



# **Epping**

## **City Improvement District**

**FOR A SECURE, CLEAN WORKING ENVIRONMENT**

# **ANNUAL REPORT**

**1 July 2017 - 30 June 2018**

## **Board Members**

Name	Current SRA Portfolio	Company
Atawullah Sondag-Chairman	Security, Cleaning & Financial	Growthpoint Properties
Ahron Gropper	Security & Cleansing	Big Bodies
Bronwen Dyke-Beyer	Financial & Marketing	Golden Arrow Bus Services
Heinrich Husselmann	Financial & Project	Nikki Distributors
Keith Robson	Marketing	Vega Properties
Gavin Isherwood	Financial & Projects	

## **Auditors**

**RSM Betty & Dickson**

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## **SUMMARY**

1. CID's are a form of public/private partnership by which property and business owners elect to contribute financially to the development, maintenance and promotion of their industrial, commercial and residential districts. The ECID was established in July 2003 and represents in excess of 750 businesses and covers 6,26 km<sup>2</sup>.
2. The ECID day to day administrations are carried out by the coordinator Tony Bartram, the manager Lizette Johnstone, the security & projects officer Ryan Ord and the admin assistant Anette Brand, who in turn report to the Board.

## **Vision Statement**

The primary focus of the ECID is public safety and cleansing. The public safety program is the public safety of Epping 1, Epping 2 and Western Province Park's properties, businesses, workers, customers and visitors.

Cleansing staff cut grass verges, sweep streets/sidewalks and bag trash for pick-up.

## **Mission Statement**

To continue improving the security, cleaning, environmental upgrades, marketing and social responsibility initiatives in the ECID district. We realize that safety is a core value that cannot be compromised, and with this in mind we are constantly evaluating the needs of Epping and continually striving to deliver an enhanced service.

## **CAMERA INITIATIVE SPONSORS 2017-2018**

The continued sponsorships towards the camera initiatives has been exceptional, with an amount of R 254 946 ex vat raised for the period 1 July 2017-30 June 2018.

Autozone Holding (Pty) Ltd-Epping  
Growthpoint Properties Ltd  
Lawn Star  
Masterpak Cape  
Metboard Properties Ltd  
Switchboard Manufactures Cape  
Unitrans Passenger (Mega Coach)

Epping Industrial Suppliers  
Indigo Brands (Pty) Ltd  
Lithotech Manufacturing Cape  
Melbro Wholesale  
Micro Mouldings (Pty) Ltd  
Unique Hydra (Pty) Ltd

## **ECID MEMBERS**

The ECID has a total of **262** members

### **The following members resigned:**

Animal Anti-Cruelty League  
Barloworld Plascon SA (Pty) Ltd x 2  
GUD Holdings (Pty) Ltd  
Hydra Marine (Pty) Ltd  
Newman Family Trust  
Powertech Transformers (Pty) Ltd  
  
Wembley Investments (Pty) Ltd

BS Industrial Properties cc - unit 5  
DHVDM Investments (Pty) Ltd  
Hollyberry Properties 12 (Pty) Ltd  
JRP Investments cc - unit 1 (S/T)  
NCKR Property Inv. cc-unit 14 (S/T)  
UVP Properties (Pty) Ltd - Packer Ave  
UVP Properties (Pty) Ltd - Benbow Ave  
Wembley Property Holdings (Pty)

### **The following members were approved**

Bridging Technology Solutions  
Equites Property Fund Limited  
Growthpoint Properties Limited x 2  
MBM Properties (Pty) Ltd x 2  
New Heights 275 cc x 3  
South African Post Office Ltd  
Stellval Properties (Pty) Ltd  
Wembley Investments (Pty) Ltd

Buffshelco 43 (Pty) Ltd (Inospace (Pty) Ltd)  
Filigree Trading & Investment 1021 cc  
Hollyberry Properties 12 (Pty) Ltd  
Mendelson & Frost (Pty) Ltd  
Soleprops 128 (Pty) Ltd  
Steinhoff Properties (Pty) Ltd x 3  
Unique Hydra (Pty) Ltd  
Wembley Property Holdings (Pty) Ltd

## **MARKETING & COMMUNICATION WITH MEMBERS**

Lizette Johnstone carried out 119 company visits, sent out 56 bulk emails to over 1000 people on the database, placed in excess of 25 articles on the website and attended 10 meetings with Council officials. Brochures and 2019 calendars have been compiled for distribution to companies.

Ryan Ord carried out 264 general visits and attended 10 Pinelands Police Forum meetings, 38 Pinelands SAPS CCF meetings, 10 Elsie's River Police Forum meetings, 11 Elsie's River SAPS meetings, 60 C of CT Railway / Infrastructure meetings. The following meetings with traffic; 17 meetings with Area Tygerberg and 4 meetings relating to taxis.

