



PLATTEKLOOF, WELGELEGEN, PANORAMA AND KLEINBOSCH

COMMUNITY IMPROVEMENT DISTRICT

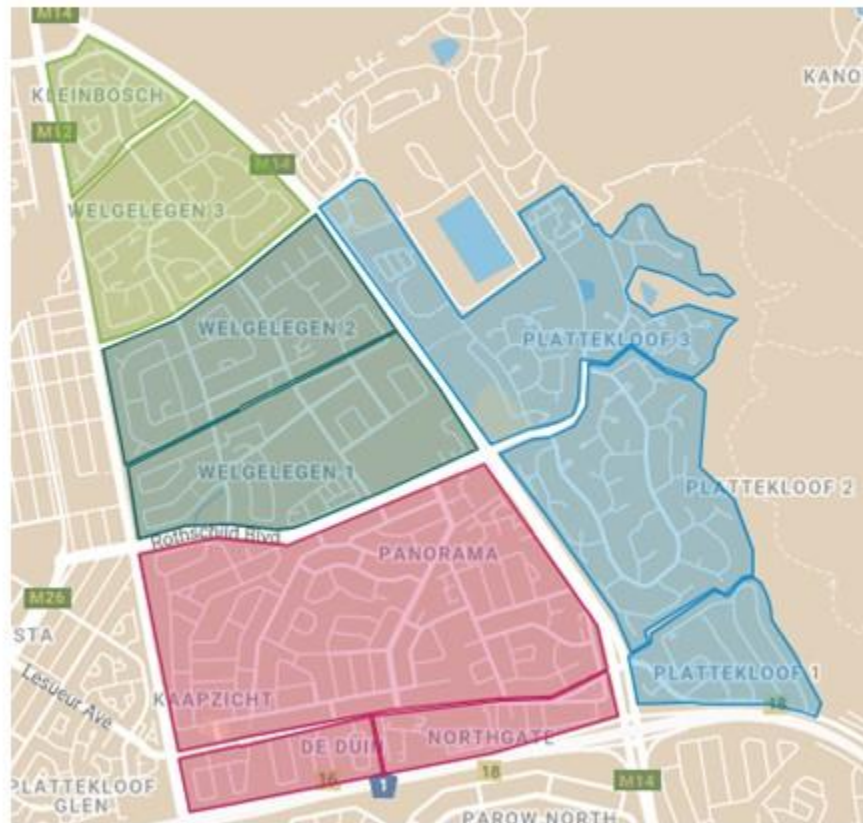
URBAN MANAGEMENT SURVEY REPORT

September 2024

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Legal Notices



1. **PRIVACY NOTICE:** In accordance with the PoPI Act, all information received through the PWPK CID Urban Management Survey has been stored confidentially, with access limited only to PWPK CID steering committee members and City of Cape Town officials, for the sole purpose of fulfilling the CID by-law urban management survey requirements.
2. **SURVEY RESPONSES:** In accordance with the PoPI Act, and to protect the identity and privacy of property owners and their tenants, written responses to the survey have been de-identified by removing names and addresses and only included where the response cannot be linked to an individual property owner or tenant.
3. **SURVEY PERIOD:** The results of this urban management survey report are from the period starting the 15 August and ending the 29 August 2024.
4. **RESPONDENT PROFILES:** Only completed survey answers from PWPK property owners have been considered for this urban management survey report.
5. **REQUIRED RESPONDENT THRESHOLD:** City of Cape Town by-laws require a minimum of 20% (or 789) of the property owners to respond to the urban management survey to progress to the business plan stage of the CID process.
6. **SURVEY RESPONSE:** 24% of property owners have responded to the urban management survey by 29 August 2024, allowing the CID steering committee to progress to the business plan stage of the CID process.

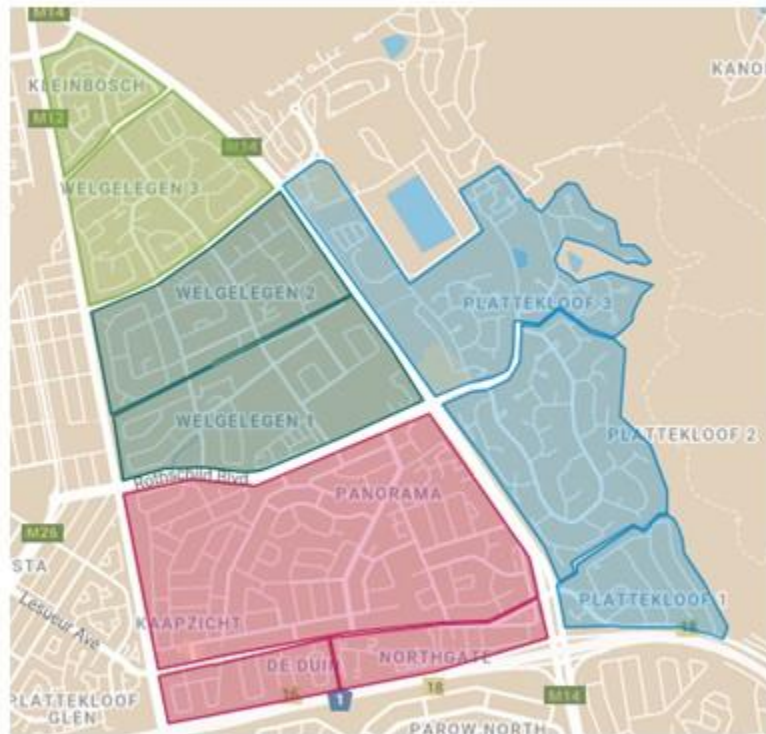


PLATTEKLOOF, WELGELEGEN, PANORAMA AND KLEINBOSCH

COMMUNITY IMPROVEMENT DISTRICT

EXECUTIVE SUMMARY

Executive Summary



PWPK Precinct Profile

1. The proposed PWPK CID comprises of four areas: Platteklouf, Welgelegen, Panorama and Kleinbosch all falling into Ward 1.
2. The proposed PWPK CID precinct has 4443 erven, of which 3538 are standard Residential, 622 are Flats/ maisonettes / other, 125 are commercial and 158 are vacant / open spaces .
3. 93.6% Properties are zoned residential while 6.3% are zoned non-residential.
4. The average property value for each of the four areas is:

1. Platteklouf	– R5 170 250
2. Welgelegen	– R2 839 425
3. Panorama & suburbs	– R2 903 448
4. Kleinbosch	– R2 952 897
5. The average property value of commercial (non-residential) properties is R28 067 216.
6. The largest property category descriptions are standard Residential (79.7%), Flats, etc. (12.3%), Commercial (2,8%) and public open spaces (2,7%).

Executive Summary



Survey Distribution

1. The Survey was distributed electronically via Email (using the City's data base) and via WhatsApp as follows:

- Emails were distributed to 3058 residents in the PWPK area
- WhatsApp: PWPK Street groups – 93 streets reaching 2890 residents
- WhatsApp: PWPK Crime groups – reaching 2429 residents
- WhatsApp: PWPK Service groups – reaching 1383 residents
 - It is accepted that residents may belong to more than one group and that there is duplication in terms of number of residents reached.

2. In addition to the above, the **PWPK CID Website** was launched to the PWPK Community on 15 August 2024. The Website explains what a CID is and what it hopes to achieve. The Survey could also be accessed from the website.

The PWPK CID Website can be viewed at: <https://www.pwpkcid.co.za>

The Survey was available to view at: <https://bit.ly/PWPKCIDSURVEY>

The Survey was closed at 20h00 on 29 August 2024

Executive Summary



Survey Respondents Profile

1. Between 15 and 29 August 2024, there were 1064 responses to the urban management survey.
2. Responses from the four areas were as follows:

Suburb	No. of houses	No. surveys completed	% responses completed per area
Platteklouf	1027	259	25,2
Welgelegen	1706	347	20,3
Panorama	1441	388	26,9
Kleinbosch	264	70	26,5
Total	4438	1064	23,9%

3. Duplicate responses, responses from residents living outside the proposed boundaries of the CID, and responses where more than one survey was submitted by one household - were removed.
4. The required threshold for urban management responses is set at 20% by the City.
5. The actual responses received represents:
 1. 24% of the total residential properties in PWPK responded
 2. Individual property owners made up 91% of the responses
 3. Tenants made up 9% of the responses

Executive Summary



SAFETY AND SECURITY:

- As many as 22% of respondents during the day and 48% at night – feel unsafe
- 24% of respondents indicated that they don't feel safe frequenting public spaces, with as many as 19% never venturing to the open public spaces
- Only 36% of respondents indicated that they have experienced crime
 - Of the crime experienced – the highest % was Burglary – no contact (22%), followed by Robbery – with contact and Theft out of m/v (4%)
 - This indicates that where crime is being experienced, it most likely to be residents homes that are broken into
 - Interesting to note: where residents have small incidents of theft eg house number / tap / gate motor / spade / outside lights – stolen, being accosted, car jamming and “attempted” but failed incidents Residents have largely not indicated these in their responses and/or have forgotten and/or do not recognise this as crime. This would, otherwise, indicate that there is a larger crime problem than what is currently reflected in these statistics.
- Despite 70% of respondents locking their cars in a garage, 51% remain concerned about the safety of their vehicle
- 93% of respondents do not believe that SAPS has an adequate presence in the area
- 95% of respondents would like to see more use made of CCTV/LPR and HD cameras to curb / prevent crime from taking place
- Cameras to be placed widely, throughout the area (in every street, at all open spaces, along the perimeter of all 4x areas
- 61% of respondents stated they feel less safe today, than when they first moved into the area

Executive Summary



SAFETY AND SECURITY continued:

- 91% of respondents believe that beggars, vagrants and bin pickers are the cause of the majority of the problems experienced in the 4x areas, namely:
 - Litter
 - Petty Crime
 - Scouting for more serious crime opportunities
 - Begging
 - Damage to public spaces and infrastructure
 - All of above, or a combination of some of the above, including:
 - Aggressive behaviour / verbal abuse
 - Use of open spaces as a toilet
 - Sell drugs / drink alcohol in public
 - Respondents feel unsafe when they around
 - Vandalise Telkom/Vuma boxes
 - Leave needles, broken bottles lying around
 - Shouting, fighting, persistent ringing of doorbells
 - Sleeping / passing out in our open spaces
 - Washing themselves in our canals and dams
 - Building illegal structures
 - Horse n Cart people are also a problem

