



**LOWER
GARDENS**
IMPROVEMENT DISTRICT

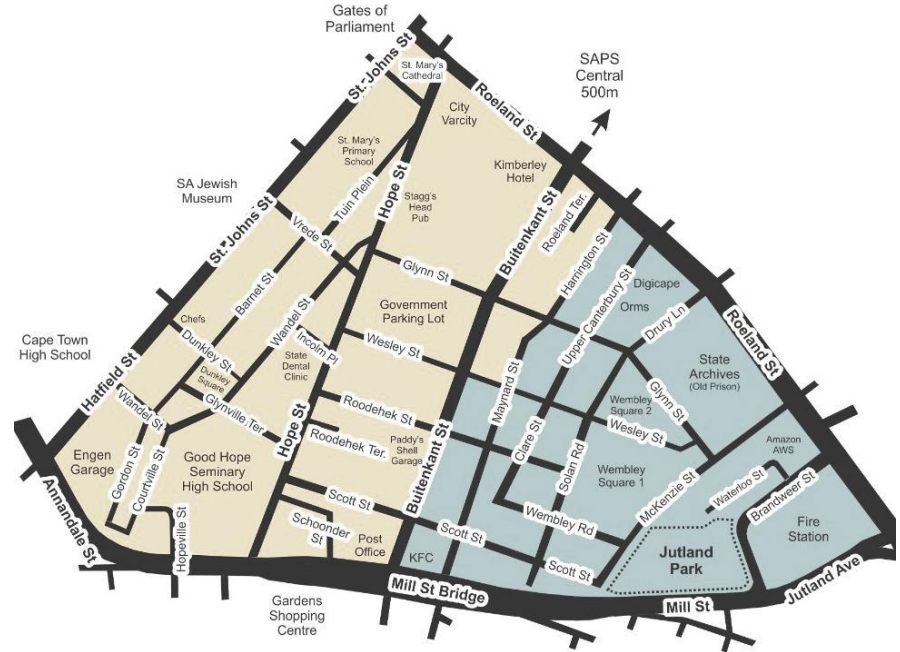
Urban Management Survey

August to September 2023

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Legal Notices



1. **PRIVACY NOTICE:** In accordance with the PoPI Act, all information received through the Lower Gardens CID Urban Management Survey has been stored confidentiality, with access limited only to Lower Gardens CID steering committee members and City of Cape Town officials, for the sole purpose of fulfilling the CID by-law urban management survey requirements.
2. **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.
3. **SURVEY PERIOD:** The results of this urban management survey report are from the period starting the 1st August and ending the 30th September 2023.
4. **RESPONDENT PROFILES:** Only completed survey answers from Lower Gardens property owners and their confirmed tenants have been considered for this urban management survey report.
5. **REQUIRED RESPONDENT THRESHOLD:** City of Cape Town by-laws require a minimum of 20% of the property owners to respond to the urban management survey to progress to the business plan stage of the CID process.
6. **SURVEY RESPONSE:** 40% + of properties and 30%+ of property owners (one property owner can own multiple properties) had responded to the urban management survey by the 30 September 2023, allowing the CID steering committee to progress to the business plan stage of the CID process.
7. **ONGOING FEEDBACK:** Property owners who have yet to complete the urban management survey, can continue to provide feedback up to the notice of the first public meeting date (which date is still to be determined).



LOWER GARDENS
IMPROVEMENT DISTRICT

Executive Summary

Executive Summary



Lower Gardens Precinct Profile

1. Lower Gardens proposed CID precinct has 369 erven, which represent 1421 properties, owned by 940 unique entities (including natural persons).
2. 66.3% of properties are zoned residential, and 33.7% are zoned non residential.
3. Lower Gardens is split between two municipal wards, Ward 115 (majority left side of Buitenkant street facing the Castle) has 53.13% of the properties and Ward 77 has 46.87% (see Lower Gardens precinct on slide 2).
4. Average property value for residential properties is R2 652 169.
5. Average property value for non residential properties is R5 595 121.
6. The four largest property category descriptions are 47.1% flats / apartments, 16% offices, 12.8% residential homes and 11.5% parking / garages.

Survey Respondents Profile

1. Between 1st August and the 30th September 2023, there were 287 responses to the urban management survey.
2. The 287 respondents, own 570 properties in Lower Gardens.
3. This represents 30.74% of individual property owners, with the required threshold for urban management responses being 20%.
4. Notable is 50.73% of properties in Ward 115 responded.

Executive Summary



Survey Respondents Profile

5. Support from the largest commercial property owners in the precinct has resulted in 45.28% of the non-residential property valuations being included in the survey feedback.
6. Notable that 54.33% of properties owned by companies have responded to the survey, and 100% of religious associations.
7. 42.31% of residential homes, and 37.22% of apartments / flats replied to the survey.
8. **85.44%** (59.12% + 26.32%) of property votes are supportive of the CID initiative. Note that one respondent can have more than one property vote, depending on the number of properties owned.

Public Safety and Security

1. 96.1% of respondents don't feel safe at various times in Lower Gardens, especially at night.
2. Theft out of motor vehicles and mugging are the biggest crimes affecting public safety.
3. Illegal structures, and anti social behaviour caused by homelessness and vagrancy are the biggest by-law concerns.
4. Property owners spend a large amount on monthly private security services relative to the average property values in Lower Gardens.
5. Majority of private car guards are seen as contributors to crime in Lower Gardens.
6. Streets that have high foot traffic for walking to work (Buitenkant, Hope, Roeland Streets), and high number of residential homes (Maynard Street) need the most public safety focus.

Executive Summary



Cleaning & Maintenance

1. Majority of respondents feel that Lower Gardens is not adequately cleaned and maintained.
2. Majority of respondents are not aware of the Gardens Watch donation funded cleaning team, that cleans every street at least once Monday to Friday.
3. Cleaning and maintenance of the three public parks (Tuin Plein, Jutland and Maynard), together with streets, sidewalks and stormwater drains is seen as the largest problem within Lower Gardens.
4. Majority of respondents are very concerned with the mess created by vagrancy and bin picking on rubbish collection days.
5. The majority of respondents would like recycling services available within Lower Gardens.

Parks & Recreation

1. Only 20% of respondents use the public parks in Lower Gardens
2. Maynard Park is the most actively used, and it is noted that it has a 'neighbourhood upkeep' initiative maintained by nearby property owners and tenants.
3. Managed recycling facilities, childrens play gyms, community gardens and outdoor training areas / gyms are seen as the must haves for the Lower Gardens parks.

Executive Summary



Parks & Recreation

4. Most respondents don't own a dog, but when considering dog walking specific facilities for Lower Gardens, Jutland Park is the preferred park.
5. The majority of respondents would like to see greening of underutilised spaces, and are in favour of coordinated street art and art installations across Lower Gardens.

Social Services

1. 82.9% (strongest response across the survey) of the respondents see homelessness and vagrancy as the biggest problem across Lower Gardens.
2. The majority of respondents see the City's current response to the challenges of vagrancy and homelessness in Lower Gardens as wholly inadequate.
3. The majority of respondents are aware of the CoCT's 'Safe Spaces' and 'Give Dignity' strategies to address vagrancy and homelessness.

Executive Summary



Social Services

4. The majority of respondents are aware of the PIE act, and that for the existing illegal structures in Lower Gardens to be removed a court order eviction supported by the CoCT will be required.
5. The majority of respondents would support Lower Gardens having a dedicated social worker tasked with supporting people to get off the streets and into CoCT and local NGO programs.

General Questions

1. Public safety and security is by far the most important topic property owners in Lower Gardens would like addressed.
2. The majority (82.9%) of property owners agree that they share a responsibility to ensure a safer and cleaner Lower Gardens.
3. The majority (86%) of survey respondents are supportive of establishing a City Improvement District in Lower Gardens.
4. Majority of respondents would be happy to contribute an additional 10% levy on their rates to the running of a Lower Gardens Improvement District.
5. It is noted that majority of property owners want to be kept up to date via email.



LOWER GARDENS
IMPROVEMENT DISTRICT

Precinct Profile

CoCT Property Database

Lower Gardens Precinct



Residential v Non-Residential	2022 Property Valuation	Valuation %
Residential Properties	R2,498,343,003	48.25%
Non- Residential Properties	R2,680,062,997	51.75%
TOTAL	R5,178,406,000	100.00%

Residential v Non-Residential	Number of properties	% of properties
Residential Properties	942	66.29%
Non- Residential Properties	479	33.71%
TOTAL	1421	100.00%

Ward 77 v Ward 115	Number of properties	% of properties
Ward 77	666	46.87%
Ward 115	755	53.13%
TOTAL	1421	100.00%

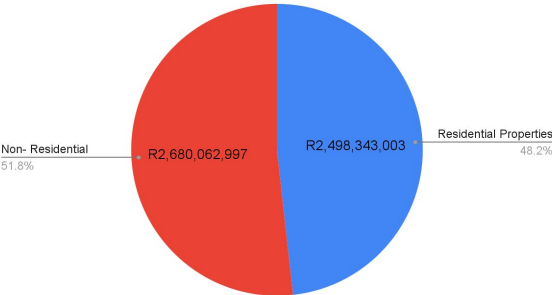
Residential v Non-Residential	2022 Property Valuation	Number of Properties	Average Property Value
Residential Properties	R2,498,343,003	942	R2,652,169
Non- Residential Properties	R2,680,062,997	479	R5,595,121
TOTAL	R5,178,406,000	1421	R3,644,198

* Tables represent the split for 1421 properties in Lower Gardens.

Lower Gardens Precinct

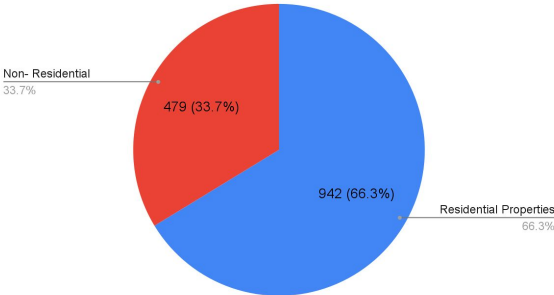


Residential v Non-Residential Property Valuations *

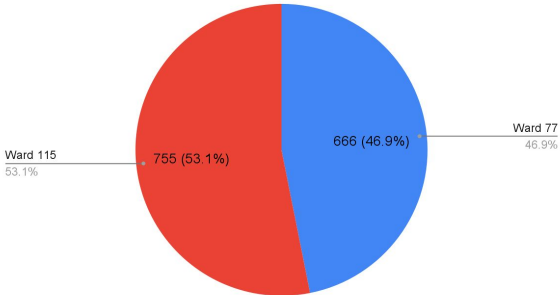


* 2022 property valuation

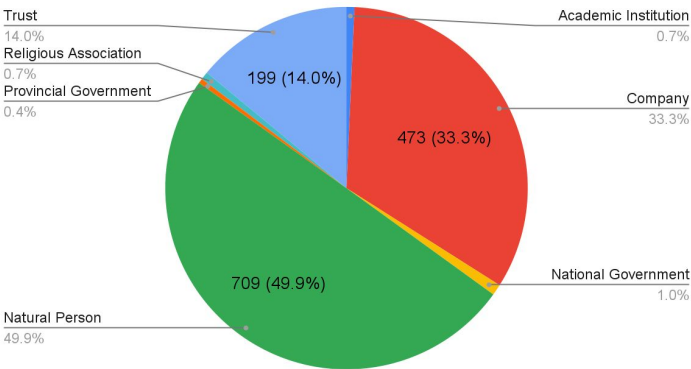
Residential v Non-Residential Properties



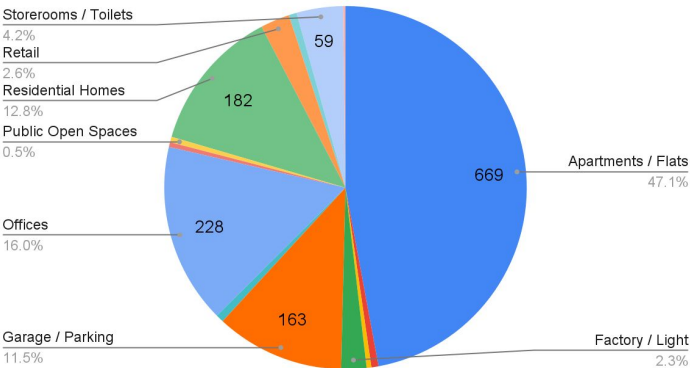
Ward 77 v Ward 115 Properties



Property Ownership Split



Property Description Split



* Pie charts represent the split for all 1421 properties in Lower Gardens.



LOWER GARDENS
IMPROVEMENT DISTRICT

Survey Respondents Profile

Urban Management Survey

Survey Respondents Profile



Residential v Non-Residential	Responded Property Valuations	Responded Valuation %	% of Total valuations
Residential Properties	R920,035,478	43.12%	36.83%
Non- Residential Properties	R1,213,564,522	56.88%	45.28%
TOTAL	R2,133,600,000	100.00%	41.20%

Residential v Non-Residential	Responded number of voting properties	% of responded properties	% of Total properties
Residential Properties	371	65.09%	39.38%
Non- Residential Properties	194	34.04%	40.50%
Exempt	5	0.88%	N/A
TOTAL	570	100.00%	40.11%

Ward 77 v Ward 115	Responded number of properties	% of responded properties	% of Total properties
Ward 77	187	32.81%	28.08%
Ward 115	383	67.19%	50.73%
TOTAL	570	100.00%	40.11%

* Tables represent the split for the 570 properties that responded to the urban management survey.

Survey Respondents Profile



Property Ownership Type	Responded number of properties	% of responded properties	% of Total properties
Academic Institution	4	0.70%	40.00%
Company	257	45.09%	54.33%
National Government	0	0.00%	0.00%
Natural Person	218	38.25%	30.75%
Provincial Government	0	0.00%	0.00%
Religious Association	12	2.11%	100.00%
Trust	79	13.86%	39.70%
TOTAL	570	100.00%	40.11%

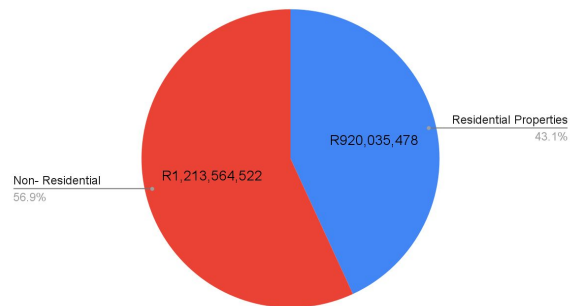
Property Description	Number of properties	% of responded properties	% of Total properties
Apartments / Flats	249	43.68%	37.22%
Bar / Restaurant	5	0.88%	55.56%
Clinic	0	0.00%	0.00%
Factory / Light Industrial	17	2.98%	53.13%
Garage / Parking	58	10.18%	35.58%
Guest Houses	5	0.88%	50.00%
Offices	86	15.09%	37.72%
Place of Worship	6	1.05%	100.00%
Public Open Spaces	0	0.00%	0.00%
Residential Homes	77	13.51%	42.31%
Retail	11	1.93%	29.73%
Schools	3	0.53%	30.00%
Storerooms / Toilets	33	5.79%	55.93%
Exempt	20	3.51%	0.00%
TOTAL	570	100.00%	40.11%

* Tables represent the split for the 570 properties that responded to the urban management survey.