Anette Brand carried out 389 company visits.

The ECID's Public Safety team acts as the eyes and ears of the ECID- working hard to preserve a safe and secure environment in the district. The Public Safety team consisting of 1 supervisor, 6 security/public safety officers, 4 vehicles and 2 quad bikes patrol the district 24/7, with 2 additional manned vehicles Monday to Friday between 06h00-18h00 as well as a manned mobile caravan located at prearranged sites.

The focus will be to DETER crime due to the officer's high visibility and observational skills, these officers are unarmed and have no powers of arrest but a highly visible and reliable presence offering support and assistance.

Our aim is to provide visible patrols, report and call for help to assist the sick, injured or lost persons until Police and/or emergency medical services arrive.

Inspection of the ECID extent while on patrol to identify blocked, broken or leaking drains and defective public lighting and street conditions that require attention.

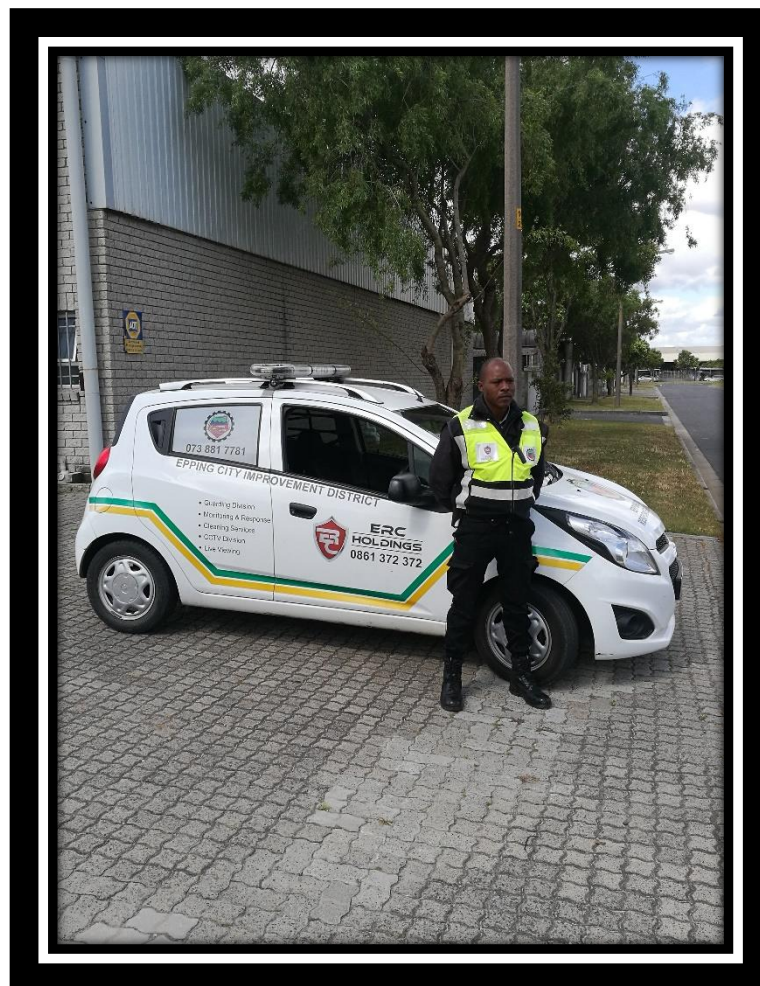
The officers are linked via radio to the camera control room, where the controllers will contact Law Enforcement officers and/or medical personnel as well as report burst water mains, leaks and such at the request of the officers.

A monthly security report is sent to owners, tenants and other interested parties.