Executive Summary



SAFETY AND SECURITY continued:

- 86% of respondents indicated that they were concerned at informal communities establishing themselves in the area
 - Illegal structures are prevalent in certain parts of the area – particularly along the N1 fence line and wherever open spaces exist and/or where they think they can hide themselves under/behind vegetation.
 - Additionally, these structures are unsightly and detract from the beauty of the PWPK neighbourhood.
 - Illegal fires, alcohol and drug use, selling of drugs and malicious damage to property are concerns related to people living in these areas
 - Illegal structures contribute to pollution, vermin infestation, and hygiene problems as the area is used as a public toilet
 - Their presence makes residents uncomfortable and not free to enjoy their own neighbourhood and open spaces
 - Residents feel threatened by their presence.
- The following by-law contraventions concern respondents:
 - Noise – particularly from drag & streetcar racing, and residents with noisy modified exhausts/engines
 - Dog control – dogs not on leashes and people not picking up after their dogs
 - Illegal dumping – residents who don't take their refuse to the dump and/or who use horse n cart people who then dump residents rubbish in any open space
 - Traffic regulations – failure to adhere to stop signs, speed limits, etc
 - Home businesses – particularly those that impact on their neighbours negatively (for various reasons) and/or are illegal and/or anti-social
 - Taxi's – particularly around Northlink College
 - Building Contraventions – building without approved plans, intruding on privacy of neighbours, building multi-dwellings where previously single dwellings existed, permitting backyard dwellers on their properties
 - Illegal Street Vendors – particularly around Northlink College and at traffic lights



ENVIROMENTAL IMPROVEMENT:

- 35% of respondents feel that PWPK is not adequately cleaned and maintained.
 - Majority of respondents are not aware of the NHW volunteers that cleans the area every Wednesday and who arrange coordinated clean ups, along with the City, every few months – removing truck loads of filth from areas where vagrants live
- 34% of respondents do not believe that park infrastructure and equipment is well maintained.
 - The majority of respondents are not aware that one or two NHW volunteers regularly go around fixing and painting the equipment
- 75% of respondents indicated that they would like to see more recreational spaces that cater from toddlers to the retired
 - Recreational spaces must be attractive, clean, safe and well lit. There should be a variety of activities on offer for the public to use. Unsavoury characters should be kept away from such facilities. Suggestions include:
 - A park similar to Camoens Park in Monte Vista – use the big park behind Welgelegen Spar
 - Walking/running tracks
 - Paddle court, netball court, soccer field, skate park, tennis court, baseball pitch, put-put, cycling track for kids/teens & adults, bowling green And more
 - Shaded picnic benches / picnic areas eg at duck pond and elsewhere.



ENVIRONMENTAL IMPROVEMENT continued:

- Play equipment for kids at duck pond
- Fenced in dog park / poo-bags provided throughout
- Play park (gated) for kids with better play equipment – not just the standard same equipment
- Better gym equipment in parks (eg Sea Point)
- Plenty of parks throughout Panorama, Welgelegen and Kleinbosch – but they do not all have the same play equipment. Play park equipment to be improved.
- There are minimal play parks for children in Plattekloof
- A public swimming pool (small scale)/ Sports Centre
- More paved paths, more benches
- Library, community hall, clinic, social areas
- 78% of respondents indicated an appreciation for seeing the area beautified with trees, flowering plants and appropriate landscaping along centre islands and appropriate verges.
 - This would include cleaning of canals and green spaces, street sweeping and cutting back of overgrown trees and shrubs, as well as mowing of parks and open spaces, verges, etc on a regular basis.
- Most respondents are not concerned about invasive species in the area in general. However, invasive species should be kept under control in our green belts and (Eskom) nature reserves (also to preserve the small wild animals that live there)
 - Trees that cause excessive mess, or with root systems that cause damage to roads and verges, should be removed



URBAN MANAGEMENT:

TRAFFIC CALMING MEASURES

- 70% of respondents indicated that they would like to see traffic calming measures implemented to slow down traffic (because of speeding), for safety of residents (eg those living on blind corners), and to ensure that road users stop at stop signs and/or stop jumping traffic lights
- Respondents would like to see the taxi problem around Northlink College and on Platteklouf Rd sorted, but do not want the taxi's inside of any of the PWPK areas
- Illegal drag / streetcar racing to be brought to a stop – particularly on Platteklouf and Giel Basson Rds, including some thoroughfares within each area

STREET SIGNS

- 55% of respondents would like to see an improvement in street signage throughout the area
- Street names on poles (as in Sunningdale) rather than painted on curbing
- Information signs eg duck pond, squirrel crossing, no parking after x time, map board for each area, slow down, etc

MIRRORS

- 22% of respondents indicated that traffic mirrors are necessary, while balance of respondents were unsure.
- Several suggestions were put forward for mirrors to be placed – but these would need to be assessed.
- Mirrors could potentially be placed where safety of residents are compromised eg 90degree bends in roads and where views obstructed

GRAFFITI

- Only 3% of respondents saw graffiti as problem. However, graffiti occurs minimally and must be cleaned up when it occurs.



URBAN MANAGEMENT continued:

ILLEGAL DUMPING

- 64% of respondents see illegal dumping as an issue
- Wherever vagrants live – mounds of waste is found. It takes a coordinated effort, large manpower and resources to clean up their mess
- Horse n Cart people are guilty of often taking money from residents to take their building rubble/garden waste to the dump, and instead they offload the rubble/garden waste wherever they can
- Residents are themselves to blame for dumping – especially in narrow alley ways and side streets – instead of merely taking to the local dump

OTHER

- Eliminate taxi situation around Northlink College
- Convert Northlink College into a high school for the area
- LED streetlights to be fitted throughout the 4x areas to brighten up streets and walking paths at night

Executive Summary



SOCIAL UPLIFTMENT:

- 74% of the respondents see homelessness and vagrancy as the biggest problem across PWPK and feel that the CoCT is not doing enough to address this problem
- They see the City's current response to the challenges of vagrancy and homelessness in PWPK as wholly inadequate
- The majority of respondents are aware of the CoCT's 'Safe Spaces' and 'Give Dignity' strategies to address vagrancy and homelessness but do not see that this is helping to reduce the problem in PWPK.
- 90% of respondents are happy for the CID to work closely with local NGOs to uplift above persons to get them off the streets, rather than live in our neighbourhood.
 - The NHW already has an established a good working relationship with MES. The CID, together with the NHW, will work together to better inform residents how best they can support MES to help vagrants, etc off the streets
- Additionally, the CID can provide jobs to vagrants as part of social upliftment. Example: they could do General Labour work such as sweeping streets, trimming trees, cleaning litter, etc



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COMMUNITY IMPROVEMENT DISTRICT

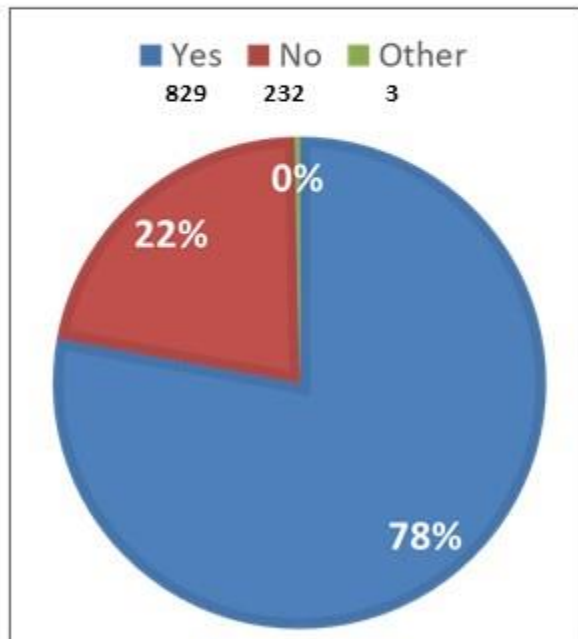
SAFETY & SECURITY

Urban Management Survey

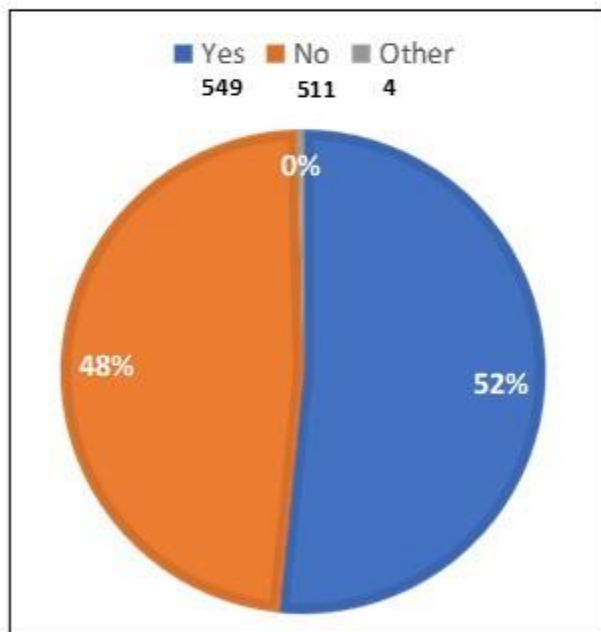
SAFETY AND SECURITY?



- Do you feel safe during the day?



- Do you feel safe at night?



