
2015/2016

Muizenberg Improvement District
ANNUAL REPORT

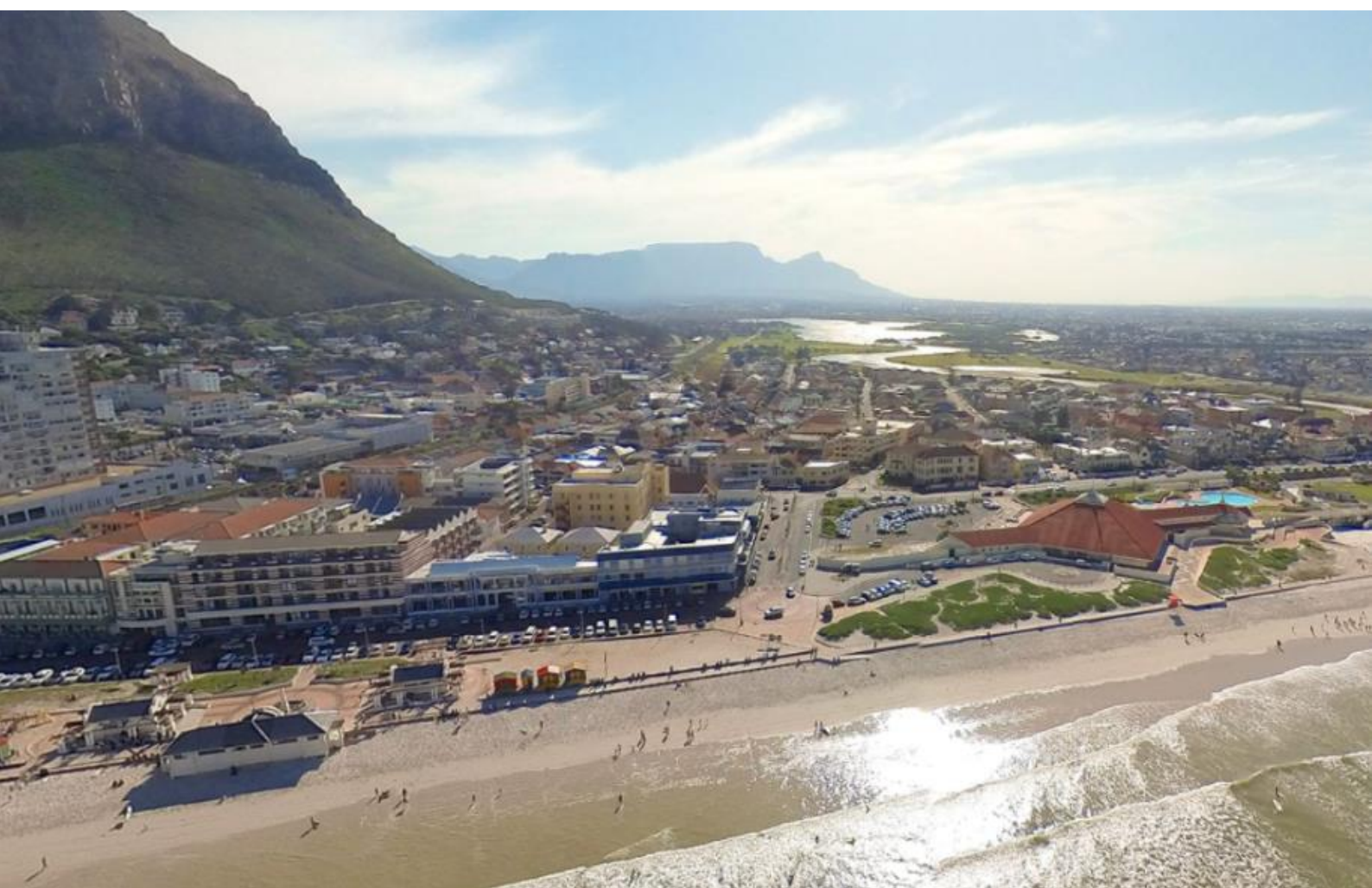


Photo credit: Calvin Dias

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Chairman's introductory remarks

This report puts into perspective the achievements of the Muizenberg Improvement District (MID) during the year beginning July 2015 to end June 2016.

To start, I'd like us to consider these three words: **Muizenberg Improvement District**.

Muizenberg

The first one is easy – it tells us that the area we are working with is Muizenberg. As the MID we play a catalyst role, facilitating dialogue between residents, business, the City of Cape Town and a range of partners to help create a Muizenberg that is safe and attractive to live in, work and surf. The improvement district model rests on the foundation of local home and business property owners agreeing to tax themselves so that they can actively shape the future they want for their community.

District

The MID is a defined geographic district known as a Special Ratings Area (SRA). We work within the district boundary demarcated by the City of Cape Town, and can only implement and facilitate projects within this space. The MID boundary runs along Main Road from Muizenberg Station in the south (including the Muizenberg Park, Camp Road and Lower Gill Road) to the junction with Albertyn Road in the north. The boundary runs eastwards along Albertyn Road, around Vlei Road, up Beach Road, over the beachfront and back to the Muizenberg station.

Improvement

The MID collaborates with city and provincial departments, state-owned entities, policing and law enforcement agencies, NGOs and a wide range of residents and business people to **improve** Muizenberg.

What does this mean? The word **improvement** is not as straight forward as the other two. Improvement means different things to different people. Some of the official definitions are:

- To make something better
- To raise to a more desirable condition
- To increase the value of (land or property) by making it more useful for humans
- To make useful changes or additions

Synonyms for improvement are words like:

Upgrade | [refine](#) | polish up | [enhance](#) | give a facelift to | [build on](#) | raise up | [bring to a better state](#)

It's all very well to say we **improve** Muizenberg but we can't measure that unless we first define what our expected 'better' state will look like. Measurement for improvement asks questions like: What does 'better' look like?

