

ANNUAL REPORT

Pinelands Community Improvement District NPC

Registration number: 2023/828331/08

**Annual Report and Financial Statements
for the year ended June 2025**



Our online report is available at www.pinelandscid.co.za

Contents

CONTENTS	2
PART A: GENERAL INFORMATION	5
1. GENERAL INFORMATION	5
2. LIST OF ABBREVIATIONS/ACRONYMS	5
3. FOREWORD BY THE CHAIRPERSON	6
4. TREASURER'S OVERVIEW	9
5. STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF THE ANNUAL REPORT	13
6. STRATEGIC OVERVIEW	14
6.1. Vision	14
6.2. Mission	14
6.3. Values	14
7. STATUTORY MANDATE	15
8. ORGANISATIONAL PROFILE	15
9. ORGANISATIONAL STRUCTURE	16
PART B: PERFORMANCE INFORMATION	17
1. SITUATIONAL ANALYSIS	17
1.1. Service delivery environment	17
1.2. Organisational environment	18
2. Strategic Objectives	18
3. Complaints Process	18
4. Performance Information	18
4.1. PUBLIC SAFETY	18
4.1.1. Description of the service	18
4.1.2. Strategic objectives	32
4.1.3. Achievements and shortfalls	35
4.1.4. Involvement of stakeholders	36
4.1.5. Impacts of the service	36

4.1.6. Resource Allocation	38
4.2. MAINTENANCE AND CLEANSING SERVICES	39
4.2.1. Description of the service	39
4.2.2. Strategic objectives	45
4.2.3. Achievements and shortfalls	46
4.2.4. Involvement of stakeholders	46
4.2.5. Impacts of the service	46
4.2.6. Resource Allocation	48
4.3. ENVIRONMENTAL DEVELOPMENT SERVICES	49
4.3.1. Description of the service	49
4.3.2. Strategic Objectives	58
4.3.3. Achievements and shortfalls	58
4.3.4. Involvement of stakeholders	58
4.3.5. Impacts of the service	58
4.3.6. Resource Allocation	60
4.4. SOCIAL AND ECONOMIC DEVELOPMENT SERVICES	60
4.4.1. Description of the service	60
4.4.2. Strategic Objectives	70
4.4.3. Achievements and shortfalls	70
4.4.4. Involvement of stakeholders	70
4.4.5. Impacts of the service	70
4.4.6. Resource Allocation	72
PART C: CORPORATE GOVERNANCE	74
1. APPLICATION OF KING IV	74
1.1. Description of the application of King IV	74
1.2. Compliance with King IV for the reporting period	74
2. GOVERNANCE STRUCTURE	74
2.1. Board Composition	74
2.2. Board Observer	81
2.3. Appointment of the board	82
2.4. Overview of the board's responsibilities	82
2.5. Board charter	82
2.6. Director Independence	83
2.7. Board Committees	83
2.8. Attendance at board and committee meetings	83

3. ETHICAL LEADERSHIP	84
4. BOARD OVERSIGHT OF RISK MANAGEMENT	85
4.1. Risk Management Policy	85
4.2. Effectiveness of Risk Management	86
4.3. Key Business Risks and Opportunities	86
5. ACCOUNTABILITY AND RESPONSIBILITY	87
5.1. Performance Reviews	87
5.2. Delegated limits of authority	87
5.3. Supplier Code of Conduct	87
PART D: FINANCIAL INFORMATION	88
Annual Financial Statements and Report of the External Auditor	88

PART A: GENERAL INFORMATION

1. GENERAL INFORMATION

Registered name:	Pinelands Community Improvement District NPC
Registration no:	2023/828331/08
Physical address:	Inospace Powder Mill, 5 Sunrise Circle, Ndabeni, 7441
Postal address:	Inospace Powder Mill, 5 Sunrise Circle, Ndabeni, 7441
Telephone number/s:	078 840 3366
Email address:	info@pinelandscid.co.za
Website address:	www.pinelandscid.co.za
External auditors:	Pragma Konsult; auditor since the establishment of the Pinelands CID
Banker's information:	First National Bank, Pinelands
Company Secretary:	Cecil Kilpin & Co

2. LIST OF ABBREVIATIONS/ACRONYMS

Biovac	The Biologicals and Vaccines Institute of South Africa (Pty) Ltd
CFO	Chief Financial Officer
CCT	City of Cape Town
CID	Community Improvement District
KPI	Key performance indicators
LEO	City of Cape Town Law Enforcement Officer
NPC	Not for Profit Company (the Pinelands Community Improvement District NPC)
Pinelands CID	Pinelands Community Improvement District NPC
PSO	Public Safety Officer
SCM	Supply chain management

3. FOREWORD BY THE CHAIRPERSON

The second year of operation of the Pinelands CID has been a year of major challenges, but also great success. The Pinelands CID's steering committee, as it was at the time, applied for the creation of a CID in Pinelands on 15 January 2023. This was the culmination of the process that began in early 2022:

- At a public meeting held at the Pinelands Library on 18th October 2022, the Pinelands CID Steering Committee presented the motivation for the Pinelands CID and requested that the residents complete the City of Cape Town's Consent/Objection Form.
- The Steering Committee received completed forms representing 2,880 of 4,476 eligible properties from the date of the meeting to 15th January 2023.
- Property owners representing 2,799 eligible properties indicated their support for the Pinelands CID, a total of 62.5% of eligible properties, above the required 60%.
- Property owners representing 81 eligible properties indicated their objection to the Pinelands CID, a total of 1.8% of eligible properties.

The strategic objectives of the Pinelands CID as documented in the business plan include:

- Improve Public Safety - Establish 24-hour patrols; Install cameras in addition to those previously operated by the Pinelands Street Camera Project (PSCP); Provide additional control room facilities for the patrols and camera systems;
- Improve Maintenance and Cleansing by deploying cleaning teams (litter) and landscaping teams;
- Provide environmental development, for example, improvements in the area of the canal;
- Establish a social development program to reduce the impact of social issues on public safety.

Based on this application the City of Cape Town's Mayoral Committee approved the establishment of the Pinelands CID on the 16th of May 2023,

leading to approval of the Pinelands CID by the full council on the 25th May 2023. Following a process of registration, the Pinelands CID received its first payment of additional rates from the City of Cape Town in mid-October.

Some of the most significant successes of the Pinelands CID's second year of operation include:

- The Pinelands CID's public safety patrols and maintenance and cleaning services, initiated in 2023, have continued to provide outstanding service;
- The rollout of the Pinelands CID's camera network has continued – the CID's camera network now includes 79 cameras. These cameras have been instrumental not only in securing the perimeters of Pinelands, but have also contributed to the arrest of suspects in crimes ranging from fraud to assault;
- The Pinelands CID has introduced a highly effective social development function, focused on providing help to individuals within the CID's area of operation, including placement at shelters and inclusion into substance abuse programs;
- The Pinelands CID has been able to conclude an agreement with Biovac including cooperation on Public Safety as well as social development. This cooperation not only adds value to Pinelands residents, but is a tribute to the effectiveness of the programs that the Pinelands CID operates;
- The Pinelands CID achieved its second unqualified audit in the 2024/2025 year of operation.

The year brought its share of challenges. While the Pinelands CID worked hard to deliver on its plans, we were only able to spend, on a cash basis, 91% of the income from additional rates. This was mainly due to delays in several key projects.

The rollout of the CID's new camera network was seriously delayed due to:

1. Vendor delays of more than 12 months;
2. The failure of the "Phase 1" camera installations to pass a third party inspection;

3. Significant deficiencies in the implementation of the camera monitoring infrastructure being discovered by the same third-party inspection.

In addition, several of our planned environmental upgrades did not occur:

1. Our dog park project had to be paused after the City of Cape Town's proposed Golf Club development made our preferred location unsuitable, and coordination with stakeholders on a new location has taken longer than expected.
2. Upgrades to the Garden of Remembrance also faced setbacks due to delays in the process of planning, permissions and contracting.

The short and medium-term outlook for the Pinelands CID is excellent. The Pinelands CID is financially stable, has proved that it is able to effectively and efficiently provide services to the residents of Pinelands, and most important, has quickly established a bond of trust with residents.

I am very proud of the way the entire team including my fellow board members Aslam Clarke, John Britz, Marietta Hopley and Marilyn McNamara have led the Pinelands CID over its second year of operation. In addition, I must pay tribute to an additional board member who subsequently stepped down – Colin Lee – as well as to Yazied Davids who has ably ran the Pinelands CID as operational manager. It is a privilege to be part of the Pinelands CID's success story and create change alongside colleagues who share my passion and purpose.



Alexander (Sandy) McGuffog

Pinelands Community Improvement District NPC

7 October 2025

4. TREASURER'S OVERVIEW

A summary of the Pinelands CID's financial position may be found in Table 1. The Pinelands CID's end-of-year bank balance was R7,551,140, held at FNB. Full details may be found Part D of this document.

Summary of financial position	2025
Figures in Rand	
Property, Plant and Equipment	1,400,092
Current Assets	7,589,618
Total Assets	8,989,710
Accumulated Surplus	8,308,879
Total Current Liabilities	680,831
Total Equity and Liabilities	8,989,710

Table 1. Summary financial position

A high-level summary of the Pinelands CID's spending trends versus budget may found in Table 2. Full details of expenditure may be found Part D of this document.

Total expenditure on capital items and expenses averaged 72.4% of adjusted budget, primarily due to underspend on CCTV cameras that were intended to be funded out of the CID's previous surplus. However, on a cash-in/cash-out basis, outgoings were 91% of incomings. Significant underspend was noted in the areas of Environmental Upgrading and capital expenditure on cameras.

