

**ITEM NUMBER: C 13/05/18**

***RECOMMENDATION FROM THE EXECUTIVE MAYOR: 22 MAY 2018***

**MC 23/05/18 APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT (MRCID)**

It is **RECOMMENDED** that:

- (a) the City of Cape Town determine the area as reflected in the body of the report on the agenda as a special rating area (SRA), known as the Mount Rhodes Community Improvement District (MRCID), in terms of the Special Rating Area By-law, 2012, as amended
- (b) the application submitted by Dale Max Lippstreu, the registered owner of Erf 3165, Hout Bay, to establish the Mount Rhodes Community Improvement District in terms of section 8.1(a) of the SRA By-law, be approved
- (c) the City of Cape Town impose the levying of an additional rate on residential properties in the MRCID from 1 July 2018 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004
- (d) a Finance Agreement be concluded between the City of Cape Town and the MRCID Management Committee in terms of section 12(6) of the SRA By-law.



DATE: 2018-05-15

REPORT TO:

LC 20469

1. ITEM NUMBER MC 23/05/18

## 2. SUBJECT

APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT (MRCID)

AANSOEK OM DIE BEPALING VAN 'N SPESIALE-AANSLAGGEBIED (SRA) BEKEND AS DIE MOUNT RHODES-GEMEENSKAPSVERBETERINGSDISTRIK (MRCID)

ISICELO SOKUMISELWA KOMMANDLA ONGEERHAFU EZIZODWA (SRA) OWAZIWA NGOKUBA SISITHILI SOPHUCULO SOLUNTU SASE-MOUNT RHODES (MRCID)

J2642

## 3. DELEGATED AUTHORITY

In terms of delegation

This report is for decision by

- ☐ Committee name :
- ☐ The Executive Mayor ito Delegated authority
- ☐ The Executive Mayor together with the Mayoral Committee (MAYCO)
- ☒ Council

## 4. DISCUSSION

Property owners of the Mount Rhodes Area identified the need to take ownership of their area and assist the City to create a friendly environment to live within.

*(Handwritten signature)*

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

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

#### Initiation Phase:

An introductory meeting was held with members of the Steering Committee on 9 May 2017 to inform them of the legislative requirements and timeline of the establishment process.

After a formal request was received from the Steering Committee to pursue CID establishment a data base comprising of all residential properties was submitted to the Steering Committee for verification which was preceded by an arrears profile indicating a payment ratio into the full municipal account of 92% which was just below the required 95% but with arrears limited to a few individuals.

The Steering Committee was given the option to proceed while the City institutes targeted debt management in the area or wait three months to determine whether the payment ratio for the area had improved. The Steering Committee opted to accept the risk and proceed with the establishment process. This arrears situation has in the meantime been resolved by the City Debt Management Section.

The next step in the establishment process was to conduct an urban management survey to obtain insight into the current status of the area as perceived by property owners and people using the area in respect of the following focus areas under the umbrella of urban management:

- Public safety;
- Cleansing;
- Environment; and
- Social environment

#### Business Plan Content:

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

The proposed Mount Rhodes Community Improvement District (MRCID) Business Plan (1 July 2018 - 30 June 2023) consists of a Motivation Report that defines the need and framework required to provide the "top-up" municipal services, an

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Implementation Plan proposing relevant action steps to implement the services and the term Budget which reflects the funding required to provide these (attached as annexure A).

The draft business plan was reviewed in terms of the SRA legislative requirements, affordability and sustainability and circulated to all relevant Service Departments on 16 October 2017 requesting them to confirm compliance in terms of the IDP. The following Directorate commented as per annexure B:

- Area Based Service Delivery – Area 1 (North)

No comments were forthcoming from any of the other Directorates so it is assumed that the Business Plan aligns with the functions of the respective directorates with whom they will interact should the application to establish a CID be successful.

#### First Public Meeting:

The draft Business Plan was presented to the property owners of Mount Rhodes at a public meeting held on 19 September 2017 after which the obtaining of support commenced. The notice and minutes of this meeting are attached as annexure C.

#### Obtaining Support:

As the MRCID is regarded as a residential SRA ito the SRA legislation, more than 60% written support was needed before an application for establishment could be submitted to the City. The Steering Committee obtained support from 54 of the 79 properties (68,4%) within the MRCID

#### Application:

The Steering Committee submitted an application to establish the MRCID as per the application letter dated 27 September 2017 attached as annexure D) that refers to the following:

- The Business Plan (Motivation report, Implementation Plan and Budget).
- The written consent or objections of property owners within the proposed SRA who will be liable for paying the additional rate.
- Property database indicating consent or objection to the SRA proposal.
- Affidavit declaring that the required support has been obtained.
- Advertisements and notices of the public meeting.
- Copy of the presentation done at the public meeting, and
- Minutes of the public meeting.

When the application was validated by the CID Unit, 26 forms (23 consent and 3 objections) were returned to the Steering Committee to amend administrative errors such as:

- Property description did not match data base detail;
- Proxy attached to consent form was incorrect/incomplete; and

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- Consent form was not dated.

The Steering Committee corrected 25 forms (22 consent forms and 3 objection forms).

The verified support for the application on submission was 53 out of 79 properties supporting the application which makes this a valid application (67.1%) as per annexure E.

#### Advertising of the application and second Public Meeting:

The application was advertised for comments and objections on 27 October 2017 as required by section 7 of the SRA By-law and paragraph 9.5 of the SRA Policy. The notice was also included with the municipal account of all the affected properties (attached as annexure F).

Property owners had the opportunity to submit their comments or objections to the establishment of the MRCID to the City until 15 December 2017. This advertised notice also informed all property owners of a further public meeting which was held on 29 November 2017. Minutes of this meeting is attached as annexure G.

All the public meetings were attended by City staff who dealt with technical questions.

#### Objections:

In total 11 objections were received of which 10 were included in the application and one was submitted during the objection phase.

Paragraph 9.5.3 of the SRA Policy requires that the Steering Committee engage with objectors to ensure that there is a clear understanding of the SRA proposal and processes that need to be followed.

One objector qualified for rates relief and is therefore not liable to pay the additional property rates for MRCID. Notwithstanding this, the MRCID steering committee was still required to meet with this objector.

A property owner owning two properties requested to change his objection to a consent after the meeting with the MRCID steering committee.

The issues of the remaining eight objections range from:

- Already heavily charged with rates;
- Services do not warrant this expense;
- City must take care of the area its cleaning; and
- Most properties are secured already.

A summary of the objections with the objection points and comments of the Steering Committee is attached as annexure H.

Decision:

As per the urban management survey it is clear that Mount Rhodes is a well-developed area with good infrastructure that shows signs of urban decay and the need for intervention to turn this downward spiral of degeneration into a well maintained and looked after area as set out in the proposed MRCID application.

The applicant complied with all the legislative processes and obtained more than the 60% support from property owners as required in the SRA By-law and SRA Policy for residential properties as set out in the table below and in annexure E.

<b>Reconciliation of support</b>		
Number of registered properties	79	100%
Consent required > 60%	48	60.8%
Consent submitted with the application	54	68.4%
Less forms returned to Steering Committee for correction	-23	
Plus forms returned by Steering Committee after correction	22	
<b>Support on application</b>	<b>53</b>	<b>67.1%</b>
Plus objectors now supporting the application	2	2.5%
<b>Final support for application</b>	<b>55</b>	<b>69.6%</b>
<b>Reconciliation of objections</b>		
Objections submitted with the application	10	12.7%
Less objections returned to Steering Committee	-3	
Plus objections returned by Steering Committee	3	
Less objector qualifying for rates relief	-1	
Less objectors now supporting the application	-2	
Plus objection received during objection phase	1	
<b>Final objections against the application</b>	<b>8</b>	<b>10.1%</b>

The SRA additional rate will be calculated on the total municipal valuation for residential properties within the MRCID area to enable the City to collect the MRCID's first year budget of R 569 307. The City will commence monthly pay overs once the following sections in chapter 2 of the SRA By-law as amended are met:

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

The additional rate for the MRCID will be considered for approval by Council with the City's 2018-19 Budget and will be implemented from 1 July 2018.



4.1. Financial implications ☒ None ☐ Opex ☐ Capex

☐ Capex: New Projects

☐ Capex: Existing projects requiring additional funding

☐ Capex: Existing projects with no additional funding requirements

Legal Compliance ☐

4.2. Staff Implications ☐ Yes ☒ No

## 5. OUTCOMES OF DISCUSSIONS WITH MAYCO MEMBER

The MRCID falls within Area 1 (North).

Cllr Little supports the application to establish the MRCID.

## 6. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

- a) The City of Cape Town determine the area as reflected in the body of this report as a special rating area (SRA), known as the Mount Rhodes Community Improvement District (MRCID), in terms of the Special Rating Area By-law, 2012 as amended.
- b) The City of Cape Town approves the application submitted by Dale Max Lippstreu, the registered owner of Erf 3165, Hout Bay, to establish the MRCID in terms of section 8.1(a) of the By-law.
- c) The City of Cape Town impose the levying of an additional rate on residential properties in the MRCID from 1 July 2018 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.
- d) A Finance Agreement be concluded between the City of Cape Town and the MRCID Management Committee in terms of section 12(6) of the By-law.

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Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Die Stad Kaapstad bepaal dat die gebied soos weerspieël in die inhoud van hierdie verslag as 'n spesiale-aanslaggebied (SRA), bekend as die Mount Rhodes-gemeenskapsverbeteringsdistrik (OCID), verklaar word ingevolge die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig
- b) Die Stad Kaapstad die aansoek ingedien deur Dale Max Lippstreu, die geregistreerde eienaar van erf 3165, Houtbaai, goedkeur om die MRCID tot stand te bring ingevolge artikel 8.1(a) van die verordening.
- c) Die Stad Kaapstad met ingang van 1 Julie 2018 die heffing van 'n bykomende tarief op residensiële eiendomme in die MRCID instel ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004.
- d) 'n Finansiële ooreenkoms tussen die Stad Kaapstad en die MRCID-bestuurskomitee gesluit word ingevolge artikel 12(6) van die verordening.

Azigunyaziswanga-isigqibo seseBhunga:

Kundululwe ukuba:

- a) ISixeko saseKapa masimisele ummandla njengoko ubonakaliswe kule ngxelo njengommandla ongeerhafu ezizodwa (SRA), owaziwa njengokuba siSithili soPhuculo soLuntu sase- Mount Rhodes (MRCID), ngokungqinelana noMthetho kaMasipala ongommandla weerhafu eziZodwa wango-2012 njengoko ulungisiwe.
- b) ISixeko saseKapa masiphumeze isicelo esingeniswe nguDale Max Lippstreu, umnini obhalisileyo wesiza-3165 eHoutbay, sokuba makumiselwe i- MRCID ngokungqinelana necandelo 8.1(a) loMthetho kaMasipala.
- c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelelekileyo kwipropati ezikummandla we- MRCID ukususela ngowo-1 kweyeKhala 2018, ngokungqinelana necandelo-22(1)(b) loMthetho wobuRhulumente boMmandla: boMmandla ongamaXabiso eePropati zikaMasipala (MPRA) ongunomb.6 wangowe-2004.
- d) Makuqukunjelwe iSivumelwano seZimali phakathi kweSixeko saseKapa neKomiti yoLawulo ye-MRCID ngokungqinelana necandelo 12(6) loMtetho kaMasipala.

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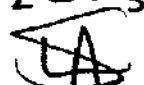
**ANNEXURES**

- Annexure A - Mount Rhodes Community Improvement District (MRCID) Business Plan
- Annexure B - Comments from Directorates
- Annexure C - First public meeting notice and minutes
- Annexure D - Application letter
- Annexure E - Support for the application
- Annexure F - Adverts and notices of the application - notice of the second public meeting
- Annexure G - Minutes of second public meeting
- Annexure H - Objections, objection points and comments of Steering Committee

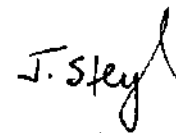

**FOR FURTHER DETAILS CONTACT**

NAME	Eddie Scott	CONTACT NUMBER	021 400 1872
E-MAIL ADDRESS	eddie.scott@capetown.gov.za		
DIRECTORATE	Area Based Service Delivery	FILE REF NO	
SIGNATURE : MANAGER			

**EXECUTIVE DIRECTOR: AREA BASED SERVICE DELIVERY**

NAME	Louis Scheepers	COMMENT:
DATE	12.3.2018	
SIGNATURE		

**EXECUTIVE DIRECTOR: FINANCE**

NAME	Kevin Jacoby 	COMMENT:
DATE	29/3/18	
SIGNATURE		

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**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**

NAME Sarah van Zyl

DATE 28. 03. 2018

SIGNATURE 

COMMENT:

Certified as legally compliant:  
Based on the contents of the report. 

## ACTING MAYORAL COMMITTEE MEMBER

NAME

Brett Herron

COMMENT:

DATE

10/04/2018

SIGNATURE



## EXECUTIVE MAYOR



SUPPORTED



NOT SUPPORTED

NAME

Patricia de Lille

COMMENT:

DATE

19 Aug 2018

SIGNATURE

P. de Lille.

# ***MOUNT RHODES***

## **COMMUNITY IMPROVEMENT DISTRICT**

**Business plan for period: July 2018 – June 2023**

**15 September 2017**

**Compiled in accordance with the City of Cape Town Special Rating Area By-Law, 2012 as amended 2016 and SRA Policy 2017/18**

## Compiled on behalf of: The Steering Committee

**SRA NAME** : Mount Rhodes Community Improvement District

**ADDRESS** : 61 Mount Rhodes drive, Hout Bay

**E-mail** : dlippstreu@gmail.com

**Telephone** : 0833201114

**Website** : <https://mountrhodescid.wordpress.com>

### Steering committee members:

Name	Address	Email
D Lippstreu	61 Mount Rhodes drive, Hout Bay	dlippstreu@gmail.com
K Hanhardt	5 Mount Rhodes drive, Hout Bay	gkm@webafrica.org.za
G Carosini	37 Mount Rhodes drive, Hout Bay	giuseppocarosini@gmail.co.za
L Belter	49 Mount Rhodes drive, Hout Bay	luisa.belter@gmail.com
D Taylor	26 Mount Rhodes drive, Hout Bay	taylorda@sabc.co.za
M Smith	39 Mount Rhodes drive, Hout Bay	Martin.smith@mc3qs.com

### The Business Plan comprise of the following:

1. Motivation Report
2. Implementation plan (5 year term)
3. Budget (5 year term)

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## 1. Introduction

### 1.1. Executive summary

The residents of Mount Rhodes wish to establish a Community Improvement District (MRCID) to promote the maintenance and improvement of our suburb for the benefit of both homeowners and visitors to our suburb.

The MRCID will ensure that all communal areas including verges and public open spaces are kept clean and vegetation is trimmed so that attractive environment is maintained. It will enhance the environment by landscaping identified areas and ensuring that these are properly maintained. It will manage the delivery of municipal services if and when required to ensure that potholes, burst pipes, blocked or damaged storm water drains and curbing is maintained / repaired timeously and effectively.

Recognising that Mount Rhodes is exposed to elevated fire risks due to fact that it is bordered on 2 sides by nature reserve the MRCID will seek to ensure that existing firebreaks are adequately maintained and supplement the firebreaks by clearing vegetation against the perimeter of our area which is not presently protected by firebreaks. We will in this process also control alien vegetation which has taken hold in our immediate surrounds and requires to be actively managed.

Further recognising that remote location of Mount Rhodes exposes homeowners and visitors using the mountain paths in our area to elevated security risks the MRCID will endeavour to mitigate these risks by a combination access monitoring, installation of security cameras and integration of these activities with broader community initiatives such as Hout Bay Neighbourhood Watch.

In undertaking these interventions the MRCID will seek to achieve a positive Social Responsibility impact by creating employment opportunities for members of local disadvantaged communities.

### 1.2. Geographical area

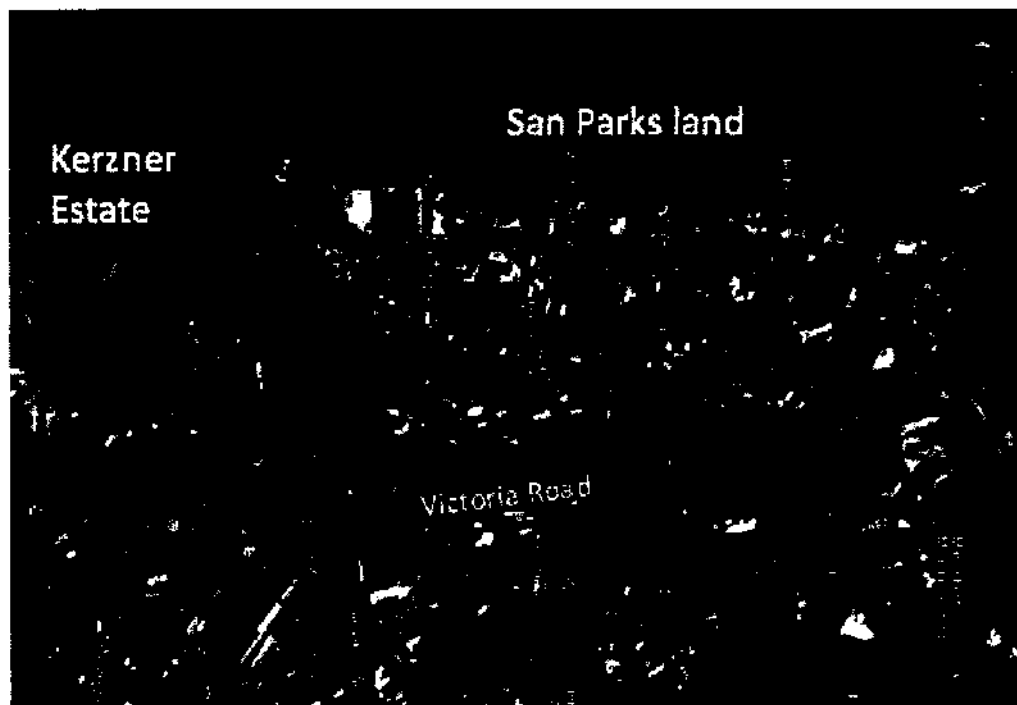
#### 1.2.1. Description

Mount Rhodes Community Improvement District (MRCID) is created by the following boundaries:

Northern boundary	: Table Mountain National Park (Erf 3209)
Eastern boundary	: Victoria Road – Road reserve, Hout Bay
Southern boundary	: Kerzner Estate (Erven 7771, 2061 and 2060)
Western boundary	: Table Mountain National Park (Erf 3209)

### 1.2.2. Diagram / Map

The map below highlights MRCID, by the red highlighted line



### 1.3. Background

The suburb of Mount Rhodes was established in 1972 and was intended to be a semi-rural area. As a result its infrastructure was minimally developed with no landscaping or any form of development of common areas. To the extent that verges and public areas have been subsequently developed this has occurred at the instance of nearby homeowners but for the most part these area have been largely neglected. The homeowners would like to see identified common areas landscaped and developed so that they enhance the suburb.

The suburb includes two erven which were passed into the ownership of CCT at the time of the original development which have not been adequately developed or maintained. The erven are as a result overgrown and strewn with fallen branches and trees which are both unsightly and a fire hazard. These properties have been used by vagrants on occasion and are exposed to the risk of illegal occupation unless they are more actively developed and maintained. The homeowners of Mount Rhodes would like to see these vacant erven adequately maintained as attractive open spaces serving to green the immediate environs and remove the risk of illegal occupation.

The mountain side adjacent to Mount Rhodes has suffered a number of devastating mountain fires over the years some of which have posed risks to homes within Mount Rhodes. While the Western Cape Government does manage firebreaks on



Little Lions Head there are areas where these breaks are away from the boundary of Mount Rhodes and such areas represent opportunities for fires to penetrate into Mount Rhodes. Homeowners consequently believe that fire risks could be materially reduced by extending bush clearing to the perimeter of Mount Rhodes.

