

Triangle Industrial City Improvement District NPC

Company Registration no: 2005/029020/08

VAT Registration no: 4310248457

Unit 1 | Cnr Electron & Uranium Street| Stikland

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www.trianglefarmcid.co.za



CHAIRMAN'S REPORT 2022/2023



COMPILED BY: LYNETTE VAN LILL
TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT NPC (TICIID)
JULY 2023

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1. NPC'S GENERAL INFORMATION

Company: Triangle Industrial City Improvement District NPC (TICID)

Company Registration Number: 2005/029020/08
 Vat No: 4310248457
 Registered office: Unit1, Cnr. Electron & Uranium Street
 Triangle Farm
 Stikland
 Postal Address: PO Box 444
 Sanlamhof
 7532

TICID Directors:

Gregory Horsburgh	Chairperson and Safety
Nelia Jansen	Vice-chairperson and Finance
Antonie Meyer	Cleansing
Christopher Boltman	Environmental
Robert Boyd	Marketing
Steven McCarthy	Social

Ward	9
Sub-council	6
Principle Board Observer	Cllr. Mercia Kleinsmith
Alternate Board Observer	Cllr. Sumaya Taliep
Sub-council Manager	Pat Jansen
Auditors	Haumann Rodger
Accountant	Account it
Company Secretary	Roslyn Eachus
TICID Manager	Lynette van Lill
Public Safety Service provider	Byers Security Solutions



3. INTRODUCTION

The Triangle Industrial City Improvement District NPC (TICID) has been operating since 1 July 2008. The CID is based on an international practice model aimed at providing supplementary services, preventing degeneration and addressing urban decay.

The TICID continuously strives towards building confidence in the area as a safe, attractive and clean environment in which to conduct business by providing effective responses to incidents of crime and grime.

The TICID provides services that are consistent with the City's Integrated Development Plan (IDP) by providing top up services to the City of Cape Town and during the period 1 July 2022 to 30 June 2023 the following was achieved:

- 1 548 Black bags of litter were removed by the CID's cleansing service
- 147 365km was travelled in patrols by the CID's security service provider
- 137 Faulty streetlights were reported by the CID to the City of Cape Town
- 7 Damaged/skew lamp poles were reported
- 49 Burst pipes/blocked drains reported
- 18 Insecure premises were identified after hours, and the business owners notified
- 23 Missing/damaged drain covers reported
- 75 Potholes reported
- 325 Public assistance was provided by the CID's security provider
- 15 Illegal dumping's were removed by the CID's cleaners or reported to Solid Waste for removal

4. STRATEGIC OVERVIEW

4.1. VISION

The TICID's vision is to strive to develop and market a safe, secure, clean, and attractive environment in which to conduct business.

4.2. MISSION

It is the mission of the TICID to decrease waste and improve public safety in the Triangle Farm Industrial area through effective security patrols and additional cleansing services and co-ordinating a project aimed at waste minimization.

4.3. GOALS

- Improving public safety by proactive visible patrols in the area.
- Maintaining and cleansing of the area.
- Environmental development, including but not limited to beautifying and upgrading public areas and facilities.
- Promoting social and economic development in an environmentally sustainable manner.

5. SERVICES PROVIDED / ACHIEVEMENTS

The achievement and success of the TICID's main objectives are aimed at securing a safe, attractive, and clean business area. Services provided focused on public safety, cleansing, urban management, social intervention, marketing, and effective communication with property and business owners.

A summary of the services provided during 2022/23 to achieve these objectives are indicated below: -

5.1. MANAGEMENT AND OPERATIONS

The TICID is managed by a Board of six Directors elected by the members. A Board of Director consists of property owners within the TICID and political representative from the CCT attending Board meetings as an observer. The Board is responsible for the management of the TICID, within the framework of the approved business plan and oversees the implementation thereof.

The Board members take responsibility for the various portfolios in the company and regular Board meetings (once every 2 months) allow the directors to review current operations and apply corrective measures as required. The TICID's governance structures ensure an open and transparent approach in the way public money is used for the benefit of the community.

There is a CID manager who oversees the day-to-day delivery of the additional services and administrative processes according to the Business plan.

