LOWER GARDENS
CITY IMPROVEMENT DISTRICT

LGCID Annual General Meeting

17 November 2026

Legal: Recording & Privacy

This meeting is recorded

Note that this members meeting will be recorded and transcribed using Google Suite recording, note taking and transcribing software and will be made available post the meeting on the Lower Gardens CID website:

https://www.lowergardenscid.co.za/

Recorded → **Transcribed** → **Shared on the website**

Privacy & documents

For more information on our privacy policies, please review policies, procedures and statutory documents at the following link:

https://www.lowergardenscid.co.za/documents/

Policies | **Procedures** | **Statutory documents**

Agenda

01 Opening

- **Registration**
- **Welcome & Apologies**
- **Membership**
  - New members
- **Quorum to constitute a meeting**

02 Reports

- **Approval of the meeting minutes of the Members Meeting held on the 18th of November 2025**
- **Matters arising**
- **Lower Gardens CID 2025/2026 Annual Report**
  - Feedback from the Chairperson
  - Feedback from the CID manager
  - Approval of the Annual Report for 2025/26

03 Resolutions

- **Noting of Audited Financial Statements for 2025/26**
- **Approval of the Lower Gardens CID 2027/28 budget**
- **Approval of the implementation plan for 2027/28**
- **Appointment of a Registered Auditor**
- **Confirmation of Company Secretary**
- **Election of Board Members**

04 Close

- **General**
- **Q & A**
- **Adjournment**

Presenters

Ryan Paterson, Chairperson

Rorisang Sojane, CID Manager

LGCID Membership & Quorum

We are happy to confirm the following membership numbers for the Lower Gardens CID:

73
Natural persons

17
Juristic persons

90
Total members

9
Quorum: 10% of the LGCID members list

73 natural + 17 juristic = 90 members

Confirm quorum by show of hands: 9 LGCID members required.

Who can join Only property owners liable for the additional CID levy can become members of the LGCID.

Who can vote Only members of the LGCID are eligible to vote on matters concerning the CID.

Arrears If you are a member with arrears of over 60 days and older, you may not be able to vote unless there is written proof of your formal dispute with the City of Cape Town.

Proxies Signed proxies are accepted on the day of the meeting, under the City by-law.

Members list Published 3 days before the members meeting: **LGCID Members List**, available via: www.lowergardenscid.co.za/agm-documents-2026

LGCID Membership: Sign Up

Missed the LGCID membership sign up deadline?

No problem, contribute to future meetings, committees, project and initiatives.

- Meetings
- Committees
- Projects
- Initiatives



Natural Persons

Sign up as a natural person member:
www.lowergardenscid.co.za/private-membership



Juristic Persons

Sign up as a juristic person member:
www.lowergardenscid.co.za/juristic-membership

Minutes of the 18 November 2025 Meeting

Key points from the meeting held last year include:

01

Register to vote

Property owners must actively register via the website to vote; ownership alone does not confer voting rights.

02

100–150 members

Target membership is set at 100 to 150 members to avoid quorum vulnerabilities.

03

First 3 months

Feedback on the initial 3 months of operations.

04

Resolutions

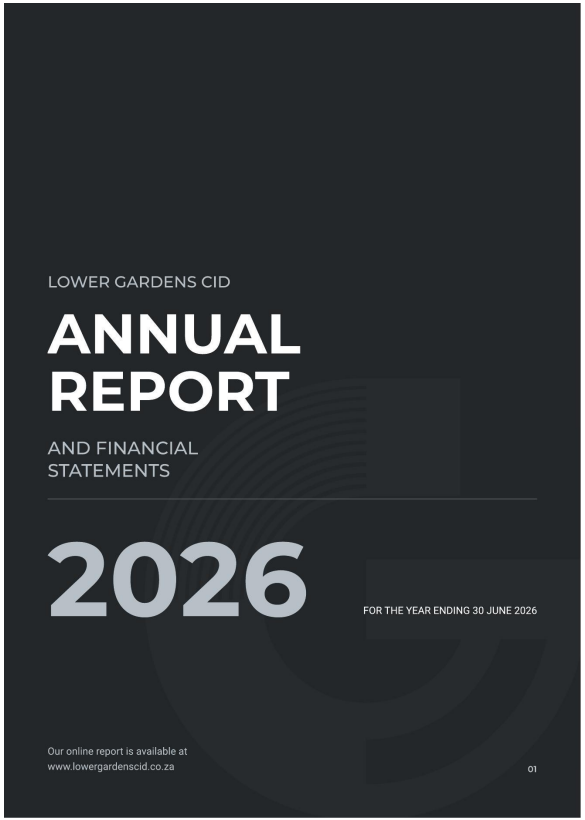
Appointment of auditors, approval of the budget and the appointment of directors.

Approval of minutes

Minutes taken as read: a proposer and a seconder, then approval.