Mount Rhodes is a relatively isolated area and faces onto a SA National Parks reserve. This presents favourable conditions for criminals to scout and exploit opportunities for theft and to evade capture. As a result of a very high level of crime the residents of Mount Rhodes formed a homeowners association in 2008 to develop enhanced security arrangements for the immediate area. In furtherance of these objectives the electrified palisade fence surrounding Mount Rhodes was erected and infrastructure in the form of the guardhouse, security cameras and monitoring systems were installed. The infrastructure is now maintained via a combination of an annual levy and a monthly service fee paid by individual homeowners to an Security Services provider. Establishment of a SRA and having it assume responsibility for these activities would ensure that they were supported by a dependable income stream. This will enable the services to be enhanced, investments in assets (cameras, computers, etc.) to be financed and more favourable contractual arrangements to be entered into with service providers.

The fact that the majority of homeowners of Mount Rhodes have been prepared to contribute financially to the running of an association for the purposes of maintaining the area serves to establish that the requirement is broadly supported and appreciated. It was however necessary to establish whether there was support for doing this within a non-voluntary context of a CID and for this reason a urban management survey was conducted from 26<sup>th</sup> July to 21<sup>st</sup> August 2017

#### **1.4. Prioritization of identified issues**

Mount Rhodes comprises 79 erven capable of inclusion in the intended MRCID. Owners of these erven were notified of the survey by means of emails sent to individual homeowners and via the Facebook page and a WhatsApp group both of which serve as communication platforms for residents in Mount Rhodes. A document outlining the nature and purpose of CID's together with the motivation for setting up a CID in Mount Rhodes accompanied these communications. The survey was conducted online using a proprietary survey system called Survey Monkey.

The detailed results of the survey are reported in a separate document styled "Mount Rhodes Homeowners Perception Survey July-August 2017" but the following serves to summarise the outcome.

- The survey elicited 61 responses which represents a 72.2% response rate.
- 73.8% of homeowners supported the establishment of a CID and subsequent discussions with some of those who did not support the initiative revealed that they had based their vote on the understanding that the CID additional rate would be in addition to their current contributions. The survey result was not however changed in light of these reviewed positions in order to ensure that the integrity of the result was not undermined.

- 90.2% of residents rate the services of CCT services as average or better. When asked to identify where the services could be improved the most common complaint was road maintenance followed by verge maintenance.
- 77% would like to see the embankment at the entrance to Mount Rhodes landscaped and developed.
- 77% would like to see the council erven cleared of rubbish and 33% of these respondents would like to see the land developed as a park. A further 11.5% would like to see the erven sold off for development as residential erven.
- 72% do not believe that verges are adequately maintained by Council
- 72% are opposed to street lighting in Mount Rhodes and 77% are opposed to sidewalks on the verges of roads.
- 57.4% believe that existing firebreaks are inadequate and need to be supplemented.
- Security is a major concern of homeowners. 75.5% regard the security situation in Hout Bay as average or worse and 57.4% believe that it is set to worsen.
- 93.4% believe that the security measures implemented by the existing homeowners association contribute to their safety and 83.6% would like to see these measures enhanced with opinions more or less evenly divided between installing further security cameras, implementing street patrols, more effective access monitoring and closer co-operation with broader community security arrangements.

#### **1.5. Consistency with integrated development plan**

The establishment of a CID in Mount Rhodes will support the following pillars of the CCT's Integrated Development Plan:

- 1.5.1. **The Opportunity City:** the establishment of a CID with related cleaning and maintenance activities undertaken as a consequence of the establishment of the CID will create employment opportunities
- 1.5.2. **The Safe City:** a major thrust of the CID is improved safety in the public open spaces within Mount Rhodes and its immediate environs and as such the CID will contribute in this respect.
- 1.5.3. **The Caring City:** The CID will support the City's Social Upliftment Strategies by developing a comprehensive approach to Social Development, which will include all role players
- 1.5.4. **The Efficient City:** CID is a more structured approach as it facilitates coordinate problem resolution and streamlined communication with the CCT
- 1.5.5. **The Well Run City:** The CID's governance framework will ensure an open and transparent approach in the way public funds will be employed for the benefit of the community

#### **1.6. Special Rating Area (SRA) concept:**

##### **1.6.1. What is a SRA**

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

A CID refers to a clearly defined geographical area, in which property owners contribute additional rates to fund 'top up' services for that specific area as per the approved Business Plan.

CID's are governed by Section 22 of the Municipal Property Rates Act (MPRA), the Municipal Finance Management Act (MFMA), the Companies Act (Non Profit Company - NPC), the SA Constitution and the City of Cape Town's Special Rating Area By-law of 2012.

#### **1.6.2. How is an SRA established**

An SRA is always initiated by a community, and not by the City.

It usually starts with 'champions' within a community who feel the necessity to improve the environment within a defined area. They then compile a five-year business plan (including the Motivation Report, the Implementation Plan and a Budget) indicating how the improvements are to be achieved, and present this to the community at a public meeting. Thereafter property owners are lobbied for their support where a majority (more than 50% in an area classified as commercial and more than 60% for an area classified as residential) has to give written consent to the formation of a SRA.

Once this has been obtained, the steering group has to submit an application to the City. The application is then advertised in the media and property owners are also notified to allow them at least 60 days to render any comments or objections. The City then considers the application with the objections at a full sitting of Council.

After the City has approved the application, a NPC is set up and a Board is elected. The NPC has to register for VAT, open a bank account and be registered as a vendor with the City, etc. This must all be in place before the City makes any payment to the SRA.

#### **1.6.3. Dissolution**

The Council may dissolve a CID –

- 1.6.3.1. Upon written application signed by the majority of owners within the boundaries of the CID who are liable for paying the additional rate
- 1.6.3.2. For any good cause, after prior consultation by the CFO with the management body or community

Upon the winding up of a management body, the entire net value of the management body, including its net assets remaining after the satisfaction of all its liabilities, shall be disposed of in terms of the relevant provisions of the Companies Act and the Memorandum of Incorporation of the Management Body

#### **1.6.4. Financial impact**

An CID is funded from the additional rates paid by property owners within the boundary of the CID. It does not receive any grants or subsidies from the City, but does have the powers to raise additional income.

The management confirms the properties within the boundaries of the CID, which is then linked by the City to the municipal valuations according to the most recent general valuation roll.

The Policy allows for a differentiation in tariffs for the different types of properties – be it residential, commercial or industrial. This tariff is then expressed as a Rand in the rand and is applicable over a financial year, which starts on 1 July.

The CID budget and proposed tariff have to be approved by the City, and advertised for comments and objections as part of the City's budget process prior to implementation on 1 July.

The City collects the additional rates on behalf of the CID. It does not go to the City, although they share an invoice to save on collection costs. The additional rate appears as a separate item (Improvement District) on the monthly municipal account of each property owner liable to pay the SRA additional rates within the CID

## **2. Motivation report**

### **2.1. Vision**

The MRCID vision is to ensure that:

- 2.1.1. Mount Rhodes retains its single residential family focused community driven character
- 2.1.2. Residents and visitors respect the natural and built environment by keeping it clean, removing alien vegetation and adding to biodiversity through initiatives aimed at enhancing the area
- 2.1.3. The environs are enhanced by the development of selected common areas
- 2.1.4. Remains a safe neighbourhood thereby ensuring that visitors and residents can enjoy safe access and use of the park land adjoining Mount Rhodes
- 2.1.5. A sense of community is fostered by shared contributions to working for the common good and active engagement of all residents through social media channels and community functions.

### **2.2. Mission**

The mission of the MRCID is to further develop and enhance Mount Rhodes for the benefit of all homeowners and people who visit our area. This is to be achieved by ensuring that Mount Rhodes is suitably developed and maintained taking into account its rural nature and that public safety remains in place

### **2.3. Goals**

The MRCID will in conjunction with relevant and appropriate stakeholders, supplement municipal services as detailed in the business plan for the benefit of property owners and members of the public insofar as they use and enjoy the public spaces in and around Mount Rhodes. More broadly the MRCID will;

- 2.3.1. Promote and safeguard the interests of the residents of Mount Rhodes
- 2.3.2. Respect and protect the natural and built environment of Mount Rhodes
- 2.3.3. Develop and enhance environs of Mount Rhodes

- 2.3.4. Ensure the suburb remains clean and free from litter / illegal dumping
- 2.3.5. Improve public safety

#### **2.4. Institutional arrangements of MRCID**

The MRCID will commence on 1 July 2018 as a Non Profit Company (NPC) established in terms of the Companies Act 71 of 2008. This entity will be audited independently

It will be managed as follows:

- 2.4.1. By a Board of Directors who will meet monthly under an elected chairperson
- 2.4.2. The Board of directors shall comprise a minimum of 3 directors
- 2.4.3. Election of Board members annually at an AGM
- 2.4.4. One Third of Directors must step down annually but could be re-elected at the AGM
- 2.4.5. Any registered property owner can become a member of the NPC on application to the board
- 2.4.6. Only members of the NPC (or their delegated proxy) are eligible to vote at meetings of the NPC
- 2.4.7. The Board of Directors will be responsible for the implementation of the MRCID Business Plan
- 2.4.8. The performance of the Board of Directors in the achievement of its objectives as detailed in the Business Plan will be monitored by the Members
- 2.4.9. The NPC will have a memorandum of incorporation (MOI) as prescribed by the CCT and as regulated in terms of the Companies Act of 71 of 2008

The books of account will be externally audited and the NPC will appoint a part time bookkeeper to prepare monthly accounts, submission of VAT returns and similar requirements. The progressive monthly income and expenditure reports will be tabled at Board meetings and forwarded to the CCT monthly

Annual Financial Statements (AFS) will be presented at the AGM to the members and consolidated with the CCT's Annual Financial Statements. The NPC will obtain approval for annual Budgets and Implementation Plans of the next financial year at the AGM before submitting them to the CCT for approval and inclusion in the City budget process

#### **2.5. Relief**

Income in the form of additional rates will be derived from all ratable properties in the area. Should property owners receive partial or full relief in respect of rates they would enjoy full exemption from payment of any MRCID additional rates.

#### **2.6. Management of the MRCID**

The Steering Committee will be assigned the roles as described below for the initial period of six months where after a Special General Meeting will be held to elect a Board of Directors by the members of the company.

The Board will meet monthly and the community will be made aware of the meeting one week prior to the meeting date and may attend the meeting for the first 30 minutes thereof

A political representative will be appointed to the Board as an observer by the Executive Mayor

Board Members will perform the required functions in accordance with their role and mandate and in doing so will be overseen by the Chairman and the members of the NPC

Services as stipulated in the Business Plan will be provided by subcontractors who will be appointed by the Board of Directors. Competitive quotes will be obtained for evaluation, scoring and decision taking by the Board. Contractor selection decisions will be recorded in the minutes of the meetings together with reasons for the decisions.

The Board of directors shall have the following portfolios:

ROLE	DESCRIPTION
Chairperson	Oversight role, chair meetings, overall direction. Delegation of specified tasks
Treasurer	Maintaining books of account, oversight of bookkeeper and preparation of VAT returns, certificates, financial reports to the Board and the City, payment of contractors, annual tax clearance certificates. Annual returns and registrations. Comply with the Companies Act requirements. Oversight of Company Secretary. Apply for Tax Exemption
Public Safety	Contracts with Security Service Providers, monitoring of patrolling in area, interaction with other Neighbourhood Watches, SAPS, Sanparks and other Security Service Providers. Investigation and recommendations for upgrades to these services
Environmental / Urban management	Liaison with City officials and monitoring of cleaning in area. Notification and guidance as to needs in the area. Top-up cleaning Biodiversity monitoring and enhancement, fire breaks, removal of alien vegetation, supervision of upliftment initiatives Communication with City officials as to planned and scheduled repairs and upgrades required
Social management	Work in conjunction with local social welfare Identify, coordinate and determine strategies Act as Liaison Officer
Communication	Public relations communication, website content management,

	community liaison, Social Media and What's App
Secretary	Keeping of minutes, arranging meetings, preparation and arranging of AGM including advertisements, venue hire, membership list, compliance with outsourcing agreements, holding of Board meetings and AGM, minute keeping, compliance with City requirements.

## **2.7. Main Activities of the MRCID**

### **2.7.1. Enhancement of Resident and Public safety**

The MRCID will seek to enhance the safety of all residents and visitors to the area by the following means:

#### **2.7.1.1. Maintenance and operation of the electric palisade fence around the perimeter of Mount Rhodes**

Mount Rhodes lends itself to enclosure because it has a single road entrance. The purpose of the fence is to discourage criminal activity by making access through other areas other than the entrance difficult. That this has proven to be an effective deterrent to date and further enhancements will make it more so. The MRCID will enter into service agreements with suitably qualified service providers to maintain the fence and monitor its operation, ensure that identified problems are attended to timeously and that it is maintained at the required standard

#### **2.7.1.2. Access monitoring**

The single entrance to Mount Rhodes will be monitored from 6pm to 6am via guarding services provided by a security company. The guards will keep a record of vehicles entering and leaving the area via CCTV security cameras linked to a digital video recording system that can be accessed in any activity needs to be reviewed. Entrance guarding will be supplemented by perimeter monitoring by means of a detection system in the palisade fence and CCTV cameras overlooking vulnerable areas. It is intended that these cameras will be implemented on fully serviced leased basis and remotely monitored by a specialist service provider.

### **2.7.2. Urban Management**

#### **2.7.2.1. Development of the public open spaces within Mount Rhodes**

As stated above Mount Rhodes is accessed via Mount Rhodes Drive leading off Victoria Road. The road is dug into a steep clay embankment which has been left in the same form as it was when first excavated (see image #1). In a similar vein Erf 3147 is a public open space within Mount Rhodes which has never benefited from any form of development and is frequently used for illicit dumping of garden waste (see image #2). Both areas are highly visible and hold significant potential for landscaping and planting. The MRCID plans to work with the CCT to develop these areas and maintain them going forward



Image #1 – Embankment at entrance to Mount Rhodes

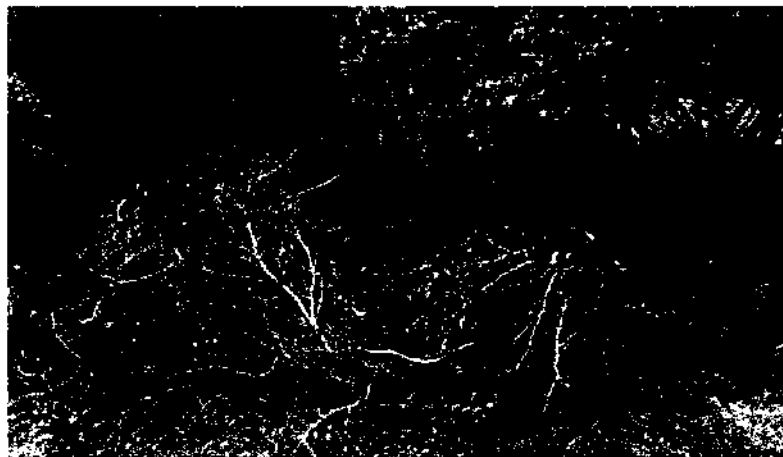


Image #2 – Garden refuse dumped on undeveloped 3147

#### **2.7.2.2. Maintenance of effective firebreaks around the perimeter of Mount Rhodes**

Firebreaks are maintained in the Sanparks land above Mount Rhodes but these breaks do not extend to the boundary of Mount Rhodes in many places (see image #3). This represents a fire risk to properties in Mount Rhodes as such areas become very dry in summer and constitutes fire penetration points into Mount Rhodes itself. The MRCID intends to clear these areas and maintain them as effective fire breaks





Image #3 – bushes against boundary of Mount Rhodes

#### **2.7.2.3. General Environmental and urban management**

The municipal infrastructure of Mount Rhodes is nearly 40 years old and is prone to regular failure in the form of water supply failures (Mount Rhodes has its own municipal supplier reservoir due to its elevation) and electricity blackouts. Furthermore the roads are of light construction and are prone to potholes and surface cracking. While the CCT is generally responsive to individual calls it is generally felt that better outcomes can be achieved by centralised liaison with CCT service departments. The MRCID will identify a board member as a Liaison Officer to manage this important function. This portfolio will keep a record and log reports of the problem through the City's C3 system. Where these complaints are not resolved adequately on the set time frames by the local departments, it will be escalated to the responsible City's departments

#### **2.7.3. Urban Environment, Cleaning and Upgrading**

##### **2.7.3.1. Clearing and maintenance of the vacant council erven within Mount Rhodes**

Erven 3187 and 3188 belong to CCT and are very overgrown and strewn with fallen trees and garden waste (see image #4). The risk of illegal occupation is heightened by the fact an informal structure might be hidden in the overgrowth. The MRCID plans to ensure that the stands are kept clear and in a suitably maintained state as an attractive green area within Mount Rhodes. This will be done in conjunction with the relevant CCT departments and the MRCID will supplement Council services to the extent required



Image #4 – Refuse on overgrown Erf 3187

#### 2.7.4. **Marketing and communication**

An internet based email and website presence is to be activated and maintained to ensure that residents and owners are kept abreast of community developments inclusive of Public Safety updates for the area. Other communication media such as WhatsApp and Facebook are to continue. Quarterly Newsletters will be digitally available to all residents on the website. Community activities will be encouraged to develop a sense of community cohesion and awareness of neighbourhood cleanliness

#### 2.7.5. **Social responsibility**

The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The MRCID will endeavour to create employment opportunities for local labour for all Urban Management (2.6.2) and Urban Environment, Cleaning and Upgrading 2.6.3) initiatives alluded to above.

