

05/05/2017

REPORT ON REQUEST BY CCID FOR INSTALLATION OF OFFICE AND STORAGE CONTAINERS ON VACANT SPACE AT TOP OF 'PADDOCKS' – COMPANY'S GARDEN

Background :

In February 2017, a proposal was made by the CEO of Cape Town CCID, Mr. Tasso Evangelinos, to install CIDS Security Office / Straatwerk Maintenance-storage containers in an unused corner at the top-end of the area of The Company's Garden called 'The Paddocks'. This area abuts the gravel service road which is an extension of Avenue Street. There is ongoing trouble with 'illegally' parked cars there and /or shelters erected by homeless people. It borders the unsightly vibacrete fence which is the lower boundary of Cape Town High School.

The Paddocks area is very problematic as many homeless people loiter there during the day and accost /harass the passing school-children of 'Gardens Commercial School' which is also adjacent as well as other visitors and tourists. There are issues of safety and security as there are regular incidents of cell-phone theft and muggings attributed to petty criminals who mingle with the homeless people.

This proposal was tabled at the March 2017 'Company's Garden Steering Committee' and was supported as a potentially beneficial partnership whereby the CCID Security Staff would be able to keep a better control of this situation being in close proximity to the area. The offices would also require water and electrical connections and the appropriate Departments will be contacted. Porta-toilets would also be installed in the area at the rear of the containers.

The entire space proposed for the containers measures 10m x 23m . The entire space will be enclosed by a wood-slat fence 1,8m high which will be exactly the same as an existing 'refuse storage area' which occupies a space at the opposite end of the area proposed. The uniformity of the fencing will provide an aesthetic and unobtrusive view of the site. A permit was previously obtained for the fenced storage area from HWC.

The presence of these offices and the Security Staff who would occupy them will be a great benefit to the area and an asset for the City – this project speaks to a 'Safe City' /'Opportunity City' / 'Caring and Well-Run City' .

There are regular complaints from the public about the 'vagrants' who occupy this area as well as the litter they leave. Gardens staff have also to deal with the 'human waste' in plant beds and in corners and this is a health-hazard which would hopefully be minimised by the presence of the CCID staff.

Cllr. Dave Bryant, Ward Councillor for the area expressed his support in a mail dated 17/02/17

Dear Tasso,

Thanks for the mail and the request. I would support this proposal and would recommend that this be tabled at the upcoming Company's Gardens Steering Committee meeting.

Regards, Cllr. Dave Bryant Councillor: Ward 115, Chairperson: Sustainability and Resilience

The original mail (16 /02/17) from Mr. Tasso Evangelinos reads :

Dear Dave (Bryant) / Rory , as you know the CCID has been involved in a number of projects together with both the City and Province around public space.

Two of these projects are;

- 1. Safety Ambassadorial Project: Provincial Department of Community Safety in partnership with Chrysalis Academy and CCID launched this project and it has been running very successfully for the past year. DOCS is very keen to extend this project for another 2 years+. We currently have 2 Security Kiosks in the Gardens , the students (approx. between 10 and 20) act as our eyes and ears on the ground and work very closely with our 4 sponsored CCID Security and who are overall managed by a dedicated Company Gardens / Government Avenue Security Manager (Mark Carelse) . We are more than happy to share the quarterly reports with you which highlights all the successes.*
- 2. Straatwerk Road Maintenance and Technical team: To be effective , our dedicated Road maintenance & Technical team from Straatwerk need to be centrally and conveniently located in the CBD to enable them to go out on a daily basis to provide a free public service. This team is supported by the City's Roads department , under Johan De Beer , in the form of materials and supplies to enable them to repair any minor defect in public space.*

We would like to request permission to place office containers at the back of the Gov Avenue / Company Gardens , up against the Paddocks wall. Please see attached photos and example of the office container. These offices are smart , non-permanent , insulated with electrical plug points & aircon and very secure.

We believe that the back of the Paddocks is the perfect site for these offices. Its out of the way , {the containers are } visually appealing , standardized , do not interfere with the roadway or sight lines. They can be easily moved if need be .

In return we would like to offer the following services;

- Clean and maintain the site on a daily basis ,*
- Beautify the surrounding space.*
- Repair any minor road or other defects inside the Company Gardens / Government Avenue.*
- Contribute a monthly stipend to the Company Gardens Fund.*

I would appreciate it if you could please consider our request.

There was a comment from City Heritage Dept. during the 'Steering Committee' meeting that SAHRA (National Heritage Authority) would have to give permission for this as recently, the Government Av. and The Paddocks have been gazette as National Heritage sites whereas the Company's Garden /Delville Wood Memorial Garden remain Provincial Heritage sites under the auspices of 'Heritage Western Cape' (HWC) .

In the interim SAHRA has been contacted and the motivation for this installation of container offices is in progress with them.

Another issue which arises is Property Management process in terms of the MATR (Material and Asset Transfer Regulations) I have contacted Mrs. **Rachel Schnackenberg**, Manager: Property Holding, 13th Floor Civic Centre, **Tel:** 021 400 5246; **Cell:** 078 8693 462; rachel.schnackenberg@capetown.gov.za

Mrs. Schnackenberg's advice is to enter into a 'Management Agreement' with CCID which will follow due process in terms of MATR while not requiring Rec.&Parks Dept. to go through the complicated process of arranging a lease and rental from CCID which may, in any case, jeopardise the whole project in terms of financial viability.

A 'Management Agreement' can be drawn up as well as a completed 'Annexure A Application Form' (see attached) which deals with 'non-viable property' and these can be submitted to Sub-Council for approval in order for CCID to be permitted to occupy this small corner of City property.

Discussions are in progress with CIDS about the terms of an MOU relating to this proposal and the terms of this could also form the framework of the 'Management Agreement'.

Mrs. Schnackenberg has offered her assistance to guide me through the process of relevant reports and submissions.

While this proposal is on the table, it would be opportune if 'The Company's Garden' could also purchase a container for storage purposes and install this at the same time as the CID's containers are installed (if all approvals are gained .) There is a need for extra storage in this area for : a. irrigation equipment and b. for events /functions equipment – the Paddocks is the Garden's 'function venue' where many weddings and private functions are held as well as 'The Good Company Farmer's Market' during the summer months – it would be very useful to be able to offer storage of chairs and tables etc. as these are normally delivered prior to the event and it becomes a problem each time to ensure the equipment's security overnight – such a storage container facility would be very useful and could be purchased via the 'Company's Garden Trust Fund' if not through the normal Capex budget / SCM processes.

Please find the attached pictures and plans of the area and proposed containers.

Please advise of your thoughts and comments.

Thank you,

Rory Phelan.