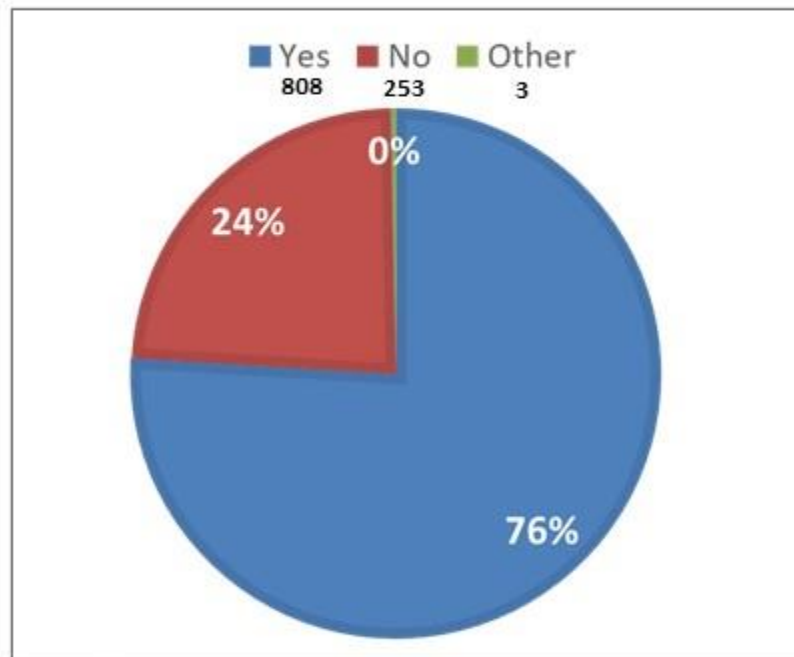
Total responses = 1064

Conclusion:

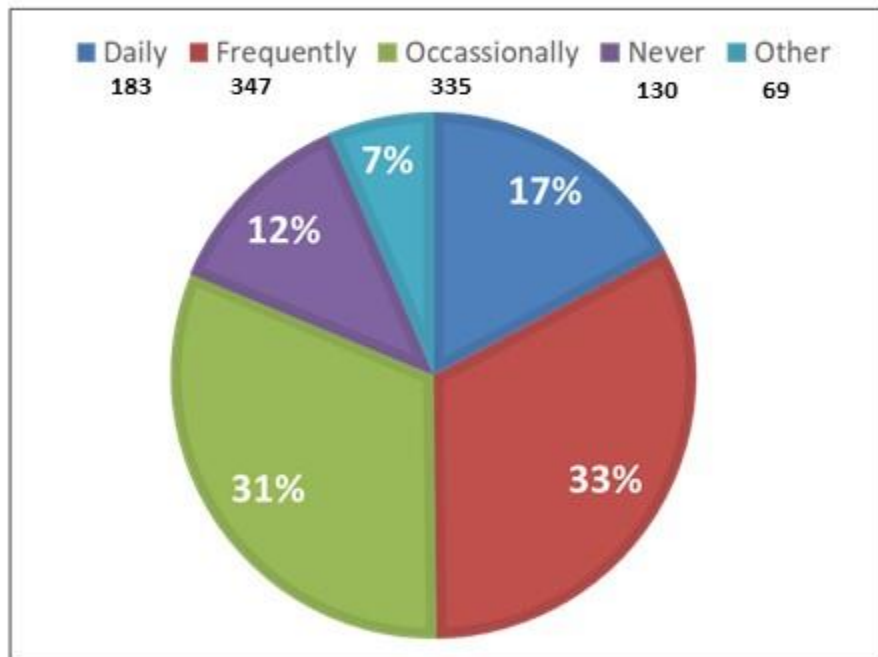
- As many as 22% of residents during the day and 48% at night – feel unsafe
- Residents feel most vulnerable at night
- Residents want to feel safe day and night



Do you frequent public spaces within PWPK eg foot paths, parks, etc?



If yes – how often



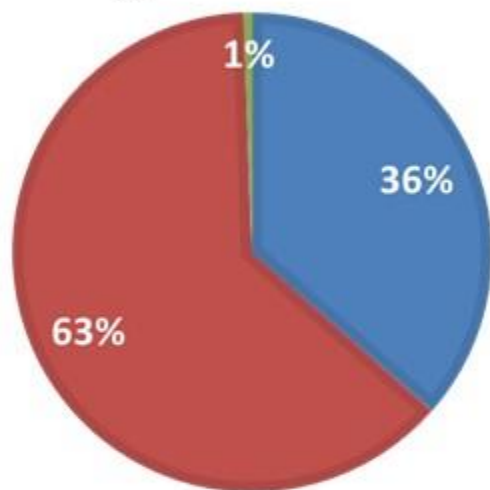
Conclusion:

- 24% of residents indicated that they don't feel safe frequenting public spaces, with as many as 19% never venturing there
- Most residents, however, enjoy the outdoors and would benefit from having additional recreational facilities
- Making the area safer, cleaner and better maintained would encourage more residents to enjoy the beauty of our area

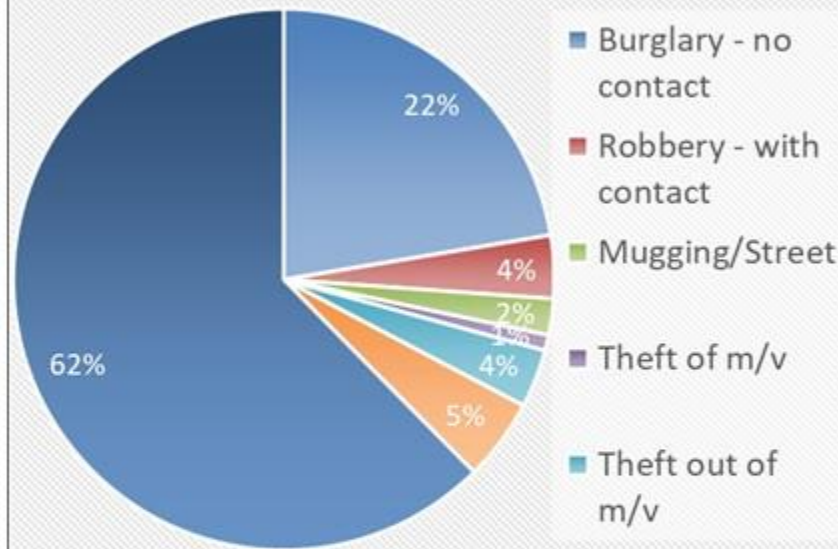


Have you or a family member being a victim of crime in the past 5 years in PWPK?

Yes 388 No 670 Other 6



What type of crime did you experience?

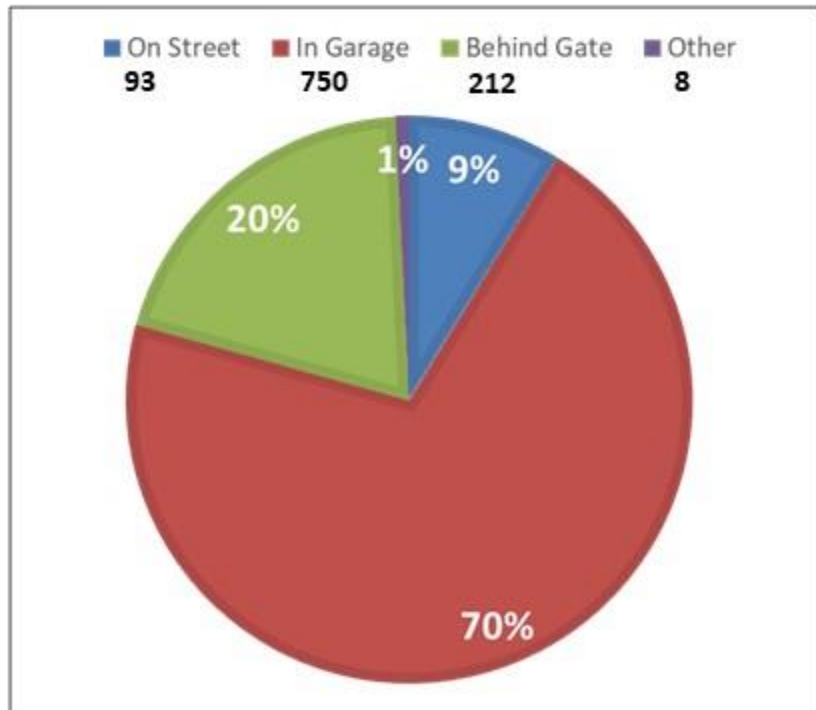


Conclusion:

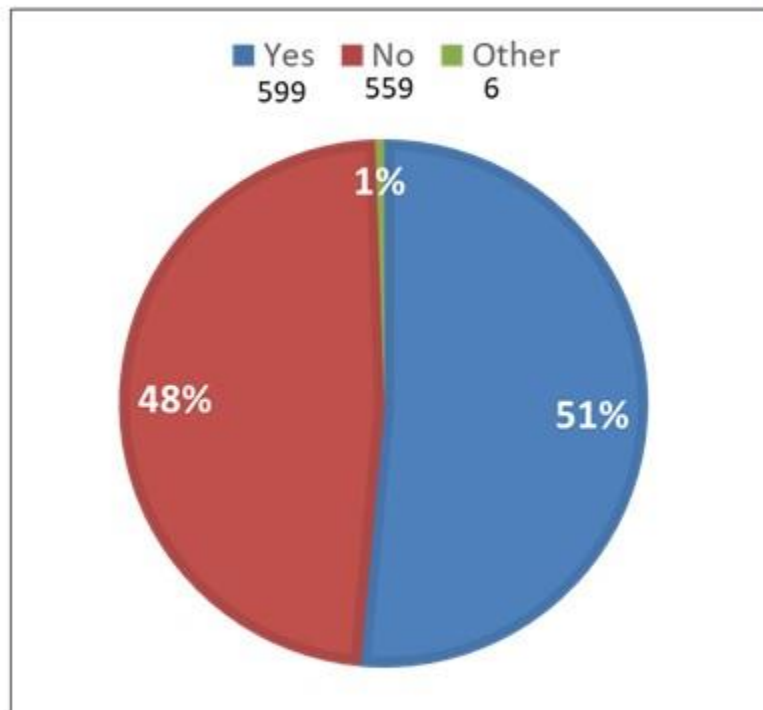
- Only 36% of respondents indicated that they have experienced crime
- Of the crime experienced – the highest % was Burglary – no contact (22%), followed by Robbery – with contact and Theft out of m/v (4%)
- This indicates that where crime is being experienced, it most likely to be residents homes that are broken into
- Interesting to note: where residents have small incidents of theft eg house number / tap / gate motor / spade / outside lights – stolen, being accosted, car jamming and “attempted” but failed incidents Residents have largely not indicated these in their responses / forgotten.
- This would, otherwise, indicate that there is a larger crime problem than what is currently reflected in these statistics.



Where do you park your car?