How will we recognise better when we see it?

How do we know if a change is an improvement?

We can only make improvement visible and tell an improvement story if we know what is realistically possible to improve. There are a myriad things that can be improved and here we are guided by the mandate for improvement districts and of course, available funds and resources.

In the MID Context, **improving** means enhancing or 'adding to'. It does not mean taking away the responsibility for services. The MID provides strategic direction, connects the players who can help effect improvement, and puts focused pressure on City and Government agencies, whose job it is to police and deliver services. Improvement in the MID is measured against a five year implementation plan with clearly defined programmes and performance indicators. This means that the contribution by levy payers feeds directly into tangible improvements and services.

The MID has five core business functions: Management and Operations is the first, and then we have four focused programmes where we provide top-up services in addition to those provided by City Departments and National government. Our Directors each head up one or more of these programmes, volunteering their time and expertise:

1. **Management and operations** – day-to-day operations, leadership of the Board, compliance, finance and governance, reporting, stakeholder mobilisation and media publicity
2. **Public Safety** – public safety patrols, collaboration, intelligence sharing, and joint operations
3. **Cleansing & maintenance** - litter management, street sweeping, reporting environmental threats to public health and safety; and maintenance of a variety of formal and informal green areas within the MID
4. **Environmental upliftment** - greening and transforming public space, beachfront development and monitoring problem buildings
5. **Social development** - finding workable solutions for the social problems of vagrancy, street children and the homeless in our community

We thank each one of you for your interest and involvement in the Muizenberg Improvement District and for making time to participate in our Annual General Meeting. This past year, over 80 members, residents, business owners and journalists proactively engaged in discussions with the Board, and we are encouraged by the interest and meaningful input we have received.

Steven Frankal

Chair

Muizenberg Improvement District

Programme 1 | Management and Operations

As Chair and portfolio director for beachfront development, it has been my pleasure to lead an able and conscientious Board. This year we welcomed Kerime Sinclair, Hugo Coetzee and Kevin Rack onto the MID Board. Kerime manages the Cleansing and Environmental portfolios; Hugo manages the Public Safety portfolio; and Kevin Rack was co-opted to assist with the Social Development portfolio. My thanks to our long serving Board members: George Hill manages the Muizenberg Park portfolio and Problem Buildings; Peter Wright oversees the Recreation portfolio; Marion Wagner is responsible for the Social Development portfolio; and Lesley Schroeder, deputy chair, manages the Stakeholder Engagement portfolio.

The Finance and Governance portfolio is vacant and we thank Marion Wagner for caretaking this in the interim. The MID is urgently seeking a suitably qualified person who would like to give of their time and expertise to serve on the Board. While this is a volunteer role, it carries weighty responsibilities of accountability, efficiency, compliance and transparency relating to organisational and fiscal management.

We want to acknowledge our manager, Chevone Petersen for the competence and the energy she puts into project implementation, interface with stakeholders, management and administration of the MID. As manager, Chevone works closely with the Inter-Services Liaison Department, City of Cape Town and actively participates in the SRA (Special Rating Area) Forum sharing knowledge and information with other improvement districts.



Special Project: Move to include Wherry Rd Triangle in the MID Boundary

At the 2015 AGM MID members voted to include the Wherry Road triangle into the MID. This comprises Wherry and Henley roads and the parts of Clevedon and Cromer roads north of Albertyn road. The City of Cape Town gave the green light for the MID to proceed with the boundary extension process, and the Board began engaging with owners of properties in these streets in May 2016 to see whether the majority are in favour of inclusion in the MID.

Programme 2 | Public Safety

Residents in the MID sometimes see only the visible layer of public safety when a great deal more is happening behind the scenes. Community cohesion, collaboration and intelligence sharing are at the heart of managing public safety in a sustained and strategic way. We support our local neighbourhood watch (MCSI) in mobilising residents to form networks alert to suspicious behaviour, and the Muizenberg Improvement District provides a 24/7 Public Safety Patrol.



Here are some of the improvements you may have noticed:

- The creation of a MID Joint Ops Forum has improved collaboration between the MID and Law Enforcement, SAPS, PRASA, and MCSI.
- In July 2015 our new public safety service provider began operations and for the first time, we introduced a MID branded patrol vehicle used exclusively for responding to incidents and threats in public spaces. This has been an important step forward to correct the misperception that the MID patrollers should also attend to incidents at private homes or businesses.
- In October 2015 Securitas provided 10 extra patrollers free of charge to ensure the safety of residents and visitors during the Muizenberg Festival parade and the Concert in the Park.
- This past year, residents have been highly motivated to halt crime. The MID Board has welcomed the level of focused interaction with members around crime issues. We thank Eddie Scott, City of Cape Town ISL, for assisting us with SRA public safety policy and practice guidelines during discussions with members.
- Membership of the MCSI neighbourhood watch has grown substantially and MCSI members do regular patrolling. The MID has partnered with the MCSI on urgent problems like the ransacking of an empty house by vagrants and long term public safety threats posed in the railway reserve. In December 2015 the MID also made the decision to donate its CCTV equipment to the MCSI as part of a collaborative effort with the community to address public safety and security concerns.
- The MID Patrollers regularly monitor the railway subways, Muizenberg Park and the beach huts.

