

# **Little Mowbray Rosebank Improvement District (LMRID)**

## **Community Consultation Meeting:**

**13 January 2016: 19:30-21:00: Rhodes High School, Mowbray**

### **1. Attendance and Apologies**

Over 45 property owners attend and signed an attendance sheet (see Annexure).

Runan and Mr Eddie Scott both attended as observers from the City of Cape Town's Inter Service Liaison Department: Finance Directorate which manages Special Rating Areas.

Apologies were received from Simon Birch (LMRID Steering Committee).

### **2. Welcome and Presentation:**

Marc Gammon, co-chairperson of the LMRID Steering Committee welcomed all present, confirmed the meeting purpose (to give feedback on changes to the business plan and provide an update on meetings with objectors, as well as provide clarity on the next steps in the process) and made a presentation outlining what an SRA is, purpose, business plan and benefits of the LMRID SRA, and an overview of objections received to date).

The objection process and next steps was explained as follows: Objectors have to 22<sup>nd</sup> January 2016 to submit objections to the City of Cape Town (via email to eddie.scott@capetown.gov.za). The LMRID Steering Committee will then request to meet with objectors (these meetings ideally to take place before the end of January if feasible) to discuss their objections and objectors can either agree or decline to meet. If the meeting takes place, these discussions will be formally minuted and submitted to the City Council as part of the LMRID application documents.

The LMRID presentation outlined some of the following key objections received to date and provided some feedback on these objections which included:

- Some people concerned about affordability, that the % of property value system is unfair and that the levy should not be mandatory.
- Implementation issues: who gets to be a Director who controls the budget, who chooses service providers, what if Council changes the rules. Initiative needs to comply with Companies act in terms of good governance and financial management including auditing of finances.
- SRA can erode community responsibility and involvement where residents and owners leave everything up to the SRA:

Other developments relevant to SRA: Fibre to the home initiative are underway in parallel to the SRA. This could make it more cost effective to provide CCTV camera. City of CT also has fibre network initiative.

### **3. Discussion: Questions and Answers**

The floor was opened for comments and questions, with the following questions being raised and responses provided:

1. This is a draft budget. To what extent can it change?
  - a. Total budget amount of R1.7 mil. cannot change for Year One. The detailed composition of the budget can change. LMRID will need to get updated quotes to finalise budget figures.
2. Will two security vehicles for 1000 properties not be a big operation for part time manager to manage?
  - a. The SRA can't provide services to your property but will patrol open spaces/ streets. Service provider will manage staff and include a patrol room. LMRID will get regular monitoring reports from service providers as to what they have done, incidents etc. LMRID Manager will have weekly meetings with service providers to discuss progress, issues etc. and manager can escalate issues to the Board if necessary.
3. What influence will LMRID have with City Council to address issues that have deteriorated in the area such as parking as well as pavement repairs?
  - a. SRA is a partnership with Council so it can connect more strongly into the City than individuals can. So it should be able to influence the City regarding these improvements, for example, with Durban Road. Because SRAs have managers have good relationships with City departments and tend to get better responses. Mayor will appoint political representative on Board. If we are not happy with ward councilor we can raise this issue to get a different councilor on the Board.
4. Figure of R79 for residential and R158 for commercial. Own a property with both residential and commercial so would whole block be considered commercial? Are sectional title residential as well as garages.
  - a. Residential properties will still be regarded as residential rates and sectional title properties are residential properties.
  - b. Portions of the building that are rated as commercial will pay the commercial SRA rate and portions that are rated as residential will pay the residential rate.
5. What happens if there is a change of government in the Western Cape and what would happen with SRAs?
  - a. Several SRAs were established when the City was under ANC government. National legislation would have to change for SRAs to be effected. At SRA level can have a special meeting to dissolve the SRA if necessary.
6. Police are doing a good job. Aren't we saying to government police can go elsewhere and slapping them in the face by appointing new security? There is a structural difference as SRA is compulsory.
  - a. For last ten years we have had local bicycle patrols so police will not necessarily change their service if we change bicycle patrol for patrol cars. We have very little control of SAPS level of service and should this decline in future the area will be more vulnerable.
7. Sent email re noise pollution on Surray Road.
  - a. LMRID does not exist yet so any service delivery complaints must be dealt with directly with City of Cape Town.
8. There is a mis-perception that security company will replace the police. What will be the powers of the security company be in a public space?
  - a. Our understanding is that there are police and everyone else in terms of law. If not a police man you can do a citizens arrest as any normal citizen can do. So security service providers are no different from the public under the law. Security service providers are trained in what the boundaries of the law are and have better equipment to be effective to assist the police to get their job done. SRA funded Security provider cannot enter private property. They can pursue people in public space. They must call police if they see people enter private property. Service provider can pursue people outside of the area and are in radio control with police and control room.

- b. When you run the control room and general manager are key because they will build relationships that whole community contributes towards. We could get police on committee to help us appoint the LMRID manager. Police need information as soon as possible so they will welcome two additional patrol vehicles as they will assist them to do their job so it will build the relationship.
9. How many homeless people do we have to appoint someone to work with them part time?
  - a. We have between 100-150 recognised homeless people between Newlands and Salt River and in this area it varies between 40-60 (these are from GSCID statistics who monitor people daily) many of whom are permanent here and born here. GSCID is dealing with them and some people have moved to the LMRID area. Very few homeless people live in Rosebank. Gill Lanham disputes the figure of 40-60 people. The LMRID Community perception survey showed homelessness was a concern. There may be a need for a Field worker to educate our community as to what is going on with homeless people. LMRID will have further discussions and get further inputs as to the appropriate LMRID approach to dealing with homeless people in the area.
10. Regarding environmental services what else will be done and is needed? What is the environment budget allocation. Where is new information available?
  - a. Budget has been changed since June 2015 so environmental budget allocation will change. Services will be weeding, greening, public space improvements. Information available in the LMRID Business Plan on [www.lmrid.capetown](http://www.lmrid.capetown).
11. Made a claim that volunteering does not work- is there evidence of this? Is this a failure of leadership and not about structure? Key is implementation.
  - a. Voluntary bicycle patrol more than 60% are not supporting it and there have been many campaigns to get more subscriptions. Did have a community meeting in 2001 and decided to try bicycle patrol. Why when it was failing did we not invite whole community together again?
12. Consultation has gone out the window.
  - a. Neighbourhood Watch AGMs have taken place to which the community has been invited. LMRID Public meetings have taken place so there is sufficient consultation and AGMs will take place in future.
13. Focus is on security vs community improvement and is that the right approach.
  - a. SRAs have a big impact on the quality of the broader environment so focus is not just on security.
14. How do we ensure LMRID funds are spent well and that City of Cape Town will not interfere with the budget?
  - a. LMRID finances will be audited as part of the City of Cape Town audit process. In addition, LMRID will submit month financial reports on expenditure to monitor cash flow and implementation of the implementation plan which has performance indicators to monitor service performance. All members of LMRID are allowed to attend LMRID Board meetings to raise concerns and members will elect the Directors/ Board who is liable for LMRID funds (members are not liable). Property owners must become members of LMRID to participate and vote.

4. Closing comments:

Property owners were reminded of the objection process. Further information including the business plan is available for review on the LMRID web site at [www.lmrid.capetown](http://www.lmrid.capetown) (and press Documents tab)