The SRA will coordinate social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, Dir. Social Development and Early Child Development, all relevant social welfare organisations and institutions

### 3. **Implementation plan**

A detailed Implementation Plan to measure the performance of the MRCID's performance has been prepared. Refer thereto for more detail

### 4. **Financial Impact**

#### 4.1. **Budget**

A 5 year budget aligned with this business plan as above and cognisant of the needs identified in the Survey has been prepared and is submitted in the spreadsheet template provided by CCT. The budget includes a donation of R120 000 in year one to be paid over to the MRCID by the Mount Rhodes Residents Association. The budget

has been prepared on the basis of current known costs or quotes received from prospective service providers and expected escalation in costs

## IMPLEMENTATION PLAN

### PROGRAM 1 - MANAGEMENT

NO	ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN YEARS / MONTHS					PERFORMANCE INDICATOR	COMMENTS
				Y1	Y2	Y3	Y4	Y5		
1	Update Committee portfolio allocations on an annual basis and update more frequently if needed	Entire board	Ongoing	→	→	→	→	→		
2	Monitors bank account regularly and attends to payment of creditors as and when arise	Treasurer	Ongoing / monthly	12	12	12	12	12	Review bank statement, monitor creditors / debtors monthly. Pay creditors. Review monthly income from City. Prepare monthly management accounts and VAT. Financial Reporting to the board	
3	Action SRA arrears if required	Treasurer	Ongoing / monthly	12	12	12	12	12	Deal with this as the need arises	
4	Updating of CIPC information	Treasurer	Monthly	12	12	12	12	12	Provide CIPC with change in: -Auditors -Directors File annual returns	
5	Arrange Board meetings	Secretary	Quarterly	4	4	4	4	4	Board meetings held and minutes taken.	
6	Review and update annual budget and implementation plan	Board	Annually	1	1	1	1	1	Done annually before AGM	
7	Liaison and reappointment of auditors.	Board	Annually	1	1	1	1	1	Done annually at AGM	
8	Audited Annual Financial Statements	Treasurer	Annually	1	1	1	1	1	Approve annually at AGM, submit to the COCT by 31 August	

9	Setup of AGM	Chairman / Secretary	Annually	1	1	1	1	1	Done annually and requires: -Advertising -Hosting -Report back to Members -Comply with all legislative requirements	
10	Monthly income and expenditure, report to the City of Cape Town	Treasurer	Ongoing / monthly	12	12	12	12	12	Submit to CID unit by the 15th of the following month	
11	AFS and Management Report to the Sub Council	Board	Annually	1	1	1	1	1	Within three months of the AGM	
12	C3 Notification / monitoring report to the Board	Environmental / Urban Management	Monthly	12	12	12	12	12	Register CCT C3 notifications and report to Board	
13	Submit input to IDP	Treasurer	Annually	1	1	1	1	1	Submission of input during CCT Budget public participation process	
14	Submit input City Capital and Operation Budget	Treasurer	Annually	1	1	1	1	1	Submission of input during CCT Budget public participation process	
15	Membership of NPC	Secretary	Ongoing	4	4	4	4	4	Application approve quaterly and updating of membership registry	
16	Renewal application of SRA	Board	In year 4	0	0	0	1	0	Done at the AGM	
17	Annual Tax Clearance Certificate	Treasurer	Annually	1	1	1	1	1	Renewal before current one laps	
18	Mid-term Budget review (Realignment of current financial year's budget)	Treasurer	Annually	1	1	1	1	1	Must be handed to the COCT by the 31st January	
19	Tax exemption	Treasurer	Once off	1	0	0	0	0	Apply before end of first financial year 21	
20	Mid year review	Treasurer	Annually	1	1	1	1	1	Must be submitted to the COCT by the 31st January	
21	Liaison with City of Cape Town: Dept. back as and when needed.	Secretary	Ongoing	→	→	→	→	→	Develop good relationship with service Department	

22	Attend quarterly SRA Chairperson Managers' meeting	Chairman / Manager	Quarterly	4	4	4	4	4	Attend or submit apologies	
23	Preparation of newsletter electronic communication, update of website	Communication / Secretary	Quarterly	4	4	4	4	4	Done quarterly	

## PROGRAM 2 - PUBLIC SAFETY

NO	ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN YEARS / MONTHS					PERFORMANCE INDICATOR	COMMENTS
				Y1	Y2	Y3	Y4	Y4		
1	Liaise with SAPS, Hout Bay Neighbourhood watch	Public Safety	Ongoing	4	4	4	4	4	Report to Board quarterly	
2	Recommend courses of action for improved security in respect of public areas	Public Safety	Annually	1	1	1	1	1	Review Public Safety plan and approve by Board	
3	Review security proposals with budget to assess viability and sustainability	Public Safety	Ongoing	→	→	→	→	→	Amend Security contract with the service provider	
4	Review high risk security issues in the community and address with individual owners or applicable communities	Public Safety	Ongoing	→	→	→	→	→	Report incidence to Board and table report at AGM	
5	Communicate with the security provider and receive daily reports	Public Safety	Ongoing	→	→	→	→	→	Reports to be tabled at monthly Board meetings	
6	Receive any alerts from security company and communicate with the community via What's App	Public Safety	Ongoing	→	→	→	→	→	Sending out Public Safety alerts	
7	Provide fully functional cameras	Public Safety	Ongoing	→	→	→	→	→	Fibre for a back bone	
8	Contracting and overseeing the installation of CCTV cameras and hardware needed	Public Safety	Year 1, 2 and 4	1	1		1		Conclude 4 year contract after competitive bidding process with 3 quotations	
9	Making sure the high site for the camera are operational	Public Safety	Ongoing	→	→	→	→	→	Cameras not working resolved within 48 hours	
10	Appoint private service provider, to provide Public Safety Officers	Public Safety	Year 1	1			1		Conclude 3 year contract after competitive bidding process with 3 quotations	

11	Appoint private service provider to monitoring Cameras	Public Safety	Year 1	1			1		Conclude 3 year contract after competitive bidding process with 3 quotations	
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### PROGRAM 3 - MARKETING AND COMMUNICATION

NO	ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN YEARS / MONTHS				Y4	PERFORMANCE INDICATOR	COMMENTS
				Y1	Y2	Y3	Y4			
1	Ensuring that the website is up to date	Communication	Quarterly	4	4	4	4	4	Done quarterly	
2	Adding the AGM Documents to the website	Communication	Annually	1	1	1	1	1	Before and after the AGM	
3	Communicating with the member and community as to when the next board meeting will be held	Communication	Monthly	4	4	4	4	4	One week prior to meeting	First 30 mins are open to the public to address the board
4	Sending a monthly update to the community on what has happened in the month	Communication	Monthly	12	12	12	12	12	Monthly, after the monthly meeting	
5	Preparing the quarterly newsletter	Communication and Secretary	Quarterly	4	4	4	4	4	Load Newsletter on Website	
6	Updating member and community on any alerts	Communication	Ongoing	→	→	→	→	→	Ongoing	Within 5 minutes

### PROGRAM 4 - ENVIRONMENTAL / URBAN MANAGEMENT






NO	ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN YEARS / MONTHS				Y4	PERFORMANCE INDICATOR	COMMENT
				Y1	Y2	Y3	Y4			
1	Liaise with CCT officials as to maintenance activities in area	Environmental / Urban Management	Ongoing	→	→	→	→	→	C3 notification	
2	Appoint private service provider to perform additional maintenance	Environmental / Urban Management	Annually	4	4	4	4	4	Competitive bidding process, report at Board meeting	Fire breaks, beautification of entry into Mount Rhodes estate. Maintenance of overhanging trees into roads. Keeping fencing clear of vegetation
3	Do alien removal in conjunction with City officials on annual basis in common areas	Environmental / Urban Management	Annually	1	1	1	1	1	Annual report to the Board	

4	Report to City owners with alien vegetation on their properties to remove	Environmental / Urban Management	Ongoing	→	→	→	→	→	Keep a record and report to the Board	
5	Keep a list of reported C3 Notifications and address, escalate if need be to the City representative and the quaterly meeting	Environmental / Urban Management	Monthly	4	4	4	4	4	Report given at the quaterly meeting. Refer to program 4.1	Storm water drain problems, pot holes, road making, roads that need to be tarred
6	Create competitions for the residents to maintain their pavement	Environmental / Urban Management	Ongoing	→	→	→	→	→	Yearly photos to be kept - before and after	Winner to be announced at the AGM
7	Report illegal dumping to Law enforcement	Environmental / Urban Management	Ongoing	→	→	→	→	→	Report given at the monthly meeting. Refer to program 4.5	
8	Upgrade of the fencing	Public Safety	Annually			1			Conclude 3 year contracts after competitive bidding process with 3 quotations	
9	Maintenance to existing fencing	Public Safety	Ongoing	→	→	→	→	→	Report given at the monthly meeting. Refer to program 4.8	

## PROGRAM 5 - SOCIAL MANAGEMENT

NO	ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN YEARS / MONTHS				Y4	PERFORMANCE INDICATOR	COMMENTS
				Y1	Y2	Y3	Y4			
1	Identify and determine strategies by means of an integrated approach to address / homelessness and the relief measures available, current and future	Social Management	Ongoing	→	→	→	→	→	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	This is done comprehensively at the implementation of the CID and then modified continuously
2	Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment	Social Management	Ongoing	→	→	→	→	→	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	This will be a long term plan of action that will take time to develop – Refer to program 4.6
3	Coordinate with local NGO to assist in cleaning programs where applicable	Social Management	Ongoing	→	→	→	→	→	As required	Refer to program 4.6 and 5.2



4	Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment	Social Management	Ongoing						Development of a long term sustainable work program	This is done comprehensively at the term renewal and then modified and managed continuously. Also refer to Program 5.2
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# MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT

## 5 YEAR BUDGET AS PER BUSINESS PLAN

	2018/19	2019/20	2020/21	2021/22	2022/23
<b>INCOME</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>
Revenue - Add. Rates	-528 578 92.8%	-562 936 97.0%	-599 526 96.7%	-638 496 96.7%	-679 998 96.5%
Other: Donation from MRRA	-40 729	-	-	-	-
Other: Accumulated Surplus	-	-17 426 3.0%	-20 150 3.3%	-21 960 3.3%	-24 803 3.5%
<b>TOTAL INCOME</b>	<b>-569 307 92.8%</b>	<b>-580 362 100.0%</b>	<b>-619 676 100.0%</b>	<b>-660 456 100.0%</b>	<b>-704 801 100.0%</b>
<b>EXPENDITURE</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>
<b>Core Business</b>	<b>380 800 66.9%</b>	<b>405 552 69.9%</b>	<b>431 913 69.7%</b>	<b>459 987 69.6%</b>	<b>489 887 69.5%</b>
Cleansing services	20 800	22 152	23 592	25 125	26 759
Environmental upgrading	15 000	15 975	17 013	18 119	19 297
Public Safety	216 000	230 040	244 993	260 917	277 877
Public Safety - CCTV monitoring	129 000	137 385	146 315	155 826	165 954
Social upliftment	-	-	-	-	-
Urban Maintenance	-	-	-	-	-
<b>Depreciation</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>
<b>Repairs &amp; Maintenance</b>	<b>75 000 13.2%</b>	<b>79 875 13.8%</b>	<b>85 067 13.7%</b>	<b>90 596 13.7%</b>	<b>96 485 13.7%</b>
<b>Interest &amp; Redemption</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>	<b>- 0.0%</b>
<b>General Expenditure</b>	<b>52 650 9.2%</b>	<b>56 072 9.7%</b>	<b>59 717 9.6%</b>	<b>63 599 9.6%</b>	<b>67 732 9.6%</b>
Accounting fees	14 000	14 910	15 879	16 911	18 011
Advertising costs	1 000	1 065	1 134	1 208	1 286
Auditor's remuneration	15 000	15 975	17 013	18 119	19 297
Bank charges	1 600	1 704	1 815	1 933	2 058
Computer expenses	3 500	3 728	3 970	4 228	4 503
Contingency / Sundry	4 150	4 420	4 707	5 013	5 339
Insurance	9 600	10 224	10 889	11 596	12 350
Marketing and promotions	800	852	907	966	1 029
Meeting expenses	1 000	1 065	1 134	1 208	1 286
Printing / stationery / photographic	1 000	1 065	1 134	1 208	1 286
Telecommunication	1 000	1 065	1 134	1 208	1 286
<b>Projects</b>	<b>45 000 7.9%</b>	<b>21 975 3.8%</b>	<b>24 993 4.0%</b>	<b>27 119 4.1%</b>	<b>30 297 4.3%</b>
Landscaping to main entrance	30 000	6 000	7 980	9 000	11 000
Bush clearing along fire breaks	15 000	15 975	17 013	18 119	19 297
<b>Bod Debt Provision 3%</b>	<b>15 857 2.8%</b>	<b>16 888 2.9%</b>	<b>17 986 2.9%</b>	<b>19 155 2.9%</b>	<b>20 400 2.9%</b>
<b>TOTAL EXPENDITURE</b>	<b>569 307 100.0%</b>	<b>580 362 100.0%</b>	<b>619 676 100.0%</b>	<b>660 456 100.0%</b>	<b>704 801 100.0%</b>
<b>(SURPLUS) / SHORTFALL</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>-0</b>	<b>0</b>
<b>GROWTH: EXPENDITURE</b>	<b>N/A</b>	<b>1.9%</b>	<b>6.8%</b>	<b>6.6%</b>	<b>6.7%</b>
<b>GROWTH: SRA RATES</b>	<b>N/A</b>	<b>6.5%</b>	<b>6.5%</b>	<b>6.5%</b>	<b>6.5%</b>

**Joepie Joubert**

---

**From:** Freddie Prince  
**Sent:** Tuesday, 19 December 2017 2:44 PM  
**To:** Runan Rossouw  
**Subject:** Mount Rhodes Community Improvement District - Business Plan

Dear Runan

I have no objection.

Yours faithfully,

Freddie Prince  
 Director: Area 1 (North) – Subcouncil 1, 2, 3, 7, 15 & 16  
 Area Based Service Delivery

Tel: 021 400 5595/444 7521  
 Fax: 086 201 2515  
 Mobile: 084 800 0119  
 E-mail address: [freddie.prince@capetown.gov.za](mailto:freddie.prince@capetown.gov.za)



**DROUGHT CRISIS**  
**THINK WATER**  
[www.capetown.gov.za/thinkwater](http://www.capetown.gov.za/thinkwater)

**From:** Runan Rossouw  
**Sent:** Tuesday, 19 December 2017 2:40 PM  
**To:** Freddie Prince <[Freddie.Prince@capetown.gov.za](mailto:Freddie.Prince@capetown.gov.za)>  
**Cc:** Joepie Joubert <[Joepie.Joubert@capetown.gov.za](mailto:Joepie.Joubert@capetown.gov.za)>  
**Subject:** FW: Mount Rhodes Community Improvement District - Business Plan

Dear Freddie

We did not get a response to the email below.  
 Please submit a comment as we are finalizing the report.

Regards

Runan Rossouw

Senior Professional Officer: CID - Compliance & Establishment  
 Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, City of Cape Town  
 021 400 5148 (Office) 086 5885 414 (Fax) 084 233 0715 (Cell)

[CITYweb](#)



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together.



**From:** Runan Rossouw

**Sent:** Monday, October 16, 2017 12:33 PM

**To:** Freddie Prince; Johannes van Schalkwyk; Eugene Hlongwane; Letitia Bester; Xolisile Mama; Alfonso van Vuuren; Lorraine Frost; Lisle Lombard; Zolile Siswana; Monwabisi Boo; Julia Wood; Bongani Mnisi; Lorraine Gerrans; Pat Titmuss; Alfredo Roman; Peter Lottering

**Cc:** Joepie Joubert; Nomnikelo Halana; Eddie Scott; Bonita Ascott; Julia Wood; Bongani Mnisi; Lorraine Gerrans; Andy Greenwood; Suretha Dorse

**Subject:** RE: Mount Rhodes Community Improvement District - Business Plan

Dear Colleagues

The email below has reference.

The attachment to the email only reflected the Motivation Plan. Please replace with the full Business Plan as attached.

Regards

Runan Rossouw

Senior Professional Officer: CID - Compliance & Establishment  
Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, City of Cape Town  
021 400 5148 (Office) 086 5885 414(Fax) 084 233 0715(Cell)

[CITYweb](#)



CITY OF CAPE TOWN  
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STAD KAAPSTAD

Making progress possible. Together.



**From:** Runan Rossouw

**Sent:** Friday, October 13, 2017 2:56 PM

**To:** Freddie Prince; Johannes van Schalkwyk; Eugene Hlongwane; Letitia Bester; Xolisile Mama; Alfonso van Vuuren; Lorraine Frost; Lisle Lombard; Zolile Siswana; Monwabisi Boo; Julia Wood; Bongani Mnisi; Lorraine Gerrans; Pat Titmuss; Alfredo Roman; Peter Lottering

**Cc:** Joepie Joubert; Nomnikelo Halana

**Subject:** Mount Rhodes Community Improvement District - Business Plan

Dear Colleagues

The Steering committee of the proposed Mount Rhodes Community Improvement District (MRCID) is in the process of obtaining support to apply for an SRA.

Once more than 60% support have been obtained the application will go through a public participation process in the months of October to early December 2017. A possible implementation date of 1 July 2018 is envisaged if approved by Council.

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

All comments on the Business Plan can be directed directly at the Steering Committee. Please copy the CID Unit (Joepie Joubert and/or Runan Rossouw) when responding to the Steering Committee (contact detail as per Motivation Report).

If you have no comments on any portion of the Business Plan you are also requested to inform the CID unit as reference will be made in the report to Council on the engagement with City Departments.

Regards

Runan Rossouw

Senior Professional Officer: CID - Compliance & Establishment  
Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, City of Cape Town  
021 400 5148 (Office) 086 5885 414 (Fax) 084 233 0715 (Cell)

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### Communications with Homeowners

Circular sent to all homeowners for whom we have email addresses and posted on Mount Rhodes Facebook page and WhatsApp group on 26<sup>th</sup> June 2017

#### PROPOSAL TO ESTABLISH MOUNT RHODES AS A SPECIAL RATING AREA

Dear Fellow Resident of Mount Rhodes

The Mount Rhodes Residents Association has initiated a process to have Mount Rhodes established as a Special Rating Area. The purpose of this circular note is to inform you of the objectives of the initiative and the potential consequences of it for you as a homeowner. It is also to solicit your involvement in a survey to gauge residents' feelings regarding the proposed SRA. Please look to "What we require from you" at the end of this note in this regard.

#### What is a SRA

A Special Rating Area is a geographically bound area recognized by the City Council as such in terms the Special Rating Area By-law. It is established by 60% of the homeowners of the area supporting the formation of the SRA and agreeing to pay an additional levy on their municipal rates up to a **MAXIMUM of 25% of their rates** (e.g. if your rates are R2000 pm you cannot pay more than R500pm by way of SRA levy) for the advancement of local objectives set out in an agreed business plan. The levies collected by council are paid over to a nonprofit company operated by directors appointed by residents of the SRA area with standards of governance and transparency that would generally apply to public entities of this nature. A SRA has lifespan of 5 years after which it will lapse unless renewed. There are currently 42 SRA's in Cape Town and 2 in Hout Bay being Llundudno and Penzance. Hout Bay Neighbourhood Watch is actively promoting the formation of SRA's in the Valley and envisages that 12 will be established in due course.

#### Why a SRA in Mount Rhodes

The homeowners of Mount Rhodes formed the Mount Rhodes Residents Association in 2005 to develop enhanced security arrangements for our immediate area. In furtherance of these objectives the electrified palisade fence which surrounds Mount Rhodes was erected and further infrastructure in the form of the guardhouse, booms, security cameras and monitoring systems were installed. The infrastructure is now maintained via an annual levy of R3,600 per homeowner and the guarding services are paid by a monthly service fee of R394 paid by individual homeowners to Deep Blue directly. While the value of these services is broadly acknowledged funding them has been an ongoing challenge. We have 79 eligible stands in Mount Rhodes of which 53 (67%) have paid the annual levy in the current year and 48 (61%) pay for the Deep Blue Services. Understandably paying residents increasingly question why they should subsidize those that don't pay. Formation of a SRA will ensure that all residents contribute their share via their rates account.

#### The benefit to Mount Rhodes Homeowners

We need to find a solution to our funding problem as the present situation is not sustainable. We enjoyed a massive drop in crime following the erection of our security fence 11 years ago but crime is rapidly rising again. This is because whereas we were previously amongst the most secure areas this is no longer so as other areas have lifted their game thereby displacing the crime back to us. If we do nothing the trend of rising crime will continue and in fact accelerate as other areas form SRA's and enhance their security. We need to install security cameras to protect key areas of our perimeter and subscribe for monitoring services. We also need to upgrade our guarding services and implement more frequent area patrolling but at this point the fees that we are paying are not sufficient to sustain the present inadequate service let alone enhance it.

#### **Where do we go from here?**

The next step from here is to conduct a survey of residents to gauge their position regarding the establishment of a SRA. Assuming that the reaction is supportive we will prepare a business plan and budget for the SRA for presentation at a general meeting for all homeowners to discuss and finalize the details. Individual homeowners will then be asked to sign a consent in a form prescribed by Council. Assuming we achieve the required 60% threshold acceptance rate our application will be presented to Council for approval and, assuming all is in order, the SRA will become operational at the commencement of the Council's financial in July 2018.

#### **Why should you support this initiative?**

There can be little doubt that we need to redouble our efforts to protect our homes and families as rising levels of crime, declining police capacity and increasing security measures in alternatives areas will all place an increasing security burden on ourselves. **Homeowners who are currently paying the MRRA levy and the Deep Blue service charge will in the majority of cases enjoy a reduction in cost of security but clearly those who don't pay currently will experience a new cost.** In doing so they should accept that a situation where their security was subsidized by others was in any event not sustainable over the longer term.

#### **What we require from you**

We will shortly be requesting you to complete an online survey which will require you to state your position relative to the proposed SRA as well as establish your priorities and preferences. This is a requirement in terms of council regulations and, while council does not specify the response rate required, we strongly urge you to participate. Beyond this please make every effort to remain engaged with the process by attending a meeting which will be scheduled in due course to brief residents and discuss issues.