Chairperson's Report

Chairperson's Review: Year 1 Foundations & Governance



R10.37M
Levy revenue, collected on budget

R2.69M
Surplus, retained to fund the parks and CCTV

R2.14M
Cash reserves at 30 June 2026

Clean
Audit opinion from Cecil Kilpin & Co

17 / 17
King IV principles applied

6
Board meetings held

R1.05M
Capex invested, mainly CCTV / LPR

15 months
First period, to 30 June 2026

From paper vision to a compliant, King IV-governed municipal partner.

The Foundational 80%: Tackling Crime & Grime

91.9% **of members feel safer**
than they did 12 months ago

97.3% **see cleaner streets**

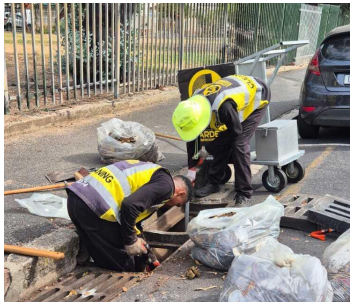
SAFETY
3,779
public-space interventions by Byers, with SAPS and Law Enforcement, and 35 arrests

CLEANING
15,500+
bags of waste cleared by Essential & Mam'Unathi

C3 SERVICE REQUESTS
80%
resolved by the City: 381 of 475 logged requests

SOCIAL
123
outreach engagements before the eviction; 270 follow-ups, 16 IDs, 7 shelter placements. An orderly, supported Tuin Plein outcome on 6 January







2025/2026 LGCID Survey Feedback

77 detailed submissions across residential and commercial stakeholders

At the end of the 2025/2026 financial year, we conducted our Annual Survey to take a direct pulse of our neighbourhood. We designed this survey to firstly:

01 **Evaluate** our year-on-year performance directly against community expectations.

02 **Direct** resources to address verified operational bottlenecks and hotspot areas.

03 **Address** safety, cleaning, social interventions, and public space revitalisation with property owner and resident priorities.

What the community told us share of respondents



Survey: What the Community Told Us

Safety Gains

91% of respondents feel safer than a year ago (53% significantly safer). Nearly **80%** observe LGCID patrols at least once daily.

Cleaner Precinct

97% reported noticeable improvements in street and pavement cleanliness, with core sweeping and drain clearing receiving top satisfaction ratings.

Persistent Crime Trends

Opportunistic crime remains the primary concern, led by theft out of motor vehicles, followed by property vandalism/tagging and residential burglary.

Homelessness & Problem Properties

92% view homelessness as a pressing issue. While 62% are aware of our dedicated social worker, members urged stronger action on hijacked/abandoned buildings (e.g., Lower Hope Street) and visible drug use.

Park Underutilisation

69% did not use neighbourhood parks this past year, though strong support exists for revitalising them through greening, recycling drop-offs, and dog-friendly upgrades.

Patrol Discipline

Direct feedback highlighted a need to reduce static guard congregation, eliminate on-duty cell phone distraction, and improve evening and weekend coverage.

Strategic Outlook: The 80 / 20 Framework

80% THE 80% Operational Baseline

Business Plan Tracker 139 of 202 items complete, as at 8 Nov 2026

78.7% **Target: 100% in FY2026/27**



Tracked publicly at stats.lowergardenscid.co.za/business-plan

- **Phase 2 CCTV:** an LPR perimeter ring, linked to private cameras
- **Streetscapes Urban Rangers**
- **RIM road-repair MoU:** putting it into practice

20% THE 20% Catalytic Transformation

01 Revitalise three under-utilised public parks

02 Launch the LGCID Business Forum

03 Solve precinct mobility and parking

The 20% is funded from surpluses and partner fundraising, not the business plan budget.

Making Lower Gardens Cape Town's premier inner-city suburb.

Catalytic 20%, Priority 1: Public Parks Revitalisation

30.1% **Only 30.1% of households currently use the precinct parks.** Three parks, one opportunity.



Tuin Plein Community Park

- **RFQ closes** 30 Nov 2026
- **Award** December 2026
- **Works** May–June 2027

Berms for wind and sound buffering, a contained play setting and lawn.

Vision: a community garden and future LGCID & Streetscapes offices.



Jutland Road Multisport Park

- **RFQ** 3 bids evaluated
- **Cost** ~R1.1M–R1.5M excl. VAT
- **Phase 1** targeted for Q1 2027

A 34 × 18 m fenced multi-sport court (futsal, basketball, netball) and a 10 × 10 m outdoor gym.

Not budgeted: funded through stakeholder partnerships active engagement with Schools, and surrounding Property Owners & Businesses (Wembley Square).



Maynard Park

- **RFQ** shared with Tuin Plein
- **Award** December 2026
- **Works** May–June 2027

An indigenous plant park: a quiet green sanctuary with paved paths and seating.

