

CVA ANNUAL REPORT 2021/2022

March 2022

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2022 AGM information

CHAIRPERSON'S REPORT

Just as we thought we had the "New normal" under control, the world is changing back to the "Old normal" with a twist! 2021/2022 has been an even more challenging year than the previous. We in Clydesdale had many challenges and even heartbreak! But Covid misjudged the type of residents and the fiber that they are made of. At a time of uncertainty all the residents came together and took the problems head on with a resolute stance to overcome every obstacle that came at us.

In spite of these circumstances and challenges, we as the CVA still carried on with our individual tasks with enthusiasm and dedication. In light of this, it is my privilege to report on the actions, milestones and mandates of the 2021/2022 period.

We as a CVA held regular Zoom meetings to comply with the restrictions as promulgated by the government. Apart from the task to ensure the day to day challenges facing our beautiful neighborhood, the CVA also kept on pursuing the long term goals of Clydesdale. I list the different issues not in any specific order but rather in the order that it was reported back at our meetings during the 2021/2022 period.

Land Use:

As "Land Use" issues might pose serious implications to a community like Clydesdale it is something that we as the CVA takes very seriously. The issues are also dynamic and require constant attention and monitoring. We want to assure all residents of Clydesdale that we are literally fighting for everyone to keep our "village community" atmosphere. We are still continuously working with COT and OPERRA on various issues regarding "Land Use".

Safety & Security:

As with the rest of South Africa and also the whole of Tshwane we have had our challenges regarding safety. Due to continuous communication with the Police and our ward councilor and the wonderful community involvement, we saw a decline in crime in our area in the last few months. We want to thank each and every resident that helped to prevent crime or with support after an event occurred. These actions make a strong community and deter crime in Clydesdale.

Service Delivery:

We have had a lot less service delivery issues in the 2021/2022 term. This was due to CVA, "Street Reps" and our local councilors' tireless involvement. I want to thank each and every one for his/her work and contribution regarding this matter.

Finances:

Due to the strange and irregular year we had we had some difficulties to overcome in regards to the finances. No access tokens were issued due to the fact that no spectators are allowed at sport or any other events. Even with this crippling stage of affairs we had a strong community that contributed financially to worthy projects like the maintenance and upkeep of the park and the beautification of the garden at the traffic circle garden just off Park Street. I want to express the CVA's thanks to every individual that contributed to these projects. All these projects make Clydesdale a wonderful and beautiful place to live.

Precinct Plan:

“Monitored access” in and out of Clydesdale:

The CVA had a number of meetings with stakeholders in our area and with COT to facilitate the “Monitoring Access” of the Clydesdale area. We are very excited to report back that all stakeholders are positive about the possibility of the “Monitored Access” in Clydesdale. As before I would like to thank Cecile le Roux for her continuous and hard work in regards to the precinct plan and the “Monitored Access” in Clydesdale.

I want to mention and thank all the people in the community that helped to make Clydesdale better, safer and more beautiful. We appreciate all the hard work and contributions. I would like to extend an invite to everyone that has a stake in Clydesdale to get involved. The CVA needs people to help with various issues and projects in Clydesdale. The CVA strives not to ask for too much time and effort so as not to overwork volunteers. All people that currently contribute to Clydesdale do that on their own time and dime.

In conclusion I want to thank each member of the CVA for all your selfless hard work to make Clydesdale a better “Village” to live in. Without each and everyone’s hard work the CVA would have achieved nothing.

Each CVA committee member has contributed to this document as per their portfolio. The following sections in this report are categorised per member’s portfolio and shows the hard work done by each committee member during the 2021/2022 term. We hope to see you all at the virtual AGM on the 15th March 2021.

Kind regards

Danie Eloff

CVA Chairperson

FINANCIAL REVIEW

CVA Treasurer's annual report 2021-2022

The Annual subscription fees (R250 per property) remained the main source of income in 2021, which enabled the CVA to perform its mandate. For 2022 the fees will be increased to R300 and 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

Please use your surname, street number and street name as reference.

The CVA finances were further supported by donations from the community. These donations are applied to specific projects, such as security boards, or legal fees. Below is a statement reflecting the current financial situation of the CVA.