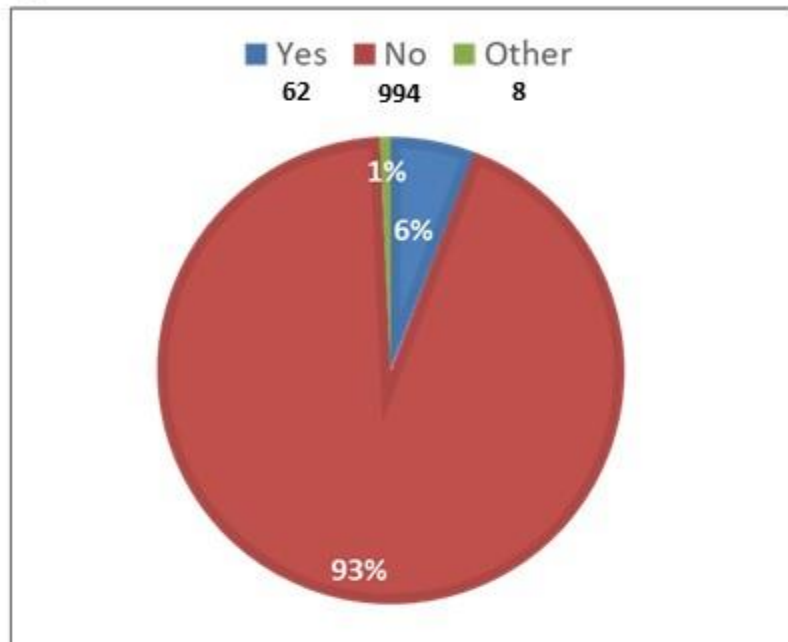
Concerned about your car?



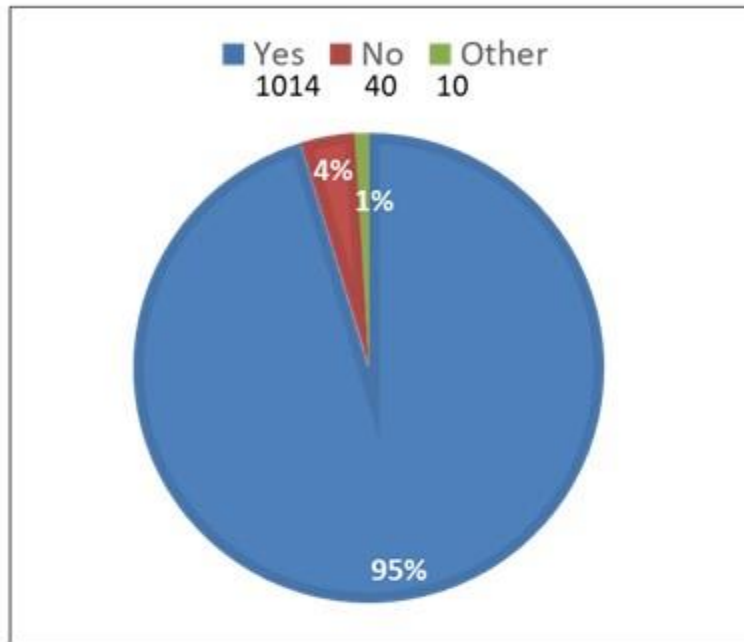
Conclusion:

- Despite 70% of respondents locking their cars in a garage, 51% remain concerned about the safety of their vehicle

Do you believe SAPS has an adequate presence in the area?



Would you like to see more CCTV and LPR cameras?



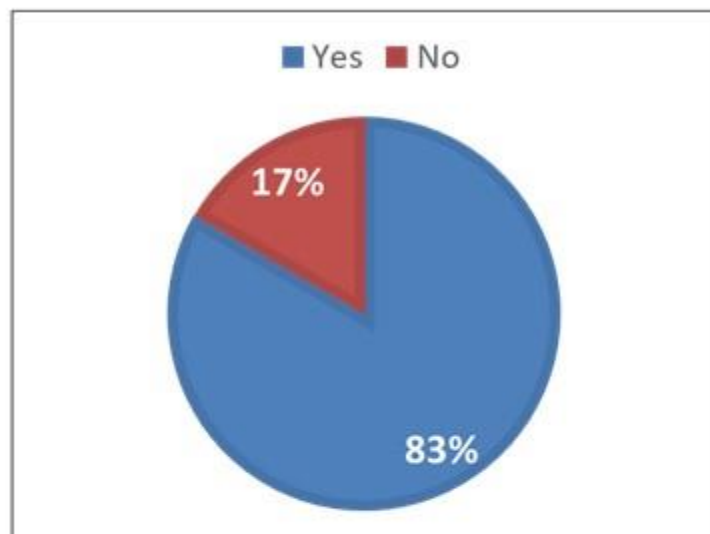
Conclusion:

- In the absence of adequate SAPS presence, the community needs to take collective responsibility for the safety of the area
- One such way to do so, would be to install more monitoring cameras – which requires 24/7/365 monitoring
- Such cameras also require ongoing repairs, upgrading, replacement
- Other safety measures include; fencing, full-time patrollers, the appointment of a LE officer, etc

Which areas would benefit from camera monitoring?

- Many named specific streets
- Many just gave the name of the area
- Many suggested the main access/exit roads to each area be monitored
- Along footpaths and open spaces such as parks and dams, green belt areas, at duck pond(s) and the Reserve (Tygerberg & Eskom), along retention dam between Munnik Laas and Giel Basson roads
- All properties that form the perimeter of PWPK feel vulnerable eg
 - Backs of properties on main roads eg along Giel Basson, Rothschild, Platteklouf Roads
 - The fence along the N1, through/over which access is gained to houses closest to the N1
- Identified high risk / hot spot areas, including taxi rank area
- At shopping centres, parking areas, the gym, fuel stations, school and places of worship
- At intersections, so that people who fail to stop, etc can be prosecuted using video footage as evidence
- The gate between P1 and P2
- Human Detection cameras needed to detect persons entering the area at night on foot (not just CCTV / LPR cameras)
- N1 off ramp leading to/from PWPK & Giel Basson bridge at Vet
- Platteklouf and Giel Basson – to monitor street racing
- Places that allow foot traffic into/out of an area

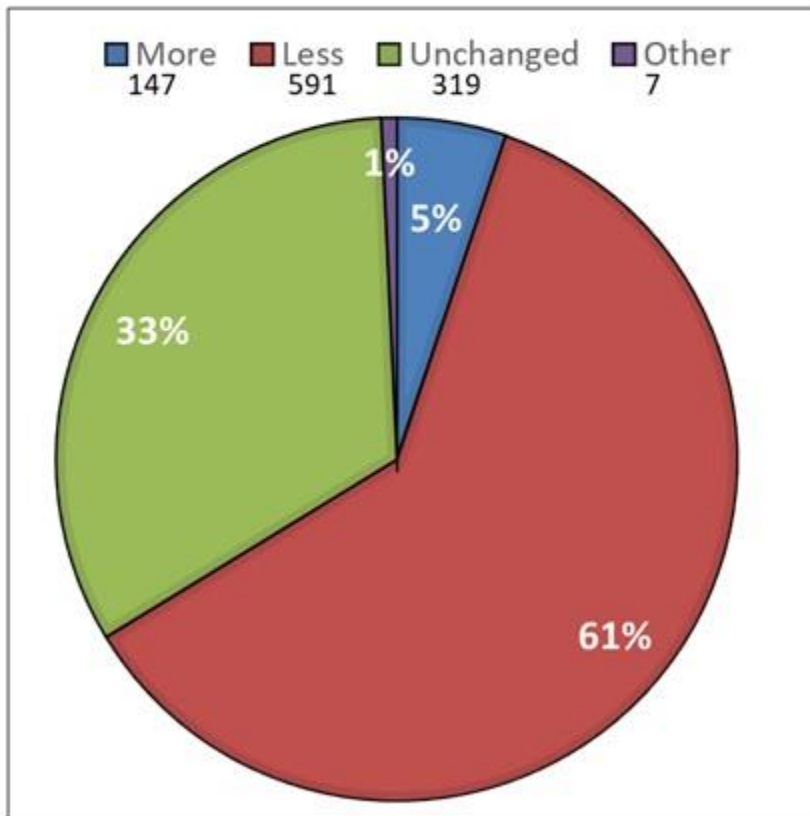
Do you think safety would be improved by dedicated patrols and patrollers?



Conclusion:

- Cameras wanted at all main entry/exit points to the 4x areas
- Cameras at all open public spaces so people feel safe using these spaces / living close to these spaces
- Cameras at all commercial spaces which are deserted at night
- Vulnerability of residents living along perimeters of all 4x areas
- Cameras to catch people who ignore "rules of the road"
- HD cameras wanted, not just CCTV/LPR
- Eventually, every street to be monitored

Do you feel more or less safe in PWPK since you first moved to the area?

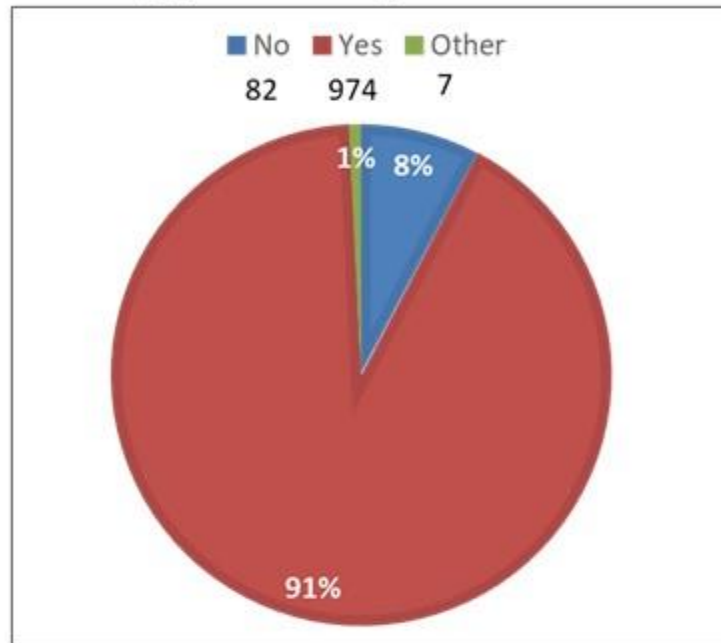


Conclusion:

- 61% of respondents indicate that they feel less safe than when they first moved into the area. This is an indication that crime is an increasing problem that should be tackled sooner than later.



Do you consider bin pickers, vagrants and beggars to be a problem?