#### **Who is behind this Initiative**

The initiative arose within the Mount Rhodes Resident Association but Council rules require that it be driven by a discrete committee of homeowners. We have accordingly established a Steering Committee comprising the following homeowners:

Dale Lippstreu  
 Martin Smith  
 Klaus Hanhardt  
 Luisa Belta

Debbie Taylor  
Guiseppe Carosini

If you would like to join the committee and contribute to the process please contact any of the committee members to volunteer your services.

Kind regards

**Dale Lippstreu**

For and on behalf of the Mount Rhodes SRA Steering Committee

**Posted Mount Rhodes Facebook page and WhatsApp group 28/7/2017**

Hi All. The link below will take you to the online survey of Mount Rhodes residents views on our area becoming a SRA and other matters relating to security and municipal services. Please be aware that this survey is a requirement in terms of municipal bylaws governing the establishment of SRA's. Some of the content is in fact prescribed by the council.

This is an opportunity for you to record your views irrespective of how you feel about Mount Rhodes becoming a SRA. Completion of the survey will take no more than 5 minutes and be helpful to us in formulating our strategy going forward.

You can access the survey at

<https://www.surveymonkey.de/r/LX78NZB>

Please have your say and encourage you neighbors to do likewise.

**Posted on Mount Rhodes Facebook page and WhatsApp group 25/8/2017**

**Mount Rhodes Homeowner Survey – Proposed SRA**

61 Homeowners out of a potential 79 participated in the survey. This represents a 77% response rate.

Of those participating 45 (74%) were in favour of the SRA and 16 (26%) opposed. This is well above the 60% support rate required by the SRA bylaw. Furthermore I am aware that 3 people who voted against the SRA did so in the belief that SRA levies would be charged on top of their current contributions to our security arrangements (which is not the case). 2 of these indicated that they would like to change their vote to support for the SRA but the system used does not allow votes to be changed so the result stands as is.

In light of the support received we are in the process of finalizing the SRA business plan and budget with council. As soon as this is done we will convene a meeting of residents to present the plan and ask for your endorsement of it.



At this point let me remind everyone:

1. The maximum amount of the SRA levy is 25% of the rates on your property (i.e. excluding water, electricity and sewerage costs)
2. The levy will replace any contributions that you currently make in the form of the payment of our annual levy and the cost of the Deep Blue guards. In the majority of cases this will result in a **reduction** in cost to those who contribute to our security arrangements.
3. While a few homeowners who contribute to the security arrangements indicated that they would like continue with the existing arrangements it needs to be pointed out that **they are not sustainable**. Deep Blue entered our existing agreement on the basis that 62 residents would pay their monthly fee and have managed to get just 44 contributors only. Fortunately we can sustain the service for the time being out our reserve funds but this can only be a temporary solution.

I look forward to advising of the time and venue of the homeowners meeting shortly. Please make every effort to attend irrespective of where you stand on this issue.

**Email sent to all except 4 homeowners for whom we do not have email addresses and posted Mount Rhodes Facebook page and WhatsApp group on 8/9/2017**

*Further to our recent communications the business plan for the Mount Rhodes Community Improvement District (note that a SRA and a CID are the same thing) has been approved by Council. The next step is to present the plan to homeowners for their approval at a meeting to be held at the Church of St Peter the Fisherman Hall (opposite the Caltex garage in the village) at 7pm on Tuesday 19th September. We urge you to attend the meeting whether you are for or against the initiative as it is vitally important that all questions, concerns and issues are raised and responded to. It is also important that everyone has a full understanding of the motivation for and purpose of the CID. Please book the meeting in your diary now.*

*A copy of the business plan has been emailed to all homeowners for whom we have email addresses. If you have not received a copy by the end of today please send an email to [sally@blackdogstudios.co.za](mailto:sally@blackdogstudios.co.za)*

*In the meantime please feel free to share your thoughts and comments through the social media channels used by our community*

**The following sign will be erected at the entrance to Mount Rhodes this evening and will remain in place until after the meeting**

## HOMEOWNERS MEETING

**Please attend a meeting of all homeowners to discuss the proposed MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT**

**Where:** St Peters Church Hall (opposite Caltex garage)

**When:** 7pm Tuesday 19<sup>th</sup> September.

**NOTICE:**  
**ESTABLISHING A SPECIAL RATING AREA (SRA)**  
**FOR**  
**Mount Rhodes Hout Bay**

**Notice is hereby given that:**

1. **Dale Max Lippstreu** registered owner of **Erf 3165, 60 Mount Rhodes Drive, Hout Bay** intends to apply for the establishment of a SRA, to be called the **Mount Rhodes Community Improvement District** in terms of the City of Cape Town: Special Rating Area By-Law, 2012 (as amended 2016) read with the City of Cape Town Special rating area policy, 2017. The affected area includes all rate paying properties bounded by:

Northern boundary : Table Mountain National Park (Erf 3209)  
Eastern boundary : Victoria Road – Road reserve, Hout Bay  
Southern boundary : Kerzner Estate (Erven 7771, 2061 and 2060)  
Western boundary : Table Mountain National Park (Erf 3209)

2. A public meeting will be held, the purpose of which shall be to:

- i) Inform all attendees of relevant information pertaining to the application, and to
- ii) Discuss the practical implications relating thereto.

**DATE** : Tuesday 19 September 2017

**TIME** : 19:00

**PLACE** : St Peters Church Hall

**ADDRESS** : 40 Main Road Hout Bay

**ALL AFFECTED PROPERTY OWNERS IN THE PROPOSED SRA ARE KINDLY REQUESTED TO ATTEND THIS MEETING.**

**Enquiries, contact Dale Lippstreu at Tel : 083 3201114**

## KENNISGEWING

### STIGTING VAN 'N SPESIALE AANSLAGGEBIED (SRA) VIR Mount Rhodes Houtbaai

Kennisgewing geskied hiemee dat:

- I. Dale Max Lippstreu, synde die geregistreerde eiendaar van Erf 3165 geleë te 60 Mount Rhodes Rylaan Hout Bay van voorneme is om aansoek te doen om 'n Spesiale-aanslaggebied wat bekend sal staan as Mount Rhodes Community Improvement District te stig. Ingevolge die Stad Kaapstad se Verordening op Spesiale-aanslaggebiede, 2012 (soos gewysig) asook saamgelees met die Stad Kaapstad se Spesiale-aanslaggebied Beleid 2017. Die gebied sluit in alle belastingbetalende eiendomme wat omsluit word deur:

Noordelike grens: Tafelberg Nasionalepark (Erf 3209)

Oostelike grens: Victoriaweg – Straatreserwe, Hout Bay

Suidelike grens: Kerzner Landgoed (Erwe 7771, 2061 en 2060)

Weselike grens: Tafelberg Nasionalepark (Erf 3209) (Erf 3209)

II. Kennisgewing van 'n Openbare vergadering met die doel om:

- i) Tersaaklike inligting rakende die aansoek te verskaf
- ii) Praktiese implikasies te bespreek wat daarmee verband hou

**Datum** : Dinsdag 19 September 2017

**Tyd** : 19:00

**Plaas** : St. Peter's Kerkaal

**Ligging** : 40 Hoofweg Houtbaai

**ALLE EENAARS VAN EENDOM IN DE VOORGESTELDE SPESIALE  
AANSLAGGEBIED WORD VERSOEK OM DE VERGADERING BY TE WOON.**

Vir enige navrae kontak Dale Lippstreu by tel 083 3201114

**First Public meeting of the proposed MRCID held St Peter the Fisherman's Church Hall on 19<sup>th</sup> September 2017**

Dale Lippstreu opened the meeting as chairman of a steering committee which was promoting the establishment of a Community Improvement District in Mount Rhodes. He thanked all present for attending the meeting and welcomed Mr Eddie Scott and Joepie Joubert representing the City of Cape Town. He said that 12 homeowners had formally apologised for being unable to attend the meeting but said that all had indicated their support for the formation of a CID.

Dale explained that the terms Special Rating Area and Community improvement District were used interchangeably and that the committee had opted for the name Mount Rhodes Community Improvement District for the sole reason that it had more positive connotations than the alternative.

He then went on to explain the concept of a CID, what the purposes of CIDs were and how CID's were established. He said that the establishment of a CID for Mount Rhodes was being promoted by a steering committee of homeowners made up of himself, Martin Smith, Debbie Taylor, Greg Scott, Klaus Hanhardt and Guiseppe Carosini. He advised that in order to be approved the CID would have to have the support of more than 60% of affected homeowners and that the application was to be made by the end of September 2017 the CID could come into being on 1<sup>st</sup> July 2018 if the application was approved.

He then went on to explain that the CID would operate through a non-profit company managed by a board of directors elected by homeowners on a weighted vote basis. He explained the applicable governance around the company saying that it was required that audited financial statement and an annual report were produced. He said that CID's had an initial term of 5 years after which they had to be renewed but that they could be terminated by a majority vote of members at any time.

He said that Mount Rhodes has 79 qualified homeowners and that a minimum of 48 would have to support the establishment of the CID to achieve the required 60% support level required. He said that the principle benefit of the CID was that it would provide a reliable and sustainable revenue stream that would enable the directors to invest in infrastructure and enter into long term maintenance and service contracts. The principle disadvantage was that there would be a financial impact on homeowners but pointed out that in the vast majority of cases the levies would be less than the current costs in the case of homeowners who currently contributed to the security arrangements in Mount Rhodes through the existing Residents Association. He then put up a spreadsheet produced by CoCT which showed the result of their modelling process which served to illustrate would be contributed in terms of CID levies for given property values.

Dale then summarised the key findings of the Urban Management Survey which had been conducted amongst residents during July. He said that the survey served to show that 74% of respondents were in favour of the formation of a CID.

Martin Smith then presented the business plan and budget for the proposed CID. He said that public safety would be enhanced by ongoing maintenance of the security fence around Mount Rhodes, the installation of new monitored CCTV cameras and improved access monitoring. He said the better urban management would be achieved by the landscaping and development of the land at the entrance to Mount Rhodes and the public space at the hairpin bend on Mount Rhodes Drive. He

said the directors would improve liaison with CoCT and inter alia get the erven belonging to council cleared of litter and fallen trees.

Martin then outlined the implementation plan and budget for the CID. He said a budget of R569,307 was proposed for the 2018-9 year and the 5 year budget allowed for an annual escalation of 6.5% per annum for the remaining 4 years.

Dale then gave a brief overview of the process going forward and appealed to all homeowners to complete and return their Consent/Objection forms as soon as possible. He then opened the meeting to questions and comments from the floor.

#### **Concerns raised from the Floor**

1. It was asked whether CIDs/SRAs had an affect on property values.

Dale Lippstreu said that it was frequently stated that CID's had a positive affect on property values but he was not aware of any authoritative proof of this. Eddie Scott described the positive outcomes arising from the CID in the Cape Town CBD but did caution that the circumstances were quite different.

2. The concern was expressed that the levy could be increased sharply if council rates were raised substantially .

The concern was answered by Eddie Scott who pointed out that the levy would be established by the approved CID budget and would not be affected by any increase in rates.

3. The point was made that residents would be forced to pay the CID levies regardless if they were in support of the CID or not

It was said that it was true that all homeowners would be affected by a decision taken by the majority of them. Those opposed to the majority decision would be afforded a 60 day window to lodge their objections and an example was given where a CID application which had 66% support was declined due to objections from a minority.

4. That the CID committee had the power to increase the CID levy

It was pointed out that this was incorrect and that the levy could only be increased by a vote of the members.

5. It was asked whether the levy could not be reduced to a lesser amount as some residents might not be able to afford the proposed levy.

It was pointed out that the proposed budget of the CID was already very constrained and that the objectives could not be realised with a lesser budget

Dale Lippstreu then adjourned the meeting and thanked everyone for attending.

<b>APPLICATION LETTER</b>
---------------------------

**27<sup>th</sup> September 2017**

The Executive Director  
 Directorate: Area Based Service Delivery  
 City of Cape Town  
 8th Floor  
 12 Hertzog Boulevard  
 CAPE TOWN  
 8000



Attention: Mr. Scott

**APPLICATION FOR THE ESTABLISHMENT OF THE MOUNT RHODES  
 COMMUNITY IMPROVEMENT DISTRICT (MRCID).**

I **Dale Max Lippstreu** registered owner of erf 3165 Hout Bay, hereby wish to make application for the City Council's approval for the establishment of the **MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT**.

This application is made to Council in terms of Section 4 of the City of Cape Town's: Special Rating Area By-Law, 2012 as amended, read together with the City of Cape Town's: Special Rating Area Policy 2017/18.

The proposed five year implementation plan of the MRCID is for the period 1<sup>st</sup> July 2018 to 31<sup>st</sup> June 2023.

The key objectives and functions of the CID are as follows:

**1. Enhancement of Resident and Public safety**

The MRCID will seek to enhance the safety of all residents and visitors to the area by the following means:

**1.2. Maintenance and operation of the electric palisade fence around the perimeter of Mount Rhodes**

Mount Rhodes lends itself to enclosure because it has a single road entrance. The purpose of the fence is to discourage criminal activity by making access through other areas other than the entrance difficult. That this has proven to be an effective deterrent to date and further enhancements will make it more so. The MRCID will enter into service agreements with suitably qualified service providers to maintain the fence and monitor its operation, ensure that identified problems are attended to timeously and that it is maintained at the required standard

**1.3 Access monitoring**

The single entrance to Mount Rhodes will be monitored from 6pm to 6am via guarding services provided by a security company. The guards will keep a record of vehicles entering and leaving the area via CCTV security cameras linked to a digital video recording system that can be accessed in any activity needs to be reviewed. Entrance guarding will be supplemented by perimeter monitoring by means of a detection system in the palisade fence and CCTV cameras

overlooking vulnerable areas. It is intended that these cameras will be implemented on fully serviced leased basis and remotely monitored by a specialist service provider.

## **2. Urban Management**

### **2.1. Development of the public open spaces within Mount Rhodes**

Mount Rhodes is accessed via Mount Rhodes Drive leading off Victoria Road. The road is dug into a steep clay embankment which has been left in the same form as it was when first excavated. In a similar vein, Erf 3147 is a public open space within Mount Rhodes which has never benefited from any form of development and is frequently used for illicit dumping of garden waste. Both areas are highly visible and hold significant potential for landscaping and planting. The MRCID plans to work with the CCT to develop these areas and maintain them going forward.

### **2.2. Maintenance of effective firebreaks around the perimeter of Mount Rhodes**

Firebreaks are maintained in the Sanparks land above Mount Rhodes but these breaks do not extend to the boundary of Mount Rhodes in many places. This represents a fire risk to properties in Mount Rhodes as such areas become very dry in summer and constitutes fire penetration points into Mount Rhodes itself. The MRCID intends to clear these areas and maintain them as effective fire breaks.

### **2.3. General Environmental and urban management**

The municipal infrastructure of Mount Rhodes is nearly 40 years old and is prone to regular failure in the form of water supply failures and electricity blackouts. Furthermore, the roads are of light construction and are prone to potholes and surface cracking. While the CCT is generally responsive to individual calls it is generally felt that better outcomes can be achieved by centralized liaison with CCT service departments.

## **3. Urban Environment, Cleaning and Upgrading Clearing and maintenance of the vacant council erven within Mount Rhodes**

Erven 3187 and 3188 belong to CCT and are very overgrown and strewn with fallen trees and garden waste. The risk of illegal occupation is heightened by the fact an informal structure might be hidden in the overgrowth. The MRCID plans to ensure that the stands are kept clear and in a suitably maintained state as an attractive green area within Mount Rhodes. This will be done in conjunction with the relevant CCT departments and the MRCID will supplement Council services to the extent required.

## **4. Marketing and communication**

An internet based email and website presence is to be activated and maintained to ensure that residents and owners are kept abreast of community developments inclusive of Public Safety updates for the area. Other communication media such as WhatsApp and Facebook are to continue. Quarterly Newsletters will be digitally available to all residents on the website. Community activities will be encouraged to develop a sense of community cohesion and awareness of neighborhood cleanliness

## **5. Social responsibility**

The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The MRCID will endeavour to create employment opportunities for local labour for all Urban Management and Urban Environment, Cleaning and Upgrading initiatives alluded to above.

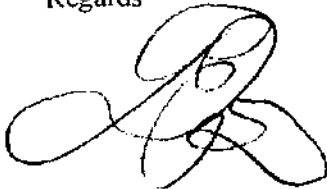
The CID will coordinate social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, Dir. Social Development and Early Child Development, all relevant social welfare organisations and institutions

In support of the application, I attach the following:

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

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

Regards

A handwritten signature in black ink, appearing to be 'DM Lippstreu', written in a cursive style.

**DM Lippstreu**



## MOUNT RHODES - VOTTING

Votes	Application		Forms corrected by SC	Final		ERF No	Rates CA Name	Premise Address	
	Supp	Object		Supp	Object				
1	1			1		3124	MISS A FOO SIEW HUEY	86	MOUNT RHODES DRIVE
1	1			1		3125	MR C PUGLIA	84	MOUNT RHODES DRIVE
1	1			1		3126	NICHOLAS ANTHONY NA KRUGER	82	MOUNT RHODES DRIVE
1		1			1	3127	MR HAE FISCHER-BUDER	80	MOUNT RHODES DRIVE
1						3128	MG SMYLY	78	MOUNT RHODES DRIVE
1	1		Y	1		3129	MR G WIENCKE	76	MOUNT RHODES DRIVE
1	1			1		3130	MRS E DE BEER	74	MOUNT RHODES DRIVE
1	1		Y	1		3131	GUEST HOUSE VILLA MONTEBELLO CC	72	VALLEY VIEW DRIVE
1	1			1		3132	MR MR BROWNSTONE	63	MOUNT RHODES DRIVE
1						3133	MR WFO BACH & BE	61	MOUNT RHODES DRIVE
1						3134	MR CV BROWN	59	MOUNT RHODES DRIVE
0						3135	CITY OF CAPE TOWN	59A	MOUNT RHODES DRIVE
1	1			1		3137	MR. MJ BOTHA	55	MOUNT RHODES DRIVE
1		1	Y	1	0	3138	NO.53 MOUNT RHODES C C	53	MOUNT RHODES DRIVE
1		1		1	0	3139	FRASCO LME & FRASCO I	51	MOUNT RHODES DRIVE
1	1		Y	1		3140	BELTER MLP	49	MOUNT RHODES DRIVE
1		1	Y		1	3141	BARRETT PROPERTY TRUST	47	MOUNT RHODES DRIVE
1	1			1		3142	MR. & MRS. GLOVER CA & W SCHARF	45	MOUNT RHODES DRIVE
1						3143	THE ADAMOU TRUST (PEN)	43	MOUNT RHODES DRIVE
1		1	Y		1	3144	MR I PETRIK	41	MOUNT RHODES DRIVE
1	1			1		3145	MR ML SMITH	39	MOUNT RHODES DRIVE
1	1			1		3147	MR GM CAROSINI	37	MOUNT RHODES DRIVE
1	1		Y	1		3148	THE LOFT TRUST	35	MOUNT RHODES DRIVE
1		1			1	3149	MR TP OHAGEN	33	MOUNT RHODES DRIVE
1	1		Y	1		3150	HJ ALBERT	31	MOUNT RHODES DRIVE
1	1		Y	1		3151	MR. & MRS. STRATES NA & STRATES	29	MOUNT RHODES DRIVE
1	1		Y	1		3152	MS. CH BEAN	27	MOUNT RHODES DRIVE
1	1			1		3153	MR JH LUSTY	25	MOUNT RHODES DRIVE
1		1			1	3154	MR RJ HUTCHISON	23	MOUNT RHODES DRIVE
1	1			1		3155	MR HU TABEL	21	MOUNT RHODES DRIVE
1					1	3156	DR. L MAYER	19	MOUNT RHODES DRIVE
1	1			1		3157	DANELA D BRYANT	17	MOUNT RHODES DRIVE
1						3158	OFFTRAK INVESTMENTS 41 PTY LTD	4	LITTLE LIONS HEAD ROAD
1						3159	RAVENSCOE PROPERTIES 254 CC	6	LITTLE LIONS HEAD ROAD
1	1			1		3160	MR. & MRS. WILKINSON CM & BUSH	70	MOUNT RHODES DRIVE
1	1		Y	1		3161	COLEEN LESLIE BOWEN	68	MOUNT RHODES DRIVE
0		1				3162	MR JC MACFARLANE	66	MOUNT RHODES DRIVE
1						3163	OMAR DAWRAY FAMILY TRUST	64	MOUNT RHODES DRIVE
1	1			1		3164	MR MU KOBALD	62	MOUNT RHODES DRIVE
1	1			1		3165	DALE MAX DM LIPPSTREU	60	MOUNT RHODES DRIVE
1	1		Y	1		3166	MR M VAN ZYL	58	MOUNT RHODES DRIVE
1	1			1		3167	MR DH VERGNAUD	56	MOUNT RHODES DRIVE
1						3168	MR PM MAMACOS	54	MOUNT RHODES DRIVE
1	1			1		3169	MR RT HARDING	52	MOUNT RHODES DRIVE
1	1		Y	1		3170	THE SHIMMERING MOON TRUST	50	MOUNT RHODES DRIVE
1	1			1		3171	MR B PUGLIA	48	MOUNT RHODES DRIVE
1	1			1		3172	JA KASSONGO WA KASSONGO	46	MOUNT RHODES DRIVE
1	1		Y	1		3173	MR JF AND MRS H POTGIETER	44	MOUNT RHODES DRIVE
1		1			1	3175	MR DE ETHERINGTON	40	MOUNT RHODES DRIVE
1	1		Y	1		3176	MR SC PUGLIA	38	MOUNT RHODES DRIVE
1	1			1		3177	MR IM JACKSON	36	MOUNT RHODES DRIVE
1						3178	SK & MB KIES	34	MOUNT RHODES DRIVE
1	1			1		3179	LEIDULV L SOLNOR	32	MOUNT RHODES DRIVE
1	1		Y	1		3180	MRS DL WOODGATE	30	MOUNT RHODES DRIVE
1	1			1		3181	MNR RL PLATTE	28	MOUNT RHODES DRIVE
1	1		Y	1		3182	RUSSELL ANTHONY TAYLOR	26	MOUNT RHODES DRIVE
1	1		Y	1		3183	THE BENSON TRUST	24	MOUNT RHODES DRIVE
1	1			1		3184	MR. N DAVIE	22	MOUNT RHODES DRIVE

