

CLYDESDALE VILLAGE ASSOCIATION ANNUAL REPORT 2024/25

March 2025

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CHAIRPERSON'S REPORT

Dear Members of the Clydesdale Village Association,

It is with great pride that I present this year's Chairman's Report, reflecting on our progress, challenges, and achievements as a community. Over the past year, we have demonstrated remarkable unity and resilience, reinforcing our commitment to making Clydesdale a safe, vibrant, and thriving place to live.

Community Upliftment Project (CUP)

One of our most impactful initiatives this year has been the Community Upliftment Project (CUP). The project was approved, and quotes for fencing have already been requested and are being finalized. These efforts aim to improve public areas and support local businesses. We look forward to expanding this project in the coming year.

Monitored Access Project

Security remains a top priority for our association, and the implementation of the Monitored Access Project has been a significant milestone. We are currently in the process of receiving quotes for Phase 2 of its implementation, which will further enhance access control and surveillance measures. The progress made so far has been possible due to the generous contributions from our residents, and we sincerely appreciate the support. As we roll out the upcoming phases in 2025, we encourage everyone to continue their positivity and commitment to making this project a success.

Clydesdale Precinct Plan

The Clydesdale Precinct Plan is a forward-thinking initiative aimed at shaping the future of our neighborhood. This strategic plan focuses on sustainable development, infrastructure improvement, and preserving the unique character of Clydesdale. Through ongoing consultations and collaboration with stakeholders, we are laying the groundwork for a well-planned and inclusive community.

Enhanced Police Patrols and Community Resilience

Security concerns have been met with strong action, and I am pleased to report that police patrols in our area have increased significantly. This enhanced presence has contributed to a noticeable decrease in crime and has reinforced our collective efforts to maintain a safe environment. More importantly, our community has shown unwavering fighting spirit—standing together, supporting one another, and taking an active role in safeguarding our homes and streets.

Beautification Team Efforts

Our Beautification Team has been working tirelessly with limited resources to enhance the aesthetic appeal of our community. Their dedication and creativity have led to remarkable improvements in our public spaces, including Walker Spruit, clean streets, and a well-maintained Myrtle Park. Despite the constraints, their efforts have been met with great success, making Clydesdale a more beautiful and welcoming place for all residents. We extend our heartfelt gratitude to everyone involved in this initiative and encourage continued support for their work.

Service Delivery Concerns

We have observed a noticeable drop in the quality of service delivery from the Municipality, which has posed challenges for our community. However, we are actively addressing these concerns by working closely with our councillor, Shimmy Mashamaite, and a newly appointed specialist, Juanita de Plooy. Shimmy has stepped in more than once for Clydesdale, and I have no doubt that he will continue to do so. We remain committed to advocating for better municipal services and ensuring that our community receives the attention and support it deserves.

Looking Ahead

As we move forward, our focus will remain on strengthening community engagement, enhancing security measures, and implementing sustainable development initiatives. We will be expanding the Community Upliftment Project (CUP) and advancing the Monitored Access Project with the implementation of further phases. Over the past year, we have felt a noticeable energy in creating



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the area we want, rather than waiting for someone else to do it for us. I extend my gratitude to all residents, committee members, and partners who have dedicated their time and effort to making Clydesdale a better place for all.

Let us continue to build on this momentum, working together to create a community that is safe, inclusive, and thriving.

Yours sincerely,

Kaz McFadden

Chairman

Clydesdale Village Association

FINANCIAL REVIEW

The 2024 Financial Statement is dominated by the payment received from ABLAND as agreed during the development of Loftus Park of R 1,347,500.00. These funds were paid over to the Clydesdale Monitored Access NPO, towards to application and implementation of this initiative.

The Annual membership fees (R300 per property) remained one of the main sources of income in 2024. Fees for 2025 are payable in cash at the AGM, or via EFT to:

THE CLYDESDALE VILLAGE ASSOCIATION
STANDARD BANK – HATFIELD (Branch code 011 545)
PLUS PLAN Account no: 01 343 3792
(Reference: surname, street number and street name)

The CVA finances were further supported by donations from the community, which are applied to specific projects, such as street cleaning, or web hosting fees.