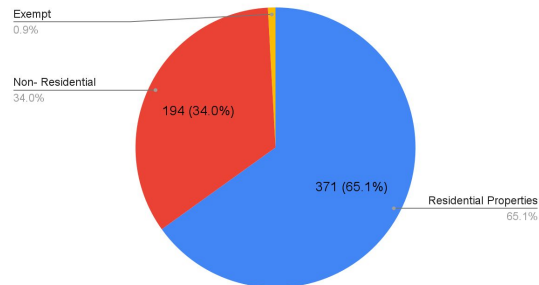
Survey Respondents Profile



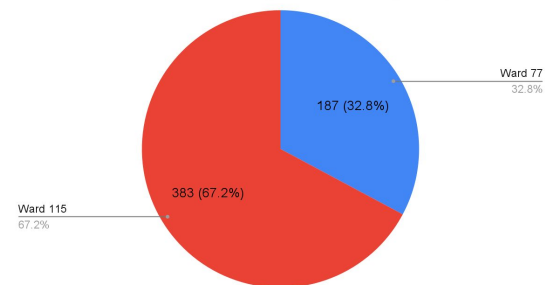
Residential v Non-Residential Property Valuations - Survey Responses



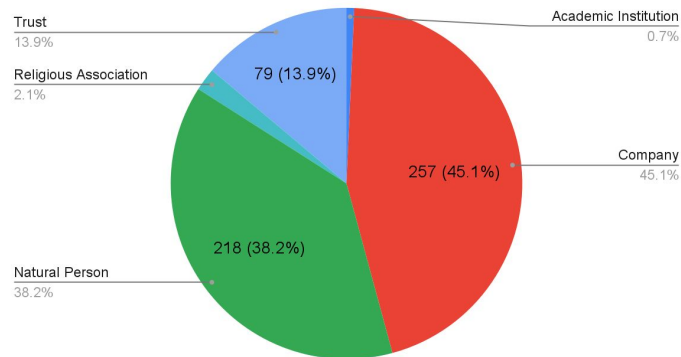
Residential v Non-Residential Properties - Survey Responses



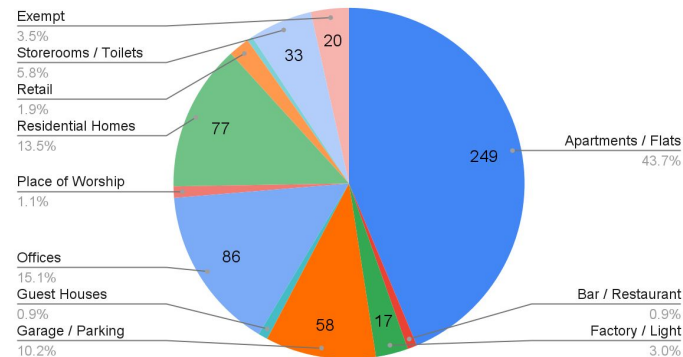
Ward 77 v Ward 115 Properties - Survey Responses



Property Ownership Split - Survey Responses



Property Description Split - Survey Responses

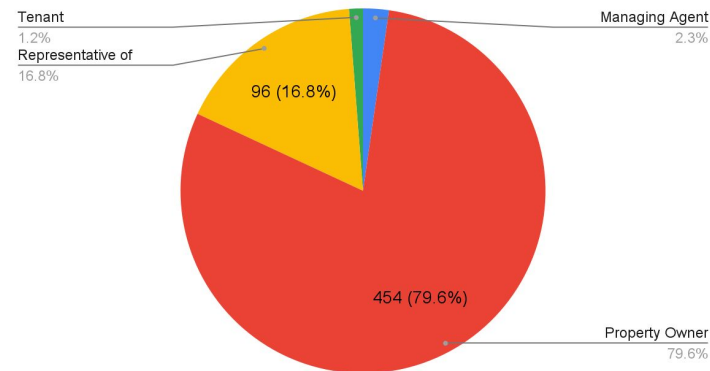


* Pie charts represent the split for the 570 properties that responded to the urban management survey.

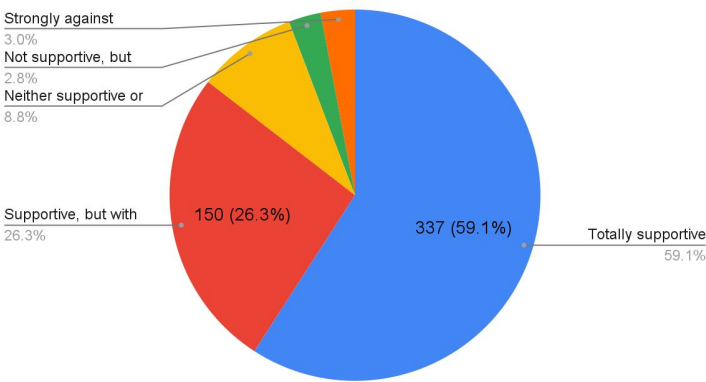
Survey Respondents Profile



Property Respondent Type - Survey Response



CID Support - Survey Response by Property Votes



Respondent Type	Number of property responses	% of property responses
Managing Agent	13	2.28%
Property Owner	454	79.65%
Representative of Owner*	96	16.84%
Tenant	7	1.23%
TOTAL	570	100.00%

*Representative of owner: This represents property owners whose entity is a trust or a company with more than one director, or when an designated employee is replying on behalf of the company.

CID Support	Number of property responses	% of property responses
Totally supportive	337	59.12%
Supportive, but with some reservations	150	26.32%
Neither supportive or against	50	8.77%
Not supportive, but happy to be convinced	16	2.81%
Strongly against	17	2.98%
TOTAL	570	100.00%

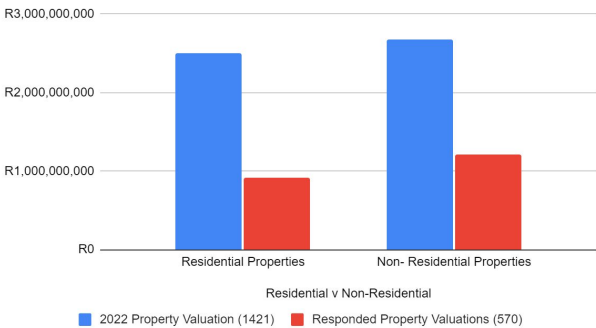
Apartment / Flat / Office Block Respondents Profile



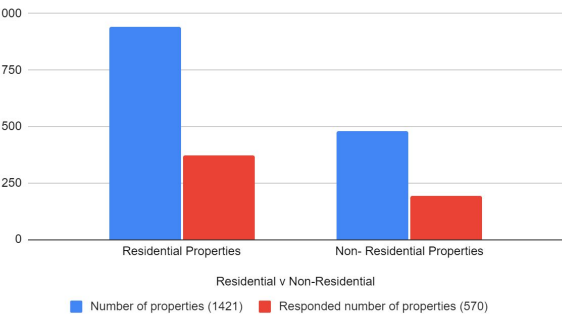
Building Name	Address	Number of apartments / Flats / Offices / Storerooms (including parking)	Survey Responses	Survey Response %
Tees Lodge	107 Hope Street	59	59	100.00%
Hazelmere	143 Hatfield Street	60	60	100.00%
Lynwol Court	13 Hope Street	64	39	60.94%
Hopeville Mansion	8 Hopeville Street	44	7	15.91%
Solmor Mansions	99 St Johns Road	26	7	26.92%
Warehouse Studios	97 Hope Street	18	5	27.78%
Gardens Business Village	4 Inchohm Place	23	5	21.74%
Roeland Square	44 Solan Road	198	46	23.23%
Wembley Square	Wembley Road	191	44	23.04%
Sloane Square	173 Buitenkant Street	44	11	25.00%
28 Scott	28 Scott Street	21	16	76.19%
Astor Flats	30 Scott Street	6	0	0.00%
Canon Gardens	124 Harrington Street	74	13	17.57%
Temple House	50 Roeland Street	24	7	29.17%
Canterbury Square	32 Solan Road	59	18	30.51%
Dunkley Place	15 Barnet Street	37	14	37.84%
Het Atelier	5 Roodehek Street	19	6	31.58%
Schoonmill Gardens	49 Mill Street	44	7	15.91%
Jackson Terrace	81 Buitenkant Street	10	9	90.00%
Dunkley House	32 Barnet Street	35	6	17.14%
	TOTAL	1056	379	35.89%

Survey Respondents Profile v Total Precinct Profile

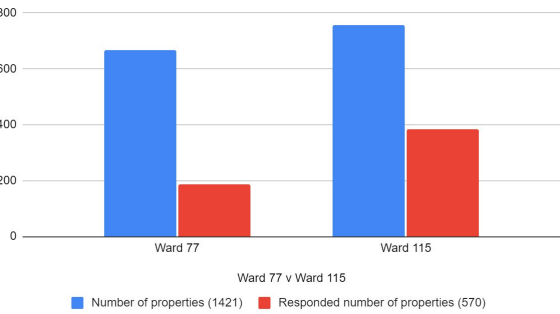
2022 Property Valuation v Responded Property Valuations



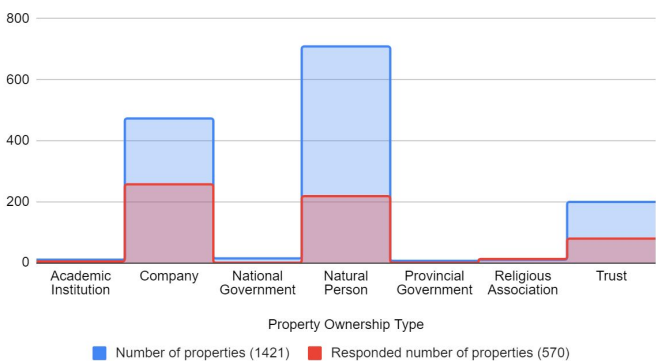
Number of Properties v Responded Number of Properties



Number of Properties v Responded Number of Properties



Number of Properties v Responded Number of Properties



Number of Properties v Responded Number of Properties



* Bar charts represent the comparison for the 570 properties that responded to the urban management survey against the CoCT property database of 1421.



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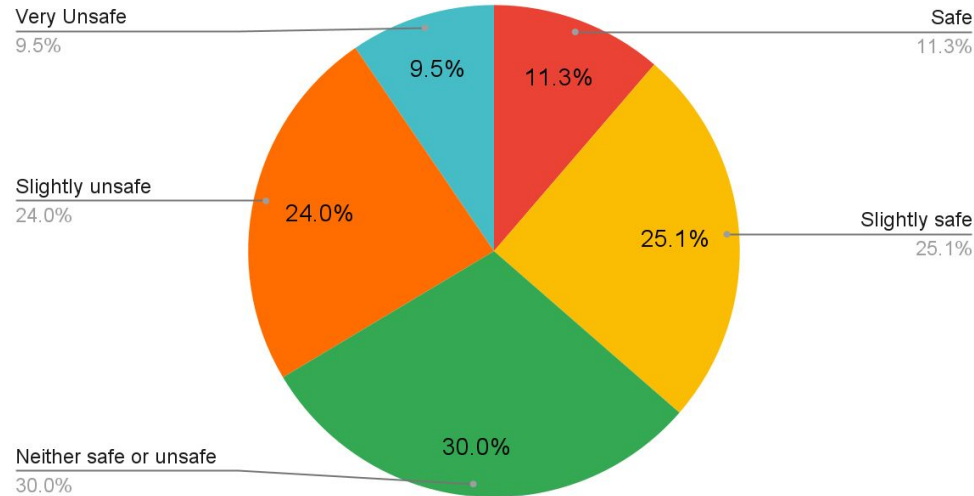
Public Safety and Security

Urban Management Survey



Survey: Do you feel safe in your home or business?

Do you feel safe in your home or business?



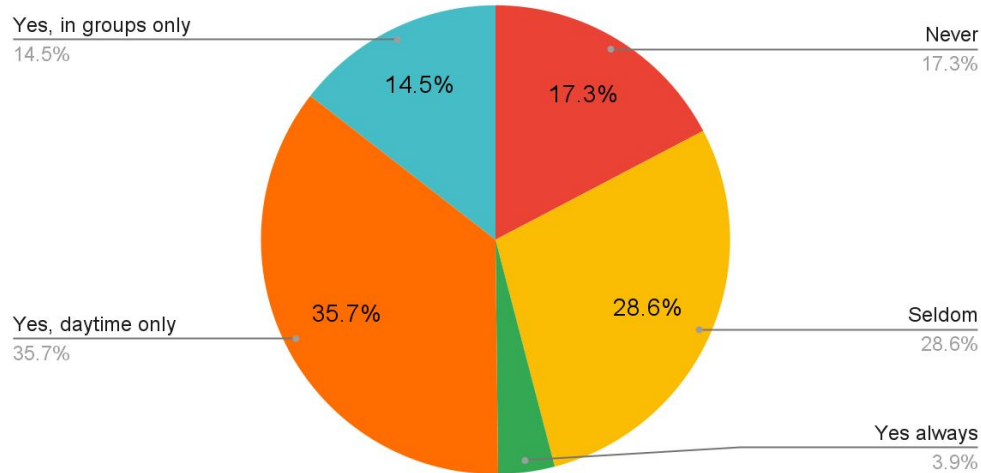
Key Take Outs

1. Only 11.3% people feel safe in their homes, apartments or offices.
2. The above figure is concerning considering the majority of properties (more than 70%) in Lower Gardens are within apartment or office blocks with onsite building security.
3. 30% of respondents don't consider safety as a top concern in their home or business.



Survey: Do you feel safe using public spaces in Lower Gardens for recreation?

Do you feel safe using public spaces in Lower Gardens for recreation (walking, cycling, dog walking, etc.)?



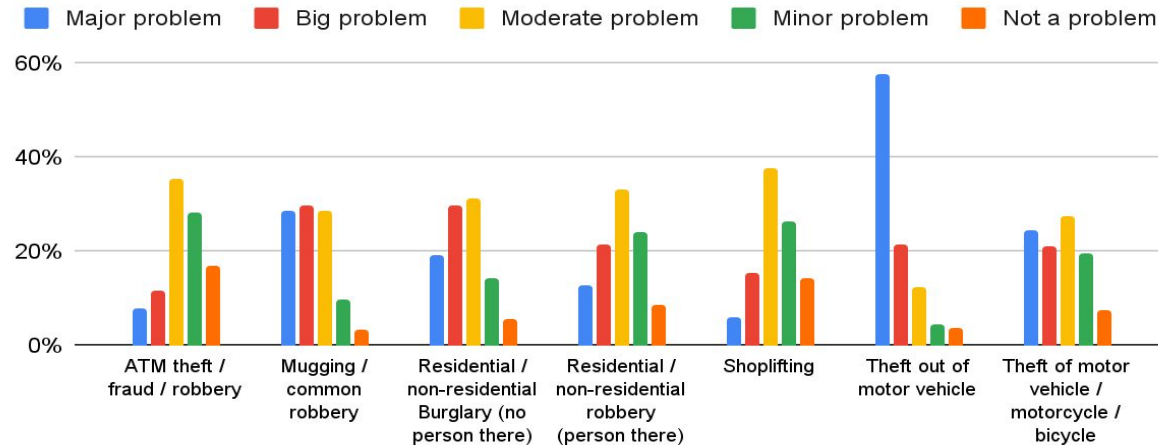
Key Take Outs

1. Only 3.9% of respondents saying they feel safe always in public spaces.
2. This means that 96.1% of respondents, either don't ever feel safe, or if they are alone, or at night in Lower Gardens public spaces.
3. The concern of safety at night is highlighted by 35.7% saying they only feel safe during daytime.



Survey: What type of crime is a problem in Lower Gardens?

