving through the area.
- It enhances crime prevention as Licence Plate Recognition (LPR) alerts feed into a central intelligence database leading to arrests.
- It acts as an additional deterrent to criminals thinking of entering the area.
- It provides evidence for post-event investigation and crime intelligence.

b) CCTV Controllers

The control room will use technology-enabled smart detection analytical intelligence to identify threats and alert the dedicated control room operators.

This dedicated, technology-led control room will provide 24/7 intelligent processing of the information received from the camera network. The analytical technology supports the operators by providing alerts which they will need to interpret. In doing so the technology acts as a virtual trip wire alerting the operator to unusual behaviour and also acts as a back-up to anything potentially missed by the operator.

The operators are trained to deal with all public safety and medical emergencies and will dispatch an appropriate response as required. It is anticipated that the enhanced camera monitoring should lead to more effective patrolling as the public safety patrol vehicles and public safety officers on foot patrol can be directed where needed.

3. Integrated Public Safety Plan

The Lower Gardens Improvement District through its full time CID Manager plans to achieve effective collaboration between the Lower Gardens Improvement District security service provider, other private security service providers and statutory services such as SAPS, the CPF and the City's Law Enforcement, Metro Police and Traffic Services.

The Lower Gardens Improvement District will comply with the City of Cape Town's strategies including its IDP on Safety and other applicable legislation/policies/by-laws in relation to, among others, regulation of external and internal privately-owned

CCTV cameras, inclusive of open spaces, road intersections, road reserves, etc.

The Lower Gardens Improvement District will comply with The Protection of Personal Information Act⁴ (“POPIA”) in relation to any information gathered as a result of the deployment of Public Safety technology.

Implementing service providers

The Lower Gardens Improvement District will appoint service providers for the various public safety initiatives who are registered at the Private Security Industry Regulatory Authority (PSIRA) and other appropriate organisations.

Four security providers put forward expressions of interest proposals, all of them with experience in working with CIDs across Cape Town. Their input and proposed costs were used to define the proposed public safety plan and budget.

Accountable Metrics

The objective for the public safety division will be to reduce all crime and by-law infringements within Lower Gardens, this will be measured monthly according to the following metrics.

Incident Stats – maintained by CID. Please note Lower Gardens priority crimes will be evaluated annually, and accountable metrics will be adjusted if and when required.

In addition to the payment for services rendered, performance metrics will be implemented for all contracted resources within the public safety division. The awarding of incentives will be measured against defined targets achieved across specific category objectives and reported monthly to the community.

The objective is to materially reduce the number of incidents related to priority crimes getting as close to 0 as possible on a monthly basis, it is important to note that the CID can only incentivise suppliers on what it can measure so the reporting of crimes however small will be actively encouraged through community communication.

Areas within the proposed boundaries of the CID where additional services will be carried out

It is anticipated that these services will be deployed throughout the Lower Gardens Improvement District area and will enable both proactive crime prevention such as visible patrolling and reactive incident management. Focus will be on the high foot traffic street routes as well as the side and cross streets to these foot traffic routes. This is key to the improvement of public safety in the whole area as these represent vulnerable points for the whole community.

Compatibility with the City's IDP and section 22(4) of the MPRA

The above proposed services 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).

Total estimated costs

The expected expenditure on the public safety programme is summarised in the table below:

Service / Year	Year 1 (2025/26)	Year 2 (2026/27)	Year 3 (2027/28)	Year 4 (2028/29)	Year 5 (2029/30)	Total 5 year Budget
Law Enforcement Officer	R236,892	R248,737	R261,173	R274,232	R287,944	R1,308,978
Public Safety	R4,101,545	R4,306,622	R4,521,953	R4,748,051	R4,985,454	R22,663,625
Public Safety - CCTV monitoring	R956,544	R1,004,371	R1,054,590	R1,107,319	R1,162,685	R5,285,509
Public Safety - CCTV - Leasing of cameras	R619,044	R649,996	R682,496	R716,621	R752,452	R3,420,609
Total Annual Budget	R5,914,025	R6,209,726	R6,520,213	R6,846,223	R7,188,534	
% of Total Budget	55%	59%	59%	59%	59%	

Although it is noted that 59% (55% in year 1 due capital expenditure on CID management centre) of the total CID budget will be spent on the above safety and security plan, this can not be considered in isolation and it is recommended that it is viewed as one part of an overall safety and security budget that includes Social and Economic Development (Social Services) and Environmental Development (Parks & Recreation) due to the high number of crime incidents stemming from illegal encampments across Lower Gardens parks and public spaces.

Further details are included in the Term Budget in Part C of the business plan.

14. Social and Economic Development (Social Services)

Introduction and background

Lower Gardens has a very visible homeless population that occupies a number of sidewalks across Lower Gardens with the hotspots being Buitenkant Street (towards the government parking lot continuing to Roeland Street), Mill Street bridge, Roodehek Street, Wesley Street and the Tuin Plein park which is the largest encampment within the proposed CID precinct.

The Urban Management Survey has unequivocally pinpointed homelessness and vagrancy as the most pressing concern among residents throughout Lower Gardens, garnering an overwhelming response rate of 82.9%. Furthermore, the survey indicates that vagrant encampments serve as primary hotspots for alcohol and drug-related antisocial activities, exacerbating major crimes such as common robbery and theft from motor vehicles within the precinct

Recognizing that the success of the Lower Gardens Improvement District hinges on a robust strategy to tackle the complexities of mental health, substance abuse, homelessness, and associated by-law violations, as well as more severe criminal activities, the Lower Gardens Improvement District Steering Committee emphasizes the imperative for any social intervention or empowerment initiative to adopt a 'hand up' rather than a 'hand out' approach.

Key requirements identified

The Lower Gardens Improvement District business plan envisions that sustainable and lasting solutions for social development can be achieved through the below points and it was requested that potential service providers include the following in their expression of interest proposals.

- The allocation of a full time (Monday to Friday) qualified and registered Social Worker focused on getting people off the streets and into established NGO and government programmes that suit their personal circumstances.
- A monthly audit of all people who are living on the street within Lower Gardens (within POPIA compliance laws).
- A monthly audit of the number of structures infringing CoCT bylaws within Lower Gardens.
- Overview of strategies, tactics and programmes that would be used to get people off the streets into NGO and CoCT programmes that suit their individual needs.
- Suppliers who either are, or work with local NGOs, that offer 'hand up' employment opportunities for various categories of rehabilitated people will be considered most favourably.
- Suppliers will be required to work closely with the Lower Gardens Improvement District safety and security, as well as cleaning and maintenance programmes.
- Suppliers will be expected to engage and work with existing Lower Gardens precinct NGOs that are resident in the area, and where possible incorporate their existing programmes into an overarching social services and upliftment plan.
- Suppliers will be expected to manage all social services requests and record them in the Lower Gardens CRM system for monthly reporting and data analysis purposes.

Proposed services to be adopted

The following measures are recommended to be implemented in response to addressing the social services requirements within the area:

1. Social Worker Team

- A dedicated and registered Social Worker together with their Social Support team will be contracted to support and service the Lower Gardens Improvement District.
- These resources will operate on a full time basis from Monday to Friday.
- The Social Support team assisting the Social Worker will consist of one Peer Support Specialist and two Peer Outreach Workers.

The services these resources will deploy address the variety of needs of people living on the streets in Lower Gardens, summary of the potential recommended programmes are highlighted below.

(1) Full time intensive community based treatment programme:

This service will cater to ± 20 people at any given time providing housing, income support, work readiness training, substance rehabilitation, a range of psychosocial services as well as skills development and job placements. The psychosocial team actively supports all clients in their transition to alternative livelihoods, creating room for additional beneficiaries.

The services include:

Counselling and Therapy:

- Offering individual or group counselling sessions to address mental health issues, trauma, and emotional well-being. The therapeutic one-on-one sessions are conducted by a social worker.
- Group sessions include three different substance recovery groups, men's group, women's group, drama therapy, harm reduction group and peer support groups.

Case Management:

- Providing assistance in accessing social services, housing, and healthcare.
- Biopsychosocial assessment, anxiety/depression screening, personal development plans.
- Housing preparation, assessment, monthly surveys, bi-annual evaluations.

Life Skills and Job Readiness training:

- Practical skills such as communication, decision-making, and problem-solving to enhance overall life functioning.
- Job readiness includes teamwork, taking instructions, punctuality, how to solve conflicts, workplace ethics and financial literacy.
- Criminal record communication.
- 180 degree work performance assessment and training plans.

Skills Development and Work Placements:

- Provision of IDs, opening bank accounts and savings accounts.
- Occupational therapist assessment and support.
- External skills development.
- Job placements.
- CV writing, interview skills, help with job applications.

Peer Support: Persons with shared experiences provide support & encouragement to each other.

Crisis Intervention: Responding to immediate crises and providing intervention services when needed.

Social Integration Programs: Facilitating activities that promote social integration and community involvement including weekly yoga, soccer teams, general outings, and weekend programmes.

(2) Outreach Services:

The Peer Outreach Worker Team will consist of two dedicated individuals with lived experience of homelessness as well as

other issues such as problematic substance use and or mental health issues. Having addressed these issues successfully they are deeply committed to making a positive impact on the lives of others. Peer Support Specialists will be required to be trained in a Behavioural Health Curriculum.

The Peer Outreach Team with lived experience of homelessness can complement public safety officers in addressing petty crime and anti-social behaviour in several meaningful ways. The combination of their unique perspective, empathy, and understanding of the challenges faced by individuals experiencing homelessness can enhance the overall effectiveness of all planned safety and security measures in the Lower Gardens area.

- **Relatable Approach:** Homeless peer outreach teams can establish trust more easily due to their shared experiences with individuals facing homelessness. This trust can be crucial in obtaining information about potential criminal activities.
- **Bridge Between Communities:** Homeless peer outreach teams can act as a bridge between the homeless community, and the CID public safety officers, fostering a sense of collaboration rather than confrontation.
- **Educational Initiatives:** They can conduct educational sessions on the challenges faced by the homeless population, promoting understanding among security officers and encouraging empathy while enforcing laws and by-laws.
- **Insider Knowledge:** Teams with lived experience may have insights into specific locations or individuals that might be prone to antisocial behaviour. This information can be shared with security officers to enhance their awareness and responsiveness.
- **Mediation Skills:** Homeless peer outreach teams can utilise their mediation skills to address conflicts within the homeless community, reducing the likelihood of these conflicts escalating into criminal activities.
- **Connecting to Resources:** Homeless peer outreach teams can assist public safety officers in connecting individuals experiencing homelessness to relevant support services, addressing the root causes of antisocial behaviour.
- **Enhanced Visibility:** The presence of both public safety officers and homeless peer outreach teams can create a more comprehensive and less intimidating presence in the community.
- **Deterrence Through Outreach:** Outreach teams can engage with individuals engaged in anti-social behaviour, encouraging them to consider alternative, more positive activities.

- **Trauma-Informed Responses:** Homeless peer outreach teams, having experienced homelessness themselves, can provide trauma-informed responses in crisis situations, potentially de-escalating conflicts more effectively.
- **Advocating for Change:** These teams can advocate for policies and initiatives that address the root causes of homelessness, working towards long-term solutions.
- **Educating CID service providers:** Providing training sessions for CID service providers to increase their understanding of homelessness and how it relates to petty crime and anti-social behaviour.

By combining the expertise of public safety officers with the insights and empathy of a Homeless Peer Outreach Team, a more holistic and compassionate approach can be taken to address safety concerns, prevent petty crimes, and foster a safer and more inclusive community. The key is to build a collaborative and supportive network that considers the unique needs and experiences of those facing homelessness.

Implementing service providers

The Lower Gardens Improvement District CID will appoint a lead implementing partner for social services, but expects to engage all relevant NGOs in the area, and recommends a NGO partner programme in place to help with social services coordination.

Four NGO's and social service providers were engaged or put forward expressions of interest proposals, all of them have experience in working with homeless people across Cape Town. Their input and proposed costs were used to define the proposed social services plan and budget.

It is noted that a number of NGOs are focused on people living on the streets of Lower Gardens, if the CID establishment is successful each of them will be engaged during the open RFP (Request for proposal) process to contribute to a community wide social services programme.

Accountable Metrics

The objective for the social services division will be to coordinate and support local NGOs focused on 'hand up' strategies that give dignity to the less fortunate and help people off the streets. This will be measured monthly according to the following accountable metrics.

- Monthly number of one on one engagements.
- Monthly number of illegal homeless structures.
- Monthly number of homeless people living in Lower Gardens.
- Monthly number of individuals leaving the street and entering CoCT and NGO endorsed programmes.

In addition to the payment for services rendered, a performance incentive will be implemented for all contracted resources within the social services division. The awarding of this incentive will be measured against the above defined targets achieved across specific category objectives and reported monthly to the community.

The objective is to achieve zero illegal structures within Lower Gardens. This can only be achieved through a coordinated plan that includes a focus on social services, public safety and reclaiming of parks and public spaces for active community use.

Areas within the proposed boundaries of the CID where additional services will be carried out

Focus will be on the hotspots identified within the Lower Gardens however resources will not be limited to these areas and it is the aim of the Lower Gardens Improvement District to ensure that all areas within the boundaries of the Lower Gardens Improvement District receive social service interventions as required.

Compatibility with the City's IDP and section 22(4) of the MPRA

The Lower Gardens Improvement District will support social upliftment through poverty alleviation and social support initiatives which contributes to Objective 15 (Building a more spatially Integrated and inclusive City). To promote the building of integrated communities taking part in public participation programmes and building relationships with other areas and NGOs to contribute to spatial integration, transformation, social inclusion, and well-being.

Total estimated costs

The expected expenditure on the social and economic development programme is summarised in the table below:

Service / Year	Year 1 (2025/26)	Year 2 (2026/27)	Year 3 (2027/28)	Year 4 (2028/29)	Year 5 (2029/30)	Total 5 year Budget
Social upliftment	R788,727	R828,163	R869,572	R913,050	R958,703	R4,358,215
% of Total Budget	7%	7%	7%	7%	7%	

It must be noted that homelessness and vagrancy, and both the anti-social and criminal behaviour that this brings to Lower Gardens is seen as the biggest challenge in our community. This was clearly validated through the responses from the urban management survey.

Considering this, a 7% spend on social services seems way too little to provide the adequate response to address the problem. However this budget line item cannot be considered in isolation, as all four main budget areas are designed to address the problem of homelessness and vagrancy and the negative impacts it brings directly. This can be seen below in the following budget spend.

Capital Expenditure: All CID capital expenditure in year 1 is addressed directly to establish a CID management centre in the Tuin Plein precinct, this cannot be done without addressing the illegal occupation of the Tuin Plein Children's Park. This will be

addressed through a combination of CoCT eviction orders, social services provided by the CID and direct occupation and activity by CID social services, cleaning and maintenance, and parks and recreation teams.

Public Safety and Security: The CID will ensure through the investment in a community wide camera network, active vehicle and foot patrols (day and night), and a suburb dedicated Cape Town Law Enforcement officer that there will be no growth in illegal structures. As well direct focus on by law infringements and crime that stems from homeless and vagrant communities in Lower Gardens.

Cleaning and Maintenance: This team will include ex street people (under the guidance of a lead NGO implementing partner), and will be the first step in the CIDs programme of getting people off the streets of Lower Gardens. The cleaning team as it works 7 days a week, will also act as an additional set of eyes and ears to support both the social services and public safety teams in addressing any items related to homelessness and vagrancy.

Parks and Recreation: This team will include ex street people (under the guidance of a lead NGO implementing partner), and by definition will address directly all illegal structures, cleaning, damage to property, and other homelessness and vagrancy issues we experience across Jutland Park and Tuin Plein Childrens playpark.

Social Services: 100% of this budget is focused on getting people off the streets of Lower Gardens and into a combination of our own cleaning, and parks programmes as well as accredited NGO and CoCT programmes that focus on a hand up approach.

We believe the above social upliftment approach and overall budget resource allocation, will result in active CID occupation of our parks, greater public space use (due to improved safety), and visible policing provided by our public safety team, which in return will eventually reduce illegal structures to zero within Lower Gardens.

If you consider the above, the majority of the CID business plan budget will be focused on the problems of homelessness and vagrancy and the anti-social and criminal impact it has on Lower Gardens.

Further details are included in the Term Budget in Part C of the business plan.

15. Maintenance and Cleansing

Introduction and background

Grime and crime are recognised to go hand in hand, to address this problem there has already been excellent work done by the Gardens Watch cleaning team and the CID business plan recommends building on this foundation to establish a full time cleaning team to clean and maintain every street in Lower Gardens.

As highlighted in the Lower Gardens Improvement District Urban Management Survey results above, Lower Gardens residents find general cleaning and maintenance is inadequate across the neighbourhood and an appropriate level of Lower Gardens Improvement District budget will be allocated to implementing cleansing and maintenance services.

For Lower Gardens a cleaner and better maintained neighbourhood will be achieved through daily cleaning of all areas within lower Gardens as detailed below.

Key requirements identified

The Lower Gardens Improvement District business plan envisions that a clean and well maintained neighbourhood can be achieved through the below points and it was requested that potential service providers include the following in their expression of interest proposals.

- A cleaning team that cleans every road and public space, 5 days a week.
- Gardens Watch already runs a two person cleaning team that cleans each street at least once a week, Monday to Friday. It has been requested by Gardens Watch that the two members of the existing Gardens Watch cleaning team would be trained and incorporated into the supplier's cleaning team.
- It is expected that the cleaning and maintenance supplier would supply and maintain a central office / container within the Lower Gardens precinct (most likely to be positioned at Tuin Plein Park), and would supply all cleaning tools and supplies.
- It is expected that cleaning and maintenance suppliers would arrange daily CoCT collection of rubbish bags, and solid waste.

- Suppliers who either are, or work with local NGOs, that offer ‘hand up’ employment opportunities for various categories of rehabilitated people will be considered most favourably.
- Suppliers will be expected to manage all cleaning and maintenance service requests and record them in the Lower Gardens CRM system for monthly reporting and data analysis purposes.

Proposed services to be adopted

The following measures will be implemented in response to addressing the cleaning and maintenance requirements within the area.

1. Daily Litter Cleaning Services

- A cleaning and maintenance team consisting of up to 8 cleaning team members with 2 members acting as team leaders, working in shifts, will be deployed to provide daily cleaning services 5 days per week to the Lower Gardens area.
- The shift schedule will ensure coverage for services every day of the week while allowing each worker to work a maximum of 5 days per week for 6 hours each day. Each day includes 2 hour lunch / tea times.
- Work will include general sidewalk and street cleaning, clearing of storm water drains, and weeding depending on season.
- All workers will be recruited from the local NGO programmes that focus on offering ‘hand up’ employment opportunities, with a focus on recruiting homeless people from the Lower Gardens area wanting to change their lives.
- All workers will be paid fair wage in line with similar programmes across the City, receive contracts from the NGO, have bank accounts and are protected by Basic Conditions of the Labour Act.
- Weekend shifts are paid double, but with shorter working hours.
- As part of the CID rehabilitative programme, workers will also attend individual and group social upliftment sessions during working hours.
- It has been requested by Gardens Watch that the two members of the existing Gardens Watch cleaning team will be trained and incorporated into the cleaning and maintenance team.
- The cleaning and maintenance team will be using a container based office and storage facility that the business plan recommends is established at Tuin Plein Park in line with the CID’s social development services and parks and recreation plan.

Implementing service providers

The Lower Gardens Improvement District Steering Committee is looking for a lead implementing partner for the execution of the cleaning and maintenance requirements of the neighbourhood.

Three cleaning and maintenance providers were engaged or put forward expressions of interest proposals, all of them have experience in working with CIDs across Cape Town. Their input and proposed costs were used to define the maintenance and cleaning plan and budget.

Accountable Metrics

The objective for the cleaning and maintenance division will be to make Lower Gardens the cleanest and most well maintained mixed suburb (residential and commercial) in Cape Town City Bowl, this will be measured monthly according to the following metrics.

- Number of full (to be defined with supplier) rubbish bags collected.
- Service requests logged on Lower Gardens Improvement District CRM and monthly resolution percentage.

In addition to the payment for services rendered, a performance incentive will be implemented for all contracted resources within the cleaning and maintenance division. The awarding of this incentive will be measured against defined targets achieved across specific category objectives and reported monthly to the community.

Areas within the proposed boundaries of the CID where additional services will be carried out

Cleaning efforts will give particular attention to three parks within Lower Gardens, the Mill Street bridge area, neighbourhood streets and sidewalks, as well as storm water drains as these were highlighted as the biggest problems within the Urban Management Survey.

However, resources will not be limited to these areas and it is the aim of the Lower Gardens Improvement District to keep all areas within the boundaries of the CID clean and in good condition at all times.

Compatibility with the City's IDP and section 22(4) of the MPRA

The appointment of a cleansing / urban management service provider will create employment and give potential work to an SME, providing consistency with the City's IDP and with section 22(4) of the MPRA. Cleaner and better maintained spaces will contribute to community satisfaction in line with the Objective 4 of the IDP (well managed and modernised infrastructure to support economic growth), specifically objective 4.7 promoting cleanliness and addressing illegal dumping. The Lower Gardens Improvement District will work closely with the City regarding solid waste objective 4.5 (excellence in waste service delivery programme) and 4.6 (waste minimisation and recycling program) which facilitate streamlined communications and improved service delivery with the City.

Total estimated costs

The expected expenditure on the cleaning programme is summarised in the table below:

Service / Year	Year 1 (2025/26)	Year 2 (2026/27)	Year 3 (2027/28)	Year 4 (2028/29)	Year 5 (2029/30)	Total 5 year Budget
Cleansing services	R610,098	R640,603	R672,633	R706,265	R741,578	R3,371,177
% of Total Budget	6%	6%	6%	6%	6%	

Further details are included in the Term Budget in Part C of the business plan.

16. Environmental Development (Parks & Recreation)

Introduction and background

Lower Gardens boasts three public parks: Jutland Park, Maynard Park, and Tuin Plein. However, the Urban Management Survey revealed that only 20% of the community currently utilizes these spaces due to their dilapidated condition and illegal encroachment.

The imperative requirements outlined in the Urban Management Survey to rejuvenate these public spaces for the community include well-maintained recycling facilities, children's play areas, community gardens, and outdoor fitness zones.

Key requirements identified

The Lower Gardens Improvement District business plan envisions that reclaiming Lower Gardens parks can be achieved through the below points and requested that potential service providers include the following in their expression of interest proposals.

- Assigning a park warden / gardener for each park.
- Tuin Plein and Jutland Park are likely to require park wardens to sleep onsite.
- Locking of parks at night, and unlocking in the morning (times to be determined by community survey).
- Tuin Plein to include a community garden project, with regular market days and the supplying of herbs and vegetables to local Lower Gardens restaurants.
- Suppliers who either are, or work with local NGOs, that offer 'hand up' employment opportunities for various categories of rehabilitated people will be considered most favourably.
- Suppliers will be expected to work with the CoCT parks and recreation department to help plan long term greening of parks, including planting and maintaining of indigenous plants and trees.
- Suppliers who are interested in providing art installations, as well as annual park events can also respond with an

‘expression of interest’ proposals.

- Suppliers will be expected to manage all parks and recreation service requests and record them in the Lower Gardens CRM system for monthly reporting and data analysis purposes.

Proposed services to be adopted

The following measures will be implemented in response to addressing the environmental development requirements within the area:

1. Park / Garden Caretakers

- A Garden Caretaker will be deployed to each of the three parks (Jutland Park, Maynard Park and Tuin Plein) within the Lower Gardens Improvement District precinct.
- These caretakers will be trained not only in horticultural care but also as security guards for each garden. This dual role will ensure not only the maintenance and flourishing of these green spaces but also guarantees a heightened sense of safety.
- The caretaker’s responsibility will therefore be that of maintaining the cleanliness and aesthetics of designated gardens, ensuring the security and overall well-being of the green spaces and community engagement within garden areas.

Implementing service providers

The Lower Gardens Improvement District CID will appoint a lead implementing partner for the execution of the environmental development requirements for the three Lower Gardens parks and public spaces.

Three service providers were engaged or put forward expressions of interest proposals, all of them have experience in working with CIDs across Cape Town. Their input and proposed costs were used to define the environmental development plan and budget.

Accountable Metrics

The objective for the environmental development division will be to reclaim Lower Gardens parks for the residents and visitors of Lower Gardens. This will be measured monthly according to the following metrics.

- Monthly plants, trees planted (parks and sidewalk) greening.
- Monthly compost bags created (through managed recycling services).
- Monthly park events
- Monthly park visitors

In addition to the payment for services rendered, a performance incentive will be implemented for all contracted resources within the environmental development division. The awarding of this incentive will be measured against defined targets achieved across specific category objectives and reported monthly to the community.

Areas within the proposed boundaries of the CID where additional services will be carried out

Currently Tuin Plein is occupied by illegal structures and vagrancy, and would be a focus hotspot for both the public safety and social services programmes to clear the park within the first year of the business plan. Once the Tuin Plein park is cleared the Lower Gardens Improvement District would look to make Tuin Plein a central management area for the public safety, cleaning, maintenance and parks divisions.

Summary of the recommended environmental parks programmes are highlighted below.

- **Jutland Park:** Comprehensive cleaning, grass and sports facility maintenance will be undertaken by the Park Caretaker. With a longer term plan to add an outdoor training area (in close proximity to Virgin Active), and dog play and walking equipareas.
- **Maynard Park:** Will receive regular grass cutting, planting, and beautification efforts, as well as upgraded children's play gyms.

- **Tuin Plein:** Will house the office facilities for the CID (prior to the availability of the Tuin Plein precinct, the CID would rent small offices within the Lower Gardens precinct), including its public safety, cleaning and maintenance, and social service centres in the current top parking area. The current Tuin Plein children's play park will house a community garden, upgraded children's play gym, wheelchair access (for surrounding retirement homes) and managed recycling facilities for the community.

Compatibility with the City's IDP and section 22(4) of the MPRA

The proposed improvements are consistent with the City's IDP, Public Space, Environment and Amenities objectives by enhancing the public environment for the benefit of the community and contributing to Objectives 9 (Healthy and sustainable environment) and Objectives 11 (Quality and safe parks and recreation facilities). In addition the proposed improvements are also in line with IDP Objective 1.4 (Targeted urban development program) as well as Objective 15 (A more spatially integrated and inclusive city) of the City's IDP and Section 22 (4) of the MPRA. In addition, the Lower Gardens Improvement District will create employment opportunities through its commitment to enhance management of vegetation and the environment contributing to Objective 1 (Increased jobs and investment in the Cape Town economy) and Objective 15 (Building an Integrated and Inclusive City).

Total estimated costs

The expected expenditure on the environmental development programme is summarised in the table below:

Service / Year	Year 1 (2025/26)	Year 2 (2026/27)	Year 3 (2027/28)	Year 4 (2028/29)	Year 5 (2029/30)	Total 5 year Budget
Environmental upgrading	R480,593	R504,623	R529,854	R556,347	R584,164	R2,655,582
Urban maintenance	R240,297	R252,312	R264,927	R278,173	R292,082	R1,327,791
Total Annual Budget	R720,890	R756,935	R794,781	R834,520	R876,246	
% of Total Budget	7%	7%	7%	7%	7%	

Further details are included in the Term Budget in Part C of the business plan.

17. Projects

During the establishment phase of the Lower Gardens Improvement District, no additional projects will be entertained until the Public Safety and Social Services upliftment benchmarks are met. The primary focus and financial resources of the Lower Gardens Improvement District will be channeled towards these critical areas of enhancement, as highlighted in the Urban Management Survey.

Any proposed additional projects will only be considered if funded through surplus funds, donations or sponsorships. It is important to note that all sponsorships or donations received by the Lower Gardens CID must be transparently disclosed and reported on a quarterly basis to the community to uphold transparency and avoid conflicts of interest. Furthermore, any community project initiatives beyond the scope of the business plan will be

required to be outlined in the CID annual report and, where necessary, subjected to a vote in accordance with CID procedures and policies..

At a later stage, once the initial objectives of the Lower Gardens Improvement District are achieved and needs are met, further improvement and upliftment projects will and can be considered.

18. Proposed Management Structure

18.1 Incorporation of a non-profit company (NPC)

Once the Lower Gardens Improvement District approval is received from the City, the Board will register a NPC (as defined in the Companies Act). Board meetings will occur quarterly and the NPC will open a bank account, register the company for PAYE and VAT, and follow the legal steps outlined in the Implementation Plan.

18.2 Membership and measures to ensure inclusivity

Membership of the Lower Gardens Improvement District Company is open to eligible ratepayers in the defined precinct. Every property owner within the Lower Gardens Improvement District should apply in writing to the Board of Directors for membership of the NPC (membership forms will be made available on Lower Gardens CID website). Non-members are able to participate in Lower Gardens Improvement District Company affairs, but only members can vote on agenda items at the annual general meeting.

There are no costs to membership. The Lower Gardens Improvement District will ensure inclusivity by providing feedback at the annual general meetings (AGM), via publication of notice of annual general meetings, agendas, minutes and dates of Board meetings. The entire community is allowed to participate at members' meetings but only members of the NPC are eligible to vote at members' meetings. Proxies are allowed.

18.3 Management of the CID

a) Board of Directors

The inaugural Board of Directors of the Lower Gardens Improvement District NPC will be the current Steering Committee and will do all work pro bono for the Lower Gardens Improvement District during the initial maximum period of 6 months. The NPC is required to call a members' meeting within 6 months to elect new directors from property owners within the community. Thereafter, directors will be re-elected annually (by members of the CID) at the AGM in accordance with the City's mandated processes.

The Lower Gardens Improvement District Board of Directors shall comprise a minimum of 3 directors, with a recommended number of 7. The Board of Directors is mandated to implement the business plan and will have four specific portfolios to oversee, aligned with the approved business plan. The portfolios will coincide with the delineation of Lower Gardens Improvement District's core business areas. Specific portfolios may require periodic adjustment and specific projects or focus areas may require dedicated attention from a specific director. Directors will not be remunerated for their services. One third of the serving Directors must step down annually, but could be re-elected at the AGM.

The Board of Directors are collectively responsible for the performance of the Lower Gardens Improvement District and will assign portfolios to Board members consisting of the following four main areas.

- Public Safety
- Social and Economic Development (Social Services)
- Maintenance and Cleansing
- Environmental Development (Parks & Recreation)

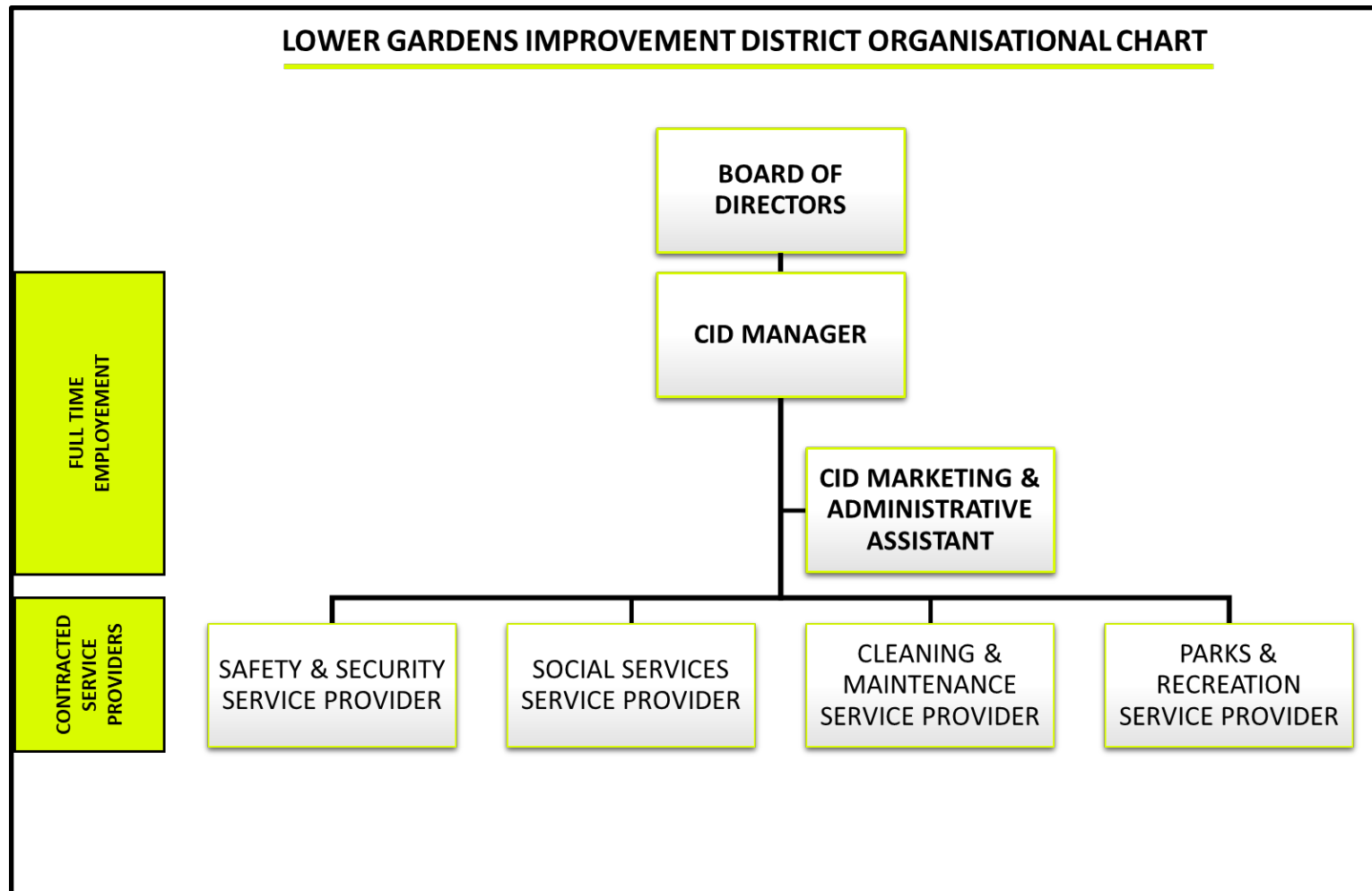
Feedback per portfolio will be given at board meetings on the implementation of the business plan. The first 30 minutes of the board meetings will be open for any member of the NPC or local community members to raise matters of concern, subject to a

written application stating the item and intended outcome at least 1 week prior to the board meeting. Any deviation from the agreed business plan needs to be supported by a formal board resolution. Members will be informed at the next members meeting on the outcome of the resolution.

In Addition to the four main portfolios, a chairperson and vice chairperson will also be appointed. The chairperson will be responsible for general oversight, chairing meetings and overall direction setting. While the vice chair will be responsible for CID financial and legal compliance.

b) Service/Operations Manager and Service Providers

Essential to the sustainability of the activities of the Lower Gardens Improvement District is the professional management of the service providers and the coordination of activities supporting the key objectives. The business plan envisages that the professional management of the Lower Gardens Improvement District will require an operating structure along the lines of the following:



A CID Precinct Manager (Service/Operations Manager) will be appointed by the Board of Directors to manage the day-to-day business of the Lower Gardens Improvement District NPC. The CID Manager will also manage the service providers appointed to implement the work defined in the business plan.

The CID Manager will be required to establish relevant CID community forum meetings and attend all other relevant forums e.g. community policing forum. They will also be responsible for liaising with the City as well as taking care of general administration and communication with property owners and residents.

The CID Manager will be supported by a CID Marketing and Administrative Assistant to assist in the professional execution of the CID's mandate. In year 1 as we wait on the availability of the Tuin Plein precinct these individuals will be housed in office space that the Lower Gardens Improvement District CID will be renting within the defined precinct, with the intention of moving the operational centre to the Tuin Plein precinct once the area has been cleared of illegal structures and adequately established as the CID management centre.

Provision has been made in the budget for the engagement of a third-party service provider to provide accounting and tax services to the Lower Gardens Improvement District. The services to be provided will primarily be the maintenance of the books of account and the submission of required returns to the South African Revenue Service. Monthly management accounts will be prepared by the appointed service provider for presentation to and approval by the Board of Directors before being submitted to the City on the due date.

Services as stipulated in the business plan will be provided by appropriately qualified service providers. The relevant service providers will be appointed by the Board of Directors and CID Manager by means of a well documented fair, equitable, transparent and competitive RFP process.

Competitive quotations will be obtained for evaluation, scoring and decision by the Board. Contracted service provider selection decisions will be recorded in the minutes of the relevant forum meetings.

The proposed budgeted expenditure for employee related costs, capital expenditure and other general expenses pertaining to the running of the NPC over the first 5 years is summarised in the table below.

Expense / Year	Year 1 (2025/26)	Year 2 (2026/27)	Year 3 (2027/28)	Year 4 (2028/29)	Year 5 (2029/30)	Total 5 year Budget
Employee Related costs	R859,560	R902,538	R947,665	R995,048	R1,044,801	R4,749,612
General Expenditure	R807,000	R768,600	R807,030	R847,382	R889,751	R4,119,762

Capital Expenditure	R590,000	R0	R0	R0	R0	R590,000
Total Annual Budget	R2,256,560	R1,671,138	R1,754,695	R1,842,430	R1,934,551	
Employee Costs as % of Total Budget	8%	9%	9%	9%	9%	
Operational Office Costs as % of Total Budget	8%	7%	7%	7%	7%	

The above management and operational structure is firmly in alignment with the required legislation, and with the city's Integrated Development Plan (IDP). More specifically, with the fifth focus area, "The Well-run City". *"To deliver on its vision, the City needs to be responsive to its customers' needs and able to sustainably support the various initiatives, programmes and projects by delivering the right services in the most efficient and effective way. The well-run city aspires to do this by focusing on financial and operational sustainability, human resource development and organisational restructuring."*

Further details are included in the Implementation Plan in Section C below and the Term Budget in Annexure B.

c) Governance and Audit process

- The Lower Gardens Improvement District NPC will be audited independently and managed by directors.
- The Lower Gardens Improvement District NPC will have a memorandum of incorporation (MOI) as prescribed by the City and as regulated in terms of the Companies Act 71 of 2008.
- The Executive Mayor will appoint a councillor as observer and an alternate observer to the Board in accordance with sections 21(2) of the CID By-law. The political representative appointed by the Executive Mayor will not have the powers and duties of directors as set out in the Companies Act and the management body's memorandum of incorporation (MOI).
- The performance of the Board of Directors, in achieving the objectives as detailed in the business plan will be monitored by the members, the community and the City.
- The Lower Gardens Improvement District will appoint service providers (using a well documented fair, equitable, transparent and competitive RFP process) for accounting services.
- The Lower Gardens Improvement District will be externally audited; the NPC will appoint (using a well documented

fair, equitable, transparent and competitive RFP process) an external IRBA registered auditor at the AGM.