The largest expenditures related to street cleaning, the finalisation of the Precinct Plan and the application for the Monitored Access initiative.

Clydesdale Village Association **Financial Statement**

BALANCE BROUGHT FORWARD: 1 JANUARY 2024 **25,189.93**

Standard Bank Plus Plan account balance

22,189.93

Petty Cash Balance

3,000.00

REVENUE **1,377,108.00**

Monitored Access Donations ABLAND	1,347,500.00
Bank interest	3,738.00
Member fees 2024	10,800.00
Street Cleaning Donations	14,570.00
Web Hosting Donations	500.00

EXPENDITURE **- 1,393,398.78**

Monitored Access Payments NPO	-1,350,000.00
Traffic Assessment	-23,000.00
Bank fees	-246.50
Web Hosting	-7,452.28
Street Cleaning Expenses	-11,700.00
Printing	-1,000.00

TOTAL ASSETS:	8,899.15
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BALANCE BROUGHT FORWARD: 1 January 2025 **8,899.15**

Standard Bank Plus Plan account balance	7,699.15
Petty Cash Balance	1,200.00

BEAUTIFICATION

The beautification team is doing their best to maintain and enhance the character of our neighborhood. A well-kept neighborhood looks and feels better and is more pleasing to the eye.

The team keeps the streets, sidewalks, Myrtle Park, and Walker Spruit clean, and believes a clean community will discourage littering and illegal dumping, for people are less likely to litter where they do not already see litter.

The current budgetary impact of one Saturday's cleaning on the CVA

The wages for the workers, removal of the garden refuse and petrol are R1500/day. When we need more than one trip for the removal of refuse, it is R2100/day.

The above expenses are without the purchase and replacement of garden tools like shovels, rakes, gloves, wheelbarrows etc.

How can you help us?

- ★ Refrain from dumping garden or house refuse on sidewalks or in parks.
- ★ Report vandalism and broken infrastructure to your street representative.
- ★ Participate in clean-up events, even if it's only once a month for an hour.
- ★ Pick up litter near your home, even if it's not your litter.
- ★ Pet owners please make sure to pick up after your pets.
- ★ Be the kind of neighbour you would want to have.
- ★ Contribute to the neighborhood's cleanliness by keeping your own home looking at its best.

If you witness illegal dumping, please inform your street representative immediately.



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Any SMALL financial contribution towards the beautification project can make a SIGNIFICANT difference in helping us keep on doing what we are doing.

Regards

Andriesa Ferreira

Beautification

CLYDESDALE PRECINCT PLAN

Clydesdale Draft Precinct Plan

Clydesdale Draft Precinct Plan has been subjected to the CoT Public Participation Process (PPP) Date for the closure of objections is 14 April.

SUMMARY OF THE DRAFT CLYDESDALE PRECINCT PLAN'S PURPOSE, VISION, CHALLENGES AND OBJECTIVES, DEVELOPMENT PROPOSALS AND IMPLEMENTATION FRAMEWORK

1. The purpose of the Clydesdale Precinct Plan

The purpose of the Clydesdale Precinct Plan was to ensure appropriate urban design for the effective integration of infrastructure and facilities within the larger node on a detailed level of spatial planning.

2. The vision of the Clydesdale Precinct Plan

The vision of the Clydesdale Precinct Plan can be summarised as follows:

- a. A neighbourhood with the role and function of a village-like, small, well-balanced, mixed-use but mostly residential character
- b. A safe neighbourhood where people can walk on the streets day and night without the fear of getting mugged, where residents can live without fear of armed robbers and hijackings.
- c. A neighbourhood where people can enjoy clean streetscapes and open spaces and walk along the Walkerspruit on well-kept walkways, without the fear of encountering dumped rubbish, rats and human secretions
- d. A prospering neighbourhood, where people can expect a return on their property investment
- e. A neighbourhood showing respect for heritage
- f. A neighbourhood acting as a "green lung" within the built-up area

3. Challenges of the Draft Clydesdale Precinct Plan

- a. Demand for housing:
Obtaining higher building densities (without creating barren ecological zones), to benefit the environment and the health of the community.
- b. Urban decay:
Preventing further urban decay in the area. Urban decay as identified in the SWOT Analysis of the Draft Clydesdale Precinct Plan
- c. Growing safety and security issues
Crime is one of the largest concerns and threats in the neighbourhood, confirmed as part of a community survey.