5.2. PUBLIC SAFETY

Public safety in the area to a large extent depends heavily on the effective services rendered by the security service providers. This requires the TICID to regulate an efficient service in this regard including liaison with Security Managers, on-site inspections, and evaluation of these services.

The analysis of changes in crime patterns / threats / tendencies have remained ongoing with crime being kept relatively under control. This was predominantly achieved through visible security patrols with two vehicles patrolling the area 24-hours day and night.

To enhance the provision of services by the SAPS, liaison with the relevant role players are required to take place to identify the shortcomings pertaining to effective policing in the area. A contingency plan is drafted where strategies can be implemented to supplement the services of SAPS.

The TICID was instrumental in the co-ordination of Safety & Security meetings that were attended by SA Police, management of Byers Security (CID's Security service provider), the neighbouring Voortrekker Road Corridor CID (VRCID), and various security companies where crime trends are discussed. Hot spots are also identified in order to address issues of concern.

Due to the increase of armed robberies a joint operation was held in March and June 2023 with the assistance of SAPS and various security companies.



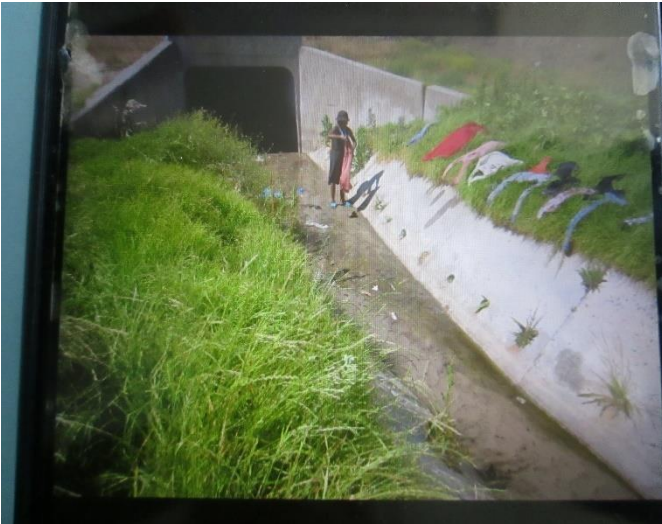
The main focus was the public open space adjacent to Triangle Farm where most of the armed robberies occur. The open field borders two railway lines, Prasa on the one side and Transnet on the other side. People cross the field daily from Bellville-South and Bellville CBD. This is a high-risk crime area, and the suspects are armed with firearms and knives. Although businesses and the community are encouraged to report all incidents, not much attention is given as most armed robberies are not reported.





They also use the water calvert tunnel on the public open space as a hiding place where they wait for their victims.





During the operation the police also conducted stop and search of loiterers hanging around in the area and traffic services issued fines of R17 500 within an hour for traffic offences.

An article regarding the joint operation was placed in the Tyger Burger on the 28 June 2023.

Successful operation in Triangle farm

A joint operation by police, traffic and several security companies was conducted in Triangle Farm on Thursday to promote visibility in the area.

The main focus was the public open space where there is an increase in armed robberies.

The open field borders two railway lines, Prasa on the one side and Transnet on the other side.

"Employees cross field from Bellville-South side and Bellville CBD daily to get

THE FOCUS WAS ON AN OPEN FIELD DUE TO A SPIKE IN CRIME

to the industrial area in Triangle Farm. This is a high risk crime area and the suspects are armed with firearms and knives. They use the water culvert tunnel as a hiding place and wait for their victims. Although businesses are encouraged to report all incidents, not much attention is given as most armed robberies are not reported," says Lynette van Lill, manager of the Triangle Industrial City Improvement District

(TICID).

"The police conducted stop and search of loiterers hanging around in the area and traffic services issued fines of R17 500 within an hour for unlicensed driver, and traffic offences."

Van Lill said it is important to continue with regular operations for visibility, and that it is important for all role players to work together to combat crime.

The CID installed a warning board on the gate leading to the public open space informing the community of the high crime risk area.



The CID's trailer together with a security officer has been deployed at the gate in Uranium Street from Monday to Friday on dayshift to monitor people entering the area via the public open space.