Catalytic 20%, Priority 2: Launching the LGCID Business Forum

1 PROFILE → 2 LAUNCH AT AGM → 3 CONNECT → 4 GROW

161

precinct businesses profiled in our CRM. Listing is free, and any business can opt out.

Directory

A public, filterable Business Directory on the **LGCID website**, in simple categories: Dining, Retail, Services and more.

https://www.lowergardenscid.co.za/business-directory

Early 2027

A Business Forum meeting, plus a WhatsApp specials channel in LGCID Connect for local businesses.

Local is Lekker

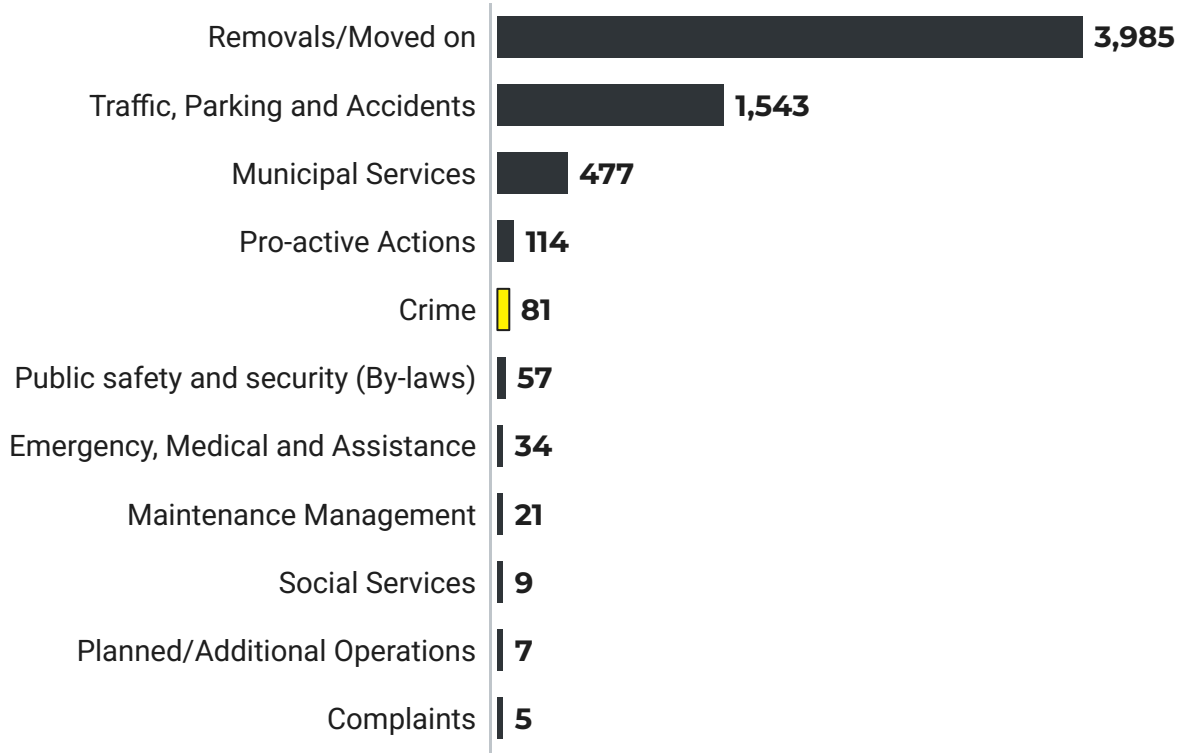
A neighbourhood economy, plus precinct street-parking research to manage existing and future bays.

Mobilising commercial owners and traders without administrative friction.

CID Managers Report

Incidents by Category: 6,333 Logged

CID MANAGER'S REPORT · ALL INCIDENTS



6,333

Total Incidents

LGCID Monthly Report by Categories

Start Date: **01/08/2025**

End Date: **30/06/2026**

11 categories. Crime (81) is broken down on the next slides.

Public Safety

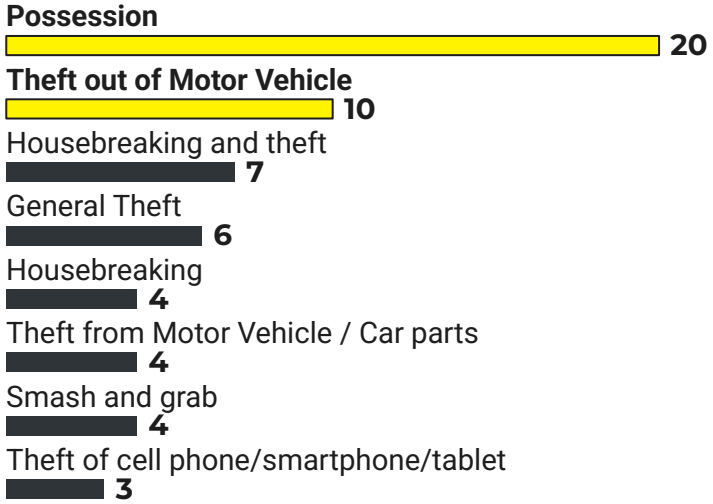
Crime Breakdown: 81 Crime Incidents

CID MANAGER'S REPORT · PUBLIC SAFETY

81 crime incidents, 1 Aug 2025 to 30 Jun 2026

Two main concerns: Possession 20 and Theft out of Motor Vehicle 10

Largest crime sub-categories (3 or more)



