



City Improvement Districts

**Managing, promoting and developing
the
City Improvement District concept
in Bangalore**

**(Cape Town used as an example of the successful
implementation of a CID)**

**A history of development economics, PPP
and creditable and measurable change**

Challenges in the Cape Town CBD Mid 1990s

- ❑ *Growing vacancies – all grade office accommodation*
- ❑ *Capital flight to decentralised business nodes and regional shopping centres*
- ❑ *Loss of value in buildings and municipal rates base*
- ❑ *Decline in tourism numbers*
- ❑ *Critical shortage of parking*
- ❑ *Unmanaged kerbside parking*
- ❑ *Badly managed public space*
- ❑ *High and rising crime rates*
- ❑ *Litter and illegal dumping*



History and International Spread of CID's

(CID's are not a new idea)

Canada

- *1963 First Voluntary CID established in Ontario, Canada*
- *1969 First legislation approved*
- *1970 First legislated CID established – “Bloor West Village Business Improvement Association” (BIA)*
- *By 2004 over 300 CIDs operating in all 6 Canadian Provinces*

United States

- *1975 – First CID established – “The New Orleans Downtown Development District”*
- *1982 CID Legislation adopted in NYC*
- *About 1000 CIDs operate currently*
- *40+ in NYC and 40+ in LA*
- *International Downtown Association (IDA) – traditional ‘home’ to CIDs*

Building Blocks for Regeneration

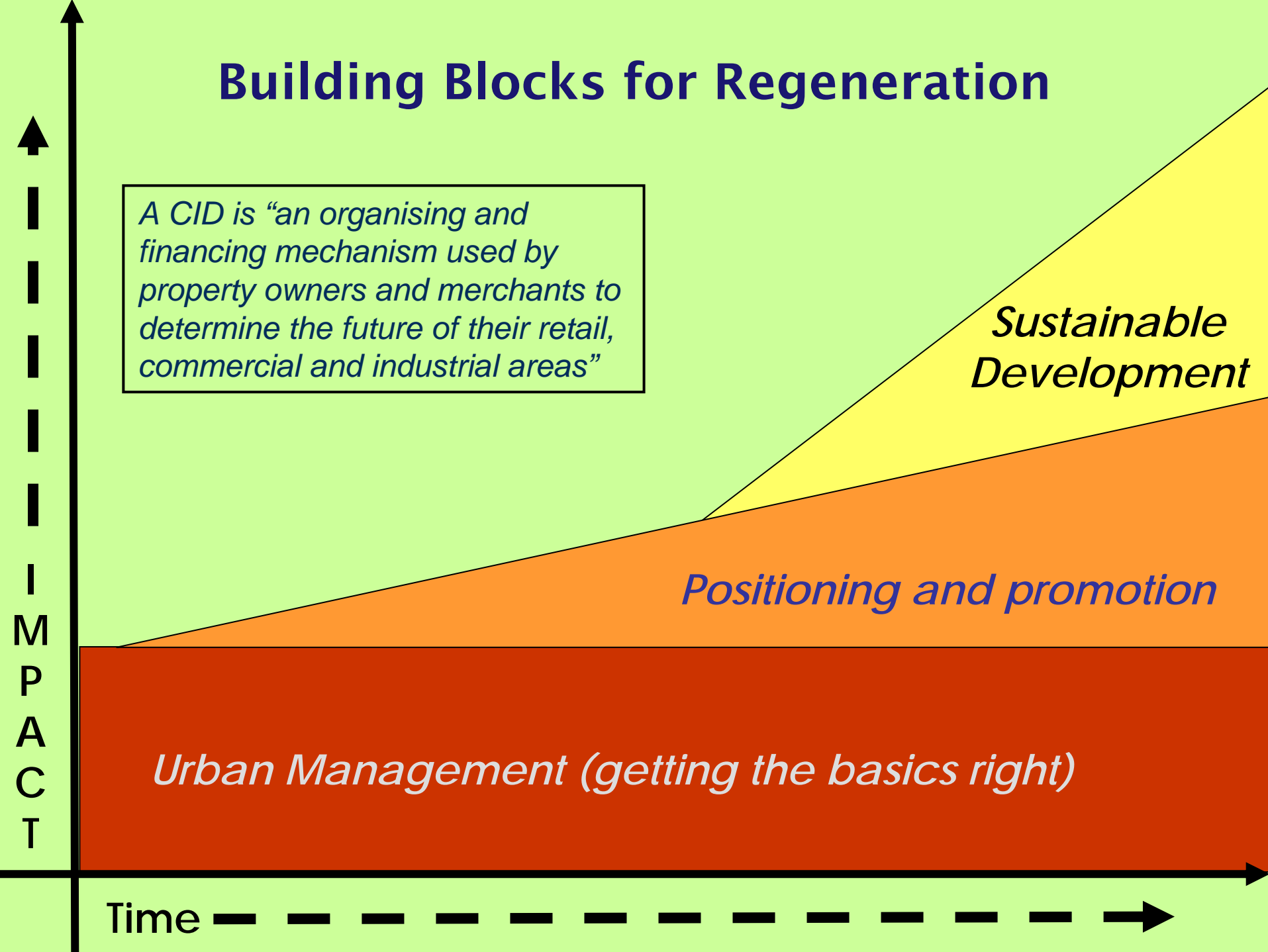
A CID is “an organising and financing mechanism used by property owners and merchants to determine the future of their retail, commercial and industrial areas”