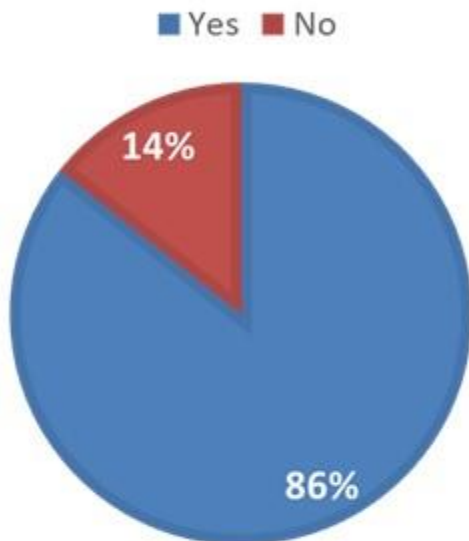
Conclusion:

- Residents believe that bin pickers and vagrants are a definite nuisance in the area, bringing along with them anti-social behaviour and crime – thus making residents feel unsafe and not able to enjoy the area as much as they, otherwise, could.

What problems do they cause?

- Litter
- Petty Crime
- Scouting for more serious crime opportunities
- Begging
- Damage to public spaces and infrastructure
- All of above, or combination of some
- Other:
 - Aggressive behaviour / verbal abuse
 - Use our open spaces as a toilet
 - Sell drugs / drink alcohol /
 - Feel unsafe when they around
 - Vandalise Telkom/Vuma boxes
 - Leave needles, broken bottles lying around
 - Shouting, fighting, persistent ringing of doorbell
 - Sleeping / passing out in our open spaces
 - Washing themselves in our canals and dams
 - Building illegal structures
 - Horse n Cart people are also a problem

Concerned about informal communities establishing themselves in the area?



If yes – what areas concern you?

- Along the N1 fence - Plattekloof & Panorama
- All open spaces are seen as “opportunities” to build, including along boundary walls around perimeter of the 4x areas
- The open area and under the bridge near De Grendal farm entrance
- Under N1 and Giel Basson bridges
- Inside the nature reserve, water canals and storm water pipes/entrances
- The open land between the houses and Giel Basson Rd (at retention dam, vet, and cnr Rothschild Rd)
- Area around Plattekloof Spar, dog park and World Estates
- At traffic circle, Baronetcy Estate
- Anywhere vegetation is overgrown and under power lines (eg at the fuel storage tanks in Burgandy)
- Setting up for the night in front of closed shops / businesses / in Dorp Street, as well as on pavements and under trees
- Homeowners who permit backyard dwellers on their properties

Conclusion:

- Illegal structures are prevalent in certain parts of the area – particularly along the N1 fence line
- Additionally, these structures are unsightly and detract from the beauty of the PWPK neighbourhood.
- Illegal fires, alcohol and drug use, selling of drugs and malicious damage to property are concerns related to people living in these areas
- Illegal structures contribute to pollution, vermin infestation, and hygiene problems as the area is used as a public toilet
- Babies and children are raised in dreadful conditions, with little to no education provided, exposed to vices, learn to beg from young age, etc
- Their presence makes residents uncomfortable and not free to enjoy their own neighbourhood. Residents feel threatened by their presence.



What do you think is the top 3 biggest crime problems in the area?

- Burglary – no contact
- Robbery – with contact
- Mugging / street crime
- Theft of motor vehicle/scooter/bicycle
- Theft out of motor vehicle
- Shoplifting
- Combination of all or some of above
- Other:
 - Forced entry after following home
 - Wall jumping
 - Murder
 - Intimidation of domestic workers
 - Opportunistic theft
 - Failure to obey rules of road
 - Trespassing
 - Remote jamming
 - Drug trafficking
 - Drag / streetcar racing
 - Hijacking / smash n grab

Which by-law contraventions concern you the most?

- **Noise** – particularly from drag & streetcar racing, and people with modified exhausts/engines
- **Dog control** – dogs not on leashes and people not picking up after their dogs
- **Illegal dumping** – residents who don't take their refuse to the dump and/or use horse n cart people – both dumping their rubbish in any open space
- **Traffic regulations** – failure to adhere to stop signs, speed limits, etc
- **Home businesses** – particularly those that impact on their neighbours negatively (for various reasons) and/or are illegal and/or anti-social
- **Taxi's** – particularly around Northlink College
- **Building Contraventions** – building without approved plans, intruding on privacy of neighbours, multi-dwelling where previously single dwelling, backyard dwellers
- **Illegal Street Vendors** – particularly around Northlink College and at traffic lights



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COMMUNITY IMPROVEMENT DISTRICT

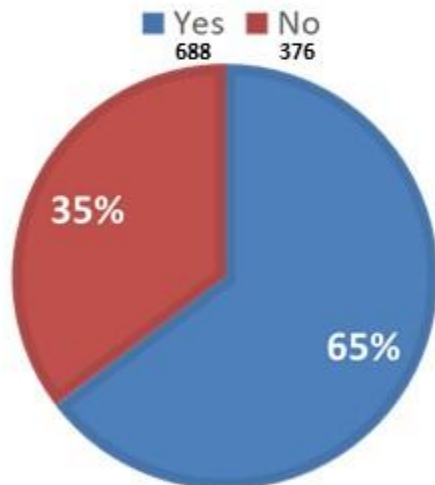
ENVIRONMENTAL IMPROVEMENT

Urban Management Survey

ENVIROMENTAL IMPROVEMENT:



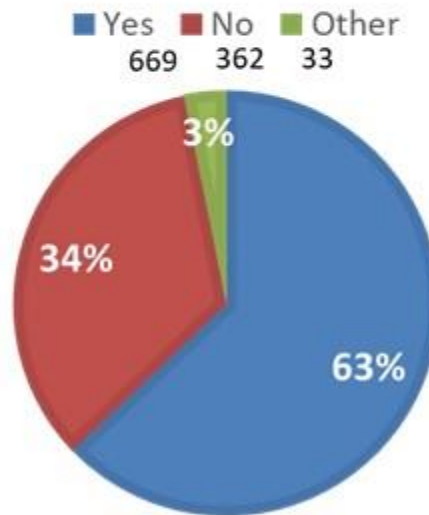
Do you believe CoCT keeps PWPK sufficiently clean eg clearing stormwater canals, mowing parks, etc?



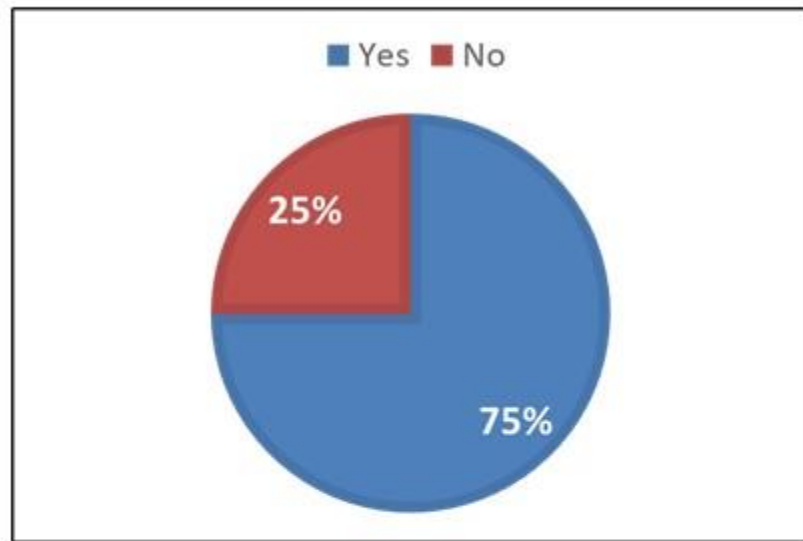
Conclusion:

- Only 65% of residents are satisfied with the City's maintenance of our open spaces and park infrastructure / equipment
- Residents would make more use of these facilities if maintenance was improved.

Do you believe park infrastructure / equipment is well maintained?



Would you like to see more recreational facilities in the area?



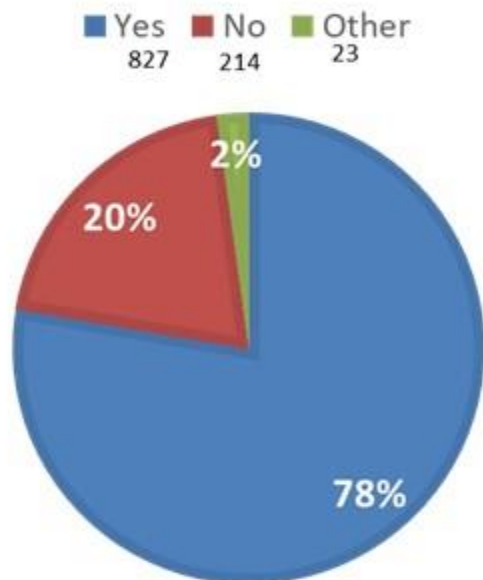
Conclusion:

- Community want to see facilities for children and adults which is well maintained and offers variety in what can be enjoyed.
- Recreational spaces must be attractive, clean, safe and well lit and offer a variety of activities
- Must cater from the young to the retired
- Be sure not to attract unsavoury characters to these places of fun and recreation

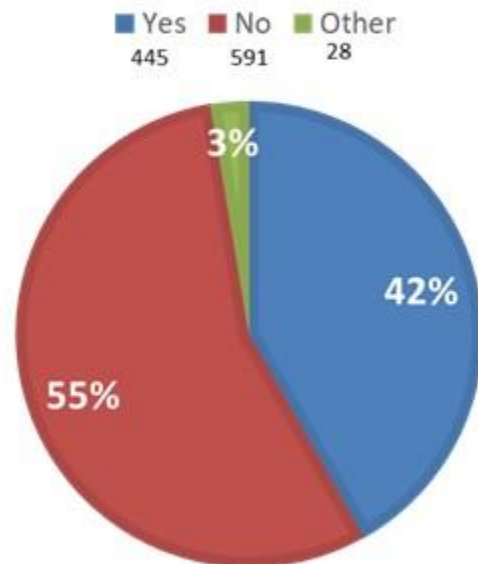
If yes – what & where

- A park similar to Camoens Park in Monte Vista – use the big park behind Welgelegen Spar
- Walking/running tracks
- Paddle court, netball court, soccer field, skate park, tennis court, baseball pitch, put-put, cycling track for kids/teens & adults, bowling green And more
- Shaded picnic benches / picnic areas eg at duck pond and elsewhere.
- Play equipment for kids at duck pond
- Fenced in dog park / poo-bags provided throughout
- Play park (gated) for kids with better play equipment – not just the standard same equipment
- Better gym equipment in parks (eg Sea Point)
- Plenty of parks throughout Panorama, Welgelegen and Kleinbosch – but they do not all have the same play equipment. Play park equipment to be improved.
- There is no play park for children in Platteklouf
- A public swimming pool (small scale)/Sports Centre
- More paved paths, more benches
- Library, community hall, clinic, social areas

Would you like to see more landscaping and planting of flowers & trees?