- We have also improved the safety of commuters using the train to work. The walk to and from False Bay station for the early morning and late night train poses a safety risk to residents. When the MID stepped in and asked our public safety patrollers to stand by and assist passengers walking along Albertyn Rd the initiative was gratefully welcomed by passengers.
- The Railway reserve between False Bay and Muizenberg stations has been a safety threat for a long time. It is a known hideout for vagrants and criminals, but because it falls under the control of PRASA (Metrorail) security, it is off limits to the MID public safety patrollers. The MID approached PRASA outlining our concerns and together we found an innovative way to tackle the problem by mobilising community support. In 2016 the MID successfully initiated 6 railway reserve clean-ups in a joint effort with PRASA, MCSI, Clean C, Safer Together, Securitas, BISO and the Muizenberg Partnership. Enthusiastic residents showed up with gloves, spades and chainsaws to clear litter and overgrown bushes. The impact has been remarkable. The next step is to address access control and maintenance within the railway reserve and this is in process.



Other projects already underway illustrate how virtually everything the MID does fits into the greater public safety mandate. These include:

- Minimising criminal activity and the problem of car guards harassing beach users by introducing controlled parking on the beachfront
- A plan to fence Muizenberg Park
- Close cooperation with the City's Problem Building Unit where the MID acts swiftly to deal with property invasion, vandalism and tenant overcrowding
- Rethinking the MID's social development strategy

Crime hotspots outside the MID

It is also important to point out that some areas which have flared up as crime hotspots are outside the MID boundary. While we certainly share intelligence and our public safety service provider is alert to the consequences, we cannot act in areas outside of our remit. These include the derelict “Peppermint Palace” (Diamante) building in Muizenberg’s Main Road, a known base for criminal activity; the walkway between Muizenberg and St James beaches; and Sunrise Circle Beach where there has been an alarming spate of muggings and illegal activity.



Special Project: Public Safety Contract put out to tender

In March 2015, a delegation of 31 MID property owners led by Toby Megaw met with the MID Board to present their concerns about public safety issues in the community. They expressed their dissatisfaction with the Public Safety patrol service and asked the Board to put the Public Safety contract out to tender. They also asked to be involved in the process of setting criteria for a new MID Public Safety contract and in the selection of a service provider. The MID Board welcomed the positive interest from members and agreed to a re-tendering process. To achieve the required level of consultation between the Board and members, a Public Safety Tender sub-committee was created.

At the outset, the MID Board explained it would adhere strictly to what is legally permissible for a Special Rating Area (SRA) to put in place; and that the MID directors carry legal liability for decisions and will therefore, after due robust and transparent consultation with the sub-committee, have the final say on any decisions made.

Interested and qualified prospective service providers were invited to respond to a Request for Expression of Interest (EOI) by 10 June 2016. EOIs were received from GRIT Security Services, Mountain Security Services and Securitas who were invited to a briefing session with the sub-committee on 8 July 2016.

The MID Board thanks the sub-committee members for the many hours and the careful thought they put into the Public Safety Tender process.

Programme 3 | Cleansing and Maintenance

Cleaning and maintaining public spaces in the district has a direct bearing on public safety because crime and grime are interlinked.

Our service provider, NCC Services, provide a cleaning and basic greening maintenance service team who

- Keep pavements, streets, fences and public green areas in the MID area clean and free from litter and weeds
- Report illegal dumping; threats to public health and safety; blocked drains, vandalism and infrastructure issues to the MID

The cleaning team work according to an operational schedule, ensuring that all streets are cleaned once a week. Special attention is paid to areas where litter build-up is rapid. During the summer months the team also spends a significant amount of time removing beach sand from the guttering systems.

Cleaning is an area where we have been able to successfully partner with businesses and community organisations.



Kevin Rack kindly leads the monthly Saturday morning community beach clean-up and the monthly Believe In Schatzi (BISO) Disability or “Diffability” clean-ups in partnership with the MID. An intention behind both beach clean-ups was to get Blue Flag Status back for Muizenberg Beach. Additional cleaning initiatives are discussed under Social Development on page 12 of this report.

A new project initiated by director, Kerime Sinclair is a move to stop excessive littering by students at False Bay College in York Rd. Here the MID is working with the City of Cape Town Health Department, Law Enforcement and False Bay College. The programme will be rolled out further in the new financial year has to date included talks, mobile alerts and on-going education of staff and students. The long term goal is to stimulate a sense of responsible citizenship and get Muizenberg youth more involved in beautifying and cleaning public spaces.

Programme 4 | Environmental Upliftment

Environmental Upliftment is focused in three areas: transformation of public recreational space; gardens in public spaces; and monitoring problem buildings. A big part of this is making sure public amenities keep pace with development and designing development that connects people and places.

As a Board, we constantly apply our minds to how we can create the type of public space that matches how residents and visitors want to use it. The MID directors frequently walk about to observe how residents, visitors and possible criminals move through public thoroughfares and recreational space. This informs a lot of our environmental improvement and safety measures. We already have an interested, mobilised community, so it's a matter of giving leadership to that – guiding the process of improving public spaces and commercial zones to reflect the special character of the village and its people. This approach by the MID was featured in a Design Month Feature in Bizcommunity. Read it here: <http://www.bizcommunity.com/Article/196/492/140876.html>

Transformation of Public Recreational Space

Beachfront

The redevelopment of the beachfront strip happened in tandem with a new generation of property owners discovering the village, plus social surfing taking off globally. Muizenberg ranks up there with the best year-round surfing spots in the world and now that visitor confidence is back, the local surf industry has rocketed. As part of increasing visitor confidence, the MID, during the past year sustained media awareness of the surfing and tourist potential of Muizenberg. Read more here:

<http://www.news24.com/SouthAfrica/Local/Peoples-Post/visitors-stream-back-20160119> <https://www.lonelyplanet.com/south-africa/travel-tips-and-articles/muizenberg-cape-towns-regenerated-seaside-suburb>



In June 2016, the 2nd Tigers Milk Surfing Classic was hosted in Muizenberg, attracting a growing line-up. The SA National Adaptive Surfing championship chose Muizenberg as the 2016 contest venue and plans are afoot to host the World Cup event in Muizenberg. This links to efforts to improve universal access on the beachfront.