- Monthly progressive income and expenditure reports will be tabled at Board meetings and forwarded to the City on a monthly basis (by the 15th of the following month) for oversight purposes.
- Annual Financial Statements need to be audited and presented at the AGM to the members and submitted to the City by 31 August each year for consolidation with the City of Cape Town's Annual Financial Statements.
- The NPC will apply to SARS for a tax exemption i.t.o. Section 10 (1)(e)(i)(cc).
- The Lower Gardens Improvement District will register as a community based organisation with the subcouncil 16, which manages their area.
- The NPC is required to obtain approval for annual budgets and its implementation plan for the next financial year at the AGM. The budget is submitted to the City for inclusion in the City's budget process.
- The Lower Gardens Improvement District is established for an initial period of five years. A further approval (for another 5-year term) is required from the City if the members vote in favour of it at the AGM in the 5th year of the 1st term.
- The Lower Gardens Improvement District can be dissolved after establishment in accordance with Chapter 9 of the CID By-law and CID Policy of the City of Cape Town.

Further details are included in the Implementation Plan in Section C below.

19. Marketing and Communication

The primary mode of communication between the Lower Gardens Improvement District and the community will be via electronic channels, particularly email, as per the preference indicated by survey respondents in the Urban Management Survey.

A dedicated website, www.lowergardenscid.co.za, has been launched to provide real-time updates and information pertaining to the Lower Gardens Improvement District.

A robust communication strategy and management plan will be formulated at the outset and continually refined in collaboration with service providers, drawing upon their expertise and available data.

Establishing an ongoing communication strategy is imperative for fostering engagement with CID members and the wider community, facilitating not only information dissemination but also enhancing community cohesion.

To facilitate communication within the Lower Gardens Improvement District, the following mechanisms will be employed:

- Newsletter - whereby quarterly updates will be shared with members.
- WhatsApp number - for emergency/response.
- Website - for general information.
- Email - for communication and response.
- AGM - to provide annual feedback to members.
- Other social media platforms (Facebook, Instagram etc.) - for general information.

Clearly identifiable Lower Gardens Improvement District signage will be visible throughout the Lower Gardens Improvement District precinct and maintained with City of Cape Town approval.

The Lower Gardens Improvement District is maintaining a comprehensive database of all properties, their owners, tenants, and related parties. The CID steering committee is using Hubspot CRM <https://www.hubspot.com> for this purpose, and we record every communication with every property owner, tenant or related party.

The Lower Gardens Improvement District will have a POPIA compliance policy which will be monitored and adhered to where personal information is held.

The proposed budgeted expenditure on communication over the first 5 years is summarised in the table below.

Expense / Year	Year 1 (2025/26)	Year 2 (2026/27)	Year 3 (2027/28)	Year 4 (2028/29)	Year 5 (2029/30)	Total 5 year Budget
Total Marketing & Communication costs	R141,000	R148,050	R155,453	R163,225	R171,386	R779,114
% of Total Budget	1%	1%	1%	1%	1%	

The above costs include budget for advertising costs, communications, marketing & promotions, meeting expenses, postage & courier and general telecommunication.

Further details are included in the Implementation Plan in Part B below and the Term Budget in Part C.

20. Permissible Amendments to the Business Plan

The business plan and budget agreed and approved by the members annually may be amended by the City from time to time upon request of the Lower Gardens Improvement District company board provided that such amendment is presented to the AGM for approval. If the amendment proposed is substantial the Lower Gardens Improvement District will be required to go through the same formal support process as with the CID establishment process.

If, at any time, it were decided that the geographical boundaries of Lower Gardens Improvement District needed to change, then such change would need to go through a formal process as required in terms of section 26 of the CID By-law.

If additional services are required, stemming from collaboration with City departments, which are not specified in the motivation report but deemed supplementary municipal services, the business plan can be amended without further consent by submitting a request to the City in terms of section 25 of the CID By-law as long as it is not material.

21. SECTION B: BUDGET

21.1 Financial Impact of the CID

Funding of the CID

The Lower Gardens Improvement District will operate via a statutory non-profit company (NPC) that will be funded by the property owners within the CID precinct boundaries through an additional property rate levied on the municipal valuation of all eligible properties. Additional rates attract VAT at 15% and are collected by the city on behalf of the CID.

The City will pay the Lower Gardens Improvement District 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. To promote open and transparent governance the contribution to the rolling bad debt reserve will be kept in a ring-fenced account for the Lower Gardens Improvement District. 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 ringfenced 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.

The NPC will be managed by the CID Manager, supported by the Board, who will have been provided with functional and financial oversight of the CID approved business plan.

Membership of the NPC is open to all registered property owners in the CID area and while it is not obligatory, all property owners are encouraged to apply for membership (at no cost) to exercise their rights to influence the business of the CID. The CID is accountable to its members and annually reports on its management and finances at the Annual General Meeting (which all registered property owners are entitled to attend).

In line with the City's City Improvement District Policy (CID Policy, the Lower Gardens Improvement District management will annually prepare an overall budget for the year based on the specific needs of the area as set out in the business plan.

The table below gives an indication of the budget of each year of the business plan, with a 5% annual growth in expenditure factored in. Year 2 shows a 1.7% expenditure growth, due to the capital expenditure taking place in year 1 to establish the CID control centre at Tuin Plein.

Expense / Year	Year 1 (2025/26)	Year 2 (2026/27)	Year 3 (2027/28)	Year 4 (2028/29)	Year 5 (2029/30)	Total 5 year Budget
Total Expenditure	R10,693,093	R10,503,675	R11,024,632	R11,571,637	R12,145,992	R55,939,029
% Growth in expenditure	N/A	-2%	5%	5%	5%	

Once the Lower Gardens Improvement District is established, the volunteer funded civil society and community organisation (Gardens Watch) that currently exists within the neighbourhood will be collapsed into the Lower Gardens Improvement District as part of a process of aggregating and focusing resources across the Lower Gardens precinct. This will imply that those property owners who are currently making donations towards Gardens Watch will no longer need to do so, as this will be covered via their additional rates for the Lower Gardens Improvement District.

Calculation of the additional rate

The additional property rate is calculated by the City annually during the City's budget process.

The additional rate is expressed as a 'rate-in-the-rand' and is calculated by dividing the Lower Gardens Improvement District budget total for that year with the total municipal valuation of all the eligible properties in the Lower Gardens Improvement District area.

The Lower Gardens Improvement District budget and additional property rates' are approved by Council with the City's budget and the additional rate remains constant for the financial year commencing 1st 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 and both classifications of property are included within the boundaries of the Lower Gardens Improvement District.

The individual CID contribution for residential and non-residential properties is calculated as follows, where R.0.XXXXXX represents the additional rate 'rate-in-the-rand':

- Property municipal valuation x R 0.XXXXXX = Annual CID contribution (VAT exclusive)
- Annual CID contribution (VAT exclusive) ÷ 12 = Average monthly CID contribution (VAT exclusive)
- Average monthly CID contribution (VAT exclusive) x 1.15 = Average monthly CID contribution (VAT inclusive).

For example:

- The monthly CID contribution for a residential property with a municipal valuation of R2 500 000, assuming a 'rate-in-the-rand' of R0.0013 for residential properties would be calculated as follows:

$$R2\ 500\ 000 \times R0.0013 = R3\ 250 \div 12 = R270.83 \times 1.15 = R\ 311.45 \textbf{(Residential)}$$

- The monthly CID contribution for a non-residential property with a municipal valuation of R5 500 000, assuming a 'rate-in-the-rand' of R0.002768 for non-residential properties would be calculated as follows:

$$R5\ 500\ 000 \times R0.002768 = R15\ 224 \div 12 = R1\ 268.67 \times 1.15 = R1\ 458.97 \textbf{(Non-Residential)}$$

Criteria to qualify for exemption

Any property owner who resides within the defined area and receives any form of property rates relief from the City will be exempted from paying the additional rate. It is, however, incumbent on the property owner, if they have not already done so, to seek such relief from the City under the City's Rates Policy.

LOWER GARDENS CITY IMPROVEMENT DISTRICT

PART B

5 YEAR BUDGET AS PER BUSINESS PLAN

	2025/26	2026/27	2027/28	2028/29	2029/30
INCOME	R	R	R	R	R
Income from Additional Rates	-10 693 093 100.0%	-10 503 675 100.0%	-11 024 632 100.0%	-11 571 637 100.0%	-12 145 992 100.0%
TOTAL INCOME	-10 693 093 100.0%	-10 503 675 100.0%	-11 024 632 100.0%	-11 571 637 100.0%	-12 145 992 100.0%
EXPENDITURE	R	R	R	R	R
Employee Related	859 560 8.0%	902 538 8.6%	947 665 8.6%	995 048 8.6%	1 044 801 8.6%
Salaries and Wages	574 200	602 910	633 056	664 708	697 944
PAYE, UIF & SDL	205 800	216 090	226 895	238 239	250 151
COIDA	1 560	1 638	1 720	1 806	1 896
Bonus	78 000	81 900	85 995	90 295	94 809
Core Business	8 033 740 75.1%	8 435 427 80.3%	8 857 198 80.3%	9 300 058 80.4%	9 765 061 80.4%
Cleansing services	610 098	640 603	672 633	706 265	741 578
Environmental upgrading	480 593	504 623	529 854	556 347	584 164
Law Enforcement Officers / Traffic Wardens	236 892	248 737	261 173	274 232	287 944
Public Safety	4 101 545	4 306 622	4 521 953	4 748 051	4 985 454
Public Safety - CCTV monitoring	956 544	1 004 371	1 054 590	1 107 319	1 162 685
Public Safety - CCTV - Leasing of cameras	619 044	649 996	682 496	716 621	752 452
Social upliftment	788 727	828 163	869 572	913 050	958 703
Urban Maintenance	240 297	252 312	264 927	278 173	292 082
Depreciation	82 000 0.8%	82 000 0.8%	82 000 0.7%	82 000 0.7%	82 000 0.7%
Repairs & Maintenance	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%
Interest & Redemption (Finance Lease)	- 0.0%	- 0.0%	- 0.0%	- 0.0%	- 0.0%
General Expenditure	807 000 7.5%	768 600 7.3%	807 030 7.3%	847 382 7.3%	889 751 7.3%
Accounting fees	60 000	63 000	66 150	69 458	72 930
Advertising costs	30 000	31 500	33 075	34 729	36 465
Auditor's remuneration	24 000	25 200	26 460	27 783	29 172
Bank charges	4 200	4 410	4 631	4 862	5 105
Catering & Food	12 000	12 600	13 230	13 892	14 586
Cleaning costs	15 000	15 750	16 538	17 364	18 233
Communication	24 000	25 200	26 460	27 783	29 172
Computer expenses	60 000	63 000	66 150	69 458	72 930
Contingency / Sundry	60 000	63 000	66 150	69 458	72 930
Donations	12 000	12 600	13 230	13 892	14 586
Insurance	24 000	25 200	26 460	27 783	29 172
Lease rental on equipment	24 000	25 200	26 460	27 783	29 172
Legal Services	24 000	25 200	26 460	27 783	29 172
Marketing and promotions	30 000	31 500	33 075	34 729	36 465
Meeting expenses	12 000	12 600	13 230	13 892	14 586
Minor tools & equipment	48 000	50 400	52 920	55 566	58 344
Motor vehicle expenses	30 000	31 500	33 075	34 729	36 465
Office rental	120 000	126 000	132 300	138 915	145 861
Office security	7 800	8 190	8 600	9 029	9 481
Postage & courier	3 000	3 150	3 308	3 473	3 647

Printing / stationery / photographic	12 000		12 600		13 230		13 892		14 586
Protective clothing	12 000		12 600		13 230		13 892		14 586
Rates & Service Accounts (only CCT)	18 000		18 900		19 845		20 837		21 879
Refreshments and Teas	6 000		6 300		6 615		6 946		7 293
Seed Capital	75 000		-		-		-		-
Telecommunication	30 000		31 500		33 075		34 729		36 465
Training	30 000		31 500		33 075		34 729		36 465
Capital Expenditure	590 000	5.5%	-	0.0%	-	0.0%	-	0.0%	-
Office Equipment	60 000		-		-		-		-
Office Furniture	60 000		-		-		-		-
Vehicles	200 000		-		-		-		-
Containers (including toilet facilities)	270 000		-		-		-		-
Bad Debt Provision 3%	320 793	3.0%	315 110	3.0%	330 739	3.0%	347 149	3.0%	364 380
TOTAL EXPENDITURE	10 693 093	100.0%	10 503 675	100.0%	11 024 632	100.0%	11 571 637	100.0%	12 145 992
(SURPLUS) / SHORTFALL	-		-		-		-		-
GROWTH: EXPENDITURE	N/A		-1.8%		5.0%		5.0%		5.0%
GROWTH: SRA RATES	N/A		-1.8%		5.0%		5.0%		5.0%

LOWER GARDENS IMPROVEMENT DISTRICT

5 YEAR IMPLEMENTATION PLAN

1st July 2025 to 30 June 2030

MANAGEMENT AND OPERATIONS

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING LEVEL	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Appointment of relevant service providers	Appointment of appropriately qualified service providers	Year 1	➡					Manager and Board	Operational	Service providers to be appointed by means of a well documented fair, equitable, transparent and competitive RFP process. Review service provider appointment in year 3 and last year of contract period by means of a well documented fair, equitable, transparent and competitive RFP process.
2	Appointment of suitably qualified staff	Appointed suitably qualified staff	Year 1	➡					Manager and Board	Operational	Well documented recruitment and transparent
3	Appoint an auditor	IRBA registered auditor appointed	Year 1	➡					Manager and 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.
5	Monthly Progressive Income and	Submit reports to the CID Branch by	Monthly	12	12	12	12	12	Manager	Operational and Board	Refer to Finance Agreement. Submit reports to the CID
6	Audited Annual Financial Statements	Unqualified Audited Annual Financial	Annually	1	1	1	1	1	Manager and Board	Board, Operational and	Annual Financial Statements audited and signed by
7	Submit Annual Financial Statements to City	Signed Annual Financial Statements submitted to City	Annually	1	1	1	1	1	Manager	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	Manager	Operational	Board Members in arrears cannot participate in
9	Annual feedback to members at AGM	Host legally compliant AGM	Annually	1	1	1	1	1	Manager and Board	Board	Host successful AGM before 31 December every year.
10	Submit Annual Report and Annual	Submit AFS and annual report to	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
11	CIPC Compliance	Submit Annual Returns to CIPC within	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
12	CIPC Compliance	Submit amendments to CIPC within	Ongoing	➡	➡	➡	➡	➡	Manager and Board	Operational	Submit proof of submission to CID Branch.
13	Manage and monitor the service	Complete daily reports of service	Monthly	12	12	12	12	12	Manager and Board	Operational	Follow up with sub-council in respect of outstanding
14	Participate in the review / development	Annual submissions to Subcouncil	Annually	1	1	1	1	1	Manager and Board	Operational	October to February of every year.
15	Participate in the City's Capital and	Annual submissions to Subcouncil	Annually	1	1	1	1	1	Manager and Board	Operational	By September of each year.
16	Maintain NPC membership	Up to date NPC membership register	Ongoing	➡	➡	➡	➡	➡	Manager and Board	Operational	Maintain up to date membership list on website.
17	Submit an extension of term	Submit a comprehensive extension of	In year 5					1	Manager and 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	Manager and Board	Operational	Upload Tax Compliance Status via the eService's portal.
19	Adjustment Budget	Board approved adjustment budget	Annually	1	1	1	1	1	Manager and Board	Operational	Submit Board minutes and approved adjustment
20	First Board meeting post AGM	Allocate portfolios, elect Chairperson.	Annually	1	1	1	1	1	Manager and Board	Operational	All new directors to receive relevant documents.
21	Register with the Information Regulator	Compliance with Information	Year 1	➡					Manager and Board	Operational	
22	VAT reconciliation and tax returns	BI-monthly VAT returns and annual	Bi-monthly	6	6	6	6	6	Manager and Board	Operational	
23	Register on the eServices portal as a	Register as a supplier with the City	Year 1	➡					Board	Operational	
24	Apply for Tax Exemption	Successfully tax exempt	Year 1	➡					Board	Operational	Apply for Tax Exemption with SARS in terms of section
25	36. Obtain VAT and PAYE registration	Registered for VAT and PAYE	Year 1	➡					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			
1	Develop a Public Safety strategy and	Up to date Public Safety	Year 1	➡					Board, Manager and	Annual Report	This is done comprehensively at the beginning of a new
2	Appoint a Public Safety service	Contracted PSIRA registered public	Year 1	➡					Board	Board	The Public Safety service provider(s) could include
3	Review and approve the Public Safety strategy and management plan	Approved Public Safety strategy and management plan	Annual	1	1	1	1	1	Board and Manager	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	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board and Annual	Indicative records to be included in Annual Report
5	CID participation in joint operations	Participated in joint operations	Adhoc	1	1	1	1	1	Manager and Service	Annual Report where	Participation in joint operations dependent on the
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	➡	➡	➡	➡	➡	Manager and 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	Manager and Service	Operational	Participate in existing Neighbourhood Watch,
8	Application to be submitted to secure	Application submitted to the CCT	Annually	1	1	1	1	1	Manager	Operational	Contact Law Enforcement Department by February of
9	Deploy Law Enforcement Officer/s in	Law Enforcement Officers deployed	Ongoing	➡	➡	➡	➡	➡	Manager and City of	Operational	
10	Plan deployment of CCTV cameras	CCTV Camera deployment included in	Ongoing	➡	➡	➡	➡	➡	Board, Manager and	Board and Operational	
11	Register CCTV Cameras with the CCT	Cameras registered with the CCT	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	
12	Monitor CCTV Cameras	Monitoring of CCTV Cameras by	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Service providers to be reappointed or new providers to

MAINTENANCE AND CLEANSING											
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 maintenance and cleansing	Up to date maintenance and	Year 1	➡					Board, Manager and	Annual Report	This is done comprehensively at the beginning of term
2	Appoint a maintenance and cleansing	Contracted service provider(s)	Year 1	➡					Board	Board	Appoint a maintenance and cleansing service
3	Review and approve the maintenance	Approved maintenance and cleansing	Annual	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators
4	Evaluate and review the provision of	Sufficient public litter bins	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Identify hotspot areas of littering to provide public litter
5	Cleaning of streets and sidewalks	Clean streets and sidewalks in	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Identify hotspot areas of littering to provide additional
6	Health and safety issues reported to the	Logged CCT service request resolved	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Follow up with sub-council in respect of outstanding
7	Combat Illegal dumping	Logged CCT service request resolved	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Follow up with relevant department in respect of
8	Removal of illegal posters	Urban infrastructure free from illegal	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Monitor the removal of illegal posters by the CCT and
9	Removal of graffiti	Urban infrastructure free of graffiti	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Monitor the removal of graffiti by the CCT and where
10	Record maintenance and cleansing	Up to date maintenance and	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board and Annual	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	➡	➡	➡	➡	➡	Manager and Service Provider	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	➡	➡	➡	➡	➡	Manager	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
3	Review and approve the environmental	Approved environmental	Annual	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators
4	Promote waste minimization and	Quarterly awareness campaign	Quarterly	4	4	4	4	4	Manager and Service	Board	Partner with CCT Urban Waste Management Law
5	Implement a Recycling programme	Recyclable waste collected	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board and Annual	By service provider or cleaning staff.
6	Install public recycling bins	Public recycling bins installed	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board and Annual	By service provider or cleaning staff in partnership with
7	Implement and maintain landscaping	Landscaping projects implemented	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board and Operational	
8	Install and maintain street furniture	Street furniture maintained	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board and Operational	
9	Monitor and report illegal signage and	Report findings to the relevant CCT	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board, Operational and	
10	Improve green urban environment	Green urban environment	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board and Operational	Tree planting, maintaining of tree wells, road verges,
11	Monitor environmental health of waterways	Report findings to the relevant CCT department and log CCT service request	Ongoing	➡	➡	➡	➡	➡	Manager and Service Provider	Board, Operational and Annual Report where applicable	

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	Up to date social and economic	Year 1	➡					Board, Manager and	Annual Report	This is done comprehensively at the beginning of term
2	Appoint a social development service	Contracted service provider(s)	Year 1	➡					Board	Board	Appoint a social development service provider(s)
3	Review and approve the social and economic development management plan	Approved social and economic development strategy and management plan	Annual	1	1	1	1	1	Board and Manager	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.
4	Monitor and review implementation of	Managed informal trading	Ongoing	➡	➡	➡	➡	➡	Manager and Service	Board, Operational and	
5	Promote Social Development	Quarterly awareness campaign	Quarterly	4	4	4	4	4	Manager and Service	Board	Partner with CCT Social Development & Early Childhood
6	Work in conjunction with local social	Job creation through social	Ongoing	➡	➡	➡	➡	➡	Manager and social	Annual Report	Partner with CCT Social Development and social welfare
7	Provide social services	Social service to recipients	Ongoing	➡	➡	➡	➡	➡	Manager and Social	Board and Annual	

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	Up to date communication strategy	Year 1	➡					Board, Manager and	Annual Report	This is done comprehensively at the beginning of term
2	Appoint a communication service	Contracted service provider(s)	Year 1	➡					Board	Board	Appoint a communication service provider(s) through a
3	Review and approve the communication management plan	Approved communication strategy and management plan	Annual	1	1	1	1	1	Board and Manager	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	➡	➡	➡	➡	➡	Manager	Board	In terms of CCT CID Policy requirements
5	Newsletters / Newsflashes	Communication distributed	Quarterly	4	4	4	4	4	Manager	Operational	Including use of social media platforms
6	Regular interaction with property and	Feedback on interactions	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	
7	CID information signage	Clearly identifiable CID signage	Ongoing	➡	➡	➡	➡	➡	Manager	Operational	Signage to be visible and maintained with CCT approval

ANNEXURES

Annexure A: Public Participation Plan

Annexure B: List of Rateable Properties within the CID

Annexure C: Urban Management Survey Report

Annexure D: Business Plan comments

Proposed Establishment of **Lower Gardens** City Improvement District

*** Explanatory note 1: This template serves as a guide for steering committees when compiling their proposed public participation plan for approval by the Executive Director as contemplated in section 6(2) of the CID By-law. The template provides examples of a wide range of notification and consultation methods that may be employed. The steering committee should identify methods that would be both meaningful and cost-effective, taking into account the particular characteristics of the local community of the proposed CID. Where the proposed methodology deviates from any mandatory requirements in terms of the By-law, the steering committee must motivate such deviation in Annexure [x] to the program.

*** Explanatory Note 2: "local community" 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-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.

PUBLIC PARTICIPATION PLAN (required under s. 6(2) of CID By-law)					
A. Proposed Methods of Notification (requirement under s. 6(7))					
Notification Medium	Details	Targeted Interested & Affected Party ("I&AP")	By-law	Policy	Deviation sought?
Internet	Steering Committee's Website at https://www.lowergardenscid.co.za/	The Lower Gardens CID website was launched on the 1st August 2023.		Clause 9.4.3	N
Email notification	Email documents & notices to email addresses of proposed ARPs- (a) contained in the City's records; ¹ and/or (b) listed in the steering committee's register of members of the local community (clause 9.3).	The communication plan includes the mailing of the following communications to the property owners. 1. August 7rd 2023: https://www.lowergardenscid.co.za/urban-management-survey 2. August 23rd 2023: https://www.lowergardenscid.co.za/urban-management-survey3 3. Mid September end of October: Flyer drop for properties that we have no contact for. https://drive.google.com/file/d/1OnTKVMdgitoQcnHdDQPriSrdFrC1TMpe/view?usp=sharing 4. September 18th 2023: https://www.lowergardenscid.co.za/final-notice-feedback 5. October 31st 2023: https://www.lowergardenscid.co.za/urban-management-survey-results 6. April 2nd 2024: 1st public meeting notice https://drive.google.com/file/d/1yLBWDXF8bvhaQWpIEV1Pocn6MOQgfTqe/view?usp=sharing 7. May 13th 2024: 2nd public meeting notice. Still to be confirmed. In Addition to the above mailers, we are doing direct reach outs to property owners in 20 identified apartment blocks. This process will be done on an ongoing basis right up to the 1st public meeting.	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	The communication plan includes the mailing of the following communication to managing agents of properties in the Lower Gardens Precinct. 1. August 7rd 2023: https://www.lowergardenscid.co.za/urban-management-survey1	s. 6(7)(a)(ii)	Clause 9.4.1	N

¹ The City will provide the steering committee with those contact details, which ratepayers have provided to the City.

Proposed Establishment of **Lower Gardens** City Improvement District

	(b) NGOs and other community organisations carrying on activities in the proposed (<i>Name</i>) CID, as listed in Annexure "A". ²	2. August 23rd 2023: https://www.lowergardenscid.co.za/https://www.lowergardenscid.co.za/urban-management-survey2 3. September 18th 2023: https://www.lowergardenscid.co.za/final-notice-feedback 4. October 31st 2023: https://www.lowergardenscid.co.za/urban-management-survey-results 5. April 2nd 2024: 1st public meeting notice https://drive.google.com/file/d/1yLBWDXF8bvhaQWpIEV1Pocn6MOQqfTge/view?usp=sharing 6. May 13th 2024: 2nd public meeting notice. Still to be confirmed. In Addition to the above mailers, we are doing direct reach outs to managing agents of an identified list of large property owners. This process will be done on an ongoing basis right up to the 1st public meeting. The steering committee has additionally engaged the following civil society and community organisations to gain support for the Lower Gardens CID, these include: 1. Gardens Watch: https://gardenswatch.co.za/ 2. Khulisa: https://khulisa.org.za/streetscapes/ (particular focus on their streetscapes work for our parks and recreation challenges) 3. Fathers House Church: https://www.fathershousesa.org/ (they are a key tenant that attracts large foot traffic on Sundays, and support local NGOs) 4. Hope Exchange: https://thehopeexchange.org/ (particular focus on homeless people within Lower Gardens) 5. U-Turn: https://homeless.org.za/ (particular focus on homeless people within Lower Gardens) With regards engagement with the religious associations in Lower Gardens, both the Jewish Board of Governors and the Catholic Church are large property owners (under various entities) and strong supporters of the CID (Anton Newman previously sat on our steering committee and represents the Jewish communities property interests).			
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	For properties we have no contact for, we plan two communications: 1. Mid September end of October: Flyer drop for properties that we have no contact for. https://drive.google.com/file/d/1OnTKVMdgittoQcnHdDQPriSrdFrC1TMpe/view?usp=sharing 2. Registered mail. This will be evaluated based on the number of property owners we have been unable to contact via email or flyer drops. This will be weighed up against the cost, and the CoCT suggested guidelines and timing. For instance we may wish to only send this communication post the business plan finalisation, and prior to the voting period.	s. 6(7)(b) read with s.1 definition of "written notice".	Clause 9.4.1	N

² The steering committee should identify NGOs and community organisations (such as churches, clubs and social welfare organisations) carrying out activities in the proposed district and list their names and contact details in an annexure attached to this table.

Proposed Establishment of **Lower Gardens** City Improvement District

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 (c) Group(s) should consist of between 3 to 15 participants.	Our business plan focus groups are as follows: 1. Gardens Watch: With a particular focus on safety and security, as well as cleaning maintenance. 2. Khulisa: With a particular focus on social services, cleaning and maintenance and reclaiming the parks and recreation areas. 3. Fathers House Church: Focus on the needs of religious associations 4. Jewish Holocaust Centre: Focus on the needs of visiting tourists and weekly synagogue attendees. 5. Property Developers forum: This includes more than 5 major developers who own property in the Lower Gardens precinct. 6. Restaurants: Three leading restaurants who own their properties. 7. Apartment blocks: We have identified 20 key apartments blocks we are currently engaging to understand their needs in detail.		Clause 9.8	N
Newspapers	Newspaper advertisements ³ in: (a) Die Burger (b) The Atlantic Sun and/or Argus	We plan to run adverts and stories in the Atlantic Sun and Burger in early April to announce the 1st public meeting date on the 8th May 2024.	s. 6(7)(b)	Clause 9.4.4	N
Public Notices	Public notices to be affixed at the following locations [e.g.]: (i) Deluxe coffee Works: 171A Buitenkant St, Gardens, Cape Town, 8001 (ii) Shell Garage: 130 Buitenkant St, Gardens, Cape Town, 8001 (iii) Maria's Greek Restaurant: 31 Barnet St, Gardens, Cape Town, 8001 (iv) Vida e Caffè: Wembley Square, McKenzie St, Gardens, Cape Town, 8001 (v) Vida e Caffè: 62 Roeland St, Gardens, Cape Town, 8001	Public Notices areas to be confirmed, but suggested areas include: 1. Street pole boards in selected high resident traffic streets 2. Notices in 20 apartment blocks entrances	Not a legal requirement	Not a legal requirement	N
Other means	Broadcasts via social media channels and messaging apps i.e. Facebook and Whatsapp Groups	There are three main Lower Gardens community WhatsApp groups, the urban management survey link has been shared two times on each of these channels. The draft business plan and public meeting dates will also be shared via these channels.		Clause 9.4.5	
Proposed Date	Proposed Action	Content of Register	By-law	Policy	Deviation sought?
06-04-23	Open and maintain a register of member of the local community. "local community" 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;	Names, contact details & addresses of persons listed in s. 6(8) of the By-law. The Lower Gardens CID is maintaining a comprehensive database of all properties, their owners, tenants, and related parties. We are using Hubspot CRM https://www.hubspot.com/ for this purpose, and we record every communication with every property owner, tenant or related party.	s. 6(8)	Clause 9.3	N

³ If a local community consists of a large population whose first language is not English or Afrikaans, the steering committee may need to place their notices in a local community newspaper which is published in that language.

Proposed Establishment of **Lower Gardens** City Improvement District

	(c) tenants and body corporates in the district; (d) any civic organisations and non-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.				
Proposed Date	Proposed Action	Targeted Interested & Affected Party (“I&AP”)	By-law	Policy	Deviation sought?
May to October 2023	Convene focus groups consisting of the following groups of people: (i) Representatives of NGOs’ in local community; (ii) Representatives of any neighbourhood watch association in the local community and Community Policing Forum members; (iii) ARPs	Local Community & Proposed ARPs are as follows: 1. Gardens Watch: With a particular focus on safety and security, as well as cleaning maintenance. 2. Khulisa: With a particular focus on social services, cleaning and maintenance and reclaiming the parks and recreation areas. 3. Fathers House Church: Focus on the needs of religious associations 4. Jewish Holocaust Centre: Focus on the needs of visiting tourists and weekly synagogue attendees. 5. Property Developers forum: This includes more than 5 major developers who own property in the Lower Gardens precinct. 6. Restaurants: Three leading restaurants who own their properties. 7. Apartment blocks: We have identified 20 key apartments blocks we are currently engaging to understand their needs in detail. 8. City Bowl Friends of the Parks: We have engaged the Friends of the Park community associations related to De Waal Park, St Michaels Park, and Van Riebeeck Park to discuss parks and recreation initiatives for the Lower Gardens CID.		Clause 9.8	N
Date	Notification Mediums	Content of Notice	By-law	Policy	Deviation sought?
10th April 2024	(i) Website; (ii) Email; (iii) Registered mail; (iv) Public notices; (v) Newspaper advertisement; (vi) Posters	PLEASE TAKE NOTICE THAT: 1. Ryan Paterson the designated trustee of Firewalker Trust, the registered owner of Erf no. 95630, 15 Glynville Street, Gardens, 8001, Cape Town, 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,(the “By-law”), read with the City of Cape Town’s: City Improvement District Policy 2023. 2. The proposed Lower Gardens CID (the “LGCID”) will include all commercially rated and residential properties in the area within the following geographical boundaries: Western border being Hatfield and St Johns Street, the Northern border being Roeland Street, and the Southern border being Mill Street and Jutland Avenue. 3. 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.	s. 6(6)	Clause 9.4.1	Y/N

Proposed Establishment of **Lower Gardens** City Improvement District

		DATE: 8th May 2024 TIME 18h00 Venue Fathers House Church Address 8 Vrede St, Gardens, Cape Town, 8001 ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING. PLEASE TAKE FURTHER NOTICE THAT: 1. All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of section 6(8) of the By-law (the "register"). Other members of the local community who wish to register as interested persons must contact the applicant at tel: 083 324 9109 or email: info@lowergardenscid.co.za 2. The draft business plan is available for download at www.lowergardenscid.co.za and available for inspection at 15 Glynville Street, Gardens, 8001 by appointment only. 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 10th June 2024. If you are not the registered owner of the affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform info@lowergardenscid.co.za of the registered owner's contact details, so that he/she may relay the contents of this notice.			
Date	Venue	Details of Chairperson	By-law	Policy	Deviation sought?
8th May 2024	Fathers House Church, 8 Vrede St, Gardens, Cape Town, 8001	Amanda Kirk, the CID Manager of the Clifton CID. Amanda has experience in chairing large CID related meetings. Amanda Kirk, (amanda@cliftoncid.co.za), 084 604 7484.	s. 6(5) s. 6(7)(a) s. 6(7)(b) s. 6(7)(c) s. 6(10)		N
Date	Action/ Steps	Details	By-law	Policy	Deviation sought?
10 th June 2024	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.	Comments on the draft business plan to be provided in writing to info@lowergardenscid.co.za by 10th June 2024.	s. 6(8)		N
Date	Action/ Steps	Details	By-law	Policy	Deviation sought?
10 th June 2024	Prepare a table to accompany final business plan, which summarise: (i) Comments made during the 1 st public meeting;	To be prepared post 1st public meeting.	s. 6(9)		N

Proposed Establishment of **Lower Gardens** City Improvement District

	(ii) Written comments received pursuant to section 6(10); and (iii) The applicant's response to these comments, including references to changes in the final business plan that were made pursuant to any relevant comment.				
Date	Notification Mediums	Content of Notice	By-law	Policy	Deviation sought?
19 th June 2024	(i) Website; (ii) Email; (iii) Registered mail; (iv) Public notices; (v) Newspaper advertisement (vi) Posters	PLEASE TAKE NOTICE THAT: - Ryan Paterson the designated trustee of Firewalker Trust, the registered owner of Erf no. 95630, 15 Glynville Street, Gardens, 8001, Cape Town, 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, (the "<i>By-law</i>"), read with the City of Cape Town's: City Improvement District Policy 2023. - The proposed Lower Gardens CID (the "LGCID") will include all commercially rated and residential properties in the area within the following geographical boundaries: Western border being Hatfield and St Johns Street, the Northern border being Roeland Street, and the Southern border being Mill Street and Jutland Avenue. - 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. DATE: 19th June 2024 (TBC) TIME 18h00 Venue <i>Fathers House Church (TBC)</i> Address 8 Vrede St, Gardens, Cape Town, 8001 ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING. PLEASE TAKE FURTHER NOTICE THAT: - All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of section 6(8) of the By-law (the "<i>register</i>"). Other members of the local community who wish to register as interested persons must contact the applicant at tel: 083 324 9109 or email: info@lowergardenscid.co.za - The draft business plan is available for download at www.lowergardenscid.co.za and available for inspection at 15 Glynville Street, Gardens, 8001 by appointment only.	s. 6(7)(a) s. 6(7)(b) s. 6(7)(c) s. 6(10) s. 6(11)	Clause 9.4.1	N

Proposed Establishment of **Lower Gardens** City Improvement District

		6. Any written comments on the draft business plan and proposed application must be submitted to the applicant as appears in para 1 above by 10th June 2024. If you are not the registered owner of the affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform info@lowergardenscid.co.za of the registered owner's contact details, so that he/she may relay the contents of this notice.			
Date	Venue	Details of Chairperson	By-law	Policy	Deviation sought?
19th June 2024	Fathers House Church, 8 Vrede St, Gardens, Cape Town, 8001	Ryan Paterson, 083 324 9109.	s. 6(10)		N
Date	Action/ Steps	Details	By-law	Policy	Deviation sought?
19th June 2024	30 Day Notice Period	All comments received by the 19th July 2024.	s. 6(12)		N
Date	Action/ Steps	Details	By-law	Policy	Deviation sought?
19th June 2024	Table of comments.	All business plan comments can and their responses can be viewed at https://docs.google.com/spreadsheets/d/1ho0BVPk3TmnrO7iJUyREk-M8PbubdluyigCmDNULQvA/edit?usp=sharing	s. 6(13)		N

LIST OF RATEABLE PROPERTIES WITHIN THE CID
ANNEXURE B

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	27	ANNADALE STREET	GARDENS		65983	96108
Exempt	27A	ANNADALE STREET	GARDENS		65982	96106
Residential	15	BARNET STREET	GARDENS	1	227146	96240
Residential	15	BARNET STREET	GARDENS	2	227146	96240
Residential	15	BARNET STREET	GARDENS	3	227146	96240
Residential	15	BARNET STREET	GARDENS	4	227146	96240
Residential	15	BARNET STREET	GARDENS	5	227146	96240
Residential	15	BARNET STREET	GARDENS	6	227146	96240
Non-Residential	15	BARNET STREET	GARDENS	7	227146	96240
Non-Residential	15	BARNET STREET	GARDENS	8	227146	96240
Residential	15	BARNET STREET	GARDENS	9	227146	96240
Residential	15	BARNET STREET	GARDENS	10	227146	96240
Residential	15	BARNET STREET	GARDENS	11	227146	96240
Residential	15	BARNET STREET	GARDENS	12	227146	96240
Residential	15	BARNET STREET	GARDENS	13	227146	96240
Residential	15	BARNET STREET	GARDENS	14	227146	96240
Residential	15	BARNET STREET	GARDENS	15	227146	96240
Residential	15	BARNET STREET	GARDENS	16	227146	96240
Residential	15	BARNET STREET	GARDENS	17	227146	96240
Residential	15	BARNET STREET	GARDENS	18	227146	96240
Residential	15	BARNET STREET	GARDENS	19	227146	96240
Residential	15	BARNET STREET	GARDENS	20	227146	96240
Residential	15	BARNET STREET	GARDENS	21	227146	96240
Residential	15	BARNET STREET	GARDENS	22	227146	96240
Exempt	15	BARNET STREET	GARDENS	23	227146	96240
Residential	15	BARNET STREET	GARDENS	24	227146	96240
Residential	15	BARNET STREET	GARDENS	25	227146	96240
Residential	15	BARNET STREET	GARDENS	26	227146	96240
Residential	15	BARNET STREET	GARDENS	27	227146	96240
Residential	15	BARNET STREET	GARDENS	28	227146	96240
Residential	15	BARNET STREET	GARDENS	29	227146	96240
Residential	15	BARNET STREET	GARDENS	30	227146	96240
Residential	15	BARNET STREET	GARDENS	31	227146	96240
Residential	15	BARNET STREET	GARDENS	32	227146	96240
Residential	15	BARNET STREET	GARDENS	33	227146	96240
Exempt	15	BARNET STREET	GARDENS	34	227146	96240
Residential	15	BARNET STREET	GARDENS	35	227146	96240
Non-Residential	15	BARNET STREET	GARDENS	36	227146	96240
Exempt	15	BARNET STREET	GARDENS		227146	96240
Residential	20	BARNET STREET	GARDENS		65785	95484
Exempt	29	BARNET STREET	GARDENS		110396	151077