Minor over-budget spend was recorded totalling R11,390 across the areas of transportation of Law Enforcement officers, Compensation for Occupational Injuries and Diseases Act levies, marketing and secretarial duties.

The underspend leaves the Pinelands CID with a considerable surplus, which is kept by the Pinelands CID. Of this surplus two month's revenue, approximately R2 million, must be ringfenced as a financial buffer in terms of the regulations governing the operation of the Pinelands CID. The remaining surplus can be utilized in subsequent financial years.

Summary of Expenditure Figures in Rand	Actual	Budget	Percentage of budget
Income -			
Additional Rates	10,560,544	10,560,544	100%
Accumulated Surplus	87,468	2,289,740	3.8%
Total Revenue¹	10,648,012	12,850,284	82.9%
Expenses			
Employee	860,831	969,000	88.8%
Cleansing,			
Environment,	2,359,302	2,573,946	91.7%
Maintenance			
Public Safety	4,818,478	6,075,440	79.3%
Social			
Development	346,159	353,140	98.0%
General	368,674	600,027	61.4%
Repairs &			
Maintenance	4,439	7,500	59.2%
Depreciation	194,623	200,000	97.3%
Total Expenses	8,952,506	10,778,853	83.1%
Capital Expenditure	246,673	2,071,231	11.9%

Table 2. Summary Expenditure

¹ Total Revenue excludes interest and retention refund

Capacity constraints on the Pinelands CID's spending were experienced in two areas:

1. That of the proposed Public Safety App, where it has still not been possible to source a suitable product via the Pinelands CID's open tender process.
2. That of camera installations, where the CID's vendors were unable to complete contracts on time.

No activities were discontinued during the year, and the Pinelands CID does not propose to enter into any new activities beyond those contemplated in the existing business plan.

The Pinelands CID governs its supply chain management processes via written procedures for procurement and for the evaluation of bids. No supply chain management-related challenges were experienced during the course of the year other than delayed rollout of camera installations contracted for.

The Pinelands CID finalised tender proposals for the year under review in regards of:

- CCTV Cameras "Phase 1"
- CCTV Cameras "Phase 2"
- CCTV Cameras "Phase 3"
- Social Development
- Fencing under the Raapenberg bridge/Forest Place

No audit report matters were noted, and no out-of-the-ordinary financial challenges were encountered.

No material events after the reporting date were recorded.

It is the opinion of the directors that the NPC will continue to be economically viable for the foreseeable future.

A handwritten signature in black ink, appearing to read 'JB', with a small flourish at the end.

John Britz

Pinelands Community Improvement District NPC

7 October 2025

5. STATEMENT OF DIRECTORS' RESPONSIBILITY AND CONFIRMATION OF ACCURACY OF THE ANNUAL REPORT

We confirm that, to the best of our knowledge:

All information and amounts disclosed in the annual report are consistent with the annual financial statements audited by Pragma Konsult.

The directors consider the annual report, taken as a whole, to be accurate, fair, balanced and free of material omissions.

The Financial Statements, prepared in accordance with the applicable accounting standards (i.e. International Standards on Auditing (ISAs)), give a true and fair view of the assets, liabilities and financial position of the company.

The external auditors have been engaged to express an independent opinion on the annual financial statements.

Approved by the board on 11 October 2025 and signed on behalf by:



Chairperson of the Board

Alexander (Sandy) McGuffog
7 October 2025



Treasurer

John Britz
7 October 2025

6. STRATEGIC OVERVIEW

6.1. Vision

The Pinelands Community Improvement District NPC was established by local property owners in 2023 to organise, fund, manage and facilitate improvements in the Pinelands City Improvement District for the benefit of the entire local community. The Pinelands CID refers to a geographical area, designated as such by the City of Cape Town ("CCT"), in terms of the CID By-law and s. 22 of the Municipal Property Rates Act, on application by local property owners. The Pinelands Community Improvement District NPC's activities are funded by local property owners through an additional rate levied on their properties.

Our vision is to ensure a clean, safe and sustainable urban environment, for the benefit of all who live and work in the Pinelands CID, in partnership with the CCT and other stakeholders.

6.2. Mission

Our mission is centred on four key pillars: safety; maintenance and cleansing; greening and beautification, and social responsibility.



Our strategy for promoting that vision is detailed in our Business Plan, available online at www.pinelandscid.co.za

6.3. Values

The core values of the Pinelands CID are:

- **Goal:** The goal is to improve the public safety in our area, to address social aspects in a cooperative manner, maintain the public areas and clean it where required, promote improved communication with the City in collaboration with initiatives already active in the area.
- **Transparency & Accountability:** Transparency & Accountability are key parts of the Pinelands CID's values. They will be achieved through submission of annual reports to the local community, facilitation of local community participation in board meetings and

members' meetings of the Pinelands CID company, and publication of relevant documentation online.

7. STATUTORY MANDATE

In terms of the CID By-law and s. 22 of the Municipal Property Rates Act, the Pinelands Community Improvement District NPC is tasked with considering, developing and implementing improvements and upgrades to the Pinelands CID to supplement services provided by the CCT. The funding comes from additional rates collected by the CCT from CID property owners and paid over to the company under the aforesaid legislation, as may be supplemented by local fundraising initiatives. In expending these funds, the company is subject to oversight by the CCT in terms of the CID By-law and Policy, as well as public procurement principles enshrined in s. 217 of the Constitution of the Republic of South Africa, 1996 (the "Constitution").

8. ORGANISATIONAL PROFILE

The Primary activities of the Pinelands CID are to:

- 1) Improve **public safety** by:
 - a) Establishing 24-hour patrols;
 - b) Deploying dedicated CCT law enforcement officers;
 - c) Installing cameras in addition to those already operated by the Pinelands Street Camera Project;
 - d) Provide additional control room facilities for the patrols and camera systems;
- 2) Improve **maintenance and cleaning** by:
 - a) Deploying cleaning teams (litter);
 - b) Deploying landscaping teams;
- 3) Undertake **environmental development** e.g., at the canal;
- 4) Establish a **social development program** to reduce the impact of social issues on public safety.

The Pinelands CID's stakeholders are the residents of the designated area of the Pinelands CID.

9. ORGANISATIONAL STRUCTURE

The organisational structure of the Pinelands CID is shown in Figure 1.

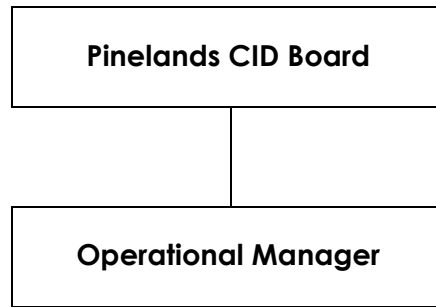


Figure 1. Pinelands CID organizational structure

PART B: PERFORMANCE INFORMATION

1. SITUATIONAL ANALYSIS

1.1. Service delivery environment

The Pinelands CID operates in a complex service delivery environment. Pinelands is open suburb, with free access via a large number of exits and entrances. In addition, it is surrounded on several sides by both rail lines and industrial areas which complicate the task of the Pinelands CID's staff. These not only makes the area vulnerable to criminal elements, but also results in the Pinelands CID's area of operation frequently being the victim of socio-economic challenges originating in surrounding areas. In addition, the Pinelands CID's mandate is to provide services that supplement those of the City of Cape Town. This brings its own challenges, as due to factors outside of the Pinelands CID's control, the delivery of the City's services can be sporadic and unpredictable.

In context of this challenging environment, the Pinelands CID's team has done an excellent job in improving public safety, cleaning and greening, the environment, and social development. Particularly, the Pinelands CID's installation of public safety cameras in identified hotspots as part of the Pinelands CID's capital improvement projects have improved security substantially. The Pinelands CID also ramped up its crime prevention operations with safety partners, SAPS, City Law Enforcement, the Community Police Forum, and the Pinelands Neighbourhood Watch.

The primary difficulties encountered by the Pinelands CID have been vendor related delays, and in effectively integrating with the City's service delivery. This is being addressed by a program of developing operational linkages to improve coordination between the City and the Pinelands CID. External factors, particularly delays in rolling out camera infrastructure, and the impact of the City of Cape Town's proposed King David golf club redevelopment have also created difficulties for the rollout of the Pinelands CID's initiatives.

Based on the results of the Pinelands CID's social development survey, the Pinelands CID is focusing on giving the homeless in Pinelands CID's area of operation a chance to move off the streets. In this regard, the Pinelands CID has established a formal link with an NGO partner to help reintegrate homeless clients into society and break down stigma around homelessness.

1.2. Organisational environment

The organisation did not experience external factors that impacted its service delivery in the period under review. Factors that contributed to the Pinelands CID's successes during the year included the enthusiasm with which the Pinelands CID's board and staff approached their work, and the close working relationship between the Pinelands CID and its service providers.

2. Strategic Objectives

The Pinelands CID's primary strategic objectives during its first year of operations were to:

- Continue public safety operations efficiently and effectively;
- Continue cleaning and maintenance operations efficiently and effectively;
- Continue the roll out of public safety cameras;
- Roll out a social development program in cooperation with an NGO partner.

All of these objectives were met.

3. Complaints Process

The Pinelands CID's complaints process is documented on the Pinelands CID's website (<https://pinelandscid.co.za/wp-content/uploads/2023/08/Complaints-Procedure.pdf>). No complainant in respect of the services and capital improvement projects discussed further below under clause 4 of Part B requested escalation in terms of section 5 of the complaints policy.