Every crime sub-category

Theft

10 Theft out of Motor Vehicle
6 General Theft
2 Attempted Theft
1 Attempted Theft out of Motor Vehicle
3 Theft of cell phone / smartphone/ tablet
4 Theft from Motor Vehicle / Car parts
1 Attempted theft of motor vehicle

Assault

1 Common Assault
1 Assault GBH

Robbery

2 Robbery Common
2 Attempted Robbery

Housebreaking 4

7 Housebreaking and theft
1 Housebreaking and theft business
2 Attempted housebreaking
1 Attempted housebreaking business

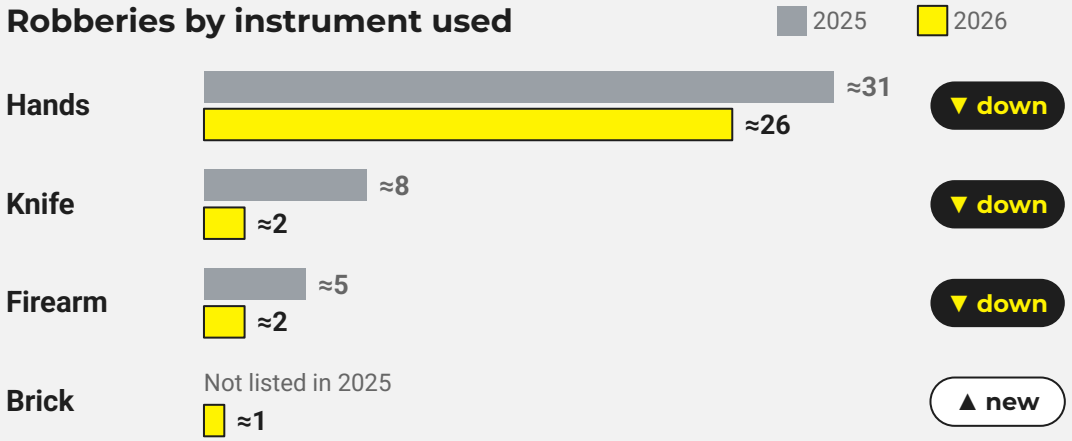
Other

2 Malicious Damage to Property
1 Shoplifting
1 Trespass
20 Possession
1 Attempted Murder
2 Illegal Gambling
1 Property Damage
4 Smash and grab
1 Supported SAPS in arrest

SAPS Trends: Robbery Down in Key Categories

CID MANAGER'S REPORT · PUBLIC SAFETY

Robberies by instrument used



≈ read from the SAPS chart scale.

Hotspot streets (LGCID Stats)

14 → 8

Main concerns: theft out of motor vehicles and drug possession.

SAPS charts

▼ Attempted common robbery: listed in 2025, not available in 2026 data

- Common robbery is still the largest offence
- Hope Street tops both years; peak time moved from 21:00–23:59 to 18:00–20:59

Source: SAPS Cape Town Central, Crime Pattern Analysis (robbery). 2025: 23 Jan – 12 Dec 2025 · 2026: 22 Jan – 28 Oct 2026

SAPS shares trends, not totals, and the two periods differ in length. The hotspot street count is down based LGCID's own Incident Desk stats.

Stats from SAPS: 2025 charts (Drive) · 2026 charts (Drive)

Police Blocks: 81 Incidents, 35 Arrests

CID MANAGER'S REPORT · PUBLIC SAFETY



81

criminal incidents recorded in the neighbourhood in the past year

35

arrests carried out in the same reporting period

Our neighbourhood is broken into 6 police blocks.
As per the information presented, our hotspot areas are:

1084	1085	1083
1082	1081	1080

Hotspot blocks, in the order presented

Safety Team Successes

CID MANAGER'S REPORT · PUBLIC SAFETY



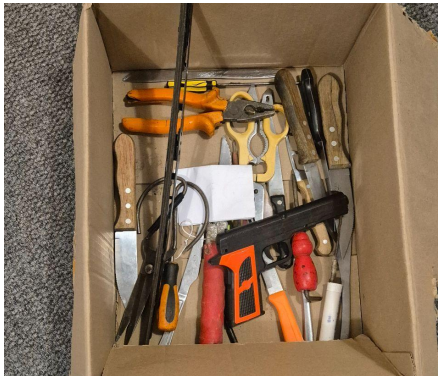












On the ground

Our safety team's successes over the year, working alongside SAPS, and CoCT Law Enforcement.