A large portion of cash was reserved for a payment due in March 2021, for historical assessments (R11,000.00) which formed part of the status quo exercise for the precinct plan in development.

Balance 1 Jan 2021	13,060.30		
REVENUE	11,703.84	EXPENDITURE	13,189.25
Member fees 2021 Donations	11,500.00 203.84	Bank fees Historical Assessment Web hosting Street Cleaning	379.30 11,000.00 499.95 1,310.00
Balance 31 Dec 2021	11,574.89		

Kind Regards

Pieter van Zyl
CVA Treasurer

HERITAGE IN CLYDESDALE

Architectural Heritage is a critical facet of Clydesdale and forms a huge part of the overall look and feel of the neighborhood; and the preservation thereof should be an important consideration for all Clydesdale property owners, residents and stakeholders invested in Clydesdale.

Home owners and prospecting developers should familiarise themselves with the National Heritage Resources Act as gazetted 28 April 1999.

Clydesdale welcomes and encourages development inline with the Heritage Act and Clydesdale development guidelines as suggested by the Clydesdale Village Association. These guidelines as suggested by the CVA ensure that Clydesdale's heritage and village atmosphere are preserved.

The Heritage Certification of the Clydesdale properties with heritage significance by Maurits Naude, a heritage practitioner, who was tasked by the CVA is still in progress. Due to the ongoing COVID restrictions in 2012/2022 year the documentation and cataloging of the properties have been delayed, but will be finalised and form part of the Final Precinct Plan.

Extracts from the National Heritage Resources Act

Structures

34.

(1) No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

(2) Within three months of the refusal of the provincial heritage resources authority to issue a permit, consideration must be given to the protection of the place concerned in terms of one of the formal designations provided for in Part 1 of this Chapter.

(3) The provincial heritage resources authority may at its discretion, by notice in the Provincial Gazette, make an exemption from the requirements of subsection

- *(1) within a defined geographical area, or for certain defined categories of site within a defined geographical area, provided that it is satisfied that heritage resources falling into the defined area or category have been identified and are adequately provided for in terms of the provisions of Part 1 of this Chapter.*

(4) Should the provincial heritage resources authority believe it to be necessary it may, following a three-month notice period published in the Provincial Gazette, withdraw or amend a notice under subsection (3)

Specific Heritage Resource issues in Clydesdale are being addressed ongoing by the CVA Committee as they arise. Please refer to Land Use in Clydesdale for specific cases.

Kind regard
Thinus Scheepers
Heritage

LAND USE IN CLYDESDALE:

NEW APPLICATIONS

Meisies Hoër 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. (Kirkness street)
- 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 (Kirkness street)
- 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 rejected by CoT
- Corner of Ivy and Ayton Street, erf 1047: (2 applications)
 - a. Application for the removal of restrictive title conditions
 - b. 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. The application has been accepted by the CVA, but the property has now been reported for illegal land use.
- The CVA objected to the rezoning application of CPD 9/2/4/2 - 6258T (Item no 34636) erf no 820. The building is older than 60 years and have heritage value. Rezoning implies demolition. We reserve the right to further elaborate on all the reasons for objecting to this rezoning application.

The process with PHRAGH regarding the possibilities of rebuilding the original structure is still not finalised. We suggest that the process with PHRAGH is finalised before rezoning is applied for. Successful rezoning will only be possible with PHRAGH and the CVA satisfied. The negotiations with PHRAGH also implies presentation of an SDP and LDP. This process is not finished.
- The Clydesdale Village Association objected to the rezoning application of REF. CPD 9/2/4/2 - 5889T item no 303021. Erf 1021. CVA found the proposal to be inappropriate.

ILLEGAL LAND USE

All historic illegal land use cases have been traced and re submitted with some success. Unfortunately, it must be reported that this is a difficult process with CoT. Illegal land use is one of the major issues contributing to the decline of our neighbourhood.

Regards

Cecile Le Roux

CVA Land-use

SERVICE DELIVERY

The service delivery portfolio hasn't been filled the past year. Fortunately, we have a very active ward councilor who mostly dealt with all our service delivery issues.

Dead streetlights have been escalated by councilor de Jager.