Public Safety Mobile Unit



Western Province Park Safety Officer

## **ANNUAL SECURITY STATS-JULY 2016-JUNE 2018**

### **AS PER REPORTS SUPPLIED TO THE ECID BY EXECUTIVE RISK CONSULTANTS**

#### **EPPING 1 & 2**

<b>Incidents</b>	<b>Total 2016/17</b>	<b>Total 2017/18</b>	<b>Arrest 2017/18</b>	<b>Warning 2017/18</b>
Animal Assistance / Rescue	8	9	0	0
Armed Robbery	24	8	1	0
Assault	6	5	1	1
Attempted Armed Robbery	1	1	0	0
Attempted Mugging	2	2	0	0
Attempted Murder	1	0	0	0
Attempted Shoplifting	1	1	0	0
Attempted Smash & Grab	1	0	0	0
Attempted Theft-In Building	13	6	1	0
Attempted Theft-Yard/Road	20	31	21	0
Body Dumped	3	0	0	0
Business / Public Assistance	221	169	2	0
Cart Horse Check / Complaint	1	1	0	0
Damage to Private Property	5	12	0	0
Damaged CID Property	3	2	0	0
Damaged Council Property	2	4	1	0
Drag Racing	0	1	0	1
Drunk and Disorderly / Drinking in Public	5	11	0	5
Drunk Driving	0	2	0	0
Dumping	12	10	2	5
Vehicle Impoundments for Dumping of Wood at Illegal Squatters	2	0	0	0
Fallen Trailer / Trailer Unattended / Lost Load	1	2	0	0
Fires	29	28	0	2
Fraud / Counterfeit	3	2	2	0
Hit and Run	5	2	0	0
Insecure Premises	5	25	0	0
Motor Vehicle Accidents	116	108	1	0
Motor Vehicle Accidents Involving a Pedestrian	6	19	0	0
Mugging	7	6	2	0
Observation of Premises	0	1	0	0
Possession / Confiscation of Suspected Stolen Items	23	47	17	0
Possession / Confiscation of a Weapon	5	8	1	1
Possession / Use of Drugs	2	0	0	0
Public Disturbance	8	11	2	0
Public Indecency	4	7	0	7
Removal of Council Property	0	1	0	1



Shoplifting / Internal Theft	7	5	2	0
Smash & Grab	5	0	0	0
Stolen Goods recovered	4	2	1	0
Strike Action	1	2		0
Suspected Armed Robbers	0	2	2	0
Suspicious Persons-Searched	1290	520	3	22
Suspicious Vehicles-Checked	655	370	0	3
Taxi Violence	0	1	0	0
Theft-In Building (Break ins)	25	10	4	0
Theft-Yard / Road	43	51	28	0
Trespassing / Vagrants / Squatters Removed	19	10	1	0
Trolley / Bin Searches / Confiscations	271	238	0	0
Warnings Issued	25	–	–	–
Workers in Area doing Repairs & Maintenance	44	66	0	0
Arrests / Apprehensions	55	–	–	–
<b>Total</b>	<b>2989</b>	<b>1819</b>	<b>95</b>	<b>48</b>

### **ANNUAL SECURITY STATS-JULY 2017-JUNE 2018**

#### **AS PER REPORTS SUPPLIED TO THE ECID BY EXECUTIVE RISK CONSULTANTS**

#### **WESTERN PROVINCE PARK**

<b>Incidents</b>	<b>Total 2016/17</b>	<b>Total 2017/18</b>	<b>Arrest 2017/18</b>	<b>Warning 2017/18</b>
Alarm	0	1	0	0
Attempted Theft-In Building	0	2	1	0
Attempted Theft-Yard/Road	0	3	0	0
Business / Public Assistance	0	31	0	0
Damaged Council Property	0	1	0	0
Damage to Private Property	0	1	0	0
Drunk and Disorderly / Drinking in Public	0	3	0	2
Dumping	0	2	0	1
Faulty Traffic Lights / Missing Stop Signs	0	1	0	0
Insecure Premises	0	4	0	0
Motor Vehicle Accidents	0	10	0	0
Public Indecency	0	4	0	4
Shoplifting / Internal Theft	0	3	0	1
Suspicious Persons-Searched	0	43	1	17
Suspicious Vehicles-Checked	0	48	0	5
Theft-In Building (Break ins)	0	1	1	0
Theft-Yard / Road	0	3	1	0
Trespassing / Vagrants / Squatters Removed	0	16	0	7
Trolley / Bin Searches / Confiscations	0	5	0	0
Workers in Area doing Repairs & Maintenance	0	6	0	0
<b>Total</b>	<b>0</b>	<b>188</b>	<b>4</b>	<b>37</b>



## **LAW ENFORCEMENT REPORT**

Due to contractual constraints, the Law Enforcement officers were deployed to the ECID from January 2018 to May 2018.

The Law Enforcement compliment consists of 2 officers, who are on duty Monday to Friday from 09h00-15h00. The officers are each assigned to a security vehicle with a security officer. Their duties include; enforcing by-laws, nonmoving traffic violations, impoundments, arrests and general policing.

A monthly law enforcement report is sent to owners, tenants and other interested parties.

Over a period of nine years, Law Enforcement has attended to in excess of 19500 incidents.

These incidents are indicated on the stats page, highlighting a wide range of incident types.