4. Performance Information

4.1. PUBLIC SAFETY

4.1.1. Description of the service

Pinelands CID Public safety related services consists of integrated subservices – 24-hour patrols, dedicated City of Cape Town Law

Enforcement officers, camera infrastructure and a control room operating 24/7.





The public safety component integrates with the other initiatives within the area, including the Community Police Forum (CPF) community safety plan. The Safety Plan has been developed as an integrated plan for the area in partnership with stakeholders including:

- PLCID Employed Law Enforcement officers (LEO)
- The South African Police Service (SAPS)
- Pinelands Community Police Forums (CPF)
- Existing security services in the area
- Pinelands Neighbourhood Watch (PNW)
- City of Cape Town Safety and Security Directorate
- Community organisations (PRRA,etc)
- Neighbourhood safety officers, to be deployed in September 2025 (Metro Police)



The control room remains the first port of call for residents of Pinelands for emergencies and reporting incidents. Our relationship with SAPS and the Pinelands Community Police Forum is positive with effective communication channels to the Station Commander.

Pinelands CID , Law Enforcement, Metro, Traffic Services and Pinelands SAPS have implemented several joint-operation Vehicle Check Points to keep Pinelands safe. Pinelands CID also conducts ad-hoc operations with the Traffic Department.



Crime Report

Over the past year (Jun 2024 – Jun 2025), Pinelands CID recorded incidents across several categories.

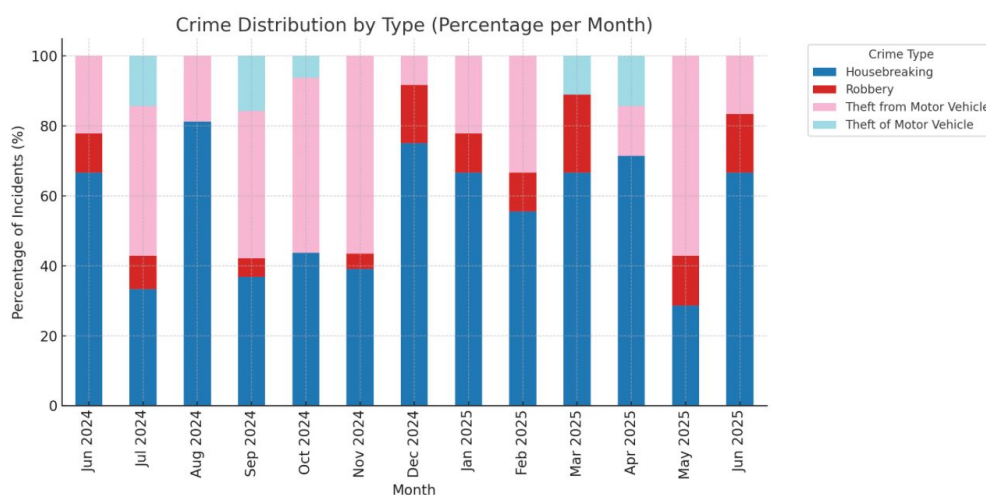


Figure 2. Crime per Month

Breakdown by crime type:

- Housebreaking: 53%
- Theft from Motor Vehicle: 34%
- Robbery: 8%
- Theft of Motor Vehicle: 5%

Key Trends:

- The peak month was November 2024, with the highest share of incidents.
- Theft from Motor Vehicle experienced the sharpest month-to-month increase.
- Housebreaking remains the most persistent issue, making up more than half of all incidents.

Community Implications:

These trends highlight the need for stronger home security measures and vigilance around parking areas. Collaboration between residents, private security, and SAPS is critical to addressing these challenges.

Incidents Recorded and Actioned by the Pinelands CID Team
January to June 2024
Total: 3133

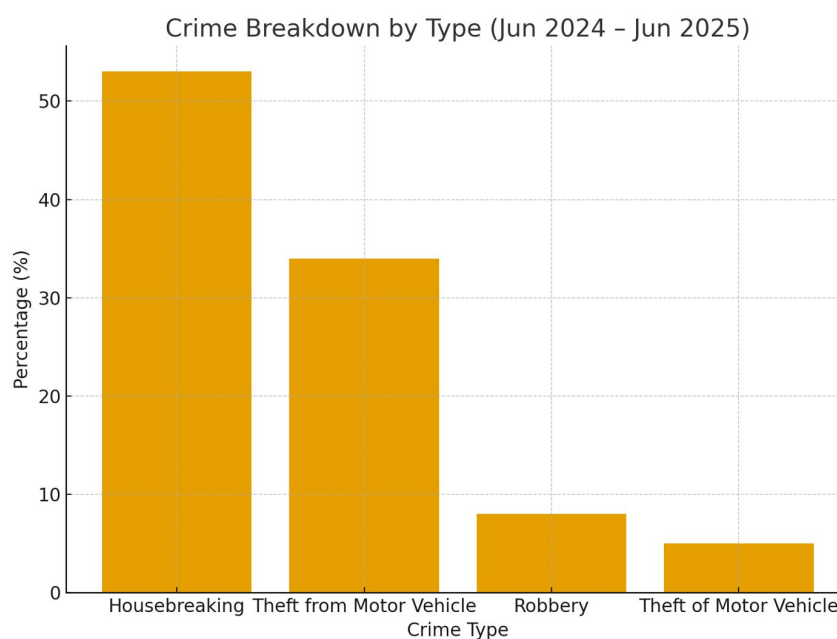


Figure 3. Crime by Type

Control Room: Service Calls During the reporting period, the Pinelands CID control room recorded a total of 4 503 service calls. These calls represent direct requests for assistance from the community as well as automated alerts from security systems such as CCTV cameras.

Incident Categories:

The data shows that the **most common incident types** include:

- **Suspicious persons and vehicles** – highlighting the community's vigilance and quick reporting of potential threats.
- **Vagrancy and beggars cautioned and removed** – reflecting CID's role in addressing by-law and public order concerns.
- **Camera triggers and technical alerts** – demonstrating the importance of surveillance infrastructure in detecting activity.

Together, these categories illustrate that the CID's work spans both **crime prevention** and **community management**, ensuring public spaces remain safe and orderly.

Reporting Channels

Incidents were reported through multiple channels:

- **Radio** remains the dominant communication tool for patrollers and control staff.
- **CCTV** provides automated alerts that enhance early detection.
- **WhatsApp and Telegram** have grown into important platforms for community-based reporting.

This multi-channel system ensures that the control room is **accessible, responsive, and proactive** in managing incidents.

Trends Over Time

The **monthly trend analysis** highlights fluctuations in service call volumes. Spikes in activity typically align with:

- **Seasonal changes** (higher activity in warmer months).
- **Community safety campaigns** that encourage increased reporting.

- **Targeted crime prevention operations** by SAPS and CID patrols.

These patterns provide valuable insight into **resource allocation** and planning for peak periods of demand.

Control Room Reporting

The **4,503 service calls** demonstrate the CID's central role in maintaining community safety and responsiveness. The variety of incidents handled shows a balanced focus on crime prevention, by-law enforcement, and technical surveillance. Importantly, the data underscores the effectiveness of **community reporting** and the **control room's capability** to attend to calls swiftly and efficiently.

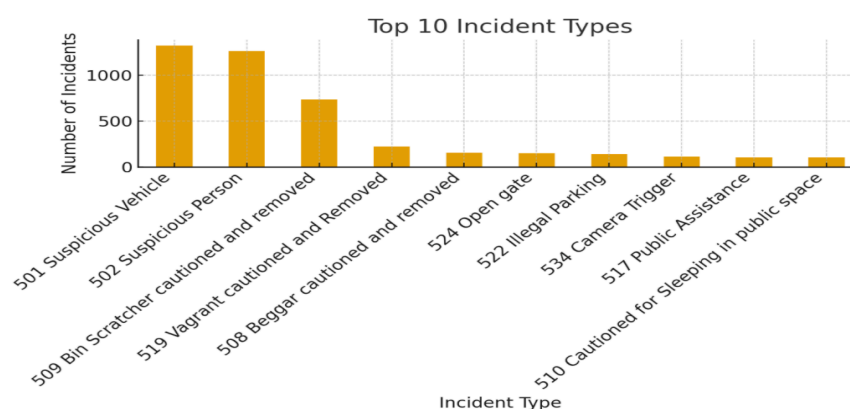


Figure 4. Top-10 Service calls

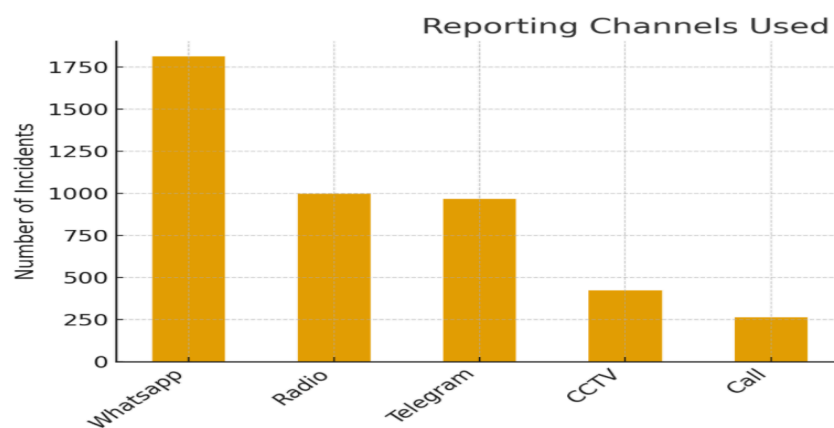


Figure 5. Reporting channels

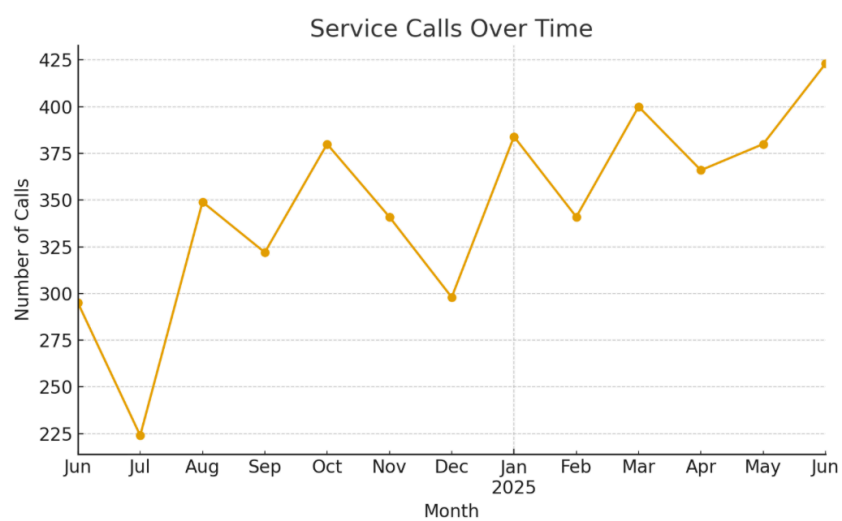


Figure 6. Service calls

Law Enforcement Stats

Overall Stats					
	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24
Arrests	1	-	1	2	-
Autonomous Operations	32	43	53	48	23
By-Law Complaints received and attended to	17	28	46	63	80
Compliance Notices	-	17	4	2	4
Confiscated Items - Informal Trader Goods	9	-	1	-	-
Confiscated Narcotics	-	-	1	-	-
Homeless People Engaged	46	51	44	58	115
Integrated Operations	-	-	-	-	-
Joint Operations	1	1	2	1	3
Section 341 Notices: Parking	197	231	268	280	348
Informal Trading By-law	6	8	-	-	-
Public Places & Prevention of Noise Nuisance By-Law	21	46	47	27	21
Traffic By-Law	36	27	51	24	18
Stop and Search	-	-	16	66	30
TOTAL	366	452	534	571	642

Overall Stats						
	Jan-25	Feb-25	Mar-25	April-25	May-25	Jun-25
Arrests	1	-	-	-	-	-
Complaints received and attended to	116	132	91	166	125	86
Homeless People & Bin Scratchers engaged	59	100	64	54	76	91
Integrated Operations (with Traffic Services only)	-	1	1	1	-	-
Joint Operations (with SAPS and/or Traffic)	3	-	-	1	-	1
Section 341 Notices: Parking	291	330	250	266	274	296
Section 56	120	87	89	118	122	125

Section 56 Notices						
	Jan-25	Feb-25	Mar-25	April-25	May-25	Jun-25
Informal Trading	-	-	2	1	1	-
Integrated Waste Management	-	-	-	-	1	1
Parking By-Law	-	-	-	-	2	-
National Road Traffic Act	53	14	29	41	4	4
Public Places & Prevention of Noise Nuisance By-Law	22	38	19	16	32	47
Traffic By-Law	45	35	39	60	82	73
	120	87	89	118	122	125

Table 3. Law enforcement statistics

Date	Description
7 Sept 2024	1 suspect arrested (housebreaking)
12 Sept 2024	2 suspects arrested (theft)
24 Sept 2024	2 suspects arrested (theft and possession of dangerous weapon)
26 Sept 2024	1 suspect arrested (drugs)
10 Oct 2024	2 suspects arrested (housebreaking)
11 Oct 2024	1 suspect arrested (attempted robbery)
13 Oct 2024	1 suspect arrested (housebreaking)
31 Oct 2024	1 suspect arrested (cable theft)
1 Nov 2024	2 suspects arrested (theft)
6 Dec 2024	1 suspect arrested (driving under the influence of alcohol)
3 Jan 2025	1 suspect arrested (possession of stolen property and dangerous weapon)
18 Jan 2025	1 suspect arrested (possession of dangerous weapon)
31 Jan 2025	1 suspect arrested (warrant)
7 Mar 2025	1 suspect arrested (robbery)
16 Mar 2025	1 suspect arrested (domestic violence)
26 Mar 2025	1 suspect arrested (stolen vehicle)
27 Mar 2025	1 suspect arrested (stolen trailer)
13 Jun 2025	1 suspect arrested (robbery)

Table 4. Arrests (June 2024 – June 2025). Total 22

Arrests

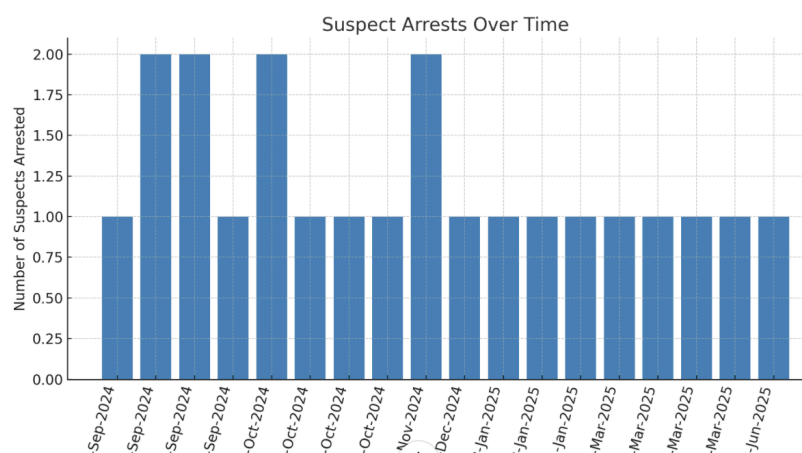


Figure 7. Arrests over time

CCTV Surveillance

- Additional Surveillance cameras installed along the PRASA Corridor.
- Secured the Forest Place with Fencing and camera monitoring further enhancing the Prasa Corridor
- PRASA corridor to be monitored in collaboration with Biovac.
- Additional Perimeter surveillance cameras installed along Jan Smuts, and with the PH1 project.
- "PSCP" LPR cameras upgraded.
- Upgrade and additional PTZ Cameras installed
- Backup Power Upgrades of the "PSCP" Radio High sites.

Forest Place Clean up and fencing.





Kindroggen Flats/Masonic Temple Security upgrade:



4.1.2. Strategic objectives

The strategic objectives for the Pinelands CID are:

Objective 1: Reduce Crime

- **Enhanced Security Patrols:** The scope of the service comprises 4 PLCID branded patrol vehicles operating 24/7 with 4 x security officers. 2 x bicycle patrollers on the canal operating day shifts throughout the week with a fifth backup vehicle. Over the Summer months, the service was upgraded to 4 Bicycle patrollers for extra visibility. Patrolling is outsourced to a third-party accredited service provider utilising PLCID branded vehicles
- **Vehicle patrollers** operate 24/7 throughout the suburb in designated areas, and in direct communication with the 24/7 monitored Control Room. The PLCID patrol vehicles primarily focus on public safety of their designated areas. They do not attend to private property security alarm activation incidences and are not authorised to enter private property. The service provider utilises their armed back-up vehicle to support their PSO employees.
- **Law Enforcement officers:** Pinelands CID employs two armed Law Enforcement officers designated to the area. The officers enforce bylaws, issue fines, compliance notices and conduct operations in the area. The officers have arresting powers and work closely with SAPS to initiate Vehicle Check Points.

- **CCTV Surveillance:** A comprehensive network of CCTV cameras has been installed in strategic locations to monitor public spaces and deter criminal activities. The footage is regularly monitored and integrated with law enforcement agencies. Additional cameras were installed during PH1. The upgrades included backup power systems to ensure the cameras are active during power outages.
- **LPR Cameras:** PH1 camera rollout included replacement/upgrade of existing “PSCP” LPR cameras, and backup power systems.
- **Control Room:** Pinelands CID patrollers and Law Enforcement officers engage through a dedicated control room that operates 24/7. Residents are encouraged to use this service directly for effective responses and during emergencies.
- **Crime Prevention Programs:** We've partnered with the Pinelands Community Police Forum, which the Pinelands Neighbourhood Watch and security companies subscribe to, to implement community-based crime prevention programs and crime awareness campaigns in keeping the area safe.
- **Secured the Forest Place entry point** to Pinelands with Fencing and 24/7 camera monitoring.
- **Working in partnership Umanyano** via the PLCID Social Portfolio
- **Secured Masonic/Kindroggen Fencing** with additional camera monitoring

Objective 2: Improve Traffic and Pedestrian Safety

- **Traffic Calming Initiatives:** We work closely with the City's Traffic Department and Pinelands Ratepayer and Residents Association Roads portfolio. Joint operations with Traffic Services.
- **Street Lighting:** We increase patrol visibility in poorly lit areas as a crime deterrent.
- **Road Safety:** Our patrollers provide roadside assistance to motorists and keep the area safe with enhanced visibility. Our control room provides coordination with emergency services.

Objective 3: Enhance Emergency Preparedness and Response

- **Emergency Response Coordination:** We maintain a comprehensive emergency response plan in collaboration with local emergency services via the Control room.
- **Public Emergency Systems:** Pinelands CID has a dedicated phone number and WhatsApp chat platform linked to our 24/7 control room.
- **Service Delivery:** We conduct inspections on security officers, vehicles and control room to ensure high levels of service delivery.