New projects underway

Walkway to link the beachfront and village

MID consults closely with the Roads Department to improve road maintenance, infrastructure, markings and signage. The City of Cape Town agreed to pedestrianise the area along Sidmouth road to improve the flow of people between the beach and the village. The project, due for completion before end 2016, will create easy passage to Palmer Road on through the village to False Bay Station and Blue Bird Market.

Beachfront Parking

Car guards remain a thorny issue. In terms of by-laws we can't prevent them operating in public space but we can be vigilant about the criminal activities sometimes associated with them and address those through law enforcement and policing. The MID, with the City of Cape Town, has been working on a plan to formalise the beachfront parking area and we believe this will be a viable way to manage the area more effectively and at the same time provide a safe, enjoyable day out for beach-goers.

Muizenberg Park



Muizenberg Park was incorporated into the Muizenberg Improvement District in 2014 and the MID was instrumental in establishing Friends of Muizenberg Park where we collaborate on issues around vagrancy and illegal structures and how to best optimize the park as a recreational space for all residents. Two of our MID Directors, Kerime Sinclair and George Hill serve on the committee of Friends of Muizenberg Park and the MID is playing its part to help shape the infrastructure, investment and safety that will give local people and visitors the freedom to enjoy it. In 2015 the MID assisted with cleaning and public safety at the annual Concert in the Park fundraiser and committed funds to do the same in 2016.

Problem Buildings

It has taken years of concerted effort by the MID and the community to rid Muizenberg of tenant over-crowding, drug dealing, vandalism and crime caused by absentee landlords. The Problem Building By-Law introduced in 2009 by the City of Cape Town has made a big difference, because it gives teeth to the work of MID in tackling problem buildings.

The MID reports concerns highlighted by the community or identified by the MID to the City's Problem Building Unit. Sometimes these buildings have been abandoned by the owner. Often they have an accumulation of waste material and refuse dumped around them.

By paying attention and reporting problem properties to the Building and Health Inspectors, Solid Waste, Fire and Law Enforcement and the Heritage Society, the MID is able to get the Problem Building Unit to investigate problem buildings and enforce rehabilitation by the owners in terms of the by-law.

Getting a building declared a problem is worth the effort. Not only for the overall look and feel of the village, but because it improves property values for all of us who have invested in this beautiful village and are helping to transform it.

The MID is concerned about the run-down state and the future use of the Pavilion buildings on the beachfront. With the City of Cape Town, we will seek innovative ways to use them more optimally for the people of Muizenberg.



Overall, the village looks well-loved as homeowners are making a real effort to spruce up their houses. However, the MID has reported unsightly graffiti, illegal dumping, suspicious activity at buildings which have become derelict. While no 37 and no 18 Church Street have been cleaned up, the street as a whole is the most unsightly in the MID, and is receiving ongoing attention.

The MID and Muizenberg Community Safety Initiative (MCSI) took action on two properties following a stream of complaints from community members about unlawful activity and vandalism taking place. One was the burnt down building at 32 Hansen Rd and the second was 21 Clevedon Rd (pictured below) which MCSI members secured at their own expense after it was ransacked by vandals and posed a safety and health threat to the community.



Greening Public Space

The MID has continued with the maintenance of gardens on the corner of Palmer and Holland Road; on Beach Road; the medicinal garden in Royal Road; and the garden on the corner of Royal and Alexander Roads. We are grateful to local landscaper, Karen Hultzer, for her generous support in maintaining these gardens.

Programme 5 | Social Development



Special Rating Area (SRA) policy mandates that a portion of an improvement district's funds are allocated for social development which supports City intervention around street children, the homeless and temporarily displaced people. This is a challenging portfolio within the MID because the plight of street people is complex and interventions are difficult to implement.

Our strategy is to:

- Identify street children and homeless people and facilitate intervention from the Social Development Departments of the City of Cape Town, the province and NGO's who can provide appropriate support
- Create awareness of Responsible Giving
- Seek ways to restore dignity and reintegrate street people into society by networking with those who can provide temporary shelter, access to services, skills development and employment opportunities.

The terms homeless and street people are often used interchangeably but the distinction is important:

Homeless people have no sheltered place to live in, and have ended up on the streets due to circumstances they could not control. Most have severed ties with their families, suffer from mental health problems and addictions, and they lack support systems. The long-term homeless who sleep on Atlantic Road fall into this group. While the goal is reintegration, the challenge is that long-term homeless are usually not motivated to get off the streets. Shelters have rules like no alcohol or drugs which homeless people do not want to comply and because they aim to foster self-accountability, shelters are often not free.

Street people may still have ties with their family of origin but due to difficult situations at home, or because they prefer to be free of rules and responsibilities, they choose to live on the streets. This group includes some of the car guards and criminals who sleep in public spaces in the MID and sometimes hide among the long-term homeless in Atlantic Rd.

This past year, the MID Social Development programme has had its successes:

The quicker the intervention when a person lands up homeless in the MID, the greater the chance of finding them shelter, work and reintegrating them into society.

To date the MID Social Development Programme has assisted in moving more than 30 people off the MID streets. Another 4 unfortunately died on the streets of Muizenberg. We thank locals who have donated money to the MID Social Development programme and helped assist homeless people.