### **LAW ENFORCEMENT FINE VALUES-MARCH 2009-MAY 2018** **AS SUPPLIED BY LAW ENFORCEMENT**

	<b>Fines Issued</b>	<b>Fines Value</b>
<b>March 2009-June 2009</b>	658	
<b>July 2009-June 2010</b>	2759	R 1 289 850.00
<b>July 2010-June 2011</b>	2989	R 1 211 600.00
<b>July 2011-June 2012</b>	2414	R 1,179,010.00
<b>July 2012-June 2013</b>	2335	R 1,002,300.00
<b>July 2013-June 2014</b>	3080	R 1,380,750.00
<b>July 2014-June 2015</b>	2082	R 1 211 650.00
<b>July 2015-June 2016</b>	2597	R 661 900.00
<b>July 2016-June 2017</b>	184	R 103 800.00
<b>January 2018-May 2018</b>	415	R 222 800.00
<b>TOTAL</b>	<b>19513</b>	<b>R 8 263 660.00</b>

### **ANNUAL LAW ENFORCEMENT STATS-JANUARY 2018-MAY 2018** **AS SUPPLIED BY LAW ENFORCEMENT**

<b>Incidents</b>	<b>Total</b>
Burning Cables / Rubber	5
Complaints Received and Investigated	23
Missing Number Plate	2
Obstruction	12
Parking: Double	6
Parking: Facing the Wrong Way	7
Parking: Fire Hydrant	5
Parking: Red Line	188
Parking: Sidewalk	1
Proactive Patrols Conducted	30
Removal of Council Property	1
Talking on Cell Phone While Driving	1
Unlicensed Driver	50
Unlicensed Vehicle	84
<b>Total Incidences</b>	<b>415</b>



## **Cameras**

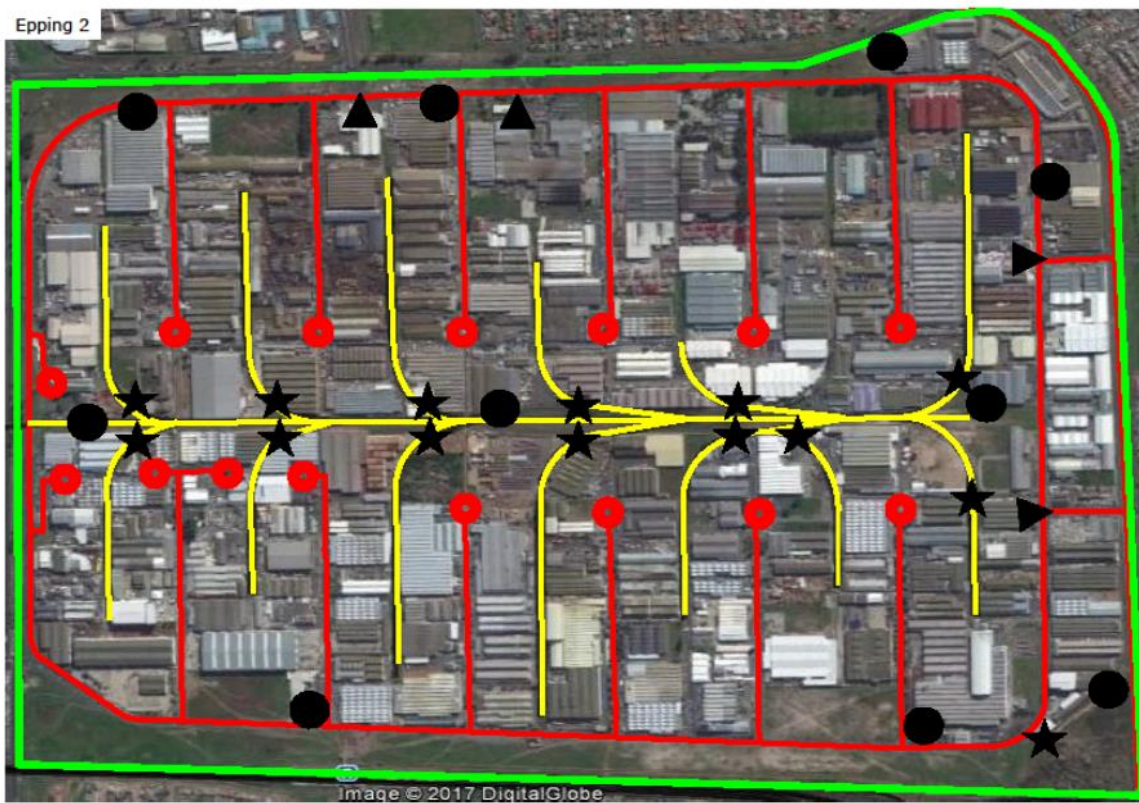
There are currently 17 high zoom 360° PTZ cameras ● located in several zones of Epping, including the main rail track.

7 License Plate Recognition cameras ▲ have been installed at the following entrances: Gunners/Jakes Gerwel, Gunners/Odin Way, Gunners/Sipres Way, Bofors/Carrier Way, Bofors/Tripper Way, Bofors/Showground Avenue and Bofors/Jan Ven Riebeeck Avenue. 17 Static cameras ★ have been installed at 16 rail siding gates, with the 17<sup>th</sup> camera situated on Bofors Circle, monitoring the Biodiversity area.

