



# SONDAL COMMUNITY IMPROVEMENT DISTRICT

PUBLIC MEETING | 15 APRIL 2025



# TIMELINE

## Presentation

29 October 2024

Steering committee submits their proposal.

## Public comment window

Maximum of 30 days to submit written comments.

## Public comment window

Maximum of 30 days to submit written comments.

## Submit application

October 2025

## Live Q&A Session

29 October 2024

Steering committee answers community questions.

## Second Public Meeting

Today, 15 April 2025

Opportunity to present business plan after considering community comments.

## Voting

15 April 2025 to 16 June 2025

## CID establishment

July 2026

# CHANGES TO THE BUSINESS PLAN

- **Adjustment of boundaries**

Properties excluded:

- 1) Properties accessed via Moredou Street
- 2) Heerenzicht Estate

*More detail on following slides*

- **Budget cuts**

To accommodate adjustment of boundaries

*More detail on following slides*

- **Clarifications**

- 1) The requirements for the CID lifetime to be extended past the first 5-year term has been included in the business plan document.
- 2) Non-residential rates applicable to business, schools, guest houses, *et al*, has been included in the business plan document.

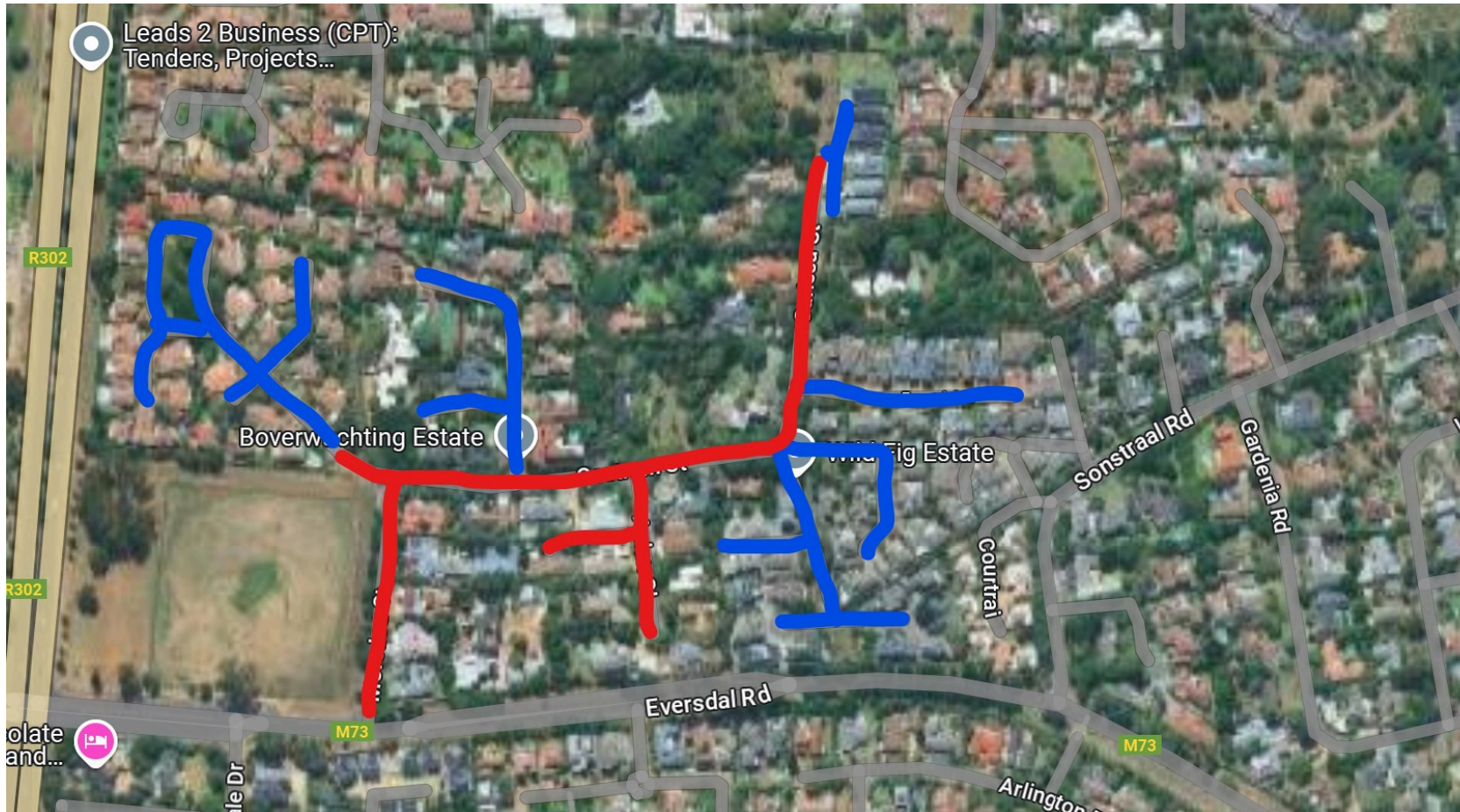
# CID AREA AFTER CHANGES



# REASONS - BOUNDARY ADJUSTMENT: SECTION OF EVERSDAL

Red = Public

Blue = Private (Estates)