# 555

1						3185	MDA FAMILY TRUST	20	MOUNT RHODES DRIVE
1	1			1		3186	RANDELL CW & GHISLENI SJ	18	MOUNT RHODES DRIVE
0						3187	W C REGIDNAL SERVICES COUNCIL	16	MOUNT RHODES DRIVE
0						3188	W C REGIDNAL SERVICES COUNCIL	14	MOUNT RHODES DRIVE
0						3189	MUNICIPALITY CAPE TOWN	14A	MOUNT RHODES DRIVE
1	1			1		3190	S.M.T JOHNSTONE	12	MOUNT RHODES DRIVE
1	1		N	0		3191	THE HIVO FAMILY TRUST	10	MOUNT RHODES DRIVE
1	1			1		3192	VERA ALEXANDRA VA UTERMÖHLEN	8	MOUNT RHODES DRIVE
1	1		Y	1		3193	JEBENS MRS A S & MRS S A CURRELL	6	MOUNT RHODES DRIVE
1						3194	MS L PAOLI	4	MOUNT RHODES DRIVE
1	1		Y	1		3195	MS EE BINTCLIFFE	2	MOUNT RHODES DRIVE
1						3202	MICHAEL DOUGLAS ATHOL MDA	9	LITTLE LIONS HEAD ROAD
1						3203	GRANT DERRICK BARKHUIZEN	7	LITTLE LIONS HEAD ROAD
1		1			1	3204	MRS PJ BARCHARD	5	LITTLE LIONS HEAD ROAD
1						3205	GIBBONS MR PC AND MRS RR	4	SUTHER CLOSE
1	1		Y	1		3207	THOMAS WOLFGANG TW KUSEL	11	MOUNT RHODES DRIVE
1						3208	MR SM MEYER	15	MOUNT RHODES DRIVE
0						3289	CITY OF CAPE TOWN	30A	MOUNT RHODES DRIVE
1	1			1		3552	MRS S RODERICK	1	SUTHER CLOSE
1	1		Y	1		3553	MR KA HANHARDT	5	MOUNT RHODES DRIVE
1	1		Y	1		3554	GRAHAM KATHLEEN MAY	3	MOUNT RHODES DRIVE
1	1			1		3555	MR W BURSEY	1	MOUNT RHODES DRIVE
1	1		Y	1		3556	MR DC ALEXANDER	3	SUTHER CLOSE
1	1			1		4304	MP DAGGITT	5	SUTHER CLOSE
0						4585	MUNICIPALITY CAPE TOWN	11	LITTLE LIONS HEAD ROAD
1	1		Y	1		6316	MR. TA MABEN	57	MOUNT RHODES DRIVE
1	1			1		8265	DELIA BARRY	42	MOUNT RHODES DRIVE
1	1			1		8289	MR. W RABE	2	SUTHER CLOSE
79	54	10		55	8				

<b>Reconciliation of support</b>		
Number of registered properties	79	100%
Consent required > 60%	48	60.8%
Consent submitted with the application	54	68.4%
Less forms returned to Steering Committee for correction	-23	
Plus forms returned by Steering Committee after correction	22	
<b>Support on application</b>	<b>53</b>	<b>67.1%</b>
Plus objectors now supporting the application	2	2.5%
<b>Final support for application</b>	<b>55</b>	<b>69.6%</b>
<b>Reconciliation of objections</b>		
Objections submitted with the application	10	12.7%
Less objections returned to Steering Committee	-3	
Plus objections returned by Steering Committee	3	
Less objector qualifying for rates relief	-1	
Less objectors now support application	-2	
Plus objection received during objection phase	1	
<b>Final objections against the application</b>	<b>8</b>	<b>10.1%</b>

**LETTER**  
**APPLICATION TO ESTABLISH**  
**MOUNT RHODES COMMUNITY IMPROVEMENT (MRCID)**

25<sup>th</sup> October 2017

Dear Property Owner

**APPLICATION SUBMITTED TO CITY OF CAPE TOWN TO ESTABLISH A SPECIAL RATING AREA (SRA) TO BE KNOWN AS THE MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT (MRCID)**

As your property falls within the proposed boundary of the Mount Rhodes Community Improvement District the Steering Committee is pleased to advise you that we have received enough support for the Business Plan dated 15<sup>th</sup> September 2017 to submit an application to the City of Cape Town to establish the Mount Rhodes Community Improvement District in terms of the City of Cape Town SRA By-Law 2012, as amended 2016 and SRA Policy, 2017.

The full application, together with other particulars of the application, is available for inspection at 60 Mount Rhodes Drive, Hout Bay or City of Cape Town, CID Unit, 8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: E. Scott, Tel 021 400 1872). Further information can also be found on [www.mountrhodescid.wordpress.com](http://www.mountrhodescid.wordpress.com)

Any objections to the establishment of the Mount Rhodes Community Improvement District must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5<sup>th</sup> Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or e-mail to [eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za). Objections must be received by the City by not later than 15 December 2017.

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

**DATE** : 29 November 2017  
**TIME** : 18:00  
**PLACE** : St Peters Church Hall  
**ADDRESS** : 40 Main Road, Hout Bay

The Mount Rhodes Community Improvement District aims to create a safer and cleaner environment for all by providing 'top up' services to those provided by the City of Cape Town. If the application is successful the Mount Rhodes Community Improvement District will become effective from 1 July 2018.

Yours faithfully

Dale Lippstreu  
Steering Committee

# KENNISGEWING

## AANSOEK OM STIGTING VAN DIE MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT (MRCID)

Kennisgewing geslaed hiernoe dat:

1. Dale Max Lippstreu, synde die geregistreerde eiendarr van Erf 3165, geleë te Mount Rhodes Rylaan 60, Houtbaal, het aansoek gedoen om die stigting van die Mount Rhodes Community Improvement District ingevolge Kaapstad se Spesiale-aanslag-gebiede-verordening 2012, soos gewysig 2016, saam gelees met Kaapstad se Spesiale-aanslag-gebied-beleid 2017 in die gebied wat alle belastingbetalende eiendomme insluit wat begrens word deur:  
Tafelberg Nasionalepark (Erf 3209)  
Victoriaweg- straatreserwe, Hout Bay  
Kerzner Landgoed (Ewe 7771, 2061 en 2060)
2. Die aansoek, tesame met ander besonderhede van die aansoek, lê ter insae by die volgende adres: Mount Rhodes Rylaan 60, Houtbaal en by die Stad Kaapstad, CID Eenheid, 8de Verdieping, Burgersentrum, Hertzog Boulevard 12, Kaapstad (navrae: E. Scott, Tel 021 400 1872).
3. Enige besware teen die stigting van die Mount Rhodes Community Improvement District moet skriftelik gerig word aan die Stadsbestuurder, Privaatsak 298, Kaapstad, 8000 of per hand afgelewer word by die Stadsbestuurder, 5de Verdieping, Podiumblok, Burgersentrum, Hertzog Boulevard 12, Kaapstad of stuur 'n e-pos aan [eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za).
4. Besware moet die Stad teen nie later as 15 Desember 2017 bereik nie.
5. Kennisgewing van 'n Openbare vergadering met die doel om:
  - a) Tersaaklike inligting rakende die aansoek te verskaf.
  - b) Praktiese implikasies te bespreek wat daarmee verband hou.

Datum : 29 November 2017

Tyd : 18:00

Plaas : St. Peter's Kerkhof

Ligging : Hoofweg 40, Houtbaal

ALLE GEAFFEKTERDE EIGENAARS VAN EENDOM IN DIE VOORGESTELDE  
SPESIALE-AANSLAGGEBIED WORD VERSOEK OM DIE  
VERGADERING BY TE WOO.

Vir enige navrae kontak Dale Lippstreu by Tel. 022 320 1114

## **NOTICE: OF APPLICATION TO ESTABLISH THE MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT (MRCID)**

**Notice is hereby given that:**

1. Dale Max Lippstreu, being the registered owner of Erf 3165, 60 Mount Rhodes Drive, Hout Bay, have applied to establish the Mount Rhodes Community Improvement District (MRCID) in terms of the City of Cape Town Special Rating Area By-Law, 2012, as amended 2016, read together with the City of Cape Town: Special Rating Area Policy, 2017 to include all rated properties in the area bound by:  
Table Mountain National Park (Erf 3209)  
Victoria Road – Road reserve, Hout Bay  
Kerzner Estate (Erven 7771, 2061 and 2060)
2. The application, together with other particulars of the application, is available for inspection at 60 Mount Rhodes Drive, Hout Bay or at the City of Cape Town, CID Unit, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: E. Scott, Tel 021 400 1872).
3. Any objections to the establishment of the Mount Rhodes Community Improvement District must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or e-mailed to [eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za).
4. Objections must be received by the City not later than 15 December 2017.
5. A public meeting will be held, the purpose of which shall be to:
  - i) Inform all attendees of relevant information pertaining to the application, and to
  - ii) Discuss the practical implications relating thereto.

**DATE** : 29 November 2017  
**TIME** : 18:00  
**PLACE** : St Peters Church Hall  
**ADDRESS** : 40 Main Road, Hout Bay

**ALL EFFECTED PROPERTY OWNERS ARE  
REQUESTED TO ATTEND THIS MEETING.**

Enquiries, contact Dale Lippstreu at Tel 083 3201114



**CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD**

**Making progress possible. Together.**

Dear client / Mxhasi-nkonzo obekekileyo/Geagte kliënt

#### **Hout Bay – Mount Rhodes Community Improvement District**

The City received an application for the establishment of the Hout Bay – Mount Rhodes Community Improvement District. Objections can be submitted to the City Manager, PO Box 298, Cape Town, 8000 or e-mailed to [eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za) by 15 December 2017.

#### **ISithili soPhuculo loLuntu lwase-Mount Rhodes eHout Bay**

ISixeko sifumene isicelo sokumiselwa kweSithili soPhuculo loLuntu lwase-Mount Rhodes eHout Bay. Izichaso zingangeniswa kuMphathi weSixeko, PO Box 298, Cape Town, 8000 okanye nge-imeyile ku-[eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za); ngowe-15 kweyoMnga 2017.

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#### **Houtbaai-Mount Rhodes-gemeenskapsverbeteringsdistrik**

Die Stad het 'n aansoek ontvang vir die stigting van Houtbaai-Mount Rhodes-gemeenskapsverbeteringsdistrik. Stuur besware na die Stadsbestuurder, Posbus 298, Kaapstad 8000, of stuur dit per e-pos na [eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za) teen 15 Desember 2017.

**Second Public Meeting of the proposed MRCID held St Peter the Fisherman's Church Hall on 29<sup>th</sup> November 2017**

Dale Lippstreu opened the meeting as chairman of the steering committee which was promoting the establishment of a Community Improvement District in Mount Rhodes. He thanked all present for attending the meeting and welcomed Mr Eddie Scott and Bonita Ascott representing the City of Cape Town.

Dale said that the agenda and purpose of the meeting was as follows;

- To remind everyone of the rationale for establishing a CID in Mount Rhodes
- To remind everyone of the results of the Urban Management Survey
- To briefly revisit the business plan and budget for Mount Rhodes CID
- To provide homeowners with information regarding the Consent / Objection process
- To explain the process going forward
- To afford homeowners an opportunity to raise concerns and generally discuss the proposal by following the presentation with an open discussion.

He said that while he would step through the agenda quite quickly he invited anyone requiring further detail to stop him and ask questions during the presentation.

Dale then gave an overview of the CID establishment process and progress to date. He said when the Objection Period ended on 15<sup>th</sup> December the process would be largely in the hands of CoCT Council for review and hopefully approval.

He reminded everyone that if the CID was established it would be operated through a non-profit company managed by a board of directors elected by homeowners on a weighted vote basis. He explained the applicable governance around the company saying that it was required that audited financial statement and an annual report were produced. He said that CID's had an initial term of 5 years after which they had to be renewed but that they could be terminated by a majority vote of members at any time.

Dale provided figures of the income and expenditure of the Mount Rhodes Residents Association (MRRA) which he said was no longer sustainable. He said that the CID would produce a higher and more dependable income stream which would enable contracts to be entered into with service providers and longer term investments to be made. He put up figures showing the financial impact on individual property owners making the point that in the majority of cases there would be a reduction in monthly cost to homeowners who currently supported MRRA activities.

Dale then revisited the outcome of the Urban Management Survey which inter alia served to indicate that 84% of homeowners would like to see security measures in Mount Rhodes enhanced and 74% supported the establishment of the CID.



Dale then reviewed the business plan and budget for the CID drawing attention to the increased revenue and key items of expenditure. He briefly explained the proposed security enhancements together with the urban management and social upliftment components.

Dale then gave the results of the Consent / Objection process. He advised that 55 homeowners (77% of respondents) had expressed their support for the CID and 10 had notified their objection. He said that 8 objectors had stated that their sole basis of objection was the financial cost, one had said he "did not regard it in my financial interest" and another had expressed strong opinions about the alleged agenda and methods of those behind the initiative. Dale put up a slide showing these statements for the sake of transparency but made no comment regarding them. He also put up a slide listing other comments made by objectors.

Dale wrapped up his presentation by reviewing progress achieved since the last meeting and the action required to complete the application process. He said that once the objection process concluded in mid-December the matter would largely lie with CoCT.

The meeting was then opened to the floor.

1. David Baldwin asked how the weighted vote process would work. Dale advised that all homeowners could become members of the non-profit company and in that context they would be entitled to an additional vote if the municipal value of their property exceeded R5m.
2. Andreas Trost asked what would happen if a resident refused to pay the CID levy. Eddie Scott said that the matter would be treated in the ordinary way as a rates default.
3. Mike Barchard questioned whether images produced by the proposed security cameras would have any value in tracing or convicting intruders. Dale answered that this was not their purpose which was to monitor suspicious behaviour and enable timeous intervention when warranted.
4. Greg Scott asked if there was an intention to install infrared cameras. Dale said the intention was to work with a technical group which pooled the efforts and expertise of all groups in Hout Bay and in so doing arrive at a comprehensive strategy and technical proposal for adoption.
5. Pat Barchard raised a concern that the CID levies might escalate rapidly if CoCT rates were escalated or property values increased. Eddie Scott pointed out that the levies would be based on the approved budget of the CID and would not be affected by increases in municipal rates.

## Dealing with Objections

Objections to the formation of the MRCID were received from the following homeowners:

1. HAE FISCHER-BUDER	80 Mount Rhodes Drive	Erf 3127
2. NO.53 MOUNT RHODES CC	53 Mount Rhodes Drive	Erf 3138
3. FRASCO LME & FRASCO I	51 Mount Rhodes Drive	Erf 3139
4. BARRETT PROPERTY TRUST	47 Mount Rhodes Drive	Erf 3141
5. I PETRIK	41 Mount Rhodes Drive	Erf 3144
6. TP OHAGEN	33 Mount Rhodes Drive	Erf 3149
7. RJ HUTCHISON	23 Mount Rhodes Drive	Erf 3154
8. DR L MAYER	19 Mount Rhodes Drive	Erf 3156
9. DE ETHERINGTON	40 Mount Rhodes Drive	Erf 3175
10. PJ BARCHARD	5 Little Lions Head Road	Erf 3204
11. McFARLANE (Pensioner)	66 Mount Rhodes Drive	Erf 3162

All the listed homeowners were approached during the objection period and offers were made to meet with them to discuss and hopefully address their concerns. This offer was made in the form of emails followed by reminders and subsequent visits to their properties. Two homeowners accepted the offer and meetings were held with them and minutes of these meetings are part of the record. 3 Homeowners wrote back declining the offer the meeting and no form of response could be elicited from 5 homeowners despite several requests.

The schedule below provides a record of the interaction with each of the listed homeowners.

Note: MR JOHN MACFARLANE owner of 66 Mount Rhodes Drive (erf 3162) was initially excluded from the database supplied by CoCT of homeowners to be consulted on the basis that his property is exempted from municipal rates. However he did write to CoCT lodging his objection on 13<sup>th</sup> December 2017 and I was asked to engage with him. I sent him an email offering to meet with him which offer he declined. This correspondence is set out at the end of this note.

1. **ERF 3127 - HENNING FISCHER-BUDER**

**Mr Fischer-Buder did not respond to the offer of a meeting but sent an email explaining his position more fully. I responded with the email below repeating my offer to meet.**

Dear Henning

By way of response to the points raised by you I assure that I have a full understanding and sympathy for your position. We do however live in a community and consequently in some matters we are forced to live with wishes of others. I am for example very strongly opposed to street lighting in Mount Rhodes but if the majority voted in favour of them and CoCT was prepared to install them I would have to live with them. This just goes with living in a community. I really don't think it is fair to say to people that you must get rid of your possessions so that the motive for crime is eliminated. Most people have worked very hard for what they have and they should be entitled to enjoy the rewards of their efforts.

I would love to fight for lower rates and taxes as you suggest but I think that I will limit my battles to winnable ones!

Regards

Dale

**From:** Henning Fischer-Buder

**Date:** Thursday, 30 November 2017 at 2:21 AM

**To:** Dale Lippstreu

**Subject:** Re: Mount Rhodes CID

Dear Dale.