Faces of members of the public are obscured.

Cameras: 33 Cameras Across 10 Sites

CID MANAGER'S REPORT · PUBLIC SAFETY

To better improve our approaches to crime:

33
cameras rolled out

10
sites across the neighbourhood

7
existing camera networks we can access

Goal Consistent roll out of cameras will be ongoing throughout the operations of the CID, with the main goal of having a CID owned camera on each street.

Next: LPR We are now working on complementing our network with the addition of LPR cameras to ensure we are tracking suspect vehicles entering the neighbourhood.



Installed · Property owner feeds · Next phase · LPR

Cleaning & Maintenance

A Cleaner Neighbourhood, Monday to Friday

CID MANAGER'S REPORT · CLEANING & MAINTENANCE

The neighbourhood is much cleaner with regular cleaning operations occurring from Monday to Friday.

In the past financial year our team was able to:

16 164
bags collected and removed

191
stormwater drains cleaned

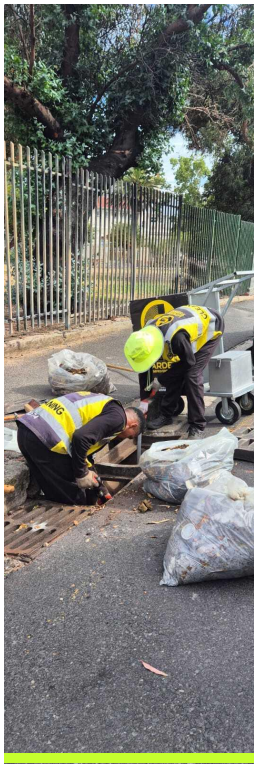
59
instances of illegal dumping attended to

We are happy to share that we are slowly building a capable urban maintenance team to tend to the small items that are often ignored but go a long way in enhancing the aesthetics of the neighbourhood. Our dedicated urban rangers since the start of the financial year have been able to:

93
bins cleared and cleaned

245
stormwater drains: assisted in the cleaning

130
general maintenance matters: graffiti and weed removal





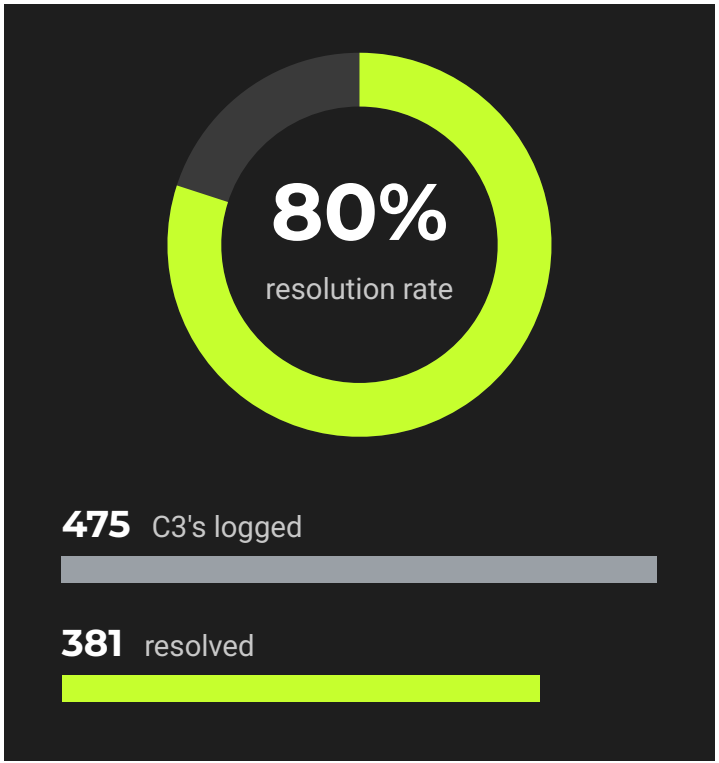






City Relationship: 80% of C3s Resolved

CID MANAGER'S REPORT · CLEANING & MAINTENANCE



We are fortunate to have good working relationships with the respective depot managers, more particularly the Roads and Infrastructure Management team. In the past year we were able to achieve the following: 475 C3's logged, 381 resolved, putting us at an 80% resolution rate.

01

RIM training

Main goal this financial year

Our main goal for this financial year is to ensure that we build enough capacity as a CID to attend to minor defects and road painting. This will be achieved through training in collaboration with the RIM department.

