

ITEM NUMBER: C 09/05/16

RECOMMENDATION FROM THE EXECUTIVE MAYOR: 19 APRIL 2016

MC 35/04/16 APPLICATION TO EXTEND THE TERM OF THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TRIANGLE INDUSTRIAL CID) FROM 1 JULY 2016 TO 30 JUNE 2021

It is **RECOMMENDED** that:

- (a) Council approve, in terms of Section 15 of the Special Rating Area By-law, 2012, as amended, the extension of the Triangle Industrial City Improvement District term from 1 July 2016 to 30 June 2021
- (b) Council approve Triangle Industrial City Improvement District's new 5 year business plan for the period 1 July 2016 to 30 June 2021
- (c) the City of Cape Town imposes the levying of an additional rate on properties in the Triangle Industrial City Improvement District from 1 July 2016 in terms of Section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.



REPORT TO COUNCIL

DATE 2016 -04- 19

1. ITEM NUMBER : MC 35/04/16

2. SUBJECT

APPLICATION TO EXTEND THE TERM OF THE TRIANGLE INDUSTRIAL CITY
IMPROVEMENT DISTRICT (TRIANGLE INDUSTRIA CID) FROM 1 JULY 2016
TO 30 JUNE 2021

ONDERWERP

AANSOEK OM VERLENGING VAN DIE TERMYN VAN DIE TRIANGLE
INDUSTRIA-STADSVREBETERINGSDISTRIK (TRIANGLE INDUSTRIA-SVD)
VAN 1 JULIE 2016 TOT 30 JUNIE 2021

ISIHLOKO

ISICELO SOKWANDISWA KWEXESHA LOKUSEBENZA KWESITHILI
SOPHUCULO LWESIXEKO (I-TRIANGLE INDUSTRIAL CID) UKUSUSELA
NGOWO-1 JULAYI 2016 UKUYA KOWAMA-30 JUNI 2021

LSU G4707

3. STRATEGIC INTENT

- Opportunity City
- Safe City
- Caring City
- Inclusive City
- Well-run City

4. PURPOSE

In terms of the Special Rating Area By-law - promulgated as per Provincial Notice No.7015/2012 as amended (the By-law), Council received an application in terms of Section 15 to extend the term of the Triangle Industrial City Improvement District (Triangle Industrial CID) from 1 July 2016 to 30 June 2021.

5. FOR NOTING BY / FOR DECISION BY

- This report is for consideration/decision by:
 - Council

6. EXECUTIVE SUMMARY

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The Triangle Industrial CID was established in 2008 and subsequently had one term extension. Application has been made for a further term extension as per the new Triangle Industrial CID Business Plan covering the period 1 July 2016 to 30 June 2021. (Annexure A).

The Triangle Industrial CID held an AGM on 26 November 2015 to present to property owners the content of the new Business Plan. The notice of the AGM was sent to all property owners and advertised in the daily newspapers (Annexure B).

The term extension as per the Triangle Industrial CID Business Plan (1 July 2016 to 30 June 2021) was supported and approved unanimously by the members of Triangle Industrial CID at the AGM, as per Annexure C.

The application complies with the SRA Policy and By-law – the property owners were consulted, and the Triangle Industrial CID new 5 year Business Plan was approved at the AGM.

7. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

- a) Council approve, in terms of section 15 of the Special Rating Area By-law, 2012, as amended, the extension of the Triangle Industrial CID term from 1 July 2016 to 30 June 2021.
- b) Council approve Triangle Industrial CID's new 5 year business plan for the period 1 July 2016 to 30 June 2021.
- c) The City of Cape Town imposes the levying of an additional rate on properties in the Triangle Industrial CID from 1 July 2016 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.

AANBEVELING

Nie gedelegeer nie: vir besluitneming deur die Raad:

Dit word aanbeveel dat:

- a) Die Raad ingevolge artikel 15 van die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig, goedkeuring verleen dat die termyn van die Triangle Industria-SVD van 1 Julie 2016 tot 30 Junie 2021 verleng word.
- b) Die Raad Triangle Industria-SVD se nuwe vyfjaar sakeplan vir die tydperk 1 Julie 2016 tot 30 Junie 2021, goedkeur.
- c) Die Stad Kaapstad ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Wet op Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004, 'n bykomende tarief vir eiendomme in die Triangle Industria-SVD hef vanaf 1 Julie 2016.