The cameras and controllers play an integral role in the monitoring of public space, all cameras are manned at Stallions offsite control room, with all cameras monitored 24/7. The controllers are able to instantly dispatch the necessary ground crew, to attend to a multitude of occurrences.

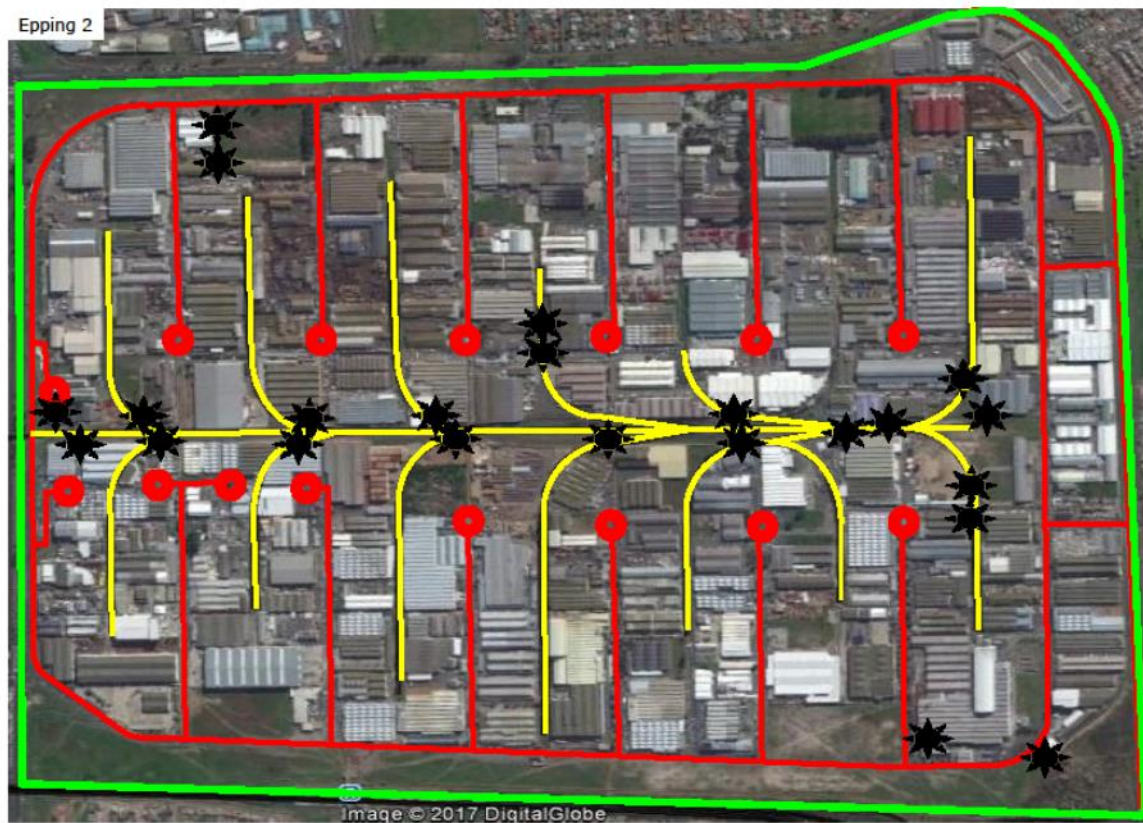
The owners, tenants and other concerned individuals are sent a monthly camera report emphasizing all incidents attended to.

## CAMERA LOCATIONS





## LIGHT LOCATIONS



## **PRINCETON CLEANING REPORT**

The area around the informal market, the scrap metal dealers and waste paper recyclers continue to remain a major challenge.

The traders continue to leave rotten fruit in crates and on the sidewalk areas daily. The City come out regularly to clean the area, but it is still necessary to deploy a cleaning team there on a daily basis.

The area's outside the scrap metal dealers are also a challenge with the clientele chopping up and stripping of items on the sidewalk, the resulting items that are not "metal" are left laying everywhere, with no concern to the surrounding businesses. Another area of concern is the papers blowing out of the yards of paper recyclers, creating an immense mess of paper blowing into adjacent properties as well as the road.

The cleaning compliment comprises of 1 manager, and 26 cleaning staff. The team is tasked with cleaning and cutting verges, trimming trees, street sweeping, cleaning of catch pits, drains, lamp posts and the removal of illegally dumped rubble and general cleaning. All cardboard, plastic, glass and paper are recycled. All garden refuse is used to make compost.

A monthly report highlighting all cleansing completed, is sent to all owners, tenants and other interested parties.