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	32	BARNET STREET	GARDENS	1	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	7	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	8	65786	95485
Exempt	32	BARNET STREET	GARDENS	10	65786	95485
Residential	32	BARNET STREET	GARDENS	16	65786	95485
Residential	32	BARNET STREET	GARDENS	17	65786	95485
Residential	32	BARNET STREET	GARDENS	19	65786	95485
Residential	32	BARNET STREET	GARDENS	20	65786	95485
Exempt	32	BARNET STREET	GARDENS	21	65786	95485
Residential	32	BARNET STREET	GARDENS	22	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	23	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	24	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	25	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	26	65786	95485
Residential	32	BARNET STREET	GARDENS	27	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	28	65786	95485
Residential	32	BARNET STREET	GARDENS	31	65786	95485
Residential	32	BARNET STREET	GARDENS	32	65786	95485
Residential	32	BARNET STREET	GARDENS	33	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	34	65786	95485
Exempt	32	BARNET STREET	GARDENS	36	65786	95485
Exempt	32	BARNET STREET	GARDENS	39	65786	95485
Exempt	32	BARNET STREET	GARDENS	40	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	41	65786	95485
Residential	32	BARNET STREET	GARDENS	42	65786	95485
Residential	32	BARNET STREET	GARDENS	43	65786	95485
Residential	32	BARNET STREET	GARDENS	44	65786	95485
Residential	32	BARNET STREET	GARDENS	45	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	46	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	47	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	49	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	50	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	51	65786	95485
Non-Residential	32	BARNET STREET	GARDENS	52	65786	95485
Exempt	32	BARNET STREET	GARDENS		65786	95485
Non-Residential	37	BARNET STREET	GARDENS		110238	150829
Residential	46	BARNET STREET	GARDENS		66045	96206
Residential	48	BARNET STREET	GARDENS		66044	96205
Non-Residential	50	BARNET STREET	GARDENS		66043	96204
Non-Residential	52	BARNET STREET	GARDENS		66042	96203
Residential	54	BARNET STREET	GARDENS		66041	96202
Non-Residential	56	BARNET STREET	GARDENS		66040	96201
Non-Residential	58	BARNET STREET	GARDENS	1	65768	95446

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	58	BARNET STREET	GARDENS	2	65768	95446
Exempt	58	BARNET STREET	GARDENS		65768	95446
Residential	62	BARNET STREET	GARDENS		434938	163931
Non-Residential	64	BARNET STREET	GARDENS		65769	95447
Residential	66	BARNET STREET	GARDENS		65770	95448
Non-Residential	68	BARNET STREET	GARDENS		40634906	177517
Non-Residential	72	BARNET STREET	GARDENS		65772	95451
Exempt	12	BOUQUET STREET	CAPE TOWN CITY CENTRE		65793	95522
Exempt	12	BOUQUET STREET	CAPE TOWN CITY CENTRE		65808	95552
Exempt	15	BOUQUET STREET	CAPE TOWN CITY CENTRE		65812	95578
Exempt	16	BOUQUET STREET	CAPE TOWN CITY CENTRE		444649	151858
Exempt	14A	BOUQUET STREET	CAPE TOWN CITY CENTRE		444615	154155
Non-Residential	6	BRANDWEER STREET	GARDENS		121329	119
Non-Residential	8	BRANDWEER STREET	GARDENS		121330	120
Non-Residential	63	BUITENKANT STREET	CAPE TOWN CITY CENTRE		122664	2058
Non-Residential	78	BUITENKANT STREET	CAPE TOWN CITY CENTRE		65919	95910
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	1	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	2	428673	2651
Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	3	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	4	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	5	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	6	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	7	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	8	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	9	428673	2651
Non-Residential	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE	10	428673	2651
Exempt	81	BUITENKANT STREET	CAPE TOWN CITY CENTRE		428673	2651
Non-Residential	83	BUITENKANT STREET	CAPE TOWN CITY CENTRE		122864	2371
Non-Residential	89	BUITENKANT STREET	CAPE TOWN CITY CENTRE		121286	22
Non-Residential	91	BUITENKANT STREET	CAPE TOWN CITY CENTRE		121287	23
Non-Residential	93	BUITENKANT STREET	CAPE TOWN CITY CENTRE		121289	25
Residential	95	BUITENKANT STREET	GARDENS		121369	174
Non-Residential	97	BUITENKANT STREET	GARDENS		121370	175
Non-Residential	99	BUITENKANT STREET	GARDENS		121371	176
Residential	100	BUITENKANT STREET	GARDENS		66056	96223
Residential	101	BUITENKANT STREET	GARDENS		121372	177
Residential	102	BUITENKANT STREET	GARDENS		66057	96224
Residential	103	BUITENKANT STREET	GARDENS		121373	178
Residential	104	BUITENKANT STREET	GARDENS		66058	96225
Residential	105	BUITENKANT STREET	GARDENS		121374	179
Residential	106	BUITENKANT STREET	GARDENS		65902	95809
Residential	107	BUITENKANT STREET	GARDENS		121375	180
Residential	108	BUITENKANT STREET	GARDENS		65903	95810

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	109	BUITENKANT STREET	GARDENS		121376	181
Residential	110	BUITENKANT STREET	GARDENS		65904	95811
Residential	111	BUITENKANT STREET	GARDENS		121377	182
Residential	112	BUITENKANT STREET	GARDENS		65905	95812
Residential	113	BUITENKANT STREET	GARDENS		121380	185
Residential	114	BUITENKANT STREET	GARDENS		65906	95813
Residential	115	BUITENKANT STREET	GARDENS		121381	186
Residential	116	BUITENKANT STREET	GARDENS		65907	95814
Non-Residential	117	BUITENKANT STREET	GARDENS		121384	189
Residential	118	BUITENKANT STREET	GARDENS		65908	95815
Residential	119	BUITENKANT STREET	GARDENS		121386	191
Non-Residential	120	BUITENKANT STREET	GARDENS		65909	95816
Residential	121	BUITENKANT STREET	GARDENS		121387	192
Residential	123	BUITENKANT STREET	GARDENS		121388	193
Residential	125	BUITENKANT STREET	GARDENS		121389	194
Residential	127	BUITENKANT STREET	GARDENS		121390	195
Exempt	129	BUITENKANT STREET	GARDENS		121391	196
Non-Residential	130	BUITENKANT STREET	GARDENS		65974	96066
Residential	131	BUITENKANT STREET	GARDENS		121392	197
Non-Residential	133	BUITENKANT STREET	GARDENS		121393	198
Residential	134	BUITENKANT STREET	GARDENS		65890	95775
Residential	135	BUITENKANT STREET	GARDENS		121394	199
Exempt	137	BUITENKANT STREET	GARDENS		121395	200
Non-Residential	138	BUITENKANT STREET	GARDENS		65885	95752
Residential	139	BUITENKANT STREET	GARDENS		121396	201
Residential	141	BUITENKANT STREET	GARDENS		121397	202
Residential	143	BUITENKANT STREET	GARDENS		121398	203
Residential	145	BUITENKANT STREET	GARDENS		121399	204
Residential	147	BUITENKANT STREET	GARDENS		121400	205
Residential	149	BUITENKANT STREET	GARDENS		121460	265
Residential	151	BUITENKANT STREET	GARDENS		121461	266
Residential	153	BUITENKANT STREET	GARDENS		121465	269
Residential	155	BUITENKANT STREET	GARDENS		121466	270
Residential	157	BUITENKANT STREET	GARDENS		121469	273
Non-Residential	159	BUITENKANT STREET	GARDENS		121470	274
Non-Residential	161	BUITENKANT STREET	GARDENS		121473	277
Residential	163	BUITENKANT STREET	GARDENS		121474	278
Residential	165	BUITENKANT STREET	GARDENS		121477	281
Non-Residential	167	BUITENKANT STREET	GARDENS		121478	282
Non-Residential	169	BUITENKANT STREET	GARDENS		121482	285
Residential	173	BUITENKANT STREET	GARDENS	1	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	2	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	3	28099641	2765

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	173	BUITENKANT STREET	GARDENS	4	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	5	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	6	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	7	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	8	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	9	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	10	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	11	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	12	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	13	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	14	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	15	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	16	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	17	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	18	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	19	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	20	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	21	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	22	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	23	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	24	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	25	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	26	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	27	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	28	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	29	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	30	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	31	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	32	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	33	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	34	28099641	2765
Residential	173	BUITENKANT STREET	GARDENS	35	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	36	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	37	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	38	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	39	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	40	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	41	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	42	28099641	2765
Non-Residential	173	BUITENKANT STREET	GARDENS	43	28099641	2765
Exempt	173	BUITENKANT STREET	GARDENS		28099641	2765
Residential	111B	BUITENKANT STREET	GARDENS		121378	183
Residential	113B	BUITENKANT STREET	GARDENS		121379	184

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	115B	BUITENKANT STREET	GARDENS		121382	187
Non-Residential	117A	BUITENKANT STREET	GARDENS		121385	190
Non-Residential	117B	BUITENKANT STREET	GARDENS		121383	188
Non-Residential	136A	BUITENKANT STREET	GARDENS		65884	95751
Non-Residential	171A	BUITENKANT STREET	GARDENS		121483	286
Non-Residential	78A	BUITENKANT STREET	CAPE TOWN CITY CENTRE		65930	95951
Non-Residential	78C	BUITENKANT STREET	CAPE TOWN CITY CENTRE		65932	95953
Non-Residential	78D	BUITENKANT STREET	CAPE TOWN CITY CENTRE		65933	95954
Non-Residential	79A	BUITENKANT STREET	CAPE TOWN CITY CENTRE		121284	19
Non-Residential	79B	BUITENKANT STREET	CAPE TOWN CITY CENTRE		121285	20
Non-Residential	91A	BUITENKANT STREET	CAPE TOWN CITY CENTRE		121288	24
Non-Residential	25	CAMERON LANE	CAPE TOWN CITY CENTRE		65946	95979
Non-Residential	27	CAMERON LANE	CAPE TOWN CITY CENTRE		107503	146914
Non-Residential	7	CLARE STREET	GARDENS		121427	230
Non-Residential	8	CLARE STREET	GARDENS		121421	224
Non-Residential	11	CLARE STREET	GARDENS		121425	228
Non-Residential	17	CLARE STREET	GARDENS		121440	245
Exempt	1	COURVILLE STREET	GARDENS		65846	95660
Non-Residential	1	COURVILLE STREET	GARDENS		65845	95659
Residential	5	COURVILLE STREET	GARDENS		65864	95706
Residential	7	COURVILLE STREET	GARDENS		65863	95705
Exempt	1A	COURVILLE STREET	GARDENS		65844	95658
Non-Residential	1A	COURVILLE STREET	GARDENS		65842	95650
Non-Residential	1B	COURVILLE STREET	GARDENS		65840	95648
Non-Residential	1C	COURVILLE STREET	GARDENS		65841	95649
Residential	6	DUNKLEY STREET	GARDENS		108463	147903
Residential	8	DUNKLEY STREET	GARDENS		65765	95443
Residential	10	DUNKLEY STREET	GARDENS		65766	95444
Residential	12	DUNKLEY STREET	GARDENS		65767	95445
Non-Residential	107	DUNKLEY STREET	GARDENS		65788	95487
Non-Residential	1	GLYNN STREET	CAPE TOWN CITY CENTRE		66028	96189
Non-Residential	27	GLYNN STREET	CAPE TOWN CITY CENTRE		65931	95952
Non-Residential	37	GLYNN STREET	CAPE TOWN CITY CENTRE		122863	2370
Residential	39	GLYNN STREET	CAPE TOWN CITY CENTRE		121290	26
Non-Residential	44	GLYNN STREET	GARDENS		121332	134
Exempt	143	GLYNN STREET	GARDENS		121321	83
Residential	15	GLYNNVILLE TERRACE	GARDENS		65830	95630
Non-Residential	1	GLYNNVILLE STREET	GARDENS		449232	166142
Non-Residential	2	GLYNNVILLE STREET	GARDENS		66000	96146
Non-Residential	4	GLYNNVILLE STREET	GARDENS		66001	96147
Residential	6	GLYNNVILLE STREET	GARDENS		66002	96148
Non-Residential	7	GLYNNVILLE STREET	GARDENS		66062	96233
Non-Residential	8	GLYNNVILLE STREET	GARDENS		66003	96149

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	9	GLYNVILLE STREET	GARDENS		65833	95633
Residential	11	GLYNVILLE STREET	GARDENS		65832	95632
Residential	13	GLYNVILLE STREET	GARDENS		65831	95631
Residential	17	GLYNVILLE STREET	GARDENS		65829	95629
Residential	19	GLYNVILLE STREET	GARDENS		65828	95628
Residential	1	GORDON STREET	GARDENS		65754	95411
Non-Residential	2	GORDON STREET	GARDENS		65741	95370
Residential	3	GORDON STREET	GARDENS		65756	95414
Non-Residential	4	GORDON STREET	GARDENS		65742	95371
Residential	5	GORDON STREET	GARDENS		66010	96161
Residential	6	GORDON STREET	GARDENS		65743	95372
Residential	7	GORDON STREET	GARDENS		66011	96162
Residential	8	GORDON STREET	GARDENS		65744	95373
Residential	10	GORDON STREET	GARDENS		66026	96186
Residential	12	GORDON STREET	GARDENS		66025	96185
Residential	13	GORDON STREET	GARDENS	1	65761	95419
Residential	13	GORDON STREET	GARDENS	2	65761	95419
Residential	13	GORDON STREET	GARDENS	3	65761	95419
Residential	13	GORDON STREET	GARDENS	4	65761	95419
Residential	13	GORDON STREET	GARDENS	5	65761	95419
Exempt	13	GORDON STREET	GARDENS		65761	95419
Residential	14	GORDON STREET	GARDENS		66024	96184
Residential	16	GORDON STREET	GARDENS		66023	96183
Residential	18	GORDON STREET	GARDENS		66022	96182
Residential	20	GORDON STREET	GARDENS		66021	96181
Non-Residential	23	GORDON STREET	GARDENS		65753	95410
Exempt	19B	GORDON STREET	GARDENS		65762	95420
Residential	22A	GORDON STREET	GARDENS		1050802	173738
Residential	3A	GORDON STREET	GARDENS		65755	95413
Non-Residential	3B	GORDON STREET	GARDENS		65758	95416
Non-Residential	3C	GORDON STREET	GARDENS	1	65759	95417
Residential	3C	GORDON STREET	GARDENS	2	65759	95417
Residential	3C	GORDON STREET	GARDENS	3	65759	95417
Residential	3C	GORDON STREET	GARDENS	4	65759	95417
Exempt	3C	GORDON STREET	GARDENS		65759	95417
Residential	3E	GORDON STREET	GARDENS		65757	95415
Residential	8A	GORDON STREET	GARDENS		66027	96187
Residential	8B	GORDON STREET	GARDENS		65752	95407
Non-Residential	110	HARRINGTON STREET	CAPE TOWN CITY CENTRE		122697	2120
Non-Residential	116	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121307	43
Non-Residential	118	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121306	42
Exempt	119	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121315	75
Non-Residential	120	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121308	44

[illegible]

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	406	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	407	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	408	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	409	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	410	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	412	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	501	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	502	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	503	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	504	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	505	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	506	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	507	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	508	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	509	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	510	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	511	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	512	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	601	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	602	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	603	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	604	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	605	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	606	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	607	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	608	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	609	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	610	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	611	960803	2692
Residential	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE	612	960803	2692
Exempt	124	HARRINGTON STREET	CAPE TOWN CITY CENTRE		960803	2692
Non-Residential	126	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121294	30
Residential	128	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121293	29
Residential	130	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121292	28
Residential	132	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121291	27
Exempt	137	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121317	78
Exempt	141	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121318	80
Non-Residential	114A	HARRINGTON STREET	CAPE TOWN CITY CENTRE		223461	59
Non-Residential	115A	HARRINGTON STREET	CAPE TOWN CITY CENTRE		122818	2280
Exempt	143A	HARRINGTON STREET	CAPE TOWN CITY CENTRE		121320	82
Non-Residential	109	HATFIELD STREET	GARDENS	1	65764	95442
Non-Residential	109	HATFIELD STREET	GARDENS	2	65764	95442
Residential	109	HATFIELD STREET	GARDENS	3	65764	95442

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	109	HATFIELD STREET	GARDENS	4	65764	95442
Non-Residential	109	HATFIELD STREET	GARDENS	5	65764	95442
Residential	109	HATFIELD STREET	GARDENS	6	65764	95442
Residential	109	HATFIELD STREET	GARDENS	7	65764	95442
Non-Residential	109	HATFIELD STREET	GARDENS	8	65764	95442
Exempt	109	HATFIELD STREET	GARDENS		65764	95442
Non-Residential	117	HATFIELD STREET	GARDENS		65781	95462
Non-Residential	119	HATFIELD STREET	GARDENS		65779	95460
Residential	129	HATFIELD STREET	GARDENS		65739	95368
Non-Residential	135	HATFIELD STREET	GARDENS		958133	168897
Non-Residential	137	HATFIELD STREET	GARDENS		65749	95393
Non-Residential	139	HATFIELD STREET	GARDENS		65748	95391
Non-Residential	141	HATFIELD STREET	GARDENS		65747	95388
Non-Residential	143	HATFIELD STREET	GARDENS	1	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	2	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	3	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	4	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	5	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	6	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	7	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	8	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	9	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	10	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	11	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	12	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	13	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	14	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	15	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	16	65988	96126
Residential	143	HATFIELD STREET	GARDENS	17	65988	96126
Residential	143	HATFIELD STREET	GARDENS	18	65988	96126
Residential	143	HATFIELD STREET	GARDENS	19	65988	96126
Non-Residential	143	HATFIELD STREET	GARDENS	20	65988	96126
Residential	143	HATFIELD STREET	GARDENS	21	65988	96126
Residential	143	HATFIELD STREET	GARDENS	22	65988	96126
Residential	143	HATFIELD STREET	GARDENS	23	65988	96126
Residential	143	HATFIELD STREET	GARDENS	24	65988	96126
Residential	143	HATFIELD STREET	GARDENS	25	65988	96126
Residential	143	HATFIELD STREET	GARDENS	26	65988	96126
Residential	143	HATFIELD STREET	GARDENS	27	65988	96126
Residential	143	HATFIELD STREET	GARDENS	28	65988	96126
Residential	143	HATFIELD STREET	GARDENS	29	65988	96126
Residential	143	HATFIELD STREET	GARDENS	30	65988	96126

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	143	HATFIELD STREET	GARDENS	31	65988	96126
Residential	143	HATFIELD STREET	GARDENS	32	65988	96126
Residential	143	HATFIELD STREET	GARDENS	33	65988	96126
Residential	143	HATFIELD STREET	GARDENS	34	65988	96126
Residential	143	HATFIELD STREET	GARDENS	35	65988	96126
Residential	143	HATFIELD STREET	GARDENS	36	65988	96126
Residential	143	HATFIELD STREET	GARDENS	37	65988	96126
Residential	143	HATFIELD STREET	GARDENS	38	65988	96126
Residential	143	HATFIELD STREET	GARDENS	39	65988	96126
Residential	143	HATFIELD STREET	GARDENS	40	65988	96126
Residential	143	HATFIELD STREET	GARDENS	41	65988	96126
Residential	143	HATFIELD STREET	GARDENS	42	65988	96126
Residential	143	HATFIELD STREET	GARDENS	43	65988	96126
Residential	143	HATFIELD STREET	GARDENS	44	65988	96126
Residential	143	HATFIELD STREET	GARDENS	45	65988	96126
Residential	143	HATFIELD STREET	GARDENS	46	65988	96126
Residential	143	HATFIELD STREET	GARDENS	47	65988	96126
Residential	143	HATFIELD STREET	GARDENS	48	65988	96126
Residential	143	HATFIELD STREET	GARDENS	49	65988	96126
Residential	143	HATFIELD STREET	GARDENS	50	65988	96126
Residential	143	HATFIELD STREET	GARDENS	51	65988	96126
Residential	143	HATFIELD STREET	GARDENS	52	65988	96126
Residential	143	HATFIELD STREET	GARDENS	53	65988	96126
Residential	143	HATFIELD STREET	GARDENS	54	65988	96126
Residential	143	HATFIELD STREET	GARDENS	55	65988	96126
Residential	143	HATFIELD STREET	GARDENS	56	65988	96126
Residential	143	HATFIELD STREET	GARDENS	57	65988	96126
Residential	143	HATFIELD STREET	GARDENS	58	65988	96126
Residential	143	HATFIELD STREET	GARDENS	59	65988	96126
Exempt	143	HATFIELD STREET	GARDENS		65988	96126
Non-Residential	145	HATFIELD STREET	GARDENS		65985	96110
Residential	7	HOPE STREET	CAPE TOWN CITY CENTRE		65920	95930
Non-Residential	8	HOPE STREET	CAPE TOWN CITY CENTRE		65813	95583
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	1	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	2	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	3	65948	95985
Non-Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	4	65948	95985
Non-Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	5	65948	95985
Non-Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	6	65948	95985
Non-Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	7	65948	95985
Non-Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	8	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	9	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	10	65948	95985

[illegible]

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	54	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	55	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	56	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	57	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	58	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	59	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	60	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	61	65948	95985
Residential	13	HOPE STREET	CAPE TOWN CITY CENTRE	62	65948	95985
Exempt	13	HOPE STREET	CAPE TOWN CITY CENTRE	63	65948	95985
Exempt	13	HOPE STREET	CAPE TOWN CITY CENTRE		65948	95985
Non-Residential	14	HOPE STREET	CAPE TOWN CITY CENTRE		65822	95622
Non-Residential	16	HOPE STREET	CAPE TOWN CITY CENTRE		781477	166781
Non-Residential	18	HOPE STREET	CAPE TOWN CITY CENTRE		65824	95624
Non-Residential	19	HOPE STREET	CAPE TOWN CITY CENTRE		65947	95980
Non-Residential	20	HOPE STREET	CAPE TOWN CITY CENTRE		65825	95625
Residential	24	HOPE STREET	CAPE TOWN CITY CENTRE		65826	95626
Non-Residential	26	HOPE STREET	CAPE TOWN CITY CENTRE		65827	95627
Non-Residential	30	HOPE STREET	CAPE TOWN CITY CENTRE		65839	95643
Non-Residential	39	HOPE STREET	CAPE TOWN CITY CENTRE		65949	95987
Non-Residential	47	HOPE STREET	CAPE TOWN CITY CENTRE		65943	95974
Non-Residential	49	HOPE STREET	CAPE TOWN CITY CENTRE		65917	95826
Non-Residential	65	HOPE STREET	CAPE TOWN CITY CENTRE		65939	95970
Non-Residential	85	HOPE STREET	CAPE TOWN CITY CENTRE		66016	96174
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	1	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	2	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	3	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	4	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	5	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	6	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	7	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	8	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	9	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	10	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	11	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	12	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	13	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	14	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	15	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	16	65918	95859
Residential	97	HOPE STREET	CAPE TOWN CITY CENTRE	17	65918	95859
Exempt	97	HOPE STREET	CAPE TOWN CITY CENTRE		65918	95859
Non-Residential	99	HOPE STREET	GARDENS		65898	95802

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	101	HOPE STREET	GARDENS		1042646	172477
Non-Residential	105	HOPE STREET	GARDENS		65887	95764
Residential	107	HOPE STREET	GARDENS	1	65895	95782
Residential	107	HOPE STREET	GARDENS	2	65895	95782
Residential	107	HOPE STREET	GARDENS	3	65895	95782
Residential	107	HOPE STREET	GARDENS	4	65895	95782
Residential	107	HOPE STREET	GARDENS	5	65895	95782
Residential	107	HOPE STREET	GARDENS	6	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	7	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	8	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	9	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	10	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	11	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	12	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	13	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	14	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	15	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	16	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	17	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	18	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	19	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	20	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	21	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	22	65895	95782
Non-Residential	107	HOPE STREET	GARDENS	23	65895	95782
Residential	107	HOPE STREET	GARDENS	24	65895	95782
Residential	107	HOPE STREET	GARDENS	25	65895	95782
Residential	107	HOPE STREET	GARDENS	26	65895	95782
Residential	107	HOPE STREET	GARDENS	27	65895	95782
Residential	107	HOPE STREET	GARDENS	28	65895	95782
Residential	107	HOPE STREET	GARDENS	29	65895	95782
Residential	107	HOPE STREET	GARDENS	30	65895	95782
Residential	107	HOPE STREET	GARDENS	31	65895	95782
Residential	107	HOPE STREET	GARDENS	32	65895	95782
Residential	107	HOPE STREET	GARDENS	33	65895	95782
Residential	107	HOPE STREET	GARDENS	34	65895	95782
Residential	107	HOPE STREET	GARDENS	35	65895	95782
Residential	107	HOPE STREET	GARDENS	36	65895	95782
Residential	107	HOPE STREET	GARDENS	37	65895	95782
Residential	107	HOPE STREET	GARDENS	38	65895	95782
Residential	107	HOPE STREET	GARDENS	39	65895	95782
Residential	107	HOPE STREET	GARDENS	40	65895	95782
Residential	107	HOPE STREET	GARDENS	41	65895	95782

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	107	HOPE STREET	GARDENS	42	65895	95782
Residential	107	HOPE STREET	GARDENS	43	65895	95782
Residential	107	HOPE STREET	GARDENS	44	65895	95782
Residential	107	HOPE STREET	GARDENS	45	65895	95782
Residential	107	HOPE STREET	GARDENS	46	65895	95782
Residential	107	HOPE STREET	GARDENS	47	65895	95782
Residential	107	HOPE STREET	GARDENS	48	65895	95782
Residential	107	HOPE STREET	GARDENS	49	65895	95782
Residential	107	HOPE STREET	GARDENS	50	65895	95782
Residential	107	HOPE STREET	GARDENS	51	65895	95782
Residential	107	HOPE STREET	GARDENS	52	65895	95782
Residential	107	HOPE STREET	GARDENS	53	65895	95782
Residential	107	HOPE STREET	GARDENS	54	65895	95782
Residential	107	HOPE STREET	GARDENS	55	65895	95782
Residential	107	HOPE STREET	GARDENS	56	65895	95782
Exempt	107	HOPE STREET	GARDENS		65895	95782
Non-Residential	115	HOPE STREET	GARDENS		65877	95743
Non-Residential	123	HOPE STREET	GARDENS		981502	170697
Non-Residential	14A	HOPE STREET	GARDENS		65820	95620
Non-Residential	14B	HOPE STREET	GARDENS		65821	95621
Non-Residential	99A	HOPE STREET	GARDENS		65915	95824
Non-Residential	2	HOPEVILLE STREET	GARDENS		65976	96091
Residential	8	HOPEVILLE STREET	GARDENS	1	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	2	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	3	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	4	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	5	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	6	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	12	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	13	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	14	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	15	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	21	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	22	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	23	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	24	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	25	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	27	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	28	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	29	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	30	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	31	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	32	108476	147918

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	8	HOPEVILLE STREET	GARDENS	33	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	34	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	35	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	36	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	37	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	38	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	39	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	40	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	41	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	42	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	43	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	44	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	45	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	46	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	47	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	48	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	49	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	50	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	52	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	53	108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	54	108476	147918
Exempt	8	HOPEVILLE STREET	GARDENS		108476	147918
Residential	8	HOPEVILLE STREET	GARDENS	D6	108476	147918
Residential	9	HOPEVILLE STREET	GARDENS		65854	95679
Residential	11	HOPEVILLE STREET	GARDENS		65853	95678
Residential	13	HOPEVILLE STREET	GARDENS		65852	95677
Residential	15	HOPEVILLE STREET	GARDENS		65851	95676
Residential	17	HOPEVILLE STREET	GARDENS		65849	95674
Residential	15B	HOPEVILLE STREET	GARDENS		65850	95675
Non-Residential	4	INCHOLM PLACE	GARDENS		1	66061
Non-Residential	4	INCHOLM PLACE	GARDENS		2	66061
Residential	4	INCHOLM PLACE	GARDENS		3	66061
Non-Residential	4	INCHOLM PLACE	GARDENS		4	66061
Residential	4	INCHOLM PLACE	GARDENS		5	66061
Non-Residential	4	INCHOLM PLACE	GARDENS		6	66061
Residential	4	INCHOLM PLACE	GARDENS		7	66061
Non-Residential	4	INCHOLM PLACE	GARDENS		11	66061
Residential	4	INCHOLM PLACE	GARDENS		12	66061
Non-Residential	4	INCHOLM PLACE	GARDENS		13	66061
Residential	4	INCHOLM PLACE	GARDENS		14	66061
Residential	4	INCHOLM PLACE	GARDENS		15	66061
Non-Residential	4	INCHOLM PLACE	GARDENS		17	66061
Residential	4	INCHOLM PLACE	GARDENS		18	66061

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	4	INCHOLM PLACE	GARDENS	19	66061	96232
Non-Residential	4	INCHOLM PLACE	GARDENS	20	66061	96232
Residential	4	INCHOLM PLACE	GARDENS	21	66061	96232
Residential	4	INCHOLM PLACE	GARDENS	22	66061	96232
Residential	4	INCHOLM PLACE	GARDENS	24	66061	96232
Residential	4	INCHOLM PLACE	GARDENS	25	66061	96232
Exempt	4	INCHOLM PLACE	GARDENS		66061	96232
Non-Residential	37	KERCHOFF LANE	CAPE TOWN CITY CENTRE		246947	157243
Residential	1	MAYNARD STREET	GARDENS		121341	145
Residential	2	MAYNARD STREET	GARDENS		121368	173
Residential	3	MAYNARD STREET	GARDENS		121342	146
Residential	4	MAYNARD STREET	GARDENS		121367	172
Non-Residential	5	MAYNARD STREET	GARDENS		121343	147
Residential	6	MAYNARD STREET	GARDENS		121366	171
Residential	7	MAYNARD STREET	GARDENS		121344	148
Residential	8	MAYNARD STREET	GARDENS		121365	170
Residential	9	MAYNARD STREET	GARDENS		121346	150
Exempt	10	MAYNARD STREET	GARDENS		121364	169
Residential	11	MAYNARD STREET	GARDENS		121347	151
Residential	12	MAYNARD STREET	GARDENS		121362	167
Residential	13	MAYNARD STREET	GARDENS		121348	152
Residential	14	MAYNARD STREET	GARDENS		121359	164
Residential	15	MAYNARD STREET	GARDENS		121349	153
Residential	16	MAYNARD STREET	GARDENS		121357	162
Residential	17	MAYNARD STREET	GARDENS		121350	154
Residential	18	MAYNARD STREET	GARDENS		121356	161
Residential	19	MAYNARD STREET	GARDENS		121415	218
Residential	20	MAYNARD STREET	GARDENS		121355	160
Exempt	21	MAYNARD STREET	GARDENS		121416	219
Residential	22	MAYNARD STREET	GARDENS		121353	158
Exempt	23	MAYNARD STREET	GARDENS		121417	220
Residential	24	MAYNARD STREET	GARDENS		121352	157
Residential	25	MAYNARD STREET	GARDENS		121418	221
Residential	26	MAYNARD STREET	GARDENS		122850	2353
Residential	27	MAYNARD STREET	GARDENS		121419	222
Residential	28	MAYNARD STREET	GARDENS		121351	155
Residential	29	MAYNARD STREET	GARDENS		121420	223
Residential	30	MAYNARD STREET	GARDENS		121413	217
Residential	31	MAYNARD STREET	GARDENS		121457	262
Residential	32	MAYNARD STREET	GARDENS		121412	216
Exempt	33	MAYNARD STREET	GARDENS		121456	261
Residential	34	MAYNARD STREET	GARDENS		121411	215
Residential	35	MAYNARD STREET	GARDENS		121455	260

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	36	MAYNARD STREET	GARDENS		121410	214
Residential	37	MAYNARD STREET	GARDENS		121454	259
Residential	38	MAYNARD STREET	GARDENS		121409	213
Residential	39	MAYNARD STREET	GARDENS		121453	258
Residential	40	MAYNARD STREET	GARDENS		121408	212
Residential	41	MAYNARD STREET	GARDENS		121452	257
Residential	42	MAYNARD STREET	GARDENS		121407	211
Residential	43	MAYNARD STREET	GARDENS		121451	256
Residential	44	MAYNARD STREET	GARDENS		121405	210
Exempt	45	MAYNARD STREET	GARDENS		121450	255
Residential	46	MAYNARD STREET	GARDENS		121403	209
Exempt	47	MAYNARD STREET	GARDENS		121449	254
Residential	48	MAYNARD STREET	GARDENS		121402	207
Residential	52	MAYNARD STREET	GARDENS		121463	267
Residential	54	MAYNARD STREET	GARDENS		121464	268
Residential	56	MAYNARD STREET	GARDENS		121467	271
Residential	58	MAYNARD STREET	GARDENS		121468	272
Residential	60	MAYNARD STREET	GARDENS		121471	275
Residential	62	MAYNARD STREET	GARDENS		121472	276
Residential	64	MAYNARD STREET	GARDENS		121475	279
Residential	66	MAYNARD STREET	GARDENS		121476	280
Residential	68	MAYNARD STREET	GARDENS		121479	283
Residential	72	MAYNARD STREET	GARDENS		121484	287
Exempt	10A	MAYNARD STREET	GARDENS		121363	168
Residential	12A	MAYNARD STREET	GARDENS		121361	166
Residential	14A	MAYNARD STREET	GARDENS		121360	165
Residential	16A	MAYNARD STREET	GARDENS		121358	163
Residential	20A	MAYNARD STREET	GARDENS		121354	159
Residential	73	MCKENZIE STREET	GARDENS		121331	124
Non-Residential	82	MCKENZIE STREET	GARDENS		12890041	2755
Exempt	97	MCKENZIE STREET	GARDENS		408806	318
Non-Residential	49	MILL STREET	GARDENS	1	65970	96052
Non-Residential	49	MILL STREET	GARDENS	2	65970	96052
Non-Residential	49	MILL STREET	GARDENS	3	65970	96052
Residential	49	MILL STREET	GARDENS	4	65970	96052
Non-Residential	49	MILL STREET	GARDENS	5	65970	96052
Residential	49	MILL STREET	GARDENS	6	65970	96052
Residential	49	MILL STREET	GARDENS	7	65970	96052
Residential	49	MILL STREET	GARDENS	8	65970	96052
Residential	49	MILL STREET	GARDENS	9	65970	96052
Residential	49	MILL STREET	GARDENS	10	65970	96052
Residential	49	MILL STREET	GARDENS	11	65970	96052
Residential	49	MILL STREET	GARDENS	12	65970	96052

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	49	MILL STREET	GARDENS	13	65970	96052
Residential	49	MILL STREET	GARDENS	14	65970	96052
Residential	49	MILL STREET	GARDENS	15	65970	96052
Residential	49	MILL STREET	GARDENS	16	65970	96052
Residential	49	MILL STREET	GARDENS	17	65970	96052
Residential	49	MILL STREET	GARDENS	18	65970	96052
Residential	49	MILL STREET	GARDENS	19	65970	96052
Residential	49	MILL STREET	GARDENS	20	65970	96052
Residential	49	MILL STREET	GARDENS	21	65970	96052
Residential	49	MILL STREET	GARDENS	22	65970	96052
Residential	49	MILL STREET	GARDENS	23	65970	96052
Residential	49	MILL STREET	GARDENS	24	65970	96052
Residential	49	MILL STREET	GARDENS	25	65970	96052
Residential	49	MILL STREET	GARDENS	26	65970	96052
Exempt	49	MILL STREET	GARDENS	27	65970	96052
Residential	49	MILL STREET	GARDENS	28	65970	96052
Residential	49	MILL STREET	GARDENS	29	65970	96052
Residential	49	MILL STREET	GARDENS	30	65970	96052
Residential	49	MILL STREET	GARDENS	31	65970	96052
Residential	49	MILL STREET	GARDENS	32	65970	96052
Residential	49	MILL STREET	GARDENS	33	65970	96052
Residential	49	MILL STREET	GARDENS	34	65970	96052
Residential	49	MILL STREET	GARDENS	35	65970	96052
Residential	49	MILL STREET	GARDENS	36	65970	96052
Residential	49	MILL STREET	GARDENS	37	65970	96052
Residential	49	MILL STREET	GARDENS	38	65970	96052
Residential	49	MILL STREET	GARDENS	39	65970	96052
Residential	49	MILL STREET	GARDENS	40	65970	96052
Residential	49	MILL STREET	GARDENS	41	65970	96052
Non-Residential	49	MILL STREET	GARDENS	42	65970	96052
Residential	49	MILL STREET	GARDENS	43	65970	96052
Exempt	49	MILL STREET	GARDENS		65970	96052
Non-Residential	51	MILL STREET	GARDENS		65886	95753
Non-Residential	6	RIET LANE	CAPE TOWN CITY CENTRE		65937	95968
Non-Residential	8	RIET LANE	CAPE TOWN CITY CENTRE		65938	95969
Non-Residential	10	RIET LANE	CAPE TOWN CITY CENTRE		65936	95967
Non-Residential	12	RIET LANE	CAPE TOWN CITY CENTRE		65935	95966
Non-Residential	75	RIET LANE	CAPE TOWN CITY CENTRE		65934	95965
Residential	2	ROELAND STREET	CAPE TOWN CITY CENTRE		805799	96087
Non-Residential	4	ROELAND STREET	CAPE TOWN CITY CENTRE		244353	96243
Non-Residential	6	ROELAND STREET	CAPE TOWN CITY CENTRE		65924	95934
Non-Residential	20	ROELAND STREET	CAPE TOWN CITY CENTRE		1020617	172023
Non-Residential	34	ROELAND STREET	CAPE TOWN CITY CENTRE		65927	95948