02

3 bins per street

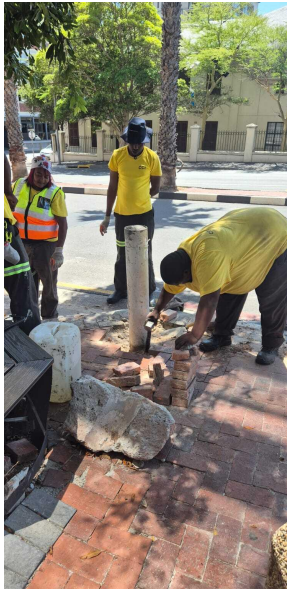
Growing need for bins

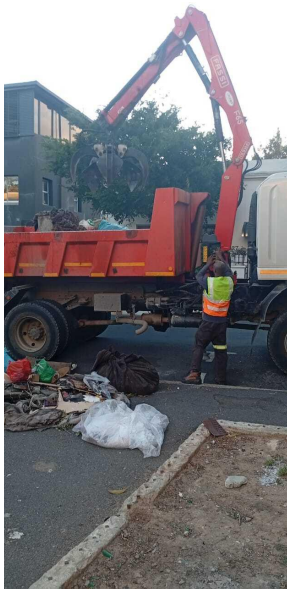
There is a growing need for bins in the neighbourhood with the collective effort to have at least 3 bins on each street, working with the Waste Management Department.

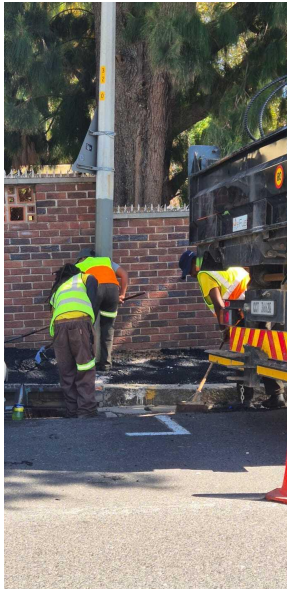
The City at Work

CID MANAGER'S REPORT · CLEANING & MAINTENANCE

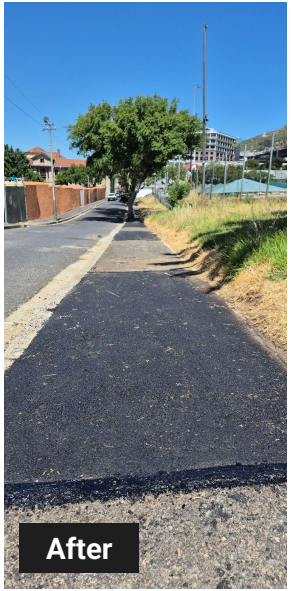












The City responding to our calls

Repairs, clean-ups and pavement resurfacing following the C3 service requests we log: 381 of 475 resolved (80%).

Social Services

Social Services: A Hand Up, Not a Hand Out

CID MANAGER'S REPORT · SOCIAL SERVICES

The premise of our Social Services initiative is to provide a hand up and not a hand out approach. As such we envision our Social Services programme to become the cornerstone of our CID.

Over the past financial year the team:

BEFORE — **AFTER THE EVICTION ORDER**

6 January

123
direct client interactions leading up to the eviction order on January 6

270
clients engaged within our community and surrounds

7
clients placed in shelters

16
clients assisted in obtaining South African IDs

LOWER GARDENS
CITY IMPROVEMENT DISTRICT

SOCIAL SERVICES

WE WELCOME:

CLOTHES

SHOES

BLANKETS

DONATE HERE





Donate: we welcome clothes, shoes and blankets.

Work Readiness: 40% Throughput

CID MANAGER'S REPORT · SOCIAL SERVICES

The work readiness programme is an initiative which we want to support as the CID continues to grow. We embarked on this journey since February 2026.

40%

throughput rate: 4 job placements

10

clients have participated

4 have gone on to find better forms of employment

4 have exited the programme due to various issues, most related to discipline

5 at a time We aim to assist 5 clients at a time, with set criteria for participants.

Overall, the programme has recorded meaningful developmental outcomes. At the same time, client exits and challenges relating to engagement demonstrate the need for continued monitoring support.



Parks & Recreation

Parks: 708 Bags, No Recorded Incidents

CID MANAGER'S REPORT · PARKS & RECREATION

Top 20%

Capital need

Our parks require a significant amount of capital investment, which falls part of our top 20%.

No incidents

Safe & respectable

Since we commenced operations, our priority is to keep our parks in a respectable condition and safe: no recorded incidents since we started.

708

Bags removed

Over the past financial year we collected and removed 708 bags in our parks and green spaces across the community.









Our main priority: Tuin Plein park

Tuin Plein park was illegally occupied. Since the eviction order we have been able to slowly take over the park, with the City incrementally developing it based on our plans submitted to them.

Illegally occupied → **Eviction order** → **Taking over, with the City** → **RFQ award Dec 2026**

Annual Financial Statements

Year One: An Unqualified Audit

ANNUAL FINANCIAL STATEMENTS 2025/26

The 2025/2026 financial year marked LGCID's first operational period since incorporation. The CID's operations commenced promptly on 1 August 2025.