- Volunteer organisations and churches in Muizenberg have been approached by the MID to stop providing food and handouts on the street and some have agreed. A person who was spending R2000 a month feeding the homeless was persuaded to instead put that money towards accommodation. As a result, two homeless people have now been housed in Muizenberg.
- A MID homeowner provided a newly homeless person with overnight accommodation in his caravan until the City's Displaced Person's Unit arrived to assist.
- Temporary work which can help restore dignity and gives homeless people opportunity to work in the community was offered in these ways: Weekend cleaning in exchange for food and laundry vouchers; gardening work for homeowners; newspaper deliveries; cleaning for local businesses; graffiti removal and beachfront restoration work where some homeless were employed by the City to repaint structures and remove sand; and Friends of Muizenberg Park employed homeless people to clear paths in the park.
- Some of the long-term homeless volunteered at railway reserve clean-ups, beach clean-ups, and weekend cleaning programmes (with support from Safer Together); and were employed to clean at events like the Muizenberg Festival and the Kite Festival.
- Instead of hand-outs which compound dependency and keep people on the street, the MID highlights the many other ways residents can make a difference to homeless people: They need laundry vouchers to wash blankets and clothes, lifts to shelters; access to medical services and obtaining ID documents. If you would like to help in this way, please email socialdevelopment@mid.org.za



Toxic Giving

The influx of homeless people (and the pseudo homeless) into Muizenberg this winter was alarming. When you add roaming child strollers, drug dealers and criminals into the mix it can get messy and highly contentious. With well-intentioned residents and visitors continually bringing them food, alcohol, bedding, clothes and discarded furniture, Muizenberg is known as a good place for homeless people to come to and the problem escalates. Those intent on toxic charity will defend their right to feed everyone without distinction, so even people who have homes to go to continue to sleep on the street.

The situation is nothing new and the Muizenberg Improvement District (MID) has taken a hard look at the interventions it has tried to date and the need to make changes to its social development strategy.

The City of Cape Town has emphasized the importance of aligning social development strategy in special rating areas (SRAs) with that of the City. However, the MID provides top-up services only and in dealing with homeless people and street children it often lacks on-the-ground support from the City of Cape Town and the Provincial Dept. of Social Development.

There are two pressing needs:

- 1) A professional social service team and 2) the establishment of a shelter in Muizenberg. MID proposals for a shelter have been constantly thwarted over the years.

Given the unsightliness, safety issues and sanitation problems of homeless people sleeping on our streets, it is the MID's ongoing quest to work towards a long term solution to these challenges and going forward we are planning initiatives which will align what is done within the MID more closely with City Policy and enable us to implement a workable protocol for social development.

In 2016 the Board began planning to contract a social service team which will comprise a professional social worker and a field worker. Their role will be to engage and record the needs of street people and assist them with access to necessary services.

With a dedicated, professional social support team, the MID will be better placed to synergise implementation strategies with the neighbouring Kalk Bay St James SRA (Special Rating Area). This will enable the MID to work more collaboratively with City and Provincial departments and hold them to account for their service delivery in the Far South. Please visit the MID website for news about how the MID is going forward with implementation of these interventions. www.mid.org.za

Stakeholder Engagement

As our Board members are volunteers with limited time and resources, we gratefully acknowledge the active involvement of members who bring extra hands and thoughtful minds to our work. Without the extra energy and expertise from City officials, local residents and business people, we would not be able to render the effective top-up services and leadership which made the past business year a success.

At each monthly Board meeting there is a half hour slot where any member, resident or business owner is welcome to come and ask questions or discuss concerns. Please visit our website for background on the work of the MID and to check the dates and times of Board meetings. We believe in transparency and consultation and we want you to feel free to engage the Board in this way. We will also arrange longer meeting slots as required by members, and we present open information sessions on issues of interest to our members. During the past year we held information sessions about Public Safety and Problem Buildings and these will continue in 2016/2017.

Our thanks to the following members and interested stakeholders who engaged with the Directors and raised issues of concern during special public meetings, the 2015 AGM and the monthly public sessions before each Board Meeting.

Public Meetings

Stakeholder(s)	Organisation(s) / Stakeholder category	Topic	
A. Trackman Henrik Daugbjerg Jan Heerkens Jennifer-Ann Minogue Joe Mark Lippert Machteld van Lennep Marais Bergh	Matthew Rice Nikki Smit Peter Dugmore Sandy Crossley Teresa Anne Moore Toby Megaw Truida Prekel	MID Members and residents	Open Info session: Public Safety Introduction by Aloy Gowne, Public Safety Director and presentation by Stuart Wragg, Securitas followed by community discussion
Truida Prekel Beverley Smith Marais Bergh Jennifer Minogue	Hugo Coetzee Toby Megaw Greg Paton Hermie Strauss Peter Corbett	Safer Together Cinnabar Trustees MID members and residents, members of the Muizenberg Community Safety Initiative (MCSI)	Concerns about rising crime in the village; queries as to why the MID does not provide armed response; dissatisfaction with the current MID public safety service provider; concern about the lack of law enforcement by PRASA within the railway reserve
Peter Dugmore	MID member	Concerns re growing MID membership	
John Maloney	MID member	Concerns re PRASA property - vagrancy and lack of maintenance of the railway reserve.	
Margaret Dugmore	MID member	Concerns about escalating crime in the MID area, community apathy and SAPS turning victims of crime away when they want to give a statement/lay criminal charges. She also asked about the utilization of CCTV to assist with patrols.	