Before (Pic 1)



Before (Pic 2)

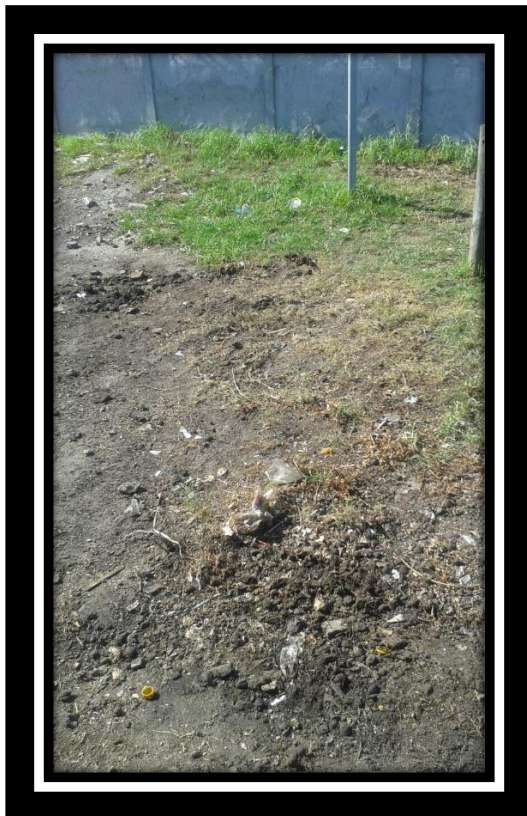


After



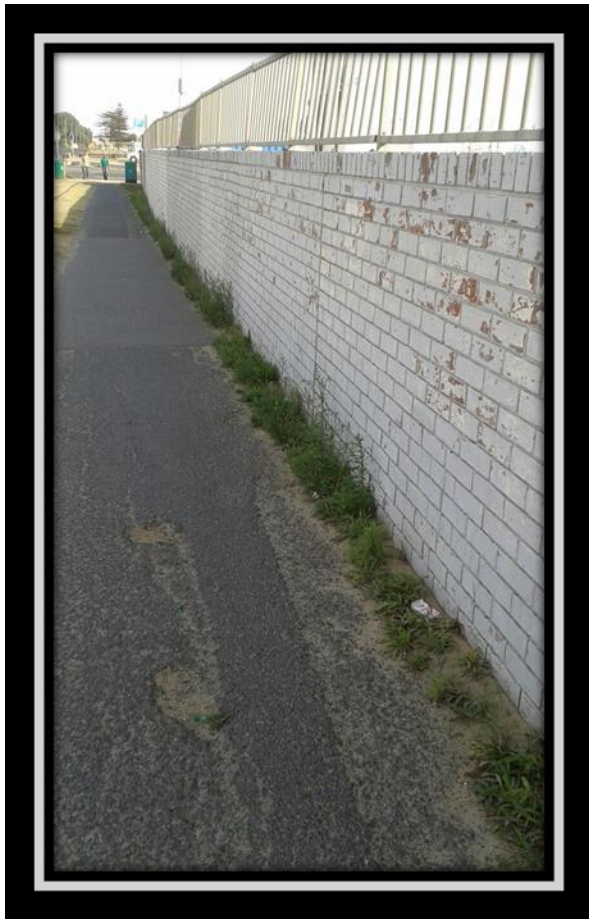


Gerry Ferry-Before

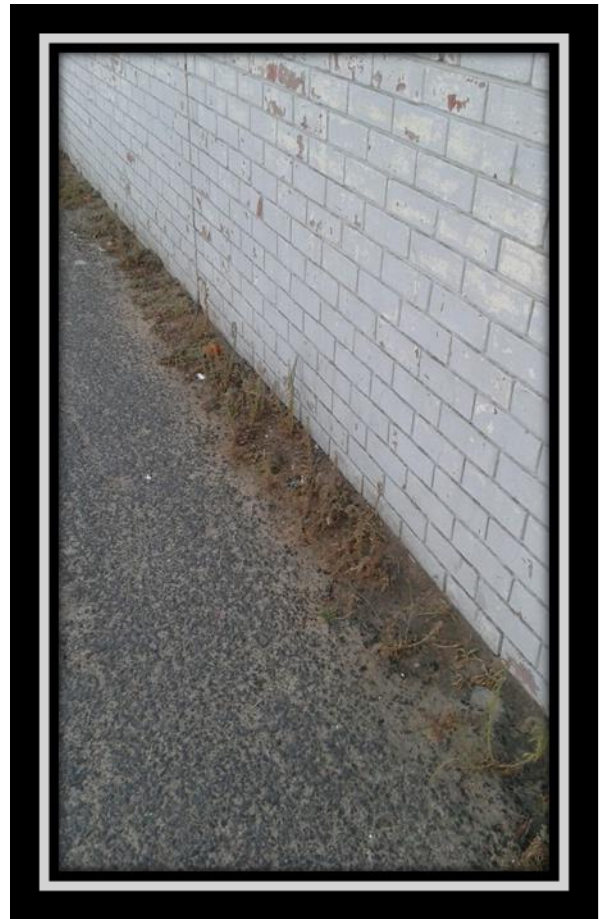


Gerry Ferry-After





Weed Spraying-Before



Weed Spraying-After



**CLEANING STATS-JANUARY 2017-JUNE 2018**  
**AS SUPPLIED BY PRINCETON CLEANING**

ITEM	2017	2017-18
Manholes & Catch pit Gulley's Cleaned Out	73	0
Concrete Waste & Illegal Dumping Removed	3.5	0
Truck loads-Garden Refuse	2.5	0
Illegal Signs Removed	47	0
Trees Pruned	39	43
Amount of Times Grass Verges Were Cut	4	12
Bridge Sides Cut	3	10
Alley Ways Cleaned	24	5
<b>Refuse Bags Removed</b>		
Recyclable-Garden	6421	14440
Recyclable-General	7141	14230
Non-Recyclables	4101	11760
<b>Total Bags Removed</b>	<b>17663</b>	<b>40430</b>

## **MJ FORTUIN GARDENING SERVICES**

MJ Fortuin Gardening Services commenced in July 2017, they are based in the Western Province Park sector of the ECID. The cleaning compliment comprises of 3 staff members who are performing a sterling undertaking in the area. Mr Fortuin provides the office with regular updates, the trucks parking on the pavement in Showground Avenue opposite the Total garage is the only area that presents a challenge.

The team is tasked with cleaning and cutting verges, trimming trees, street sweeping, cleaning of catch pits, drains, lamp posts and the removal of illegally dumped rubble and general cleaning. All cardboard, plastic, glass and paper are recycled. All garden refuse is used to make compost.

A monthly report highlighting all cleansing completed, is sent to all owners, tenants and other interested parties.



The Team



Spraying of Herbicide



Grass Cutting





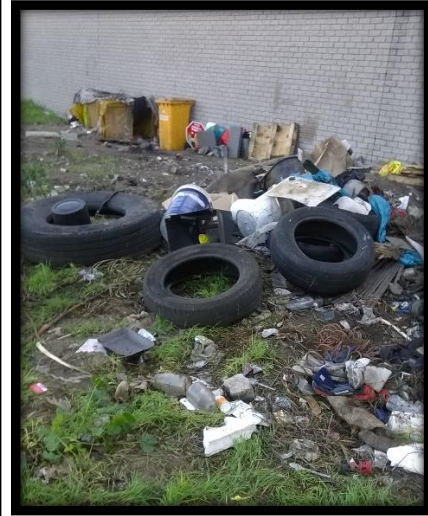
Cleaning of Drains



Removal of Invasive Trees



Before (Pic 1)



Before (Pic 2)



After