4. Objectives of the Draft Clydesdale Precinct Plan

- a. Proposal for measures to lower the occurrence of criminal activities
- b. Proposals for densification which will not be detrimental to the historic residential character of the neighbourhood
- c. Proposals of building controls that will benefit both new development and existing residential properties
- d. Proposals for the beautification and the safe making of open spaces in the study area
- e. Proposals for a healthy balance of land uses
- f. Proposal for the management of the Council Houses in Clydesdale

5. Development proposals for the Clydesdale Precinct Plan

Development proposals have been based on best practice standards.

SUMMARY OF DEVELOPMENT PROPOSALS:

a. Natural environment

Urban management relating to city properties, parks and Walkerspruit is essential to deter criminal elements – ownership needed (Recent CUP application has become relevant)

b. Demographic and socio-economic profile

Family-orientated residential living is to be encouraged by the proposed safety and security plan and by the thorough application

of building controls.

c. Contextual and spatial issues

- i. A well-considered, publically participated Precinct Plan as a tool for positive development.
- ii. Thorough application and enforcement of the Precinct Plan.
- iii. Raise density on the usable remaining area of properties occupied by a house for which a demolition permit can not be obtained.
- iv. The Clydesdale Precinct Plan promotes a more consistent spread of densified areas throughout the neighbourhood through midblock densification.
- v. The Clydesdale Precinct Plan clarifies the merit provision in the RSDF regarding heights and consequent densities concerning solar access and overlooking, whereby solar access and overlooking guidelines are to be observed adjacent to high heritage value properties.

d. Safety and Security - movement networks

The Clydesdale Precinct Plan propose development that is conducive to a safer environment, especially encouraging pedestrian safety.

e. Built environment

The Clydesdale Precinct Plan encourages:

- i. Noise-free environments through noise control
- ii. Densification without visual dominance
- iii. Façade interaction/Continuity of street frontage
- iv. Attention to Hedges/Fences/Boundary walls/Sidewalks
- v. Crime prevention through environmental design(CPTED)
- vi. Attention to the treatment of the Public Realm
- vii. Family-orientated residential living is to be encouraged by the proposed safety and security measures for crime prevention through environmental design(CPTED)
- viii. Thorough application of building controls

1. BUILT ENVIRONMENT – OPEN SPACE REQUIREMENTS

The Clydesdale Precinct Plan focuses on the creation of green open spaces, working against the formation of

ecologically barren open spaces.

2. SOCIAL AMENITIES

The area is not safe enough for pedestrians to reach amenities without fear of being mugged: Crime prevention through environmental design(CPTED) is encouraged.

No additional amenities are proposed. The area is well connected to all needed amenities.

3. CURRENT BUILDING CONDITION AND VACANCY RATES

CoT-owned houses identified – badly maintained houses to be repurposed. Slum lording to be addressed

4. LAND USE

The enforcement of Building Regulations and Land Use by-laws is critical for the proper implementation of the precinct plan as well as the preservation of heritage buildings.

5. HERITAGE GUIDELINES

The conservation of cultural resources within the corridor is controlled by the National Heritage Resources Act, of 1999 (Act 25 of 1999). In terms of the Act, structures and sites older than 60 years must be protected. Section 34(1) of the Act indicates that no person may demolish any structure or part thereof that is older than 60 years. It is proposed that buildings with high heritage value should not be rebuilt or demolished and reconstructed.

Buildings with medium heritage can be demolished but with conditions.

6. QUALITY OF THE ENVIRONMENT

Urban decay is to be reversed by safety and security measurements and a development plan proposed.

7. MARKET ANALYSIS

No additional amenities are proposed. The precinct is within walking distance from all major amenities.

8. INFRASTRUCTURE ASSESSMENT

The area is well-connected to the CoT systems.

The volume of incoming sewer is a problem – and needs intervention.

6. Implementation framework

a. HARD INFRASTRUCTURE UPGRADING

i. SEWER SYSTEM

Developments in the catchment area of the sewer line entering the Precinct to be regulated.

ii. STORMWATER

Upgrading of the Walkerspruit stormwater canal/reserve

b. GREEN INFRASTRUCTURE UPGRADING

Upgrading of the Walkerspruit to an art route.