Quinton Carelse Machteld van Lennep Sandra Crossley Tessa Moore	Errol King Lynn Streit Nicki Smit	MID members, residents, property consultants, CoCT building inspector	Quinton Carelse – City of Cape Town Buildings Inspector gave a presentation on the management of problem buildings. Members raised their concerns about crime and their dissatisfaction with the MID public safety service provider
Andre Theunissen Barry Benjamin Cecil Prinsloo Charlie Steel Charlotte Corbett Dave Jubb Francis Meyer Hermi Strauss Jan Heerkens Jan Niederhumer Jenn Hahn JL De Jager Joe Mark Lippert Karen Hultzer Kate Spiegel Lionel Davies	Lisa Mitford Machteld van Lennep Magda Ritzen Marais Bergh Marjana Dumville Matthew Rice Peter Corbett Rob Hahn Sandy Crossley Steve Koehorst Sue Beattie Teresa Anne Moore Toby Megaw Kevin Rack	Delegation of MID members and residents City of Cape Town ISL Department	Public Safety Concerns were presented on behalf of village residents by Toby Megaw. Mainly that the current service provider was not effective enough and did not exert the force required to address the perceived increase in crime in the Village. The delegation asked the MID Board to: <ul style="list-style-type: none"> Put the public safety contract out to tender and involve village residents in the tender selection process. Have an armed response service provider and patrollers on foot and bicycle Make sure MID Patrollers effect arrests when community members alert them to persons who have committed a crime in their private properties. The issue of an SRA providing armed response was responded to by Eddie Scott, CoCT ISL
Cllr. Stuart Diamond		City of Cape Town Finance Portfolio Committee member	Cllr Diamond complemented the MID on the many improvements on the beachfront and committed to assist with and refer issues to relevant decision makers re the following concerns highlighted by the MID: <ul style="list-style-type: none"> CoCT Social Development issues Sports, Recreation & Amenities - lack of accountability and responsibility for the maintenance on the beachfront Levy arrears. Status: historical buildings in Atlantic Rd
Marjana & Dave Dumville		MID Members	<ul style="list-style-type: none"> The refuse truck that collects wheelie bin waste is too big for the narrow streets in the village. Non-roadworthy and unlicensed vehicles parked in the streets impact negatively on the overall aesthetics of the village. Oily substance being flushed off into storm water drains in Sidmouth Road near delivery area for the Restaurants.
Sean Meredith Heide Goodman Peter Benjamin David Leslie Peter Heinecke Yvette Hardie W. Searle	D. Wilson F. Luyt T. Pomeroy- Ward J.A. Bulpin Monique Bulpin E. Von Maltitz Cate Hunter	Property owners in Wherry, Clevedon, Cromer and Henley Roads	Attended Presentation and participated in discussion re the proposed inclusion of the Wherry Rd Triangle into the MID Boundary
Justin Maxwell and Fergus Turner		Muizenberg Partnership	2016 Muizenberg Festival

Acknowledgements

Our sincere thanks to the following organisations and people who have provided support to the MID and helped us to carry out our mandate more effectively.

The Inter-Services Liaison (ISL) Department, City of Cape Town: Eddie Scott, Joepie Joubert, Runan Rossouw and George van Schalkwyk for their support, advice and direction

Councillor Dave D'Alton, The City's designated Cllr on the MID Board, who assisted us in collaborating with City of Cape Town departments

Alderman Felicity Purchase for her help and input on different projects and concerns

Other Improvement Districts, including Cape Town, Fish Hoek, Kalk Bay St James, Wynberg and Voortrekker Corridor with whom we interact for mutual support and advice

Our Bookkeeper, Sue Rumsey, our Accountant, Mike Schreiber and our Company Secretary LPH

Our service providers: NCC (Cleansing and Maintenance) and Securitas (Public Safety)

MID landscaper, Karen Hultzer and Kevin Rack who leads Muizenberg beach clean-ups

Principal Inspector Waldo Prinsloo City of Cape Town Traffic Department

Health Inspector, Muzzamiel Gamielien. Building Inspector, Quinten Carelse

Henry Lebreton & Kalaivanie Pillay, Solid Waste Department

SAPS – Major Engelbrecht & Capt Knapp; Law Enforcement Principle Inspector Brian Ing & Inspector Winston Duarte; and Senior Inspector Roberts (who has since retired) for participation & inclusion in Joint Operations

Our thanks to Securitas for providing additional manpower at no cost during these Joint Operations

George Kiewit, Metrorail, for on-going proactive support, referral and intervention

Muizenberg Community Safety Initiative (MCSI) for taking on the lead role during railway clean-ups and on-going public safety support and collaboration

Safer Together for their financial contribution towards social development

Department of Social Development, Iris Williams.

Somerset West Shelter for providing support to homeless people

The Muizenberg Partnership for their efforts in marketing Muizenberg, driving collaboration between neighbouring communities, and staging the annual Muizenberg Festival

MID members who served on the Public Safety Tender Sub-Committee: Toby Megaw representing the Muizenberg Lakeside Ratepayers Association (MLRA) | Henrik Daugbjerg representing the MCSI Neighbourhood Watch | Peter Corbett representing residential properties in Muizenberg Village | Mike Romyn representing properties outside of the Muizenberg residential/village area | Truida Prekel of the NGO Safer Together, representing Community Organisations

Rezeen Daniels for MID photography; Jacci Rudlingh and Epic Print for design

Journalists who interfaced with us regularly and published MID news and feature stories: Nicole McCain, Peoples Post, Karen Kotze, False Bay Echo, Helen Bamford, The Argus

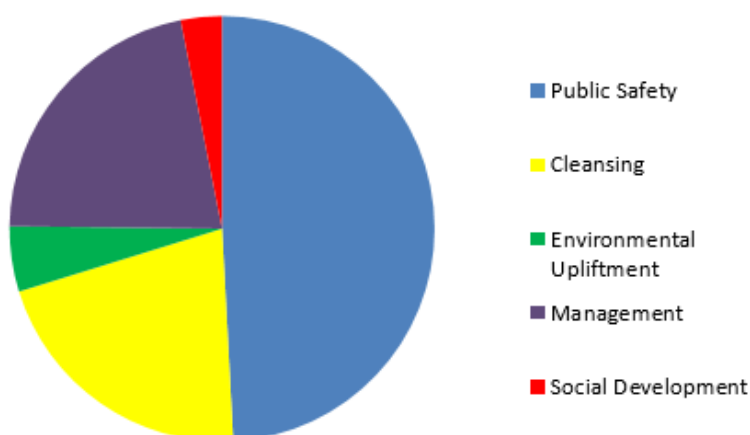
Estate Agents who have included a mention about MID in their property listings

Our thanks to the following business people and residents who provided quotes for news articles: Tich Paul, Peter Wright, Errol King, Dave Jones, Cheryl Narunsky, Gardie Judge, Lindi Swales and Daphne Bradbury

Thanks are due to MID directors who spent many extra hours on special projects this past year: Hugo Coetzee managed the public safety tender process and Marion Wagner mobilised consent from property owners for the proposed inclusion of the Wherry Road Triangle into the MID. I also thank Lesley Schroeder, for her expertise in supporting both processes, preparing presentations, documents and for keeping public awareness in the media.