Aziguqunyaziswanga: isiqqibo seseBhunga:

Kundululwe ukuba:

- a) iBhunga maliphumeze, ngokwecandelo-15 loMthetho kaMasipala ongoMmandla ongeeRhafu ezizodwa wango-2012 njengoko ulungisiwe, ukwandiswa kwexesha lokusebenza kwe- Triangle Industrial CID ukususela ngowo-1 Julayi 2016 ukuya kowama-30 Juni 2021.
- b) IBhunga maliphumeze isicwangciso sendlela yokusebenza esitsha seminyaka emi-5 se- Triangle Industrial CID kwisithuba esisusela kowo-1 Julayi 2016 ukuya kowama-30 Juni 2021.
- c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelelekileyo kwii-propati ezikummandla we-Triangle Industrial CID ukususela ngowo-1 Julayi 2016, ngokungqinelana necandelo-22(1)(b) loMthetho wobuRhulumente boMmandla ongamaXabiso eePropati zikaMasipala (MPRA) ongunomb.6 wangowe-2004.

8. DISCUSSION/CONTENTS**8.1. Constitutional and Policy Implications**

The Triangle Industrial CID was established in 2008 and subsequently had one term extension. Application has been made in terms of section 15 of the By-law for a further term extension of the new Triangle Industrial CID Business Plan covering the period 1 July 2016 to 30 June 2021 (Annexure A).

The Business Plan consists of a Motivation Report that defines the need and framework required to provide the additional services, an Implementation Plan proposing relevant action steps to implement the services and the 5 year Budget which indicates the provision required to fund these services. Although the Business Plan proposes a continuation of the same services as implemented during previous years the Motivation Report motivated an increase of 6.28% for the first year to ensure alignment with the associated costs of this fast developing Industrial area and there after a year on year increase that varies between 5.53% and 5.65%.

The AGM held on 26 November 2015 was advertised in the daily newspapers on 30 October 2015 (Annexure B). The term extension formed part of the agenda of the AGM and all relevant documents were made available through the Triangle Industrial CID website to all property owners. The term extension as per the Triangle Industrial CID Business Plan (1 July 2016 to 30 June 2021) was supported and approved unanimously by the members of the Triangle Industrial CID as per the AGM draft minutes (Annexure C).

The application complies with the SRA Policy and By-law as property owners were consulted, and the Triangle Industrial CID new Business Plan for 2016 - 2021 was approved unanimously at the AGM.

8.2. Sustainability Implications

Does the activity in this report have any sustainability implications for the City?

No Yes

8.3. Legal Implications

Special Rating Area By-law - promulgated as per Provincial Notice No. Notice No.7015/2012 as amended.

8.4. Staff Implications

Does your report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No

Yes

8.5. Risk Implications

None

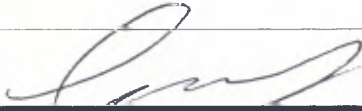
8.6. Other Services Consulted

The proposed term extension was circulated to all relevant Service Departments requesting them to ensure compliance in terms of the IDP (Annexure D). No such comments were forthcoming from any of the departments so it is assumed that the proposed Triangle Industrial CID Business Plan aligns with the functions of the respective departments whom they will interact with should the application to extend the term be successful.

ANNEXURES

- Annexure A: The Triangle Industrial CID Business Plan for the period 1 July 2016 to 30 June 2021.
- Annexure B: Advertisements of AGM
- Annexure C: Triangle Industrial CID AGM agenda and draft minutes
- Annexure D: Email to relevant Service Departments.

FOR FURTHER DETAILS CONTACT:

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DIRECTORATE	Finance: ISL Department
FILE REF NO	
SIGNATURE : DIRECTOR	 17/3/2016

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Comment:

EXECUTIVE DIRECTOR
CFO : Kevin Jacoby

NAME

DATE

22.03.2016

LEGAL COMPLIANCE

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

NON-COMPLIANT

Comment:

NAME

Jean-Mari Holt

TEL

021 400 2753

DATE

1/04/2016

~~Certified as legally compliant.~~ ^{SMT}
Based on the contents of the report.

EXECUTIVE DIRECTOR: CORPORATE SERVICES AND COMPLIANCE (ED: CORC)

SUPPORTED FOR ONWARD SUBMISSION TO MAYOR / MAYCO / COUNCIL

AUDIT/PERFORMANCE AUDIT

NOT SUPPORTED

REFERRED BACK

COMMENT:

DATE

5/4/2016

MAYORAL COMMITTEE MEMBER
Ald Ian Neilson

NAME

DATE

7/4/16

COMMENT: