

# CVA ANNUAL REPORT 2021

March 2021

## TABLE OF CONTENTS

1. Chairperson's Report
2. Financial Review
3. Heritage in Clydesdale
4. Land Use in Clydesdale
6. Service Delivery
7. Security Report
8. Information systems
9. A precinct plan
10. Beautification
11. Contact

2021 AGM information

## CHAIRPERSON'S REPORT

The past year has been a challenging and unprecedented one for all in Clydesdale, just after our AGM of 2020 the whole country was on Lockdown, and only recently have we started finding the "new normal". This has significantly changed our way of working, and forcing us to adapt to the new circumstances. Due to this, we have had new consequences on security, as well as service delivery in Clydesdale. Even though there were new circumstances, and uncertainties, we have made progress on our initiatives and mandates, and it is my privilege to share with you the Annual report of the Clydesdale Village association (CVA) activities for the period 2020 to 2021.

As an ongoing action the CVA has actively pursued the various Land-use related challenges that face our suburb, including escalating matters to the Old Pretoria East Residents & Ratepayer Alliance (OPERRA) initiative as a collective city-wide submission to City of Tshwane (COT). We hope this will support long standing and ongoing land use issues. More detail on the various land-use related concerns are discussed under that portfolio. The CVA Heritage application is ongoing, and a long-term project, furtherance of this work will require resident's commitment and participation.

Due to the negated necessity of the access stickers, the CVA's income for the year relied mostly on our Membership fees, website adverts, and generous donations from the community. The treasurer's report details the income and expenses for the financial year 2019–2020, resolved with a positive bank balance. We have now placed a hold on access stickers until they will be required.

The Clydesdale database, and website has been an ongoing process over the past years, and we have achieved a functional online base, providing relevant information, and transparency. Residents who are members will be able to login and access CVA documents, while non-members and the community at large will receive all information via the website. The database established has been invaluable for the Committee, this year enabling us to work remotely, and store and share information efficiently.

With regards to crime and safety, the past year has been quite different to previous ones. Great resident initiatives in various streets have also been organically initiated, which positively contributes to our neighbourhoods security as a whole. Clydesdale is still less affected by crime than that of our neighbouring communities and Sunnyside. Thank you to the entire community for your ongoing support and vigilance, together we will make Clydesdales a safer community. The status of road closures and Abland support is ongoing. Abland has confirmed their commitment to the project and are waiting for the last phase of their development to start in which the boom match day closure project will be initiated and supported.

At the End of 2020 the CVA conducted a meeting with our neighbouring Stakeholders: The three schools: AHS, AHMP, PGHS, and the Bulls. The sole purpose of this meeting was to improve our general security, we established the Walker Spruit initiative, where all parties agreed to contribute how and where they can, to improve the security of the stakeholders.

In response to the mandate regarding a precinct plan, which considers the future and appropriate land use and development for Clydesdale (which is approved and supported by COT), given to the CVA at the 2020 AGM: The CVA has continued in compiling a status quo document, which is almost complete, and doing heritage based research. The CVA once again thanks Cecile Le Roux for all the progress made with this vital task. This is a long-term process which requires the Clydesdale communities support, comments and contribution. We will keep you updated and informed on this initiative.

I would like to thank all the community members for their support in the beautification of Clydesdale, especially with the challenges which C.O.T. has been facing. This ongoing project improves the image of Clydesdale, and as a result Clydesdale looks better because of your support and vision.

I would like to thank all the donors who have supported the various initiatives, through financial contributions, and personal time. This has made it possible to carry out the mandate directives issued to the CVA committee.

Lastly, I would like to thank the 2020 CVA committee for your perseverance, hard work and dedication throughout this challenging year.

The sections to follow in this report are categorised per portfolio and shows the work done by the committee during the past year. We hope to see you all at our virtual AGM on the 24th March 2021.

Regards

Marcel de Beer

CVA Chairperson

## FINANCIAL REVIEW

### CVA Treasurer's annual report 2020-2021

The Annual subscription fees remained the main source of income, which enabled the CVA to perform its mandates. In addition, an online funding stream continues through advertisement. For 2021 the fees have increased to R250-00 and are payable via EFT to:

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

The CVA finances were further supported by the sales of parking stickers for Loftus events, as well as a number of generous donations by the community. These donations are applied to specific projects, such as historical assessments and traffic assessments (R4,000.00), which formed part of the status quo exercise for the precinct plan currently under development. Below is a statement reflecting the current financial situation of the CVA.

<b>Balance 1 Jan 2020</b>	<b>24,024.21</b>		
<b>REVENUE</b>	<b>12,508.09</b>	<b>EXPENDITURE</b>	<b>-23,472.00</b>
Member fees 2020	8,200.00	Bank fees	-363.20
Parking Stickers	660.00	Historical Assessment	-10,000.00
Donations: Traffic Assessment	1,800.00	Traffic Assessment	-6,930.00
Donations: Street Cleaning	560.00	Printing	-2,489.80
Web advertising	1,285.00	OPERRA Membership	-2,000.00
Bank credits	3.09	Web Hosting	-499.00
		Street Cleaning	1,190.00
<b>Balance 31 Dec 2020</b>	<b>13,060.30</b>		

Regards

Pieter van Zyl

CVA Treasurer

## **ARCHITECTURAL HERITAGE IN CLYDESDALE**

The CVA is currently (as part of the Precinct Plan status quo report) conducting a 3 phase heritage study of Clydesdale

Mr Mauritz Naude, a heritage practitioner, passionate about Clydesdale has been appointed by the CVA to conduct the study.

Phase 1 Heritage sensitivity study - DONE and paid for

Phase 2 Streetscape interface and edges - DONE and paid for

Phase 3 Private spaces - Outstanding

Phase 3 will need communication with owners of heritage houses ( Structures and buildings that appear on the 1938 aerial photograph of Clydesdale and that are there for more than 60 years old)

The CVA also made an application for declaration of Clydesdale with PHRAG in 2017. PHRAG requested more information on erf level. Phase 3 as described above will serve a double purpose, both in the Precinct Plan as well as completing the application for declaration.

### **Officially Renaming Clydesdale**

- In the 1880's our Suburb was formerly known as Clydesdale. We currently form part of Sunnyside.
- Th CVA received the mandate from the community at the 2020 AGM to pursue this name changing - OUTSTANDING

### **Application for demolition**

HIA and intended application for demolition FOR ERVEN 820/RE 8 820/2, SUNNYSIDE AS WELL AS PORTION 49/RE AND PORTION 310 of THE FARM ELANDSPOORT 357-JR : Cva has registered as Interested and affected Party. The buildings and structures are older than 60 years.

Regards

Thinus Scheepers

CVA Heritage

## LAND USE IN CLYDESDALE:

### NEW APPLICATIONS

Meisies Hoer appointed Mr Bertus van Tonder, town planner, to look at proposed new development and rezoning in Clydesdale.

The CVA assists residents with illegal land use issues as per established protocol and constitutional mandate of the CVA.

- The Clydesdale Village Association objected to the rezoning application of REF. CPD 9/2/4/2 - 5396T item no 30921. Portion 1 of erf 1327. The date of the tribunal is awaited. The property is older than 60 years and the rezoning implies demolition
- The Clydesdale Village Association objected to the rezoning application of REF. CPD 9/2/4/2 - 5398T item no 30927. Portion 1 of erf 844. The date of the tribunal is awaited. The property is older than 60 years and the rezoning implies demolition
- Rezoning of Portion 1 and the Remainder of Erf 1336, Sunnyside Township - IAP's is currently in communication with the applicant to avoid a tribunal - The case will be used as a model for densification in the Precinct Plan
- Rezoning of Myrtle 3 has been advertised. IAP's is currently in communication with the applicant to avoid a tribunal - The case will be used as a model for densification in the Precinct Plan
- Corner of Ivy and Ayton street, erf 1047 : (2 applications)
  - 1: Application for the removal of restrictive title conditions
  - 2: The intention of the second application is to obtain rights for a second dwelling

The CVA and neighbours of this property are currently in communication with the applicant (the tenant and prospective buyer of this property is currently running an illegal business which is causing a disturbance in the community. This issue is part of the bona fides of the application.

Regards

Cecile Le Roux

CVA Land-use

## **SERVICE DELIVERY**

### **GENERAL**

Numerous aspects in need of repair were reported pre-Lock Down. None, but street light repairs, were attended to during the past year. Overflowing drains in Villa and Farenden streets were reported to the COT, ward councillor and Record newspaper.

A community initiative was launched on Saturday 22/8/2020 to clean the Myrtle park. Grass in the park, and on the sidewalks is very long and neglected. This has been reported several times, as residents experience it as contributing to an 'Unsafe feeling'. Cutting of grass on public terrain is often addressed by private initiatives.

### **FIBRE**

#### **Fibre current status**

1. SA Digital Villages aborted due to cost.
2. OpenServe approached, no response yet.
3. Vodacom has been approached, no response yet.
4. Current access to Fibre: Ayton, Bond and portion of Ivy street.
5. VOX has been approached again, responded on 05 March, 100 from 200 residences needed (50%) to have a go ahead.
6. Community mandate to pursue this investigation (survey data utilisation).