Objective 4: Stakeholder Engagement

- **Safety Workshops:** Pinelands CID attends CPF meetings and safety workshops to help educate the community and build a culture of safety.
- **Public Safety Forums:** We engage directly with SAPS and security services as a stakeholder of the Pinelands SAPS safety committee.
- **Active CPF Membership**
- **Partnered with Old Mutual Security,** Howard Centre Security and Central Square security for operations and intelligence sharing

Objective 5: Maintain a Clean and Safe Environment

- **Public Space Management:** We monitor parks and public open spaces daily to prevent unsafe conditions and deter criminal activity.
- **Law enforcement:** By-Law enforcement of public spaces and road verges. Assisting SAPS in operations and Law Enforcement

These strategic objectives and measures create a secure environment within Pinelands, promoting the well-being of residents, businesses, and visitors alike.



4.1.3. Achievements and shortfalls

- The Pinelands CID met all applicable targets around operation.

- Old PSCP cameras upgraded
- Additional Solar power enhancements on specific sites
- Additional cameras installed (Phase1) with 4-hour loadshedding capability
- Phase1 installation Delays
- Secured Prasa Corridor with additional monitoring
- Ad-hoc Maintenance on Prasa corridor wall
- Clyde sports area camera monitoring installations
- Masonic/Kindroggen Fencing repairs and camera monitoring
- Additional LPR and strategic cameras (Jan smuts drive, Howard Drive bridge, Nightingale bridge, Gousblom perimeter) project challenges and delays.

4.1.4. Involvement of stakeholders

The Pinelands CID works in collaboration with the South African Police Service (SAPS), the Pinelands Community Police Forums (CPF), existing security services in the area, the Pinelands Neighbourhood Watch, the City of Cape Town Safety and Security Directorate and Community organisations as well as with the incoming Metro officers.

Engagement and information sharing with Old Mutual, Howard Centre and Golf Park High Sites (Growthpoint) as well as Biovac and its associated social responsibility program.

4.1.5. Impacts of the service

The impacts of the service included:

Economic: Provisions of jobs via the CID's outsourced service provider, lower security costs to residents.

Social: Safer environment for Pinelands residents

Environmental: Reduction of littering, illegal dumping, etc

Table 5 provides performance information for the area.

STRATEGIC OBJECTIVE: Reduce Crime: ENHANCED SECURITY PATROLS					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Record crime statistics/ incidents.	Monthly reports of crime statistics/ incidents	100%	100%	n/a	n/a
Conduct visible, daily foot and cycle Canal patrols.	Continual daily patrols per week.	100%	100%	n/a	n/a
Conduct visible, daily vehicle patrols. 4 Vehicles.	Continual 24h daily patrols per week.	100%	95%	n/a	Shift change
Install CCTV camera infrastructure.	Budget Spend	100%	11.9%	-88.1%	Vendor delays
Equipment: Law Enforcement Officers	Fully equipped with firearm, radios and EPIC devices	100%	100%	0%	n/a
STRATEGIC OBJECTIVE: Stakeholder Engagement: PUBLIC SAFETY FORUMS					

Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Establish formal partnerships with security agencies.	Attending SAPS Security Meetings & CPF Meetings - formal partnerships with stakeholders.	100%	100%	0%	n/a

Table 5. Public safety performance indicators

No complaints in respect of the services and capital improvement projects in this area discussed involved escalation in terms of section 5 of the Pinelands CID's complaints policy.

Under-performance in any area is addressed during regular review meeting with the service vendor(s).

4.1.6. Resource Allocation

Available resources per the approved budget for the year under review and actual expenditure are shown in Table 6. Underspend was primarily due to vendor delays.

Service/ Project components	2023/2024			2024/2025		
	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/Under Expenditure
Public Safety	3,838,520	2,534,149	1,299,173	6,075,440	4,818,478	1,256,961
Public Safety Cameras	1,600,000	1,310,260	289,740	2,071,231	246,673	1,824,558

Table 6. Public safety resources

4.2. MAINTENANCE AND CLEANSING SERVICES

4.2.1. Description of the service

The strategic objectives for Maintenance and Cleansing are to provide additional municipal services and to ensure that Pinelands is clean, attractive and well-maintained.

We've achieved this by appointing a service provider and collaborating with residents and environmental activists. We try to align our activities with the various departments in the City of Cape Town and our local sub-council. Pinelands CID has finalised a Memorandum of Agreement with the Recreation and Parks Department.

The following areas are maintained and cleaned:

- Parks and playgrounds
- Public Open Spaces
- The Elsieskraal River Canal
- All streets within the Pinelands CID

The services include:

- Sweeping gutters and pavements
- Trimming grass verges
- Elsiekraal River Canal clean-up and other Public Open Spaces
- Clearing/exposing overgrown pathways
- Pruning and raising of tree canopies
- Mowing
- Removal of waste
- Removal of graffiti
- Repairs of signage





FSG is the appointed service provider for maintenance and cleaning in Pinelands. The service team consists of one vehicle, one Supervisor, one Team Leader, one Heavy Machine Operator and nine Garden Technicians. Brush and debris are taken to the Athlone drop off facility as required.

The service provider is required to submit weekly and monthly reports of areas maintained. The Operations Manager conducts onsite inspections with the team and schedules visits to various locations within Pinelands. Waste removal is conducted daily at designated areas.

The maintenance schedule covers the Pinelands boundary and has been divided into sectors.

The mowing schedule of the Pinelands CID is guided by the City of Cape Town's Recreation & Parks department policies.







4.2.2. Strategic objectives

The strategic objectives for Maintenance and Cleansing are to provide additional municipal services and to ensure that Pinelands is clean, attractive and well-maintained. Performance monitoring and metrics are as follows:

- **Regular Assessments:** Frequent performance evaluations using key performance indicators (KPIs) such as cleanliness levels, response times, and resident satisfaction.
- **Ongoing Training:** Coordinating training programs for service provider staff, focusing on best practices, safety, and customer service.
- **Community Involvement:** Engaging with residents and local businesses in identifying problem areas and suggesting improvements.
- **Collaborative Partnerships:** Establishing partnerships with local organisations and City departments.
- **Performance-Based Contracts:** Reviewing and revising SLA to include performance-based incentives and penalties for under-performance.
- **Reporting:** Regular reports on the service provider's performance.
- **Adopting Best Practices:** Researching and adopting best practices from other city improvement districts or municipalities globally that have successfully addressed similar issues.
- **Contingency Planning:** Developing a plan to quickly address any major failures in service, ensuring that critical areas are prioritised for immediate attention.
- **Emergency Support:** Having a backup team to step in if the primary team fails to perform.
- **Resource Allocation:** Ensuring that the service provider has the necessary resources, such as equipment and manpower, to meet the demands of the workload.
- **Regular Feedback Mechanisms:** Weekly feedback from the service provider ensuring that challenges are communicated and addressed promptly.
- **Adjusting Strategies:** Adjusting strategies based on feedback and performance data to continuously improve service delivery.
- **Strengthening Relationships:** Building a partnership with the service provider.

- **Mutual Goals:** Aligning the service provider's goals with those of Pinelands CID.

This approach balances immediate corrective actions with long-term strategies to improve service delivery, ensuring that the CID remains clean and well-maintained.

4.2.3. Achievements and shortfalls

The Pinelands CID met all applicable targets in its area of operation.

4.2.4. Involvement of stakeholders

The Pinelands CID works in collaboration with its vendors, and community groups such as the Pinelands Ratepayers & Residents Association (PRRA), Pinelands Neighbourhood Watch (PNW), Renew the Elsiekraal River and NETwork For Good.

4.2.5. Impacts of the service

The impacts of the service included:

Economic: Provisions of jobs via the CID's outsourced service provider.

Social: Cleaner environment for Pinelands residents

Environmental: Improved environmental conditions in Pinelands, including e.g., the disposal of hazardous waste, the reduction of invasive species in the ecosystem, etc

Table 7 provides performance information for the area.

STRATEGIC OBJECTIVE: Maintenance & Cleaning, KEEPING PINELANDS CLEAN					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Clean Public Spaces (Parks & Open Spaces)	Percentage of times public spaces were cleaned per week.	90%	90% (E)	0% (E)	Heavy rain conditions forced the team to pause cleaning.
STRATEGIC OBJECTIVE: Service Delivery, ENSURE EFFECTIVE DELIVERY OF CLEANING SERVICES					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Staff Attendance	Percentage of absenteeism	100%	90% (E)	-10% (E)	Staff shortages due to individuals calling in sick.
Staff Injuries	Percentage of days without Injuries	100%	100%	N/A	N/A
Equipment Management	Percentage of times all equipment	100%	70% (E)	-30% (E)	Ride-on mower in for repairs and

	was present and operational				was out of service.
Reports – Weekly	Percentage of Weekly reports schedules submitted	100%	100%	N/A	N/A
Reports – Monthly	Percentage of Monthly operational reports submitted	100%	100%	N/A	N/A
(E) - Estimated					

Table 7. Performance information: maintenance and cleansing

Complaints in respect of the services and capital improvement projects in this area discussed involved escalation in terms of section 5 of the Pinelands CID's complaints policy.

Under-performance in any area is addressed during regular review meeting with the service vendor(s).

4.2.6. Resource Allocation

Available resources per the approved budget for the year under review and actual expenditure are shown in Table 8. Underspend was primarily due to lower than expected ad-hoc expenditure on cleansing. The contract with the outsourced vendor has been renegotiated to address issues such as the broken mower.