Once again my objections are very simple yet not simply about affordability in a simple sense: I spent a long time sourcing this sight before purchasing, and yes cost has always played a large part and like yourself I too have considered selling a few times now over the past 37 odd years of my ownership and every time so far, when having found a willing Buyer, the problem I found was to replace for the reasonably high price negotiated on each occasion, with something anywhere near equally unique in size as well as view, for the price, wind and other weather affects, all part of the effective value to me. Another is the security I have up here; and with that I mean have always had; I bought into your proposal 12 odd years ago, with reservations then already, if you recall, but to keep the peace and battled over the ensuing years, some more than others, to try and stay on board with payments into a voluntary scheme, that I didn't really need, the way a certain few of us do; and again and again. I suppose you can't fool them flies; but perhaps that is relative to what you refer to as 'cost of maintaining a household in Mt Rhodes'; but then you must also understand that for me it would seem absolute madness to put up 30000 and 70000 Rand infra-red cameras to monitor some far away fences when my front door is open /Don't even have a driveway gate, even when we are out all day, sometimes for a few days at a time.

I would suggest those with the repetitive security problems should perhaps consider their life styles and be less visible with their 'costs of maintaining' with so much staff that often is in some way always a risk factor; and otherwise move to one of these high security estates / prisons where you have to really spend money to be part of extra rules and prescriptions and security and common property spend and maintenance staff and manager and vehicles & equipment.....; and yet even they still have break-ins, no matter where you look whether Bergendal or Ruiterplaats or fancy golf estates like Somerset-west;- they all get attempted, and the more secure they see, the more there

seems a reason to be worthwhile objects.

But please don't try to change poor old MT Rhodes; where normal laymen have seen something special and like AND **do not** want to be forced out by ever increasing additional costs. and let's face it, that's exactly what the main feature of owning your property holey means – otherwise I might as well lease it from someone, or the state

As for the by-Law newly instated, obviously CC will be only too keen to accept your proposal, as it will give them some more relief from what have always been, their obligatory responsibilities; If we go back far enough that is what we the public put them there for by our choice and payment for their troubles; not for them to rewrite laws and enforce them on us. –including the cost of Rates and taxes (and all the newer inventions, like water, electricity, sewerage, rubbish removals, soon to follow security, street access, fresh air, clean, safe pavements, and children's play-parks, we can go on; Just what we pay rates and taxes for, I'M not sure, other than to pay fancy salaries of Srgnt.- (town) mayors ,to write laws and enforce them with fancy legal actions if john public dares to object or fall out of line or credit

sorry I have deviated a litte; another point I made very briefly was that I feel very strongly that anyone on your list of votes for the motion that is selling or has or is intending to over the next 2 years, must be considered as against the motion purely by demonstration; has already jumped and is merely trying to gain 'short term misconscruwed additional'' value for selling.

That together with the 11 to 15 house owners that feel strongly against the motion will surely bring your remaining votes for to well below

70 % and yes according to the bylaws that is enough, but in my books this should be revisited as an important vote on such a matter should need a 100% buy in. quite honestly the by –law should be reconsidered and it should not be allowed to override my or any Title-deed

*In fact we should all work together at reducing existing "Rates and taxes" as we get nothing for it*

*Regards Henning*

**From:** Dale Lippstreu

**Sent:** Saturday, November 25, 2017 01:15 PM

**To:** hendes80@mweb.co.za

**Subject:** Mount Rhodes CID

Dear Henning

City of Cape Town regulations require that the Steering Committee proposing the formation of a CID offer all home owners objecting to it the opportunity to meet and discuss their concerns. In the absence of a response from you to my email of the 20<sup>th</sup> November it would appear to me that you do not wish to avail yourself of this opportunity but I would remind you that the offer still stands.

I note that the basis of your objection was a concern regarding affordability. While I cannot of course comment on your personal circumstances I would like to point out that the incremental SRA levy would constitute a very small portion of the cost of maintaining a household in Mount Rhodes.

Regards

Dale Lippstreu

hendes80@mweb.co.za: Monday, 20 November 2017 at 9:35 AM

Hi Henning

As you are most probably aware the proposal to establish a Community Improvement District in Mount Rhodes received sufficient support to proceed and that a formal application to do so has now been submitted to the City of Cape Town.

In light of the fact that you indicated that you did not support the establishment of a CID in Mount Rhodes members of our steering committee would welcome an opportunity to meet with you to discuss and hopefully alleviate your concerns. In the circumstances would you please let me whether you would like me to arrange such a meeting and if so when would be a convenient time.

Regards

Dale Lippstreu

2. and 3.            ERF 3138 – NO 53 MOUNT RHODES CC AND ERF 3139 - LUIS & IVANKA FRASCO

Note that the Frasco's own numbers 51 & 53 Mount Rhodes Drive (53 Mount Rhodes Drive is owned indirectly through Mount Rhodes Drive CC). They initially objected in respect of both properties and subsequently withdrew their objection as below.

**From:** Luis Frasco [<mailto:lfrasco6@gmail.com>]    **Sent:** Tuesday, 02 January 2018 10:44  
**To:** [Eddie.Scott@capetown.gov.za](mailto:Eddie.Scott@capetown.gov.za)  
**Cc:** [dreamhouse@yebo.co.za](mailto:dreamhouse@yebo.co.za)  
**Subject:** Retract of objection on Mount Rhodes SRA proposal

Dear Sirs,

It is herewith that I Ivanka Frasco Esteves of ID 670111....188 owner at 53 Mount Rhodes drive Erf 3138 and representing Mount Rhodes Drive C.C. would like to withdraw my objection to the setting up of CID at Mount Rhodes Estate Hout Bay.

Kind regards

Ivanka Frasco  
082 5477328

[lfrasco@telkomsa.net](mailto:lfrasco@telkomsa.net): Saturday, 25 November 2017 at 1:10 PM

Dear Luis & Ivanka

City of Cape Town regulations require that the Steering Committee proposing the formation of a CID offer all home owners objecting to it the opportunity to meet and discuss their concerns. In the absence of a response from you to my email of the 20<sup>th</sup> November it would appear to me that you do not wish to avail yourself of this opportunity but I would remind you that the offer still stands.

I am aware that your basis of objection is that the amount of the SRA levies imposed on your properties would be very high in light of the very high rates that you currently pay but can comment on this further as am unaware of the sums involved. If you would like to meet to discuss further please let me know. Alternatively please acknowledge receipt of this email.

Regards  
Dale Lippstreu

[lfrasco@telkomsa.net](mailto:lfrasco@telkomsa.net): Monday, 20 November 2017 at 9:37 AM

Hi Luis & Ivanka

As you are most probably aware the proposal to establish a Community Improvement District in Mount Rhodes received sufficient support to proceed and that a formal application to do so has now been submitted to the City of Cape Town.

In light of the fact that you indicated that you did not support the establishment of a CID in Mount Rhodes members of our steering committee would welcome an opportunity to meet with you to discuss and hopefully alleviate your concerns. In the circumstances would you please let me whether you would like me to arrange such a meeting and if so when would be a convenient time.

Regards  
Dale Lippstreu

#### 4. ERF 3141 - CLIVE BARRETT

Mr Barrett responded to email by explaining that his sole concerns were financial ones and that he wished to know what his financial commitment would be. I responded by giving him my best estimate of the cost to him and there was no further communication from him.

Clive Barrett [clivebarrett42@gmail.com](mailto:clivebarrett42@gmail.com); Thursday, 23 November 2017 at 6:17 PM

Dear Clive

Thanks for the response. Unfortunately I cannot give you a precise calculation of the SRA levy which would be applied in respect of your property because I do not have all the information required to derive the amount. What I can tell you is that it will be less than 25% of the rates currently paid on your property because the business plan and budget for the CID will only be approved by council if the levies required to support it are less than 25% of the rates payable on each property. Based on the limited information available to me I estimate that the amount that would be payable by you would be less than R533 pm.

I hope that this helps.

Regards

Dale

On 23/11/2017, 5:38 PM, "Clive Barrett" <[clivebarrett42@gmail.com](mailto:clivebarrett42@gmail.com)> wrote:

Dear Dale

Many thanks for your invitation to discuss my concerns re the MRCID process. As discussed with you some weeks ago, my objection is based on financial concerns. Unless the actual financial commitment per resident associated with implementation of the CID is specified, it would be difficult to alleviate any concerns, especially as residents will be locked in to any subsequent increases. I recall you mentioned it will amount to less than 25% of property rates, which nonetheless will be onerous for us.

Kind regards

Clive Barrett  
(47 Mount Rhodes)

On 23 Nov 2017, at 16:46, Dale Lippstreu <[dlippstreu@gmail.com](mailto:dlippstreu@gmail.com)> wrote:

Dear Clive

Further to my email of 20th November this is final invitation to meet with members of our Steering Committee to discuss your reasons for objection to the establishment of a Community Improvement District in Mount Rhodes. Unfortunately, in the absence of any stated reasons for your objection I cannot respond to any concerns that you might have by means of email.

Regards  
Dale Lippstreu

083 3201114

[clivebarrett42@gmail.com](mailto:clivebarrett42@gmail.com): Monday, 20 November 2017 at 9:35 AM

Hi Clive

As you are most probably aware the proposal to establish a Community Improvement District in Mount Rhodes received sufficient support to proceed and that a formal application to do so has now been submitted to the City of Cape Town.

In light of the fact that you indicated that you did not support the establishment of a CID in Mount Rhodes members of our steering committee would welcome an opportunity to meet with you to discuss and hopefully alleviate your concerns. In the circumstances would you please let me whether you would like me to arrange such a meeting and if so when would be a convenient time.

Regards

Dale Lippstreu



5. ERF 3144 - IVO PETRIK

Mr Petrik did not respond to my email and reminder below. I could not really respond to the issues set out in his Consent/Objection form as they are plainly driven by emotion rather than substance. I therefore visited him at his property but he became very emotional and aggressive and I was forced to leave without engaging in any meaningful discussion

petrik.ivo@gmail.com: Monday, 20 November 2017 at 9:30 AM

Hi Ivo

As you are most probably aware the proposal to establish a Community Improvement District in Mount Rhodes received sufficient support to proceed and that a formal application to do so has now been submitted to the City of Cape Town.

In light of the fact that you indicated that you did not support the establishment of a CID in Mount Rhodes members of our steering committee would welcome an opportunity to meet with you to discuss and hopefully alleviate your concerns. In the circumstances would you please let me whether you would like me to arrange such a meeting and if so when would be a convenient time.

Regards

Dale Lippstreu

6. ERF 3149 - TIM & ANNALE O'HAGAN

Mr and Mrs O'Hagan did not respond to my emails and did not respond to my ringing their gate bell. I believe that their preference is not to engage or co-operate in any way. I have therefore given up trying to engage with them.

houtbayartschool@gmail.com; Saturday, 25 November 2017 at 12:52 PM

Dear Tim & Annale

City of Cape Town regulations require that the Steering Committee proposing the formation of a CID offer all home owners objecting to it the opportunity to meet and discuss their concerns. In the absence of a response from you to my email of the 20<sup>th</sup> November it would appear to me that you do not wish to avail yourself of this opportunity but I would remind you that the offer still stands.

I note that the basis of your objection was a concern regarding affordability. While I cannot of course comment on your personal circumstances I would like to point out that the incremental SRA levy would constitute a very small portion of the cost of maintaining a household in Mount Rhodes.

Regards

Dale Lippstreu

houtbayartschool@gmail.com; Monday, 20 November 2017 at 9:33 AM

Hi Tim & Annale

As you are most probably aware the proposal to establish a Community Improvement District in Mount Rhodes received sufficient support to proceed and that a formal application to do so has now been submitted to the City of Cape Town.

In light of the fact that you indicated that you did not support the establishment of a CID in Mount Rhodes members of our steering committee would welcome an opportunity to meet with you to discuss and hopefully alleviate your concerns. In the circumstances would you please let me whether you would like me to arrange such a meeting and if so when would be a convenient time.

Regards

Dale Lippstreu

**7. ERF 3154 - ROB & MERYL HUTCHINSON**

I had a lengthy meeting with Mr & Mrs Hutchison during which all their issues and concerns were discussed. The meeting was minuted as immediately below. A scanned image of the signed minute is available.

**Minutes of a meeting held at 23 Mount Rhodes Drive at 4pm on 27<sup>th</sup> November 2017**

Present: Rob Hutchinson  
Meryl Hutchinson  
Dale Lippstreu

Dale started the proceedings by pointing out that the purpose of the meet was to discuss the reasons for Rob & Meryl's objection to the establishment of a Community Improvement District in Mount Rhodes (MRCID) and answer any questions or concerns that they might have.

Rob and Meryl stated that their objections were based on the following grounds:

1. They questioned the efficacy of the existing security arrangements in Mount Rhodes and were doubtful that the measures proposed to be implemented once the MRCID was established would bring about much improvement.
2. They felt that the establishment of the MRCID would impact negatively on their freedom of choice as they would be subject to decisions taken by others.
3. As Rob was retired they were concerned about the financial impact
4. They did not see value in the non-security elements of the MRCID business plan and budget

After the lengthy discussion Rob and Meryl stated that their view of the proposed MRCID remained unchanged and that they would continue to oppose it.

[hutchison.meryl@gmail.com](mailto:hutchison.meryl@gmail.com); Saturday, 25 November 2017 at 12:50 PM

Dear Rob & Meryl

City of Cape Town regulations require that the Steering Committee proposing the formation of a CID offer all home owners objecting to it the opportunity to meet and discuss their concerns. In the absence of a response from you to my email of the 20<sup>th</sup> November it would appear to me that you do not wish to avail yourself of this opportunity but I would remind you that the offer still stands.

I note that the basis of your objection was a concern regarding affordability. While I cannot of course comment on your personal circumstances I would like to point out that the incremental SRA levy would constitute a very small portion of the cost of maintaining a household in Mount Rhodes.

Regards

Dale Lippstreu

[hutchison.meryl@gmail.com](mailto:hutchison.meryl@gmail.com): Monday, 20 November 2017 at 9:29 AM

Dear Rob & Meryl

As you are most probably aware the proposal to establish a Community Improvement District in Mount Rhodes received sufficient support to proceed and that a formal application to do so has now been submitted to the City of Cape Town.

In light of the fact that you indicated that you did not support the establishment of a CID in Mount Rhodes members of our steering committee would welcome an opportunity to meet with you to discuss and hopefully alleviate your concerns. In the circumstances would you please let me whether you would like me to arrange such a meeting and if so when would be a convenient time.

Regards

Dale Lippstreu

8. ERF 3156 - DR LINDA MAYER

The matter was concluded with the email immediately below.

Wednesday, 22 November 2017 at 4:42 PM

Dear Dale

Many thanks for giving me the opportunity to express my objections with you telephonically, which are purely because of financial reasons. As I have nothing more to add to my previous email to you, I acknowledge that our chat will serve as an official meeting, as my concerns are duly noted.

Kind regards

Linda Mayer

On Wed, Nov 22, 2017 at 3:09 PM, Dale Lippstreu <[dlippstreu@gmail.com](mailto:dlippstreu@gmail.com)> wrote:  
Hi Linda

I will be available later this afternoon. My number is 083 3201114.

Regards

Dale Lippstreu

From: Dr Linda Mayer  
Date: Wednesday, 22 November 2017 at 9:44 AM  
To: Dale Lippstreu  
Subject: Re: Objection to establishment of Mount Rhodes Community Improvement District

Hi Dale

I can meet you later on this afternoon? - can you give me your number so I can call you?

Tanks

Linda

On Wed, Nov 22, 2017 at 7:07 AM, Dale Lippstreu <[dlippstreu@gmail.com](mailto:dlippstreu@gmail.com)> wrote:  
Dear Dr Mayer

Further to your email of 17th November to Eddie Scott of CoCT objecting to the proposed establishment of the Mount Rhodes Community Improvement District I together with other members of our steering committee would welcome an opportunity to meet with you to discuss discuss your concerns. Would you kindly let me know when it would be convenient to do so.

Regards

Dale Lippstreu  
Chairman of MRCID Steering Committee.

**9. ERF 3175 - DERICK ETHERINGTON**

I met with Mr Etherington on 27<sup>th</sup> November 2017 and had a full discussion which is reflected in the minute below. A scanned copy of the minute is available.

**Minutes of a meeting held at 40 Mount Rhodes Drive at 6 pm on 27<sup>th</sup> November 2017**

Present: Derick Etherington  
Dale Lippstreu

Dale started the proceedings by pointing out that the purpose of the meeting was to discuss the reasons for Derick's objection to the establishment of a Community Improvement District in Mount Rhodes (MRCID) and answer any questions or concerns that he might have.

Derick stated that he had bought his property on a freehold basis so that he could exercise his rights of ownership with minimal restriction and did not wish to have these rights compromised in any way. Furthermore as a retired person he did not wish to take on any new costs.

Dale said that he understood and respected the viewpoint.

Signed as a correct record.

*Mr Etherington does not have email so I dropped off a printed copy of your email below with his wife (he was out walking) AT +\ - 4pm on the 7<sup>th</sup> November. She undertook to hand it to him and ask him to give me a call when he had done so. He did not call so I visited him again on 27<sup>th</sup> November as above.*

Dear Mr. Etherington

Your objection was received and forwarded to the Steering Committee who will set up a meeting with you to discuss it.

Minutes of the meeting will be sent back to you for approval before the Steering Committee will forward it to the City. Your objection with the minutes will be an Annexure to a Report to full Council for a final decision on the establishment of a CID in Mount Rhodes.

You will be informed of the outcome of Council decision.

Regards

Runan Rossouw

Senior Professional Officer: CID - Compliance & Establishment  
Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, City of Cape Town  
021 400 5148 (Office) 086 5885 414(Fax) 084 233 0715(Cell)

**From:** Patricia Barchard [<mailto:patbarchard@gmail.com>] **Sent:** Wednesday, November 08, 2017  
5:54 PM **To:** Eddie Scott; [Joepie.Joubter@capetown.gov.za](mailto:Joepie.Joubter@capetown.gov.za); Bonita Ascott; Nomnikelo Halana;  
Runan Rossouw **Subject:** Objection to MRCID Erf 3175 Mount Rhodes

Good Afternoon,

As requested I detail below the reasons for my Objections to the establish of a CID in Mount Rhodes.

As mentioned in my original Objection, I bought my house in 1990 Freehold.  
I am now 78 years old, obviously a pensioner, and do not feel that it is  
in my financial interests to agree to the formation of a CID for this area.

As I do not have Internet I have asked a neighbor to forward this on my  
behalf. Should you need to send me a confirmation of receipt of this email  
please forward it to this email address.

Regards,  
D.E. Etherington

**10. ERF 3204 - PAT & MIKE BARCHARD**

The matter was concluded with the email immediately below. The Barchards attended the homeowners meeting on 29<sup>th</sup> November and posed a few more questions and appeared to be satisfied with the answers.

Friday, 17 November 2017 at 12:56 PM

Good Afternoon Dale,

Thanks for the reply.

Really do not think there is any need to have a meeting with the Steering Committee.

Will come to the next Meeting which I think is later this month.

regards,

Pat and Mike

On 15 November 2017 at 09:06, Dale Lippstreu <[dlippstreu@gmail.com](mailto:dlippstreu@gmail.com)> wrote:

Dear Pat and Mike

In light of of your objection to the proposed MRCID members of our steering committee would like to meet with you discuss and hopefully alleviate your concerns. Would you kindly let me know of a time and place that would be convenient to you.

Regards

Dale Lippstreu

0833201114

**From:** Runan Rossouw

**Date:** Wednesday, 08 November 2017 at 9:54 AM

**To:** Patricia Barchard

**Cc:** Nomnikelo Halana, Eddie Scott, Dale Lippstreu

**Subject:** RE: FW: Objection to MRCID: Erf 3204

Dear Pat and Mike

Your objection was received and forwarded to the Steering Committee who will set up a meeting with you to discuss it.

Minutes of the meeting will be sent back to you for approval before the Steering Committee will forward it to the City. Your objection with the minutes will be an Annexure to a Report to full Council for a final decision on the establishment of a CID in Mount Rhodes.

You will be informed of the outcome of Council decision.