What type of crime is a problem in Lower Gardens? [ATM theft / fraud / robbery]



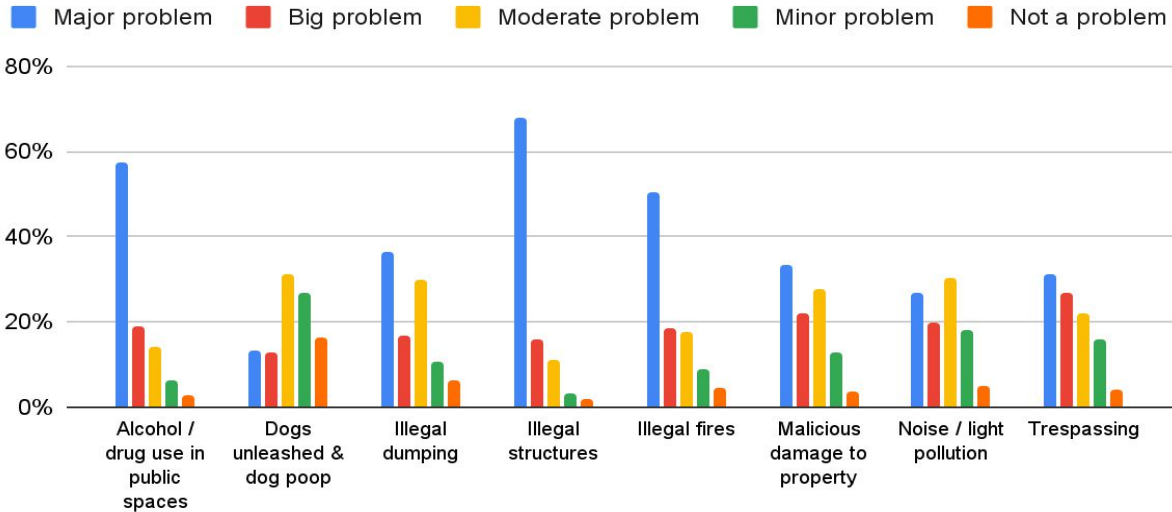
Key Take Outs

1. Theft out of motor vehicles is by far the biggest crime concern in Lower Gardens
2. Mugging / common robbery is the second biggest concern, highlighting the concern around public space safety.



Survey: Which type of municipal by-law breaches are the biggest problem in Lower Gardens?

Which type of municipal by-law breaches are the biggest problem in Lower Gardens?



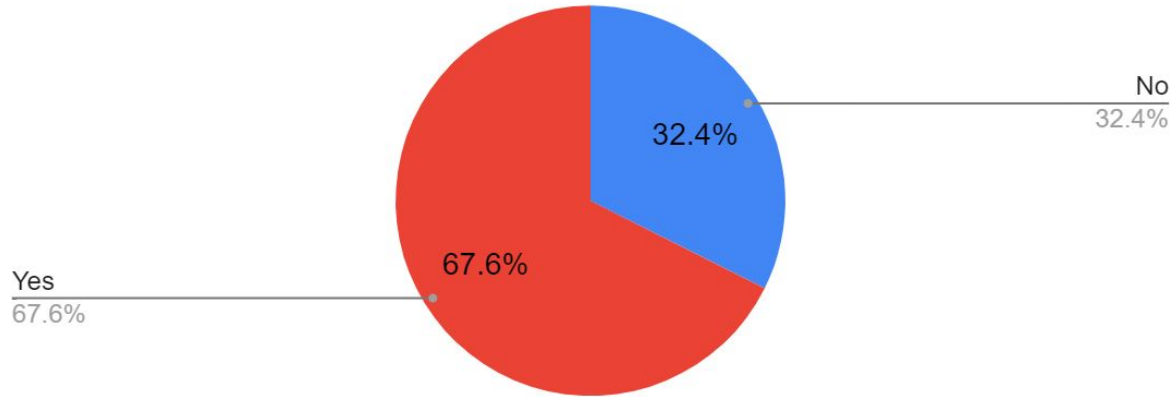
Key Take Outs

1. Illegal structures, prevalent in areas such as Tuin Plein, Buitenkant Street, and Mill Street bridge are seen as Lower Gardens biggest problem.
2. Illegal fires, alcohol / drug use, and malicious damage to property highlight the communities concerns related to vagrancy and homelessness.



Survey: Have you, your visitors or employees been a victim of crime in the Lower Gardens area during the last two years?

Have you, your visitors or employees been a victim of crime in the Lower Gardens area during the last two years?



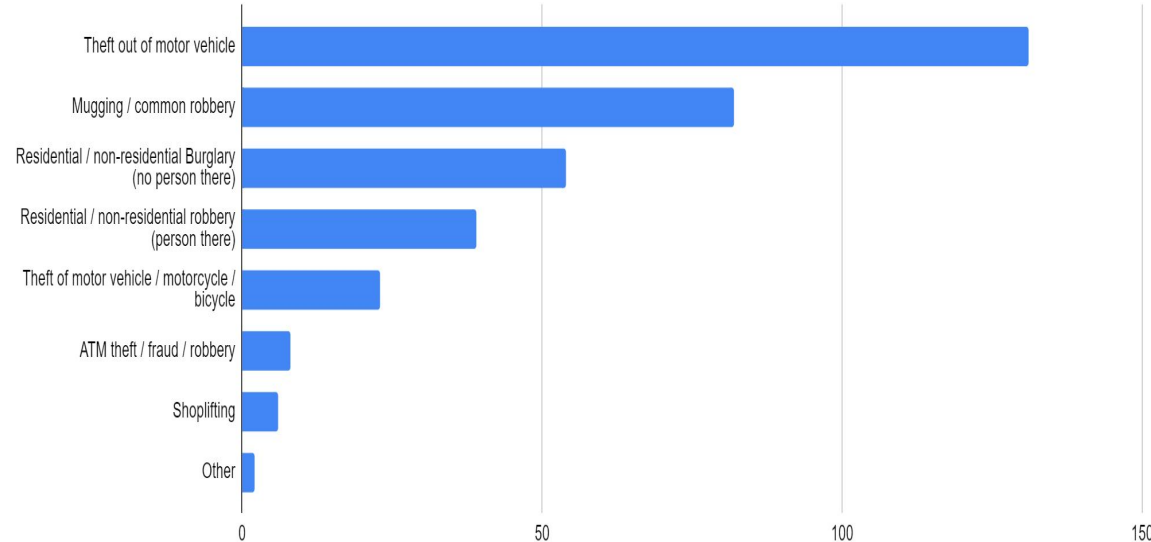
Key Take Outs

1. Majority of property owners have been affected by crime in Lower Gardens over the last two years.



Survey: If yes to the above question please indicate the type of crime?

If yes to the above question please indicate the type of crime.



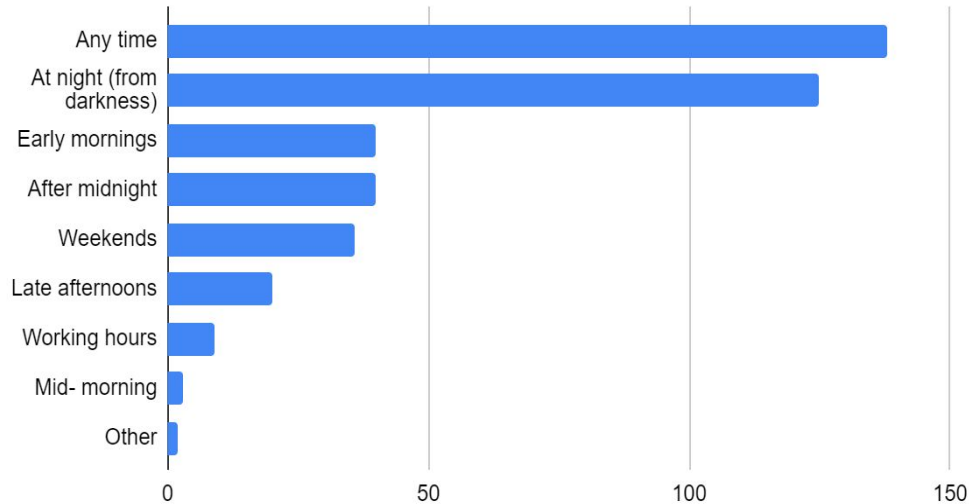
Key Take Outs

1. Theft out of motor vehicles again highlighted as the most common crime in Lower Gardens.
2. Mugging / common robbery again being second, further highlighting the concern around public space safety.



Survey: Do you believe there is a common time when crime occurs in the area?

Do you believe there is a common time when crime occurs in the area?



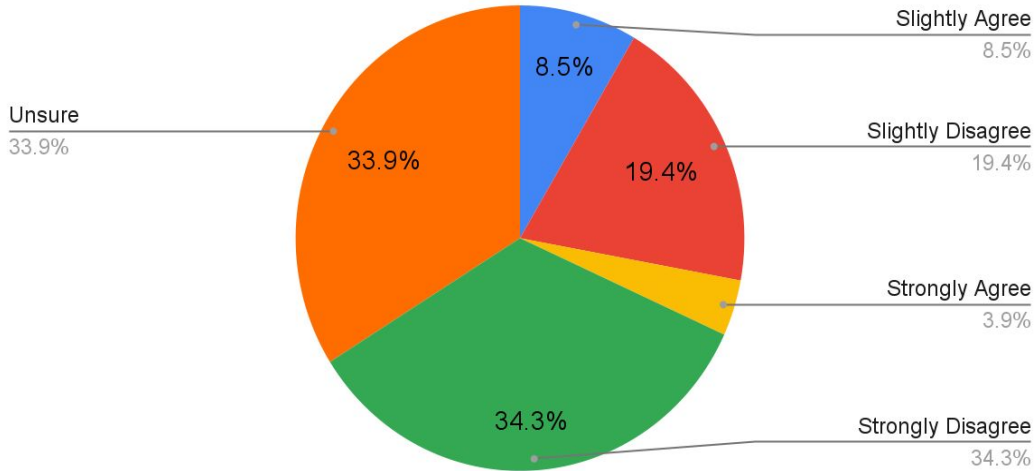
Key Take Outs

1. Most respondents feel that crime happens at all times within Lower Gardens.
2. Crime under the cover of darkness is a close second, highlighting the importance of public safety solutions needing to be 24/7.

Survey: Do you agree that Law Enforcement Authorities (SAPS and CoCT) are effective in the Lower Gardens Area?



Do you agree that Law Enforcement Authorities (SAPS and CoCT) are effective in the Lower Gardens Area?



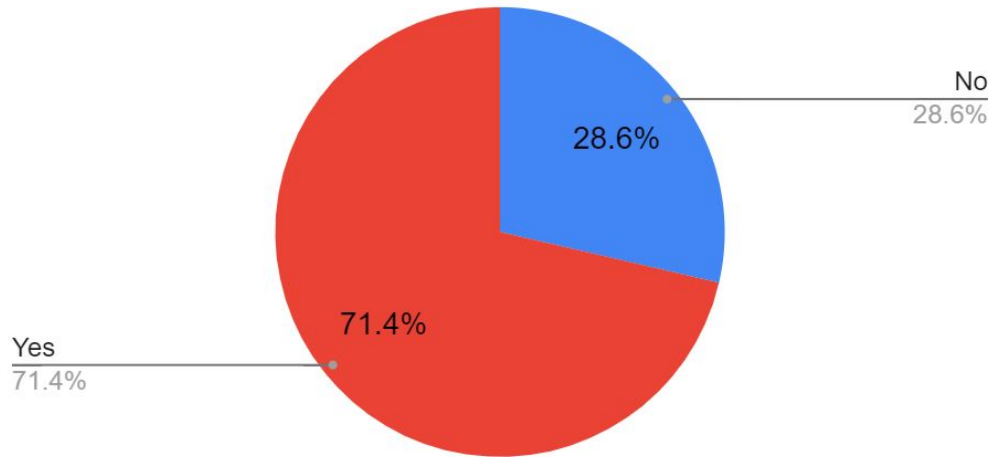
Key Take Outs

1. Only 3.9% of respondents feel that local law enforcement authorities are effective, while another 8.5% feel that are sometimes effective.
2. Majority of survey respondents feel that local law enforcement is just not effective against the suburbs major crimes.



Survey: Do you have an alarm and / or employ private security armed response for your property?

Do you have an alarm and / or employ private security armed response for your property?



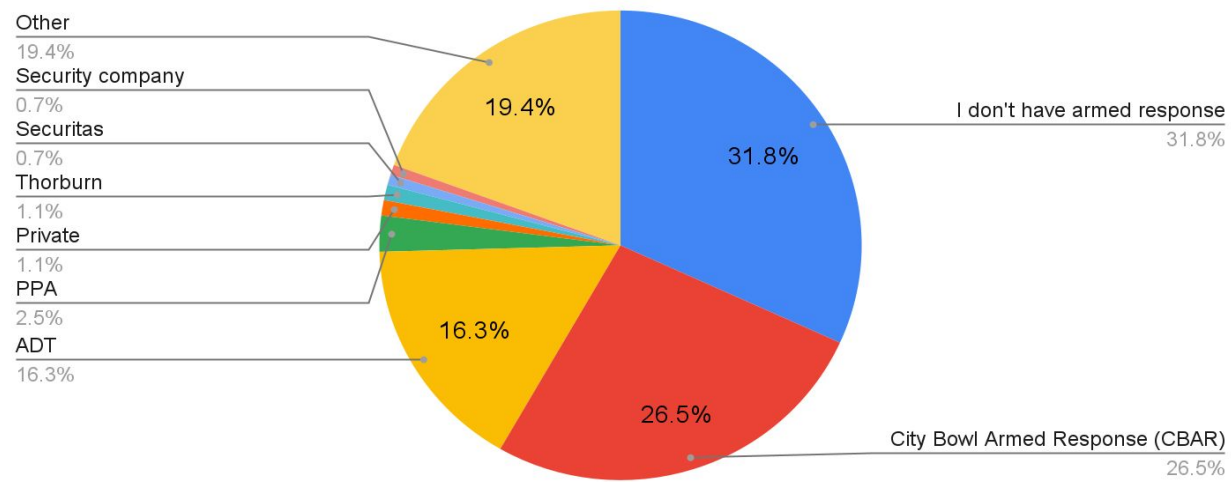
Key Take Outs

1. The majority of respondents have an alarm or employ private security to protect their properties and themselves when within the property.

Survey: If yes to the above question please indicate the alarm and / or security company



If yes to the above question please indicate the alarm and / or security company

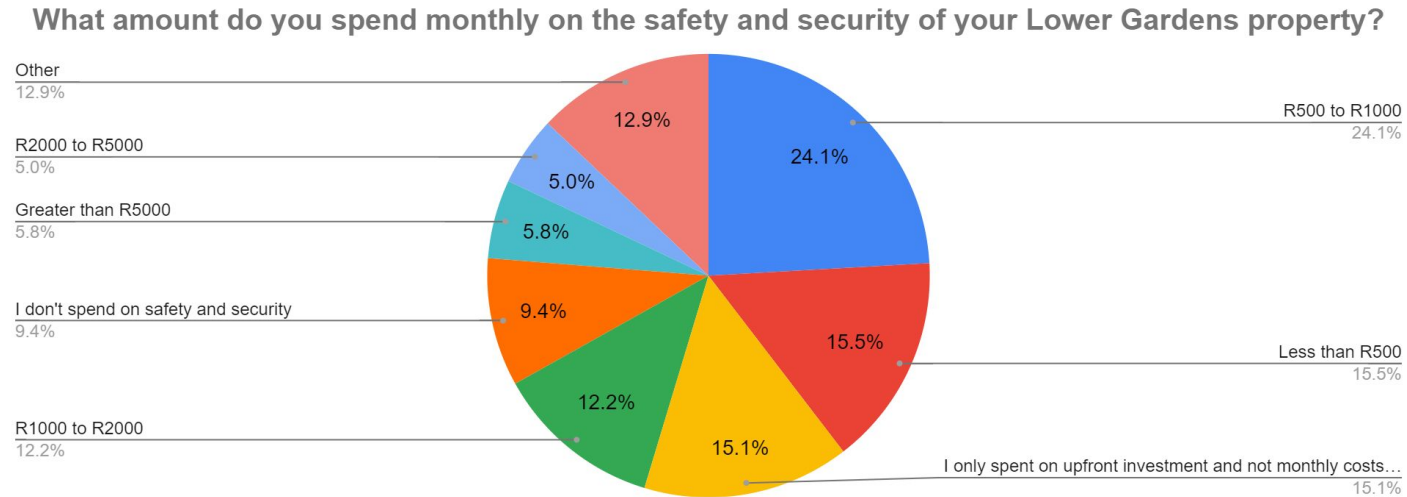


Key Take Outs

- 1. Clear difference in security services provided for residential homes v apartments and offices.
- 2. ADT, CBAR and PPA are the recognised armed response suppliers for residential homes.
- 3. Securitas and Thorburn are security providers for office and apartment blocks.