Are you concerned about invasive species in the area?



Conclusion:

- 78% of respondents indicated an appreciation for beautifying the area with appropriate landscaping
- Residents are not concerned about invasive species in the area in general. However, invasive species should be kept under control in our green belts and (Eskom) nature reserves (also to preserve the small wild animals that live there)



PLATTEKLOOF, WELGELEGEN, PANORAMA AND KLEINBOSCH

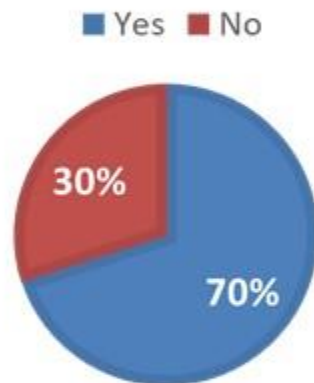
COMMUNITY IMPROVEMENT DISTRICT

URBAN MAINTENANCE

Urban Management Survey



More traffic calming measures required?



If yes – what and where?

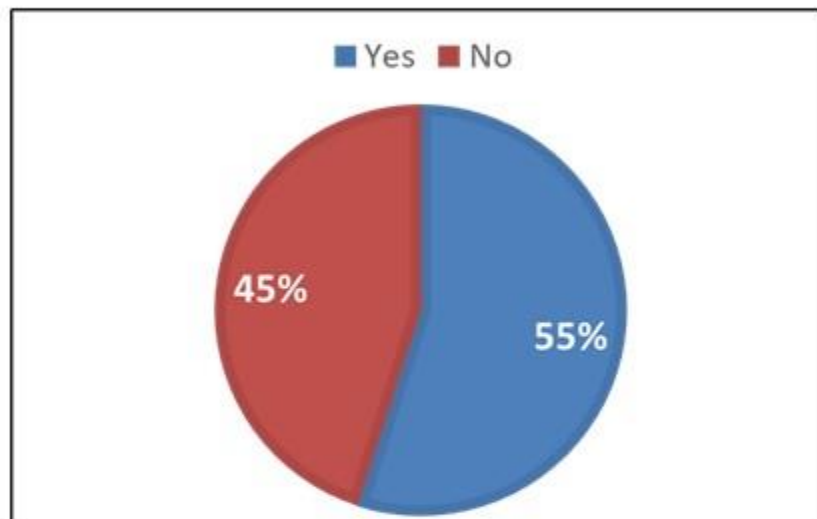
- Stop illegal streetcar racing – Plattekleof & G/Basson
- Calming measures required in main thoroughfares of each area
- Improve parking at Panorama Primary and mosque
- Eliminate the illegal taxi rank around Northlink College
- Intersection of Olienhout and Silwerboom Ave needs improvement (stop ahead / traffic lights)
- Speed bumps in Jim Fouche, to prevent public cutting through PK1 at peak traffic hours
- Speed bumps – arguments for and against

Conclusion:

- Speeding and ignoring of stop signs – an issue with majority of residents.
- Main thoroughfares – speeding and drag / streetcar racing to be stopped.
- More parking needed around Panorama Primary & the Mosque
- Solution for illegal taxi rank at Northlink College to be found
- Slow cars by using traffic circles, speed bumps and static speed cameras



Do you think more street signage is required?



Conclusion:

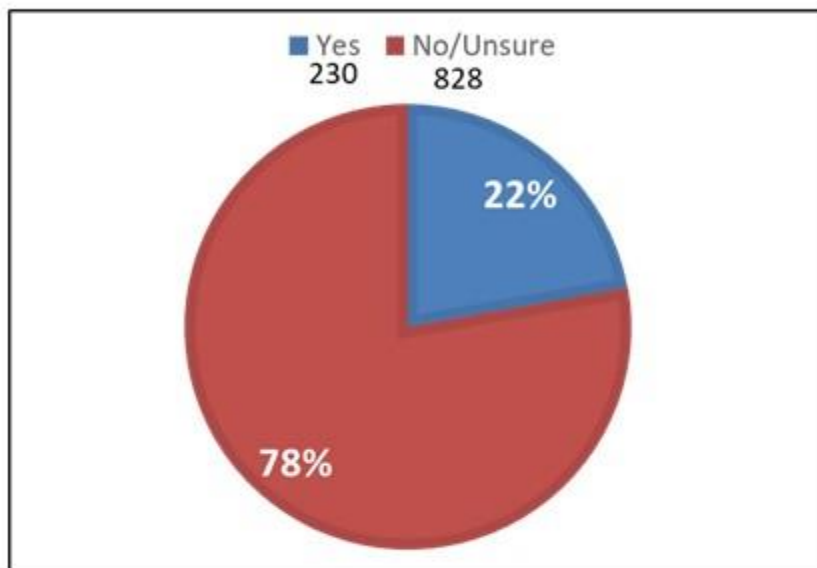
- Residents unhappy with painted street names, as paint wears away quickly and is illegible. Also not visible at night.
- Residents frustrated as not all streets are sign posted and/or spelt incorrectly
- Residents would like to see more 'information' signs

If yes – what and where?

- More information signs showing eg church, nature reserve, school ahead, hospital, etc
- Street names to be on poles and spelt correctly – (pretty signs, like in Sunningdale, Table View)
- Park signs – with do's and don'ts
- For taxi's: no parking signs. Only drop off/pick up.
- Map boards of streets in each area
- Meyboom Ave: no parking after x time, no drinking, no anti-social behaviour sign
- "Slow down", do not speed, etc signage
- "Beware of our wildlife", duck crossing, squirrel crossing, toad crossing, etc
- Education boards: eg Do not feed the ducks bread. Only seeds



Traffic mirrors?



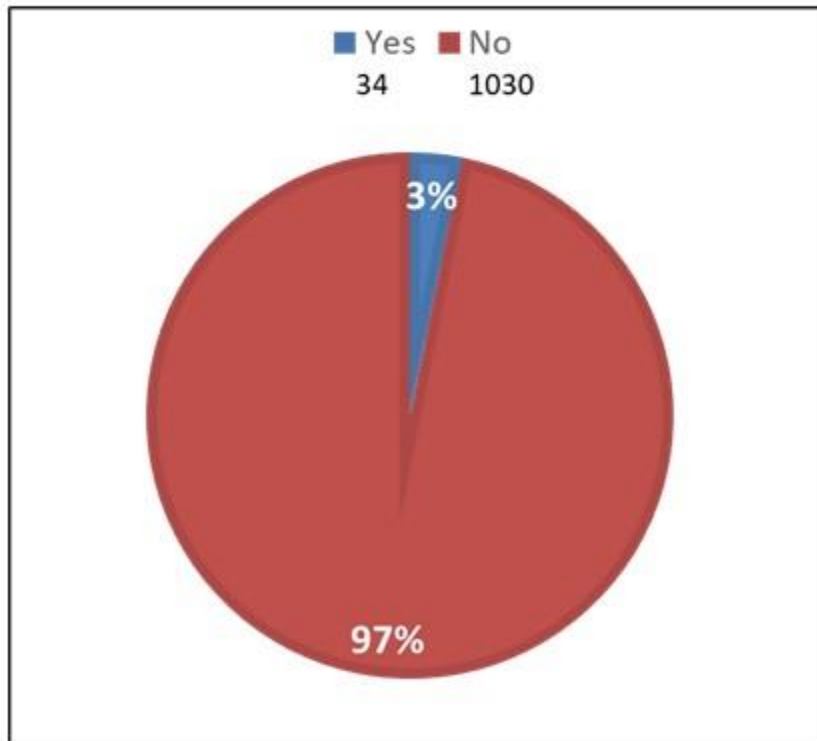
If yes – where?

- 236 respondents indicated that traffic mirrors are necessary, while balance of 828 respondents were unsure.
- Several suggestions put forward – eg:
 - At Panorama Medi Clinic annex into H/Winterbach Str
 - Cnr Munnik Laas and President Swart Str, Panorama
 - Cnr Melkhout and Privet Str, Platteklouf
 - Exiting of PnP Panorama into Uys Krige, Panorama
- Too many roads mentioned to list here

Conclusion:

- Many suggestions made for mirrors to be put where drivers cannot see past bushes/trees on pavements. Instead, C3s should be logged to remove or cut back such bushes.
- Many roads in PWPK with 90degree bends. These need to be identified and assessments made if mirror actually needed.
- Where residents live on blind bends and are at risk of being hit by speeding cars coming around blind bends, investigate whether mirrors, speed bumps or other calming measure would be a solution.

Graffiti a problem?



If yes – where?

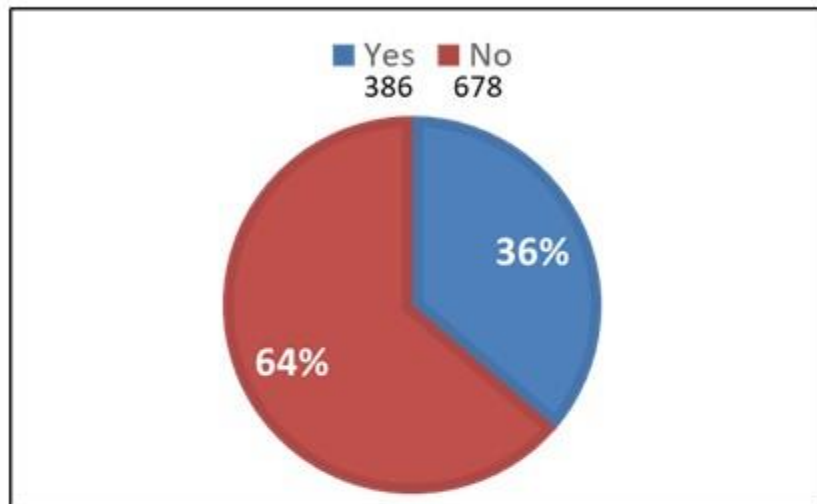
- House in Privet Str – on boundary walls
- Some street signs in De Duin, Panorama
- Jan Kemp Str – along the walkway to Charles Stassen Str.
- Under bridges

Conclusion:

- While graffiti occurs here and there, they are generally taken care of / removed (but don't know by who)



Illegal dumping a problem?