### **IMSD (previously called CID)- FEEDBACK**

#### **IMSD's BYLAW HAS BEEN APPROVED 25 Febr 2021**

#### **The following is an extract from the manual on IMSD's, issued by CoT**

An Internal Municipal Service District (IMSD) is a geographic area in which a majority of property owners have come together and agreed to provide an extra level of public service in that area through an additional levy on the properties located within the identified space.

IMSDs are community-driven initiatives where the private sector takes the lead in supporting the City of Tshwane in revitalising or maintaining certain demarcated areas. The additional service that may be provided by the public sector could include street cleaning, security services, engagements with informal traders, business attraction and place marketing, among others. The establishment of IMSDs is acknowledged as one of the key mechanisms to revitalise specific nodes within cities.

#### **What an Internal Municipal Service District is not**

The IMSD cannot be used to approve the establishment of gated developments regulated in terms of the Gauteng Rationalisation of Local Government Affairs Act, 1998 (Act 10 of 1998) or municipal policies regarding such gated communities.

### What should I know about Internal Municipal Service Districts?

- IMSDs are driven by local communities and/or the private sector.
- Non-profit companies must be established to be responsible for the day-to-day affairs of the IMSD.
- The City of Tshwane will evaluate an application for an IMSD and Council must approve the IMSD.
- A non-profit company can choose to collect the additional levy on behalf of the City or can agree that the City collects the levy on its behalf and pays the collected monies over as per the approved financial agreement. A financial agreement and a service-level agreement will be concluded and approved by the City that stipulates the financial agreement, the services and the level of service that will be rendered on behalf of the City in the demarcated IMSD area.

### SEWER CRISIS IN CLYDESDALE Manholes Overflowing [*report by Danie Eloff*]

Background: Back in the days when Clydesdale got connected to the sewer reticulation system, calculations were made to determine the flow volume. This volume was calculated by taking the maximum number of stands (houses) in the catchment area, and multiplying that by the number of persons per dwelling. This figure gave the design volume that was expected. A safety factor was added and the final design was made. This volume determines the size of the pipe leading from Clydesdale to the main sewer pipe system that eventually leads to one of Tshwane's WasteWater Treatment Plants.

Scenario today: Because of the last 20 years of development in the Clydesdale catchment area, the volume has increased to exceed the designed maximum flow rates. Think about a 4 story building being built on say 3 stands. The newly built housing complex now has 60 flats with an average 2 persons per unit as opposed to an average of 5 persons per stand equaling 15 persons. So the number of people, in this scenario, has increased with a staggering 800%.

What does this mean for Clydesdale: It is not hard to see that the infrastructure that was designed, is now completely inadequate to deal with the flow volumes of sewerage in the Clydesdale area. This has caused numerous manholes to overflow and cause unhealthy and unhygienic living conditions with an added nuisance of foul unwanted smells.

What can we as a community do to help: The second biggest problem, apart from the increased sewerage, is infiltration. Infiltration happens when any other stream of water that is not sewerage, enters the sewer reticulation network. Why is there such a big influx of other water you might ask? The answer to that is caused by a few actions that we as residents are guilty of. In a suburb like Clydesdale, a lot of open ground is paved or covered with cement slabs. This prevents rain and storm water from being absorbed by the soil and directs these streams to the storm water drains that are on the side of the roads. These storm water drains are also battling to cope with the influx and starts overflowing and causes rivers in the streets. These streams enter the manholes that are situated in the streets. Another issue is that the gully's around our houses are utilised for diverting unwanted rain water. Gully's should be built up to prevent any rain or storm water from entering the sewer reticulation network. Some owners also empty their swimming pool water into the gully's.

it is necessary for each of us to check if all our own gully's are correctly built up and that only waste water from our houses enters the network. Another small action that we as residents can do is to not throw anything into the toilet that might cause a blockage like baby nappies etc. These items are one of the other big culprits causing blockages that cause manholes to overflow. - CVA Service Delivery

## SECURITY

During Lock Down, among most other things in our country, crime patterns changed in Clydesdale. Most University students left Pretoria, and people started working from home.

Homeless persons moved in a public space, between the spruyt and residents on the southern side of Valley street. Many involved stakeholders were contacted by the CVA committee, and after collective consultation with Brigadier Kgoadi of Sunnyside Police, they were relocated. Empty properties were also invaded, and managed individually.

Between April and December 2020, crime lowered approximately 60% compared to previous years. From January up to today, the incidence of crime in Pretoria is more than pre-Lock Down. This goes for contact crimes, house & business robberies and hi-jacks. Luckily the incidence of murders are much lower in Sunnyside, compared to our neighbouring areas (Source: Captain Smith, SAPS Sunnyside). Our community response was to discuss this trend constantly with our Police sector manager and the Sunnyside Police station commander. Police patrolling was increased accordingly.