Survey: What amount do you spend monthly on the safety and security of your Lower Gardens property?



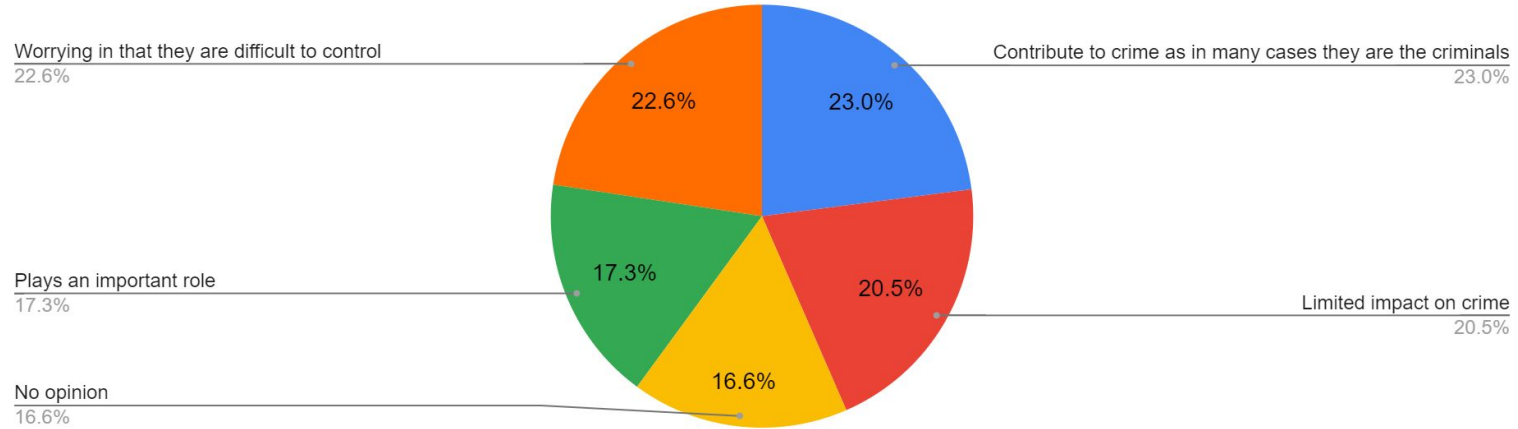
Key Take Outs

1. More than 50% of respondents spend from R500 up to R5000 + a month on security, which is a large spend considering the average property valuations for residential and commercial properties.
2. 15.1% of respondents spend on securing their property when moving in, but not on a monthly security or armed response supplier.



Survey: What is your perception about the role of privately paid car guards in Lower Gardens?

What is your perception about the role of privately paid car guards in Lower Gardens?



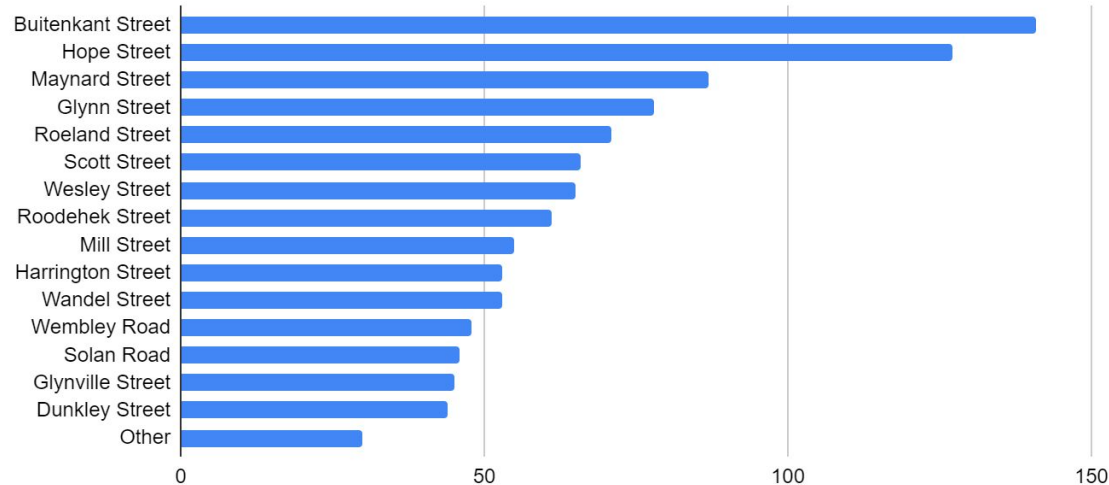
Key Take Outs

1. Majority of respondents have concerns with car guards in Lower Gardens, and believe that they contribute to crime.
2. 17.3% of respondents believe that car guards play an important role, this is seen in areas such as Dunkley Square where private car guards are directly employed by local businesses.



Survey: When considering a neighbourhood wide public safety and security plan, which streets do you feel require the most focus?

When considering a neighbourhood wide public safety and security plan, which streets do you feel require the most focus?



Key Take Outs

1. The bar chart highlights the 15 top streets that property owners have highlighted for public safety and security focus.
2. Buitenkant Street, Hope Street and Roeland Street have high foot traffic Monday to Saturday as people walk to work.
3. Maynard Street has the highest number of residential homes.
4. Glynn Street provides cross walking access between Tuin Plein (illegally occupied park), Hope, Buitenkant and Maynard Streets.



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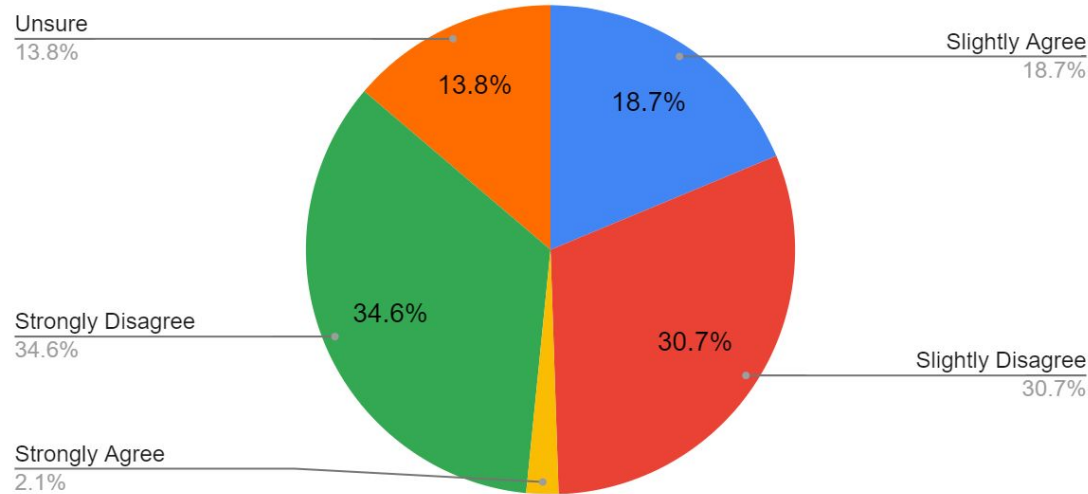
Cleaning & Maintenance

Urban Management Survey



Survey: Do you agree that the City of Cape Town maintains the Lower Gardens area cleanliness adequately?

Do you agree that the City of Cape Town maintains the Lower Gardens area cleanliness adequately?



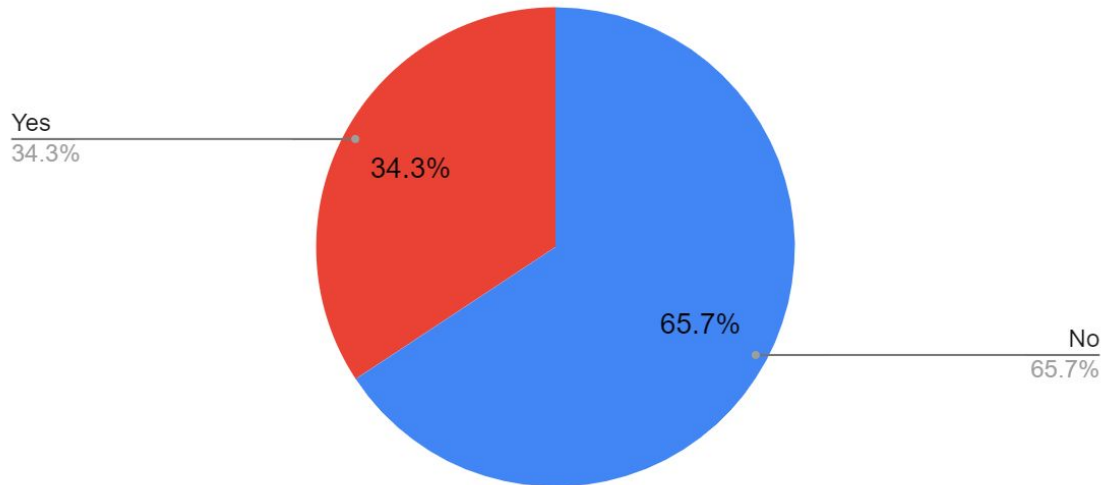
Key Take Outs

1. The majority of respondents don't feel the CoCT adequately maintains the cleaning and maintenance of Lower Gardens.



Survey: Are you aware that the volunteer organisation Gardens Watch currently runs a donation funded full time street cleaning team in Lower Gardens from Monday to Friday?

Are you aware that the volunteer organisation Gardens Watch currently runs a donation funded full time street cleaning team in Lower Gardens from Monday to Friday?



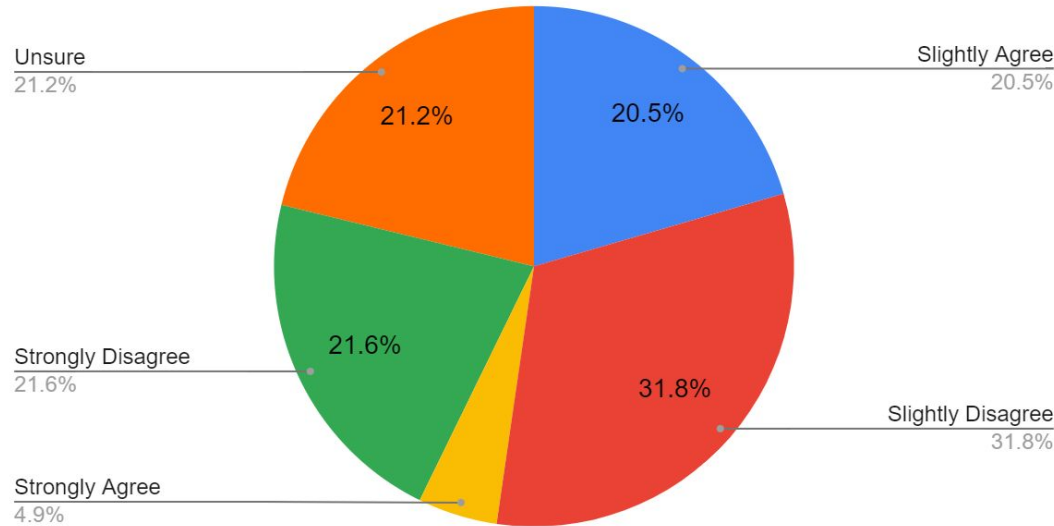
Key Take Outs

1. Majority of survey respondents are unaware that every street in Lower Gardens is cleaned at least once a week by Gardens Watch.
2. This is funded (average donations of R12 290 pm, with an average of 26 monthly donors) by a small group of property owners.



Survey: Do you agree that the City of Cape Town maintains the Lower Gardens area infrastructure adequately?

Do you agree that the City of Cape Town maintains the Lower Gardens area infrastructure adequately?



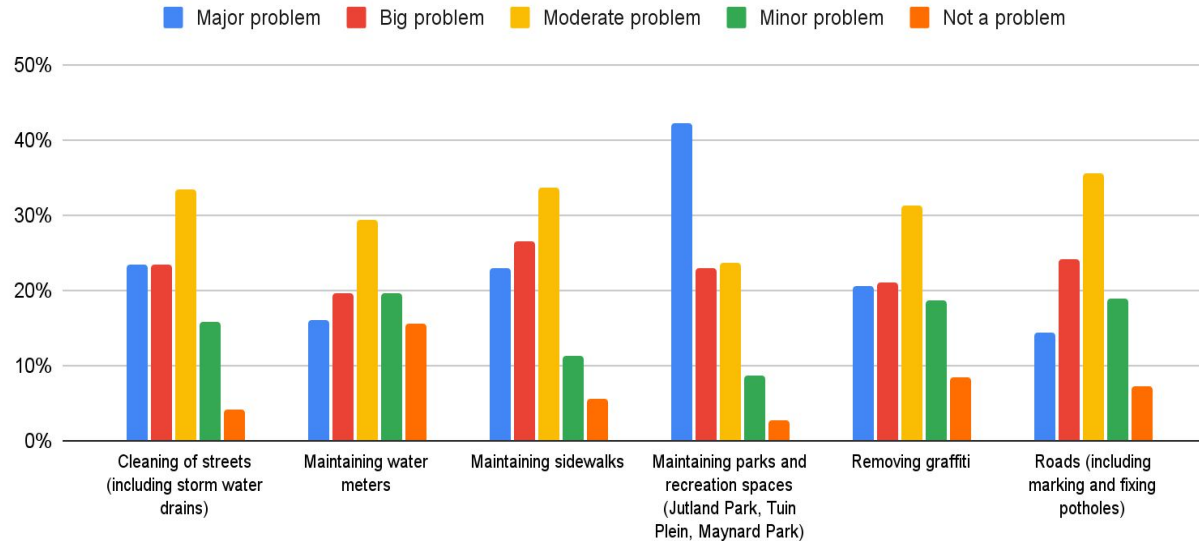
Key Take Outs

1. Majority of respondents don't believe the CoCT adequately maintains infrastructure in Lower Gardens.



Survey: Which cleaning and maintenance issues are the biggest problem in Lower Gardens?

Which cleaning and maintenance issues are the biggest problem in Lower Gardens?



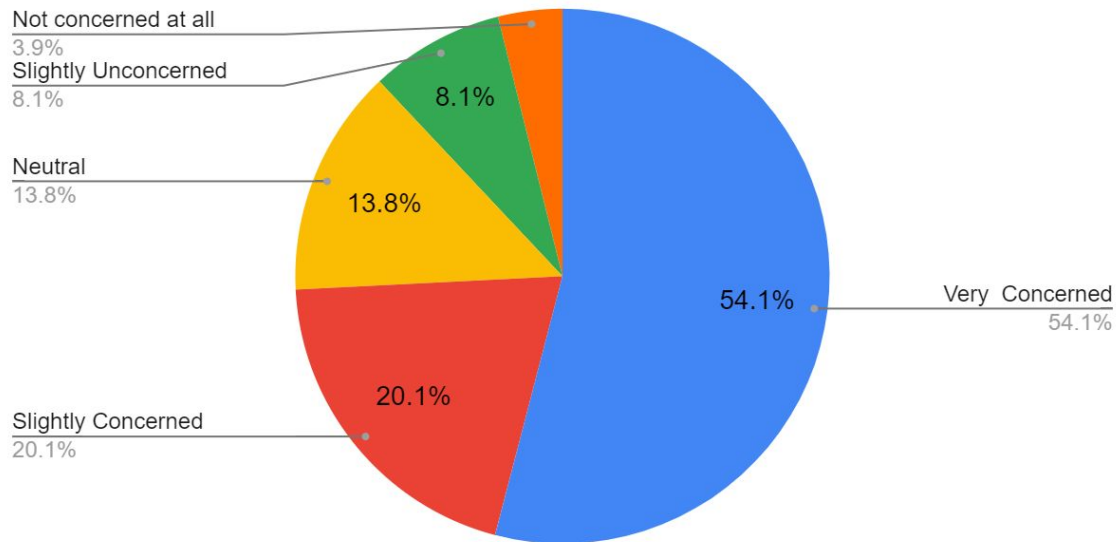
Key Take Outs

1. Cleaning and maintenance of the 3 public parks is seen as the biggest problem in Lower Gardens.
2. Second biggest problem is cleaning of streets, sidewalks and stormwater drains.