**CLEANING STATS-JULY 2017-JUNE 2018**  
**AS SUPPLIED BY MJ FORTUIN GARDENING SERVICES**

<b>ITEM</b>	<b>2017-18</b>
Manholes & Catch pit Gulley's Cleaned Out	207
Concrete Waste & Illegal Dumping Removed	10.5
Truck loads-Garden Refuse	2.5
Illegal Signs Removed	0
Trees Pruned	3
Amount of Times Grass Verges Were Cut	15
Herbicide	1
General Cleaning	196
<b>Refuse Bags Removed</b>	
Recyclable-Garden	151
Recyclable-General	1091
Non-Recyclables	663
<b>Total Bags Removed</b>	<b>1905</b>

**SOCIAL RESPONSIBILITY**

There are 2 animal welfare groups in Epping 2, namely The Cart Horse Protection Association (CHPA) and Animal Anti Cruelty League (AACL).

The ECID assist with injured or stray animals which are taken to the AACL and after hours, they are taken to Panorama Veterinary Clinic. Should it not be possible to capture any animal, this is then reported to the inspectors.

The ECID security work closely with CHPA by recognizing overloaded carts, ill-fitting or lack of shoes as well as incorrect harnessing.  
Should any of these problems be noted, their inspectors are informed and if necessary the security are requested to remove the harness and number plate, the horses are then either collected by an inspector or walked home minus the cart.  
Lizette Johnstone collects scrap paper which is then sold and the monies donated.

During 2017/2018 a total of R 3 800.00 was raised for charity.

The ECID has continued working with Giant Hyper and Pioneer Foods in order to secure donations for the distribution of food packages to the Langa Baptist Church and the Church of the Nazarene in Bonteheuwel who have a soup kitchen and a food parcel allocation scheme.

The ECID have received overwhelming support from Giant Hyper and Pioneer Foods, the ECID thank both Giant Hyper and Pioneer Foods in their support of those less fortunate.