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	44	ROELAND STREET	CAPE TOWN CITY CENTRE		65928	95949
Residential	46	ROELAND STREET	CAPE TOWN CITY CENTRE		65929	95950
Non-Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	1	121283	11
Non-Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	2	121283	11
Non-Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	3	121283	11
Non-Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	4	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	307	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	308	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	309	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	310	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	311	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	407	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	408	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	409	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	410	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	411	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	507	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	509	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	510	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	511	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	607	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	608	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	609	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	610	121283	11
Residential	50	ROELAND STREET	CAPE TOWN CITY CENTRE	612	121283	11
Exempt	50	ROELAND STREET	CAPE TOWN CITY CENTRE		121283	11
Non-Residential	52	ROELAND STREET	CAPE TOWN CITY CENTRE		121311	48
Non-Residential	54	ROELAND STREET	CAPE TOWN CITY CENTRE		121312	52
Non-Residential	56	ROELAND STREET	CAPE TOWN CITY CENTRE		121313	53
Non-Residential	64	ROELAND STREET	GARDENS		122642	1818
Non-Residential	78	ROELAND STREET	GARDENS		30932147	2766
Non-Residential	80	ROELAND STREET	GARDENS		121327	117
Non-Residential	82	ROELAND STREET	GARDENS		121328	118
Exempt	86	ROELAND STREET	GARDENS		408805	318
Exempt	50A	ROELAND STREET	CAPE TOWN CITY CENTRE		223462	60
Non-Residential	1	ROELAND TERRACE	CAPE TOWN CITY CENTRE		121309	45
Non-Residential	2	ROELAND TERRACE	CAPE TOWN CITY CENTRE		121305	41
Non-Residential	3	ROELAND TERRACE	CAPE TOWN CITY CENTRE		121304	40
Residential	1A	ROELAND TERRACE	CAPE TOWN CITY CENTRE		121310	46
Non-Residential	2	ROODEHEK STREET	GARDENS		65888	95765
Residential	5	ROODEHEK STREET	GARDENS	1	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	2	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	3	417902	161442

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	5	ROODEHEK STREET	GARDENS	4	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	5	417902	161442
Residential	5	ROODEHEK STREET	GARDENS	6	417902	161442
Residential	5	ROODEHEK STREET	GARDENS	7	417902	161442
Residential	5	ROODEHEK STREET	GARDENS	8	417902	161442
Residential	5	ROODEHEK STREET	GARDENS	9	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	10	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	11	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	12	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	13	417902	161442
Residential	5	ROODEHEK STREET	GARDENS	14	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	15	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	16	417902	161442
Residential	5	ROODEHEK STREET	GARDENS	17	417902	161442
Non-Residential	5	ROODEHEK STREET	GARDENS	18	417902	161442
Exempt	5	ROODEHEK STREET	GARDENS		417902	161442
Non-Residential	6	ROODEHEK STREET	GARDENS		65889	95766
Exempt	7	ROODEHEK STREET	GARDENS		65910	95817
Non-Residential	7	ROODEHEK STREET	GARDENS		65896	95790
Residential	11	ROODEHEK STREET	GARDENS		121401	206
Non-Residential	21	ROODEHEK STREET	GARDENS		121426	229
Residential	50	ROODEHEK STREET	GARDENS		121459	264
Exempt	9A	ROODEHEK STREET	GARDENS		211561	95837
Residential	1	SCOTT STREET	GARDENS		65894	95780
Residential	3	SCOTT STREET	GARDENS		65893	95779
Residential	4	SCOTT STREET	GARDENS		65878	95744
Residential	5	SCOTT STREET	GARDENS		65892	95778
Non-Residential	6	SCOTT STREET	GARDENS		65879	95745
Residential	7	SCOTT STREET	GARDENS		65891	95777
Residential	8	SCOTT STREET	GARDENS		65997	96142
Residential	10	SCOTT STREET	GARDENS		65996	96141
Residential	12	SCOTT STREET	GARDENS		65880	95747
Residential	14	SCOTT STREET	GARDENS		65881	95748
Non-Residential	16	SCOTT STREET	GARDENS		65883	95750
Non-Residential	16	SCOTT STREET	GARDENS		65883	95750
Non-Residential	16	SCOTT STREET	GARDENS		65883	95750
Non-Residential	16	SCOTT STREET	GARDENS		65883	95750
Residential	17	SCOTT STREET	GARDENS		121447	252
Exempt	18	SCOTT STREET	GARDENS		121491	295
Residential	19	SCOTT STREET	GARDENS		121446	251
Residential	20	SCOTT STREET	GARDENS		121492	296
Residential	21	SCOTT STREET	GARDENS		121443	248
Residential	22	SCOTT STREET	GARDENS		121495	299

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	23	SCOTT STREET	GARDENS		121442	247
Residential	24	SCOTT STREET	GARDENS		121496	300
Residential	25	SCOTT STREET	GARDENS		121436	241
Residential	26	SCOTT STREET	GARDENS	1	42325918	2770
Residential	26	SCOTT STREET	GARDENS	2	42325918	2770
Residential	26	SCOTT STREET	GARDENS	3	42325918	2770
Residential	26	SCOTT STREET	GARDENS	4	42325918	2770
Residential	26	SCOTT STREET	GARDENS	5	42325918	2770
Residential	26	SCOTT STREET	GARDENS	6	42325918	2770
Residential	26	SCOTT STREET	GARDENS	7	42325918	2770
Residential	26	SCOTT STREET	GARDENS	8	42325918	2770
Residential	26	SCOTT STREET	GARDENS	9	42325918	2770
Residential	26	SCOTT STREET	GARDENS	10	42325918	2770
Residential	26	SCOTT STREET	GARDENS	11	42325918	2770
Residential	26	SCOTT STREET	GARDENS	12	42325918	2770
Residential	26	SCOTT STREET	GARDENS	13	42325918	2770
Residential	26	SCOTT STREET	GARDENS	14	42325918	2770
Residential	26	SCOTT STREET	GARDENS	15	42325918	2770
Residential	26	SCOTT STREET	GARDENS	16	42325918	2770
Residential	26	SCOTT STREET	GARDENS	17	42325918	2770
Residential	26	SCOTT STREET	GARDENS	18	42325918	2770
Residential	26	SCOTT STREET	GARDENS	19	42325918	2770
Residential	26	SCOTT STREET	GARDENS	20	42325918	2770
Exempt	26	SCOTT STREET	GARDENS		42325918	2770
Residential	27	SCOTT STREET	GARDENS		121433	238
Residential	29	SCOTT STREET	GARDENS		121432	237
Residential	30	SCOTT STREET	GARDENS	1	122930	2485
Residential	30	SCOTT STREET	GARDENS	2	122930	2485
Residential	30	SCOTT STREET	GARDENS	3	122930	2485
Residential	30	SCOTT STREET	GARDENS	4	122930	2485
Residential	30	SCOTT STREET	GARDENS	5	122930	2485
Residential	30	SCOTT STREET	GARDENS	6	122930	2485
Exempt	30	SCOTT STREET	GARDENS		122930	2485
Residential	70	SCOTT STREET	GARDENS		121480	284
Residential	16A	SCOTT STREET	GARDENS		65882	95749
Residential	6	SOLAN ROAD	GARDENS		121439	244
Residential	7	SOLAN ROAD	GARDENS		121441	246
Residential	8	SOLAN ROAD	GARDENS		121438	243
Residential	10	SOLAN ROAD	GARDENS		121437	242
Non-Residential	23	SOLAN ROAD	GARDENS		4028	113
Non-Residential	32	SOLAN ROAD	GARDENS	1	121338	138
Residential	32	SOLAN ROAD	GARDENS	2	121338	138
Non-Residential	32	SOLAN ROAD	GARDENS	3	121338	138

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	32	SOLAN ROAD	GARDENS	4	121338	138
Residential	32	SOLAN ROAD	GARDENS	5	121338	138
Residential	32	SOLAN ROAD	GARDENS	6	121338	138
Non-Residential	32	SOLAN ROAD	GARDENS	7	121338	138
Residential	32	SOLAN ROAD	GARDENS	8	121338	138
Residential	32	SOLAN ROAD	GARDENS	9	121338	138
Residential	32	SOLAN ROAD	GARDENS	10	121338	138
Residential	32	SOLAN ROAD	GARDENS	11	121338	138
Residential	32	SOLAN ROAD	GARDENS	12	121338	138
Residential	32	SOLAN ROAD	GARDENS	13	121338	138
Residential	32	SOLAN ROAD	GARDENS	14	121338	138
Residential	32	SOLAN ROAD	GARDENS	15	121338	138
Residential	32	SOLAN ROAD	GARDENS	16	121338	138
Exempt	32	SOLAN ROAD	GARDENS	17	121338	138
Residential	32	SOLAN ROAD	GARDENS	18	121338	138
Residential	32	SOLAN ROAD	GARDENS	19	121338	138
Residential	32	SOLAN ROAD	GARDENS	20	121338	138
Residential	32	SOLAN ROAD	GARDENS	21	121338	138
Residential	32	SOLAN ROAD	GARDENS	22	121338	138
Residential	32	SOLAN ROAD	GARDENS	23	121338	138
Residential	32	SOLAN ROAD	GARDENS	24	121338	138
Residential	32	SOLAN ROAD	GARDENS	25	121338	138
Residential	32	SOLAN ROAD	GARDENS	26	121338	138
Residential	32	SOLAN ROAD	GARDENS	27	121338	138
Residential	32	SOLAN ROAD	GARDENS	28	121338	138
Residential	32	SOLAN ROAD	GARDENS	29	121338	138
Residential	32	SOLAN ROAD	GARDENS	30	121338	138
Residential	32	SOLAN ROAD	GARDENS	31	121338	138
Residential	32	SOLAN ROAD	GARDENS	32	121338	138
Residential	32	SOLAN ROAD	GARDENS	33	121338	138
Residential	32	SOLAN ROAD	GARDENS	34	121338	138
Residential	32	SOLAN ROAD	GARDENS	35	121338	138
Residential	32	SOLAN ROAD	GARDENS	36	121338	138
Residential	32	SOLAN ROAD	GARDENS	37	121338	138
Residential	32	SOLAN ROAD	GARDENS	38	121338	138
Residential	32	SOLAN ROAD	GARDENS	39	121338	138
Residential	32	SOLAN ROAD	GARDENS	40	121338	138
Residential	32	SOLAN ROAD	GARDENS	41	121338	138
Residential	32	SOLAN ROAD	GARDENS	42	121338	138
Residential	32	SOLAN ROAD	GARDENS	43	121338	138
Residential	32	SOLAN ROAD	GARDENS	44	121338	138
Residential	32	SOLAN ROAD	GARDENS	45	121338	138
Residential	32	SOLAN ROAD	GARDENS	46	121338	138

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	32	SOLAN ROAD	GARDENS	47	121338	138
Residential	32	SOLAN ROAD	GARDENS	48	121338	138
Residential	32	SOLAN ROAD	GARDENS	49	121338	138
Residential	32	SOLAN ROAD	GARDENS	50	121338	138
Residential	32	SOLAN ROAD	GARDENS	51	121338	138
Residential	32	SOLAN ROAD	GARDENS	52	121338	138
Residential	32	SOLAN ROAD	GARDENS	53	121338	138
Residential	32	SOLAN ROAD	GARDENS	54	121338	138
Residential	32	SOLAN ROAD	GARDENS	55	121338	138
Residential	32	SOLAN ROAD	GARDENS	56	121338	138
Residential	32	SOLAN ROAD	GARDENS	57	121338	138
Residential	32	SOLAN ROAD	GARDENS	58	121338	138
Exempt	32	SOLAN ROAD	GARDENS		121338	138
Non-Residential	44	SOLAN ROAD	GARDENS	1	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	2	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	3	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	4	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	5	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	6	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	7	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	8	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	9	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	10	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	11	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	12	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	13	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	14	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	15	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	16	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	17	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	18	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	19	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	20	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	21	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	22	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	23	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	24	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	25	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	26	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	27	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	28	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	29	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	30	122883	2404

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	44	SOLAN ROAD	GARDENS	31	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	32	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	33	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	34	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	35	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	36	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	37	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	38	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	39	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	40	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	41	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	42	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	43	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	44	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	45	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	46	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	47	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	48	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	49	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	50	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	51	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	52	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	53	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	54	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	55	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	56	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	57	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	58	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	59	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	60	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	61	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	62	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	63	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	64	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	65	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	66	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	67	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	68	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	69	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	70	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	71	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	72	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	74	122883	2404

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	44	SOLAN ROAD	GARDENS	75	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	76	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	77	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	78	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	79	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	80	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	81	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	82	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	83	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	84	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	85	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	86	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	87	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	88	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	89	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	90	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	91	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	92	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	93	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	94	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	95	122883	2404
Residential	44	SOLAN ROAD	GARDENS	96	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	97	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	98	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	99	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	100	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	101	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	102	122883	2404
Residential	44	SOLAN ROAD	GARDENS	103	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	104	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	105	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	106	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	107	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	108	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	109	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	110	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	111	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	112	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	113	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	114	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	115	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	116	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	117	122883	2404

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	44	SOLAN ROAD	GARDENS	118	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	119	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	120	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	121	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	122	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	123	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	124	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	125	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	126	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	127	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	128	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	129	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	130	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	131	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	132	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	133	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	134	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	135	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	136	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	137	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	138	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	139	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	140	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	141	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	142	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	143	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	144	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	145	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	146	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	147	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	148	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	149	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	150	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	151	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	152	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	153	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	154	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	155	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	156	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	157	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	158	122883	2404
Residential	44	SOLAN ROAD	GARDENS	159	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	160	122883	2404

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	44	SOLAN ROAD	GARDENS	161	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	162	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	163	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	164	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	165	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	166	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	167	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	168	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	169	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	170	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	171	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	172	122883	2404
Residential	44	SOLAN ROAD	GARDENS	173	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	174	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	175	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	176	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	177	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	178	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	179	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	180	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	181	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	182	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	183	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	184	122883	2404
Residential	44	SOLAN ROAD	GARDENS	185	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	186	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	187	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	188	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	189	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	190	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	191	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	192	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	193	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	194	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	196	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS	197	122883	2404
Exempt	44	SOLAN ROAD	GARDENS	69-70	122883	2404
Non-Residential	44	SOLAN ROAD	GARDENS		122883	2404
Exempt	44B	SOLAN ROAD	GARDENS		122882	2403
Non-Residential	4A	SOLAN ROAD	GARDENS		121423	227
Non-Residential	21	ST JOHNS ROAD	GARDENS		65847	95661
Exempt	75	ST JOHNS ROAD	GARDENS		65811	95573
Exempt	77	ST JOHNS ROAD	GARDENS		65802	95541

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	79	ST JOHNS ROAD	GARDENS		65992	96133
Residential	91	ST JOHNS ROAD	GARDENS		65791	95492
Non-Residential	97	ST JOHNS ROAD	GARDENS		65790	95491
Residential	99	ST JOHNS ROAD	GARDENS	1	65789	95489
Non-Residential	99	ST JOHNS ROAD	GARDENS	2	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	3	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	4	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	5	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	6	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	7	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	8	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	9	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	10	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	11	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	12	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	13	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	14	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	15	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	16	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	17	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	18	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	19	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	20	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	21	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	22	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	23	65789	95489
Residential	99	ST JOHNS ROAD	GARDENS	24	65789	95489
Exempt	99	ST JOHNS ROAD	GARDENS		65789	95489
Exempt	77A	ST JOHNS ROAD	CAPE TOWN CITY CENTRE		204602	9599
Exempt	10	TUIN PLEIN	CAPE TOWN CITY CENTRE		444650	151862
Exempt	12	TUIN PLEIN	CAPE TOWN CITY CENTRE		17202771	174184
Exempt	14	TUIN PLEIN	CAPE TOWN CITY CENTRE		444614	154174
Residential	16	TUIN PLEIN	CAPE TOWN CITY CENTRE		65809	95571
Non-Residential	90	UPPER CANTERBURY STREET	GARDENS		121314	69
Exempt	96	UPPER CANTERBURY STREET	GARDENS		122817	2279
Non-Residential	98	UPPER CANTERBURY STREET	GARDENS		416625	2649
Exempt	138	UPPER CANTERBURY STREET	GARDENS		121319	81
Exempt	140	UPPER CANTERBURY STREET	GARDENS		121324	86
Non-Residential	165	UPPER CANTERBURY STREET	GARDENS	1	228879	2546
Non-Residential	165	UPPER CANTERBURY STREET	GARDENS	2	228879	2546
Exempt	165	UPPER CANTERBURY STREET	GARDENS		228879	2546
Non-Residential	171	UPPER CANTERBURY STREET	GARDENS		121333	135
Exempt	140A	UPPER CANTERBURY STREET	GARDENS		121323	85

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Exempt	140B	UPPER CANTERBURY STREET	GARDENS		121322	84
Non-Residential	6	VREDE STREET	GARDENS		434034	162776
Non-Residential	6	VREDE STREET	GARDENS		434034	162776
Non-Residential	8	VREDE STREET	GARDENS		65784	95483
Non-Residential	6A	VREDE STREET	GARDENS		65783	95482
Residential	4	WANDEL STREET	GARDENS		110397	151079
Non-Residential	5	WANDEL STREET	GARDENS		65838	95638
Non-Residential	9	WANDEL STREET	GARDENS		66039	96200
Residential	11	WANDEL STREET	GARDENS		66038	96199
Residential	13	WANDEL STREET	GARDENS		65836	95636
Non-Residential	14	WANDEL STREET	GARDENS	1	66015	96170
Non-Residential	14	WANDEL STREET	GARDENS	2	66015	96170
Non-Residential	14	WANDEL STREET	GARDENS	3	66015	96170
Residential	14	WANDEL STREET	GARDENS	4	66015	96170
Non-Residential	14	WANDEL STREET	GARDENS	5	66015	96170
Non-Residential	14	WANDEL STREET	GARDENS	6	66015	96170
Non-Residential	14	WANDEL STREET	GARDENS	7	66015	96170
Non-Residential	14	WANDEL STREET	GARDENS	8	66015	96170
Non-Residential	14	WANDEL STREET	GARDENS	9	66015	96170
Exempt	14	WANDEL STREET	GARDENS		66015	96170
Non-Residential	15	WANDEL STREET	GARDENS		65835	95635
Non-Residential	17	WANDEL STREET	GARDENS		66063	96234
Non-Residential	20	WANDEL STREET	GARDENS		66033	96194
Non-Residential	21	WANDEL STREET	GARDENS		65843	95653
Residential	22	WANDEL STREET	GARDENS		66032	96193
Residential	24	WANDEL STREET	GARDENS		66031	96192
Residential	26	WANDEL STREET	GARDENS		66030	96191
Residential	28	WANDEL STREET	GARDENS		65775	95454
Non-Residential	30	WANDEL STREET	GARDENS		65776	95455
Residential	32	WANDEL STREET	GARDENS		65777	95456
Non-Residential	34	WANDEL STREET	GARDENS		65778	95457
Non-Residential	18A	WANDEL STREET	GARDENS	1	65773	95452
Non-Residential	18A	WANDEL STREET	GARDENS	2	65773	95452
Residential	18A	WANDEL STREET	GARDENS	3	65773	95452
Exempt	18A	WANDEL STREET	GARDENS		65773	95452
Exempt	27B	WANDEL STREET	GARDENS		65745	95374
Non-Residential	9A	WANDEL STREET	GARDENS		65837	95637
Residential	4	WEMBLEY ROAD	GARDENS		121444	249
Residential	6	WEMBLEY ROAD	GARDENS		121445	250
Residential	8	WEMBLEY ROAD	GARDENS		121448	253
Residential	10	WEMBLEY ROAD	GARDENS		122886	2409
Non-Residential	11	WEMBLEY ROAD	GARDENS	1	979630	2728
Non-Residential	11	WEMBLEY ROAD	GARDENS	2	979630	2728

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Non-Residential	11	WEMBLEY ROAD	GARDENS	3	979630	2728
Non-Residential	11	WEMBLEY ROAD	GARDENS	4	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	101	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	102	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	103	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	104	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	105	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	106	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	107	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	108	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	109	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	110	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	111	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	112	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	113	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	114	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	115	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	116	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	117	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	118	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	119	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	120	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	121	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	122	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	123	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	124	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	125	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	126	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	127	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	128	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	129	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	130	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	131	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	132	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	201	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	202	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	203	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	204	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	205	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	206	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	207	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	208	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	209	979630	2728

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	11	WEMBLEY ROAD	GARDENS	210	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	211	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	212	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	213	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	214	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	215	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	216	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	217	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	218	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	219	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	220	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	221	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	222	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	223	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	224	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	225	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	226	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	227	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	228	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	229	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	230	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	301	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	302	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	303	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	304	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	305	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	306	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	307	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	308	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	309	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	310	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	311	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	312	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	313	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	314	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	315	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	316	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	317	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	318	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	319	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	320	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	321	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	322	979630	2728

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	11	WEMBLEY ROAD	GARDENS	323	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	324	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	325	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	326	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	327	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	328	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	329	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	330	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	401	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	402	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	403	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	404	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	405	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	406	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	407	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	408	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	409	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	410	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	411	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	412	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	413	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	414	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	415	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	416	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	417	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	418	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	419	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	420	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	421	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	422	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	423	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	424	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	425	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	426	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	427	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	428	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	429	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	430	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	501	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	502	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	503	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	504	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	505	979630	2728

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	11	WEMBLEY ROAD	GARDENS	506	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	507	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	508	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	509	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	510	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	511	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	512	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	513	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	514	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	515	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	516	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	517	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	518	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	519	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	520	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	521	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	522	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	523	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	524	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	525	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	526	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	527	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	528	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	529	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	530	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	601	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	602	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	603	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	604	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	605	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	606	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	607	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	608	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	609	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	610	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	611	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	612	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	613	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	614	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	615	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	616	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	617	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	618	979630	2728

PROPERTY CATEGORY	STREET NO	STREET NAME	SUBURB	UNIT NO	LIS KEY	ERF NO
Residential	11	WEMBLEY ROAD	GARDENS	619	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	620	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	621	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	622	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	623	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	624	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	625	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	626	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	627	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	628	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	701	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	702	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	703	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	704	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	705	979630	2728
Residential	11	WEMBLEY ROAD	GARDENS	706	979630	2728
Exempt	11	WEMBLEY ROAD	GARDENS		979630	2728
Residential	14	WEMBLEY ROAD	GARDENS		121435	240
Residential	16	WEMBLEY ROAD	GARDENS		121434	239
Residential	18	WEMBLEY ROAD	GARDENS		121431	236
Residential	20	WEMBLEY ROAD	GARDENS		121430	235
Non-Residential	2	WESLEY STREET	GARDENS		65899	95804
Non-Residential	4	WESLEY STREET	GARDENS		92724823	180393
Non-Residential	6	WESLEY STREET	GARDENS	1	65900	95807
Non-Residential	6	WESLEY STREET	GARDENS	2	65900	95807
Exempt	6	WESLEY STREET	GARDENS		65900	95807
Non-Residential	20	WESLEY STREET	GARDENS		121422	225
Non-Residential	31	WESLEY STREET	GARDENS		15246865	2753
Non-Residential	40	WESLEY STREET	GARDENS		978911	2702
Non-Residential	2A	WESLEY STREET	GARDENS		65897	95801
Exempt	2B	WESLEY STREET	GARDENS		211558	95803
Exempt	4A	WESLEY STREET	GARDENS		66050	96212



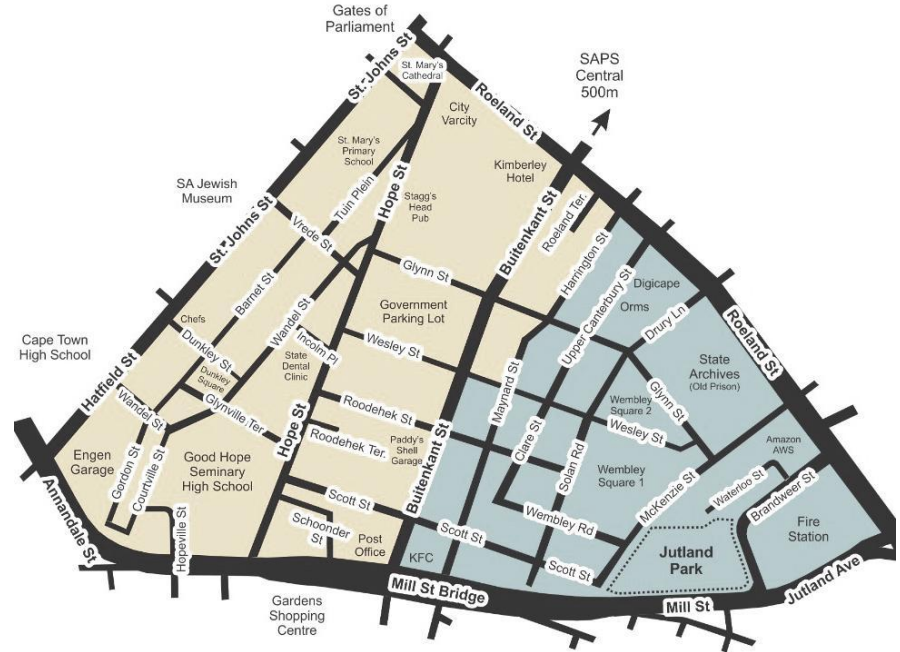
Urban Management Survey

August to September 2023

Index



1. Legal Notices
2. Executive Summary
3. Lower Gardens Precinct Profile
4. Survey Respondents Profile
5. Survey Response
 - a. Public Safety & Security
 - b. Cleaning & Maintenance
 - c. Parks & Recreation
 - d. Social Services
 - e. General Questions
6. CID Process - Next Steps
7. Annexure



1. **PRIVACY NOTICE:** In accordance with the PoPI Act, all information received through the Lower Gardens CID Urban Management Survey has been stored confidentially, with access limited only to Lower Gardens CID steering committee members and City of Cape Town officials, for the sole purpose of fulfilling the CID by-law urban management survey requirements.
2. **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.
3. **SURVEY PERIOD:** The results of this urban management survey report are from the period starting the 1st August and ending the 30th September 2023.
4. **RESPONDENT PROFILES:** Only completed survey answers from Lower Gardens property owners and their confirmed tenants have been considered for this urban management survey report.
5. **REQUIRED RESPONDENT THRESHOLD:** City of Cape Town by-laws require a minimum of 20% of the property owners to respond to the urban management survey to progress to the business plan stage of the CID process.
6. **SURVEY RESPONSE:** 40% + of properties and 30%+ of property owners (one property owner can own multiple properties) had responded to the urban management survey by the 30 September 2023, allowing the CID steering committee to progress to the business plan stage of the CID process.
7. **ONGOING FEEDBACK:** Property owners who have yet to complete the urban management survey, can continue to provide feedback up to the notice of the first public meeting date (which date is still to be determined).



LOWER GARDENS
IMPROVEMENT DISTRICT

Executive Summary

Executive Summary



Lower Gardens Precinct Profile

1. Lower Gardens proposed CID precinct has 369 erven, which represent 1421 properties, owned by 940 unique entities (including natural persons).
2. 66.3% of properties are zoned residential, and 33.7% are zoned non residential.
3. Lower Gardens is split between two municipal wards, Ward 115 (majority left side of Buitenkant street facing the Castle) has 53.13% of the properties and Ward 77 has 46.87% (see Lower Gardens precinct on slide 2).
4. Average property value for residential properties is R2 652 169.
5. Average property value for non residential properties is R5 595 121.
6. The four largest property category descriptions are 47.1% flats / apartments, 16% offices, 12.8% residential homes and 11.5% parking / garages.

Survey Respondents Profile

1. Between 1st August and the 30th September 2023, there were 287 responses to the urban management survey.
2. The 287 respondents, own 570 properties in Lower Gardens.
3. This represents 30.74% of individual property owners, with the required threshold for urban management responses being 20%.
4. Notable is 50.73% of properties in Ward 115 responded.

Executive Summary



Survey Respondents Profile

5. Support from the largest commercial property owners in the precinct has resulted in 45.28% of the non-residential property valuations being included in the survey feedback.
6. Notable that 54.33% of properties owned by companies have responded to the survey, and 100% of religious associations.
7. 42.31% of residential homes, and 37.22% of apartments / flats replied to the survey.
8. **85.44%** (59.12% + 26.32%) of property votes are supportive of the CID initiative. Note that one respondent can have more than one property vote, depending on the number of properties owned.

Public Safety and Security

1. 96.1% of respondents don't feel safe at various times in Lower Gardens, especially at night.
2. Theft out of motor vehicles and mugging are the biggest crimes affecting public safety.
3. Illegal structures, and anti social behaviour caused by homelessness and vagrancy are the biggest by-law concerns.
4. Property owners spend a large amount on monthly private security services relative to the average property values in Lower Gardens.
5. Majority of private car guards are seen as contributors to crime in Lower Gardens.
6. Streets that have high foot traffic for walking to work (Buitenkant, Hope, Roeland Streets), and high number of residential homes (Maynard Street) need the most public safety focus.

Executive Summary



Cleaning & Maintenance

1. Majority of respondents feel that Lower Gardens is not adequately cleaned and maintained.
2. Majority of respondents are not aware of the Gardens Watch donation funded cleaning team, that cleans every street at least once Monday to Friday.
3. Cleaning and maintenance of the three public parks (Tuin Plein, Jutland and Maynard), together with streets, sidewalks and stormwater drains is seen as the largest problem within Lower Gardens.
4. Majority of respondents are very concerned with the mess created by vagrancy and bin picking on rubbish collection days.
5. The majority of respondents would like recycling services available within Lower Gardens.

Parks & Recreation

1. Only 20% of respondents use the public parks in Lower Gardens
2. Maynard Park is the most actively used, and it is noted that it has a 'neighbourhood upkeep' initiative maintained by nearby property owners and tenants.
3. Managed recycling facilities, childrens play gyms, community gardens and outdoor training areas / gyms are seen as the must haves for the Lower Gardens parks.

Executive Summary



Parks & Recreation

4. Most respondents don't own a dog, but when considering dog walking specific facilities for Lower Gardens, Jutland Park is the preferred park.
5. The majority of respondents would like to see greening of underutilised spaces, and are in favour of coordinated street art and art installations across Lower Gardens.

Social Services

1. 82.9% (strongest response across the survey) of the respondents see homelessness and vagrancy as the biggest problem across Lower Gardens.
2. The majority of respondents see the City's current response to the challenges of vagrancy and homelessness in Lower Gardens as wholly inadequate.
3. The majority of respondents are aware of the CoCT's 'Safe Spaces' and 'Give Dignity' strategies to address vagrancy and homelessness.

Executive Summary



Social Services

4. The majority of respondents are aware of the PIE act, and that for the existing illegal structures in Lower Gardens to be removed a court order eviction supported by the CoCT will be required.
5. The majority of respondents would support Lower Gardens having a dedicated social worker tasked with supporting people to get off the streets and into CoCT and local NGO programs.

General Questions

1. Public safety and security is by far the most important topic property owners in Lower Gardens would like addressed.
2. The majority (82.9%) of property owners agree that they share a responsibility to ensure a safer and cleaner Lower Gardens.
3. The majority (86%) of survey respondents are supportive of establishing a City Improvement District in Lower Gardens.
4. Majority of respondents would be happy to contribute an additional 10% levy on their rates to the running of a Lower Gardens Improvement District.
5. It is noted that majority of property owners want to be kept up to date via email.



Precinct Profile

CoCT Property Database

Lower Gardens Precinct



Residential v Non-Residential	2022 Property Valuation	Valuation %
Residential Properties	R2,498,343,003	48.25%
Non- Residential Properties	R2,680,062,997	51.75%
TOTAL	R5,178,406,000	100.00%

Residential v Non-Residential	Number of properties	% of properties
Residential Properties	942	66.29%
Non- Residential Properties	479	33.71%
TOTAL	1421	100.00%

Ward 77 v Ward 115	Number of properties	% of properties
Ward 77	666	46.87%
Ward 115	755	53.13%
TOTAL	1421	100.00%

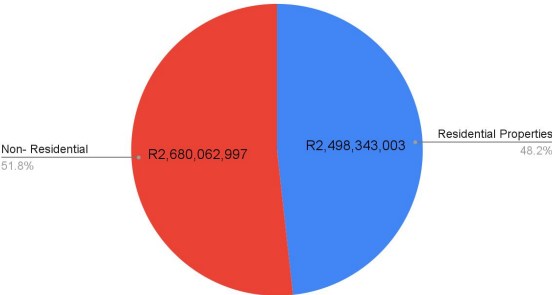
Residential v Non-Residential	2022 Property Valuation	Number of Properties	Average Property Value
Residential Properties	R2,498,343,003	942	R2,652,169
Non- Residential Properties	R2,680,062,997	479	R5,595,121
TOTAL	R5,178,406,000	1421	R3,644,198

* Tables represent the split for 1421 properties in Lower Gardens.

Lower Gardens Precinct

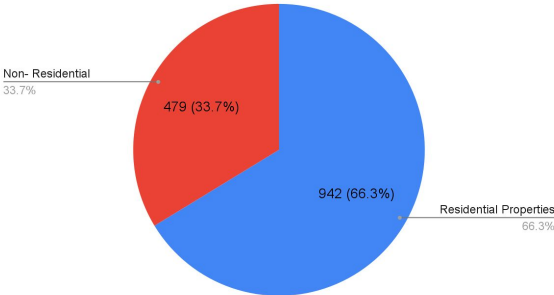


Residential v Non-Residential Property Valuations *

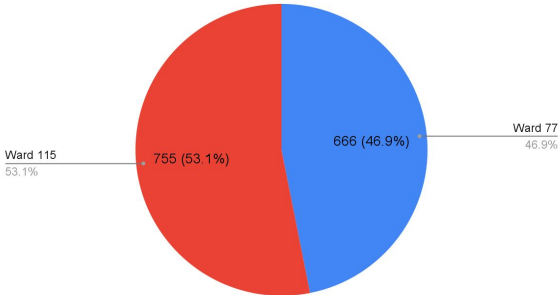


* 2022 property valuation

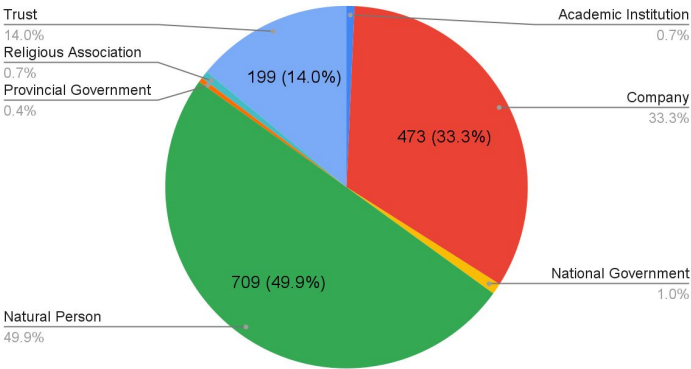
Residential v Non-Residential Properties



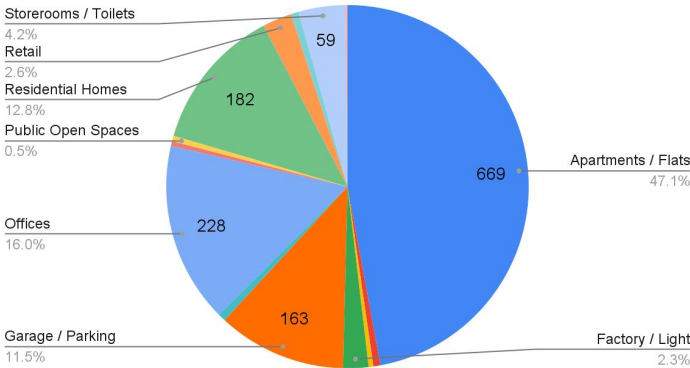
Ward 77 v Ward 115 Properties



Property Ownership Split



Property Description Split



* Pie charts represent the split for all 1421 properties in Lower Gardens.



Survey Respondents Profile

Urban Management Survey

Survey Respondents Profile



Residential v Non-Residential	Responded Property Valuations	Responded Valuation %	% of Total valuations
Residential Properties	R920,035,478	43.12%	36.83%
Non- Residential Properties	R1,213,564,522	56.88%	45.28%
TOTAL	R2,133,600,000	100.00%	41.20%

Residential v Non-Residential	Responded number of voting properties	% of responded properties	% of Total properties
Residential Properties	371	65.09%	39.38%
Non- Residential Properties	194	34.04%	40.50%
Exempt	5	0.88%	N/A
TOTAL	570	100.00%	40.11%

Ward 77 v Ward 115	Responded number of properties	% of responded properties	% of Total properties
Ward 77	187	32.81%	28.08%
Ward 115	383	67.19%	50.73%
TOTAL	570	100.00%	40.11%

* Tables represent the split for the 570 properties that responded to the urban management survey.

Survey Respondents Profile



Property Ownership Type	Responded number of properties	% of responded properties	% of Total properties
Academic Institution	4	0.70%	40.00%
Company	257	45.09%	54.33%
National Government	0	0.00%	0.00%
Natural Person	218	38.25%	30.75%
Provincial Government	0	0.00%	0.00%
Religious Association	12	2.11%	100.00%
Trust	79	13.86%	39.70%
TOTAL	570	100.00%	40.11%

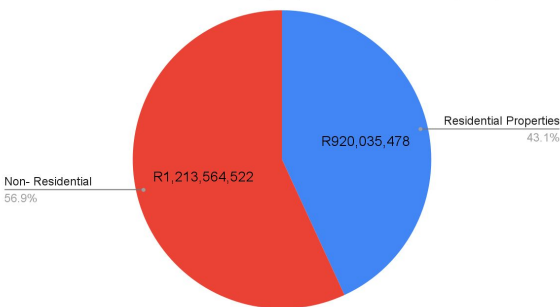
Property Description	Number of properties	% of responded properties	% of Total properties
Apartments / Flats	249	43.68%	37.22%
Bar / Restaurant	5	0.88%	55.56%
Clinic	0	0.00%	0.00%
Factory / Light Industrial	17	2.98%	53.13%
Garage / Parking	58	10.18%	35.58%
Guest Houses	5	0.88%	50.00%
Offices	86	15.09%	37.72%
Place of Worship	6	1.05%	100.00%
Public Open Spaces	0	0.00%	0.00%
Residential Homes	77	13.51%	42.31%
Retail	11	1.93%	29.73%
Schools	3	0.53%	30.00%
Storerooms / Toilets	33	5.79%	55.93%
Exempt	20	3.51%	0.00%
TOTAL	570	100.00%	40.11%

* Tables represent the split for the 570 properties that responded to the urban management survey.