Survey: Are you concerned about vagrants making a mess by picking through your rubbish on bin collection days?

Are you concerned about vagrants making a mess by picking through your rubbish on bin collection days?



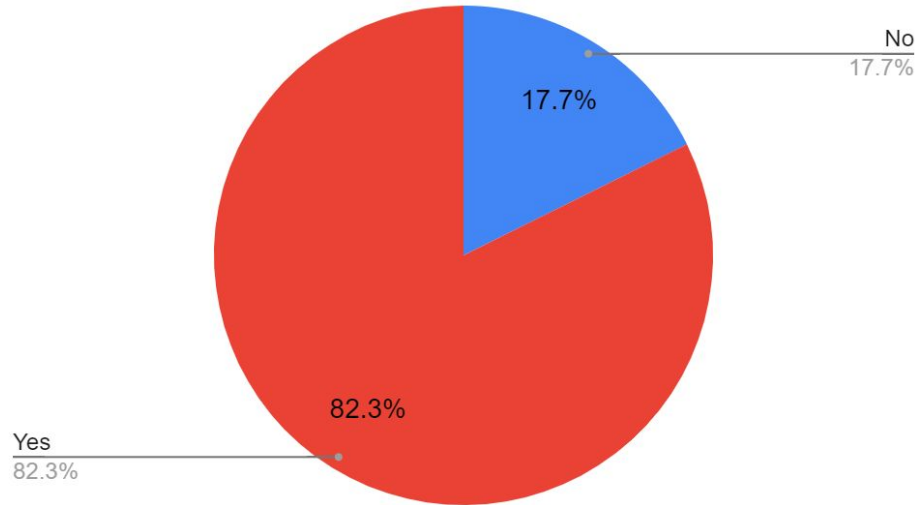
Key Take Outs

1. The majority of respondents are very concerned with the impact of vagrants picking through bins on rubbish collection days.



Survey: Would you be interested in a recycling service both through home collection and additional drop off points within Lower Gardens?

Would you be interested in a recycling service both through home collection and additional drop off points within Lower Gardens?



Key Take Outs

1. The majority of respondents would like recycling options available within Lower Gardens.
2. It is noted that Ward 77 residents have recently started to receive recycling collection.



LOWER GARDENS
IMPROVEMENT DISTRICT

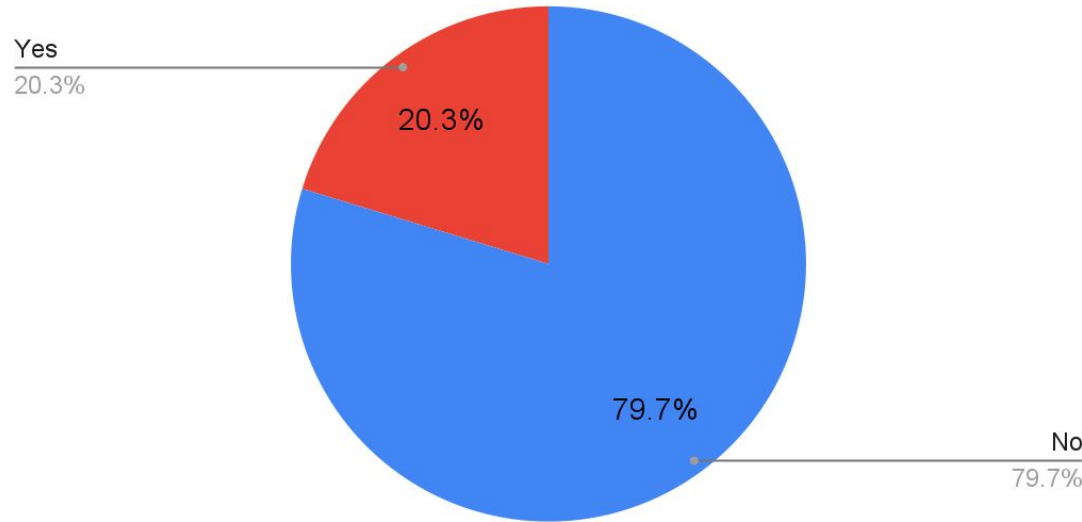
Parks & Recreation

Urban Management Survey



Survey: Do you, your tenants, visitors or employees visit or make use of any of the three parks in Lower Gardens?

Do you, your tenants, visitors or employees visit or make use of any of the three parks in Lower Gardens (Jutland Park, Maynard



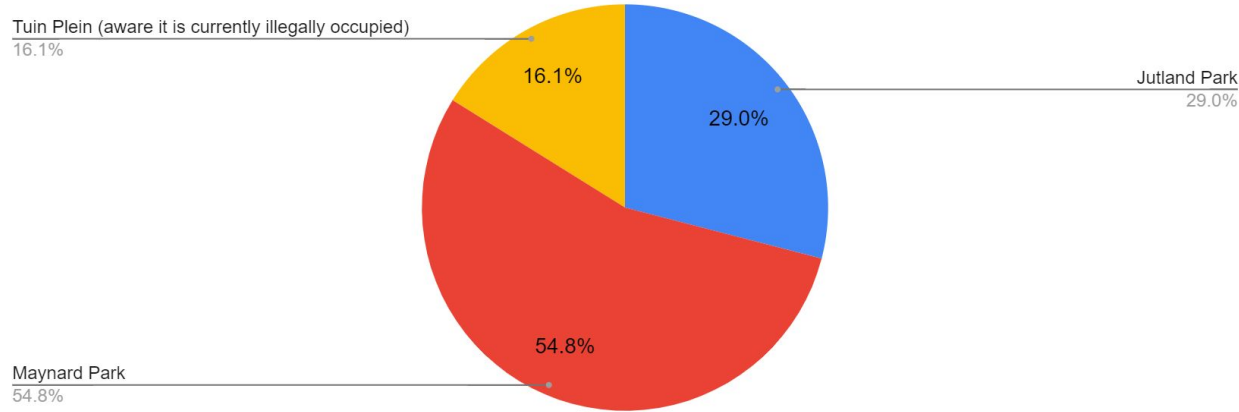
Key Take Outs

1. Only 20% of respondents use the public parks in Lower Gardens.
2. It is assumed that this is due to the poor state and occupation (Tuin Plein) of the 3 parks.



Survey: If yes to the above question, please specify which park do you frequent the most.

If yes to the above question, please specify which park do you frequent the most.



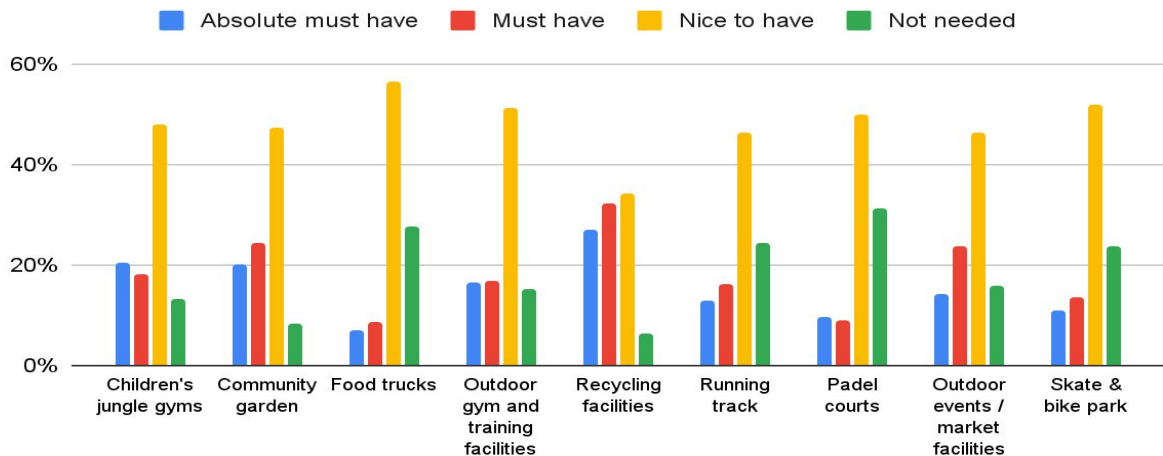
Key Take Outs

1. Maynard Park is the most actively used, and it is noted that it has a 'local neighbourhood' initiative maintained by nearby property owners and tenants.
2. Tuin Plein use is assumed to be for parking due to current illegal occupation of the previous childrens play area.



Survey: Which facilities would you like to see in the Lower Gardens parks?

Which facilities would you like to see in the Lower Gardens parks?



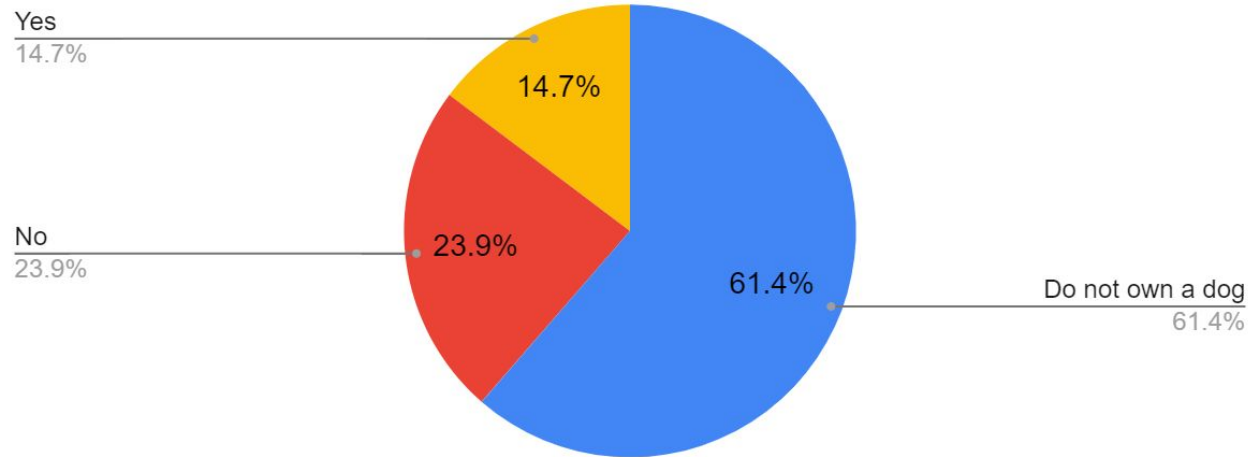
Key Take Outs

1. Recycling facilities within the Lower Gardens parks, are identified as the most important absolute must have.
2. Children's jungle gyms / play areas, and community gardens are also recognised as must haves.
3. Outdoor gym and training facilities, are seen as the third most important must have.



Survey: Do you walk your dog in Lower Gardens?

Do you walk your dog in Lower Gardens?



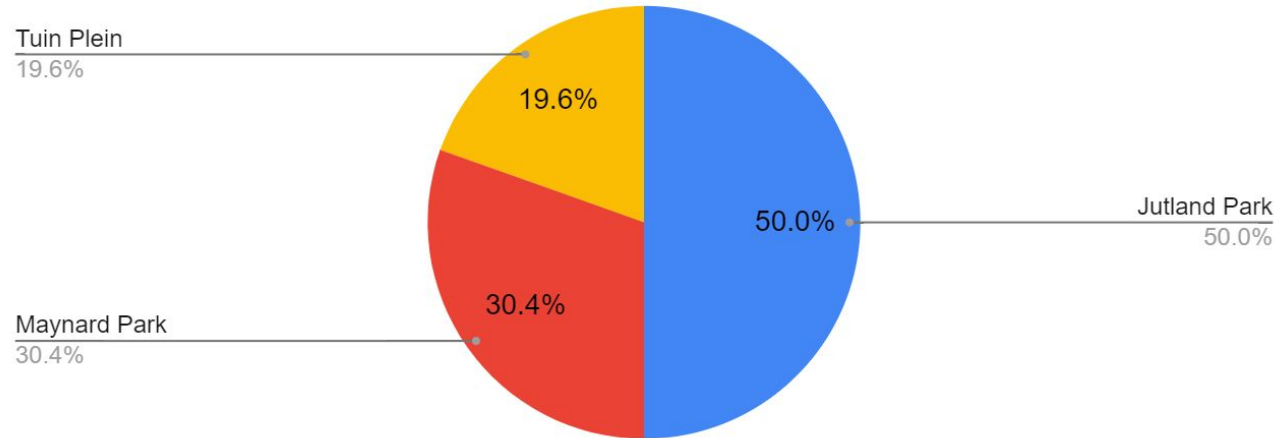
Key Take Outs

1. The majority of respondents do not own a dog in Lower Gardens.
2. This is important to understand when considering dog facilities within the 3 parks.



Survey: If yes to the above question which would be your preferred dog play / walk park in Lower Gardens?

If yes to the above question (or you currently use another City park) which would be your preferred dog play / walk park in Lower Gardens?



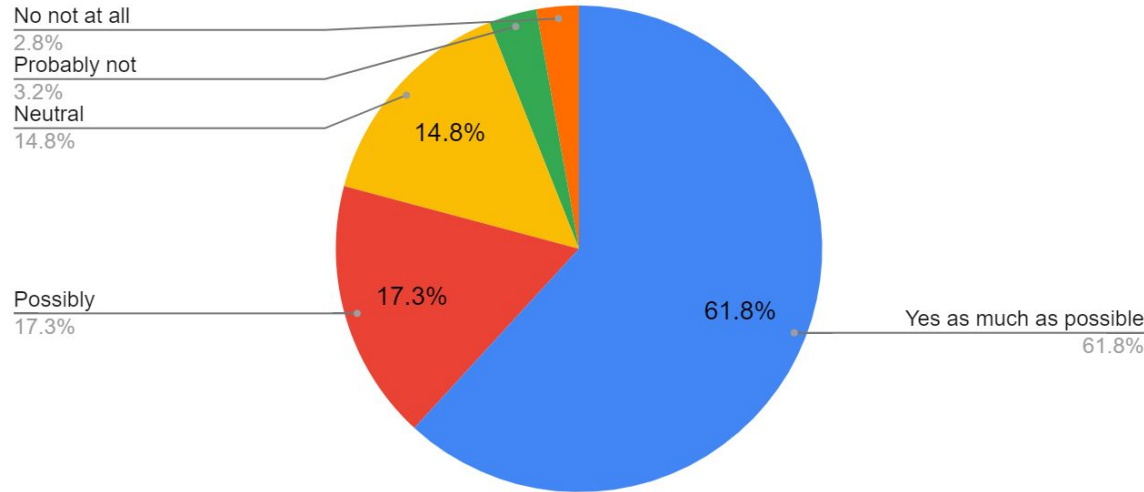
Key Take Outs

1. When considering dog walking specific facilities for Lower Gardens, Jutland Park is the preferred park.



Survey: Would you like to see more greening of sidewalks with additional planting of verges, edges, borders and unused pavements in the Lower Gardens area?

Would you like to see more greening of sidewalks with additional planting of verges, edges, borders and unused pavements in the Lower Gardens area?



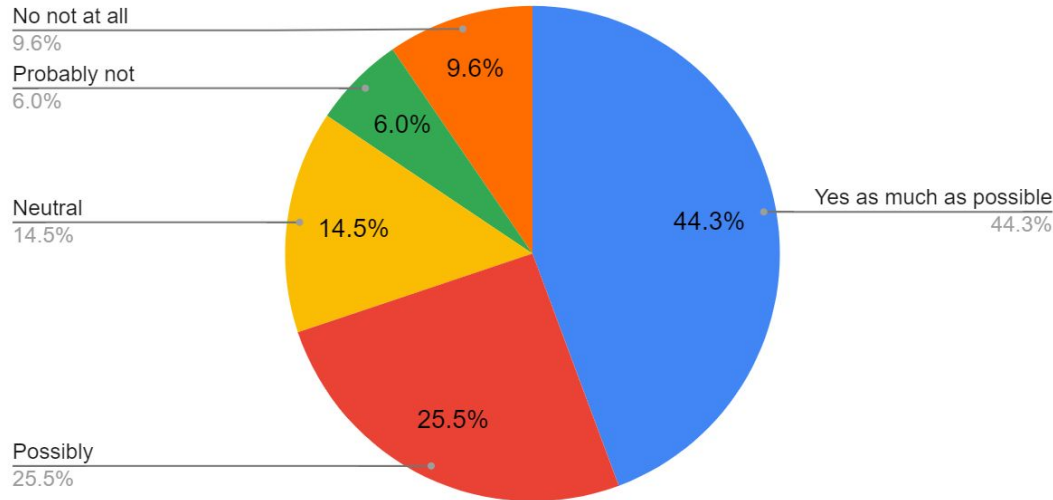
Key Take Outs

1. The majority of respondents would like to see more greening of Lower Gardens sidewalks and available unused spaces.
2. It is noted that such initiatives help with reclaiming public spaces for the community.



Survey: Would you like to see street art and / or art installations in the Lower Gardens area, including street art walls which are currently used for illegal graffiti?

Would you like to see street art and / or art installations in the Lower Gardens area, including street art walls which are currently used for illegal graffiti?



Key Take Outs

1. The majority of respondents are in favour of coordinated street art and art installations.
2. It is noted that such initiatives help with reclaiming public spaces for the community.



LOWER GARDENS
IMPROVEMENT DISTRICT

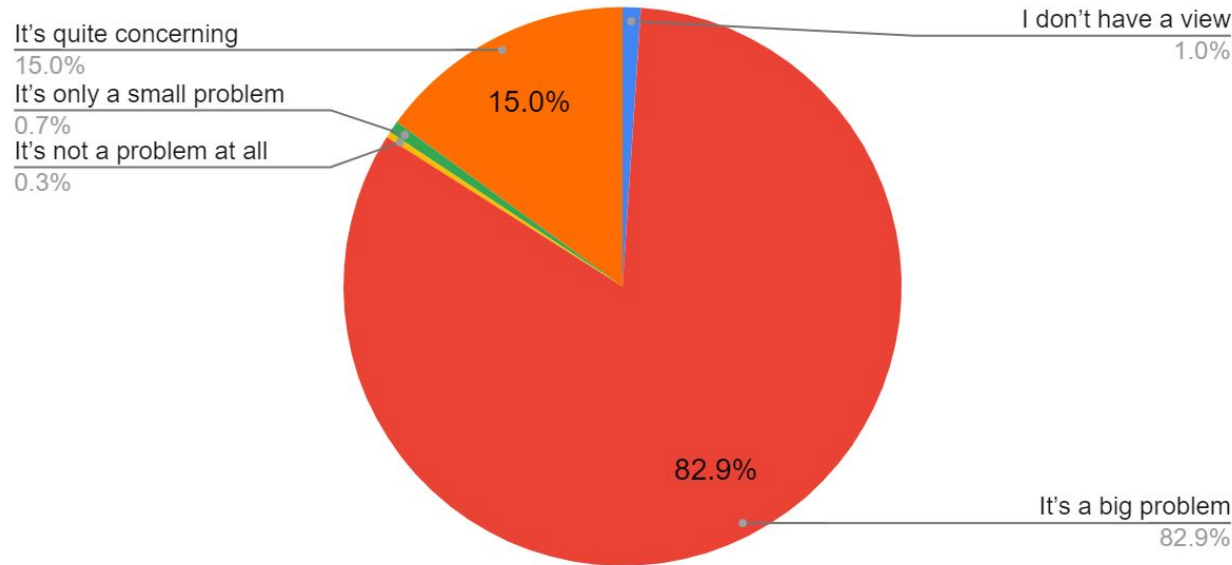
Social Services

Urban Management Survey



Survey: Please rate your perception of vagrancy and homelessness in Lower Gardens?

Please rate your perception of vagrancy and homelessness in Lower Gardens?

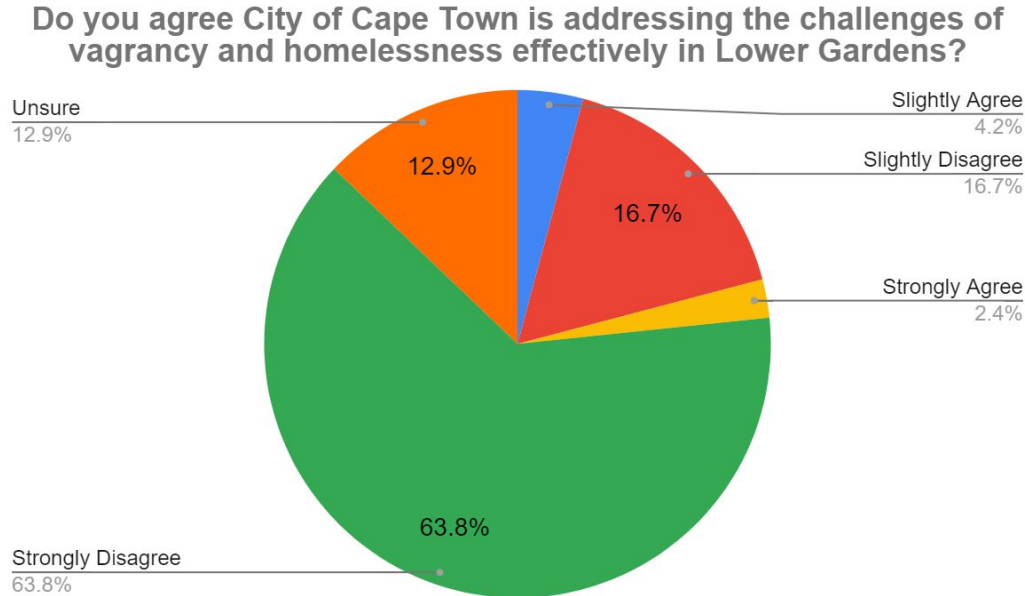


Key Take Outs

1. Vagrancy and the illegal structures that come with it, are perceived by respondents to be the biggest problem in Lower Gardens.
2. 82.9% (strongest response across the survey) of the respondents are aligned with it being a big problem.



Survey: Do you agree City of Cape Town is addressing the challenges of vagrancy and homelessness effectively in Lower Gardens?



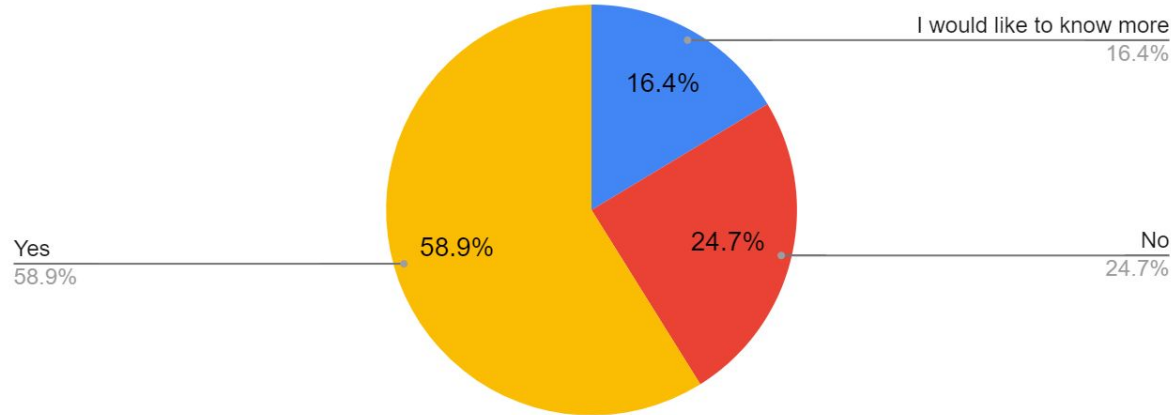
Key Take Outs

1. The majority of respondents feel that the City's current response to vagrancy and homelessness in Lower Gardens is wholly inadequate.



Survey: Are you aware of the City of Cape Town's safe space shelters and / or their Give Dignity campaign to support NGO run homeless shelters?

Are you aware of the City of Cape Town's safe space shelters and / or their Give Dignity campaign to support NGO run homeless shelters?



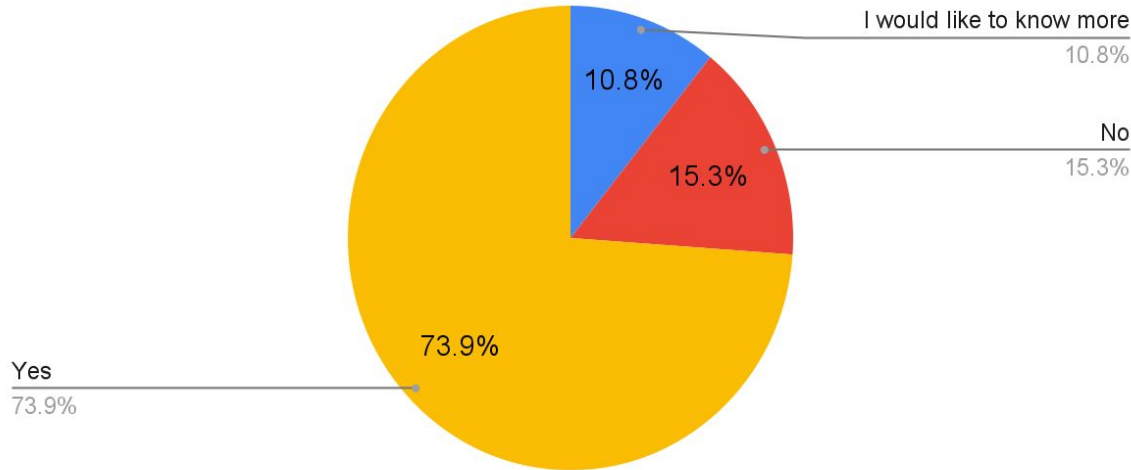
Key Take Outs

1. The majority of respondents are aware of the CoCT's strategies to address vagrancy across the City.
2. It is noted that any Lower Gardens strategy would need to align with the City's strategies to ensure greater effectiveness.



Survey: Are you aware of the Prevention of Illegal Eviction (PIE) act, and that the City of Cape Town or private property owners require a court order to evict permanent squatters from their property including public spaces?

Are you aware of the Prevention of Illegal Eviction (PIE) act, and that the City of Cape Town or private property owners require a court order to evict permanent squatters

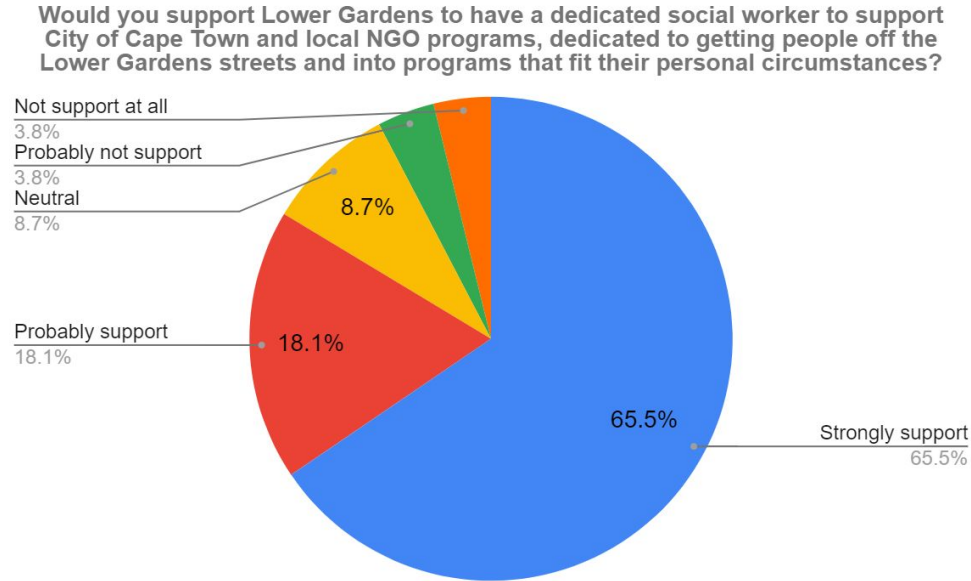


Key Take Outs

1. The majority of respondents are aware of the PIE act.
2. It is noted that for Lower Gardens to remove all existing illegal structures (for instance in Tuin Plein park, or along Buitenkant St), a court order eviction supported by the CoCT will be required.



Survey: Would you support Lower Gardens to have a dedicated social worker to support City of Cape Town and local NGO programs, dedicated to getting people off the Lower Gardens streets and into programs that fit their personal circumstances?



Key Take Outs

1. The majority of respondents would support Lower Gardens having a dedicated social worker tasked with supporting people to get off the streets and into CoCT and local NGO programs.



LOWER GARDENS
IMPROVEMENT DISTRICT

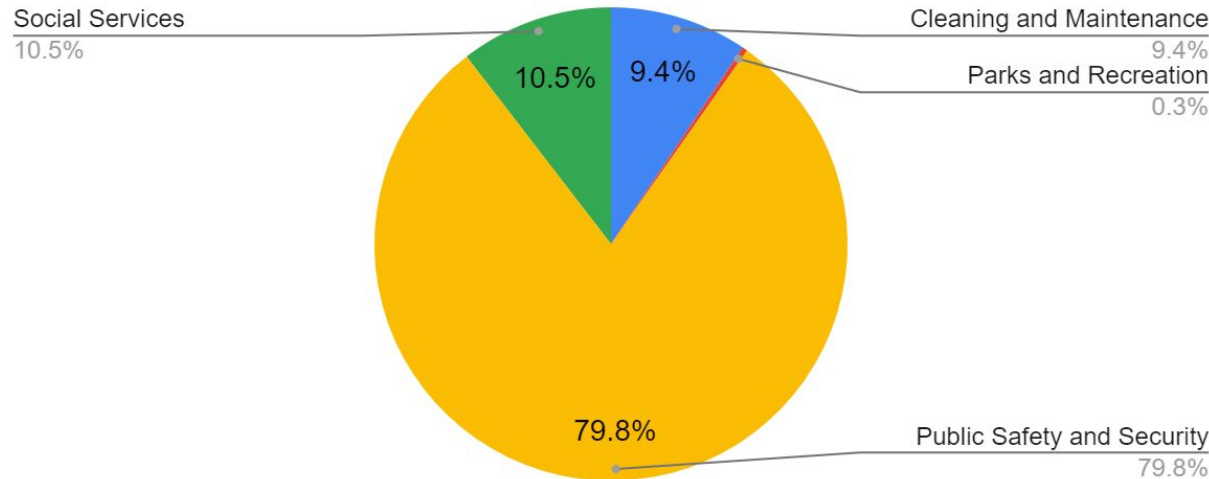
General Questions

Urban Management Survey



Survey: Based on the above questions which is the most important topic that needs to be addressed in Lower Gardens?

Based on the above questions which is the most important topic that needs to be addressed in Lower Gardens?



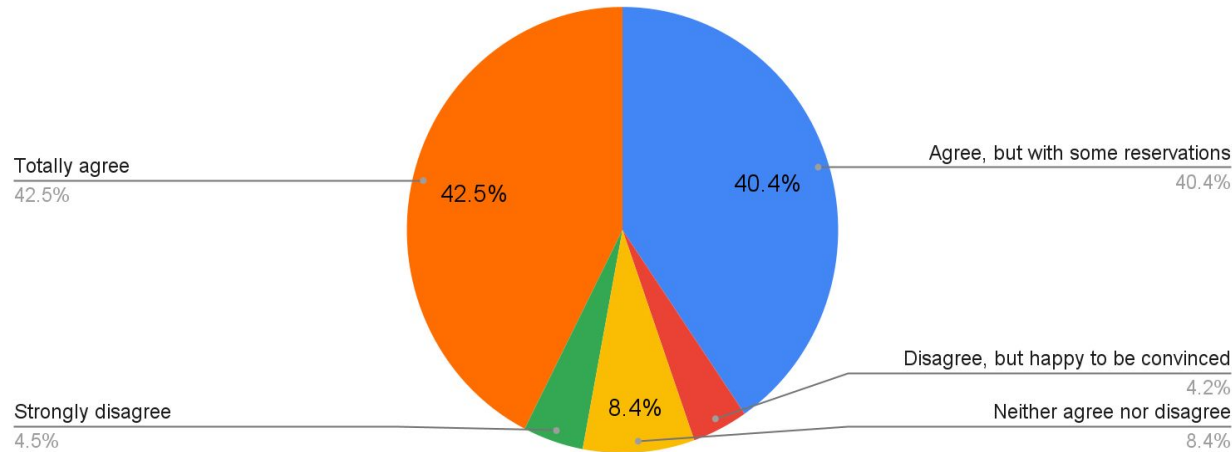
Key Take Outs

1. Public safety and security is by far the most important topic property owners in Lower Gardens would like addressed.
2. It is noted that social services and cleaning and maintenance, are almost an equal second.
3. It is generally accepted that grime, and anti social behaviour contribute to the crime problem in Lower Gardens.



Survey: Do you agree with the following statement. All property owners should share responsibility for ensuring a safer and cleaner neighbourhood?

Do you agree with the following statement. All property owners should share responsibility for ensuring a safer and cleaner neighbourhood?



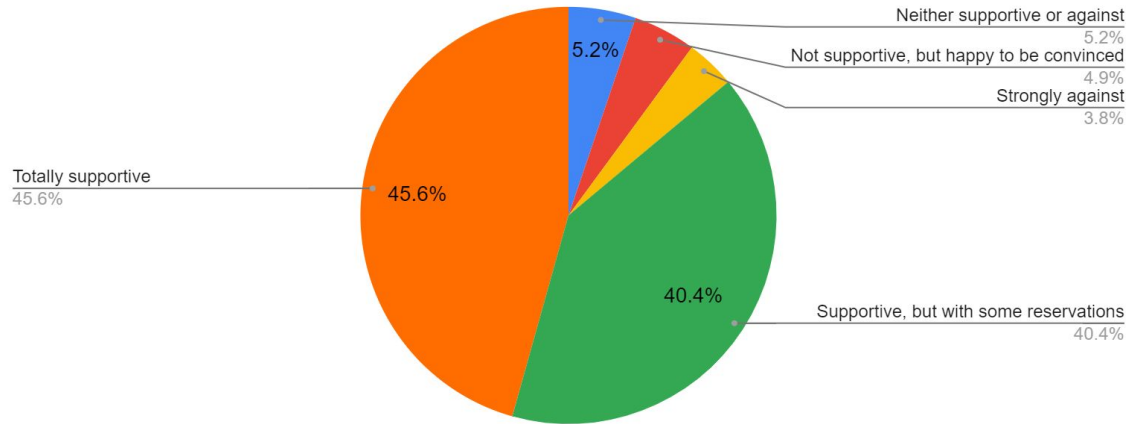
Key Take Outs

1. The majority (82.9%) of property owners agree that they share a responsibility to ensure a safer and cleaner Lower Gardens.
2. Reservations are noted to be addressed in business plan.



Survey: CIDs are funded by additional rates, levied on the municipal property valuation of individual property owners residing within the boundary of the CID. In principle how supportive are you of establishing a City Improvement District (CID) in Lower Gardens?

CIDs are funded by additional rates, levied on the municipal property valuation of individual property owners residing within the boundary of the CID. In principle how supportive are you of establishing a City Improvement District (CID) in Lower Gardens?



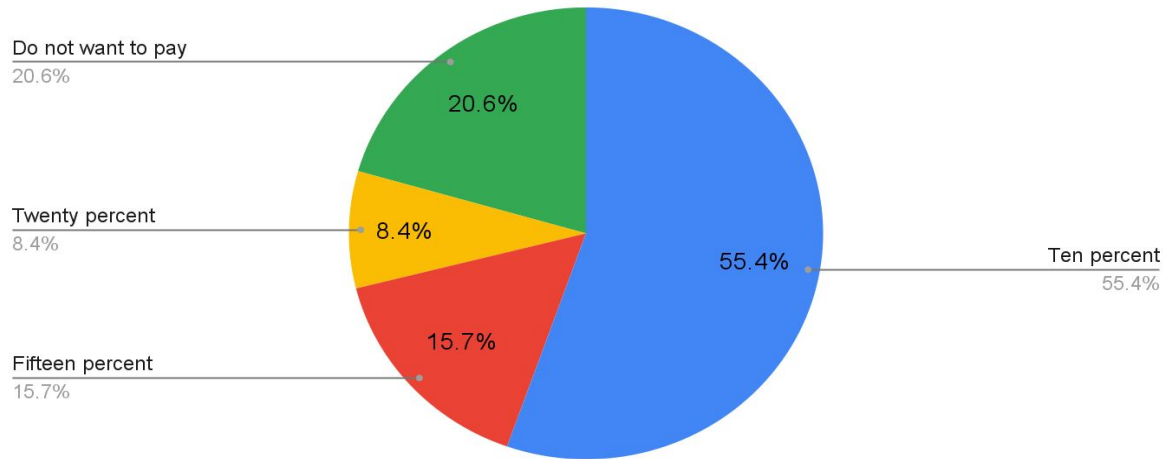
Key Take Outs

1. The majority (86%) of survey respondents are supportive of establishing a City Improvement District in Lower Gardens.
2. Reservations are noted to be addressed in business plan.



Survey: If you are supportive of establishing a CID in Lower Gardens, what additional amount on your rates would you be happy to contribute?

If you are supportive of establishing a CID in Lower Gardens, what additional amount on your rates would you be happy to contribute?



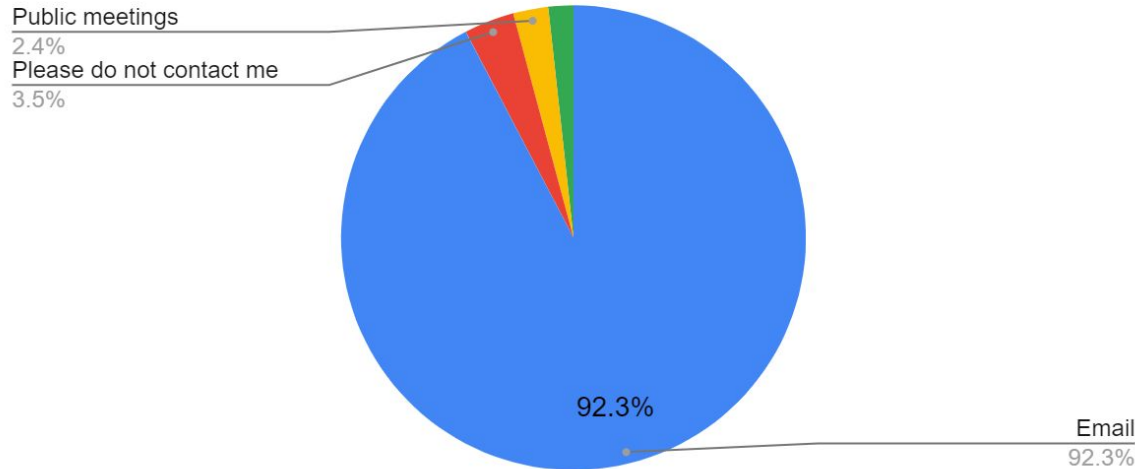
Key Take Outs

1. Majority of respondents would be happy to contribute an additional 10% levy on their rates to the running of a Lower Gardens Improvement District.
2. It is noted that 20.6% of respondents do not want to pay.



Survey: How would you like to be kept informed about the progress and updates of the potential establishment of a CID in Lower Gardens?

How would you like to be kept informed about the progress and updates of the potential establishment of a CID in Lower Gardens?



Key Take Outs

1. It is noted that majority of property owners want to be kept up to date via email.
2. All Lower Gardens CID communications have an unsubscribe link at the bottom of the email in accordance with the POPI act.



LOWER GARDENS
IMPROVEMENT DISTRICT

CID Process - Next Steps

CID Process - Next Steps



STEP 1	Engage with City of Cape Town and create Steering Committee of property owners in Lower Gardens.	Completed (Feb 2023)
STEP 2	Confirm that 95% of the areas rate bills are in good standing for the process to begin.	Completed (April 2023)
STEP 3	Inform the Lower Gardens community of City Improvement District (CID) plan.	Completed (August 2023)
STEP 4	Distribute the Urban Management Survey (UMS). The survey results will form the input of the business plan.	Completed (September 2023)
STEP 5	Call for a public meeting to present the business plan.	Not started
STEP 6	Use input from public meeting and adjust the business plan.	Not Started
STEP 7	Present final business plan to community.	Not Started
STEP 8	Gather votes. 60%+1 needed to proceed with application for CID formation.	Not Started
STEP 9	If CID approved form non-profit organisation.	Not Started



**LOWER
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Thank you for your survey feedback.

Contact us: info@lowergardenscid.co.za

Website: <https://www.lowergardenscid.co.za/>

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LOWER GARDENS
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Annexure

Survey Responses, Comments and Questions



Safety and Security: Survey Responses

- *“Illegal structures are a very big problem”* **Property Owner - Wandel Street**
- *“Too many homeless people under the bridge at the Gardens centre”* **Property Owner - Buitenkant Street**
- *“Ultimately the biggest problem is the open air drug scene which people call homeless encampments. It brings public drug use, gangsters, violence and general filth. The homeless are all drug addicts and it does not help anyone that they are living in public spaces. It's also unacceptable that they can appropriate the public spaces for their personal use. Fix this and 95% of the problem is solved.”* **Representative of Property Owner - Wesley Street**
- *“Barracades and derelict Robbie Nurrock Hospital are a problem. Rust en Vreugde used to be a magnificent garden and sanctuary with fantastic history. Now it is decrepit. The precinct has an unusually large number of very big properties that are owned by the state, the province and the city. As a result there is little care taken of the environment generally. If an additional levy was implemented on the rates account would this also be applicable to these properties as they are the source of the biggest problems?”* **Representative of Property Owner - Buitenkant Street**
- *“It is of paramount importance that comprehensive patrols are conducted along the main thoroughfares, adopting a proactive approach akin to the operations carried out by the CCID. The prevailing situation has shown a notable deterioration, and it is unrealistic to expect the police force to maintain a ubiquitous presence. For the preservation of Cape Town's appeal to both national and international denizens, a multifaceted effort is imperative. This includes a meticulous enforcement of regulations and legislation by municipal authorities, ensuring that a harmonious social order is upheld, thereby thwarting undue liberties.”* **Property Owner - Glynn Street**
- *“The vagrants sleeping on the street are a big problem they add to litter and crime, the soup kitchen on roeland means we will not get rid of them in our area, the park they have overrun on Hope & Tuin Plein is an eyesore.”* **Property Owner - Barnet Street**
- *“Route from Engen to Dunkley & Buitenkant/Harrington key areas”* **Property Owner - Wandel Street**
- *“Vagrants are a massive problem”* **Property Owner - Buitenkant Street**

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Safety and Security: Survey Responses

- *“Homeless urinating and defecating on the street”* **Property Owner - Glynville Street**
- *“Cameras and volunteer neighbourhood watches can only do so much. Consistent eyes and ears deter criminal behaviour. Or if there are cameras out then they need to be watched live on a consistent basis, ready to react before or very soon after a crime is committed. Most residents work, so outsourcing this vs. A neighbourhood watch over limited hours and days (depending on volunteers) makes more sense”* **Property Owner - Glynville Street**
- *“The suspect utilisation of former hospital (Buitenkant/ Glynn) infrastructure as well as dilapidated temporary structure on our northern boundary”* **Property Owner - Glynn Street**
- *“Neighbourhood watch groups and communication between leaders of areas. Visibility of police and private security companies. Security cameras that are monitored.”* **Property Owner - Gordon Street**
- *“The crime situation have just become so much worse since lock down and it was just left and worsened through the years, illegal structures as well as vagrants most very desperate and on drugs. Drunks at odd time in the morning hours, a lot of break ins and cars broken into. We do not feel safe even walking to the store anymore. Seeing people getting mugged or cars getting broken into have become the norm. Our kids safety we are most worried about. In result of this properties prices have fallen so much that you won't be able to sell your property for the price you originally purchased it for 5 years ago. I have witnessed naked people vagrants running past my living room window, drunk and out of control vagrant gathering on the corners, people being attacked with knives, vagrants and supposed car wash cleaners using the sidewalk outside my window as a toilet, the worst was someone injecting himself with heroin in front of my room window. the lists will remain and grow because no one is doing anything about it. Again the safety our children is at major risk”* **Property Owner - Maynard Street**
- *“Homeless people are a problem.”* **Property Owner - Buitenkant Street**

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Safety and Security: Survey Responses

- *“REGULAR vagrants in area dealing in drugs/ robbing / vehicle break-ins & telling outsiders the neighbourhood information. Major cause of dedication on pavements and general littering & safety issues.”* **Property Owner - Scott Street**
- *“Tents/shacks on the pavement in front of Western Cape Government indoor and outdoor parking areas in Buitenkant Street. Drugs, fires, preventing public from walking on pavement, litter, feeling unsafe. making properties around lose value.”* **Property Owner - Buitenkant Street**
- *“It doesn't help to concentrate on specific streets, you just shift the problem - the entire area needs to be in focus.”* **Property Owner - Clare Street**
- *“The entire Lower Gardens has an issue with homeless people putting up temporary structures for their own housing and safety. I do not know what the solution to this is, but we need one. More shelters, more social work, more rehab. But kicking them out of our area and making it another ward's issue is not the solution. We need to help and not eradicate.”* **Property Owner - Buitenkant Street**
- *“We need a proactive security force watching for crime at all times. Robbery and car break ins occur even during the day. My tenants are reporting fear of being on the street. The area has been in significant decline regarding safety since covid. We must all invest extra money in an area led scheme that is effective”* **Property Owner - Solan Street**
- *“Safety & security is a huge concern in the area. The crime is becoming increasingly worse and is such that as much as I would love to walk around the area, I don't feel safe to do so. The homeless camps 'hide' criminals (even if the consistent residents are not involved) and I'm very worried that we're going to see a rise in violent crime soon, if the 'petty' crime (theft out of vehicles, etc) is not addressed.”* **Representative of Property Owner - Buitenkant Street**
- *“Nursing staff walking up Hope and Wandel street between 5.30 and 6.30am have been mugged and robbed.”* **Representative of Property Owner - Wandel Street**
- *“Small public parks need to be cleared of informal settlements.”* **Property Owner - Solan Street**

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Safety and Security: Survey Responses

- *“The generator noises from neighbors in the district is completely out of hand. The streets are in general very dirty. The area has mixed use, 50 percent business and 50 percent residential so a CID is well overdue.”* **Property Owner - Roeland Street**
- *“The small area around Hope Street is where many of the muggers escape to.”* **Property Owner - Mill Street**
- *“There are multiple tented camps and street sleepers around my building that openly use drugs.”* **Tenant - Hope Street**
- *“The amount of vagrants that line the streets with illegal structures is my biggest concern”* **Tenant - Hope Street**
- *“Focus on informal dwellings and substance abuse; the food kitchens and charities attract homeless people from all over the city into our streets, this often leads to opportunistic crime. Perhaps feeding programmes should be better controlled - moved to the gardens / the govt parking area. Also, there are a number of problem buildings in the area which need to be better managed.”* **Property Owner - Gordon Street**
- *“The removal of the squatter camps and the intimidating gangster car guards on buitenkant, glynn, under mill street bridge will already make a massive difference as the area is a very vibrant vibey area and if ppl could actually walk safely there would be a lot more foot traffic.”* **Property Owner - Buitenkant Street**
- *“Would be greatly helpful if we could have CCID in Gardens, the help tremendously in town. I believe we also need street cameras that are monitored (resident buy in) we don't get security patrols, we need more in the area.”* **Property Owner - Gordon Street**
- *“Biggest problems in Lower Gardens are currently the illegal structures and the crime those people bring along. Out of car theft and general theft has always been a problem but it is a high at the moment. SAPS and CoCT are of almost no assistance here.”* **Property Owner - Scott Street**