# REASONS - BOUNDARY ADJUSTMENT: SECTION OF EVERSDAL

- **Characteristics**

- 1) Single entrance / artery
- 2) Not directly connected to rest of the CID
- 3) Mostly estates

- **Existing security initiatives**

- 1) Camera network
- 2) External monitoring and response in place

- **Rejection rate**

Poll was initiated and CID proposal was rejected by around 90% of respondents.

Including an area with this high rejection rate in the CID could jeopardize the success of the vote.

- **Rejection reasons**

- 1) Limited access to the CID's main facilities (dams, parks, field, *et al*)
- 2) Limited benefit from security (mostly estates, one entrance, existing initiatives)

# REASONS - BOUNDARY ADJUSTMENT: HEERENZICHT ESTATE

- **Characteristics**

- 1) Upmarket security estate
- 2) High property values
- 3) High CID rate per property (2x area average)

- **Rejection rate**

- 1) Poll was initiated and CID proposal was rejected by around 80% of respondents.
- 2) Including an area with this high rejection rate in the CID could jeopardize the success of the vote.

- **Rejection reasons**

- 1) Limited use of the CID's main facilities (only 20% indicates they use the public areas)
- 2) Limited benefit from security expenditure, but high cost given property values.

- **Steering committee view**

- 1) Not in favour of removing Heerenzicht, but considered the success of the project as a whole and possible impact on the voting success.
- 2) It was only possible to remove the estate because it fell on a CID boundary. Other estates within the larger area cannot be removed due to by-laws.

# BUDGET ADJUSTMENTS



## CID Rate

There has been no change to the CID rate since the draft business plan.



## Park Wardens

Reduced quantity from 3 to 2, which will still be sufficient for the key used areas.



## Egyptian geese control

Removed in full, as a low priority in comparison to public safety.



## Cameras

Removal of a number of non-critical additional planned cameras. Given the large existing network, security objectives will still be met.



## Fencing

Reduced by 60%. More could be added if the CID term is extended past initial 5-year term, or there may possibly be reallocations within the CID budget.



## Walking paths

Reduced from 400m to 200m of connecting paths. The budget will need to be used more strategically. More could be added if the CID term is extended past initial 5-year term.

Total 5-year budget reduction, to keep CID rate unchanged: 12%

# SONDAL

## PRELIMINARY MODELLING OF FINANCIAL IMPACT

### RESIDENTIAL PROPERTIES

0.001151

2026/27					
PROPOSED BUDGET 2026/27	PROPERTY VALUE	ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
7 529 288	1 000 000	1 151.00	1 335.16	95.92	111.26
	2 500 000	2 877.50	3 337.90	239.79	278.16
	3 500 000	4 028.50	4 673.06	335.71	389.42
	4 500 000	5 179.50	6 008.22	431.63	500.69
	8 000 000	9 208.00	10 681.28	767.33	890.11
<b>AVERAGE</b>	3 900 000	4 488.90	5 207.12	374.08	433.93

### NON-RESIDENTIAL PROPERTIES

0.001673

2026/27					
PROPOSED BUDGET 2026/27	PROPERTY VALUE	ANNUAL CONTRIBUTION (VAT EXCL.)	ANNUAL CONTRIBUTION (VAT INCL.)	MONTHLY CONTRIBUTION (VAT EXCL.)	MONTHLY CONTRIBUTION (VAT INCL.)
R7 529 288	1 000 000	1 673.00	1 940.68	139.42	161.72
	1 500 000	2 509.50	2 911.02	209.13	242.59
	2 100 000	3 513.30	4 075.43	292.78	339.62
	2 900 000	4 851.70	5 627.97	404.31	469.00
	3 500 000	5 855.50	6 792.38	487.96	566.03
<b>AVERAGE</b>	3 070 000	5 136.11	5 957.89	428.01	496.49

VAT is calculated at 16%

NOTE: The figures provided above are based on the current General Valuation Roll. A new General Valuation will take effect from 1 July 2026, which will impact the financial outcome. However, the City will only collect the proposed budget. As a result, the rate-in-the-rand will be adjusted according to the new Valuation Roll.

