

PAARDEN EILAND CITY IMPROVEMENT DISTRICT
CHAIRMAN'S REPORT FOR YEAR 01 JULY 2018 – 30 JUNE 2019

I have pleasure in presenting the Chairman's 14th Annual Report of the Paarden Eiland City Improvement District for the period ending 30 June 2019.

EXECUTIVE BOARD

- The Executive Board, agreed to at the 13th AGM, consisted of 6 (six) members, with the option of co-opting an additional member.
- Les Holtzhausen was re-appointed Chairman, Eric Stephen remained as Public Officer and Vice-Chair, Glen Brockhoven retained the portfolio of Environmental Maintenance, Laurence Gawronsky (Traffic), Greg Goodall (Safety & Security) and Rob Tiffin (Company Secretary).
- A seventh member was not co-opted.
- The City Council representatives were Councillors Dave Bryant and Fabian Ah-Sing, while Councillor Errol Anstey represented both Councillor Bryant and Councillor Ah-Sing whether they attended meetings or not.
- Six executive meetings were held during PECID's fiscal year where Paarden Eiland interests were evaluated, considered and implemented.

ACHIEVEMENTS & ACTIVITIES DURING THE YEAR - Measured against the goals set in our business and implementation plans.

E ENVIRONMENTAL GOAL E1.1 – E1.11

- Our PECID Environmental Team (PET), made up of seven members and a supervisor continued with the onerous task of keeping kerbs and pavements clean.
- It is disappointing to note that the City failed to do any of the streets except, as far as our records show, only once in Marine Drive during the entire year. We will continue to hold the City to account, but it is clear that we will need to realise that more and more traditional municipal functions are being passed on to the CIDs.
- Keeping eighty roadsides clean, stretching over 50 kilometers, is a formidable monthly task for such a small team, particularly as that is not the only work they perform.
- Grass verges not cared for by the City were cut and gardens and parks tended.
- Solid Waste provided three skips for street litter collected by our team and by collecting them regularly, saved our trips to the waste depot in Woodstock.
- Cleaning around illegal campsites continued to be a repulsive task where human filth and waste had to be cleared. Until such time as the City puts measures in place to prevent displaced people squatting under bridges or in embankment foliage, the nauseating battle to keep our area acceptably clean, will continue.
- Yet another year passed without an Informal Trading Plan for Paarden Eiland. We again continued with our own plan registering roving traders and keeping tabs on their movement when in our area. Stationary vendors continued to operate without interference by PECID, except to check permits.
- Despite several reminders to the City, our appeal to Law Enforcement to intervene with an illegal trader operating in two areas with permanent structures is still outstanding at the date of this report.
- Our membership of the Protected Areas Advisory Committee was approved for another three years and PECID was represented at all meetings.
- Sound co-operation continued between PECID Management and the City's line departments, although in some cases property and business owners showed some impatience when potholes etc were not dealt with immediately. The City has a normal turn-around time of 30 days for all work except that which is considered an emergency, such as water and traffic lights.

PROJECT E1.PP2

ASSIST TBNR ZOARVLEI SECTION IN CLEAN-UPS

- Our Environmental team continued to assist with clean-up operations in the Zoarvlei Section of the Table Bay Nature Reserve.
- With the supplementary efforts by employees of the Expanded Public Works Programme, the wetlands began to be visibly cleaner and less inhabited by illegal campers.
- PECID added value to the operations by supplying between 10 and 20 casual workers to boost the workforce.

PROJECT E1.PP3

CONSERVATOR PROJECT IN PARTNERSHIP WITH THE CITY AND CTEET

- The completion of the second year of a three-year contracted term showed the immense significance of this project.

- With his environmental astuteness and forward-thinking plans, Site Manager, Reward Nzuzo, has been instrumental in making great improvements in the wetland area.
- Following a tip-off from a business in Gray Street, three people were apprehended for lifting protected plants.
- Concerted efforts were made to remove alien plants and PECID provided and planted wooden bollards to prevent illegal vehicles accessing the Reserve.
- PECID supported the excavation on the edge of Gray Street where compacted gravel was removed to restore a portion of the Nature Reserve affected by infilling. Part of this particular project had first been mooted as far back as 2013.
- We funded four information boards declaring the Zoarvlei Section a protected area within the Table Bay Nature Reserve.
- A serious dumping incident caught on camera was forwarded to Reward who had no hesitation in handing it over to Solid Waste Law Enforcement, who, in turn, successfully dealt with the culprits.
- At time of writing this report Zoarvlei Conservator will begin his third year and PECID will be appealing to members to confirm an extension of the MOU with the City and the Cape Town Environmental Education Trust.

E.2. GREENING & ENHANCING

- All planting was stopped due to severe drought conditions and we simply tried to cope with protecting what we have.
- Vandalism in our parks continued where limbs from young trees were ripped off and discarded/
- Bricks were lifted from our pathways with the ultimate arrest of the thieves.
- The pathway in Nautilus Park was re-established and recovered bricks from another "stolen" pathway were donated to Cheshire Homes.
- We provided new concrete bollards to protect the garden at Milner Street entrance from being destroyed by visitors to the Milnerton Traders' Market.
- We planted wooden bollards at Nautilus Park and top of Natal Street to thwart motorists entering the public open spaces illegally.