Service/ Project components	2023/2024			2024/2025		
	Projected Expen- diture	Actual Expen- diture	(Over)/ Under Expen- diture	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Maintenance and cleansing	1,839,510	937,655	901,855	2,062,346	1,861,722	200,624

Table 8. Maintenance and cleansing resources

4.3. ENVIRONMENTAL DEVELOPMENT SERVICES

4.3.1. Description of the service

The strategic objectives are aimed at creating a sustainable, environmentally friendly suburb that enhances the quality of life for Pinelands residents, supports local biodiversity, and contributes to global efforts for waste minimisation. By implementing these measures, Pinelands CID can become a model of sustainable urban development. We have engaged with residents, City departments, other CID's and local organisations in Pinelands.

Objectives for Environmental Development:

- Parks and Playgrounds (Providing quality and safe parks and recreation facilities)
- Enhance landscaping by planting more trees
- Ensure all walking surfaces (grassed and paved) are safe (repairs)
- Frequent leveling of grassed areas(moles) to provide safe grass areas
- Provide Park benches along both sides of the canal
- Enhance lighting along the Elsiekraal River Canal
- Widen /enhance existing walkways and footpaths
- Streets (Road Reserves) Safe and quality roads for vehicles, cyclists, and pedestrians
- Ensure ongoing Tree Maintenance (pruning, removal of dead trees etc.)

- Planting /replacing dead trees with indigenous trees
- Provide paved areas for pedestrians waiting for taxis/transport in areas adjacent to Howard Centre

All areas are served on an equal basis by the Environmental Development services to the extent that the services in question are relevant. The projects will be implemented with approval of/in consultation with the appropriate CCT Departments.

Partnerships with Environmental Organisations

We have partnered with NETwork for Good and Renew the Elsiekraal River to develop and implement sustainability projects, leveraging their expertise and resources for greater impact and creating employment opportunities. The team focuses on fitting litter traps in the canal, planting trees and removing invasive species throughout the suburb.





Habitat Restoration

We have been identifying and restoring natural habitats to support wildlife and improve ecological health in Julianaveld.



Biodiversity Corridors

We are finalising biodiversity corridors that connect green spaces and natural habitats, allowing wildlife to move safely through the area and fostering ecological resilience.



Environmental Education

We formed a working group to raise awareness about environmental issues and sustainable practices.

Polyphagous Shot Hole Borer (PSHB) infestation in Pinelands

The City of Cape Town's Invasive Species confirmed Polyphagous Shot Hole Borer (PSHB) beetle infestation of trees in Pinelands in January 2025. The Unit conducted further surveys in the area and updates were shared at a community meeting.

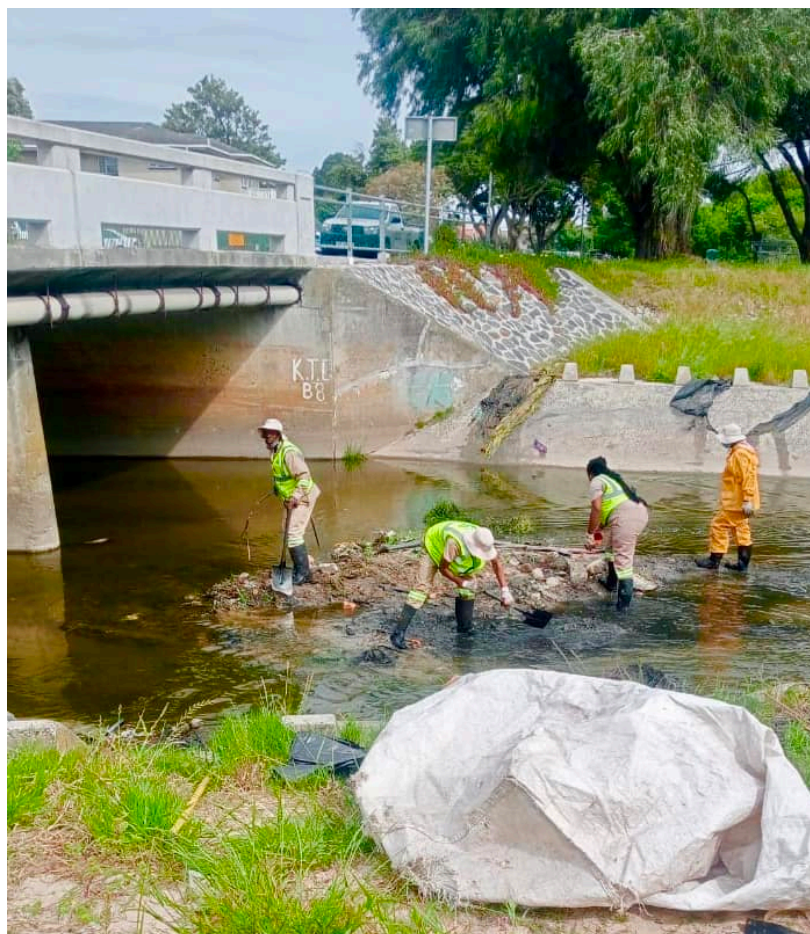
The PSHB beetle is an invasive tree killing ambrosia beetle that threatens trees within Cape Town's urban forest. In severely infested trees, the PSHB beetle and its symbiotic fungal disease can cause tree decline, branch dieback and tree death. Trees with heavily infested branches can be especially hazardous, as

the PSHB beetle's tunnelling weakens the wood, causing limbs to break and fall.



River Clean-Up

We sponsored workers for the canal clean up along the Elsiekraal River. The initiative has a direct impact on the environment and social economic development by providing employment opportunities. The campaign is facilitated by NETwork for Good, Renew The Elsiekraal River and Plastics SA.



Dog Park

A survey was conducted previously to investigate the need for a Dog Park in Pinelands. A proposal has been sent to the Recreation & Parks Department and Subcouncil office to initiate a public participation process. The proposal is supported by the

Pinelands Ratepayers & Residents Association and the ward councillor.

Landscaping

1. Coronation Park: The plaque circle was landscaped with trees and water wise, indigenous plants.



2. Forest Place: The public open space was planted with colourful plants and succulents.
3. East Way Island & Peak Drive Island: Pinelands CID donated plants and fertilizer.

Heritage Plaque Restoration

1. Garden of Remembrance: In consultation with the City of Cape Town, the plaque commemorating Pinelands as the First Garden City of South Africa was cleaned and its base repaired.



2. Coronation Park: In consultation with the City of Cape Town's Memorials and Public Art Section of the Arts and Culture Development department, the plaque commemorating Queen Elizabeth 2's coronation has been cleaned, and the lettering repainted.



Elsieskraal River Canal Signs

The signs along the Elsiekraal River Canal were recently replaced.



Garden of Remembrance

A request for quotations was published for new pathways to be installed in Garden of Remembrance. Plans for the park include a new fence, new benches, irrigation system and new play equipment.

Field Close Park

Three benches have been purchased and installed in Field Close Park.

Owl Rescue

On 25 August 2025, the CID team and stakeholders assisted an owl that had fallen out of a tree along the canal. The team will be donating owl boxes.

4.3.2. Strategic Objectives

The strategic objectives are to create a sustainable, environmentally friendly suburb that enhances the quality of life for Pinelands residents, supports local biodiversity, and contributes to global efforts for waste minimisation.

4.3.3. Achievements and shortfalls

The Pinelands CID met all applicable targets in the area of operation.

4.3.4. Involvement of stakeholders

The Pinelands CID works in collaboration with its vendors, and community groups such as the Pinelands Ratepayers & Residents Association (PRRA), Renew the Elsiekraal River and NETWORK for Good.

4.3.5. Impacts of the service

The impacts of the service included:

Economic: Provisions of jobs via the CID's outsourced service provider.

Social: Cleaner environment for Pinelands residents

Environmental: Improved environmental conditions in Pinelands, including e.g., the disposal of hazardous waste, the reduction of invasive species in the ecosystem, etc

Table 9 provides performance information for the area.

STRATEGIC OBJECTIVE: Enhancing Spaces: GREENING PUBLIC SPACES					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Identify Parks and playgrounds to be upgraded (new equipment, safety surface, benches and outdoor gym)	Number of sites upgraded per year	1	2	+1	n/a
Plant trees along the Canal	Replace trees that were damaged.	42	42	n/a	

Table 9. Environmental Development performance indicators

- No complaints in respect of the services and capital improvement projects in this area discussed involved escalation in terms of section 5 of the Pinelands CID's complaints policy.

- Under-performance in any area is addressed during regular review meeting with the service vendor(s).

4.3.6. Resource Allocation

Available resources per the approved budget for the year under review and actual expenditure are shown in Table 10.

Underspend was minor, primarily due to operational circumstances.

Service/ Project components	2023/2024			2024/2025		
	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure	Projected Expenditure	Actual Expenditure	(Over)/ Under Expenditure
Environmental Development	450,000	0.00	450,000	511,600	497,580	14,020

Table 10. Environmental Development resources

4.4. SOCIAL AND ECONOMIC DEVELOPMENT SERVICES

4.4.1. Description of the service

The Pinelands CID strategic approach to addressing social responsibility, particularly in relation to homelessness, focuses on several key areas, which can be used to understand the purpose and relevance of existing services or projects targeting homelessness.