The CID monitors the public open space that becomes overgrown as this is a crime generator that poses a threat to safety and security. A request was submitted to the Transport Department to cut the grass and do the bush clearing. This was done September 2022 and again in March 2023. The CID would like to thank Mr. Deon Botha (Roads Infrastructure Management) for his assistance in this regard.



During nightshift the security officer's check that all streetlights are working, and if not, report it to the CID who reports to the CCT. The prompt reporting of faulty streetlights and monitoring until repaired are crucial as most illegal activities take place under cover of darkness.

The security also attends to complaints and monitor hotspots for dumping and illegal activities. Illegal dumping is removed by the CID's Cleansing service if small dumping's, or alternatively reported to Solid Waste for removal.



Due to the No dumping boards that were faded on the public open space, the CID submitted a request to Parks and Recreation and the boards were replaced in November 2022.





CCTV Cameras:



The CID extended the CCTV cameras with two cameras, one in Uranium Street and the other on the corner of Brug and Molecule Street and currently has a total of 17 cameras.

The CID has had huge success where footage was handed over to SAPS. Even if the criminals manage to escape, they can possibly be identified after the fact through captured images.

To measure the CID's effectiveness a record of crime needs to be kept. Statistics further enable the CID to identify hotspots, root causes and environmental design contributing to incidents. With this knowledge the CID can address these issues and determine how crime statistics incidents are to be kept measuring performance and determine patterns. This is then used to implement effective strategies.

5.3. MAINTENANCE AND CLEANSING

The CID identifies the root causes of grime by conducting necessary surveys and identifying environmental design contributing to grime. A Cleansing service is co-ordinated where two cleaners provide a daily top-up service to the City of Cape Town, including a garden service that cuts the grass monthly on the public open space at the entrance of Triangle Farm and the greenbelt strip (proposed Tienie Meyer Road) that runs through the middle of the area, and between the businesses on public space.



The CID's cleaners were each provided with a bin trolley by the CID's Cleansing service and are now easy identifiable in the area. A total of 1 548 black bags of litter were collected by the cleaners in 2022/23. This is a vast amount of waste and if left unattended the area would quickly degenerate to an unmanaged area.

Landscaping

Various sections of landscaping were completed to uplift and beautify the area.

Corner of Brug & Micro Str.
(Before)



(After)

Entrance Electron Str.

Entrance Brug Str.



The CID's cleansing service is also contracted to maintain all sections of landscaping that was completed by the CID.



5.4. URBAN MANAGEMENT INITIATIVES

Surveys are conducted daily with reports submitted to the City of Cape Town regarding defective streetlights, damaged lamp poles and signage, missing, and damaged drain covers/bollards, burst pipes/blocked drains, potholes, etc.



The green litterbins in the area are checked daily and reported to Solid Waste if not emptied or over full.



Due to the street lines, stop/yield signs, and pedestrian crossings that were faded, the CID submitted a request to the Roads Infrastructure Management Department (RIM). This was completed and painted in November 2022.

Before



After



Due to the high intensity storm experienced in 2023 the stormwater system was not able to accommodate all the water which caused flooding in the area, especially in Thermo and Micro Street.



A request was submitted to the Transport Department to inspect the system for possible obstruction. After the drains were cleaned no further flooding of roads were reported.

Trees were also uprooted and damaged in the storm. The CID would like to thank Recreation & Parks for their prompt response in removing the trees and branches.



5.5. SOCIAL INTERVENTION INITIATIVES

The CID embarked on a recycling project in 2012 with the assistance of the business associates in the area to assist a neighbouring school in Bellville-South, Winsley Primary School. All funds generated from the recycling project are used to assist and for upliftment projects at the school.

The school requested assistance with stationery for learners. This was purchased with the recycling funds and handed over to the school in December 2022.

The CID would like to thank all the businesses in the area that assisted with this project and to all persons that donated burglar bars, books, toys, clothes, and four braai drums to the school.

The CID also addresses the presence of stray animals / cart horses in the industrial area to the SPCA, Anti-Cruelty League and the Cart Horse Association. Dead animals found in the area are reported for removal.