PROJECT E2.PP1

PROCURE MORE TREES

- Ditto as per last year; the procurement of more trees was again put on hold due to drought conditions.

FURTHER RECLAMATION & GREENING OF PUBLIC OPEN SPACE ERVEN 17458/64/65 (NAUTILUS STREET NEXT TO THE BRIDGE)

- Constantly delayed by the City's legal processes and after more than four years of waiting to implement this project, City Parks eventually gave the go-ahead in June.
- Site meetings were held and we were requested to first fence off the area before Department of Roads be asked to excavate the compressed area.
- The project is set to begin in earnest during the 2019/2020 season.

E.3. POLLUTION

Air pollution as a result of illegal fires at businesses was reported to and addressed by Station Commander Canterbury of Fire and Life Safety.

Illegal dispensing and storing of flammable liquids were similarly addressed.

E.4. MAINTENANCE

- General maintenance continued on roadsides, drains, grassed verges, parks and gardens. When issues were beyond PET's capabilities they were handed over to the City, via C3 notifications.
 - Drain covers 31 down by 4
 - Potholes 30 same
 - Sinkholes 01 down by 1
 - Street lights 42 up by 19
 - Traffic lights 22 up by 9
 - Water leaks 31 down by 13
 - Dumping 03 up by 2

Other

- Flooding 07
 - Grass cutting 04
 - Damaged trees 03
 - Traffic 15
 - Abandoned vehicle 04
 - Miscellaneous 12 including illegal trading, fires & signage
- The shocking degradation of the grass verge, between Marine Drive and Service Road, by truckers waiting to enter the Port, continued unabated.
 - Several meetings were held with the City and Port authorities to discuss the way forward.
 - Despite vigorous discussion and suggestions by various role-players, including Ports Engineer, District Engineer TDA, Traffic Services, Law Enforcement, Chairman of the Container Truck Association and others, no solution was forthcoming.
 - The Port had plans in place to include a holding bay in an area yet to be established, but this was long term and would probably not come to fruition for another five years.
 - More restrictive lines were painted and no parking signs installed to enable Traffic and Law Enforcement to issue necessary penalties. This, however, had done little to help the situation.
 - To block truckers from mounting the verge, PECID sourced some stunning large boulders from a nearby quarry. Understandably, this was frowned upon by the City, assumedly due to accident liability. Hit a rock, you're sure to come off second best; hit a steel barrier, you probably stand a better chance.
 - The Port appointed HHO Consulting Engineers to investigate and report back on the trucks waiting to pick up or dispense harbour loads and the impact they had on the surrounding area. While we were included in their investigations, we have not been privy to the outcome, if any.
 - At the time of writing we are sourcing quotes for steel guardrails to protect the verge with a view to rehabilitation.
 - The three-way stop at the T-junction of Marine/Service and Section Streets. recommended by Traffic Services is still "on the table".

PROJECTS

E.4.PP1

REPLACE BROKEN FENCING - UPDATE

- As at last AGM we were still waiting for refund of our surety from the City in the amount of R348 350,00. We received it in May; unfortunately, no interest was received as this is against Council policy.
- Two separate vehicle accidents caused damage to the new fence which were repaired promptly.

§ SAFETY & SECURITY GOAL

Maintain Crime at Current Low Level

- Based on last year's crime stats, we learned a hard lesson that one swallow does not make a summer, and our aim to keep crime levels down took a bit of a knock.
- Blame is apportioned largely to our justice system and the release from Pollsmoor of several known, regular Paarden Eiland criminals.
- A large percentage of illegal access into buildings was through roofs where no alarm beams were installed.

S1 & S2 CAMERA SURVEILLANCE & GROUND PATROL

- The close co-operation between Camera Controllers and Patrol Officers resulted in a number of successful arrests, including impoundment of vehicles involved in burglaries.
- Our teams were instrumental in nabbing three burglary suspects and the recovery of a hijacked vehicle.
- Especial appreciation was received from SAPS for the excellent arrest of four suspects involved in a car-jamming incident.
- PECID's communication with the LPR Group served purpose after purpose with relevant information being sent through when suspicious vehicles were spotted, and this info was subsequently forwarded to the authorities.
- Positive, saved footage of incidents was regularly supplied to SAPS for court cases.

- Continued distribution of regular weekly news encouraged networking, which meant vital information, detected by business people in regard to suspects, often assisted our safety and security efforts.
- We attended a total of 45 fires, thirteen of which needed to be extinguished by Fire Protection Services from Brooklyn and surrounds.
- As part of the protection of those travelling to and from, or through, our CID area, PECID Officers continued to patrol the IRT lanes between Woodstock and Zoarvlei and came to the assistance of several victims of armed and attempted robbery.
- Traffic Services often came to our assistance during the year, particularly addressing traffic violations by taxi drivers and illegal use of one-way streets.