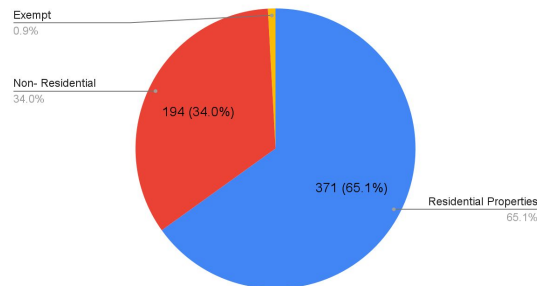
Survey Respondents Profile



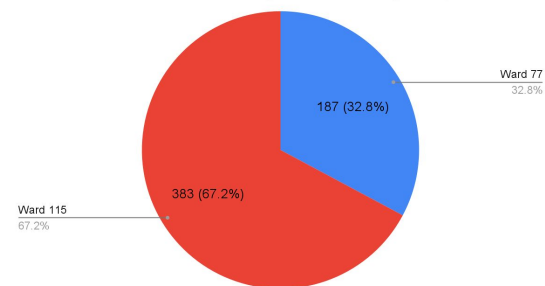
Residential v Non-Residential Property Valuations - Survey Responses



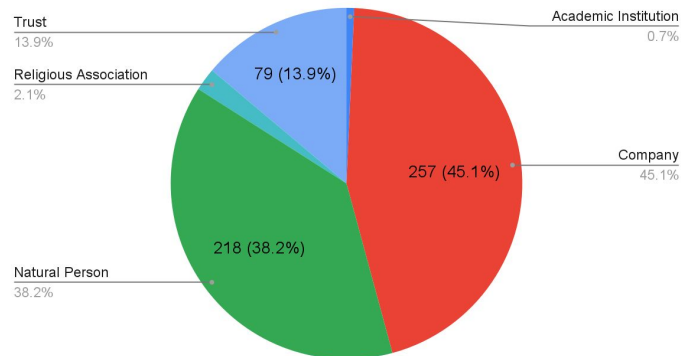
Residential v Non-Residential Properties - Survey Responses



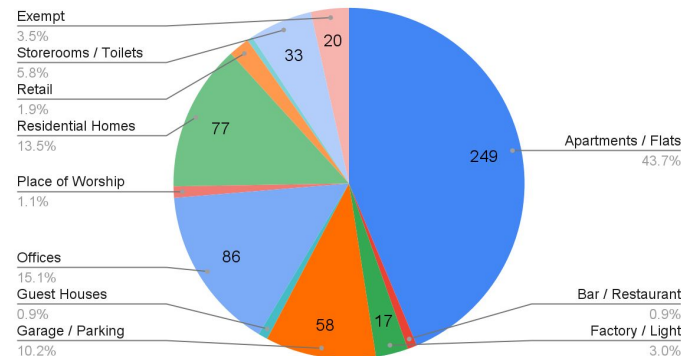
Ward 77 v Ward 115 Properties - Survey Responses



Property Ownership Split - Survey Responses



Property Description Split - Survey Responses

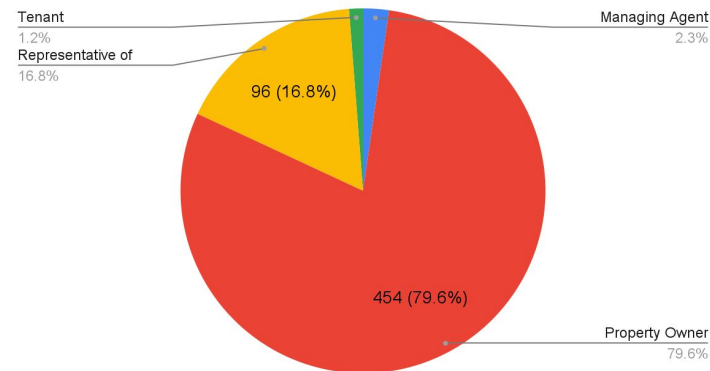


* Pie charts represent the split for the 570 properties that responded to the urban management survey.

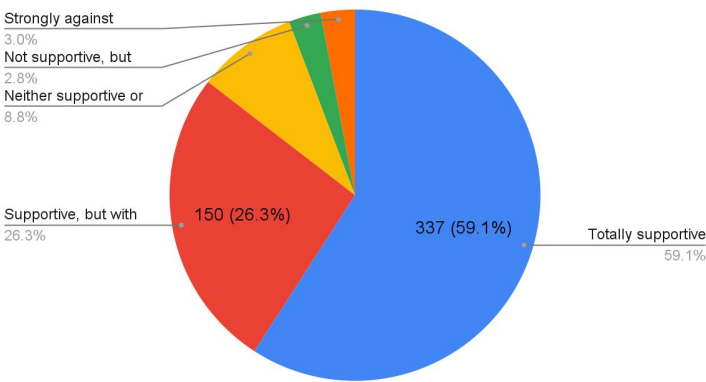
Survey Respondents Profile



Property Respondent Type - Survey Response



CID Support - Survey Response by Property Votes



Respondent Type	Number of property responses	% of property responses
Managing Agent	13	2.28%
Property Owner	454	79.65%
Representative of Owner*	96	16.84%
Tenant	7	1.23%
TOTAL	570	100.00%

*Representative of owner: This represents property owners whose entity is a trust or a company with more than one director, or when an designated employee is replying on behalf of the company.

CID Support	Number of property responses	% of property responses
Totally supportive	337	59.12%
Supportive, but with some reservations	150	26.32%
Neither supportive or against	50	8.77%
Not supportive, but happy to be convinced	16	2.81%
Strongly against	17	2.98%
TOTAL	570	100.00%

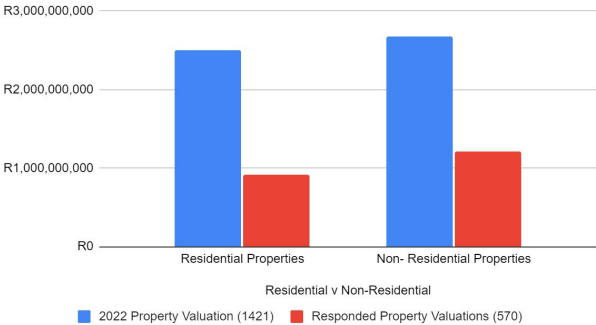
Apartment / Flat / Office Block Respondents Profile



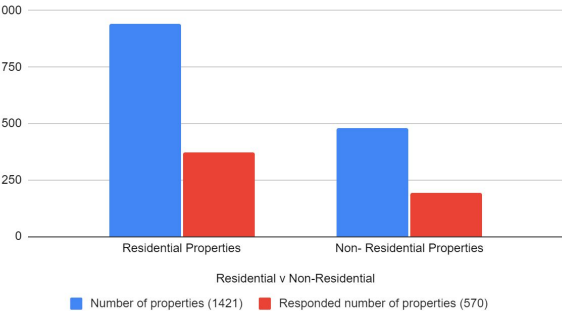
Building Name	Address	Number of apartments / Flats / Offices / Storerooms (including parking)	Survey Responses	Survey Response %
Tees Lodge	107 Hope Street	59	59	100.00%
Hazelmere	143 Hatfield Street	60	60	100.00%
Lynwol Court	13 Hope Street	64	39	60.94%
Hopeville Mansion	8 Hopeville Street	44	7	15.91%
Solmor Mansions	99 St Johns Road	26	7	26.92%
Warehouse Studios	97 Hope Street	18	5	27.78%
Gardens Business Village	4 Inchohm Place	23	5	21.74%
Roeland Square	44 Solan Road	198	46	23.23%
Wembley Square	Wembley Road	191	44	23.04%
Sloane Square	173 Buitenkant Street	44	11	25.00%
28 Scott	28 Scott Street	21	16	76.19%
Astor Flats	30 Scott Street	6	0	0.00%
Canon Gardens	124 Harrington Street	74	13	17.57%
Temple House	50 Roeland Street	24	7	29.17%
Canterbury Square	32 Solan Road	59	18	30.51%
Dunkley Place	15 Barnet Street	37	14	37.84%
Het Atelier	5 Roodehek Street	19	6	31.58%
Schoonmill Gardens	49 Mill Street	44	7	15.91%
Jackson Terrace	81 Buitenkant Street	10	9	90.00%
Dunkley House	32 Barnet Street	35	6	17.14%
	TOTAL	1056	379	35.89%

Survey Respondents Profile v Total Precinct Profile

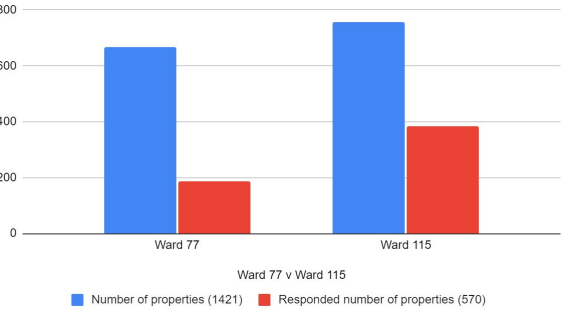
2022 Property Valuation v Responded Property Valuations



Number of Properties v Responded Number of Properties



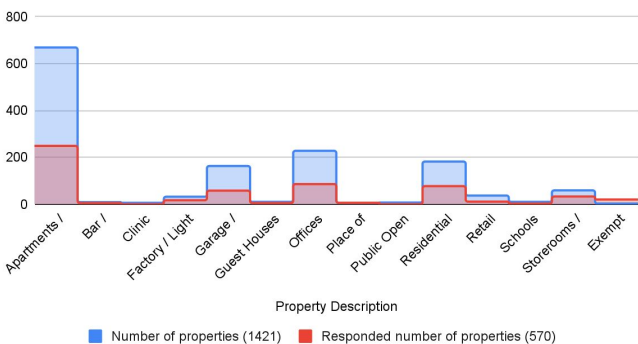
Number of Properties v Responded Number of Properties



Number of Properties v Responded Number of Properties



Number of Properties v Responded Number of Properties



* Bar charts represent the comparison for the 570 properties that responded to the urban management survey against the CoCT property database of 1421.

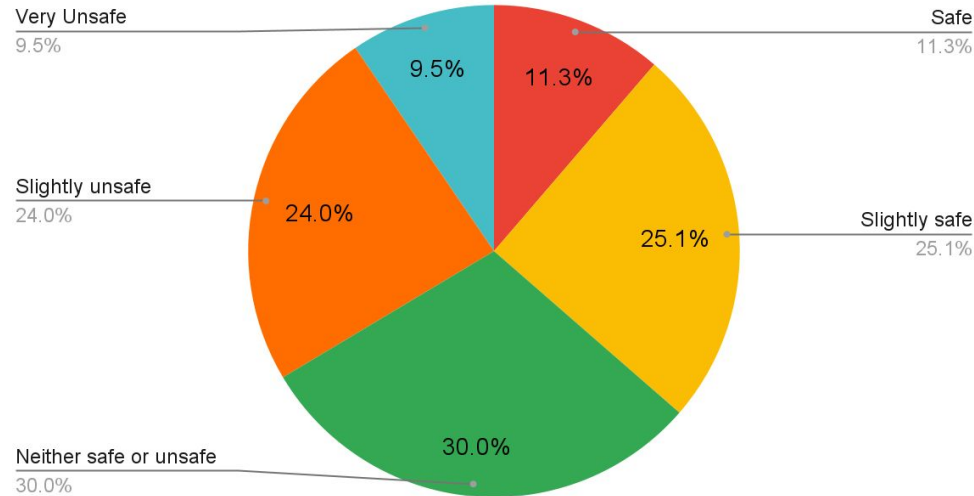


Public Safety and Security

Urban Management Survey

Survey: Do you feel safe in your home or business?

Do you feel safe in your home or business?



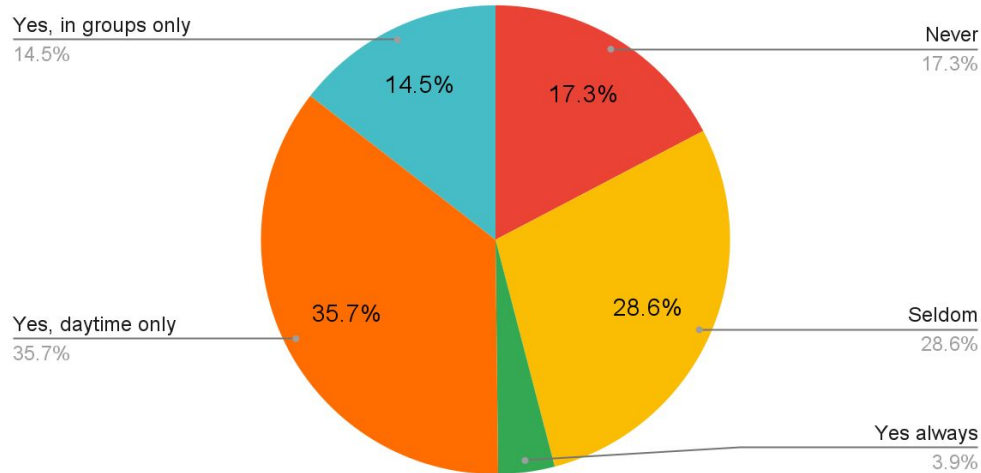
Key Take Outs

1. Only 11.3% people feel safe in their homes, apartments or offices.
2. The above figure is concerning considering the majority of properties (more than 70%) in Lower Gardens are within apartment or office blocks with onsite building security.
3. 30% of respondents don't consider safety as a top concern in their home or business.



Survey: Do you feel safe using public spaces in Lower Gardens for recreation?

Do you feel safe using public spaces in Lower Gardens for recreation (walking, cycling, dog walking, etc.)?



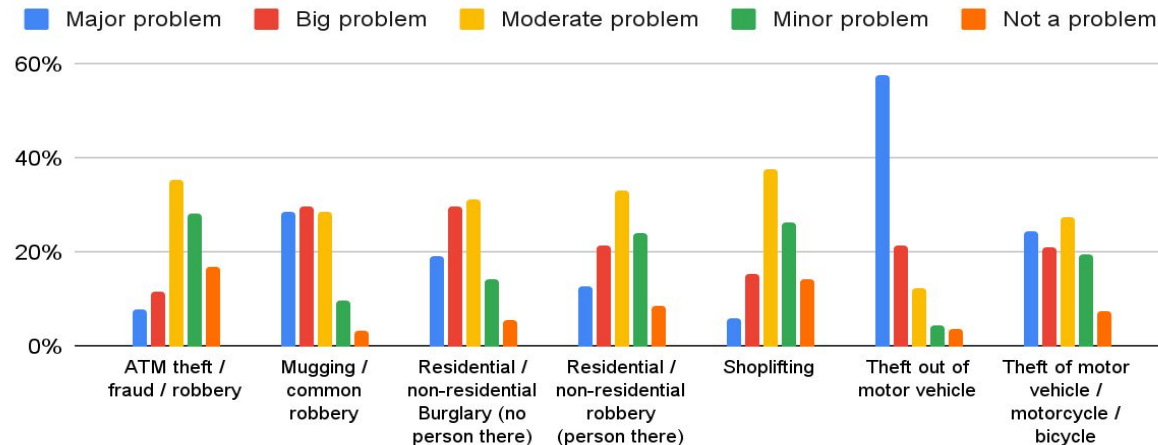
Key Take Outs

1. Only 3.9% of respondents saying they feel safe always in public spaces.
2. This means that 96.1% of respondents, either don't ever feel safe, or if they are alone, or at night in Lower Gardens public spaces.
3. The concern of safety at night is highlighted by 35.7% saying they only feel safe during daytime.



Survey: What type of crime is a problem in Lower Gardens?

What type of crime is a problem in Lower Gardens? [ATM theft / fraud / robbery]



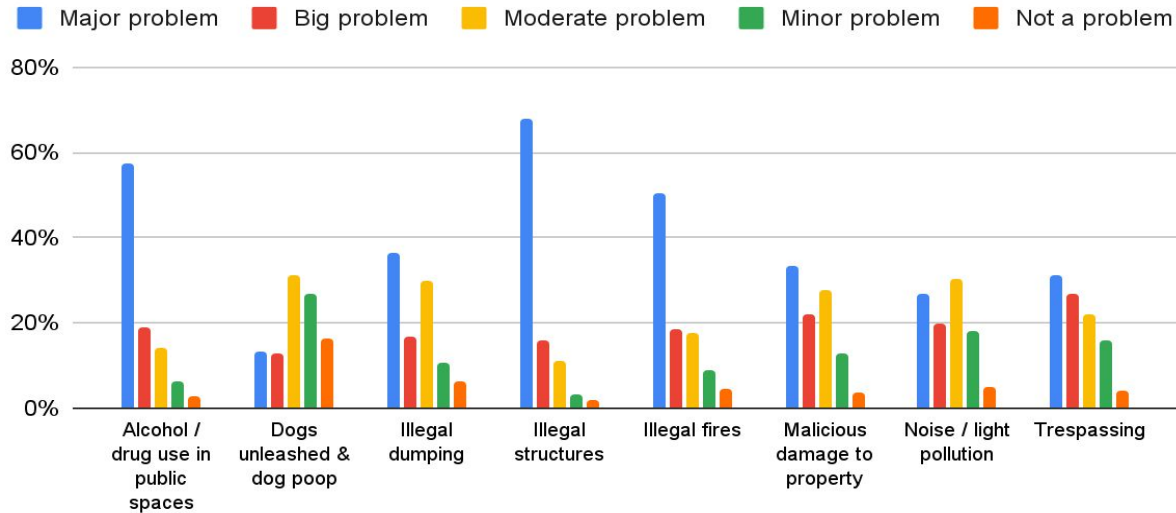
Key Take Outs

1. Theft out of motor vehicles is by far the biggest crime concern in Lower Gardens
2. Mugging / common robbery is the second biggest concern, highlighting the concern around public space safety.



Survey: Which type of municipal by-law breaches are the biggest problem in Lower Gardens?

Which type of municipal by-law breaches are the biggest problem in Lower Gardens?



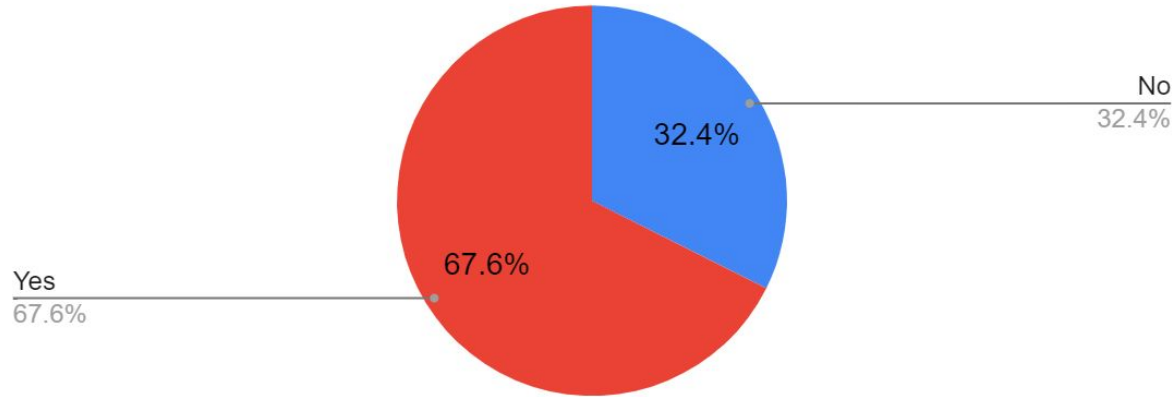
Key Take Outs

1. Illegal structures, prevalent in areas such as Tuin Plein, Buitenkant Street, and Mill Street bridge are seen as Lower Gardens biggest problem.
2. Illegal fires, alcohol / drug use, and malicious damage to property highlight the communities concerns related to vagrancy and homelessness.



Survey: Have you, your visitors or employees been a victim of crime in the Lower Gardens area during the last two years?

Have you, your visitors or employees been a victim of crime in the Lower Gardens area during the last two years?



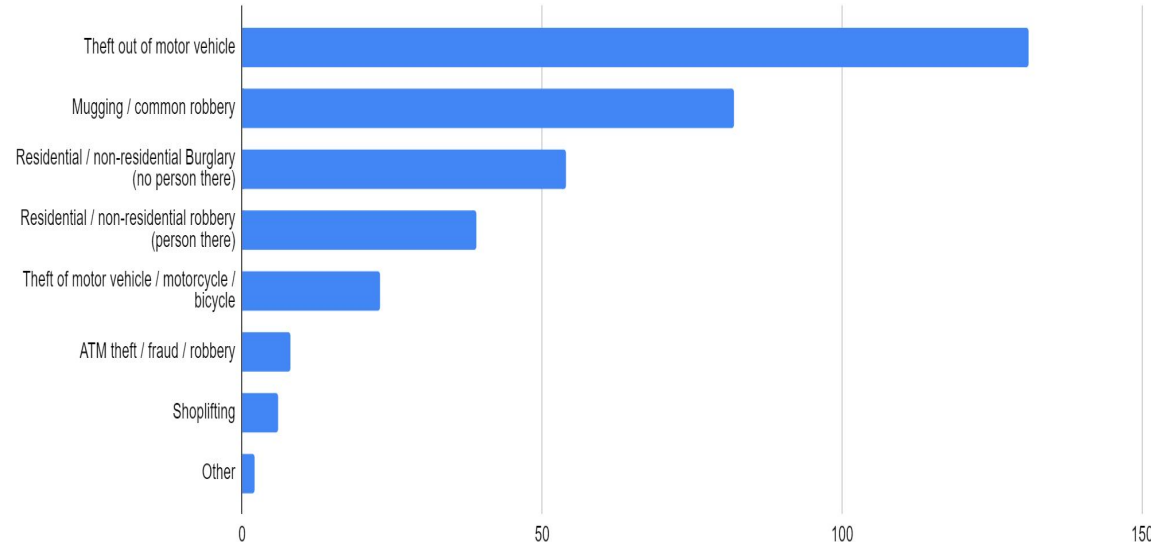
Key Take Outs

1. Majority of property owners have been affected by crime in Lower Gardens over the last two years.



Survey: If yes to the above question please indicate the type of crime?

If yes to the above question please indicate the type of crime.



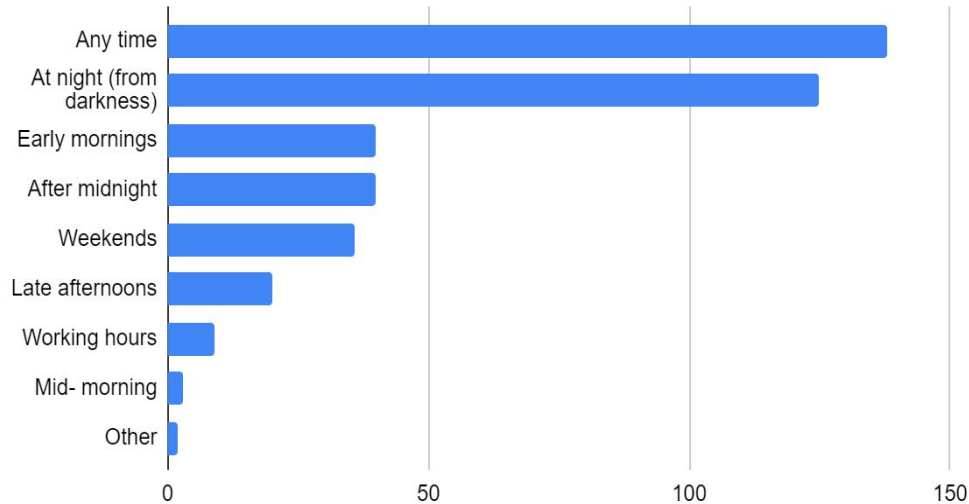
Key Take Outs

1. Theft out of motor vehicles again highlighted as the most common crime in Lower Gardens.
2. Mugging / common robbery again being second, further highlighting the concern around public space safety.



Survey: Do you believe there is a common time when crime occurs in the area?

Do you believe there is a common time when crime occurs in the area?



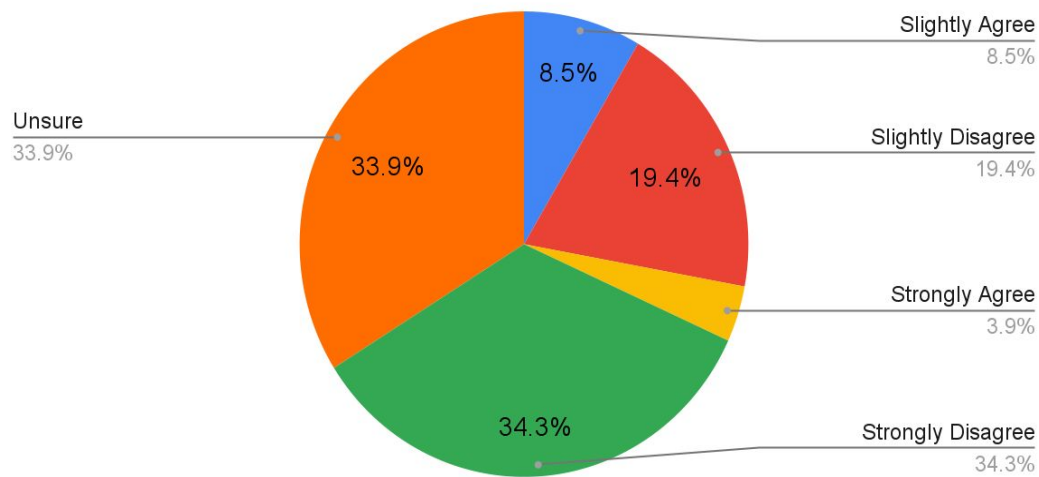
Key Take Outs

1. Most respondents feel that crime happens at all times within Lower Gardens.
2. Crime under the cover of darkness is a close second, highlighting the importance of public safety solutions needing to be 24/7.

Survey: Do you agree that Law Enforcement Authorities (SAPS and CoCT) are effective in the Lower Gardens Area?



Do you agree that Law Enforcement Authorities (SAPS and CoCT) are effective in the Lower Gardens Area?



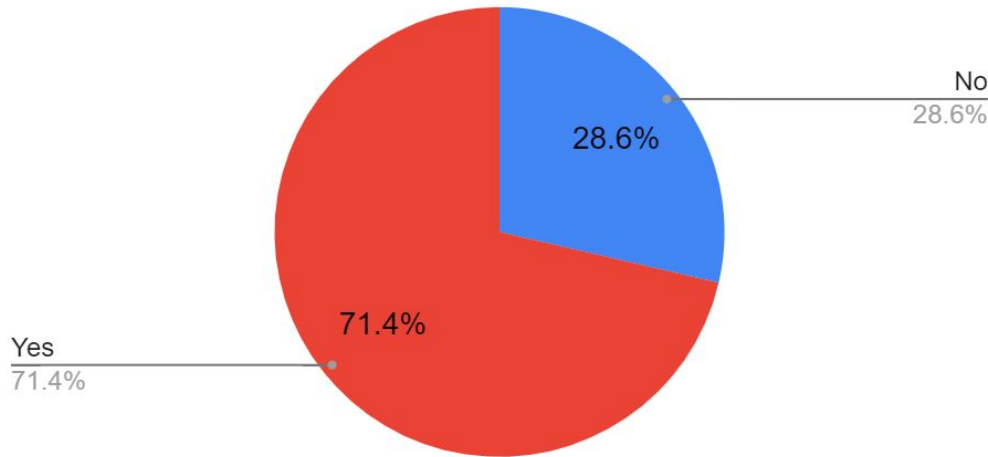
Key Take Outs

1. Only 3.9% of respondents feel that local law enforcement authorities are effective, while another 8.5% feel that are sometimes effective.
2. Majority of survey respondents feel that local law enforcement is just not effective against the suburbs major crimes.



Survey: Do you have an alarm and / or employ private security armed response for your property?

Do you have an alarm and / or employ private security armed response for your property?



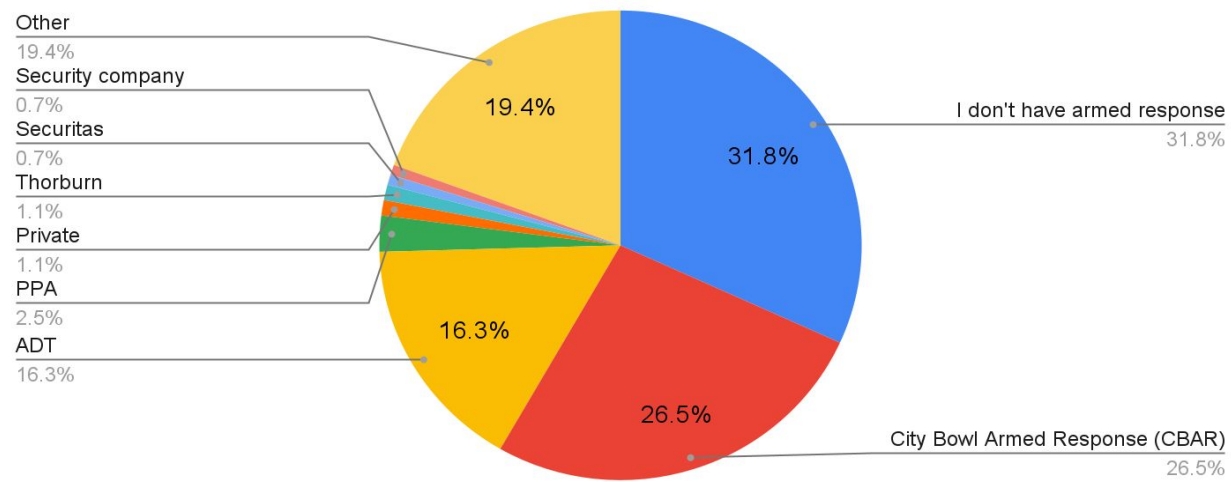
Key Take Outs

1. The majority of respondents have an alarm or employ private security to protect their properties and themselves when within the property.

Survey: If yes to the above question please indicate the alarm and / or security company



If yes to the above question please indicate the alarm and / or security company

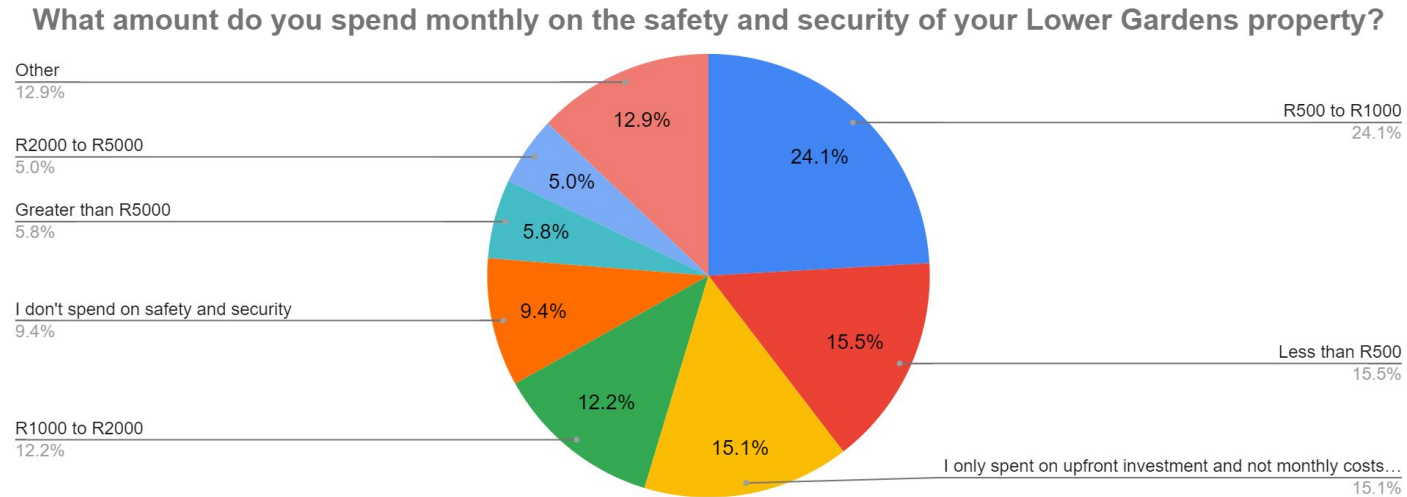


Key Take Outs

- 1. Clear difference in security services provided for residential homes v apartments and offices.
- 2. ADT, CBAR and PPA are the recognised armed response suppliers for residential homes.
- 3. Securitas and Thorburn are security providers for office and apartment blocks.



Survey: What amount do you spend monthly on the safety and security of your Lower Gardens property?



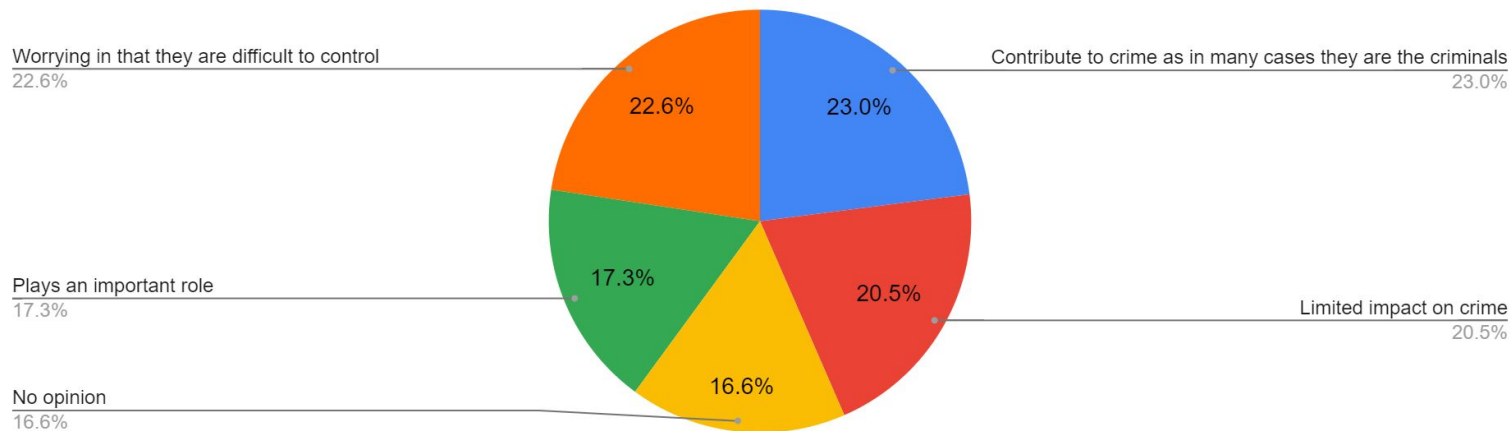
Key Take Outs

1. More than 50% of respondents spend from R500 up to R5000 + a month on security, which is a large spend considering the average property valuations for residential and commercial properties.
2. 15.1% of respondents spend on securing their property when moving in, but not on a monthly security or armed response supplier.



Survey: What is your perception about the role of privately paid car guards in Lower Gardens?

What is your perception about the role of privately paid car guards in Lower Gardens?



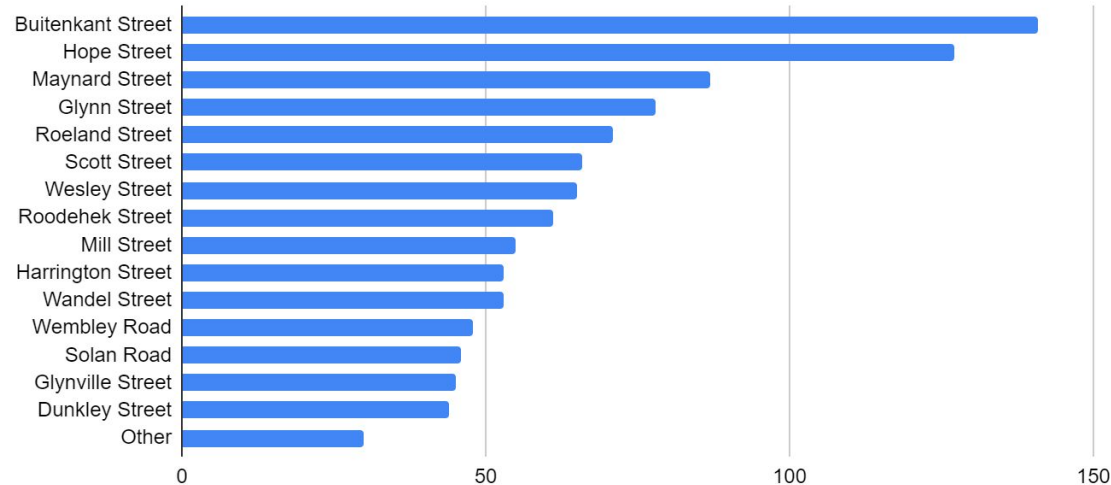
Key Take Outs

1. Majority of respondents have concerns with car guards in Lower Gardens, and believe that they contribute to crime.
2. 17.3% of respondents believe that car guards play an important role, this is seen in areas such as Dunkley Square where private car guards are directly employed by local businesses.



Survey: When considering a neighbourhood wide public safety and security plan, which streets do you feel require the most focus?

When considering a neighbourhood wide public safety and security plan, which streets do you feel require the most focus?



Key Take Outs

1. The bar chart highlights the 15 top streets that property owners have highlighted for public safety and security focus.
2. Buitenkant Street, Hope Street and Roeland Street have high foot traffic Monday to Saturday as people walk to work.
3. Maynard Street has the highest number of residential homes.
4. Glynn Street provides cross walking access between Tuin Plein (illegally occupied park), Hope, Buitenkant and Maynard Streets.