Conclusion :

- Wherever vagrants live – mounds of waste is found. It takes a coordinated effort, large manpower and resources to clean up their mess
- Horse n Cart people are guilty of often taking money from residents to take their building rubble/garden waste to the dump, and instead, they offload the rubble/garden waste wherever they can
- Residents are themselves to blame for dumping – especially in narrow alley ways and side streets – instead of merely taking to the dump

If yes – where?

- Green belt opposite the Frikkie Knoetze Arboretum in Silwerboom Ave and in various other storm water canals
- Eskom nature reserve between Welgelegen & Kleinbosch
- Walk-way area between PK1 and PK2
- Porterville Crescent walk through
- Open field between Munnik Laas & Giel Basson
- Park bins are used by certain residents to get rid of their waste
- Vicinity of dump site, especially when this is closed
- The open space opposite McDonalds, Kleinbosch
- Meyboom Ave – around the duck pond area
- Any open space can at any time be used for dumping



PLATTEKLOOF, WELGELEGEN, PANORAMA AND KLEINBOSCH

COMMUNITY IMPROVEMENT DISTRICT

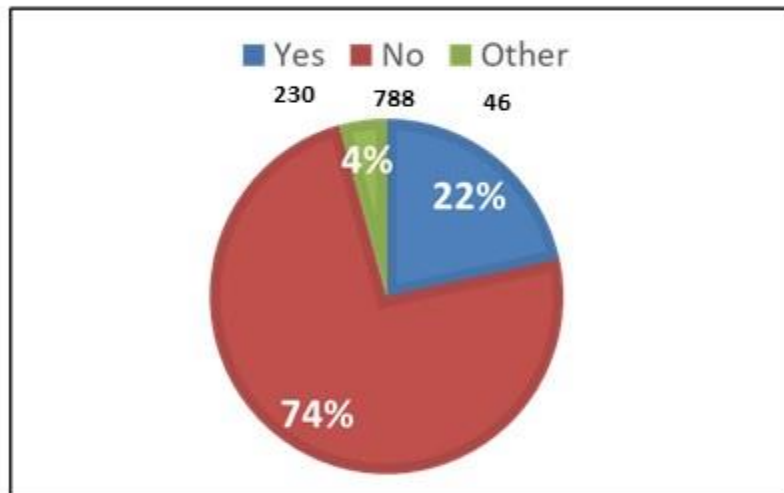
SOCIAL UPLIFTMENT

Urban Management Survey

SOCIAL UPLIFTMENT:



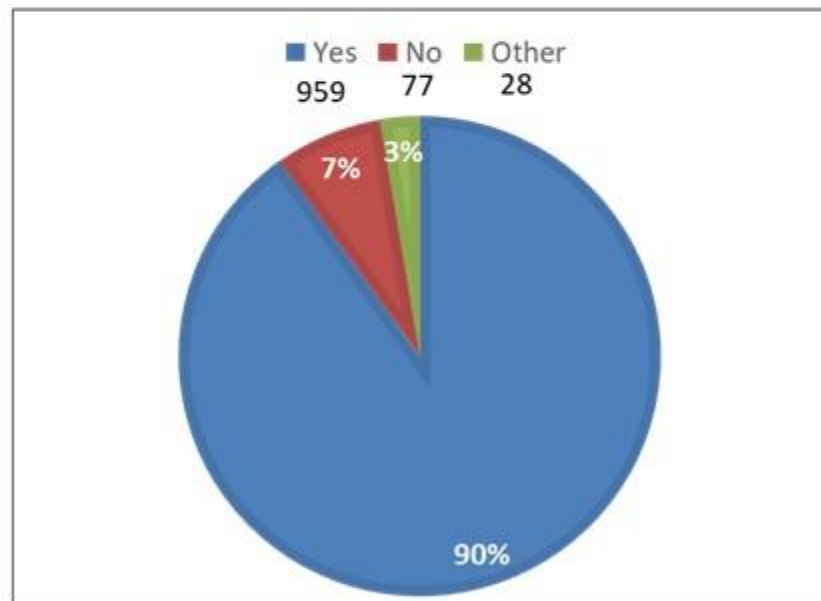
Is CoCT addressing challenges of vagrancy and homelessness effectively in our area?



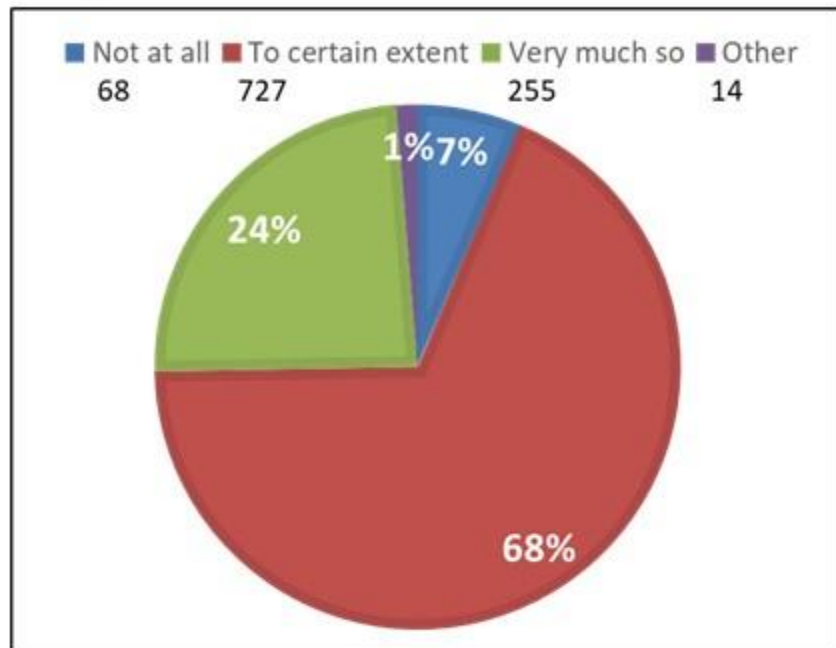
Conclusion :

- CoCT is not doing enough to address homelessness, residents in suburbs bear the brunt of this, and must address the problem themselves with little support from the City – if we are to save our areas.
- Residents need “education” on not encouraging vagrants.

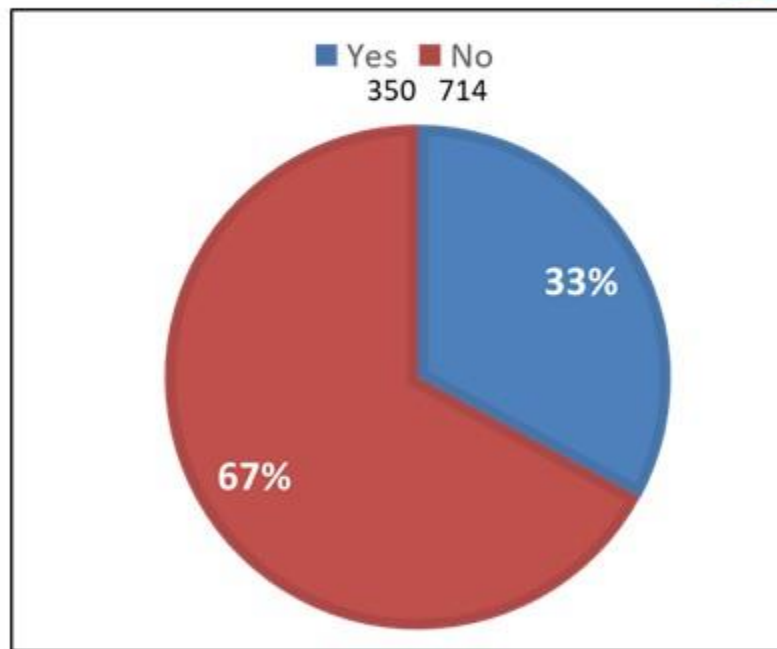
Are you in favour of supporting a NGO to help people off the streets?



Is there a sense of community and neighbourliness in PWPK?



Do you participate in community events and meetings?



Conclusion:

- There is general apathy within the community to get involved in events and meetings and/or to participate
- This apathy is borne out by low turn outs at community AGMs and in low volunteer numbers in eg NHW
- The challenge will be in how to increase levels of enthusiasm, participation and fellowship. Unity and respect.



PLATTEKLOOF, WELGELEGEN, PANORAMA AND KLEINBOSCH

COMMUNITY IMPROVEMENT DISTRICT

GENERAL QUESTIONS

Urban Management Survey

GENERAL:



What one single change would you like to see in PWPK that would improve your experience of living here?