PROJECTS

S1.PP1 Additional Cameras

- Twenty-five static cameras were installed in strategic, nominated positions to provide additional video coverage in support of the 22 PTZs, which already formed part of the system.
- The Cathexis platform was upgraded and a 64 channel NVR was installed to cope with the increase in surveillance cameras and provide efficient upgrades for additional cameras in the future.
- The installation of static cameras proved to be an exceptional boost to our security, particularly for the retrieval of recorded footage for the relevant authorities.
- The service provider, awarded the maintenance contract for the PECID CCTV system, failed to comply with the SLA and subsequently lost the contract.
- Silva Group, already contracted for the PECID Wi-fi network, was awarded the camera maintenance contract and PECID's CCTV system has never looked better.
- Additional high-sites were developed to eradicate interference and interruptions experienced by having only one on the top of Section Street Business Centre.
- Manny da Silva of the Silva Group instituted a training programme on basic understanding of the developing CCTV system.

S3. SAPS MAITLAND

- While it is difficult to offer sound reason for the increase in crime, we were very aware that SAPS was under extreme pressure due to lack of the necessary member quota to deal with the large area falling under Maitland, of which Paarden Eiland forms part.
 - Burglary Business: 73 up by 29
 - Theft of motor vehicle: 6 down by 3
 - Theft from & out of motor vehicle: 65 up by 29
 - Armed/Business Robbery: 6 up by 2 (4 of which were DAFF)

In addition:

- Car jackings: 2
 - All forms of robbery, total: 15
 - Assault: 7
- The number of burglaries may seem high, but the figure represents one in every 10 businesses affected during a twelve-month period. Members should be reminded that they are responsible for the protection of assets inside their properties.
 - Theft out of and from motor vehicles was mostly due to organised syndicates operating throughout the Western Cape and beyond.
 - Four of the six robberies took place at a government storage facility and carried out by a highly professional group, in which there was one murder of a security guard. The other two robberies were in Auckland Street, one of which was a bank following.

SR SOCIAL RESPONSIBILITY GOAL

SR1 DISPLACED PEOPLE

- The delayed three-pronged operation, to deal with littering and dumping, homeless people and recycling facilities, took place in July and August. Participants in the operation were Informal Settlements, Water & Waste By-law Enforcement and PECID. Illegal campers and displaced were visited and given notices of compliance and advised to move from the sites with their belongings, as

per the City's requirements. Frankly, not much notice was taken and the displaced continue to have a negative effect on our surroundings.

SR2 JOB SEEKERS

- PECID's permanent six-man team of cleaners was increased to seven.
- We continued to employ casual labour at least once a month and a minimum of two hundred men were given the opportunity to at least earn a day's wages.
- CVs of job-seekers are copied and stored in the event of possible connection to prospective employers. CVs of several men seeking security positions were forwarded to relevant companies.

M MARKETING GOAL

- Thanks to the strategic location of the Paarden Eiland City Improvement District, the formidable consequence of owning property here, is unparalleled.
- The future of Paarden Eiland as a commercial and industrial node is due to transform fairly radically with rezoning to include residential.
- Although rezoning will generate its own problems, it will be minor compared to the vibrant growth the changes will bring.
- While our brag has always been the locality of Paarden Eiland and its closeness to the City, harbour, ocean-side and main arterial routes, we have much, much more to offer investors.
- Besides a safe and clean environment, the many green public open spaces, parks, waterways and a wetland section of the Table Bay Nature Reserve are attractions on their own.
- A quick visit to the City or to main tourist attractions in and around Cape Town is a simple matter of jumping on one of the modern MyCiti buses regularly running through Paarden Eiland.
- As a whole, the Paarden Eiland City Improvement District provides everything from industrial shoemakers and commercial showrooms to high-tech office space and trendy coffee-bars. Soon there will be an upmarket hotel and stylish apartments on offer. What more could an investor possibly want?

The PECID Board of Directors have demonstrated their commitment to all Paarden Eiland property owners by continually ensuring no stone is left unturned in upholding a safe and environmentally pleasing area expected of a City Improvement District. We are confident that the next year will prove as good as the last.

THANKS

PECID's sincere thanks and appreciation go to:

- The City line departments, with particular reference to Solid Waste, Traffic Services and Law Enforcement, for their co-operation.
- Maitland SAPS for trying their best to contain crime in Paarden Eiland with minimum resources.
- Excellerate, our security service provider, who play the vitally important roles of camera monitoring and public safety.
- Silva Group responsible for taking complete care of our CCTV network.
- The City's Inter Services Liaison Office who control our legal status and monitor our financial affairs, with particular reference to Bonita Ascott and Nomnikelo Halana, for their input and assistance in respect of fiscal documentation and electronic communication respectively.
- Councillor Anstey for being the liaison between PECID and the City.
- My fellow Board members for their continued support.
- As always, my special and heartfelt thanks to Patricia and Brynie who are at the coalface of the CID and deal with most of the daily functions calmly and efficiently. There are occasions when their "happy-face" masks drop and a different character takes over, but this is understandable considering some of the matters they contend with. Please know that your dedication and efforts are appreciated very much by all Board members and I am sure this applies to the entire industrial community we serve.


LES HOLTZHAUSEN
30 JUNE 2019