Unqualified audit

In our first year of operations, we received an unqualified audit report.

Operations from 1 Aug 2025

Summary of the AFS is as follows:

R 10 372 300
Revenue received

R 7 749 367
Operating Expenses

R 2 691 163
Surplus

R 2 143 148
Cash at Year End

Budget vs Actual 2025/26

ANNUAL FINANCIAL STATEMENTS 2025/26 · BUDGET VS ACTUAL

Expenditure Item	Budget (R)	Actual (R)	Variance (R)
Employee Related	859 560	425 448	434 112
Cleansing Services	610 098	904 696	294 598
Environmental Upgrading	480 593	8 176	472 417
Law Enforcement Officers	236 892	243 144	6 252
Public Safety	4 101 540	4 693 084	591 544
Public Safety - CCTV Monitoring	956 544	67 205	889 339
Public Safety - CCTV leasing of Cameras	619 044	0	619 044
Social Upliftment	788 727	386 472	402 255
Urban Maintenance	240 297	5 652	234 645
Depreciation	82 000	54 155	27 845
Interest Expense	0	0	0
Contingency	60 000	17 328	42 672
Marketing and Promotions	30 000	39 635	9 635
Capex	590 000	1 050 512	460 512

Key

Overspent
actual above budget

Underspent
actual below budget

Variance is shown as the difference between budget and actual for each line, as reported.

First operational year: service providers were onboarded in phases.

Commentary on the Financial Statements

ANNUAL FINANCIAL STATEMENTS 2025/26 · COMMENTARY

Phased onboarding

The phased onboarding of service providers allowed the board to maintain strict fiscal discipline while establishing operational baselines.

CCTV network roll-out

This enabled the CID towards the end of the financial year, to roll out its CCTV network, which now forms an ongoing, multi-year core initiative as the CID continues its operations.

Auditor for 2027

Members resolve

It is proposed that Members resolve to reappoint Cecil Kilpin & Co. and confirm Melanie Spencer as designated lead audit partner for 2027.

Board oversight

The Board will continue to monitor expenditure, procurement and contractual commitments.

Voting

Items to Be Voted On

VOTING · HOW IT WORKS

How voting works



The chairman of the CID will manage the voting process.



Throughout this process we ask that you show your paddles with one vote per member.



Should you have a proxy or multiple proxies, please lift up all your paddles. **Signed proxies are accepted on the day, under the City by-law.**

Should there be an impasse on a specific matter a formal vote can be called by:

- the chairman
- Any group of 5 or more persons with the right to vote
- Any individual or group collectively holding 10% + of the voting rights

Items to be voted on are as follows:

1	**Approval of the Annual Report for 2025/26**
2	Noting of Audited Financial Statements 2025/26
3	**Approval of Budget for 2027/28**
4	**Approval of Implementation Plan for 2027/28**
5	**Appointment of Auditor**
6	**Confirmation of Company Secretary**
7	**Election of Board Members**

Annual Report: 2025/2026 Financial Year

VOTING · ITEM 1



For approval

Approval of the Lower Gardens CID Annual Report for the 2025/2026 financial year.

How we vote

1 Proposer → 2 Seconder → 3 Paddles

Members show their paddles: one vote per member; proxy holders lift all their paddles.

Noting of Annual Financial Statements

VOTING · ITEM 2

For noting

Members are asked to note the first set of Annual Financial Statements of the Lower Gardens CID, for 2025/26.



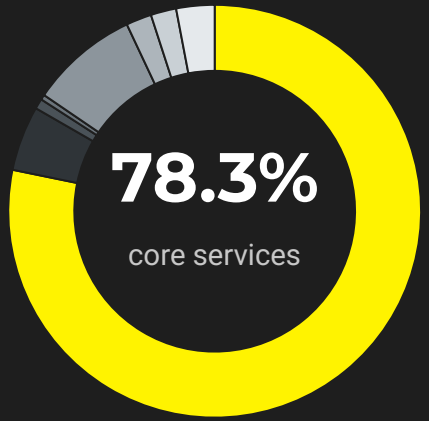
The first set of Annual Financial Statements of the Lower Gardens CID can be found on our website:

https://www.lowergardenscid.co.za/agm-documents-2026

1 First operational period → 2 Unqualified audit report → 3 Taken as read

Approval of the 2027/2028 Budget

BUDGET 2027/28 · FOR APPROVAL



Remaining budget split:

- **5.1%** on employees
- **0.8%** on depreciation
- **0.4%** on interest and redemption
- **8.5%** on general expenditure
- **2.0%** on projects
- **2.0%** on capital expenditure
- **3.0%** bad debt provision

78.3% of the budget is proposed to be spent directly on core services (public safety, cleaning & maintenance, social services, and parks).