Regards

Runan Rossouw



Senior Professional Officer: CID - Compliance & Establishment  
Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, City of Cape Town  
021 400 5148 (Office) 086 5885 414(Fax) 084 233 0715(Cell)

**From:** Patricia Barchard [<mailto:patbarchard@gmail.com>] **Sent:** Tuesday, November 07, 2017 3:29 PM  
**To:** Eddie Scott **Cc:** Runan Rossouw; Nomnikelo Halana **Subject:** Re: FW: Objection to MRCID: Erf 3204

Good Afternoon,

We did give a 5 point Reason for Objection to the Steering Committee together with the necessary Forms.

We detail below the reasons together with a Rider to points 1 and 2.

**Reasons for Objection**

1. We feel that a 25percent levy on top of what we already pay in Rates is far too much, taking into consideration that Rates are increased every year for inflation. It also must be remembered that the City re values property every 5 years, which would probably increase Mount Rhodes even more.

1a. Obviously this is our main concern, being pensioners we are not in the position to let other people control our finances. Should the new increases be granted, we feel that this would put us out of the running to apply for an extra Rebate. This we had to do, and was granted a few years ago, my husband had been diagnosed with Cancer, together with my Mother who had been diagnosed with Dementia. As she was unable to take care of herself, we had to shoulder the responsibility and this put us under tremendous financial strain. My Mother has since passed on, my Husband is in remission, BUT this has made us aware of how quickly things can change.

2. The Main reason why we bought in Mount Rhodes 18 years ago, was the fact that it was not a Sectional Title Estate. Furthermore, we do not want to be told when and how to manage our property.

2a. It was mentioned at the first Meeting that properties valued over Five Million would have an extra vote.

We question this, as most of the erfs are around the same size. There are several Commercial Guest Houses which must be well over that figure. To our mind this is hardly democratic, rather like saying the someone in the informal housing has less value of a vote that the houses on the hill.

3. With the ever increasing crime that has now infiltrated the Cape Metropolitan, and which Hout Bay experienced a number of years ago, we were in agreement of the fence being erected and contributed towards it. We also contributed towards the original service provider. However, the new proposal appears to be concentrating on beautifying the area, and we do not see how this will address the security. We are on the mountain and virtually a part of the National Park. The flora and fauna

area is getting increasing smaller, and besides the removal of the aliens, we do not see the necessity to do any beautification. This beautification would also need to be watered on a regular basis. The rubbish etc. is from the residents and staff, we have seen this on our daily walks.

4. Also as far as having someone to keep in contact with Council regarding potholes in roads etc. In most instances we have found Council to be pretty proactive if you get your reference number and keep contacting them. We would have thought that should there be a serious problem, the Ward Councillor would be the person to contact. After all that is what their position in Council is for, to represent the people of their constituency.

5. On a final note, should a privately owned plot be overgrown and neighbours complain, Council attach a Notice on the plot and give the owner a certain amount of time to clear, failing which Council clears and charges the owner accordingly. With this in mind, it surely is Councils responsibility to clear their own plots.

Sorry about the long winded Reasons for Objection, but it appears that we only have the one option to voice our concerns.

Regards,

Pat and Mike Barchard

**11. ERF 3162 - JOHN MACFARLANE**

John Macfarlane was excluded from the homeowners to be canvassed on the basis that his property is exempt from rates. However, following your email of 19<sup>th</sup> December I sent him an email offering to meet. I have not received a response.

**Your email**

Hi Dale

Send Mr. John Macfarlane an email requesting a meeting.

If he does not respond send him an email informing him what I have told you in my previous email. Ask him to acknowledge that he received it. All of this will be include in the report as evidence of communication with objectors.

The same apply to all objectors.

Please provide me with correspondence ito every objection. Refer to the voting and objection schedules attached.

**Ensuing correspondence**

Sent to John Macfarlane  
Monday, 29 January 2018 at 09:27

Hi John

I am very well aware of that but Council regulations require that I contact you and offer you an opportunity to discuss the matter.

Regards

Dale Lippstreu

**From:** John Macfarlane <[omphalos66@telkomsa.net](mailto:omphalos66@telkomsa.net)>  
**Date:** Monday, 29 January 2018 at 09:26  
**To:** Dale Lippstreu <[dlippstreu@gmail.com](mailto:dlippstreu@gmail.com)>  
**Subject:** Re: Mount Rhodes community Improvement District

Hello Dale,

I really do not want anything to do with this initiative whatsoever.

Regards,  
John

----- Original Message -----

**From:** Dale Lippstreu  
**To:** [omphalos66@telkomsa.net](mailto:omphalos66@telkomsa.net)  
**Sent:** Tuesday, January 16, 2018 3:57 PM  
**Subject:** Mount Rhodes community Improvement District

Dear John

The process relating to the establishment of CID/SRA's requires the steering committee to meet with all objectors to discuss their concerns and if at all possible bring about changes that address such concerns. The purpose of this email is to extend an offer to have such a meeting with you at your convenience.

I should be grateful if you would advise a time and place which is convenient to you or at very least acknowledge receipt of this email.

Regards

Dale Lippstreu

Establishment of Mount Rhodes City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

### CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
3127	80 MOUNT RHODES DRIVE HOUT BAY 7806

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15<sup>th</sup> September 2017.

### COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
  - Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
  - In the case of a juristic person or other body the following **must be attached to the application**:
    - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
    - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

#### PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

##### (i) Natural Person(s)

Owner 1 – Name(s): HENNING, A. E. Surname: FISCHER-BADER  
 ID number: 5312035089188 Work tel: \_\_\_\_\_  
 Home tel.: 0217911198 Email address: hendes80@mweb.co.za  
 Cell. No.: 0625134819

Owner 2 – Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_  
 ID number: \_\_\_\_\_ Work tel.: \_\_\_\_\_  
 Home tel.: \_\_\_\_\_ Email address: \_\_\_\_\_  
 Cell. No.: \_\_\_\_\_

##### (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): \_\_\_\_\_

Registration no.: \_\_\_\_\_

Physical Address:

Postal Address:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Website address (if any): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Designation: \_\_\_\_\_

Business tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_

Email address: \_\_\_\_\_

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

Number: \_\_\_\_\_

Representative Capacity (if applicable): \_\_\_\_\_

Home tel.: \_\_\_\_\_ Work tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_ Email address: \_\_\_\_\_

**PART C: CONSENT / OBJECTION**

I consent to the establishing of a CID as per the Business Plan.



I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated \_\_\_\_\_

1) AS IT WILL BECOME TOO EXPENSIVE IN RETIREMENT ON

A FIXED INCOME, WITH EVER-INCREASING PRICES, TO CHANGE THE FINANCIAL COMMITMENT OF MY 35 YR OLD HOME!

FOR A VOLUNTARY ADDITIONAL EXPENSE FOR TOO MUCH ADDITIONAL: BEAUTIFICATION, CLEANING, SOCIAL, MANAGERIAL

2) ANYBODY SELLING OR PLANNING TO FOR NEXT YEAR, HAS ALREADY GIVEN UP ON M.R. AND WILL NOT BE AFFECTED

THE CHANGE TO CID OR ITS COSTS; MUST BE TAKEN AS A NO-VOTE, AND LEAVE THE STATUS QUO.

Owner 1 – Name(s): HENNING Surname: FISCHER-BUDERSignature: [Signature] Date: 26/09/2017

Owner 2 – Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBMISSION OF CONSENT FORM**

Please return the completed form to:

Physical Address:

Postal Address:

60 Mount Rhodes Drive  
 Hout Bay 7806

60 Mount Rhodes Drive  
 Hout Bay 7806

Email to: [clippstreu@gmail.com](mailto:clippstreu@gmail.com) or contact us at 083 3201114 for collection.**NOTE: This form should be submitted on or before 28/9/ 2017.**

## Objection 2 - Erf 3138

134

Establishment of Mount Rhodes City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

## CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
3138	53 MOUNT RHODES DRIVE
	LIOUT BAY

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15<sup>th</sup> September 2017.

## COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
  - o a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
  - o a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

## PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

(i) Natural Person(s)

Owner 1 – Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_  
 ID number: \_\_\_\_\_ Work tel: \_\_\_\_\_  
 Home tel.: \_\_\_\_\_ Email address: \_\_\_\_\_  
 Cell. No.: \_\_\_\_\_

Owner 2 – Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_  
 ID number: \_\_\_\_\_ Work tel.: \_\_\_\_\_  
 Home tel.: \_\_\_\_\_ Email address: \_\_\_\_\_  
 Cell. No.: \_\_\_\_\_

## (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): \_\_\_\_\_

Registration no.: CK 99/2495023

Physical Address:

53 MOUNT RHODES DRIVE  
HOULT BAY.

Postal Address:

AS NEXT

Website address (if any):

Contact Person: IVANKA

Designation: MEMBER

Business tel.: 021-7901773

Cell. No.: 082 547 7328

Email address: dreamhouse@yabo.co.za.

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): IVANKA Surname: FRANKO

ID number: 670111 0787 1881

Representative Capacity (if applicable): MEMBER

Home tel.: 021-7901773 Work tel.: 021-7901773

Cell. No.: 082 547 7328 Email address: dreamhouse@yabo.co.za.

**PART C: CONSENT / OBJECTION**

I consent to the establishing of a CID as per the Business Plan.



I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated \_\_\_\_\_

Owner 1 - Name(s): 53 Mount Rhodes CC Surname:

Signature: [Signature] Date: 28.09.17

Owner 2 - Name(s): IVANKA FRANKO Surname:

Signature: [Signature] Date:

**SUBMISSION OF CONSENT FORM**

Please return the completed form to:

Physical Address:

60 Mount Rhodes Drive  
Hout Bay 7806

Postal Address:

60 Mount Rhodes Drive  
Hout Bay 7806

Email to: [dippstreu@gmail.com](mailto:dippstreu@gmail.com) or contact us at 083 3201114 for collection.**NOTE: This form should be submitted on or before 28/9/ 2017.**



# Objection 3 - Erf 3139

586

132

Establishment of Mount Rhodes City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

## CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
3139	51 MOUNT RHODES DRIVE
	HOUT BAY

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15<sup>th</sup> September 2017.

## COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
  - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
  - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

### PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

#### (i) Natural Person(s)

Owner 1 - Name(s): LUIS M. ESTEVES Surname: FRASCO  
 ID number: 5609025191084 Work tel.: \_\_\_\_\_  
 Home tel.: 021 7901773 Email address: lfrasco@telkomsa.net  
 Cell. No.: 082 5544332

Owner 2 - Name(s): IVANKA Surname: FRASCO  
 ID number: 670111 0787188 Work tel.: 021-7901773  
 Home tel.: 021-7901773 Email address: dreamhouse@yabo.co.za  
 Cell. No.: 082-5477328

#### (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): \_\_\_\_\_

Registration no.: \_\_\_\_\_

Physical Address:

Postal Address:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Website address (if any): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Designation: \_\_\_\_\_

Business tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_

Email address: \_\_\_\_\_

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

mber: \_\_\_\_\_

Representative Capacity (if applicable): \_\_\_\_\_

Home tel.: \_\_\_\_\_ Work tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_ Email address: \_\_\_\_\_

**PART C: CONSENT / OBJECTION**

- ☐ I consent to the establishing of a CID as per the Business Plan.
- ☒ I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated \_\_\_\_\_

Owner 1 – Name(s): LUIS M. ESTEVESSurname: FRASCOSignature: [Signature]Date: 28/09/2017Owner 2 – Name(s): IVANKASurname: FRASCOSignature: [Signature]Date: 28.09.17**SUBMISSION OF CONSENT FORM**

Please return the completed form to :

Physical Address:

Postal Address:

60 Mount Rhodes Drive  
 Hout Bay 7806

60 Mount Rhodes Drive  
 Hout Bay 7806

Email to: [dlippstreu@gmail.com](mailto:dlippstreu@gmail.com) or contact us at 083 3201114 for collection.**NOTE: This form should be submitted on or before 28/9/ 2017.**

**Joepie Joubert**

---

**From:** Runan Rossouw  
**Sent:** Friday, 02 February 2018 11:00 AM  
**To:** Runan Rossouw  
**Subject:** Erven 3139-9 -Retract of objection Mount Rhodes

**From:** Dreamhouse Guesthouse [<mailto:dreamhouse@yebo.co.za>]  
**Sent:** Monday, 08 January 2018 9:39 AM  
**To:** Eddie Scott <[Eddie.Scott@capetown.gov.za](mailto:Eddie.Scott@capetown.gov.za)>  
**Cc:** IVANKA FRASCO <[ivanka.frasco@gmail.com](mailto:ivanka.frasco@gmail.com)>  
**Subject:** RE: Retract of objection on Mount Rhodes SRA proposal

Dear Eddie,  
 Yes that means that we are supporting it.  
 Thanks and best regards  
 Ivanka

**From:** Eddie Scott [<mailto:Eddie.Scott@capetown.gov.za>]  
**Sent:** 08 January 2018 07:34 AM  
**To:** Luis Frasco <[lfrasco6@gmail.com](mailto:lfrasco6@gmail.com)>; [dreamhouse@yebo.co.za](mailto:dreamhouse@yebo.co.za)  
**Cc:** Runan Rossouw <[Runan.Rossouw@capetown.gov.za](mailto:Runan.Rossouw@capetown.gov.za)>  
**Subject:** RE: Retract of objection on Mount Rhodes SRA proposal

Dear Ivanka  
 I acknowledge receipt of your retraction of your objection against the establishment of a CID in Mount Rhodes. The records will be amended accordingly. Does the retraction mean that you now support the establishment or just that you are not objecting against the establishment?  
 Kind regards  
 Eddie

Eddie Scott  
 Manager : CIDs and Compliance  
 Area Based Service Delivery

**From:** Luis Frasco [<mailto:lfrasco6@gmail.com>]  
**Sent:** Tuesday, 02 January 2018 10:44 AM  
**To:** [dreamhouse@yebo.co.za](mailto:dreamhouse@yebo.co.za)  
**Cc:** Runan Rossouw <[Runan.Rossouw@capetown.gov.za](mailto:Runan.Rossouw@capetown.gov.za)>; Eddie Scott <[Eddie.Scott@capetown.gov.za](mailto:Eddie.Scott@capetown.gov.za)>  
**Subject:** Fwd: Retract of objection on Mount Rhodes SRA proposal

Sent from Luis Frasco's iPad

Begin forwarded message:

**From:** Luis Frasco <[lfrasco6@gmail.com](mailto:lfrasco6@gmail.com)>  
**Date:** 25 December 2017 at 10:19:47 AM SAST  
**To:** [Eddie.Scott@capetown.gov.za](mailto:Eddie.Scott@capetown.gov.za)  
**Cc:** [dreamhouse@yebo.co.za](mailto:dreamhouse@yebo.co.za)  
**Subject:** Retract of objection on Mount Rhodes SRA proposal

Dear Sirs,

It is herewith that I Ivanka Frasco Esteves of ID 670111....188 owner at 53 Mount Rhodes drive Erf 3138 and representing Mount Rhodes Drive C.C. would like to withdraw my objection to the setting up of CID at Mount Rhodes Estate Hout Bay.

Kind regards

Ivanka Frasco  
082 5477328

**From:** Dale Lippstreu [mailto:dlippstreu@gmail.com]

**Sent:** Tuesday, December 19, 2017 8:40 AM

**Cc:** Eddie Scott; Runan Rossouw

**Subject:** Mount Rhodes CID - Erven 3138 & 3139 - withdraw their objection

Dear Luis

I have copied in Eddie Scott & Runan Rossouw who manage and oversee CID's/SRA's in the CoCT. Should you wish to withdraw your objection to Mount Rhodes CID as discussed yesterday evening you should address your email to them with a copy to me.

Eddie and Runan for your information Luis Frasco is together with owner of his wife the owner of 2 erven in Mount Rhodes (3138 & 3139). They previously objected to the establishment of our proposed CID but having reconsidered the matter further would like to withdraw their objection.

Regards

Dale Lippstreu

## Objection 4 - Erf 3141

17

Establishment of Mount Rhodes City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

## CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
3141	47 Mount Rhodes Drive

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15<sup>th</sup> September 2017.

## COMPLETION OF CONSENT FORM

Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).

- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
  - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
  - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

## PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

## (i) Natural Person(s)

Owner 1 – Name(s): _____	Surname: _____
ID number: _____	Work tel: _____
Home tel.: _____	Email address: _____
Cell. No.: _____	
Owner 2 – Name(s): _____	Surname: _____
ID number: _____	Work tel.: _____
Home tel.: _____	Email address: _____
Cell. No.: _____	

## (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): BARRETT PROPERTY TRUST

Registration no.: T 1232 / 94

Physical Address:

60 Mount Rhodes Drive  
Hout Bay

Postal Address:

Website address (if any):

Contact Person: Elive Barrett

Designation:

Business tel.:

Cell. No.:

0825555777

Email address:

elivebarrett42@gmail.com**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s):

Elive

Surname:

Barrett

Number:

6501155194 088

Representative Capacity (if applicable):

Trustee

Home tel.:

Work tel.:

Cell. No.:

0825555777

Email address:

**PART C: CONSENT / OBJECTION**

I consent to the establishing of a CID as per the Business Plan.



I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated \_\_\_\_\_.

COSTS

Owner 1 – Name(s):

Elive Barrett

Surname:

Signature:

[Signature]

Date:

Owner 2 – Name(s):

Surname:

Signature:

Date:

**SUBMISSION OF CONSENT FORM**

Please return the completed form to:

Physical Address:

60 Mount Rhodes Drive  
Hout Bay 7806

Postal Address:

60 Mount Rhodes Drive  
Hout Bay 7806

Email to: [dlippstreu@gmail.com](mailto:dlippstreu@gmail.com) or contact us at 083 3201114 for collection.**NOTE: This form should be submitted on or before 28/9/2017.**

## Objection 5 - Erf 3144

13

Establishment of Mount Rhodes

City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

## CONSENT/OBJECTION FORM

## Details of Property

Erf No.	Physical Address
3144	41 Mount Rhodes Drive Mount Rhodes, Hout Bay

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15 Sept 2017

## COMPLETION OF CONSENT FORM

Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B)

- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following must be attached to the application:
  - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B, or
  - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

## PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

## (i) Natural Person(s)

Owner 1 - Name(s): I Surname: Petrik  
 ID number: 511102 5066 085 Work tel.: 0827835543  
 Home tel.: \_\_\_\_\_ Email address: petrik.ivo@gmail.com  
 Cell. No.: 0827835543

Owner 2 - Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_  
 ID number: \_\_\_\_\_ Work tel.: \_\_\_\_\_  
 Home tel.: \_\_\_\_\_ Email address: \_\_\_\_\_  
 Cell. No.: \_\_\_\_\_

## (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): \_\_\_\_\_

Registration no.: \_\_\_\_\_

Physical Address:

Postal Address:

41 Mount Rhodes Drive

Mount Rhodes

Hout Bay

Website address (if any):

Contact Person: I. Petrik

Designation: Owner

Business tel.: 0827835543

Cell. No.: 0827835543

Email address: petrik.ivo@gmail.com

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard

Name(s): N/A

Surname: N/A

ID number: N/A

Representative Capacity (if applicable):

Home tel.:

Work tel.:

Cell. No.:

Email address:

**PART C: CONSENT / OBJECTION**

☐ I consent to the establishing of a CID as per the Business Plan.

☒ I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated \_\_\_\_\_

1. The committee that has in the past, and that will in the future, administer Mount Rhodes has repeatedly failed to do what is best for the residents in Mount Rhodes, particularly with regard to security and the safe well-being of the residents.
2. The other points raised in favour of SRA are irrelevant as the City Council is doing adequate work. Trimming of verges and clearings Council sites are not good enough motivations for SRA.
3. The past "promises" made by this committee, particularly where the residents were asked for money, have ALL been violated and no attempt to fulfill these promises have ever been made.
4. This motivation for SRA is to take the free thinking decision making process away from the residents and place it with a select few who are dead-set on their own agenda and on bringing back an incompetent security company to take over the security within Mount Rhodes.
5. The entire survey & voting, including this consent or objection, is a scam as residents who are against the SRA have not received the forms and so their objections cannot be lodged. Further proof that this is fraudulent and non-transparent process.