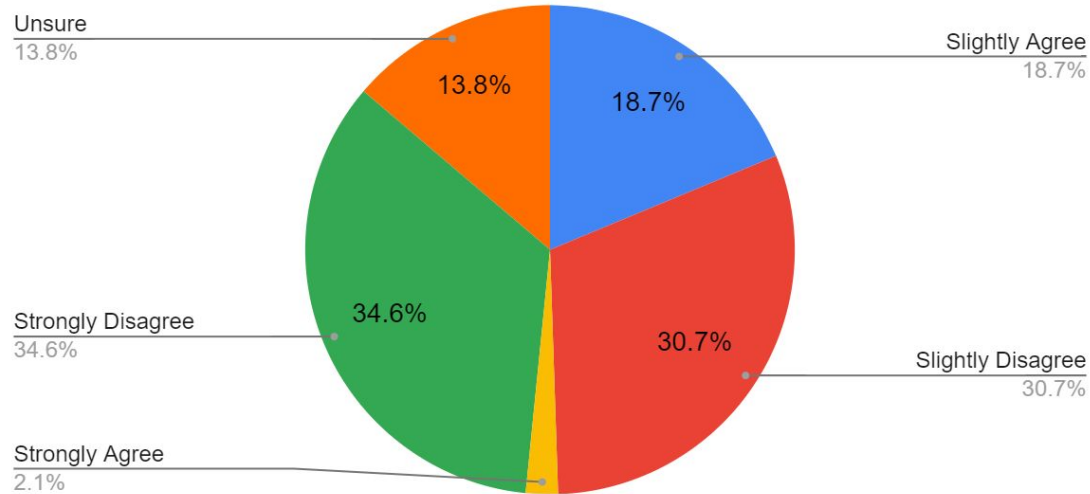
Cleaning & Maintenance

Urban Management Survey



Survey: Do you agree that the City of Cape Town maintains the Lower Gardens area cleanliness adequately?

Do you agree that the City of Cape Town maintains the Lower Gardens area cleanliness adequately?



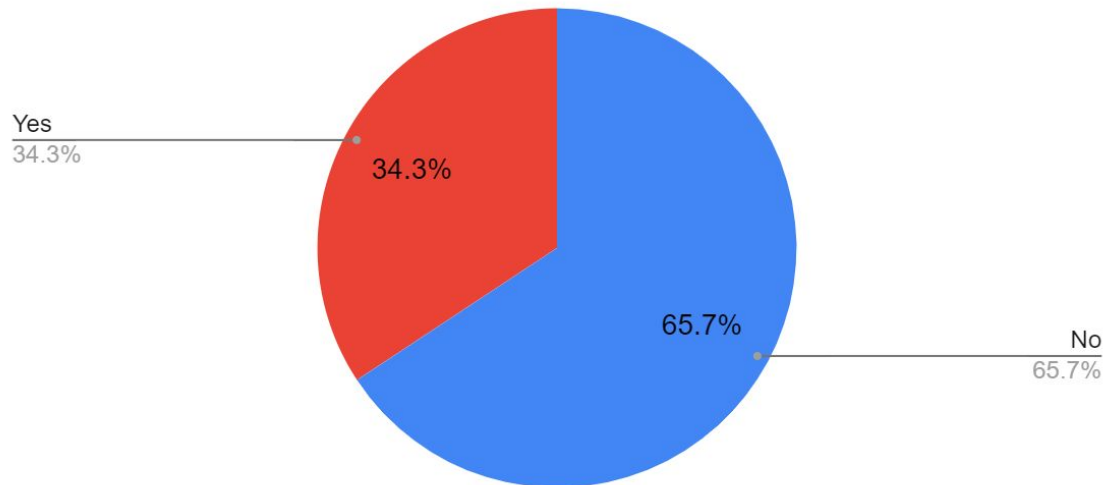
Key Take Outs

1. The majority of respondents don't feel the CoCT adequately maintains the cleaning and maintenance of Lower Gardens.



Survey: Are you aware that the volunteer organisation Gardens Watch currently runs a donation funded full time street cleaning team in Lower Gardens from Monday to Friday?

Are you aware that the volunteer organisation Gardens Watch currently runs a donation funded full time street cleaning team in Lower Gardens from Monday to Friday?



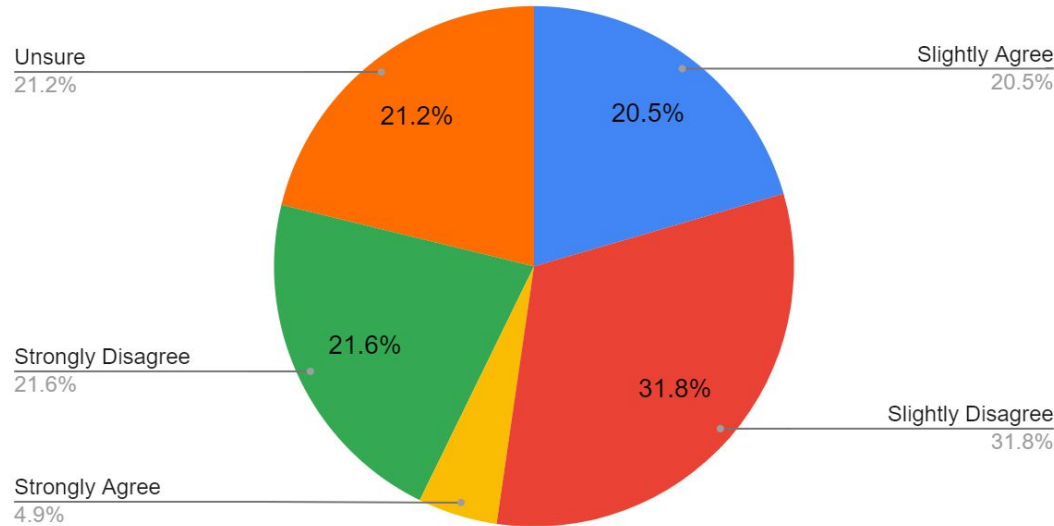
Key Take Outs

1. Majority of survey respondents are unaware that every street in Lower Gardens is cleaned at least once a week by Gardens Watch.
2. This is funded (average donations of R12 290 pm, with an average of 26 monthly donors) by a small group of property owners.



Survey: Do you agree that the City of Cape Town maintains the Lower Gardens area infrastructure adequately?

Do you agree that the City of Cape Town maintains the Lower Gardens area infrastructure adequately?



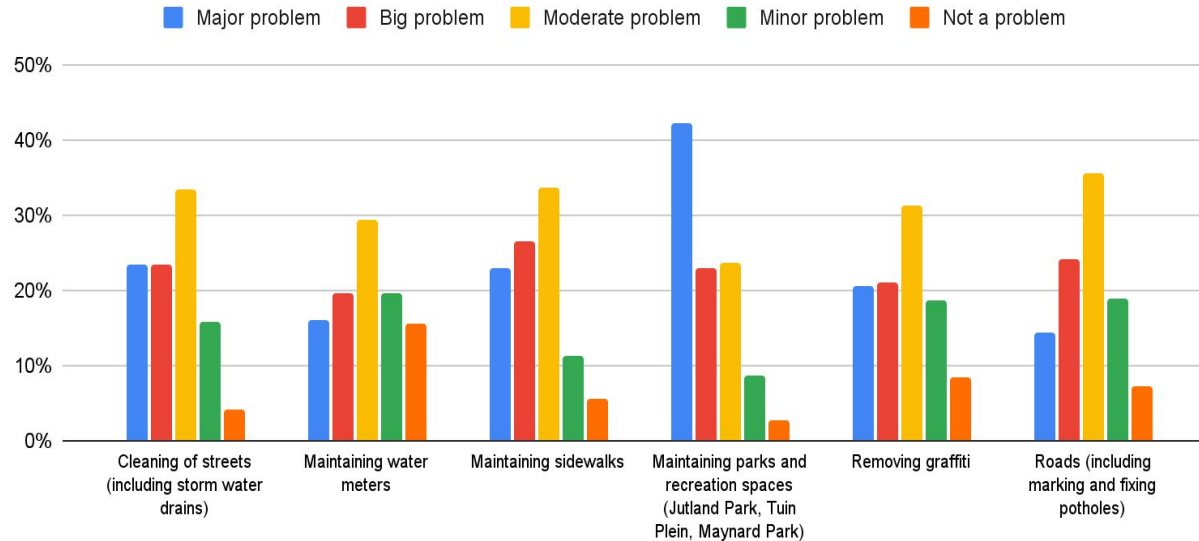
Key Take Outs

1. Majority of respondents don't believe the CoCT adequately maintains infrastructure in Lower Gardens.



Survey: Which cleaning and maintenance issues are the biggest problem in Lower Gardens?

Which cleaning and maintenance issues are the biggest problem in Lower Gardens?



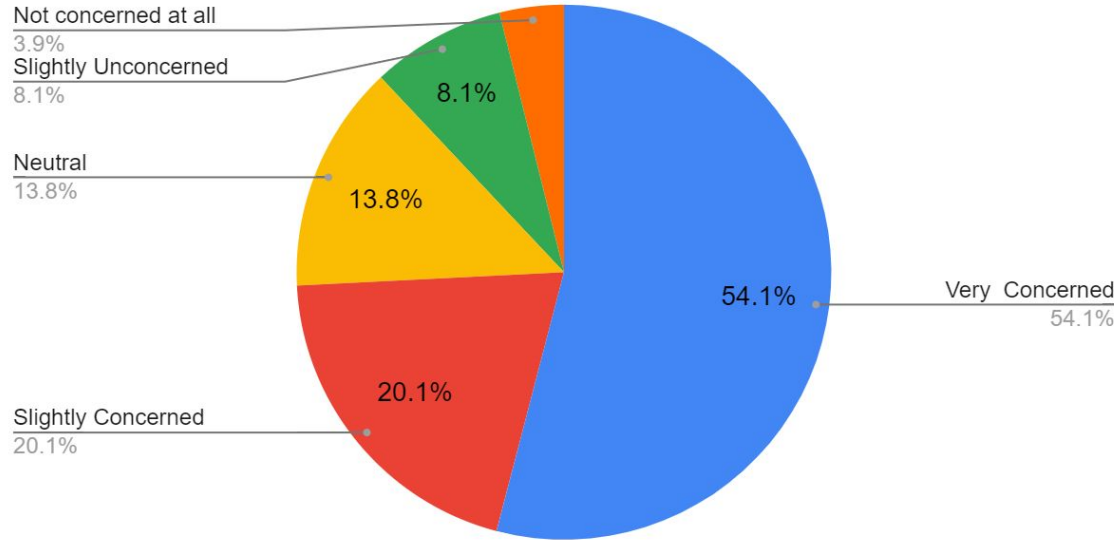
Key Take Outs

1. Cleaning and maintenance of the 3 public parks is seen as the biggest problem in Lower Gardens.
2. Second biggest problem is cleaning of streets, sidewalks and stormwater drains.



Survey: Are you concerned about vagrants making a mess by picking through your rubbish on bin collection days?

Are you concerned about vagrants making a mess by picking through your rubbish on bin collection days?



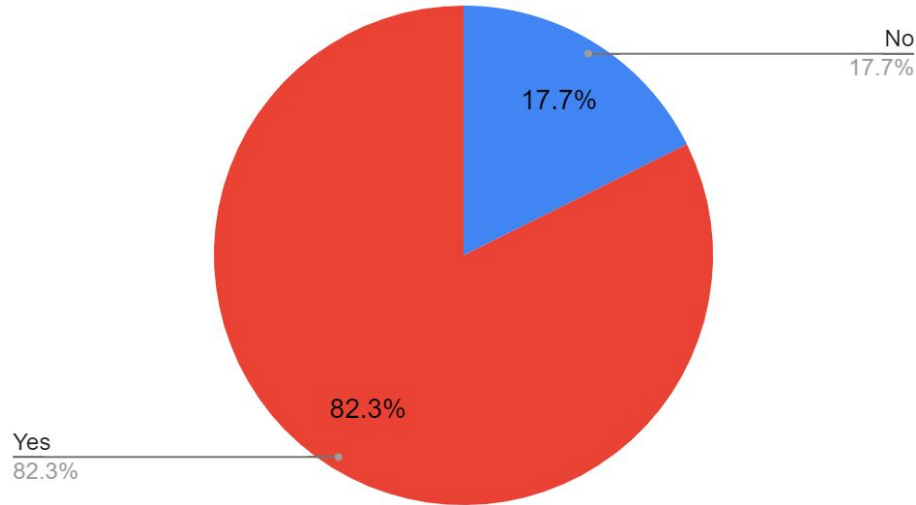
Key Take Outs

1. The majority of respondents are very concerned with the impact of vagrants picking through bins on rubbish collection days.



Survey: Would you be interested in a recycling service both through home collection and additional drop off points within Lower Gardens?

Would you be interested in a recycling service both through home collection and additional drop off points within Lower Gardens?



Key Take Outs

1. The majority of respondents would like recycling options available within Lower Gardens.
2. It is noted that Ward 77 residents have recently started to receive recycling collection.



LOWER GARDENS
IMPROVEMENT DISTRICT

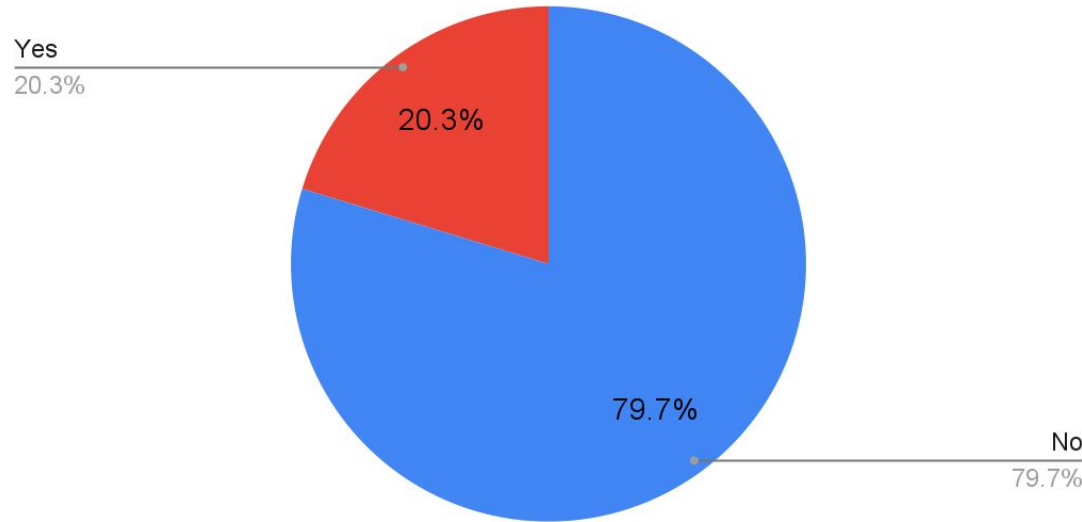
Parks & Recreation

Urban Management Survey



Survey: Do you, your tenants, visitors or employees visit or make use of any of the three parks in Lower Gardens?

Do you, your tenants, visitors or employees visit or make use of any of the three parks in Lower Gardens (Jutland Park, Maynard



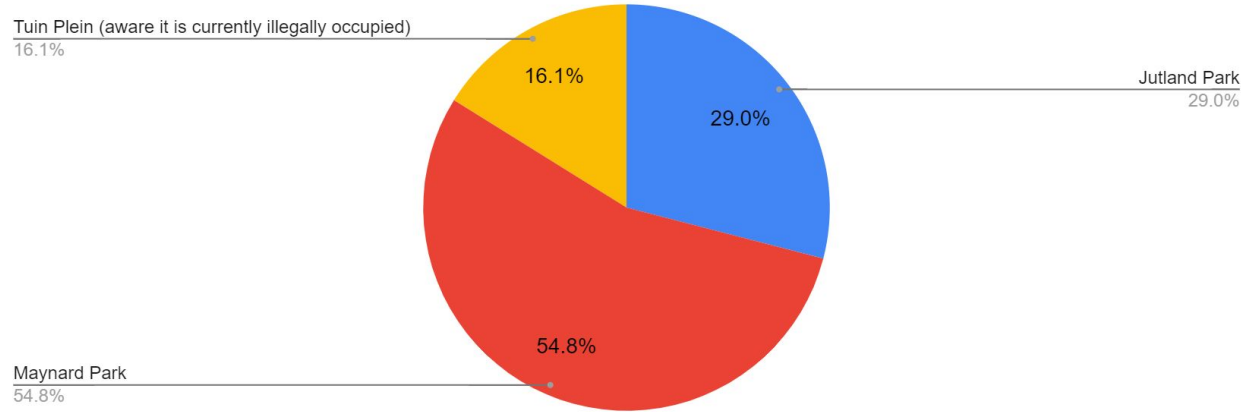
Key Take Outs

1. Only 20% of respondents use the public parks in Lower Gardens.
2. It is assumed that this is due to the poor state and occupation (Tuin Plein) of the 3 parks.



Survey: If yes to the above question, please specify which park do you frequent the most.

If yes to the above question, please specify which park do you frequent the most.



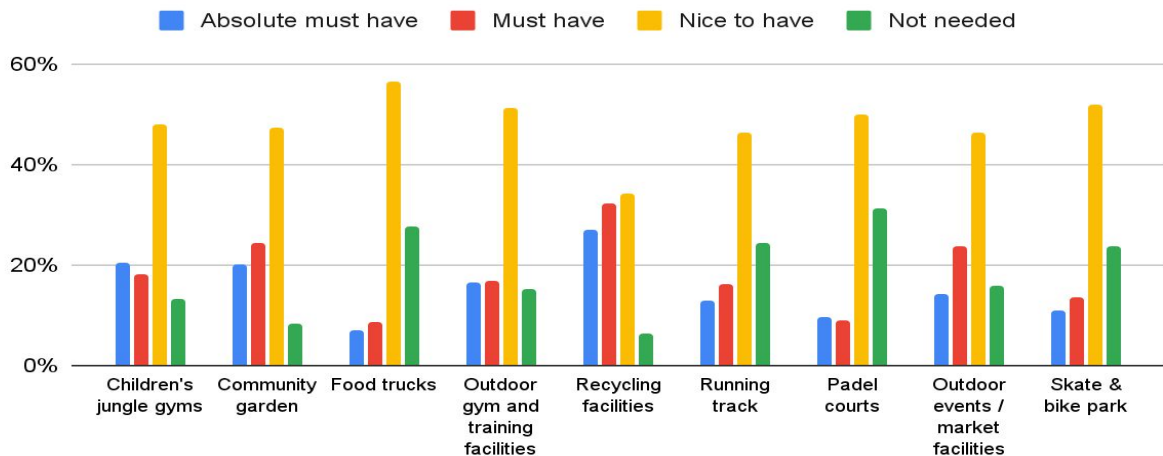
Key Take Outs

1. Maynard Park is the most actively used, and it is noted that it has a 'local neighbourhood' initiative maintained by nearby property owners and tenants.
2. Tuin Plein use is assumed to be for parking due to current illegal occupation of the previous childrens play area.



Survey: Which facilities would you like to see in the Lower Gardens parks?

Which facilities would you like to see in the Lower Gardens parks?



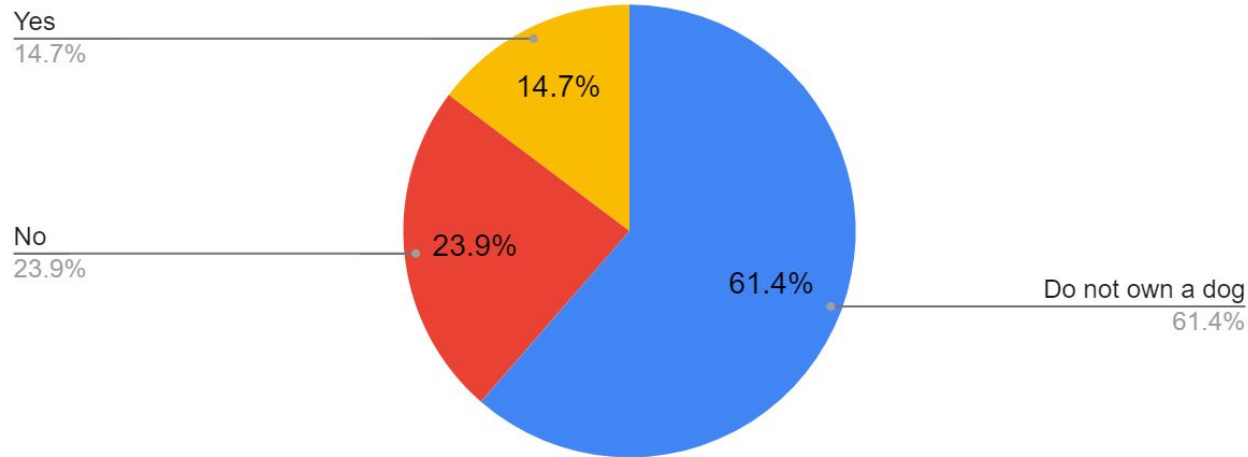
Key Take Outs

1. Recycling facilities within the Lower Gardens parks, are identified as the most important absolute must have.
2. Children's jungle gyms / play areas, and community gardens are also recognised as must haves.
3. Outdoor gym and training facilities, are seen as the third most important must have.



Survey: Do you walk your dog in Lower Gardens?

Do you walk your dog in Lower Gardens?



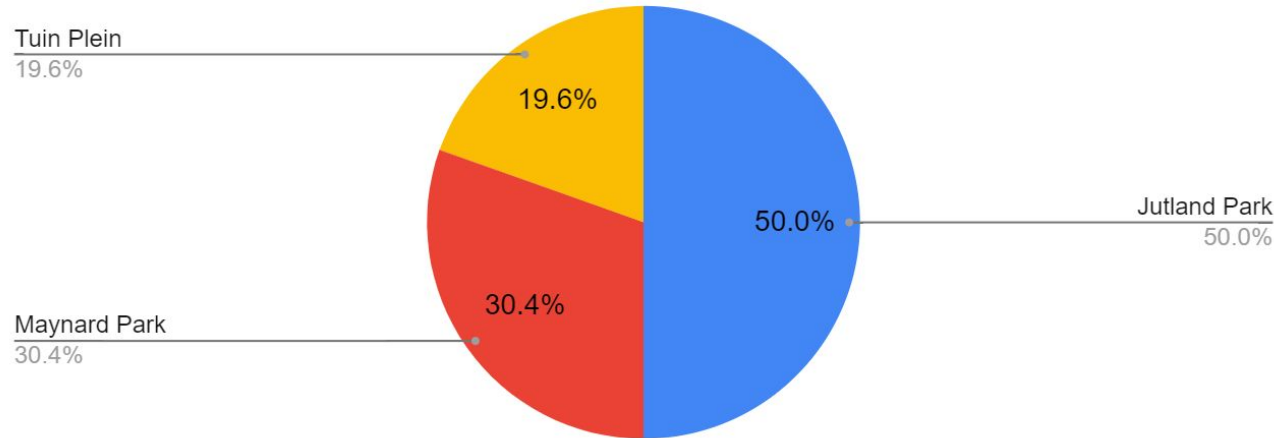
Key Take Outs

1. The majority of respondents do not own a dog in Lower Gardens.
2. This is important to understand when considering dog facilities within the 3 parks.



Survey: If yes to the above question which would be your preferred dog play / walk park in Lower Gardens?

If yes to the above question (or you currently use another City park) which would be your preferred dog play / walk park in Lower Gardens?



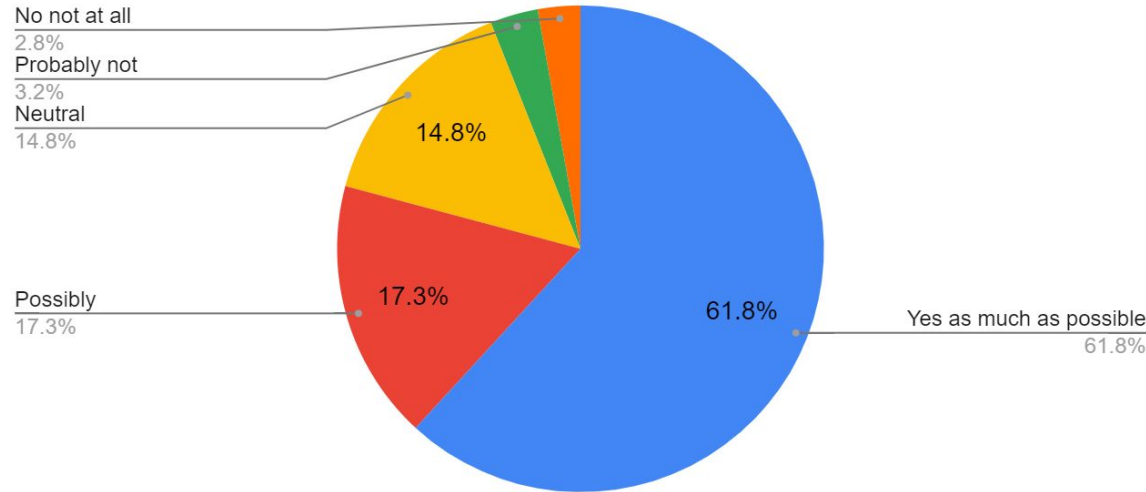
Key Take Outs

1. When considering dog walking specific facilities for Lower Gardens, Jutland Park is the preferred park.



Survey: Would you like to see more greening of sidewalks with additional planting of verges, edges, borders and unused pavements in the Lower Gardens area?

Would you like to see more greening of sidewalks with additional planting of verges, edges, borders and unused pavements in the Lower Gardens area?



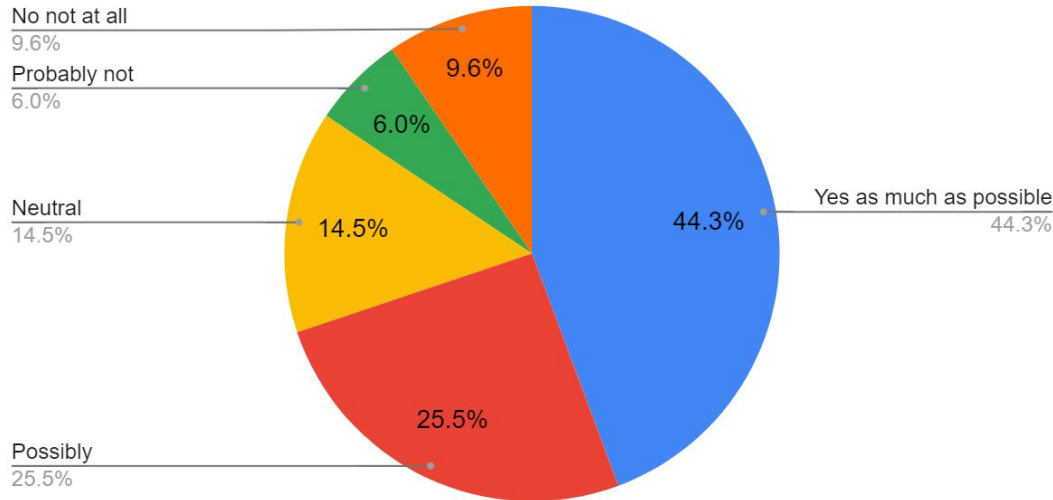
Key Take Outs

1. The majority of respondents would like to see more greening of Lower Gardens sidewalks and available unused spaces.
2. It is noted that such initiatives help with reclaiming public spaces for the community.



Survey: Would you like to see street art and / or art installations in the Lower Gardens area, including street art walls which are currently used for illegal graffiti?

Would you like to see street art and / or art installations in the Lower Gardens area, including street art walls which are currently used for illegal graffiti?



Key Take Outs

1. The majority of respondents are in favour of coordinated street art and art installations.
2. It is noted that such initiatives help with reclaiming public spaces for the community.



LOWER GARDENS
IMPROVEMENT DISTRICT

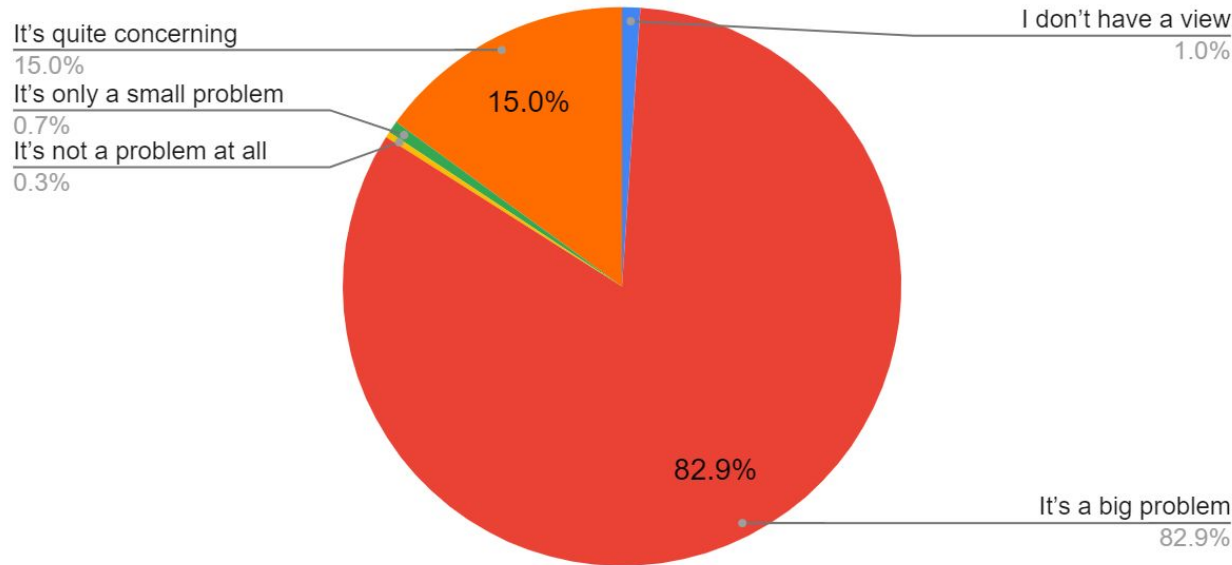
Social Services

Urban Management Survey



Survey: Please rate your perception of vagrancy and homelessness in Lower Gardens?

Please rate your perception of vagrancy and homelessness in Lower Gardens?

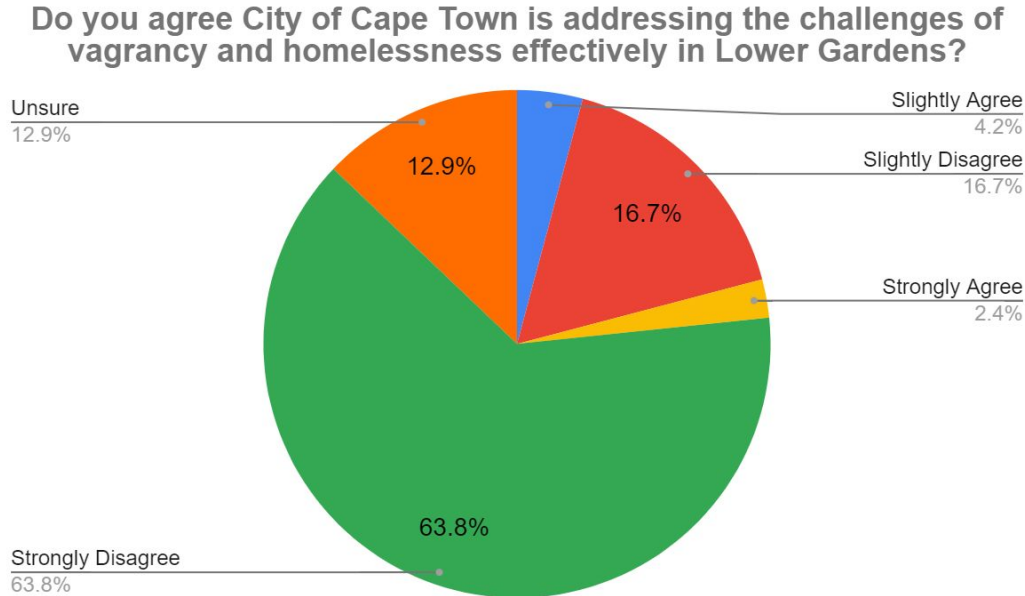


Key Take Outs

1. Vagrancy and the illegal structures that come with it, are perceived by respondents to be the biggest problem in Lower Gardens.
2. 82.9% (strongest response across the survey) of the respondents are aligned with it being a big problem.



Survey: Do you agree City of Cape Town is addressing the challenges of vagrancy and homelessness effectively in Lower Gardens?



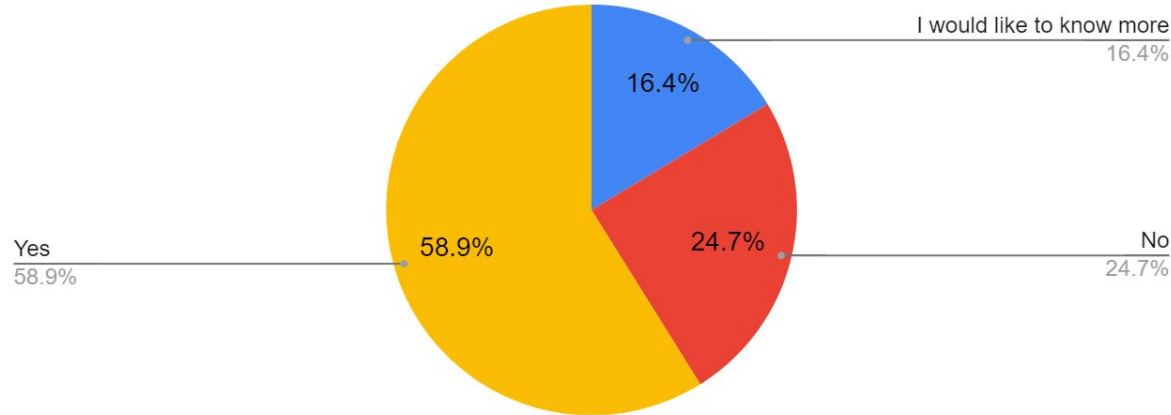
Key Take Outs

1. The majority of respondents feel that the City's current response to vagrancy and homelessness in Lower Gardens is wholly inadequate.



Survey: Are you aware of the City of Cape Town's safe space shelters and / or their Give Dignity campaign to support NGO run homeless shelters?

Are you aware of the City of Cape Town's safe space shelters and / or their Give Dignity campaign to support NGO run homeless shelters?



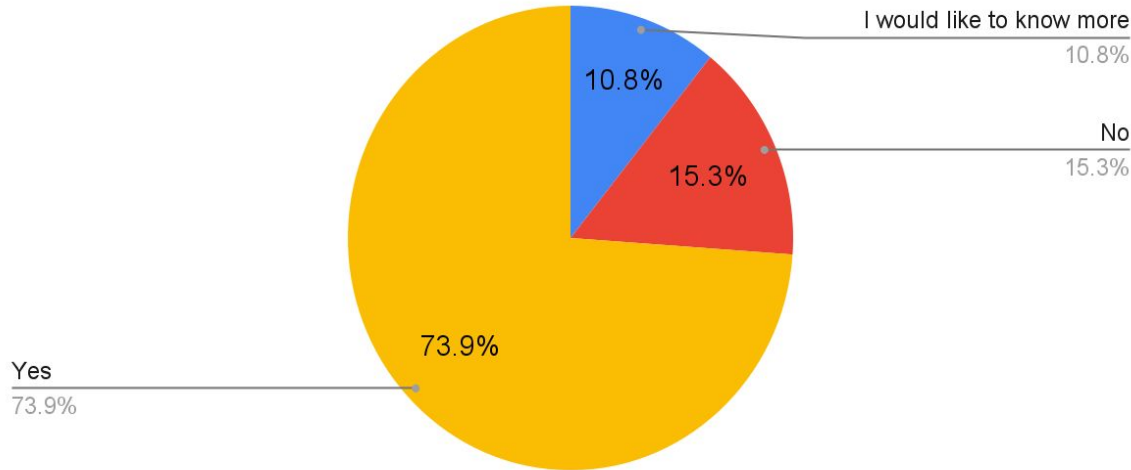
Key Take Outs

1. The majority of respondents are aware of the CoCT's strategies to address vagrancy across the City.
2. It is noted that any Lower Gardens strategy would need to align with the City's strategies to ensure greater effectiveness.



Survey: Are you aware of the Prevention of Illegal Eviction (PIE) act, and that the City of Cape Town or private property owners require a court order to evict permanent squatters from their property including public spaces?

Are you aware of the Prevention of Illegal Eviction (PIE) act, and that the City of Cape Town or private property owners require a court order to evict permanent squatters

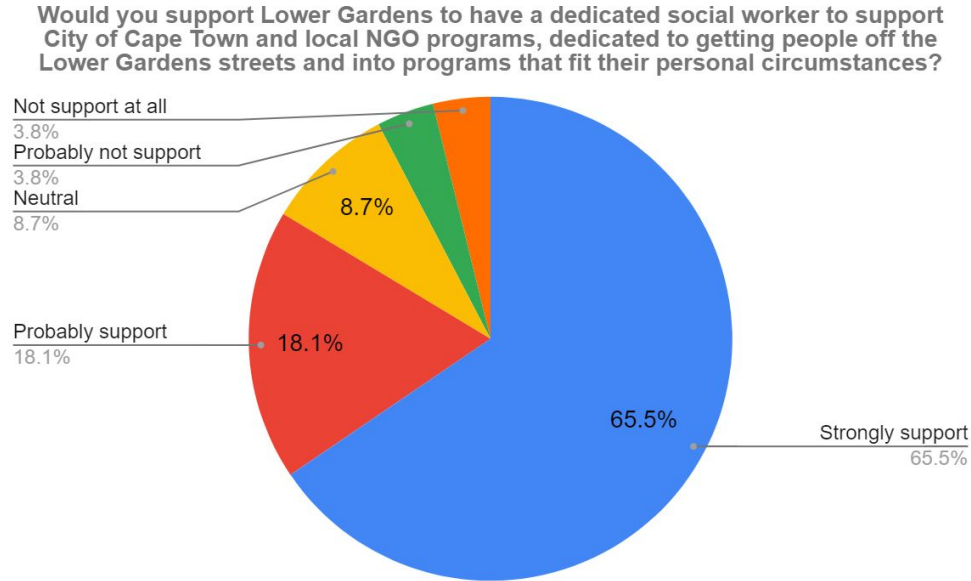


Key Take Outs

1. The majority of respondents are aware of the PIE act.
2. It is noted that for Lower Gardens to remove all existing illegal structures (for instance in Tuin Plein park, or along Buitenkant St), a court order eviction supported by the CoCT will be required.