7. Capital investment and catalytic projects

a. SAFETY AND SECURITY

Implementation of a Safety and Security plan for the area

b. KIRKNESS PARK

New paved walkways across the park.

New pedestrian boulevard (Strip of tar to be removed and replaced with pedestrian-friendly pavers, trees and benches)

New benches

c. MYRTLE PARK

Installation of new park lights

d. LAND OWNERSHIP

The City is identifying and earmarking strategic properties for long-term lease and sale. The properties in the study area to be considered for repurposing

Regards

Cecile Le Roux
CVA Land-use

LAND USE IN CLYDESDALE:

Land Use Applications

NEW APPLICATIONS:

1. ERF 1034

REZONING ERF 1034 SUNNYSIDE FROM "RESIDENTIAL 1" TO "SPECIAL"
FOR THE PURPOSE OF STUDENT ACCOMMODATION

a. THE CVA OBJECTED ON THE FOLLOWING GROUNDS:

- i. **Land Use:** The Motivational Memorandum, while not wording the land use as such in the proposed Annexure T, repeatedly states (Paragraphs 2; 3.7; 4.1; 4.2; 4.6; 6.5; 6.6; 7.1; 7.2) that the proposed development constitutes a "Block of Tenements".
 1. The design as illustrated by the Concept Site Plan included in the submission documentation does not exhibit the characteristics of a Block of Tenements.
 2. The proposed density does not correspond with the TSHWANE TOWN PLANNING SCHEME, 2008 (REVISED 2014), Schedule 2, Formula for the maximum permitted number of rooms in a Block of Tenements, namely erf area divided by 116 (which with site area of 1480m² yields 12.75 rooms).
- ii. **Parking:** The number of parking spaces calculated in the proposal is based on the Block of Tenements requirement of one space per 37m² of bedroom and bathroom area.
- iii. **Height:** The proposed height of effectively 6 storeys (ground floor parking + 4 storeys apartments + roof garden) is too high for the property and the area in question.
- iv. **Overlooking:** The application posed an overlooking problem to the neighbouring properties

b. OUTCOME OF OBJECTION PROCESS:

Height of 14 metres in total, provided that the number of Storeys

shall be restricted to 3 (excluding ground floor parking). No rooftop gardens shall be permitted.

ONGOING APPLICATIONS:

1. ERF R/1021 (corner of Farenden and Villa, South)

A New layout has been received. The CVA found the new layout (as opposed to the first flawed layout and application received) in line with the standards as set out in the Clydesdale Precinct Plan.

2. ERF 748

The application is still in process. The objection will be withdrawn if Annexure T states that heritage house are to be kept and that a limited number of luxury units be built at the back of the property.

3. ERF 434 Farenden Street Student Housing

Flawed application received. Awaiting new layout drawings.

Regards

Cecile Le Roux
CVA Land-use

SERVICE DELIVERY

Service delivery from COT has been slower since mayoral change, but issues are continuously escalated. Alderman Juanita du Plooy has been placed on specific ward issues to assist our current DA ward councillor, Shimmy Mashamaite, with service delivery issues.

1. REPORTING

The following portals can be used to report various service delivery faults:

a. Electricity

- i. Web portal:
<https://powerfailure.tshwane.gov.za/Tshwanesms/NewCall>
- ii. Call Centre: 012 358 9999
- iii. SMS: SMS the word "power" followed by your account number to 082 612 0333 or 44676
- iv. E-mail: electricity@tshwane.gov.za

b. Water

- i. Web portal:
<https://www.e-tshwane.co.za/eTshwane/lodge-query>
- ii. E-mail: water@tshwane.gov.za

c. Streetlights

- i. Web portal:
<https://www.e-tshwane.co.za/eTshwane/lodge-query>
- ii. E-mail: streetlights@tshwane.gov.za

d. Sewerage

- i. Web portal:
<https://www.e-tshwane.co.za/eTshwane/lodge-query>
- ii. E-mail: SewerBlockages@Tshwane.gov.za

e. Waste Management

- i. <https://www.e-tshwane.co.za/eTshwane/lodge-query>
- ii. E-mail: DomesticWaste@Tshwane.gov.za

2. STREET LIGHTS

- a. Non-operational streetlights are a massive problem across Tshwane

with a reported 70% of street lights not working. Reportedly there are very little operational machinery (cherry pickers) for teams to attend to issues. In Clydesdale, Kirkness Street appears to be the only street where most of the lights are operational. The rest of Clydesdale's street lights are off with the exception of a single working light here and there.