5.6. MARKETING INITIATIVES

Building community pride is an important step in obtaining the full participation of all property owners as this has a collective benefit for them in that resources are pooled to facilitate collective benefit. These collective benefits include a well-managed area, shared communal pride, safety, and social responsibility with access to numerous joint initiatives incorporating recycling, job creation, etc. These benefits translate into increased property values and capital investments.

The above is achieved by liaison with property owners and tenants, encouraging them to maintain buildings and landscape street frontages.

- Continued updating of the CID's data base in order to promote effective communication with property/business owners on their integration into the CID area.
- Regular updating of the CID's website at www.trianglefarmcid.co.za incorporating a home page, monthly crime update, projects, awareness page, etc.
- Distribution of weekly crime updates, media releases, and news pertaining to the activities occurring in the area.
- Appropriate signage within the industrial area promoting the CID.

6. MEETINGS

In addition to daily meetings with the CID's Security service provider, the following meetings also took place during 2022/23: -

2022-07-19: Byers Security Area manager

2022-07-26: Byers Security Area manager
 2022-08-03: CID's Safety & Security meeting
 2022-08-15: Byers Security Area manager
 2022-08-25: CID Board meeting
 2022-08-29: Byers Security Area manager
 2022-09-08: Byers Security Area manager
 2022-09-13: Byers Security Area manager
 2022-09-13: CID Board meeting
 2022-09-26: Byers Security Area manager
 2022-09-27: CID Forum meeting
 2022-11-01: CID Board meeting
 2022-11-01: Byers Security manager
 2022-11-01: i-track (CCTV)
 2022-11-24: CID AGM
 2022-11-28: Mr. Buqa from Solid Waste
 2023-02-02: CID's Safety & Security meeting
 2023-02-02: Byers Security Area manager
 2023-02-07: CID's Cleansing Service provider
 2023-02-16: Byers Security Area manager
 2023-02-22: New recycling company WastePro
 2023-02-22: C. Loots (Byers CCTV Technical manager)
 2023-03-08: CID Board meeting
 2023-03-09: Joint operation with various role players
 2023-03-14: Byers Security Area manager
 2023-03-14: C. Loots (Byers CCTV Technical manager)
 2023-03-16: CID's Cleansing Service provider
 2023-03-27: CID Forum meeting
 2023-03-28: Byers Security Area manager
 2023-03-31: Byers Security Area manager
 2023-04-06: CID's Safety & Security meeting
 2023-04-14: Capt. de Villiers (SAPS Bellville)
 2023-05-15: L. Small from Water & Sanitation
 2023-05-15: Mr. Buqa from Solid Waste
 2023-05-24: Byers Security Area manager
 2023-05-25: Mr. Buqa from Solid Waste
 2023-05-30: CID Board meeting
 2023-06-01: CID's Safety & Security meeting
 2023-06-08: Byers Security Area manager
 2023-06-13: CID's Cleansing service provider
 2023-06-20: Byers Security Area manager
 2023-06-22: Joint operation with various role players
 2023-06-27: T. Belebesi from Roads Infrastructure Management
 2023-06-27: CID Forum Meeting
 2023-06-29: Det. Dammert (SAPS Bellville)

7. FINANCIAL

The Triangle Industrial City Improvement District NPC (TICID) currently finds itself in a sound financial position.

In accordance with the Finance Agreement, the City pays over 97% of the annual budget to the CID in 1/12th instalments and retains 3% as a provision for bad debts.

Accordingly, the City paid over R2,771,814.00 and allocated R85,726.00 to the rolling bad debt reserve for the 2022/23 financial year. Retention of R70,396.58 was refunded to the Triangle Industrial City Improvement District in 2022/23.

The full audited financial statements can be found on the CID's website.

8. NEW MEMBERS/DIRECTORS

On the 25 August 2022 one director resigned and Mr. Steven McCarthy was elected as director at the AGM held on the 24 November 2022 as the sixth director.

During the reporting period one member, Ozoscan Investments Pty Ltd, ceased to be a member as the property was sold.

The total registered members as of 30 June 2023 is 27.

All directors and members are thanked for their commitment towards the Triangle Industrial CID's endeavours.

L. van Lill

Manager

Triangle Industrial City Improvement District

July 2023