Survey: Would you support Lower Gardens to have a dedicated social worker to support City of Cape Town and local NGO programs, dedicated to getting people off the Lower Gardens streets and into programs that fit their personal circumstances?



Key Take Outs

1. The majority of respondents would support Lower Gardens having a dedicated social worker tasked with supporting people to get off the streets and into CoCT and local NGO programs.



LOWER GARDENS
IMPROVEMENT DISTRICT

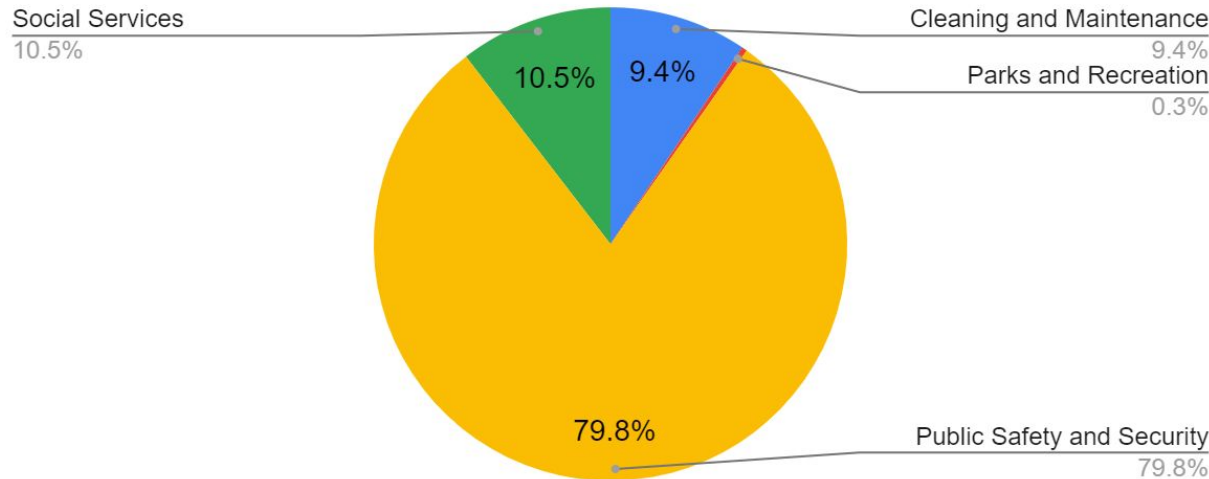
General Questions

Urban Management Survey



Survey: Based on the above questions which is the most important topic that needs to be addressed in Lower Gardens?

Based on the above questions which is the most important topic that needs to be addressed in Lower Gardens?



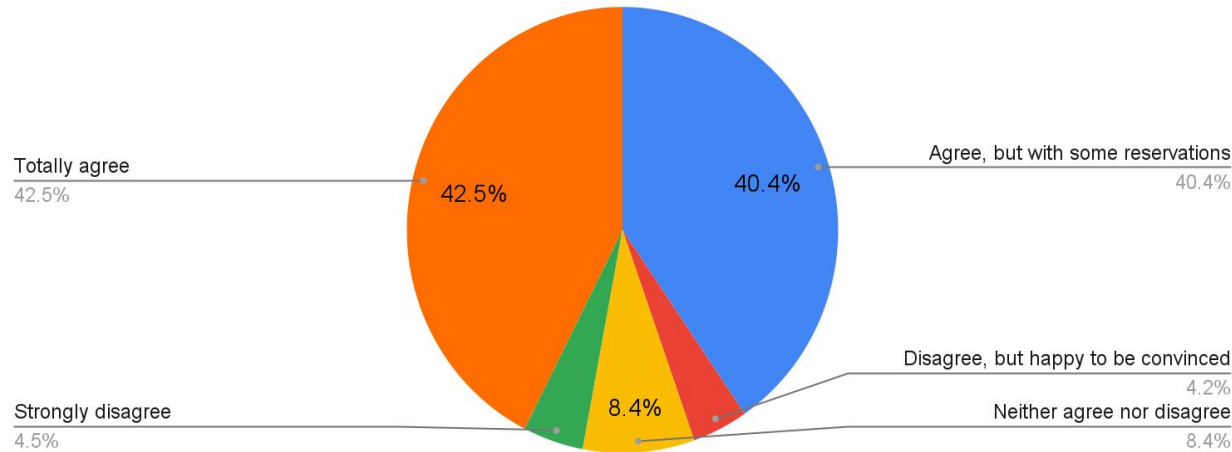
Key Take Outs

1. Public safety and security is by far the most important topic property owners in Lower Gardens would like addressed.
2. It is noted that social services and cleaning and maintenance, are almost an equal second.
3. It is generally accepted that grime, and anti social behaviour contribute to the crime problem in Lower Gardens.



Survey: Do you agree with the following statement. All property owners should share responsibility for ensuring a safer and cleaner neighbourhood?

Do you agree with the following statement. All property owners should share responsibility for ensuring a safer and cleaner neighbourhood?



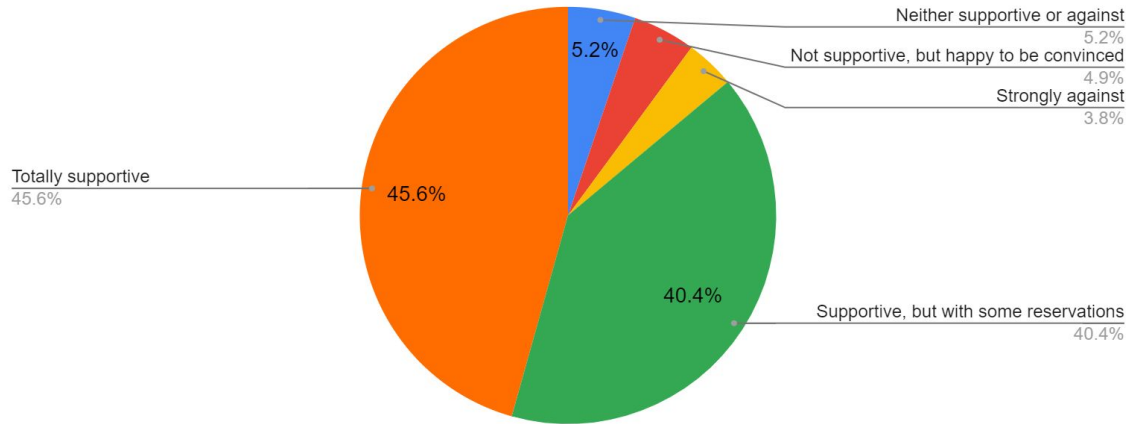
Key Take Outs

1. The majority (82.9%) of property owners agree that they share a responsibility to ensure a safer and cleaner Lower Gardens.
2. Reservations are noted to be addressed in business plan.



Survey: CIDs are funded by additional rates, levied on the municipal property valuation of individual property owners residing within the boundary of the CID. In principle how supportive are you of establishing a City Improvement District (CID) in Lower Gardens?

CIDs are funded by additional rates, levied on the municipal property valuation of individual property owners residing within the boundary of the CID. In principle how supportive are you of establishing a City Improvement District (CID) in Lower Gardens?



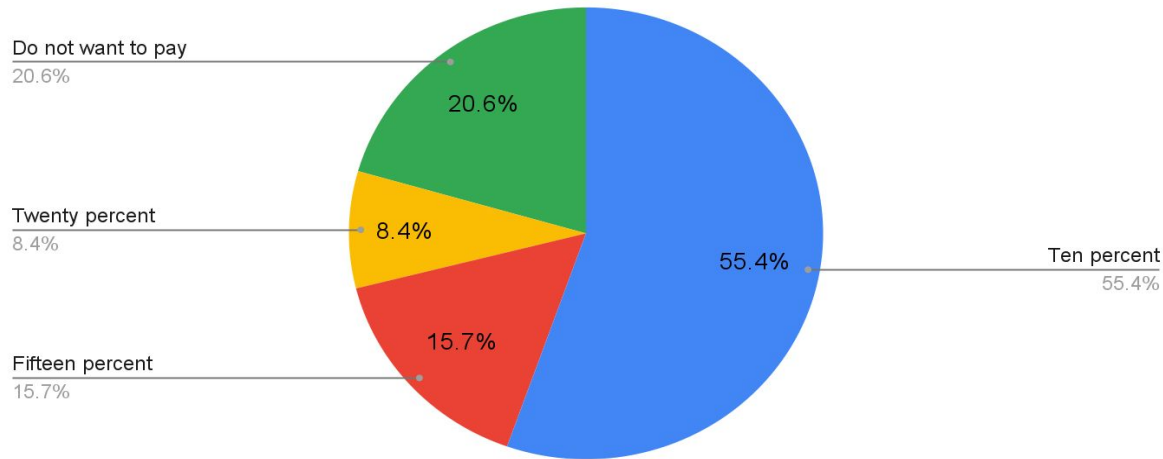
Key Take Outs

1. The majority (86%) of survey respondents are supportive of establishing a City Improvement District in Lower Gardens.
2. Reservations are noted to be addressed in business plan.



Survey: If you are supportive of establishing a CID in Lower Gardens, what additional amount on your rates would you be happy to contribute?

If you are supportive of establishing a CID in Lower Gardens, what additional amount on your rates would you be happy to contribute?



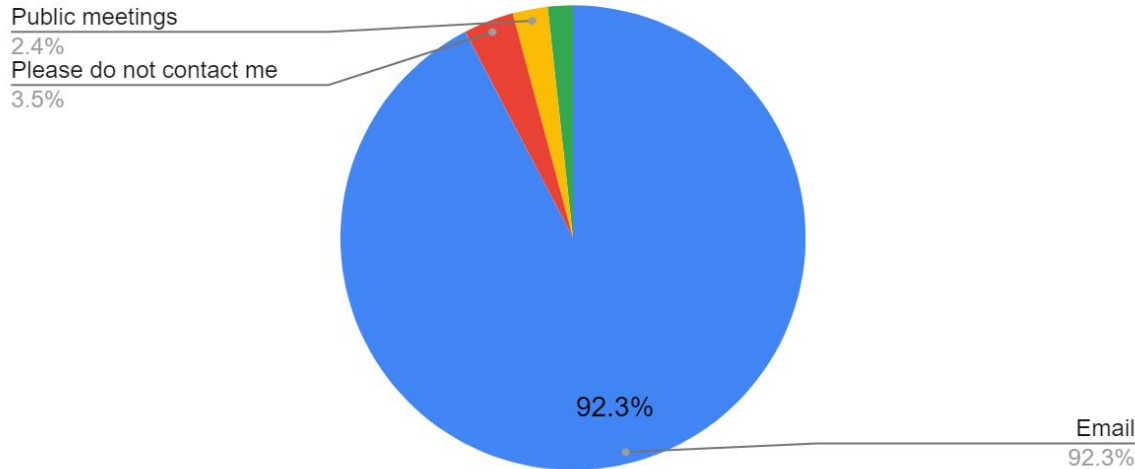
Key Take Outs

1. Majority of respondents would be happy to contribute an additional 10% levy on their rates to the running of a Lower Gardens Improvement District.
2. It is noted that 20.6% of respondents do not want to pay.



Survey: How would you like to be kept informed about the progress and updates of the potential establishment of a CID in Lower Gardens?

How would you like to be kept informed about the progress and updates of the potential establishment of a CID in Lower Gardens?



Key Take Outs

1. It is noted that majority of property owners want to kept up to date via email.
2. All Lower Gardens CID communications have an unsubscribe link at the bottom of the email in accordance with the POPI act.



CID Process - Next Steps

CID Process - Next Steps



STEP 1	Engage with City of Cape Town and create Steering Committee of property owners in Lower Gardens.	Completed (Feb 2023)
STEP 2	Confirm that 95% of the areas rate bills are in good standing for the process to begin.	Completed (April 2023)
STEP 3	Inform the Lower Gardens community of City Improvement District (CID) plan.	Completed (August 2023)
STEP 4	Distribute the Urban Management Survey (UMS). The survey results will form the input of the business plan.	Completed (September 2023)
STEP 5	Call for a public meeting to present the business plan.	Not started
STEP 6	Use input from public meeting and adjust the business plan.	Not Started
STEP 7	Present final business plan to community.	Not Started
STEP 8	Gather votes. 60%+1 needed to proceed with application for CID formation.	Not Started
STEP 9	If CID approved form non-profit organisation.	Not Started



**LOWER
GARDENS**
IMPROVEMENT DISTRICT

Thank you for your survey feedback.

Contact us: info@lowergardenscid.co.za

Website: <https://www.lowergardenscid.co.za/>

Copyright © 2023 - Lower Gardens Improvement District



Annexure

Survey Responses, Comments and Questions



Safety and Security: Survey Responses

- *“Illegal structures are a very big problem”* **Property Owner - Wandel Street**
- *“Too many homeless people under the bridge at the Gardens centre”* **Property Owner - Buitenkant Street**
- *“Ultimately the biggest problem is the open air drug scene which people call homeless encampments. It brings public drug use, gangsters, violence and general filth. The homeless are all drug addicts and it does not help anyone that they are living in public spaces. It's also unacceptable that they can appropriate the public spaces for their personal use. Fix this and 95% of the problem is solved.”* **Representative of Property Owner - Wesley Street**
- *“Barracades and derelict Robbie Nurrock Hospital are a problem. Rust en Vreugde used to be a magnificent garden and sanctuary with fantastic history. Now it is decrepit. The precinct has an unusually large number of very big properties that are owned by the state, the province and the city. As a result there is little care taken of the environment generally. If an additional levy was implemented on the rates account would this also be applicable to these properties as they are the source of the biggest problems?”* **Representative of Property Owner - Buitenkant Street**
- *“It is of paramount importance that comprehensive patrols are conducted along the main thoroughfares, adopting a proactive approach akin to the operations carried out by the CCID. The prevailing situation has shown a notable deterioration, and it is unrealistic to expect the police force to maintain a ubiquitous presence. For the preservation of Cape Town's appeal to both national and international denizens, a multifaceted effort is imperative. This includes a meticulous enforcement of regulations and legislation by municipal authorities, ensuring that a harmonious social order is upheld, thereby thwarting undue liberties.”* **Property Owner - Glynn Street**
- *“The vagrants sleeping on the street are a big problem they add to litter and crime, the soup kitchen on roeland means we will not get rid of them in our area, the park they have overrun on Hope & Tuin Plein is an eyesore.”* **Property Owner - Barnet Street**
- *“Route from Engen to Dunkley & Buitenkant/Harrington key areas”* **Property Owner - Wandel Street**
- *“Vagrants are a massive problem”* **Property Owner - Buitenkant Street**

* SURVEY RESPONSES: In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Safety and Security: Survey Responses

- *“Homeless urinating and defecating on the street”* **Property Owner - Glynville Street**
- *“Cameras and volunteer neighbourhood watches can only do so much. Consistent eyes and ears deter criminal behaviour. Or if there are cameras out then they need to be watched live on a consistent basis, ready to react before or very soon after a crime is committed. Most residents work, so outsourcing this vs. A neighbourhood watch over limited hours and days (depending on volunteers) makes more sense”* **Property Owner - Glynville Street**
- *“The suspect utilisation of former hospital (Buitenkant/ Glynn) infrastructure as well as dilapidated temporary structure on our northern boundary”* **Property Owner - Glynn Street**
- *“Neighbourhood watch groups and communication between leaders of areas. Visibility of police and private security companies. Security cameras that are monitored.”* **Property Owner - Gordon Street**
- *“The crime situation have just become so much worse since lock down and it was just left and worsened through the years, illegal structures as well as vagrants most very desperate and on drugs. Drunks at odd time in the morning hours, a lot of break ins and cars broken into. We do not feel safe even walking to the store anymore. Seeing people getting mugged or cars getting broken into have become the norm. Our kids safety we are most worried about. In result of this properties prices have fallen so much that you won't be able to sell your property for the price you originally purchased it for 5 years ago. I have witnessed naked people vagrants running past my living room window, drunk and out of control vagrant gathering on the corners, people being attacked with knives, vagrants and supposed car wash cleaners using the sidewalk outside my window as a toilet, the worst was someone injecting himself with heroin in front of my room window. the lists will remain and grow because no one is doing anything about it. Again the safety our children is at major risk”* **Property Owner - Maynard Street**
- *“Homeless people are a problem.”* **Property Owner - Buitenkant Street**

* SURVEY RESPONSES: In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Safety and Security: Survey Responses

- *“REGULAR vagrants in area dealing in drugs/ robbing / vehicle break-ins & telling outsiders the neighbourhood information. Major cause of dedication on pavements and general littering & safety issues.”* **Property Owner - Scott Street**
- *“Tents/shacks on the pavement in front of Western Cape Government indoor and outdoor parking areas in Buitenkant Street. Drugs, fires, preventing public from walking on pavement, litter, feeling unsafe. making properties around lose value.”* **Property Owner - Buitenkant Street**
- *“It doesn't help to concentrate on specific streets, you just shift the problem - the entire area needs to be in focus.”* **Property Owner - Clare Street**
- *“The entire Lower Gardens has an issue with homeless people putting up temporary structures for their own housing and safety. I do not know what the solution to this is, but we need one. More shelters, more social work, more rehab. But kicking them out of our area and making it another ward's issue is not the solution. We need to help and not eradicate.”* **Property Owner - Buitenkant Street**
- *“We need a proactive security force watching for crime at all times. Robbery and car break ins occur even during the day. My tenants are reporting fear of being on the street. The area has been in significant decline regarding safety since covid. We must all invest extra money in an area led scheme that is effective”* **Property Owner - Solan Street**
- *“Safety & security is a huge concern in the area. The crime is becoming increasingly worse and is such that as much as I would love to walk around the area, I don't feel safe to do so. The homeless camps 'hide' criminals (even if the consistent residents are not involved) and I'm very worried that we're going to see a rise in violent crime soon, if the 'petty' crime (theft out of vehicles, etc) is not addressed.”* **Representative of Property Owner - Buitenkant Street**
- *“Nursing staff walking up Hope and Wandel street between 5.30 and 6.30am have been mugged and robbed.”* **Representative of Property Owner - Wandel Street**
- *“Small public parks need to be cleared of informal settlements.”* **Property Owner - Solan Street**

* SURVEY RESPONSES: In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Safety and Security: Survey Responses

- *“The generator noises from neighbors in the district is completely out of hand. The streets are in general very dirty. The area has mixed use, 50 percent business and 50 percent residential so a CID is well overdue.”* **Property Owner - Roeland Street**
- *“The small area around Hope Street is where many of the muggers escape to.”* **Property Owner - Mill Street**
- *“There are multiple tented camps and street sleepers around my building that openly use drugs.”* **Tenant - Hope Street**
- *“The amount of vagrants that line the streets with illegal structures is my biggest concern”* **Tenant - Hope Street**
- *“Focus on informal dwellings and substance abuse; the food kitchens and charities attract homeless people from all over the city into our streets, this often leads to opportunistic crime. Perhaps feeding programmes should be better controlled - moved to the gardens / the govt parking area. Also, there are a number of problem buildings in the area which need to be better managed.”* **Property Owner - Gordon Street**
- *“The removal of the squatter camps and the intimidating gangster car guards on buitenkant, glynn, under mill street bridge will already make a massive difference as the area is a very vibrant vibey area and if ppl could actually walk safely there would be a lot more foot traffic.”* **Property Owner - Buitenkant Street**
- *“Would be greatly helpful if we could have CCID in Gardens, the help tremendously in town. I believe we also need street cameras that are monitored (resident buy in) we don't get security patrols, we need more in the area.”* **Property Owner - Gordon Street**
- *“Biggest problems in Lower Gardens are currently the illegal structures and the crime those people bring along. Out of car theft and general theft has always been a problem but it is a high at the moment. SAPS and CoCT are of almost no assistance here.”* **Property Owner - Scott Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Cleaning and Maintenance: Survey Responses

- *"I use the excellent Clearer Conscience Recycling services with fortnightly collections."* **Property Owner - Gordon Street**
- *"We are recycling everything through private companies."* **Property Owner - Barnet Street**
- *"Bin day on Barnet street means that the entire street is littered with rubbish that homeless people riffle through and toss on the street. Defecating in the street also a big problem. All this increases the rat problem."* **Property Owner - Barnet Street**
- *"The refuse of Wembley Square is put out in communally used bins but I am concerned about vagrants going through the bins as they create additional rubbish lying around in the streets."* **Property Owner - Wesley Street**
- *"Businesses in the area pay vagrants to dispose of their waste. Vagrants then just dump the waste in public areas. Businesses in the area (tuck shops) contribute to the street and pavement mess."* **Property Owner - Buitenkant Street**
- *"Cannon Gardens have a recycling service."* **Property Owner - Harrington Street**
- *"Human waste, i.e. urine and faeces is a big problem as we have homeless people right next to our building."* **Property Owner - Hope Street**
- *"It would also be great to clean up the gated back alleys behind the houses. I'm not sure who has access. This is low priority but I hate looking down the alleys to see them all unkempt."* **Property Owner - Buitenkant Street**
- *"Sectional Title scheme has recycling service weekly."* **Property Owner - Hopeville Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Cleaning and Maintenance: Survey Responses

- *“Unfortunately the effort of the cleaning team will go to waist because the vagrant use the roads as a bin and a toilet. The property owned by the council right next to us have not been touched in years. Up until today from lock down no one have stayed there. No one have managed the out of control garden and trees, we have to keep on cutting it ourselves. The house is full of graffiti. It looks like a drug house from the street view. We can't get our property sold because of all these major issues, and a very big eye sore next to us.”* **Property Owner - Maynard Street**
- *“The large trees are not pruned regularly and damage the electric wires overhead.”* **Property Owner - Maynard Street**
- *“Currently paying for a private recycling service but the bags often get taken by vagrants before it can be collected.”* **Representative of Property Owner - Buitenkant Street**
- *“The maintenance & cleaning of the area is done by the city of Cape Town only when requests are logged, it is not consistent. Without the Gardens Watch cleaning team the area would be filthy - they are currently an invaluable service.”* **Representative of Property Owner - Buitenkant Street**
- *“Perhaps installing bin locks on our dust bins to prevent the incessant rummaging of vagrants messing everywhere...? The locks automatically open when the bins are emptied upside down into the trucks.”* **Representative of Property Owner - Maynard Street**
- *“DOES NOT WORK, VAGRANTS OPEN RECYCLING BAGS AND LEAVE CONTENTS ALL OVER THE SIDEWALK AND STREET FOR IT TO POSSIBLY LAND UP IN DRAIN AND CAUSE BLOCKAGES.”* **Property Owner - Buitenkant Street**
- *“I already pay someone for my recycling but would be great to have a drop off point.”* **Property Owner - Maynard Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Cleaning and Maintenance: Survey Responses

- *“Again the squatters with 'tents' on the pavement outside Western Cape Government parking garage and around the verge of the WCG outside parking in Buitenkant Street - litter, drug syringes, unsightly, human excrement.”* **Property Owner - Buitenkant Street**
- *“The questions in this survey are more aligned to individual house owners and not flat owners who may be part of a scheme. We have excellent internal security but it's the roads in the area that are very unsafe. We have recycling inside the complex.”* **Property Owner - Solan Street**
- *“Streets should have a form of communication eg whatsapp groups to discuss street problems and to work together concerning safety and keeping street clean. Occupants must also take responsibilities and not just wait on CTCC and police to keep area clean and safe.”* **Property Owner - Gordon Street**
- *“People urinating and dropping rubbish in plant pots in Glynville terrace street.”* **Property Owner - Glynville Street**
- *“The waste and poo left around homeless camps is disgusting. Not enough bins around the streets.”* **Representative of Property Owner - Roodehek Street**
- *“Dunkley House already has a recycling scheme.”* **Property Owner - Barnet Street**
- *“LGID should consider using Straatwerk- they clean Gordon, Hopeville and Courville. They are currently paid for by a resident on Hopeville.”* **Property Owner - Courville Street**
- *“The refuse of Wembley Square is put out in communally used bins but I am concerned about vagrants going through the bins as they create additional rubbish lying around in the streets.”* **Property Owner - Wesley Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Parks & Recreation: Survey Responses

- *"We currently only go (by car!) to the de waal park, because we do not feel safe in any other outside area close by unfortunately. I'd love to see the Tuinplein, dunkley square or any other close-by recreational area being improved, especially for young kids."* **Property Owner - Barnet Street**
- *"While it's great to have greening of sidewalks, the correct greenery must be considered and no new alien species introduced."* **Property Owner - St Johns Road**
- *"The mural on the My City Bus place must be changed. It's outdated and gross now. Near Gardens Centre."* **Property Owner - Solan Road**
- *"Street art can dramatically offset the loss of property values from crime, homelessness, etc."* **Property Owner - Maynard Street**
- *"Tuin Plein Park to be opened to residents of Lynwol Court."* **Property Owner - Hope Street**
- *"Public skate park with security built by professionals."* **Property Owner - Hope Street**
- *"I would like to see fencing off of pavement on both sides of skate park and opposite Gardens Centre as they provide protection to street sleepers who have set up structures there, especially alongside Mill street side."* **Property Owner - Mill Street**
- *"Let's just stay realistic and remind ourselves that even the best run areas/ districts in the world are not perfect. I just came back from Europe, and honestly as long as people feel safe, have access to things important to them (entertainment, education etc.), a little graffiti here and there for example is not the end of the world. We're not Constantia, would be nice to still keen a sense of edginess and youth about the area."* **Property Owner - Buitenkant Street**
- *"The parks in the area are fenced off and inaccessible to most, and vagrants living there make them horrible places to visit. it would be amazing if these public facilities were accessible to the public."* **Property Owner - Gordon Street**
- *"Regular maintenance of the parks (cleaning and gardening services) should be the top priority in my opinion."* **Wembley Road**
- *"We are checking with Baz-Art to be part of ipaf 2024 and to have graffiti."* **Property Owner - Maynard Street**
- *"No recycling points in parks please as they attract vagrants,"* **Property Owner - Courville Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Parks & Recreation: Survey Responses

- *“Not sure the listed parks are at all at a level to frequent.”* **Property Owner - Buitenkant Street**
- *“I walk my dogs occasionally and would love to make more use of the parks and the streets, but due to safety and hazardous waste concerns, and lack of bins to dispose of poop, I tend to go elsewhere. Would like to use Maynard park but it’s always locked and I don’t have access.”* **Representative of Property Owner - Buitenkant Street**
- *“I think the graffiti element could become a major part of the art. The artists seem to have respect for each others tags... might be a way of incorporating them.”* **Tenant - Dunkley Street**
- *“Parking is a problem on Barnet street I see they have paved the park next to Tuin Plein would be good to have a day or night parking option there for R 20 per day - would be much better use of space and make the city money instead of the vagrants.”* **Property Owner - Barnet Street**
- *“We walk to COMPANY GARDENS and there is a noticeable difference between CGardens & walking in the opposite direction to JUTLAND where vagrants / homeless defecate everywhere/ smells are unbearable.”* **Property Owner - Scott Street**
- *“I think it’s most important to focus on facilities that encourage community members to live in public spaces in the area. Outdoor gym, running track, children’s parks and beautifying sidewalks are all at the top of my list.”* **Representative of Property Owner - Wesley Street**
- *“Street art is a great way to show and keep a city also interesting. SA has great artist.”* **Property Owner - Glynn Street**
- *“Lets worry about a clean and sanitary , safe space without illegal and aggressive pavement squatters before we worry about recreational facilities.”* **Property Owner - Clare Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Social Services: Survey Responses

- *"I don't care about PIE. squatting is theft of property, space and time. if other people do it they go to prison. It's over regulation and creating soft people / decline in prosperity. I would support a social worker but it will all depend on the efficiency and effectiveness."* **Property Owner - Buitenkant Street**
- *"I think it is incredibly ridiculous to add budget on rates considering the amount of taxes that people pay on income, vat, capital gains, fuel, rates, import tax, inflation, inheritance, ... having to charge an extra levy on rates is unacceptable. Optimize budgets and governmental structures are necessary. 400 rand a month extra will not change anything if they cannot work with the budget of rates levied on overvalued properties sometimes up to 25% my rates of a property of 3mil are equal to properties in greenpoint for 4.5-5 mil it's ridiculous as we all know where that extra tax will go and where it won't go."* **Property Owner - Buitenkant Street**
- *"It is ridiculous that we need a court order to remove ILLEGAL vagrants. They are forcing places to close and ruining our investments. They must be physically removed and made very uncomfortable if they come back. Cape Town will fall apart if this goes on longer!"* **Property Owner - Hope Street**
- *"Start seeing them as humans and not a PROBLEM to be handled."* **Property Owner - Barnet Street**
- *"Some homeless people do not want to go into shelters. We need compassion in our interactions with them. Many feel they have been rejected by society. Joblessness is the biggest problem and the biggest reason they are sleeping on the streets. COVID made things far worse."* **Property Owner - Gordon Street**
- *"Social worker/services to be more involved as most of the homeless are sick and most times default on medication."* **Property Owner - Hope Street**
- *"The city needs to respond quickly to remove squatters when residents report structures are being set up. And if they do remove squatters, these people simply return. So consistency is from City is critical."* **Property Owner - Mill Street**
- *"I believe there is a major problem with unhoused people in Cape Town but do not feel unsafe because of them. My ideal scenario would be that they have somewhere safe to go or are provided economic opportunities instead of simply being removed and relocated without solving the larger problem."* **Property Owner - Buitenkant Street**

* SURVEY RESPONSES: In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.

Social Services: Survey Responses

- *“The homeless in this area are not migrants looking for opportunities to improve their lives, they are addicts who find the convenience of petty crime to support their habit the least offensive of their options.”* **Property Owner - Gordon Street**
- *“We have been trying to sell our property for over a year and haven’t been able to due to the illegal camps in the area (direct feedback from potential buyers) This has also had an impact on the rates as the valuation of our property has now decreased significantly on the previous municipal valuation. Good for us, but not for the city.”*
Property Owner - Buitenkant Street
- *“The above social worker project should be run as a pilot project to resolve the current issue. Its success could be its failure as it could encourage new vagrancy and homelessness.”* **Representative of Property Owner - Buitenkant Street**
- *“The is too many departments passing the buck on this. Would be happy to try and get involved on this matter. Not saying i can fix it just happy to give time to help.”*
Tenant - Dunkley Street
- *“The vagrancy situation is disappointing for me personally. I am a 31 year old and own a R2 million property. I come from a previously disadvantaged background and I have worked very hard to get to the point where I can purchase property only to have squatters camp outside my apartments bedroom window. This seriously reduces the value of my property and causes disturbances for my guests living in the apartment. Why do I pay such high rates and taxes if anyone can decide to live in the area by pitching a tent on the side of the road and in the parks.”* **Property Owner - Scott Street**
- *“I don’t support the social worker because i don’t feel it would help but if i am wrong then i would strongly support if it would be a good solution.”* **Property Owner - Barnet Street**
- *“Homelessness is a social problem which is unavoidable in a money driven economy. A step to the solution is low cost housing for those who work in the city and low cost elderly homes need more attention.”* **Property Owner - Maynard Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.

Social Services: Survey Responses

- *“To get rid of tenants or vagrants the pie act should be scrapped with immediate effect.”* **Property Owner - Buitenkant Street**
- *“I would only like a social worker dedicated to getting people OFF the street and not defending them to remain vagrants.”* **Property Owner - Scott Street**
- *“Like stated before, no one did anything about it during lock down, the problem have worsened. The vagrant in lower gardens are all on drug or alcohol--and this is the perfect area for all that want to scout around and steel anything and from anyone.”* **Property Owner - Maynard Street**
- *“The root causes of homelessness must be addressed to meaningfully get large numbers of people off the streets: unemployment, mental health, drugs, alcohol--and these are not mere local issue.”* **Property Owner - Hopeville Street**
- *“The under-bridge intersection of Buitenkant and Mill is an ongoing issue which doesn't apply to the eviction process.”* **Property Owner - Mill Street**
- *“The suspect/illegal utilisation of former hospital structures in Buitenkant/Glynn is a social concern.”* **Property Owner - Glynn Street**
- *“A large group of homeless people having been living on the pavement on Hatfield Street close to Roeland Street for years now.”* **Property Owner - Wandel Street**
- *“This is the most important issue. I will probably only consider the CID project a success if I can feel safe walking from the Mill Street bridge to Roeland Street at night. To achieve this I think there would need to be an almost complete elimination of vagrancy, and an effective presence of safety officers at night (something like the green outfitted officers of the CCID in the CBD).”* **Property Owner - Scott Street**
- *“The LGID should support all members of society as much as possible including the vagrants who live with us. Strongly support the tackling of vagrancy related issues through compassion not punishment.”* **Property Owner - Courville Street**
- *“Is the Social worker angle a proven strategy?”* **Property Owner - Buitenkant Street**
- *“Unhygienic, unsafe and drug related issues.”* **Representative of Property Owner - Wandel Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.



Social Services: Survey Responses

- *“In this context, it becomes imperative to devise a comprehensive system that transcends the mere act of relocating individuals from the streets. The focus should extend towards identifying viable employment opportunities for this demographic. The efficacy of such an approach hinges on not only facilitating their transition from street living but also evaluating their commitment to engaging in gainful employment. Central to this endeavor is the overarching objective of facilitating the reintegration of street-dwellers into a more conducive living environment, characterized by both improved living conditions and the prospect of financial self-sufficiency. To attain this, a diverse array of employment prospects can be explored and presented to them. It is paramount that the prospect of street living is superseded by the allure of a dignified existence within more nurturing surroundings, facilitated by gainful employment. While the process may necessitate stringent criteria to ascertain their willingness to participate in the proposed work opportunities, the overarching aspiration is to afford them the chance to embrace a life that transcends their current circumstances.”*

Property Owner - Glynn Street

- *“Stronger effort has to be made to remove impediments that prevent vagrants from being evicted or removed from driveways, pavements etc - it can not be that the rights of rate paying residents are infringed upon by vagrants willy nilly with no consequences. Especially when the city provides support to getting people off the streets, accepting help should not be a choice for vagrants and squatters, but enforceable. Rate payers already pay rates for such services as safety and security, cleanliness and maintenance of infrastructure - these funds are being hijacked for other purposes and spent in other areas. It is a silly concept that property owners are now asked to pay additionally rates in order to enjoy some of the benefits which they are already paying for in their monthly, steeply increasing rates accounts. First prize is to make efficient use of funds already collected - the answer is not always just to charge more. The redistribution of rates has been going on for decades now with little to no tangible positive results - all that is being achieved by this policy is that we are raising generations of citizens that expect more services than they pay for and in the long run it is unsustainable. While I see the system as flawed, we will contribute something extra, but under the circumstances it is a grudge purchase , given that we already pay rates for these services.”* **Property Owner - Clare Street**

* **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.

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	To reduce costs I think we could reduce the number of cleaners to our current team of 2 people (who manage to visit every street in our neighbourhood twice a week). The CoCT has an EPWP that employs cleaners in other parts of the city. As the city needs to find sheltered employment, they have a vested interest in continuing their program. If we employ our own cleaners the city will exclude our area, but if we don't have our own big team of cleaners we will be able to ask them to send them into our area. This should be investigated as an option before we commit to a 12 person cleaning team (which seems excessive).	Maintenance and Cleaning	Yes		The cleaning and maintenance team to be reduced to eight members from initially proposed 12 person team, to help reduce overall budget costs.	
2	I'm all in support of all the proposed	Positive Support	No	No change requested.		
3	I am happy to see we are planning to target the public safety. There have been too many thefts, unpleasant approaches and homeless people in the area. My main concern is getting those people off the street of our neighbourhood and moved to places where they can be better served. I am happy to pay additional property rates to whatever extent, to make our neighbourhood safe, clean, managed well and social. thanks for all the hard work so far, and please keep going!	Positive Support	No	No change requested.		
4	I have an issue with the fact that security will only be operational from 8 - 5pm. I strongly feel like we need security to be more present, especially in the evening and at night. I understand that there will be patrol vans at night but this is not enough as they will be dispersed and not on focus areas. I live opposite the church and the noise I experience at night is ridiculous. I have not had a good night's rest for the longest time. The people on the street are arguing, shouting, PLAYING THEIR BOOMBOX at ungodly hours and having themselves a jolly good time while I am trying to sleep to go to work. This is becoming unbearable and we will need maximum security patrolling to eradicate this problem. They will only adhere to a voice of authority. Outside the church has become their meeting place after 1am and finishing after 4am sometimes.	Public Safety	No		I can confirm that the draft business plan allows for the on foot public safety officers to be available 24/7/365. This equates to 5 officers during the day and 4 during the night, but this could be adjusted depending on ongoing hot spot requirements i.e. 5 officers during night for instance. Your feedback will be noted in the 1st public meeting.	
5	Committee - I love the CID and what you doing but your pricing is WAY TOO EXPENSIVE. Pinelands just did the CID and I canvassed votes (knocked on 100 doors myself to get us over the 60% line) and Pinelands is a lot cheaper. Honestly you need to do more with less. This pricing is insane. Will oppose at this price. Pinelands Average monthly contribution (VAT excl.) x 1.15 = Average monthly contribution (VAT incl.) e.g. R3,500,000 x R 0,000585 = + 12 = R3,70,83,00 x 1.15 = R396,22. You are charging R476.29 per month for same value. That's 142% more expensive than pinelands CID. Come on!	Budget	Yes		Public Safety budget to be reduced by one public safety officer per a patrol vehicle to reduce overall public safety budget.	
6	The plan is good depending actual execution and financial management. However, I have serious objections to pay additional funds. Here is why: Note: I am a real estate agent and investor. 1) Municipality valuation lays 20% higher than actual property value. Reassessment of municipality valuation was 3.7 mil when actual market related value sits at 3mil rand: now again the CID will be based on valuations. 95% of the people are not reassessing the municipality valuation as the City of Cape Town is making it extremely difficult. (due to processes and incompetency, as well using 2 different valuation roles for no apparent reason) Highly inefficient to demotivate people to actually do it. 2) Rates in other more affluent areas are way less than lower gardens. eg. Greenpoint properties for around 5mil rand are paying less rates than I do on a property of 3mil rand ... 3) CID / Cape Tow is asking me to pay more while: I have now over 1 year ridiculous low pressure. Here a breakdown of how incompetent the City of Cape Town really is: - Since placement of current water meters (probably decades ago) my property has been connected to someone else's water meter. I am paying water bills of someone else this whole time: Surely I am not alone in this matter. - If it wasn't for me spending 5,000 rand on plumbers I would have still not figured this out. - The line between my water meter and my property is blocked. To this day nothing has been done. Pressure is so low I cannot run 2 taps at the same time, use a dishwasher. I have been living in sup par living standards with a 3 year old. - I already have spent 5,000 rand to figure this out on plumbers etc. Nobody seems to care or do their job. So yes not much faith in any of the government operations and. I can add, intentions. 4) 7% of the population is paying income tax. These 7% are now asked to again pay more: it is a governance problem for which we are paying already. Who knows where the funds will end up ... So no I am not willing to pay more for something I already overpay without having certitude that anything will be done. 5) Lower gardens is 1 area, but what about the city centre at the train station and lower Buttenkant street? It is a bigger problem than lower gardens only, and on top lower gardens will pay where those areas will benefit from as well. They can contribute as much to be fair. 6) The actual solution lays in education, social housing and shelters, job creation (which Gordon Lewis is doing well I am happy to add) and much more social support. 7) If the city cannot manage the street where the largest police station is located, then what are we even discussing here? Conclusion: We pay enough tax Income tax, VAT, rates, transfer duty, capital gain, vehicle tax, tv tax, gift tax, inheritance tax and so much more including The biggest tax of them all: Inflation. I think this is enough for the city to do their job.	Budget	Yes		CID budget to be reduced as proposed per line item 1 and 5.	
7	The whole plan sounds awesome and will create peace of mind for all living there.	Positive Support	No	No change requested.		
8	Thank you for the effort - much appreciated. Happy for rates increase as indicated on the Draft Business Plan.	Positive Support	No	No change requested.		