Total number of displaced persons supported

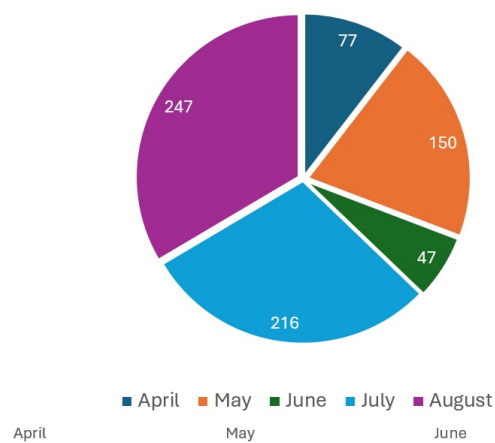


Figure 8. Total number of displaced persons supported

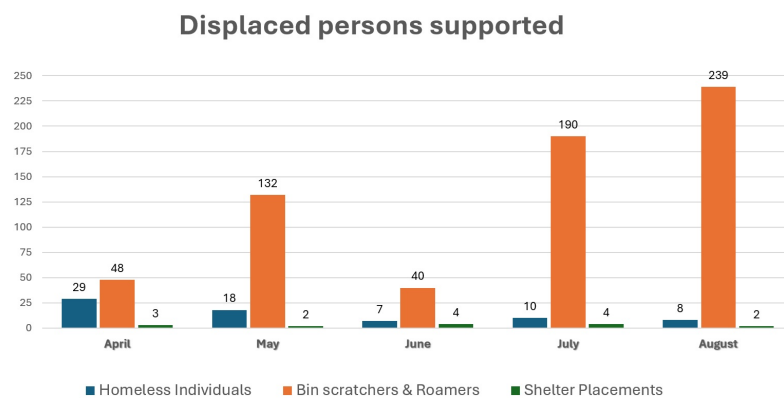


Figure 9. Number of displaced persons supported versus time

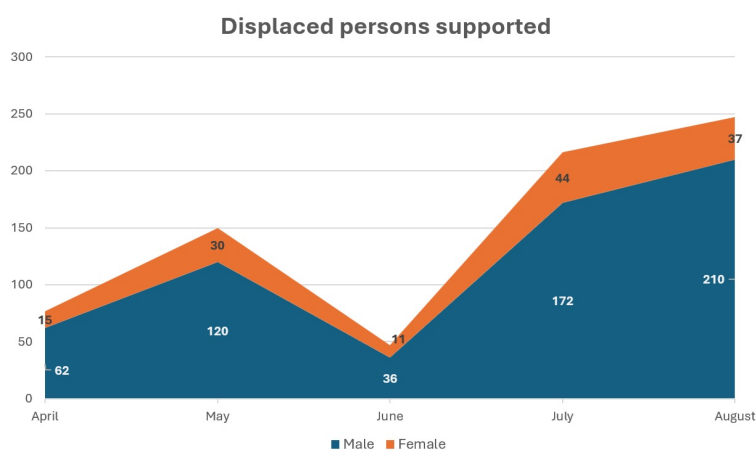


Figure 10. Number of displaced persons supported by gender

Focus is predominantly of the following:

Outreach:

- **Purpose:** Pinelands to support Umanyano SA to deploy dedicated outreach teams and service providers that actively engage with individuals experiencing homelessness, offering immediate support, guidance, and critical linkage to essential services.
- **Relevance:** Direct engagement is fundamental for building trust and ensuring that individuals living on the streets receive necessary attention and support. Outreach initiatives enable Pinelands CID and Umanyano SA to identify urgent needs, collect valuable data for strategic planning, and connect individuals to appropriate pathways of care and reintegration.

Related Projects Currently Under Discussion for 2025-2026

- **Street Wellness Clinics:** Implementation of mobile health units to provide basic medical check-ups, wound care, and counselling services.
- **Skills-on-the-Go:** Development of pop-up workshops in public spaces offering practical skills training, including basic literacy, CV writing, food preparation, gardening, or crafts.

- **ID & Document Support Drives:** Facilitation of assistance for individuals to apply for essential documentation such as identity documents, SASSA cards, or access to medical aid.

Temporary Solutions:

- Purpose: To provide immediate, safe shelter and transitional support for individuals experiencing homelessness.
- Relevance: Temporary shelters and Safe Spaces allow individuals to have access to health practitioners.

Community Engagement and Collaboration:

- Purpose: To foster robust partnerships, enhance coordination, and drive collective action among governmental bodies, Non-Governmental Organizations, faith-based organizations, and local businesses to develop holistic solutions for homelessness.
- Relevance: Addressing homelessness effectively necessitates a collaborative approach, as it cannot be resolved in isolation. By combining diverse resources, knowledge, and influence, communities can collectively tackle the root causes of homelessness and cultivate sustainable, long-term change.

Related Projects Currently Under Discussion for 2025-2026

- **Modular Housing Pods in Surrounding Suburbs:** Implementation of quick-build, scalable housing units designed for flexible deployment.
- **Safe Night Programs:** Establishment of temporary overnight shelters utilizing church halls, schools, and community centres.
- **Transitional Housing Farms:** Development of agricultural projects (e.g., Rooibos or urban farming) where housing solutions are integrated with employment opportunities.

Community Engagement and Collaboration

- **Purpose:** To foster robust partnerships, enhance coordination, and drive collective action among governmental bodies, Non-Governmental Organizations, faith-based organizations, and local businesses to develop holistic solutions for homelessness.
- **Relevance:** Addressing homelessness effectively necessitates a collaborative approach, as it cannot be resolved in isolation. By combining diverse resources, knowledge, and influence, communities can collectively tackle the root causes of homelessness and cultivate sustainable, long-term change.

Related Projects Currently Under Discussion for 2025-2026

- **Adopt-a-Community Program:** An initiative encouraging local businesses and organizations to support groups of individuals experiencing homelessness through sponsorship, mentorship, or employment opportunities.
- **Faith Network Support:** Mobilization of churches, mosques, and other faith institutions to contribute resources such as safe spaces, meals, and volunteer services.
- **Community Food Garden:** A collaborative project with schools and residents to establish gardens that supply food to both shelters and the broader community.

Long-Term Development Pathways

To ensure lasting sustainability, Pinelands CID and Umanyano SA are actively investigating the expansion into broader restoration and reintegration initiatives:

- **Job Readiness & Employment Placement Programs:** Initiatives focused on linking beneficiaries with partner companies across various sectors, including retail, farming, hospitality, and logistics.
- **Youth Prevention Programs:** Development of programs such as after-school clubs, sports activities, and mentorship to mitigate the risk of future homelessness among youth.

- **Mental Health & Addiction Recovery Support:** Provision of ongoing support through established partnerships with clinics and rehabilitation facilities to address mental health challenges and substance addiction.

Phased Strategy for 2025 – 2026

Phase 1 – Service Provider Appointment

- The Pinelands City Improvement District (CID) appointed a service provider, Umanyano SA tasked with conducting an assessment, developing an action plan together with the CID Social Development Portfolio Director, and facilitating a sustainable support program. This program will operate in collaboration with the Pinelands Joint Action Team, relevant social development organisations and DSD.
- The appointed service provider is responsible for deploying a team of 4 field workers to conduct daily patrols and engage with individuals experiencing homelessness within the designated area.
- Transportation and admission of individuals experiencing homelessness to designated safe spaces and shelters has been facilitated.

Phase 2 – Direct Service Delivery & Community Engagement

- **Establishment of Hazendal Soup Kitchen:** A central soup kitchen will be established in Hazendal to serve as a hub for providing daily meals, care, and engagement opportunities for individuals primarily residing in this area. This initiative will function as both a relief service and a gateway to longer-term support.
- **Partnership with U-Turn Voucher System:** A partnership will be formed with U-Turn's daily voucher system to extend support to individuals experiencing homelessness outside of Hazendal, ensuring structured and dignified access to food, clothing, and essential services in collaboration with the COCT.
- **Referral Pathways:** The soup kitchen and voucher program will serve as crucial pathways for referrals, connecting

clients to safe spaces, rehabilitation programs, and reintegration initiatives.

- **Community Ownership & Awareness:** Community ownership will be fostered through awareness campaigns and volunteer opportunities centred around the soup kitchen, thereby strengthening local involvement.

Phase 3 – Sustainability, Consistency & Long-Term Impact

- **Establishment of a 48-Hour Shelter:** A fully operational 48-hour shelter, managed by Umanyano's Social Team, will be launched outside Pinelands suburb. This shelter will ensure swift placement, triage assessments of individuals who needs support, structured integration, and continuous monitoring of clients.
- **Showcasing Success Stories:** Positive client placements and transformation testimonies will be shared with the community, stakeholders, and partners to highlight tangible impact and encourage further support.
- **Promoting Ongoing Engagement:** Regular follow-up with beneficiaries will be maintained, and continuous community involvement will be fostered to build trust and sustain participation.
- **Focus on Prevention:** Reintegration pathways (including employment, skills development, and housing support) will be strengthened, and best practices will be shared to ensure long-term solutions that address the root causes of homelessness.





Actions Taken since Last Report (July 2024 – June 2025)

- **Operational Engagement:** Collaborated with the Street People Unit, conducting multiple onsite operations, particularly focusing on areas such as Golf Park Road where informal structures had been established under the bridge.
- **NGO Partnership for Vulnerable Populations:** Engaged and appointed Umanyano, a Non-Profit Organization, to establish contact with vulnerable individuals experiencing homelessness and facilitate their access to shelters and designated safe spaces.
- **Facilitated Safe Space Access:** Enabled the transportation of several individuals to designated safe spaces (exact figures to be confirmed by Umanyano).
- **Secured Funding:** Successfully secured funding from Biovac.
- **Mandela Day Initiatives:** Organized and executed the distribution of gifts in commemoration of Mandela Day.
- **Community Awareness Participation:** Actively participated in awareness campaigns led by the South African Police Service and the Community Policing Forum.