Sept 2020: Alexander Polson launched an ongoing initiative whereby Ivy Street residents pledge for guards from AXON.

### Feedback from 2020 AGM:

1. Due to Lock-Down implementation immediately after the 2020 AGM, the Tshwi-fi petition was not completed/submitted. This needs attention in the coming year.
2. The Community Police Forum (CPF) did not function during 2020. Susan Grobler, the CVA representative on the CPF resigned from the CPF sector 3 committee.
3. Residential and pedestrian awareness was guided through WhatsApp platforms, and is ongoing.

### New suggestions for 2021:

1. Launch the 'whistle blower' initiative - each household should have at least one whistle. When jogging, walking, entering your premises or at home. BLOW if in need of assistance.
2. Amongst the schools and Loftus, the residents of Clydesdale is a stakeholder in a new security initiative, Schalk Meyer of Interactive Security will tell us more:

Interactive Security is very proud to have been awarded an opportunity to prove the value in our dedicated security services to the residents of Clydesdale.

Together with Afrikaans Hoër Seunsskool, Afrikaans Hoër Meisieskool, Pretoria, High School for Girls and Loftus Security Initiative, Interactive Security has made it financially viable to deploy a 24-hour Armed Response/ Patrol Vehicle as well as Mounted Security Officers on horseback conducting patrols during peak times. Interactive Security's goal is to better the lifestyle of all Clydesdale residents and Stakeholders, by focusing on proactive security solutions, to create a continued desirable environment for the Schools and Corporations involved in contributing to the services. We would like to take this opportunity to urge the residential community of Clydesdale to contact our team to find out more and help increase the numbers of contributors. By doing so, a second dedicated vehicle and resources can be deployed. Strength in numbers is what matters, when EVERY SECOND COUNTS

info@interactivesecurity.co.za / [www.interactivesecurity.co.za](http://www.interactivesecurity.co.za)

Regards Susan Grobler

## INFORMATION SYSTEMS

### COMMUNICATION

Clydesdale's dynamic demographic presents a challenge in trying to keep track of contact details, registering new residents, and saying goodbye to those that move away. This is an ongoing process, please sign up and register through the website to make sure you receive email updates.

### CLYDESDALE WEBSITE

#### ADVERTISEMENTS ON THE WEBSITE

Web advert monthly R300

Web advert yearly R3000 (two months per year free!)

We look forward to your contribution and vision.

Regards

Marisa Lensink

# CLYDESDALE PRECINCT PLAN

(development plan for Clydesdale, to be adopted by CoT)

## Background

A memorandum of Agreement (MOA) was signed between CITY OF TSHWANE: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING DEPARTMENT (SPATIAL PLANNING DIVISION) and CLYDESDALE VILLAGE ASSOCIATION (Voluntary Association) on the 26Th July 2020

## Status quo

The status quo report on Clydesdale is in its final stages final stages of traffic flow analysis (Analysis will indicate possibilities for road closures (CoT gave go ahead for ABLAND traffic studies to be incorporated, indicative to Status Quo

CoT Heritage/Agriculture and Environmental Management still need to give input - ongoing Status quo to be presented stakeholders a IN DUE COURSE (currently the process depends on CoT input)

## Way forward

The Precinct Plan will be guided by the SWOT analysis the vision stakeholders have for the area, as well as on the CoT's vision for the city as stated in the RSDF 2018. The Precinct Plan will be a refinement of the RSDF 2018 on erf level

## Funding of the project

- Urban designer - sponsored by Patel and Barnard
- Traffic studies Siyazi , residents sponsoring traffic counts
- Editors, Architects, landscape architects ,
- graphic designers, artists and industrial engineer resident in Clydesdale offered help on pro bono basis

## BEAUTIFICATION - SPATIAL PLANNING

### CLYDESDALE PUBLIC PARK

**Current status:** Save to say that we as a community are not proud of our public park. it looks neglected and most of the time dirty with anti-social behavioural activities taking place, public drinking and loitering and people hanging about on the public wifi.

**Precedent:** Looking at Muckleneuk and their public efforts have transformed a once derelict public park into a 'People's Park'. A park that causes the community to take pride in and host a number of community events during the year.

**Vision:** Let's get a workgroup together to design and develop a park that can cater for our needs - A community park - The Clydesdale Commons.

### Friends of Myrtle Park

LACK OF OWNERSHIP LEADS TO ABUSE



Regards

Marie Badenhorst

## CONTACT

Email the CVA on [clydesdaleinfo@gmail.com](mailto:clydesdaleinfo@gmail.com) or [www.clydesdalevillage.co.za](http://www.clydesdalevillage.co.za)

2021 AGM

Date:

24 March 2020

Time:

19:00 - proceeding start

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.