- b. These street lights have been reported and escalated countless times with no results. We remain hopeful that with continuous pressure, these will be attended to soon.

3. ELECTRICITY

- a. 2 Major power outages have occurred in the past year with an average repair time of 48 hours. This does not include outages involving 1 – 4 Houses.
- b. As communicated per the street WhatsApp groups, please report an outage (on the links or SMS number listed above) and forward your reference number and street house number to your street representative who will forward it to myself. This way we keep references together and escalate in bulk instead of singular outages separately.
- c. Please note, every report gets added to the bottom of the repairs list. Therefore, reporting multiple times will not speed up the repair, but rather delay it.
- d. Unfortunately CoT has a system that reports outages as complete once handed over to technicians. This is not ideal, but please be aware that that is the status quo.

4. ROAD SIGNS

- a. Will be addressed and managed under CUP

5. PAVEMENTS, WATER DRAINS AND POTHOLES

- a. A broken stormwater drain cover was reported and repaired on the cnr of Valley and Minni Street. Please report any other similar areas which need repairs and it will be escalated to the ward councillor.
- b. The deep trench/ditch at the top of Villa Street was reported and

escalated several times since late 2024. Similarly to the streetlights issue, not many potholes get repaired in Tshwane currently. Feedback received is that there is no asphalt available owing to CoT's bitumen contract that lapsed and are awaiting new tenders. The CVA committee obtained a quote of +- R2500, but it is dependent on donations from the community.

6. WATER INTERRUPTIONS, LEAKS AND SEWERAGE

- a. There were several water interruptions during the past year, with either scheduled repairs or emergency repairs of burst pipes. Most of these get addressed within 24 hours, apart from the large scheduled repairs which sometimes seem to last a day or two longer than initially communicated.
- b. A total of 12 (known) water leaks were reported and repaired, with turnaround times varying from 24 hours to 14 days. Please continue to report any leaks and notify your street representative if it is repaired so that it can be removed from the escalation list.
- c. A reminder to residents is that the unblocking of sewerage within your own property is your responsibility. CoT only maintains the public sewer system or main line outside your property. If you suspect that the blockage is in the main line outside your property, you can log it on the web portal to have it attended to by them.

A word of thanks to those in the neighbourhood who observe and report service delivery issues – you support and strengthen my hands in my task ☺.

Kind regards

Helma Steenkamp
Service Deliver

SAFETY & SECURITY REPORT 2024/2025

The Clydesdale Village Association is committed to ensuring the safety and security of residents. This report provides a comprehensive review of security-related incidents recorded in the area during the 2024/2025 year, based on the data collected.

Overview of Incidents

The recorded incidents in Clydesdale cover various security concerns, including break-ins, attempted muggings, and property intrusions. The following is a summary of incidents:

Incident Locations: Crimes occurred in all streets listed.

- **Times of Occurrence:** Incidents occurred at different times of the day, with some reported during early morning hours and others at night.
- **Property Status and Land Use:** Incidents impacted both residential properties and public streets.
- **Incident Details:** Reports include attempted intrusions, muggings, and damages such as electric fences being cut, theft of vehicles as well as theft of electronics.
- **Number of Incidents Per Street:**
 - Minni: 9 incidents
 - Brecher: 11 incidents
 - Farenden: 5 incidents
 - Villa: 7 incidents
 - Myrtle: 3 incidents
 - Walton Jameson: 3 incidents
 - Ivy: 3 incidents
 - Johnston: 2 incidents
 - Ayton: 2 incidents
 - Bond: 2 incidents
 - Valley: 2 incidents
 - Melville: 2 incident
 - Kirkness: 1 incident
 - Street: 16 incident

- Maple: 1 incident
- Linchoten: 1 incident
- **Number of Cases Reported:** 21 cases had official case numbers assigned, while other incidents were not officially documented.