The CVA Committee especially like to commend and thank every Clydesdale resident who is taking ownership of service delivery issues like street lights, sewerage, land use, overgrown public areas, etc. by reporting these to the municipality or relevant bodies and following up to ensure the issues are addressed. A special thank you to the street reps who manage the street whatsapp groups, they form a vital link in the service delivery communication chain.

SECURITY

Security in Clydesdale remains an issue.

One incident is one incident too many. If you observe the overall trends in the City of Tshwane, then the monitoring of access to the village must be high on the agenda.

That is for the majority of residents to decide.

I want to commend the individual initiatives of residents, as well as the involvement of the SAPS as well as our ward councilor, Me Leanne de Jager. Their active participation and involvement curbed the security issues. Also the active participation of all the security companies.

Our street representatives play a huge role in communicating very effectively in their groups and I want to thank them in particular.

We are also a vigilant community where neighbors are watching out for one another.

We also see that residents are aware of their surroundings and that negligent behavior is on the decrease.

It is important to know what lies in the detail: The monitoring of people in and out of our community, the removal of refuse, the cutting of grass, the regular cleaning of the park, the attending to broken street lights, all of these are contributing to a greater sense of community and then also lower the risk of crime.

We urge residents to subscribe to a security company of your choice. There are very active companies in Clydesdale.

Service delivery and security are matters that were given high priority by our ward councilor. It is paying off.

Residents are also urged to report all incidents no matter how small.

We are looking forward to receiving a mandate from our residents, regarding the monitoring of access to the village.

Kind Regards

Loodjie van Dyk

CVA Security

BRANDING & INFORMATION SYSTEMS

BRANDING - PROPOSED NEW CLYDESDALE LOGO

In conjunction with the precinct plan development, we have decided to revisit the Clydesdale Village logo to update and modernise the logo to represent Clydesdale better as a whole.

Here is the final two logo options to be presented to Clydesdale Village Association for approval:



COMMUNICATION & UPDATED CONTACT DETAILS

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.

We like to request all Clydesdale residents to sign up and register through the website to make sure you

receive all email updates.

CLYDESDALE WEBSITE

Once the new Clydesdale Village logo has been approved, we will commission a website revamp inline with the new logo design.

Website advertisements will again be implemented to offer businesses in the area an advertisement platform and an additional source of income for the CVA.

We look forward to your contribution and vision.

Regards

Marisa Lensink-Scheepers

CLYDESDALE PRECINCT PLAN

(Development plan for Clydesdale, to be adopted by City of Tshwane (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 of July 2020.

Status quo

MS Teams meetings were held with the Traffic Department, Agriculture and Environmental Management, CoT Heritage during 2021.

The team is currently engaging with Meisies Hoër regarding access control for the area. The access control application will be included in the Precinct Plan package.

CoT traffic recently requested full counts on pedestrian traffic. This item is the last outstanding item to be concluded before the Clydesdale Precinct Plan status quo can be delivered to CoT Spatial Planning.

Way forward

The Precinct Plan will be guided by the SWOT analysis of 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
- Editors, Architects, landscape architects,
- graphic designers, artists and industrial engineer resident in Clydesdale offered help on pro bono basis

BEAUTIFICATION - SPATIAL PLANNING

Thanks to donations from residents Patel and Selo the circle at the end of Farenden street was beautified. It was accepted that the circle be called Rina' circle, after Rina van Niekerk, one of our previous CVA chairpersons who sadly passed away in 2021.

Yusuf Patel from Barnard and Patel Attorneys sponsors a worker to maintain the circle. Many thanks Yusuf!

Myrtle Park had a few obstacles to overcome the past year. We are grateful towards councilor Leanne de Jager who put in many hours of work in removing settlers and getting the CoT so far to cut the grass. Leanne also managed to get us two refurbished bins. The bins were installed on March 8th. Residents also donated R6000 for the replacement of bins. One new bin, like the CoT bins will be installed with that money. The CVA last year promised R1 for R1(max R2000) last year for the Myrtle Park project. This money will be used to fix the structure. Christo from Minnie Street will oversee this project. Materials and paint will be covered.

The CVA bought a brush cutter to be used by the Clydesdale community. Christo already started to cut overgrown grass in Minnie Street.

CONTACT

Email the CVA on clydesdaleinfo@gmail.com or www.clydesdalevillage.co.za

2022 AGM

Date: 15 March 2021

Time: 19:00

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.