Financial Overview 2015/2016



MID 2015 - 2016 Expenditure Breakdown/Income Stream

Main Budget Core Business Expenses		
Public Safety & Security	R	780,533.55
Cleansing	R	324,041.00
Environmental Upliftment	R	5,000.00
Management	R	347,603.00
Social Development	R	4,997.28
Surplus Budget Core Business Expenses		
Public Safety & Security	R	22,831.44
Cleansing	R	20,234.56
Social Development	R	35,000.00
Environmental Upliftment	R	54,999.00
Management	R	6,700.00

Donations Budget Core Business Expenses		
Social Development	R	11,200.00
Environmental Upliftment	R	21,024.00
TOTAL	R	1,634,163.83

Core Business Area	% of Overall Budget Expense	<i>Main Budget - City</i>	<i>Surplus budget - City</i>	<i>Donations</i>
Public Safety	49.16%	97.16%	2.84%	0.00%
Cleansing	21.07%	94.12%	5.88%	0.00%
Environmental Upliftment	4.96%	6.17%	67.88%	25.95%
Management	21.68%	98.11%	1.89%	0.00%
Social Development	3.13%	9.76%	68.36%	21.88%

Annual Financial Statements 2015/2016

MUIZENBERG IMPROVEMENT DISTRICT NPC

REG. NO : 2001/018176/08

ANNUAL FINANCIAL STATEMENTS

30 JUNE 2016

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APPROVAL OF ANNUAL FINANCIAL STATEMENTS

The Annual Financial Statements set out on pages 3 to 9 have been approved by the Directors:

Two handwritten signatures are shown, each positioned above a horizontal line. The signature on the left is more stylized and cursive, while the one on the right is more legible and appears to be a first name followed by a surname.

LOW AND SCHREIBER
CHARTERED ACCOUNTANTS (S A)

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William Wallace Low, B.Com

Anthony Michael Schreiber, B.Com

Barrie William Low, B.Com M.Phil (Tax Law)

INDEPENDENT AUDITORS' REPORT

To the Members of Muizenberg Improvement District NPC

Report on the Financial Statements

We have audited the Annual Financial Statements of Muizenberg Improvement District NPC, which comprise the balance sheet as at 30 June 2016, and the income statement, statement of changes in equity and cash flow statement for the year then ended and a summary of significant accounting policies and other explanatory notes and the directors' report, as set out on pages 3 to 9.

Directors' Responsibility for the Financial Statements

The Company's Directors are responsible for the preparation and fair presentation of these financial statements in accordance with the International Financial Reporting Standards for Small and Medium-sized Entities (IFRS for SME's) and in the manner required by the Companies Act of South Africa. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate

in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the Annual Financial Statements present fairly, in all material respects, the financial position of the Company as at 30 June 2016, and its financial performance and its cash flows for the year then ended in accordance with IFRS for SME's and in the manner required by the Companies Act of South Africa.

LOW AND SCHREIBER

REGISTERED AUDITORS, CAPE TOWN

20 JULY 2016

Per : A M Schreiber

MUIZENBERG IMPROVEMENT DISTRICT NPC

REPORT OF THE DIRECTORS

To the Members

NATURE OF BUSINESS

The main objective of the Company is to revitalise designated areas within Muizenberg, providing security, cleaning and various improvement services.

FINANCIAL POSITION

The state of the Company's affairs is adequately reflected in the Annual Financial Statements. No material fact or circumstance has occurred between the accounting date and the date of this Report.

CAPITAL STRUCTURE

The Company is registered as a Not For Profit Company in terms of the Companies Act and has no share capital and no part of its income or assets may be distributed to Members. All reserves are therefore non-distributable.

STATEMENT OF RESPONSIBILITY

The Directors are responsible for the maintenance of adequate accounting records and the preparation and integrity of the Financial Statements and related information. The Auditors are responsible to report on the fair presentation of the Financial Statements. The Financial Statements have been prepared in accordance with Generally Accepted Accounting Practice and in the manner required by the Companies Act.

The Directors are also responsible for the Company's system of internal financial control. These are designed to provide reasonable, but not absolute, assurance as to the reliability of the Financial Statements, and to adequately safeguard, verify and maintain accountability of assets, and to prevent and detect misstatement and loss.

Nothing has come to the attention of the Directors to indicate that any material breakdown in the functioning of these controls, procedures and systems has occurred during the period under review.

The Financial Statements have been prepared on the going concern basis, since the Directors have every reason to believe that the Company has adequate resources in place to continue in operation for the foreseeable future.