Comparison of Total Incidents and Reported Cases

A total of 64 security-related incidents were recorded in Clydesdale Village during the 2024/2025 year. However, only 21 of these incidents were officially reported and assigned case numbers, representing approximately 32.81% of all incidents. This highlights a gap in crime reporting, which may affect law enforcement response and community safety measures.

Conclusion

The data indicates that Clydesdale faces ongoing security challenges, particularly concerning intrusions, muggings, property damage and in particular opportunistic crimes in the street. By implementing proactive measures and strengthening community collaboration, the safety of residents can be significantly improved. The Clydesdale Village Association will continue working closely with stakeholders to enhance security measures and ensure a safer living environment for all.



Yours sincerely,

Kaz McFadden
Chairman

Clydesdale Village Association

CLYDESDALE PRECINCT SAFETY & SECURITY NPO (CPSS)

Established by the Clydesdale Village Association (CVA), the Clydesdale Precinct Safety and Security NPO (CPSS) was created to launch a project aimed at applying for, installing, and managing a monitored access community. This initiative seeks to provide residents with a safer environment, greater control over their security, and improved cleanliness and beauty in their neighborhood.

The CPSS officially came into existence on November 30, 2023.

CPSS Board of Directors

The following individuals serve as directors of the CPSS:

1. David Pretorius
2. Cecile le Roux
3. Kaz McFadden
4. Yusuf Patel
5. Werner Spies
6. Craig Castro
7. Nombulelo Mangena
8. Marisa Lensink-Scheepers
9. Julia Mateta

The CPSS NPO has appointed ProAdmin, a registered estate agency with the required Fidelity Insurance, to act as the agent responsible for:

- Collecting residents' monthly contributions
- Supplying monthly financial reports
- Managing all debits and credits in CPSS's two bank accounts

Additionally, the CPSS board has appointed MG Taute Registered Auditors as an independent auditor.

The CPSS board holds monthly meetings, either in person or via a virtual platform. The directors remain acutely aware of their responsibilities to the community.

Key Activities Over the Past Year:

- Finalized and submitted the application to the City of Tshwane to establish the Clydesdale Monitored Access Area
- Updated the resident database
- Assisted ProAdmin in reaching out to residents to activate debit orders
- Followed up with residents who stopped contributing or never started
- Engaged with Sunnyside Police Station representatives
- Established the Walker Spruit Community Upliftment Project (CUP)
- Liaised with institutional partners and stakeholders, including AHS, AHMP, Loftus, Loftus Park, and PGHS
- Personally engaged with new residents
- Reviewed service providers who approached the board with products and services
- Followed up with the City of Tshwane on the progress of our application

We are much closer to achieving our goal of a clean, beautiful, and safe community. However, reaching this vision requires increased resident contributions. We encourage those who have not yet contributed to contact us and explore ways to participate.

Actions and Upcoming Initiatives

Following the registration of the Walker Spruit CUP, and in consultation with the City of Tshwane, we may soon be in a position to fence the Walker Spruit area between Wessels Street and Mini Street. This area has been a hotspot for squatting and crime.

The fencing project is part of the Clydesdale Monitored Access Plan, which was approved by residents. We have invited contractors to tender for both the fencing and the installation of security cameras in areas where gates will be placed in the future. We expect to proceed with the tender process soon.

Challenges and Priorities for the Next 12 Months:

- Increase the percentage of contributing residents
- Monitor and expedite the approval of the Clydesdale Monitored Access application at the City of Tshwane
- Assess the needs and expectations of institutional stakeholders regarding the CUP
- Align security plans between the CPSS and the Loftus Security Initiative (LSI) to avoid duplication and save costs. *(Current LSI members include Loftus, AHS, AHMP, and PGHS.)*

With continued dedication and community support, we remain committed to making **Clydesdale a safer and more attractive place to live.**



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CONTACT

Email the CVA on clydesdaleinfo@gmail.com or go to <https://www.clydesdale.org.za/> for more information

2025 AGM - Date: 19 March 2025, 18:30, Oos Kerk Hall

If you would like to become part of the CVA Committee, please email us with the subject CVA member, we will gladly send you the correct forms and procedure guidance before the AGM. These can also be downloaded on the website.