After 1st public meeting					
9	"Firstly, thanks for the hard work and effort that went into this, I can appreciate it took a huge amount of efforts. I hope my questions add value or add consideration to the business plans: 1. If you are an owner and we are successful with the CID and one sells the property, what happens? 2. Can the CID enforce by-laws on Buskers? 3. What about car guards - I am not sure if there are any by-laws around this? 4. I think Wandal street is by far the worst street, every morning at least 1 car had its window smashed."	Public Safety	No	1.The new owner would take over any CID levies, together with the properties rates and taxes. 2.The draft business plan includes a full time CoCT law enforcement officer, they have the power to fine and enforce by-laws. The public safety officers will be able to move people along in public spaces if they are clearly infringing on by-laws. 3. Car guards in public roads will be policed by the public safety officers. 4.Thanks for the feedback.	
10	"A truly forward-thinking CID We believe in the power of local decision-making. Just as we decide how to spend our CID taxes, we should also determine the most efficient ways to raise them—ways that maximise return on investment for our community. We aim to establish a system where everyone pays their fair share, one that is resistant to gerrymandering and doesn't penalise individuals for responsible actions. Currently, our municipal property valuation-based taxation fails to meet these objectives. Under this system, properties in disrepair incur lower taxes compared to well-maintained properties. Furthermore, developers often obscure the true value of their properties, resulting in disproportionately lower rates compared to smaller residential buildings, where values are more transparent. To address these concerns, we propose the introduction of a Land Value Levy (LVL). This method promises to deliver efficient and equitable taxation, aligning with our goals and ensuring fairness across the board. Questions and Answers about improving the CID by replacing property levies with Land Value Levies. What is the difference between a land value levy and the current property value levy? The difference between a property value levy and a land value levy (LVL) centres on what is being levied: total property value versus just land value. For example, consider two neighbouring plots of equal size and accessibility. On one plot, a family invests in their dream home, significantly increasing the plot's property value. On the other plot, an investor keeps the plot vacant for speculative purposes as investing in the plot is expensive and they simply need to wait for property values to appreciate before selling. Under a property value levy, the family pays a higher levy due to the increased value from their investment in their home. In contrast, under an LVL, both the homeowner and the investor would pay the same levy amount, as the levy is based solely on the land's value, regardless of development. This system promotes more equitable levies and encourages efficient land use, as it doesn't penalise property improvements or development. Can a land value levy help reduce speculation and vacant land in our community? Yes, a land value levy is particularly effective at reducing land speculation, underutilised, and vacant plots. Since the levy is imposed based on land value regardless of use, it creates a financial disincentive for landowners to leave land undeveloped. This encourages landowners to either develop vacant land or sell it to someone who will, thus promoting more vibrant and efficient land use within the community. To see why a land value levy is so fair, consider why the value of the speculator's land increases: because everyone around their land is investing in their own land and thus their community. The speculator gets to absorb value they didn't create, while those improving their land are taxed for it. Why is a land value levy fairer than a property value levy? A land value levy is fairer than a property value levy because it is based solely on the location and size of the land, which are not controllable by the landowner, rather than on improvements that the owner chooses to make. This system ensures that those who own the most valuable land, which often benefits most from the value generated by the CID, contribute a fair share. How will changing to a land value levy impact CID revenues? Shifting to a land value levy will stabilize and potentially increase CID revenues without the currently proposed 5% annual increase. Since land value is less volatile than property value (which fluctuates more with changes in the real estate market and property improvements), LVL provides a more predictable revenue stream. Additionally, by encouraging development and reducing vacancies, the levy base will steadily grow, leading to increased long-term revenue for the CID without raising levies. How would land values be determined under a land value levy? The City of Cape Town has comprehensive data on land values. We will need formal approval to use the data. Alternatively, values would be determined by independent and regular assessments conducted by municipal assessors or a designated municipal agency. These assessments would focus solely on the value of the land, based on location, size, zoning, and the desirability of the area, excluding any structures or improvements. Structures and improvements will be assessed only if there is heritage to consider. The process would ensure transparency and fairness, with opportunities for property owners to appeal assessments they believe are incorrect. Third option is Value Base, a tech-enabled mass appraisal valuation modeling software with support which will provide the most accurate valuations as they are updated in real time and provide full transparency to the public. How does a land value levy influence affordable housing? A land value levy can positively influence affordable housing by promoting the development of underused or vacant land. By taxing land based on its value, it creates an incentive for landowners to develop unused and underutilized land, which can increase housing supply and help stabilize or reduce housing costs, making housing more affordable for everyone while increasing property values through increased land values. Is there a risk that land value levy could lead to overdevelopment? While a land value levy encourages development to avoid the penalty of paying levies on unused land, local zoning laws and planning regulations will still guide how and where development occurs. These regulations can prevent overdevelopment and ensure that growth is sustainable and in line with the community's needs and vision. Specifically, the bulk of land in the Lower Gardens District is zoned medium density. General Residential 1-4 and Mixed Use 2 are the most common. Higher density zoning like General business 5 and Mixed Use 3 are clustered around Roland Street and Mill Street, both of which are around the border of the district. What exemptions should be allowed under a land value levy, particularly for historical buildings? Exemptions under a land value levy could be strategically implemented to protect cultural heritage and promote community goals. For instance, historical buildings that could be redeveloped could be exempted from higher levies or given a reduced rate to encourage their preservation. This approach balances the need to maintain historical sites with the principles of equitable and efficient land use promoted by LVL.	Financial Impact	No	Thank you for the below feedback, the CID steering committee does not have a mandate within the by laws to challenge the existing levy process. We will pass this feedback directly on City of Cape Town, and request who is the correct person to engage regarding this feedback.	Hi We have sent your feedback off to the CoCT, and they have responded with these three points: - The excerpt provided pertains to Chapter 3, section 9 of the NPC's membership and voting rights at members' meetings/AGMs, which is distinct from the CID establishment process. - It is important to emphasise that the allocation of consent and objection votes during the CID establishment process is separate from the provisions outlined in this section. - As previously discussed, each registered property is entitled to one vote during the establishment process, including sectional titles. Therefore, no weighted votes are to be utilised in this context. Let me know if there is anything else you wish to engage them on?

	Can the land value levy system be manipulated by landowners to lower their levy obligations? While no levy system is entirely immune to manipulation, the land value levy system tends to be more straightforward and less susceptible to common tax avoidance strategies than property value levies. Since the levy is based solely on the land's assessed value, independent from its development or use, there are fewer opportunities for manipulation through physical or cosmetic changes to the property. What impact would a land value levy have on local businesses and commercial properties? A land value levy could positively impact local businesses by encouraging the development of commercial properties and reducing the levy burden on businesses that improve and enhance their properties. This can lead to a more vibrant commercial sector, increased employment opportunities, and enhanced services for the community. Additionally, by lowering the cost barriers to property improvements, businesses might be more inclined to invest in their physical locations, improving the overall economic health of the area. How will the community be involved in the assessment and implementation process of the land value levy? Community involvement is crucial for the successful implementation of a land value levy. The process should include public consultations, transparent reporting on how land values are assessed, and regular opportunities for property owners to review and appeal their assessments. Engaging the community through workshops, hearings, and feedback sessions will help ensure that the levy system is fair, transparent, and tailored to the specific needs and circumstances of the community. How will a land value levy affect my residential property levies compared to the current property levy system? For many residential property owners, a land value levy could mean lower levies if their homes are not on highly valued land compared to commercial properties. Since LVL is based solely on the land's value and not on the home or improvements, homeowners who have invested in their properties won't see their levy burden increase due to these improvements. This could make LVL appealing, especially in our community where residential properties don't occupy the most valuable land. Further, as with the current property levy, a differential rate could be applied to residential and commercial properties. Will a land value levy unfairly benefit commercial property owners at the expense of residential owners? While it might seem that commercial property owners could benefit more from a land value levy, especially if they own highly developed land, the levy system is designed to encourage the efficient use of all land. This means that underutilised commercial land likely facing higher levies under LVL will either be developed or sold to someone who will develop it, potentially increasing job opportunities and local services, which benefits the whole community, including residential owners. What impact will a land value levy have on community services and infrastructure? By levying only land values, the community can incentivise the development of vacant and underused land, potentially increasing the levy base without raising levy rates. This expanded levy base can lead to better funding for CID services and infrastructure improvements, which benefits residential property owners by enhancing the quality of life and leading to increased property values in the area. If our CID is successful, we hope that the entire municipal rating system shifts to land value ratings, which could lead to rapid infrastructural development, as this is the quickest way for the municipality to increase land values and thus levies collected."					
11	Issues like homelessness need to be viewed in broader context when there is such huge inequality and unemployment. I suggest that more money should be spent on social services - much higher than 7% of the budget. This would probably also help with the other issues listed. I'd also like to see a more expansive notion of community reflected in the approach, even though the CID is for rates payers, our community involves many more people than this.	Social Responsibility	Yes		CID budget to be reduced as proposed per line item 1 and 5.	
12	Thanks for the well planned meeting yesterday. No major concerns that haven't already been raised. Can only agree with the "Lady" that was out of place, that comparing or choosing using Observatory (which has become problematic) and Clifton (which of course is up market) was a very poor comparison to make. Why not compare on how the City Bowl is doing or even Sea Point, this would make a bit more sense. Concerns raise are the same as I have, currently nothing to add.	Positive Support	No	No change requested.		
13	Thank you so much for all the effort involved in moving this project along. You did a great job with the public meeting! I am fully supportive of your efforts at establishing a CID. However, I have concerns about the proposed CID levy. While I appreciate the need for flexibility, the projected cost seems excessively high. With a CID rate of R126/million of my rateable valuation, my CID levy would constitute a 30% supplement, which surpasses the concept of a "top-up" levy. From my understanding, the average levy sits around 17%, a figure that aligns better with my expectations. I acknowledge that a lower levy will likely result in reduced services, and I am willing to accept that trade-off. For instance, when considering the cleaning portfolio: Currently, Gardens Watch employs 2 cleaning staff members, while the CID plans to expand this to 12. However, I question the necessity of such a substantial (and costly) expansion. The primary objective of this portfolio is cleaning, not necessarily creating additional employment opportunities for homeless individuals. With more efficient management, our existing 2-person cleaning team could significantly enhance productivity. Relying on a volunteer with other commitments to oversee and manage the team in their spare time poses considerable challenges. Implementing a more professional structure could greatly improve the productivity of this small team. Additionally, it's worth noting that whether Donovan works independently or alongside Shameez, the team's productivity remains consistent. Shameez's performance is subpar, which further reinforces my reservations about automatically integrating the existing team into the CID cleaning team. While I support offering the current team the opportunity to join the CID, it's imperative that the CID employs individuals based on merit and suitability for the role. I know a great deal of effort has been put into the draft business plan but it does feel like it is possible to strip it back a bit.	Budget	Yes		CID budget to be reduced as proposed per line item 1 and 5.	
14	Great plan I'm happy to pay the fee.	Positive Support	No	No change requested.		
15	Happy with the draft business plan.	Positive Support	No	No change requested.		
16	I fully agree with the business plan in its entirety and would like to see it implemented as soon as possible.	Positive Support	No	No change requested.		
17	Firstly, I believe we are in desperate need of a CID in our area. The benefits it can bring to our community are invaluable. While the monthly cost for a R4m house is slightly higher than I anticipated, it remains manageable and is a worthwhile investment for the improvements we seek. I consider all four areas of management critical to the success of the CID. However, I propose that we initially place greater emphasis on public safety and supporting the homeless. Enhancing public safety will foster a sense of security and well-being among residents and businesses alike. Simultaneously, prioritizing efforts to support the homeless and help them transition off the streets will address a significant social concern and contribute to the overall quality of life in our community.	Public Safety	No	No change requested.		
18	If 63% of the budget is spent towards public safety and the main concerns are theft out of auto and muggings. Are these crimes not mostly happening at night? Just concerned whether 4 officers at night are sufficient. Further I am very happy of this initiative and keep doing this amazing work!	Public Safety	No	I can confirm that the deployment of public safety officers at night will be dependent on the ongoing crime evaluation of the precinct. We will have 9 on foot public safety officers (that can be split across day and night as needed), and two manned cars (two officers in a car each) that will operate 24/7/365. We will provide more detail of this in the second public meeting.		

19	Great work I full support the implementation of the plan and thoroughly look forward to it	Positive Support	No	No change requested.		
20	I commend the hard work and dedication to put this plan in motion and would be happy to volunteer help in anyway to see this plan succeed.	Positive Support	No	No change requested.		
21	happy and keen to get this approved.	Positive Support	No	No change requested.		
22	I'm fully in support of the business plan, a great amount of work has been done already and now is the time to implement. I am happy to volunteer to drive signatures, please get in touch to discuss how I can help with that. I know many of my neighbours as well as leaders of the Body Corporates for a few of the larger buildings around, such as Hopeville Mansions and Barnet house.	Positive Support	No	No change requested.		
23	We want to be able to walk freely and we don't want homelessness everywhere	Public Safety	No	No change requested.		
24	As owners of the abovementioned unit who have tenants, we would very much support the Lower Gardens CID but unfortunately live out of town. We are aware of the public safety around Wembley Square, which has deteriorated dramatically. We would definitely support this application process as property prices will be affected down the line. We would also like it to be safe for any tenants wishing to live in the area.	Positive Support	No	No change requested.		
25	Thank you for the meeting and the initiative in starting a lower Gardens CID. I am more than willing too help in anyway possible. I do think That issue more budget and more emphasis on safety will lead to positive changes further down the line. More security more patrolling more visibility. Get it safe and then beautify	Positive Support	No	No change requested.		
26	Happy with all aspects of the business plan. It is well detailed and provides good measures on how lower gardens can be improved for all residents.	Positive Support	No	No change requested.		
27	Great initiative. I support it 100%	Positive Support	No	No change requested.		
28	I am in support of the CID including all the Business Plan categories.	Positive Support	No	No change requested.		
29	Dear sir Thank you for the meeting as well as your efforts in driving the process As you know I was present at the meeting. In essence I don't have a problem with the idea, however I have a significant issue with the unfairness of it Presently over 67% of the property owners are non homeowners which are expected to pay 67% of the contribution and yet have less than 23% of the vote. How can this be fair in any manner. These owners have already to pay double rates per million when compared to home owners and in addition are rated on a commercial valuation and not a residential valuation Most of these owners have already employed security and operate on a similar space to a home owner. By making this significant contribution annually you will be lowering the value of my building by over R2.6 million and you will be harming each of the commercial owners to a lesser or greater degree. (Commercial buildings are valued on yield and have little to do with area) In the meeting as well as in each of your correspondence you say "we will change the business plan", however you are not able to change the business plan since you are governed by statutes and bylaws and so the statement is misleading and should be clearly qualified as to what you can change and cannot change After the CID is enabled you are placing a large burden on non residential property owners which are already stretched out by the municipality. I don't image that is of a concern to homeowners but in a community being fair and equitable should be of utmost concern Lastly, having the municipality pay funds into the "pod" is simplistic at best and silly at worst. The reason being, the municipality do not earn money, they receive it via the rate payers, you and me. This means they need to add this additional expenditure into their budget which is spread over rates charges to rate payers. So we pay to them to pay the CID, therefore we are paying twice. As they increase rates to pay ever increasing fees, the CID rates go up automatically and in turn the rates charges increase. So not only fueling inflation but we are paying the municipality to pay the CID and paying the CID as well. It makes far more sense to not have the municipality contribute if you are capable to change the business plan, then make it fair. If not then then list what you can change I know you are keen on this but you are asking the commercial to subsidize your wishes. Far better to let people contribute to the CID idea if they want to and not force the percentage of folks who want nothing todo with it to pay. I am sure you would not want to be forced into paying something simply because 60% of an area on which some well meaning individual drew a line around an area on a map and said I want to collect money. You can see 2% of the people gave feedback, because they are not interested, rather stop forcing your will onto other who wish to be simply left in peace. Rather put together an agreement in which interested parties willingly without being forced can contribute an amount of funds annually and work with those funds for the betterment of the area	Budget	Yes		Firstly, thank you for your continued engagement, we encourage feedback so we can develop the best overall response for the Lower Gardens communities identified problems. We will do our best to respond to all your points below where relevant, also please confirm if you wish to remain anonymous when providing feedback as all feedback and our response will be shared with the community and the CoCT. As you know I was present at the meeting. Thank you for your attendance, and your feedback during the public meeting. <i>In essence I don't have a problem with the idea, however I have a significant issue with the unfairness of it</i> <i>Presently over 67% of the property owners are non homeowners which are expected to pay 67% of the contribution and yet have less than 23% of the vote. How can this be fair in any manner. These owners have already to pay double rates per million when compared to home owners and in addition are rated on a commercial valuation and not a residential valuation</i> These numbers are not correct, please review page 11 and 12 of the urban survey (you can access it on the CID website link https://www.lowergardenscid.co.za/hubfs/Urban%20Management%20Survey/Lower%20Gardens%20CID%20-%20UJMS.pdf?hstlang=en) to show you the approximate make-up of the commercial v residential properties within Lower Gardens. Approximately 66.3% of all properties within Lower Gardens are residential properties, and therefore would pay the proposed residential CID rate of R136 pm per R1 million valuation. Although the CID levy for commercial properties is proposed at R265 pm per R1 million valuation, this is VAT inclusive so for majority of commercial property owners this a R230 cost to company, that is usually passed directly onto your commercial property tenant. This is the generally accepted practice across all CIDs we have engaged. Most of these owners have already employed security and operate on a similar space to a home owner. Agreed, and feedback from other communities who have implemented CIDs it shows to reduce private security costs over time, as well as reduce damage to property and improve rentals due to improved public spaces. By making this significant contribution annually you will be lowering the value of my building by over R2.6 million and you will be harming each of the commercial owners to a lesser or greater degree. (Commercial buildings are valued on yield and have little to do with area)	

					50% of the members of the steering committee are owners of commercial properties, and understand that improved buildings, and improved public spaces generally allow for improved rental returns. As I understand it your property is rented as student accommodation, and to one tenant (we assume the educational institution or government), understanding this we would assume you are unable to pass these additional CID costs onto your tenant until possibly the next contract cycle. We appreciate your frustration with this regard, but really believe that improving the public spaces around your property, as well as the safety of your tenants can only benefit the long-term return for all property owners within the precinct. In the meeting as well as in each of your correspondence you say "we will change the business plan", however you are not able to change the business plan since you are governed by statutes and bylaws and so the statement is misleading and should be clearly qualified as to what you can change and cannot change We are able to change the business plan, in simple terms we can propose to reduce or increase the level of services provided by the business plan. This would have a direct effect on the CID levy per a month. After the CID is enabled you are placing a large burden on non residential property owners which are already stretched out by the municipality. I don't imagine that is of a concern to homeowners but in a community being fair and equitable should be of utmost concern This is a concern, if we do not have strong commercial properties with good tenants we will have more problems within our public spaces (JHB, Durban, etc. are examples of this). So, the needs and voice of commercial property owners is as important to shape the business plan. Lastly, having the municipality pay funds into the 'pot' is simplistic at best and silly at worst. The reason being, the municipality do not earn money, they receive it via the rate payers, you and me. This means they need to add this additional expenditure into their budget which is spread over rates charges to rate payers. So we pay to them to pay the CID, therefore we are paying twice. As they increase rates to pay ever increasing fees, the CID rates go up automatically and in turn the rates charges increase. So not only fueling inflation but we are paying the municipality to pay the CID and paying the CID as well. It makes far more sense to not have the municipality contribute This point relates to what we discussed in the public meeting, we all agree that we would prefer that the City and other stakeholders use the current rates and taxes to address all our issues. But unfortunately, 74% (last year's budget number) of our rates and taxes in CoCT are spent on previously disadvantaged communities the vast majority of which do not pay rates and taxes on their properties. It is because of this gap in services we are proposing a CID, although you may find this unfair as we stated in the meeting you can do one of four things. Do nothing. We believe this will only lead to further decline and eventually decline in your rental returns. Move. Many people are, including selling up. Support civil society movements to close the service gap. We support this but believe that is has limited impact and generally unsustainable. Note less than 15 people support our Gardens Watch cleaning team monthly. Propose a CID. We support this option as the best under the legal framework we have available. If you are capable to change the business plan, then make it fair. If not then then list what you can change As stated above we can change anything in the business plan based on community feedback, this is not the steering committees plan it is the communities plan based on the urban management survey where over 30% of property owners gave feedback. I know you are keen on this but you are asking the commercial to subsidize your wishes. Far better to let people contribute to the CID idea if they want to and not force the percentage of folks who want nothing to do with it to pay. I am sure you would not want to be forced into paying something simply because 60% of an area on which some well meaning individual drew a line around an area on a map and said 'I want to collect money. We understand this perspective, and if there was a sustainable model, that was legally compliant, that could make an impact on the material problems our community faces other than a CID then we would have proposed it. We can assure you, that just like you we wish we did not have to pay more for services that should be delivered via our rates and taxes both from property and personal taxes. Unfortunately, until we fix the South African macro challenges it is unlikely that this will be possible. You can see 2% of the people gave feedback, because they are not interested, rather stop forcing your will onto other who wish to be simply left in peace Very positively the feedback number has now materially increased since our communication yesterday, we can also confirm that so far, the vast majority (99%) has been supportive of the CID with minor proposed changes to the business plan. The steering committee does not feel that the CID will be easily approved, and that is why the 60%+1 by law exists. Ultimately the community will decide, if they are generally not interested then they won't vote yes and we won't reach the threshold. Rather put together an agreement in which interested parties willingly without being forced can contribute an amount of funds annually and work with those funds for the betterment of the area This point is addressed above. I hope the above response is adequate, although we are aware that this will not change the current nature of your commercial property and tenants. If you have feedback that can help reduce costs in the business plan, please provide this as it will be aggregated and will drive where we make changes and amendments to the proposed plan. Thank you once again for your engagement.	
30	I fully support the plan, and would like to see improvement in all aspects (safety, cleanliness, social services, parks).	Positive Support	No	No change requested.		
31	Dear Ryan and steering Committee members Our family trust owns nr 3C Gordon Street (Gordon House) and my wife and I attended the first meeting on 8 May. First, our sincere and BIG thank you for what you and the team are endeavouring to achieve with the proposed lower Gardens CID. Although we do not permanently live in Gordon House (we have a good tenant living in the duplex section whilst we use the Loft as an Air B&B) and having owned the building for some 18 years, we have noticed the decay of the lower Gardens area over the past couple of years. Being involved myself in all sorts of boards and homeowners' associations (all for the love of serving a community) I cannot be more appreciative and grateful for your hard work on this project. It is in most instances and incredibly thankless enterprise as some of the remarks and comments so aptly demonstrated (especially by that one disruptive lady) by some in attendance, kudos must go to you for the manner in which you have handled it. As for our "vote" on the proposed Lower Gardens CID? A BIG YES!!!	Positive Support	No	No change requested.		

32	We are happy with the plan	Positive Support	No	No change requested.		
33	I am in full support of this plan, it's well prepared information packs and much needed initiative for our area..... I have nothing to add except my full support	Positive Support	No	No change requested.		
	Unfortunately I misjudged the time as I live in Europe and only caught the tail end of the meeting. I used to be a Trustee in Wembley Square so am well aware of the issues we face in the area. I also lived in Wembley Square for a while back in 2018. I am sure you have covered this in the business plan but some observations from me 1. How will we avoid double counting on security? At Wembley Square we had CCTV around the perimeter as well as speakers which alert potential criminals to the fact that they are being watched. We also had an armed response team. Our security team did regular patrols. Despite all of this the most common crime was the "smash and grab" car break in that happens so fast, there is nothing that can stop it. I am not sure how your 24/7 center will help this situation. Even if it can link all the various systems, which seems like a big ask. I worry that it is too cumbersome and won't actually help the situation any more than what is being done now. In this sense you set yourself up for failure because residents will say "look we have this new centre which costs us money every month but there is no reduction in crime". Personally I think more investment in the causes of the crime is warranted rather than trying to add extra security layers. I see two main prevention efforts. First and foremost is getting the criminals off the street (see my point 2). I also know from experience that in 90 if not 100% of the car break in cases the owner of the car was as much to blame because of leaving clearly visible goodies in the car. So some kind of consumer education on always making sure there is nothing visible in the car might help 2. We used to walk down to the Thursday night farmers market and every time we walked there we felt uneasy. Even during the day, walking down Buitenkant Street was unpleasant due to all the vagrants. I see you have some plans under social services but this is where I think the balance in your budget is wrong. You say you want to spend 61% on public safety but only 7% on social services. My point is unless you address the causes of the crime, you can stand on your head and put the most complex security systems in the world in place but you won't address the root cause. 3. Similarly I think the budget on maintenance and cleaning is too low as a proportion of the budget. If the whole area is cleaned up, the parks become more usable and people feel more comfortable walking in their own neighbourhood again, then by definition the whole place becomes more secure because the residents themselves are retaking the streets and criminals have less opportunity. By spending all the money on ever more elaborate security systems that can never prevent the typical smash and grab or street robbery that happen very fast, I think you won't be able to create sufficient impact to keep the CID going				<i>How will we avoid double counting on security? At Wembley Square we had CCTV around the perimeter as well as speakers which alert potential criminals to the fact that they are being watched. We also had an armed response team. Our security team did regular patrols. Despite all of this the most common crime was the "smash and grab" car break in that happens so fast, there is nothing that can stop it. I am not sure how your 24/7 center will help this situation. Even if it can link all the various systems, which seems like a big ask, I worry that it is too cumbersome and won't actually help the situation any more than what is being done now. In this sense you set yourself up for failure because residents will say "look we have this new centre which costs us money every month but there is no reduction in crime". Evidence from other CIDs generally show that in many cases you can reduce personal security costs due to the implementation of a CID, for instance the Wembley Square CCTV should be linked directly to the central control centre to reduce costs, so Wembley Square residents don't pay twice for the same service. This will be offered to all apartment blocks if the CID is successful.</i> <i>Also please note that the control room will be linked to minimum 29 cameras across the precinct, who are directly linked to two full time patrol vehicles, plus between 4 and 5 (depending on day and night shifts) on foot patrolers 24/7/365. Movement of criminals will be monitored closely in and out of the precinct to ensure that crime reduction is proactive and not reactive.</i> <i>Personally I think more investment in the causes of the crime is warranted rather than trying to add extra security layers. I see two main prevention efforts. First and foremost is getting the criminals off the street (see my point 2). I also know from experience that in 90 if not 100% of the car break in cases the owner of the car was as much to blame because of leaving clearly visible goodies in the car. So some kind of consumer education on always making sure there is nothing visible in the car might help</i> <i>We agree strongly with both points, please note that if you look at the summary of the business plan at this link https://www.lowergardenscid.co.za/draft-business-plan you will note that the combined spend of Social Services, Parks and Recreation, and Cleaning and Maintenance is 19% of the budget. All of these are focused directly on cleaning and fixing the homeless and vagrancy problem in Lower Gardens. If you consider that the Public Safety spend is there to support and protect the work of these three divisions (without public safety officers doing active policing, any mess cleaned up or structure removed will be made back within a few days) you can see that we are very focused on prevention rather than reaction.</i>	
34	I am a big supporter of the initiative but it has to show tangible results if people are to support it	Budget	Yes			<i>Ongoing communication, including public safety education will be a key part of our marketing and communication plan if the CID is successful. We used to walk down to the Thursday night farmers market and every time we walked there we felt uneasy. Even during the day, walking down Buitenkant Street was unpleasant due to all the vagrants. I see you have some plans under social services but this is where I think the balance in your budget is wrong. You say you want to spend 61% on public safety but only 7% on social services. My point is unless you address the causes of the crime, you can stand on your head and put the most complex security systems in the world in place but you won't address the root cause. Agreed, the point is responded to above.</i> <i>Similarly I think the budget on maintenance and cleaning is too low as a proportion of the budget. If the whole area is cleaned up, the parks become more usable and people feel more comfortable walking in their own neighbourhood again, then by definition the whole place becomes more secure because the residents themselves are retaking the streets and criminals have less opportunity.</i> <i>Agreed, reclaiming the parks for public spaces is a must. All four CID divisions are focused on this in our business plan, including placing the CIDs offices at Tuin Plein to ensure we reclaim this public park for surrounding schools and residents.</i> <i>By spending all the money on ever more elaborate security systems that can never prevent the typical smash and grab or street robbery that happen very fast, I think you won't be able to create sufficient impact to keep the CID going</i> <i>Our spend on cameras and systems is approximately 30% of the public safety spend, 70% + will be spent on 24/7/365 in person, on the street monitoring and enforcing of by laws.</i> <i>I am a big supporter of the initiative but it has to show tangible results if people are to support it</i> <i>Great to have your support, we will be reaching out during the voting stage to ensure that we get all owners of Wembley Square to vote so the result represents what the community wants.</i>
	Hi team, I attended the online briefing - WELL DONE. Incredibly difficult to deal with "the public" when they don't listen and try interrupt etc. Security - cost savings I picked up one thing that is increasing the security costs. Your CID vans are having two people per van. I have never ever come across this. Only the SAPS have two persons per van. All other CID's that I know of (Pinelands, Paarden Eiland etc) have ONE security person per van. Of course it's safer to have two people... but it's not cost effective hence every single private security company you see... ADT, Zonewatch etc all have only one person per van. If you halve the personnel you may be able to drop the cost significantly. If there are two vans in the area... if the officer needs backup, the other van can join him / her. Votes It's not east to get the 60% majority. In Pinelands we just squeaked in... it was a mad rush and we put a team together to approach over 500 properties door by door to get us across the line. You will be amazed at how you can't find owners... they are overseas... tenants don't know who they are... companies you can't track. You will need to meet with all the sectional titles (blocks of flats) to try convince their body corporates to back the CID plan AND communicate with all owners. In Pinelands we got lots of the houses to agree as security impacted them the most... but the flats were difficult to get as owners felt safer in their blocks of flats. As mentioned, our block of flats is very secure... 24 hour security, CCTV cameras, electric fence, off-street parking. Most residents don't walk around so don't ever feel unsafe. They drive everywhere.				Security - cost savings <i>I picked up one thing that is increasing the security costs. Your CID vans are having two people per van. I have never ever come across this. Only the SAPS have two persons per van. All other CID's that I know of (Pinelands, Paarden Eiland etc) have ONE security person per van. Of course it's safer to have two people... but it's not cost effective hence every single private security company you see... ADT, Zonewatch etc all have only one person per van. If you halve the personnel you may be able to drop the cost significantly. If there are two vans in the area... if the officer needs backup, the other van can join him / her</i> Thanks for this observation, this is certainly a well spotted cost saving while not materially reducing the effectiveness of security cover. We will review this with all other cost saving feedback and will confirm at the second public meeting all amendments to the draft business plan. Votes It's not east to get the 60% majority. In Pinelands we just squeaked in... it was a mad rush and we put a team together to approach over 500 properties door by door to get us across the line. You will be amazed at how you can't find owners... they are overseas... tenants don't know who they are... companies you can't track. You will need to meet with all the sectional titles (blocks of flats) to try convince their body corporates to back the CID plan AND communicate with all owners. In Pinelands we got lots of the houses to agree as security impacted them the most... but the flats were difficult to get as owners felt safer in their blocks of flats. As mentioned, our block of flats is very secure... 24 hour security, CCTV cameras, electric fence, off-street parking. Most residents don't walk around so don't ever feel unsafe. They drive everywhere. Your feedback on this point is noted, we agree that it will be very challenging to achieve 60% majority mainly due to the apartment blocks representing almost two thirds of the property owners and them being predominately tenant occupied. We have begun engaging the body corporates in December 2023, and have had some very good success with 25% of the 20 apartment blocks in the area. We have volunteers in almost all apartment blocks who are willing to ensure that most of their block submits a vote, we don't currently have anyone in 124 Harrington Street would you be willing to support us in getting the property owners to vote? From our perspective as a steering committee, our focus is to get the vast majority of property owners to actually vote. If the majority vote no, then at least we know that a CID is not a viable option for Lower Gardens and we can all move on with our own individual or street level solutions. We look forward to your feedback on support regarding 124 Harrington Street.	
35		Budget	Yes	Public Safety budget to be reduced by one public safety officer per a patrol vehicle to reduce overall public safety budget.		

36	"Public safety in the area is poor and this plan has my full backing. We need to be able to walk around during the day or night without wondering if we are going to make it to our destination. There are many people living on the street in the area and they need help, so again I fully back the plan. Doing something is way better than just watching the situation get worse."	Positive Support	No	No change requested.		
37	"I do not agree on paying Rates and Taxes for a property and then having to pay extra for services the City of Cape Town must include in their services. They increased the Rates and Taxes last year and are about to increase them again! NO. They must take responsibility and use the funds from the area to spend in the area. 70% of the funds being spent somewhere else - NO - I don't agree! Maybe 10% can be allocated to another poor area but not 70%. I am sure the City would have enough funds to help the homeless, clean and maintain the area if they did not give this money away. So, I don't agree. I agree that a small fee must be charged so that LPR and security cameras are installed in the area. It works well as seen in other areas of Cape Town and criminals are caught. We, as property owners, consumers are the ones that are taking the flack for every expense because of funds not being utilised in the correct areas and corruption being the main problem. The City of Cape Town must take responsibility for the homeless. They must employee people on the ground to assist the homeless and direct them to shelters and soup kitchens. The City of Cape Town must be responsible for cleaning and maintaining the area. The only item I agree on for a small extra fee is for security."	Financial Impact	No	No change requested.		Thank you for your feedback, it will be noted and aggregated with all other community feedback and covered during the public meeting on the 19th June. We encourage you to attend the meeting in person to provide your feedback during the Q&A part of the agenda.
38	The main problem in this area is vagrants that are now living in common spaces and on the pavements. My property weekly I have vagrants sleeping and so on at night on the lower verandah - it seems that heritage and the city has no concerns as to how we must live within heritage properties. The crime is high. I am not sure that the CID will have any impact on sorting out these issues and be able to get them addressed. Hence I do not see much benefit for the CID.	Implementation Plan	No	No change requested.		Thank you for your feedback, it is noted and it will be tabled as part of the 2nd public meeting on the 19th June.
39	I thoroughly support your proposal and will willingly be a financial contributor to it.	Financial Impact	No	No change requested.		
40	I represent a relevant property owner in the Wembley Square sectional title scheme. I am strongly in favour of the establishment of the CID for Lower Gardens. In addition to the projects already contemplated I would like to suggest that the proposed CID include what are known as 'pocket forests,' being relatively small allocated areas where vegetation which includes large indigenous trees is installed and allowed to grow to maturity. The promotion of 'pocket forests' was pioneered in Japan after World War 2 and has now spread further afield, with remarkable success. Ideal sites for such 'pocket forests' would be the lower-lying parts of Jutland Park and possibly elsewhere. Once these forested areas grow to the point that they are self-sustaining the inputs required for their maintenance drop dramatically. Developed 'pocket forests' are jewels to the areas where they exist and they enhance those areas immeasurably. Please investigate this proposal and if feasible make it a corner-stone of the proposed CID.	Environmental Development	No	No change requested.		Hi Thank you for your support of the Lower Gardens CID Business Plan, your request for 'pocket forests' is noted and the establishment and maintenance of indigenous plants is budgeted for as part of the Environmental Development budget.
41	This is an excellent, clear, and well-balanced plan. Thanks to those who have developed it, and I am fully supportive of the plan as is.	Positive Support	No	No change requested.		
42	Don't know if this is the right way to give feedback but have you considered working with Streetscapes as one of your NGO partners?(Seeing as their urban farms border either side of the CID area).	Environmental Development	No	No change requested.		"Thank you for your email, it is fine to send us a email with feedback we will ensure that it is transferred to the correct feedback database and provided to the CoCT based on the by law requirements. With regards your question below, we can confirm that Streetscapes (https://khulisa.org.za/) was approached as part of our request for interest (RFI) process. They provided a comprehensive response which informed the CID business plan. They together with all suppliers who have responded to the RFI process, will be engaged formally (if the CID is successful) to respond to an official RFP process in early 2025. I hope this answers your question adequately."
43	Public Safety,Cleaning & Maintenance: These 2 areas are top priority for me with public safety, as in resolving the homeless issue in the area and reducing crime, being the top priority	Public Safety	No	No change requested.		
44	Hi my feed back is that you are spending too much money on visable security and not enough money on cleaning up and reclaiming our public spaces and creating beauty in and around the area. I walk in the area all the time and have no issues PLEASE make our area more beautiful and move the homeless people. I see the homeless have been forcibly removed from Tent city Green point, why can't we forcibly remove them from our parks? Thank you.	Environmental Development	No			Thank you for your feedback, it will be reviewed together with all other feedback and we will respond in the second public meeting. The date for the second public meeting will be announced next week. With regards removing homeless encampments, under the Prevention of Illegal Eviction (PIE) act the CoCT has to follow a formal eviction process issued by the courts to remove and break down any homeless structures. The benefit of the CID is once an eviction has taken place the CID is empowered to prevent the erection of new structures within the legal framework provided by the courts. We will provide more detail during the 2nd public meeting.