LANGA BAPTIST CHURCH



CHURCH OF THE NAZARENE BONTEHEUWEL

**The following food items were distributed during the 2017/18 year**

<b>Pioneer Foods</b>	1150 kg Beans
<b>Giant Hyper</b>	24 x 750g Coffee
	14400 Tea Bags
	22.5 x 1kg Peanut Butter
	24 x 900g Jam
	288 Cans of Baked Beans
	260 kg Samp
	288 Cans of Pilchards
	130 x 500g Packets of Dry Soup Mix
	130 x 500g Packets of Lentils

**Since its inception in July 2012 the following has been distributed**

<b>PIONEER FOODS</b>	<b>TOTAL</b>
Barley-50 kg	106
Beans-50 kg	37
Mealie Meal-kg	3520
Oats-Cases	340
Oats-Sacks	32
Smash-Boxes	5
<b>GIANT HYPER</b>	
Baked beans-cans	1682
Chips 50 g Packets	200
Coffee-750g	115
Cookies-Kg	4

Coldrink-lt	3
Dry Soup mix-500g	665
Foam-lite Cups	100
Jam-900g	150
Lentils-500 g	517
Mixed Veg-Cans	240
Peanut Butter-1kg	134.5
Peas-Cans	168
Pilchards-Cans	1680
Rice-5kg	333
Samp & Beans-500g	20
Samp-kg	890
Spaghetti-Cans	48
Sweetcorn-Cans	48
Tea-Bags	60900

## **GENERAL**

The ECID attended and assisted at Alnet's first ever emergency evacuation exercise.







## **SIDING LEASES**

Lizette Johnstone assisted the following property owners to submit siding lease applications; Melbro (Pty) Ltd, Buffshelfco 43 (Pty) Ltd and Richard Kane Hides & Skins (Pty) Ltd.

## **C3 NOTIFICATIONS**

135 C3 notifications were lodged with the City, these consist of;

- Leaking and damaged drains
- Missing drain and gulley cover's
- Street lights not working and damaged/missing poles
- Potholes/sinkholes
- Grass cutting on Council land.

## **PROJECTS COMPLETED FOR 2017/2018**

- Additional Foot patrollers were deployed at hot spot areas for the December Period
- The upgrading of the management software for the cameras was the ECID's main project for 2017/2018, this project was not fully completed.



## **VIDEO MANAGEMENT SOFTWARE (VMS) SERVER-Completed**

Comprising of;

- 3 intelligent PC's (Servers)
- 2 40-minute UPS's-Uninterrupted power supply
- Software Milestone Video Management Software
- Switch-Network Box (like a usb hub)
- Screen
- Mouse
- Keyboard
- All the above go into a server cabinet

## **RELOCATION OF ECID 2 WAY RADIO REPEATER FROM PIONEER SILO TO JIVE SILO-Completed**

Comprising of:

- Electricals
- New Cabinet
- New Antennae
- New Repeater

## **CONTROL ROOM-Not Completed**

**Reason;**

- Tenders and Recommendation only received on 5<sup>th</sup> July 2018
- Network Cables need to be pulled in-TTA appointed contractor to do
- Screens, PC box, keyboard & mouse-TTA appointed contractor to supply.
- Chairs

## **UPGRADE OF ECID CAMERA REPEATER CABINET AT JIVE SILO-Not Completed**

**Reason;** Tenders and Recommendation only received on 5<sup>th</sup> July 2018.

Comprising of;

Supply & install;

- Server cabinet
- Ethernet switch
- New cables to/for radio's
- Rewire existing radios to new infrastructure
- New Antennae

## **OTHER ITEMS-Not Completed**

- DB Board-To be replaced due to inefficient space for the isolator.
- Isolator-Surge protector for placement in DB Board (Current UPS's will suffice in the meantime)
- Fibre-City needs to pull fibre into the building-City of Cape Town & Kibo Connect.

## **THE FOLLOWING PROJECT WAS NOT COMPLETED IN 2017/2018 DUE TO THE CAMERA NETWORK UPGRADE NOT COMPLETED. TO BE COMPLETED FOR 2018/2019**

- 1 x LPR to be installed at SAPS Logistics-R 60 000

### **APPROVED PROJECTS FOR 2018/2019**

- Moving the Camera Control Room from Woodstock to the ECID Office
- Upgrading the Camera System to run on Fibre Optics

### **POSSIBLE FUTURE PROJECTS-TO BE FINALISED**

- Install New Gates / Fences as Required
- Install Lighting as Required
- Planting of Drought Resistant Trees
- Additional Foot Patrols at Hot Spots
- 40 Ton Interlink Parking Erf 112629
- 2 x LPR Cameras for WPP
- Upgrade Mobile Security Office with a Camera System.