Sustainable Development

Positioning and promotion

Urban Management (getting the basics right)

Time



City Improvement Districts

- *First City Improvement Districts (CIDs) established in Cape Town in 2000 (14 now in existence)*
- *CIDs are public/ private partnerships which focus on getting basic urban management systems in place in business areas to create an enabling environment for economic growth, investment and job creation*
- *CIDs are governed by a City By-Law*
- *Funded by property owners via additional levy on rates*
- *Enable provision of additional services - top-up, not substitute*
- *Promote accountability: Monitoring delivery of municipal services*



CAPE TOWN CITY IMPROVEMENT DISTRICT BY-LAW

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD



CAPE TOWN
PARTNERSHIP

Prepared by
CAPE TOWN PARTNERSHIP
and the
CITY OF CAPE TOWN

What do CIDs do: Quality Urban Management

- ❑ *Safety and security*
- ❑ *Social development: Community Court, employment projects; homeless children and adults*
- ❑ *Cleansing: waste removal, sweeping, illegal dumping, recycling*
- ❑ *Graffiti and illegal posters*
- ❑ *Noise: Clubs and pubs*
- ❑ *Building waste management*
- ❑ *Management of public space*
- ❑ *Management of informal trading*
- ❑ *Traffic and parking management*
- ❑ *Storm water drainage*
- ❑ *Street furniture*
- ❑ *Film shoot management*
- ❑ *Signage and public information*
- ❑ *Painting of street poles and road markings*



Measuring The Impact

- ❑ *Urban regeneration: 167 developments*
- ❑ *Investment: R12bn*
- ❑ *Property values: vacancies (4%), rentals (A grade office up to R115/sq. m)*
- ❑ *Residential and mixed use development (3 000 new apartments)*
- ❑ *Economic growth and jobs*
- ❑ *Poverty reduction and social development*
- ❑ *Quality of public spaces*
- ❑ *Quality of public services (25 000 issues logged)*
- ❑ *Growth of municipal rates / income base*



Where To From Here

- ❑ *Continue support to existing property owners and developers – multi-use buildings, public-private partnerships developments*
- ❑ *Continued support for City of Cape Town and Western Cape Provincial programmes – public space upgrades, social housing*
- ❑ *Expansion of economic and social development programmes – night time economy, hospitality industry, creative industries*
- ❑ *Promotion of greater access and inclusivity – public transport, festivals and events*
- ❑ *Enhanced marketing and communications with a goal towards developing a simple single centralized brand identity for Cape Town Central.*
- ❑ *Become the driver of environmental issues, particularly in areas of energy efficiency*



2010 and Beyond . . .

Implications for Bangalore

- *Additional city revenue - added value of the city rates roll*
- *More employment across the metropole*
- *Greater diversity of economic activity*

Cities with overstretched resources need to form partnerships

A proven means through the establishment of City Improvement Districts to assist municipalities to achieve their growth and service goals