The 2027 / 2028 budget is being implemented based on the approved 3rd year of the 5 year business plan. This original budget is available on page 60 of the **LGCID 5 year Business Plan**.

Key points to note regarding 2027 / 2028 budget:

Parks As the CID, we are working towards the development and installation of projects across the neighbourhood, primarily our parks.

Cameras Continued roll out of cameras in the neighbourhood.

Show of paddles: approval

Approval of the 2027/2028 Budget

BUDGET 2027/28 · CITY-APPROVED BUDGET

2027/28 Budget, as approved by the City of Cape Town

Council-approved total

R11,024,632

income from additional rates (100%)

Inside core business (80.3%)

Public Safety	**R4,521,953**
CCTV monitoring	**R1,054,590**
Social upliftment	**R869,572**
CCTV camera leasing	**R682,496**
Cleansing services	**R672,633**

Growth: expenditure 5.0% · SRA rates 5.0%

Expenditure line	City-approved R	%	Proposed %
Core Business	**8,857,198**	**80.3%**	78.3%
Employee Related	947,664	**8.6%**	5.1%
General Expenditure	807,031	**7.3%**	8.5%
Bad Debt Provision	330,739	**3.0%**	3.0%
Depreciation	82,000	**0.7%**	0.8%
Repairs & Maintenance	–	**0.0%**	0.4%
Projects	–	**0.0%**	1.9%
Capital Expenditure	–	**0.0%**	2.0%
Interest & Redemption	–	**0.0%**	0.0%
Total expenditure	**11,024,632**	**100.0%**	100.0%

Budget document (LGCID website)

2027/2028 Annual Budget

Source: Lower Gardens CID 5 Year Term Budget, 1 July 2025 to 30 June 2030, “Council Approved 2027/28” column (City-approved budget). Proposed % = “Proposed Budget 2027/28” column.

Implementation Plan for 2027/2028

IMPLEMENTATION PLAN 2027/28 · FOR APPROVAL

The intention of our implementation plan is to:

01 Create a clear roadmap.

02 Define accountability.

03 Optimise resource allocation.

04 Mitigates risk.

05 Aligns Lower Gardens CID property owners.

As per the LGCID board, the main priority for this year is to fully implement the LGCID business plan.

Adoption of the 2027 / 2028 LGCID Implementation plan:

Show of paddles: approval

Track our progress

The City's plan is high level, so we built our own Business Plan Tracker to follow installation progress.

stats.lowergardenscid.co.za/business-plan

Appointment of a Registered Auditor

RESOLUTIONS · ITEM 5

The auditors will have the main responsibility of:

Providing financial scrutiny.

Producing audited financial statements after each financial year.

Being accountable to property owners, and LGCID members.

The proposed auditor for the Lower Gardens CID

Cecil Kilpin & Co.

Lead audit partner for 2027: Melanie Spencer

https://cecilkilpin.co.za/

For approval

Members resolve to appoint the registered auditor for the Lower Gardens CID.

Show of paddles: approval

Confirmation of Company Secretary

RESOLUTIONS · ITEM 6

The Company Secretary is responsible for ensuring the organisation runs legally and transparently. Their main duties include:

- Ensuring legal compliance of the LGCID.
- Payment approvals in line with banking policy managed by finance portfolio.
- Attending board meetings and annual members meeting.
- Advising the board on compliance matters.
- General record keeping and management of auditors.
- Monthly PIE Report and management accounts review.



NOMINEE

Ryan Paterson

Ryan Paterson has been nominated as Company Secretary.

Show of paddles: approval

Election of Board Members

RESOLUTIONS · ITEM 7

The director role

- The NPC directors are responsible for the day-to-day operation and long-term financial health of the LGCID.
- They are personally accountable for ensuring the company complies with company law and the CID bylaws.
- The positions are on a purely volunteer basis, and directors may not receive remuneration for their time or services.
- The directors are the elected representatives who have the ultimate legal and financial responsibility for the Lower Gardens CID NPC on your behalf, providing financial stewardship, fiduciary duty and accountability to CID members. They are the executive decision-makers who manage the LGCID between AGMs.



Show of paddles: approval

LGCID NPC director Dagmar Timler (available for re-election) has resigned as a director effective today. We thank her for her service.

The following CID members have been nominated under the following portfolios as NPC Directors and Board Members:

Ryan Paterson
Finance and Corporate Governance

Matthew Jantjies-Green
Cleaning & Maintenance, Marketing.

Jacques Weber
Public Safety.

The following persons have been co-opted by the LGCID directors

Aimee Henning
Parks & Recreation (co-opted director)

Dagmar Timler
Social Services (co-opted director).

Questions & Answers

General Matters

LOWER GARDENS
CITY IMPROVEMENT DISTRICT

Thank You