# OBJECTIONS RAISED

- **Estates**

Many residents in estates felt that they have a disproportionately high cost due to their higher property values, but with limited additional benefit. The steerco pointed out many other benefits to such residents outside of their personal security.

- **Fee structure**

Some residents are not in favour of a percentage-of-property-value basis, as this can lead to inequalities. The steerco pointed out that the CID is limited by legislation in this regard, and that no other methods or cost caps are allowed.

- **Affordability**

Less financially secure residents objected to additional charges they are unable to afford. Some mitigation measures, such as waivers for pensioners that meet COCT criteria, were pointed out by the steerco.

- **Disagreement about need**

Some residents felt that the security situation is not poor enough to warrant additional expenditure. The steerco pointed out that many existing initiatives by the neighborhood watches and community members that keep the area safe are likely to fall away in future due to a lack of support and equitability.

- **Distribution of value**

Some residents felt certain areas (ie, around the fields and dams) would benefit more from some of the initiatives than their own which may be further away, but would pay the same rate.

# OBJECTIONS RAISED

- **Duplication of costs**

Some residents felt that the CID would take over existing duties of the municipality, but at greater cost to the residents. It was pointed out that the CID proposes only to enhance service delivery to residents that go beyond the services already delivered by the municipality.

- **Size of area**

Some residents felt that the target size of the area was too large, which could lead between inequalities between areas. Some residents suggested that a smaller area be launched first as a pilot area. The steerco felt that the large size of the area is a major benefit, given the significant economies of scale that it presents. The steerco believes that there are sufficient other 'pilot areas' in the form of other residential CIDs across the City that have proven the model works.

- **Lack of clarity and consultation**

Some residents felt they did not have enough information about the CID plan initially, and that the approach of communication to the elderly needs to be improved. It was pointed out by the steerco that there were communication campaigns by email, letter drops, Tygerburger advertisements, posters and WhatsApp groups. The steerco also mentioned there are capacity constraints in terms of communicating more in-person with the elderly.

- **Question of motives**

Some residents thought the steerco are self-serving and looking to enrich themselves. It was made clear by the steerco that no members will have any financial gain from the establishment of the CID and are merely volunteers trying to give the community an opportunity.

## OTHER NEARBY CIDS IN PROCESS

- We need to be mindful of CID establishment processes underway around us.
  - Eversdal CID (in process)
  - Durbanville CID (in process)
  - Kenridge + Durbanville Hills (initial talks)
- We have a valuable opportunity to establish a CID at this time. Taking proactive steps now will help us maintain and enhance safety in our area, particularly as surrounding CIDs implement their own security measures, which could otherwise shift certain challenges toward our community.

# VOTING PROCESS - ELECTRONIC

## Consent or Objection via the Website

A button will be provided on the website that links to an embedded electronic consent/objection form.

[www.sondal-cid.org](http://www.sondal-cid.org)

Voting will be open from 15 April 2025 – 16 June 2025.

In the case of a juristic person or other body (for example, companies and trusts), the required supporting documents may be **uploaded** or **emailed to [info@sondal-cid.org](mailto:info@sondal-cid.org)**.

# VOTING PROCESS - MANUAL

## Complete a hard copy Consent or Objection form

Pre-printed forms can be collected:

- At the end of this meeting
- At OK Urban Sonstraal

*Alternatively*, the form can be downloaded from the website ([www.sondal-cid.org](http://www.sondal-cid.org)) and printed

The completed forms can be submitted as follows:

- Dropped off at the sealed voting box at OK Urban Sonstraal (7am to 8pm)
- Scanned and emailed to [info@sondal-cid.org](mailto:info@sondal-cid.org)
- Collected from you - please call **071 090 9475** to arrange for collection

**The Consent or Objection phase will be open from 15 April 2025 – 16 June 2025**

## OTHER INFORMATION



### View business plan

The final business plan is available for download at [www.sondal-cid.org](http://www.sondal-cid.org) and available for inspection at **Durbanville Public Library.**



### Send Us Your Comments

You can contact the applicant to comment on the final business plan up to **25 May 2025.**

Send your comments to [info@sondal-cid.org](mailto:info@sondal-cid.org)



### Ask Us Questions

Send any questions to [info@sondal-cid.org](mailto:info@sondal-cid.org)



### Get Updates

Complete our contact preferences form at [www.tinyurl.com/sondal-cid](http://www.tinyurl.com/sondal-cid)

**QUESTIONS**  
**ANSWERS**