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Cleaning and Maintenance: Survey Responses

- *"I use the excellent Clearer Conscience Recycling services with fortnightly collections."* **Property Owner - Gordon Street**
- *"We are recycling everything through private companies."* **Property Owner - Barnet Street**
- *"Bin day on Barnet street means that the entire street is littered with rubbish that homeless people riffle through and toss on the street. Defecating in the street also a big problem. All this increases the rat problem."* **Property Owner - Barnet Street**
- *"The refuse of Wembley Square is put out in communally used bins but I am concerned about vagrants going through the bins as they create additional rubbish lying around in the streets."* **Property Owner - Wesley Street**
- *"Businesses in the area pay vagrants to dispose of their waste. Vagrants then just dump the waste in public areas. Businesses in the area (tuck shops) contribute to the street and pavement mess."* **Property Owner - Buitenkant Street**
- *"Cannon Gardens have a recycling service."* **Property Owner - Harrington Street**
- *"Human waste, i.e. urine and faeces is a big problem as we have homeless people right next to our building."* **Property Owner - Hope Street**
- *"It would also be great to clean up the gated back alleys behind the houses. I'm not sure who has access. This is low priority but I hate looking down the alleys to see them all unkempt."* **Property Owner - Buitenkant Street**
- *"Sectional Title scheme has recycling service weekly."* **Property Owner - Hopeville Street**

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Cleaning and Maintenance: Survey Responses

- *“Unfortunately the effort of the cleaning team will go to waist because the vagrant use the roads as a bin and a toilet. The property owned by the council right next to us have not been touched in years. Up until today from lock down no one have stayed there. No one have managed the out of control garden and trees, we have to keep on cutting it ourselves. The house is full of graffiti. It looks like a drug house from the street view. We can't get our property sold because of all these major issues, and a very big eye sore next to us.”* **Property Owner - Maynard Street**
- *“The large trees are not pruned regularly and damage the electric wires overhead.”* **Property Owner - Maynard Street**
- *“Currently paying for a private recycling service but the bags often get taken by vagrants before it can be collected.”* **Representative of Property Owner - Buitenkant Street**
- *“The maintenance & cleaning of the area is done by the city of Cape Town only when requests are logged, it is not consistent. Without the Gardens Watch cleaning team the area would be filthy - they are currently an invaluable service.”* **Representative of Property Owner - Buitenkant Street**
- *“Perhaps installing bin locks on our dust bins to prevent the incessant rummaging of vagrants messing everywhere...? The locks automatically open when the bins are emptied upside down into the trucks.”* **Representative of Property Owner - Maynard Street**
- *“DOES NOT WORK, VAGRANTS OPEN RECYCLING BAGS AND LEAVE CONTENTS ALL OVER THE SIDEWALK AND STREET FOR IT TO POSSIBLY LAND UP IN DRAIN AND CAUSE BLOCKAGES.”* **Property Owner - Buitenkant Street**
- *“I already pay someone for my recycling but would be great to have a drop off point.”* **Property Owner - Maynard Street**

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Cleaning and Maintenance: Survey Responses

- *“Again the squatters with 'tents' on the pavement outside Western Cape Government parking garage and around the verge of the WCG outside parking in Buitenkant Street - litter, drug syringes, unsightly, human excrement.”* **Property Owner - Buitenkant Street**
- *“The questions in this survey are more aligned to individual house owners and not flat owners who may be part of a scheme. We have excellent internal security but it's the roads in the area that are very unsafe. We have recycling inside the complex.”* **Property Owner - Solan Street**
- *“Streets should have a form of communication eg whatsapp groups to discuss street problems and to work together concerning safety and keeping street clean. Occupants must also take responsibilities and not just wait on CTCC and police to keep area clean and safe.”* **Property Owner - Gordon Street**
- *“People urinating and dropping rubbish in plant pots in Glynville terrace street.”* **Property Owner - Glynville Street**
- *“The waste and poo left around homeless camps is disgusting. Not enough bins around the streets.”* **Representative of Property Owner - Roodehek Street**
- *“Dunkley House already has a recycling scheme.”* **Property Owner - Barnet Street**
- *“LGID should consider using Straatwerk- they clean Gordon, Hopeville and Courville. They are currently paid for by a resident on Hopeville.”* **Property Owner - Courville Street**
- *“The refuse of Wembley Square is put out in communally used bins but I am concerned about vagrants going through the bins as they create additional rubbish lying around in the streets.”* **Property Owner - Wesley Street**

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Parks & Recreation: Survey Responses

- *"We currently only go (by car!) to the de waal park, because we do not feel safe in any other outside area close by unfortunately. I'd love to see the Tuinplein, dunkley square or any other close-by recreational area being improved, especially for young kids."* **Property Owner - Barnet Street**
- *"While it's great to have greening of sidewalks, the correct greenery must be considered and no new alien species introduced."* **Property Owner - St Johns Road**
- *"The mural on the My City Bus place must be changed. It's outdated and gross now. Near Gardens Centre."* **Property Owner - Solan Road**
- *"Street art can dramatically offset the loss of property values from crime, homelessness, etc."* **Property Owner - Maynard Street**
- *"Tuin Plein Park to be opened to residents of Lynwol Court."* **Property Owner - Hope Street**
- *"Public skate park with security built by professionals."* **Property Owner - Hope Street**
- *"I would like to see fencing off of pavement on both sides of skate park and opposite Gardens Centre as they provide protection to street sleepers who have set up structures there, especially alongside Mill street side."* **Property Owner - Mill Street**
- *"Let's just stay realistic and remind ourselves that even the best run areas/ districts in the world are not perfect. I just came back from Europe, and honestly as long as people feel safe, have access to things important to them (entertainment, education etc.), a little graffiti here and there for example is not the end of the world. We're not Constantia, would be nice to still keen a sense of edginess and youth about the area."* **Property Owner - Buitenkant Street**
- *"The parks in the area are fenced off and inaccessible to most, and vagrants living there make them horrible places to visit. it would be amazing if these public facilities were accessible to the public."* **Property Owner - Gordon Street**
- *"Regular maintenance of the parks (cleaning and gardening services) should be the top priority in my opinion."* **Wembley Road**
- *"We are checking with Baz-Art to be part of ipaf 2024 and to have graffiti."* **Property Owner - Maynard Street**
- *"No recycling points in parks please as they attract vagrants,"* **Property Owner - Courville Street**

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Parks & Recreation: Survey Responses

- *“Not sure the listed parks are at all at a level to frequent.”* **Property Owner - Buitenkant Street**
- *“I walk my dogs occasionally and would love to make more use of the parks and the streets, but due to safety and hazardous waste concerns, and lack of bins to dispose of poop, I tend to go elsewhere. Would like to use Maynard park but it’s always locked and I don’t have access.”* **Representative of Property Owner - Buitenkant Street**
- *“I think the graffiti element could become a major part of the art. The artists seem to have respect for each others tags... might be a way of incorporating them.”* **Tenant - Dunkley Street**
- *“Parking is a problem on Barnet street I see they have paved the park next to Tuin Plein would be good to have a day or night parking option there for R 20 per day - would be much better use of space and make the city money instead of the vagrants.”* **Property Owner - Barnet Street**
- *“We walk to COMPANY GARDENS and there is a noticeable difference between CGardens & walking in the opposite direction to JUTLAND where vagrants / homeless defecate everywhere/ smells are unbearable.”* **Property Owner - Scott Street**
- *“I think it’s most important to focus on facilities that encourage community members to live in public spaces in the area. Outdoor gym, running track, children’s parks and beautifying sidewalks are all at the top of my list.”* **Representative of Property Owner - Wesley Street**
- *“Street art is a great way to show and keep a city also interesting. SA has great artist.”* **Property Owner - Glynn Street**
- *“Lets worry about a clean and sanitary , safe space without illegal and aggressive pavement squatters before we worry about recreational facilities.”* **Property Owner - Clare Street**

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Social Services: Survey Responses

- *"I don't care about PIE. squatting is theft of property, space and time. if other people do it they go to prison. It's over regulation and creating soft people / decline in prosperity. I would support a social worker but it will all depend on the efficiency and effectiveness."* **Property Owner - Buitenkant Street**
- *"I think it is incredibly ridiculous to add budget on rates considering the amount of taxes that people pay on income, vat, capital gains, fuel, rates, import tax, inflation, inheritance, ... having to charge an extra levy on rates is unacceptable. Optimize budgets and governmental structures are necessary. 400 rand a month extra will not change anything if they cannot work with the budget of rates levied on overvalued properties sometimes up to 25% my rates of a property of 3mil are equal to properties in greenpoint for 4.5-5 mil it's ridiculous as we all know where that extra tax will go and where it won't go."* **Property Owner - Buitenkant Street**
- *"It is ridiculous that we need a court order to remove ILLEGAL vagrants. They are forcing places to close and ruining our investments. They must be physically removed and made very uncomfortable if they come back. Cape Town will fall apart if this goes on longer!"* **Property Owner - Hope Street**
- *"Start seeing them as humans and not a PROBLEM to be handled."* **Property Owner - Barnet Street**
- *"Some homeless people do not want to go into shelters. We need compassion in our interactions with them. Many feel they have been rejected by society. Joblessness is the biggest problem and the biggest reason they are sleeping on the streets. COVID made things far worse."* **Property Owner - Gordon Street**
- *"Social worker/services to be more involved as most of the homeless are sick and most times default on medication."* **Property Owner - Hope Street**
- *"The city needs to respond quickly to remove squatters when residents report structures are being set up. And if they do remove squatters, these people simply return. So consistency is from City is critical."* **Property Owner - Mill Street**
- *"I believe there is a major problem with unhoused people in Cape Town but do not feel unsafe because of them. My ideal scenario would be that they have somewhere safe to go or are provided economic opportunities instead of simply being removed and relocated without solving the larger problem."* **Property Owner - Buitenkant Street**

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Social Services: Survey Responses

- *“The homeless in this area are not migrants looking for opportunities to improve their lives, they are addicts who find the convenience of petty crime to support their habit the least offensive of their options.”* **Property Owner - Gordon Street**
- *“We have been trying to sell our property for over a year and haven’t been able to due to the illegal camps in the area (direct feedback from potential buyers) This has also had an impact on the rates as the valuation of our property has now decreased significantly on the previous municipal valuation. Good for us, but not for the city.”*
Property Owner - Buitenkant Street
- *“The above social worker project should be run as a pilot project to resolve the current issue. Its success could be its failure as it could encourage new vagrancy and homelessness.”* **Representative of Property Owner - Buitenkant Street**
- *“The is too many departments passing the buck on this. Would be happy to try and get involved on this matter. Not saying i can fix it just happy to give time to help.”*
Tenant - Dunkley Street
- *“The vagrancy situation is disappointing for me personally. I am a 31 year old and own a R2 million property. I come from a previously disadvantaged background and I have worked very hard to get to the point where I can purchase property only to have squatters camp outside my apartments bedroom window. This seriously reduces the value of my property and causes disturbances for my guests living in the apartment. Why do I pay such high rates and taxes if anyone can decide to live in the area by pitching a tent on the side of the road and in the parks.”* **Property Owner - Scott Street**
- *“I don’t support the social worker because i don’t feel it would help but if i am wrong then i would strongly support if it would be a good solution.”* **Property Owner - Barnet Street**
- *“Homelessness is a social problem which is unavoidable in a money driven economy. A step to the solution is low cost housing for those who work in the city and low cost elderly homes need more attention.”* **Property Owner - Maynard Street**

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Social Services: Survey Responses

- *"To get rid of tenants or vagrants the pie act should be scrapped with immediate effect."* **Property Owner - Buitenkant Street**
- *"I would only like a social worker dedicated to getting people OFF the street and not defending them to remain vagrants."* **Property Owner - Scott Street**
- *"Like stated before, no one did anything about it during lock down, the problem have worsened. The vagrant in lower gardens are all on drug or alcoholics and this is the perfect area for all that want to scout around and steel anything and from anyone."* **Property Owner - Maynard Street**
- *"The root causes of homelessness must be addressed to meaningfully get large numbers of people off the streets: unemployment, mental health, drugs, alcohol--and these are not mere local issue."* **Property Owner - Hopeville Street**
- *"The under-bridge intersection of Buitenkant and Mill is an ongoing issue which doesn't apply to the eviction process."* **Property Owner - Mill Street**
- *"The suspect/illegal utilisation of former hospital structures in Buitenkant/Glynn is a social concern."* **Property Owner - Glynn Street**
- *"A large group of homeless people having been living on the pavement on Hatfield Street close to Roeland Street for years now."* **Property Owner - Wandel Street**
- *"This is the most important issue. I will probably only consider the CID project a success if I can feel safe walking from the Mill Street bridge to Roeland Street at night. To achieve this I think there would need to be an almost complete elimination of vagrancy, and an effective presence of safety officers at night (something like the green outfitted officers of the CCID in the CBD)."* **Property Owner - Scott Street**
- *"The LGID should support all members of society as much as possible including the vagrants who live with us. Strongly support the tackling of vagrancy related issues through compassion not punishment."* **Property Owner - Courville Street**
- *"Is the Social worker angle a proven strategy?"* **Property Owner - Buitenkant Street**
- *"Unhygienic, unsafe and drug related issues."* **Representative of Property Owner - Wandel Street**

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Social Services: Survey Responses

- *"In this context, it becomes imperative to devise a comprehensive system that transcends the mere act of relocating individuals from the streets. The focus should extend towards identifying viable employment opportunities for this demographic. The efficacy of such an approach hinges on not only facilitating their transition from street living but also evaluating their commitment to engaging in gainful employment. Central to this endeavor is the overarching objective of facilitating the reintegration of street-dwellers into a more conducive living environment, characterized by both improved living conditions and the prospect of financial self-sufficiency. To attain this, a diverse array of employment prospects can be explored and presented to them. It is paramount that the prospect of street living is superseded by the allure of a dignified existence within more nurturing surroundings, facilitated by gainful employment. While the process may necessitate stringent criteria to ascertain their willingness to participate in the proposed work opportunities, the overarching aspiration is to afford them the chance to embrace a life that transcends their current circumstances."*

Property Owner - Glynn Street

- *"Stronger effort has to be made to remove impediments that prevent vagrants from being evicted or removed from driveways, pavements etc - it can not be that the rights of rate paying residents are infringed upon by vagrants willy nilly with no consequences. Especially when the city provides support to getting people off the streets, accepting help should not be a choice for vagrants and squatters, but enforceable. Rate payers already pay rates for such services as safety and security, cleanliness and maintenance of infrastructure - these funds are being hijacked for other purposes and spent in other areas. It is a silly concept that property owners are now asked to pay additionally rates in order to enjoy some of the benefits which they are already paying for in their monthly, steeply increasing rates accounts. First prize is to make efficient use of funds already collected - the answer is not always just to charge more. The redistribution of rates has been going on for decades now with little to no tangible positive results - all that is being achieved by this policy is that we are raising generations of citizens that expect more services than they pay for and in the long run it is unsustainable. While I see the system as flawed, we will contribute something extra, but under the circumstances it is a grudge purchase , given that we already pay rates for these services."* **Property Owner - Clare Street**

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