DIRECTORS

S Frankal

P Wright

M Wagner

G Hill

L Schroeder

H Coetzee (appointed November 2015)

A Gowne (resigned November 2015)

K Sinclair (appointed November 2015)

T Smith (resigned July 2015)

MUIZENBERG IMPROVEMENT DISTRICT NPC**BALANCE SHEET**

At 30 June 2016

	Note	2016	2015
		R	R
ASSETS			
NON-CURRENT ASSETS		2,812	12,064
Fixed Assets	2	2,812	12,064
CURRENT ASSETS		580,289	597,829
Cash Reserves		580,289	597,829
TOTAL ASSETS		583,101	609,893
EQUITY AND LIABILITIES			
CAPITAL AND RESERVES		539,420	574,123
Non-Distributable Reserves	3	536,749	572,078
Specific Funds	4	2,671	2,045
CURRENT LIABILITIES		43,681	35,770

Accounts Payable	43,681	35,770
TOTAL EQUITY AND LIABILITIES	583,101	609,893

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MUIZENBERG IMPROVEMENT DISTRICT NPC**INCOME STATEMENT**

For the year ended 30 June 2016

	Note	2016 R	2015 R
INCOME		1,599,461	1,719,478
Bad Debts Reserve Refunded		66,099	141,318
Donations for Specific Funding	4	32,850	14,345
Interest Received		14,031	11,903
Law Enforcement Income		-	258,137
Levies Received		1,486,481	1,293,775
EXPENDITURE		1,634,164	1,814,435
Accounting Fees		35,945	33,311
Advertising, Marketing and Publications		15,258	29,038
Asset Purchases and Maintenance		16,684	29,031
Audit Fees and Related Services		13,750	11,822
Bank Charges		7,589	7,409
Cleaning and Maintenance		324,041	297,068
Depreciation		9,252	9,252
Improvement Projects		9,997	13,450
Insurance		9,466	8,413
Law Enforcement Expenses		-	258,137
Meeting Expenses		9,794	10,634
Miscellaneous		6,411	10,431
Rental		24,000	19,200
Salaries and Wages		190,244	157,469
Security Services		735,886	565,512
Specific Funding Expenses	4	32,224	117,985
Stationery, Postage and Printing		8,965	9,459
Surplus Operational Projects	5	139,765	208,235
Telephone and Computer Expenses		44,893	18,579
NET DEFICIT FOR THE YEAR		(34,703)	(94,957)
TRANSFERRED FROM / (TO) NON-DISTRIBUTABLE RESERVE		35,329	(8,683)
TRANSFER (TO) / FROM SPECIFIC FUNDS		(626)	103,640
		-	-

MUIZENBERG IMPROVEMENT DISTRICT NPC**NOTES TO THE FINANCIAL STATEMENTS**

30 June 2016

1. BASIS OF PREPARATION

The Annual Financial Statements have been prepared in accordance with the Statement of Generally Accepted Accounting Practice for Small and Medium-sized Entities on a basis consistent with prior years.

1.1 Fixed Assets

Computer Equipment is depreciated over 3 years and the Trailer is depreciated over 5 years.

2. FIXED ASSETS

	Cost R	Accum Depr R	2016 Net Book Value R	2015 Net Book Value R
Computer Equipment	120,435	120,435	-	-
Trailer	46,268	43,456	2,812	12,064
	<u>166,703</u>	<u>163,891</u>	<u>2,812</u>	<u>12,064</u>

	2015 Net Book Value R	Additions/ (Disposals) R	Depr R	2016 Net Book Value R
Computer Equipment	-	-	-	-
Trailer	12,064	-	(9,252)	2,812
	<u>12,064</u>	<u>-</u>	<u>(9,252)</u>	<u>2,812</u>

3. NON-DISTRIBUTABLE RESERVE

	2016 R	2015 R
Opening Balance	572,078	563,395
Transferred (to) / from Income Statement	(35,329)	8,683
Closing Balance	<u>536,749</u>	<u>572,078</u>

MUIZENBERG IMPROVEMENT DISTRICT NPC**NOTES TO THE FINANCIAL STATEMENTS (Continued)**

30 June 2016

4. SPECIFIC FUNDS	Opening Balance R	Received R	Spent R	Closing Balance R
Social Development	50	12,850	(11,200)	1,700
Surfers' Circle	1,995	20,000	(21,024)	971
	<u>2,045</u>	<u>32,850</u>	<u>(32,224)</u>	<u>2,671</u>
5. SURPLUS OPERATIONAL PROJECTS			2016 R	2015 R
Beachfront			25,000	-
CCTV Maintenance			-	44,907
Environment Upliftment			29,999	105,164
Marketing			19,997	13,898
Social Development			35,000	44,266
Research Collaboration			29,769	-
			<u>139,765</u>	<u>208,235</u>
6. TAXATION				

No provision has been made for taxation as the Company is a Public Benefit Organisation and is exempt from taxation.

MUIZENBERG IMPROVEMENT DISTRICT NPC**CASH FLOW STATEMENT**

For the year ended 30 June 2016

	Note	2016	2015
		R	R
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash utilised in Operations	1	(31,571)	(95,499)
Interest Received		14,031	11,903
Net Cash outflow from Operating Activities		<u>(17,540)</u>	<u>(83,596)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to Fixed Assets		-	-
Net Cash outflow from Investing Activities		<u>-</u>	<u>-</u>
NET CASH FLOW		(17,540)	(83,596)
CASH AND CASH EQUIVALENTS at beginning of the year		597,829	681,425
		<u>597,829</u>	<u>681,425</u>

CASH AND CASH EQUIVALENTS at end		
of the year	580,289	597,829

MUIZENBERG IMPROVEMENT DISTRICT NPC

NOTES TO THE CASH FLOW STATEMENT

For the year ended 30 June 2016

	2016	2015
	R	R
1. CASH UTILISED IN OPERATIONS		
Net Loss before Taxation	(34,703)	(94,957)
Adjustment for:		
Interest Received	(14,031)	(11,903)
Depreciation	9,252	9,252
Operating Profit before Working Capital Changes	(39,482)	(97,608)
Working Capital Changes	7,911	2,109
Increase in Accounts Payable	7,911	2,109
Cash utilised in Operations	(31,571)	(95,499)