- Improve street lighting with LED lights – as streets very dark at night. Also along walking paths.
- In some areas, more streetlights must be installed –as they are currently too widely spaced.
- Stop people building blocks of flats / multiple units where a single dwelling previously existed
- More patrolling – especially at night. More visible security. Dedicated security in our area.
- Well maintained parks. Beautification of area. Artwork in parks
- Eradication of vagrants / homeless people from the area.
- Infrastructure (roads and drainage) effectively / efficiently upgraded by CoCT. Stop sub-standard work by CoCT.
- Effective traffic calming measures implemented – especially on main thoroughfares
- More paved sidewalks needed
- Reduce crime through effective measures
- Recreational facilities to address a variety of interests
- A “Camoens Park” to be built in Welgelegen



- No “home businesses” in residential areas
- Community spirit
- Stop bin scratchers coming into the area
- Sort out the Taxi’s on Platteklouf Road
- More CCTV/LPR and HD cameras to monitor, identify and remove suspicious cars and people
- Fencing / walls to keep out vagrants and thieves. This required, particularly where there’s access to/from our area to/from the N1, Giel Basson and Platteklouf roads.
- Establishment of a CID
- Residents to stop making use of horse n cart people.
- Residents to stop feeding, giving clothing, money and other things to vagrants. This way they will leave the area.
- Residents showing respect for each other by adhering to road regulations (no speeding, no noisy vehicles, stopping at stop signs, etc)
- Acknowledging diversity within our community and respecting each other and their cultures. Be friendly and welcoming.
- Residents maintaining the pavements in front of their properties
- Residents who have trees/shrubs that are too big, and which obstruct views of drivers, hang to low that people cannot walk on the pavement, or interfere with passing vehicles – must cut these back
- Close Northlink College as it does not serve the residents of PWPK / convert this to a high school – as there is no high school in PWPK
- House floodlights which affect neighbours are a nuisance



- CoCT to improve the sewage and stormwater drainage system in Panorama – as currently regular flooding of private properties occur because of inadequate and blocked/broken pipes
- Roads in Klein Panorama have been badly damaged by the roots of trees. The roots need to be removed and roads re-tarred.
- Keeping dogs on leashes so that all dog walkers/walkers can feel safe walking
- More SAPS visibility
- Access to Tygerberg Nature Reserve for walks / hikes / mountain biking
- A fence to be erected around the Eskom nature reserve between Welgelegen and Kleinbosh – as vagrants and thieves hide out in there currently.
- Stop drag / streetcar racing that takes place around and through our area
- Open spaces / parks should be watered regularly so grass does not die and weeds/thorns take over, as the parks are of no use to anyone then.
- Improved water pipe infrastructure (water pressure, drainage and sewage)
- Community functions – so that we can get to know one another
- Stop vagrants from public drinking
- Children who can safely walk home from school in the afternoons. Volunteers to manage their safe walking home.
- Fencing around parks and wetlands – with gates closed at night
- Closure of the bar above the Welgelegen Spar
- Sort out the Mosque parking on Fridays
- MyCiti bus route. Dedicated busses to take children to Edgemoor, Tygerberg and DF Malan



- Childrens' play parks to have more diversity of play equipment
- More fenced in dog parks
- Remove trees causing damage to roads and pavements / invasive trees eg peppercorn trees
- Trees that cover streetlights, must be cut back
- No parking after sunset – particularly Vlamboom, Olienhout, Uys Krige and Meyboom roads
- Prevent Uber drivers and delivery bikes parking randomly in and around our area
- Residents with modified cars/bikes (exhausts/engines) to be mindful / respectful of community and keep noise levels down to 'normal'
- A WhatsApp group that allows residents to have chats and ask questions that will not be deleted by Admins.
- Stop residents who rent their houses out as 'party venues' with no thought to their neighbours
- Dog walkers to pick up their dog's poo
- Paving the walkway around the duck pond.
- Taxis to have restricted movement in each area
- Silwerboom Ave to get a paved sidewalk
- Do not support beggars at traffic lights. It only encourages them to stay/return and encourages more to come to our area.
- Dirt bin and Recycling bin to be cleared on the same day. It will reduce bin scratchers to one day only.
- Build a parking area for Panorama Primary school – so that side streets near the school are not congested and residents living in these roads – are not frustrated.



- Residents to install bin locks on their refuse bins. This will eliminate bin scratches
- Library (we can donate books) and community centre.
- A united community that no longer supported vagrants, beggars, the homeless, etc – so that they no longer come into our area.
- More residents volunteering their time to the community eg NHW
- Mole control in the parks



PLATTEKLOOF, WELGELEGEN, PANORAMA AND KLEINBOSCH

COMMUNITY IMPROVEMENT DISTRICT

SUMMARY & FINDINGS

Urban Management Survey

SUMMARY & FINDINGS:



SAFETY & SECURITY:

- Residents feel increasingly unsafe both within their homes and when venturing out to parks and open spaces
- Residents living on the perimeter/borders of our area are most at risk – as vagrants and criminal elements live mainly along the borders. The N1 fence from Platteklouf to Panorama is a particular problem.
- Access and escape routes, which criminal element can move easily on foot, must be secured with high (electrified) fencing and camera monitoring. Pedestrian gates (where needed) to be secured at night.
 - Examples:
 - N1 border from Platteklouf to Panorama
 - Retention dam between Munnik Laas and Giel Basson, Panorama
 - The fence line between Seder Ave and Platteklouf Rd, Panorama
 - The fence line around Pikkie Park, Welgelegen
 - The fence line between Giel Basson and Kleinbosch
 - Eskom to be pressured to provide fencing around the nature reserve between Welgelegen and Kleinbosch
- Additional CCTV/LPR cameras required throughout the area, including Human Detections cameras
- Operations room to be established to monitor all cameras 24/7/365 (currently done by volunteers of NHW)



SAFETY & SECURITY CONTINUED:

- Full time patrollers to be employed, to manage 'problem people' and react to triggers (vehicles/scooters/bicycle)
- Law Enforcement official to be employed, dedicated to our area only, with powers to make arrest
- Taxi problem at Northlink College to be addressed
- Eliminate beggars, vagrants, bin scratches from the area
- Address the by-law contraventions as stated in earlier slide



ENVIRONMENTAL IMPROVEMENT:

- Residents would make more use of open spaces and parks if pathways, lawns, cleanliness and infrastructure was maintained to a higher standard than what is currently the case
- **Parks for children:** residents would feel better letting their children run around freely if these were fenced in, the lawn watered and free of broken glass and thorns. Additionally, residents would like to see more and different play equipment for their children to enjoy.
- **For dogs:** residents would like to see more fenced in dog parks, free of thorns. They do not have to be as big as the Olienhout dog park.
- **For older children / adults:** residents would like to see facilities like a paddle court, soccer and netball nets, cycle track, put-put, etc. A bowls green for the retired.
- Residents feel strongly about having a "Camoens Park" equivalent
- Residents would also like social gathering spots eg shaded benches around duck pond, picnic spots, library, community hall and even a sports centre, with pool, is suggested
- Beautification of the area with the planting of trees and colourful flowers, removal of problem trees and alien species, pavement maintenance (including by residents themselves) and cutting back of bushes and trees that obstruct views and obstruct pedestrian and vehicle flow. Landscaped centre islands and pavements.
- Parks and recreational spaces to have irrigation so that lawns can be watered in drier months of the year. Keeps the lawn green, soft and knitted.
- General workers can be employed to help maintain the area eg sweep streets, clean litter, trim trees and bushes, etc



URBAN MAINTENANCE:

The following to be addressed and maintained:

STREET SIGNS

- Street names on poles (as in Sunningdale) rather than painted on curbing
- Information signs eg duck pond, squirrel crossing, no parking after x time, map board for each area, slow down, etc

TRAFFIC CALMING

- Slow cars by using traffic circles, speed bumps and static speed cameras, etc
- Cameras to identify and prosecute people that do not stop at stop signs and jump red lights
- Use traffic calming measures to improve safety eg people with driveways on blind bends, dangerous points eg at intersection of Olienhout and Silwerboom in Platteklouf
- Eliminate illegal drag / streetcar racing in and around our area

MIRRORS

- To be placed at strategic places where safety is compromised eg 90 degree bends in roads and where views obstructed

GRAFFITI

- Occurs minimally. But to be cleaned up as and when it occurs.

ILLEGAL DUMPING

- Caused mainly by vagrants (especially where they live and socialise), horse 'n cart people, and residents themselves
- Spoils the beauty of our area and causes damage to infrastructure (pipes) and invites vermin

OTHER

- Eliminate taxi situation around Northlink College
- Convert Northlink College into a high school for the area
- LED streetlights to be fitted throughout area to brighten up streets and walking paths at night

SOCIAL UPLIFTMENT:



- Beggars, vagrants, homeless persons, etc are seen as the cause of many of the problems in the area, such as:
 - Littering – broken glass, empty bottles, used needles, discarded food and clothing, etc
 - Building of illegal structures/tents
 - Aggressive, rude, anti-social behaviour – like drug taking and alcohol abuse, fighting and shouting
 - Sale of drugs
 - Damage to property (eg taps, house numbers stolen) and infrastructure (in eg parks, canals)
 - Generally making residents feel unsafe in their own neighbourhood and homes
 - Use our open spaces for their ablutions, toilet
- Horse 'n Cart people contribute largely to illegal dumping of garden refuse and building rubble collected from residents' homes. They are also loud, abusive and aggressive and contribute to (opportunistic) crime in the area
- Beggars should not be supported with money or food handouts. If not supported, they would move on elsewhere
- Residents should be united in not encouraging the above persons by giving them handouts and/or using their "services".
- To continue to do so, would be working against what the CID would, otherwise, be trying to eradicate. Need teamwork.
- Residents and the CID to work closely with local NGOs to uplift above persons to get them off the streets, rather than live in our neighbourhood.
- The NHW has already established a good working relationship with MES. The CID, together with the NHW, should work together to better inform residents how best they can support MES to help vagrants, etc off the streets
- Provide jobs to vagrants as part of social upliftment. Example: they could do General Labour work (previously mentioned)



PLATTEKLOOF, WELGELEGEN, PANORAMA AND KLEINBOSCH

COMMUNITY IMPROVEMENT DISTRICT

CID PROCESS

Next steps

CID Steps



STEP 1	Engage with City of Cape Town and create Steering Committee of property owners in PWPK.	May 2024
STEP 2	Confirm that 95% of the areas rate bills are in good standing for the process to begin.	June 2024
STEP 3	Inform the PWPK community of proposed CID via launch of Website and UMS. Questions raised by community, addressed via WhatsApp.	August 2024
STEP 4	From feedback of survey responses, formulate Executive Summary for CoCT. Once approved, formulate Business Plan for CoCT and await approval.	June 2025
STEP 5	Call for 1 st public meeting to present the Business Plan. Following meeting, allow for a 30-day comment period from public	24 July 2025 25 August 2025
STEP 6	Use input from 1 st Public Meeting and comments received thereafter to adjust the Business Plan. Submit Business Plan 2 to CoCT and await approval.	Not Started
STEP 7	Call for a 2 nd Public Meeting to present 2 nd /final Business Plan to the community. Following meeting, allow for a 2 nd 30-day comment period from public. Adjust Business Plan 2 if necessary.	Not Started
STEP 8	Gather votes. 60%+1 needed to proceed with application for CID formation.	Not Started
STEP 9	If CID approved - form non-profit organisation.	Not Started



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COMMUNITY IMPROVEMENT DISTRICT

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PWPK CID STEERCOM CONTACT DETAILS:

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