Owner 1 - Name(s): Ivo

Surname: Petrik

Signature:

Date:

24/9/2012

**SUBMISSION OF CONSENT FORM**

Please return the completed form to:

Physical Address:

Postal Address:

Email to: \_\_\_\_\_ or contact us at 021 - \_\_\_\_\_ for collection.

NOTE: This form should be submitted on or before \_\_\_\_\_ 20\_\_.



# Objection 6 - Erf 3149

594

Establishment of

Mount Rhodes

49

City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

## CONSENT/OBJECTION FORM

### Details of Property

Erf No.	Physical Address
3149	33 Mount Rhodes Drive

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15 Sept 2017

## COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
  - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
  - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

### PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

#### (i) Natural Person(s)

Owner 1 - Name(s): Timothy Patrick Surname: O'Hagan  
 ID number: 480625511086 Work tel: 083-4882141  
 Home tel.: 021-7901785 Email address: fleetsstreet1@gmail.com  
 Cell. No.: 083-4882141

Owner 2 - Name(s): Annalé Suzanne Surname: O'Hagan  
 ID number: 5501240020081 Work tel.: 021-7901785  
 Home tel.: 021-7901785 Email address: hannahmontesblanco@gmail.com  
 Cell. No.: 07222091148

#### (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable):

Physical Address:

Postal Address:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Website address (if any): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Designation: \_\_\_\_\_

Business tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_

Email address: \_\_\_\_\_

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

ID Number: \_\_\_\_\_

Representative Capacity (if applicable): \_\_\_\_\_

Home tel.: \_\_\_\_\_ Work tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_ Email address: \_\_\_\_\_

**PART C: CONSENT / OBJECTION**

- ☐ I consent to the establishing of a CID as per the Business Plan.
- ☒ I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated 25 September 2017

(see annex 7) cannot afford  
 aesthetically does not appeal to us

Owner 1 - Name(s): Timothy Surname: O'HaganSignature: Tim Date: 25 September 2017Owner 2 - Name(s): Annalé Surname: O'HaganSignature: AO'Hagan Date: 25 September 2017**SUBMISSION OF CONSENT FORM**

Please return the completed form to:

Physical Address:

Postal Address:

66 Mount Charles Drive  
 \_\_\_\_\_  
 \_\_\_\_\_

Email to: \_\_\_\_\_ or contact us at 021 - \_\_\_\_\_ for collection.

NOTE: This form should be submitted on or before 20.

## Objection 7 - Erf 3154

Establishment of Mount Rhodes City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

### CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
3154	23 MOUNT RHODES DRIVE HOOT BAY

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15<sup>th</sup> September 2017.

### COMPLETION OF CONSENT FORM

Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).

- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
  - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
  - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

#### PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

##### (i) Natural Person(s)

Owner 1 – Name(s): ROBERT JOHN Surname: HUTCHISON  
 ID number: 4610045037084 Work tel.: NA  
 Home tel.: 021 790 2892 Email address: ROBJHUTCHISON@GMAIL.COM  
 Cell. No.: 022 964 5513

Owner 2 – Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_  
 ID number: \_\_\_\_\_ Work tel.: \_\_\_\_\_  
 Home tel.: \_\_\_\_\_ Email address: \_\_\_\_\_  
 Cell. No.: \_\_\_\_\_

##### (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): \_\_\_\_\_

Registration no.: \_\_\_\_\_

Physical Address:

Postal Address:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Website address (if any): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Designation: \_\_\_\_\_

Business tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_

Email address: \_\_\_\_\_

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

ID Number: \_\_\_\_\_

Representative Capacity (if applicable): \_\_\_\_\_

Home tel.: \_\_\_\_\_ Work tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_ Email address: \_\_\_\_\_

**PART C: CONSENT / OBJECTION**
☐ I consent to the establishing of a CID as per the Business Plan.

☒ I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated \_\_\_\_\_:

I CAN NOT AFFORD THE ADDITIONAL COST

Owner 1 – Name(s): ROBERT JOHN Surname: HUTCHISONSignature: [Signature] Date: 21/9/2017

Owner 2 – Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBMISSION OF CONSENT FORM**

Please return the completed form to :

Physical Address:

Postal Address:

60 Mount Rhodes Drive  
 Hout Bay 7806

60 Mount Rhodes Drive  
 Hout Bay 7806

Email to: [dlippstreu@gmail.com](mailto:dlippstreu@gmail.com) or contact us at 083 3201114 for collection.**NOTE: This form should be submitted on or before 28/9/ 2017.**

## Objection 8 - Erf 3156

**From:** Dr Linda Mayer

**Sent:** 17 November 2017 15:26

**To:** Eddie Scott

**Subject:** Objection to establishment of Mount Rhodes Community Improvement District

19 Mount Rhodes Drive Hout Bay - erf 3156  
ph 021-7907519

Dear Mr Scott

I herewith object to the establishment of the Mount Rhodes Community Improvement District for the following reasons:

1. I cannot afford the forced tariff associated with the formation of such a district. I am now semi retired, which equates to 80% unemployed. In less than 5 years I will be permanently retired, with little disposable income. I am supporting and looking after my elderly mother and my 2 children, and I am single, with no support from a partner to share my costs.
2. I am paying the maximum tariffs for rates and taxes, water and refuse. In addition to this I have to pay for the upkeep on this house.
3. I bought this house in 1994 with the understanding that I would only be obligated to pay for the normal council fees, and not be forced into the establishment of a district that is for improvement purposes.
4. I cannot even afford to included a security protection.

How can I possibly pay any more money for this formation of a district that I have voiced my written objection to previously? I just cannot afford to pay the costs for this establishment for a district that I am objecting to.

Please assist me to be grated abstention from paying these costs should this establishment go ahead, due to the above reasons.

Please acknowledge receipt of this email and also please inform me of my rights in this regard.

Many thanks

Linda Mayer

Disclaimer: This e-mail (including attachments) is subject to the disclaimer published at: <http://www.capetown.gov.za/general/email-disclaimer> Please read the disclaimer before opening any attachment or taking any other action in terms of this e-mail. If you cannot access the disclaimer, kindly send an email to [disclaimer@capetown.gov.za](mailto:disclaimer@capetown.gov.za) and a copy will be provided to you. By replying to this e-mail or opening any attachment you agree to be bound by the provisions of the disclaimer.

## Objection 9 - Erf 3175

Establishment of Mount Rhodes City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

61

## CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
DE <del>7806</del> 3175	40 MOUNT RHODES DRIVE, HOUTBAY 7806 40 MOUNT RHODES DRIVE, HOUT BAY, CT 7806

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15<sup>th</sup> September 2017.

## COMPLETION OF CONSENT FORM

- Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).
- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
  - Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
  - In the case of a juristic person or other body the following **must be attached to the application**:
    - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
    - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

## PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

## (i) Natural Person(s)

Owner 1 - Name(s): MR DEARICH EDMOND Surname: ETHERINGTON  
 ID number: 3910155094185 Work tel: NO WORKS NO.  
 Home tel.: 021 790 4481 Email address: NO EMAIL  
 Cell. No.: 083 270 5325

Owner 2 - Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_  
 ID number: \_\_\_\_\_ Work tel.: \_\_\_\_\_  
 Home tel.: \_\_\_\_\_ Email address: \_\_\_\_\_  
 Cell. No.: \_\_\_\_\_

## (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): \_\_\_\_\_

Registration no.: \_\_\_\_\_

Physical Address:

Postal Address:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Website address (if any): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Designation: \_\_\_\_\_

Business tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_

Email address: \_\_\_\_\_

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

Number: \_\_\_\_\_

Representative Capacity (if applicable): \_\_\_\_\_

Home tel.: \_\_\_\_\_ Work tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_ Email address: \_\_\_\_\_

**PART C: CONSENT / OBJECTION**

- ☐ I consent to the establishing of a CID as per the Business Plan.
- ☒ I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated \_\_\_\_\_:

*I am voting against the (CID) AS IT will increase my Rates by 25%. I purchased my home in 1990 (FREEHOLD). I am 78 years old and retired.*

Owner 1 - Name(s): DERRICK EDMOND Surname: ETHERINGTONSignature: *[Signature]* Date: 26/9/2017

Owner 2 - Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBMISSION OF CONSENT FORM**

Please return the completed form to:

Physical Address:

Postal Address:

60 Mount Rhodes Drive  
 Hout Bay 7806

60 Mount Rhodes Drive  
 Hout Bay 7806

Email to: [dippstreu@gmail.com](mailto:dippstreu@gmail.com) or contact us at 083 3201114 for collection.**NOTE: This form should be submitted on or before 28/9/2017.**

## Objection 10 - Erf 3204

129

Establishment of Mount Rhodes City Improvement District (CID) in accordance with the City of Cape Town: Special Rating Area By-law, 2012 (as amended) (the "By-law")

## CONSENT/OBJECTION FORM

Details of Property	
Erf No.	Physical Address
3204	5 LITTLE LIONHEAD RD, Mount Rhodes HOOT BAY

The main objectives of this CID are to improve and upgrade the area in the manner envisaged in the Business Plan dated 15<sup>th</sup> September 2017.

## COMPLETION OF CONSENT FORM

Registered property owners who are natural persons: complete PART A(i) and PART C. (If the signatory is not the owner of the property and signs this form on behalf of such a registered property owner, the signatory must also complete the warranty under PART B).

- Registered property owners who are juristic persons or other bodies: complete PART A(ii); PART B and PART C.
- Owners of Sectional Title Units or multiple properties may request a schedule, listing all units and/or properties falling within the boundaries of the proposed CID. If you elect to make use of this schedule to identify your properties, please initial every page of the Schedule upon which your properties appear and submit the schedule together with this form.
- In the case of a juristic person or other body the following **must be attached to the application**:
  - a resolution giving authority (on a company letterhead) stating the resolution number and representatives details as per Part B; or
  - a letter giving authority stating the details as per Part A(ii) and Part B and must be signed by all Directors and include a copy of the CK2 document indicating current Directorship.

**Please note:** The Applicant and the steering committee will keep your personal information confidential. Without written consent, disclosure to third parties will be limited to CID application procedures prescribed by the City of Cape Town.

## PART A: DETAILS OF REGISTERED PROPERTY OWNER(S)

## (i) Natural Person(s)

Owner 1 - Name(s):	<u>Patricia Jean Barchard</u>	Surname:	<u>BARCHARD</u>
ID number:	<u>4803070064186</u>	Work tel.:	<u>—</u>
Home tel.:	<u>021 7900601</u>	Email address:	<u>pat.barchard@gmail.com</u>
Cell. No.:	<u>072 2481810</u>		
Owner 2 - Name(s):	<u>Mickael Paul</u>	Surname:	<u>BARCHARD</u>
ID number:	<u>4712025007085</u>	Work tel.:	<u>—</u>
Home tel.:	<u>021 7900601</u>	Email address:	<u>Mickael.barchard@gmail.com</u>
Cell. No.:	<u>076 8434219</u>		

## (ii) Juristic Person / Other Body

Name of Company/ Trust/ Sectional Title Body Corporate/ Other Body as it appears on Title Deed (underline whichever is applicable): \_\_\_\_\_

Registration no.: \_\_\_\_\_



Physical Address:

Postal Address:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Website address (if any): \_\_\_\_\_

Contact Person: \_\_\_\_\_

Designation: \_\_\_\_\_

Business tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_

Email address: \_\_\_\_\_

**PART B: WARRANTY BY REPRESENTATIVE**

I hereby declare that I have been duly authorised by the aforesaid registered property owner to vote on their behalf in respect of the establishment of the proposed CID and to complete any necessary documentation in this regard.

Name(s): \_\_\_\_\_ Surname: \_\_\_\_\_

Number: \_\_\_\_\_

Representative Capacity (if applicable): \_\_\_\_\_

Home tel.: \_\_\_\_\_ Work tel.: \_\_\_\_\_

Cell. No.: \_\_\_\_\_ Email address: \_\_\_\_\_

**PART C: CONSENT / OBJECTION**

I consent to the establishing of a CID as per the Business Plan.



I do not consent to the establishing of a CID as per the Business Plan, for the reasons stated below or as per the attached letter dated 25<sup>th</sup> September 2017

as per attached letter

Owner 1 – Name(s): Peter & SusanSurname: BARCHARDSignature: [Signature]Date: 26/9/2017Owner 2 – Name(s): Michael & PaulSurname: BARCHARDSignature: [Signature]Date: 26/9/2017**SUBMISSION OF CONSENT FORM**

Please return the completed form to :

Physical Address:

Postal Address:

60 Mount Rhodes Drive  
 Hout Bay 7806

60 Mount Rhodes Drive  
 Hout Bay 7806

Email to: [dippstreu@gmail.com](mailto:dippstreu@gmail.com) or contact us at 083 3201114 for collection.**NOTE: This form should be submitted on or before 28/9/ 2017.**

**From:** Patricia Barchard [<mailto:patbarchard@gmail.com>]

**Sent:** Tuesday, November 07, 2017 3:29 PM

**To:** Eddie Scott

**Cc:** Runan Rossouw; Nomnikelo Halana

**Subject:** Re: FW: Objection to MRCID: Erf 3204

Good Afternoon,

We did give a 5 point Reason for Objection to the Steering Committee together with the necessary Forms.

We detail below the reasons together with a Rider to points 1 and 2.

#### Reasons for Objection

1. We feel that a 25percent levy on top of what we already pay in Rates is far too much, taking into consideration that Rates are increased every year for inflation. It also must be remembered that the City re values property every 5 years, which would probably increase Mount Rhodes even more.

1a. Obviously this is our main concern, being pensioners we are not in the position to let other people control our finances. Should the new increases be granted, we feel that this would put us out of the running to apply for an extra Rebate. This we had to do, and was granted a few years ago, my husband had been diagnosed with Cancer, together with my Mother who had been diagnosed with Dementia. As she was unable to take care of herself, we had to shoulder the responsibility and this put us under tremendous financial strain. My Mother has since passed on, my Husband is in remission, BUT this has made us aware of how quickly things can change.

2. The Main reason why we bought in Mount Rhodes 18 years ago, was the fact that it was not a Sectional Title Estate. Furthermore, we do not want to be told when and how to manage our property.

2a. It was mentioned at the first Meeting that properties valued over Five Million would have an extra vote.

We question this, as most of the erfs are around the same size. There are several Commercial Guest

Houses which must be well over that figure. To our mind this is hardly democratic, rather like saying

the someone in the informal housing has less value of a vote that the houses on the hill.

3. With the ever increasing crime that has now infiltrated the Cape Metropolitan, and which Hout Bay experienced a number of years ago, we were in agreement of the fence being erected and contributed towards it. We also contributed towards the original service provider. However, the new proposal

appears to be concentrating on beautifying the area, and we do not see how this will address the security. We are on the mountain and virtually a part of the National Park. The flora and fauna area is getting increasing smaller, and besides the removal of the aliens, we do not see the necessity to do any beautification. This beautification would also need to be watered on a regular basis. The rubbish etc. is from the residents and staff, we have seen this on our daily walks.

4. Also as far as having someone to keep in contact with Council regarding potholes in roads etc.

In most instances we have found Council to be pretty proactive if you get your reference number and keep contacting them. We would have thought that should there be a serious problem, the Ward Councillor would be the person to contact. After all that is what their position in Council is for, to represent the people of their constituency.

5. On a final note, should a privately owned plot be overgrown and neighbours complain, Council attach a Notice on the plot and give the owner a certain amount of time to clear, failing which Council clears and charges the owner accordingly. With this in mind, it surely is Councils responsibility to clear their own plots.

Sorry about the long winded Reasons for Objection, but it appears that we only have the one option to voice our concerns.

Regards,

Pat and Mike Barchard



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On 6 November 2017 at 13:03, Eddie Scott <[Eddie.Scott@capetown.gov.za](mailto:Eddie.Scott@capetown.gov.za)> wrote:

Dear Patricia

During the consent phase to establish a CID in Mount Rhodes, you submitted a form (attached for ease of reference) indicating that you do not support the establishment. As the process is now in the objection phase could you please confirm your objection to the establishment of a CID in Mount Rhodes and elaborate on the reasons not to support by return email to all copied in on this email. On receipt of the objection it will be included in a register and sent to the Steering Committee to meet with you to discuss your objection. This has to be recorded in writing and be signed by the attendees as an accurate version of the discussion that occurred. It is not the intention to persuade you to change your mind but

rather to clearly understand the grounds of objection which will then be included verbatim in a comprehensive report to Council early next year when the application for establishing a CID in Mount Rhodes will be considered.

Kind regards

Eddie

Eddie Scott

Manager : CIDs and Compliance

Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town

Tel: 021 400-1872

Fax: 086 588 5255

Cell: 084 244-5824

[eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za)

Objection 11 - Erf 3162

**JOHN MACFARLANE** M.I.A.RCH  
A R C H I T E C T

PH:021 7901757

66 MT RHODES DR

P.O.BOX 26352  
HOUT BAY 7872

THE CITY MANAGER  
CAPETOWN

13 December 2017

RE: APPLICATION TO ESTABLISH A SPECIAL RATING AREA : "MOUNT RHODES COMMUNITY IMPROVEMENT DISTRICT"

I am a semi-retired architect who has lived and worked in Mt Rhodes for more than thirty years. I am completely against the above application:

I am appalled by the proliferation of 'gated communities' with the attendant fortifications, and the destruction of a true community in Hout Bay; I have actively chosen not to reside in such a ghetto.

I do not wish to fall under the thrall of a committee whose tendency would be to throw money after the chimera of total security, in a never-ending cycle of 'improvements'.

I am unable to afford any increase in rates, especially with the talk of a water tax in the offing.

I believe that these special zones are more suited to large commercially mixed areas than to a single small suburb.

I hereby register my antipathy to this proposal in the strongest terms,

Yours Faithfully,

J.C. Macfarlane

**Joepie Joubert**

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**From:** Runan Rossouw  
**Sent:** Friday, 15 December 2017 11:17 AM  
**To:** Dale Lippstreu (dlippstreu@gmail.com)  
**Subject:** Zero Rated - Objection - 66 MT RHODES DR  
**Attachments:** MtRhodesSpecRateArea\_0.doc

Dear Dale  
Please process the subjoined objection.  
Kind regards

Runan Rossouw

Senior Professional Officer: CID - Compliance & Establishment  
Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, City of Cape Town  
021 400 5148 (Office) 086 5885 414(Fax) 084 233 0715(Cell)

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ISIXEKO SASEKAPA  
STAD KAAPSTAD**

*Making progress possible. Together.*



**From:** Eddie Scott  
**Sent:** Friday, 15 December 2017 11:11 AM  
**To:** 'John Macfarlane' <[omphalos66@telkomsa.net](mailto:omphalos66@telkomsa.net)>  
**Subject:** RE: Objection

Dear Sir  
Thank you for your objection which will be submitted to the Mount Rhodes Steering Committee who will contact you for a meeting to discuss same with the intent to understand your concerns and not to change your mind. The meeting will be recorded and signed by all the attendees as an accurate version of events and will then be submitted to the City for a verbatim inclusion (together with your objection) in a comprehensive report to Council to consider early next year.  
Kind regards  
Eddie

Eddie Scott  
Manager : CIDs and Compliance  
Area Based Service Delivery

8<sup>th</sup> Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town

Tel: 021 400-1872  
Fax: 086 588 5255

Cell: 084 244-5824  
[eddie.scott@capetown.gov.za](mailto:eddie.scott@capetown.gov.za)

CITYweb



**CITY OF CAPE TOWN  
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STAD KAAPSTAD**

**Making progress possible. Together.**

**From:** John Macfarlane [<mailto:omphalos66@telkomsa.net>]  
**Sent:** Wednesday, 13 December 2017 9:39 PM  
**To:** Eddie Scott <[Eddie.Scott@capetown.gov.za](mailto:Eddie.Scott@capetown.gov.za)>  
**Subject:** Objection

Dear Sir,

Please find attached my objection to the proposed special rating area for Mount Rhodes.

Thanking You for your Attention,  
J.C. Macfarlane