- **Family Reunification Efforts:** Successfully facilitated the reunification of individuals with their families.
- **Direct Community Engagement:** Conducted direct engagement with vulnerable populations, including individuals experiencing homelessness, informal waste recyclers, and youth.
- **Healthcare Access Support:** Provided assistance to individuals in accessing medical services and hospital care.
- **Stakeholder Relationship Management:** Strengthened and reaffirmed collaborative relationships with the South African Police Service, CIB, and the Pinelands Residents and Ratepayers Association.
- **Partnership Development:** Initiated engagement with local Councillors and community organizations in neighbouring suburbs to explore potential partnerships.

Socio-Economic Impact:

- Initiated contact with the Langa Bicycle Hub to explore potential partnership and employment opportunities.

Identified Concerns:

- **Mental Health Challenges:** The mental well-being of individuals experiencing homelessness is a significant concern.
- **Substance Use Issues:** Prevalence of substance abuse among this population.
- **Shelter Capacity Limitations:** A noted shortage of available beds in existing shelters.
- **Recidivism to Area:** Instances of individuals returning to the area after initial placement.
- **Resistance to Placement:** Reluctance observed among some individuals to accept shelter placement

4.4.2. Strategic Objectives

The strategic objectives are to ensure safe spaces for all within the Pinelands CID's area of operation.

4.4.3. Achievements and shortfalls

The project has gone into full operation.

4.4.4. Involvement of stakeholders

The Pinelands CID works in collaboration with its service providers, and community groups such as the Pinelands Ratepayers & Residents Association (PRRA), CPF, NHW, and SAPS.

4.4.5. Impacts of the service

The project is fully operational and running successfully.

Table 11 provides performance information for the area.

STRATEGIC OBJECTIVE: Outreach: SAFE SPACES					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Appointing a service provider and partnering with community organisations and stakeholders.	Appointing a service provider and partnering with community organisations and stakeholders.	100%	100%	No deviation	Program Activated April 2025
	Number of youth assisted with a safe space.	100%	100%	No deviation	

STRATEGIC OBJECTIVE: Community Engagement: EFFECTIVE SERVICE DELIVERY					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Investigate service delivery complaints re social development services.	Percentage of total annual complaints investigated to satisfaction of complainant.	100% All complaints successfully addressed	100% All complaints successfully addressed	No deviation	Program running
STRATEGIC OBJECTIVE: Temporary Solutions: SAFE SPACES					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Service provider to partner with Department of Social Development ("DSD") & SAPS to provide a place of safety for individuals living on the streets.	Monthly meetings with DSD social workers to discuss projects and specific cases.	100% Weekly engagements with DSD, DPU, SAPS, CID, CIB, Law Enforcement	100% Weekly engagements with DSD, DPU, SAPS, CID, CIB, Law Enforcement	No deviation	Program running
	Monthly meetings with SAPS to discuss projects and specific cases.	100%	100%	No deviation	Program running

	Number of minors successfully relocated to places of safety or reunited with their families.	100% Parents engaged and reunited	100% Parents engaged and reunited	No deviation	Program running
STRATEGIC OBJECTIVE: Temporary Solutions: ECONOMIC DEVELOPMENT					
Measure	Key Performance Indicator	Planned target 2024/2025	Actual achievement 2024/2025	Deviation from target to actual achievement for 2024/2025	Comments on deviations
Service provider to Identify and carry out job creation projects (e.g. recycling & cleansing initiatives). job creation projects (e.g. recycling & cleansing initiatives).	Service provider to Identify and carry out job creation projects (e.g. recycling & cleansing initiatives).	100% 5 x permanent jobs created. 2 x in service in work-shadow program	100% 5 x permanent jobs created. 2 x in service in work-shadow program	No deviation	Program running

Table 11. Social development performance indicators

No complaints in respect of the services and capital improvement projects in this area discussed involved escalation in terms of section 5 of the Pinelands CID's complaints policy.

Under-performance in any area is addressed during regular review meeting with the service vendor(s).

4.4.6. Resource Allocation

Available resources per the approved budget for the year under review and actual expenditure are shown in Table 12. Underspend was primarily due to the late start to operations of the CID.

Service/ Project components	2023/2024			2024/2025		
	Projected Expen- diture	Actual Expen- diture	(Over)/ Under Expen- diture	Projected Expen- diture	Actual Expen- diture	(Over)/ Under Expen- diture
Social Development	322 534	15 000	307 534	353,140.00	346,159	6,981

Table 12. Social development resourcing

PART C: CORPORATE GOVERNANCE

1. APPLICATION OF KING IV

1.1. Description of the application of King IV

In recognition of the fact that the NPC is entrusted with public funds, particularly high standards of fiscal transparency and accountability are demanded. To this end, the NPC voluntarily subscribes to the King Code of Corporate Governance for South Africa 2016 ("King IV"), which came into effect on 1 April 2017. King IV contains a series of recommended reporting practices under the 15 voluntary governance principles.

The practices applied by the company are explained in this part (Part C), of the Annual Report. In determining which reporting practices to apply, the board took account of, among other things, the CCT's policy, and the particular reporting protocols appropriate to a non-profit entity such as the NPC.

1.2. Compliance with King IV for the reporting period

The board is satisfied that the NPC has complied with the applicable principles set out in King IV during the period under review, to the extent reasonably possible, are provided fully below.

2. GOVERNANCE STRUCTURE

2.1. Board Composition

The board is satisfied that its composition reflects the appropriate mix of knowledge, skills, experience, diversity and independence as required under principle 7.30(a) of King IV] **(King IV principle 7.30(a))**

A full list of directors as at end-June 2025 is contained in Table 13.

John Britz Director	
Responsibilities	Finance and accounting
Qualifications (King IV principle 7.30(e))	B Comm Accounting – Unisa
Appointment to the board (King IV principle 7.30(f))	Elected at the 2024 annual general meeting
Committee membership	n/a
Skills and experience (King IV principle 7.30(e))	Corporate accountant 1990-1999
Career experience (King IV principle 7.30(e))	Owner / manager / accountant of two businesses – 2000 to 2024
Current directorships/ professional positions (King IV principle 7.30(h))	Trustee of a Rotary Trust Fund 2010 - 2024

Aslam Clarke Director	
Responsibilities	Public Safety
Qualifications (King IV principle 7.30(e))	Higher National Tech Diploma (Light Current)
Appointment to the board (King IV principle 7.30(f))	Elected at the 2023 annual general meeting
Committee membership	n/a
Skills and experience (King IV principle 7.30(e))	Business, Technical and Operations Management. Technical skills development trainer
Career experience (King IV principle 7.30(e))	Started career in weapons control systems and then medical devices and health technology control systems. Started 3 technical companies and being technical director and board member on a listed medical distribution company. Current chair of the Pinelands CPF and serves on the PRRA and Ward Committee
Current directorships/ professional positions (King IV principle 7.30(h))	Director Operations, BioworldSA (Pty) Ltd

Dr. Marietta Hopley Director	
Responsibilities	Social Development
Qualifications (King IV principle 7.30(e))	MBA (RSA) MPhil - Politics and International Studies (POLIS) (UK) PhD – Ethics (USA)
Appointment to the board (King IV principle 7.30(f))	Co-opted 3 March 2025
Committee membership	n/a
Skills and experience (King IV principle 7.30(e))	• Expertise in business strategy, social development, and environmental ethics. • Advanced skills in transformation, mediation, mergers, and integration. • Leadership in disaster logistics and policy development for Government • Recognition for contributions to environmental legislation. • Experience as a global keynote speaker and strategic facilitator.
Career experience (King IV principle 7.30(e))	• Ex Senior Staff Officer in SAAF • Empowerment of women and promotion of sustainable communities at the grassroots level. • Trusted advisor to international governments and NGOs. • Leadership in wildlife rescue and conservation initiatives. • Former member of the Pan African Parliament • Currently UN SDG 5 Round Table advisor/mediator • Founder of initiatives like Diversity for Women in Power LLC.

Current directorships/ professional positions (King IV principle 7.30(h))	• Trustee Shannon Elizabeth Foundation • President of Board – Pan African Corporate Holdings • Director – White Shark Ventures • Director – Whale Song Ventures • Director – Unity for Disability • Director Diversity for Women in Power LLC
---	--

Alexander Donald (Sandy) Mc Guffog Chairperson	
Responsibilities	Chair
Qualifications (King IV principle 7.30(e))	Pr.Eng, B.Sc(Eng), M.Sc(Eng), MBA, MIEEE
Appointment to the board (King IV principle 7.30(f))	Elected at the 2024 annual general meeting
Committee membership	n/a
Skills and experience (King IV principle 7.30(e))	Finance, strategy, business management, operations management, management of public companies, management of not-for-profit organizations, impact investing and management
Career experience (King IV principle 7.30(e))	More than 30 year's experience as a strategy consultant, including director-level positions at three top-tier strategy consulting companies. He has also been a co-founder or early

	employee of eight new ventures in the consulting, FinTech and software spaces and has advised the World Bank in the fields of financial services and impact investing.
Current directorships/ professional positions (King IV principle 7.30(h))	Advisor, Impulse Biomedical
Marilynn McNamara Director	
Responsibilities	Environmental Development
Qualifications (King IV principle 7.30(e))	BA Communication Studies Diploma Business and Legal Secretarial
Appointment to the board (King IV principle 7.30(f))	Elected at the 2024 annual general meeting
Committee membership	n/a
Skills and experience (King IV principle 7.30(e))	Communications, interpersonal, organisational, problem solving, administrative, project and event management
Career experience (King IV principle 7.30(e))	15 years' experience as UCT Libraries Operations Officer: Line manager, occupational health and safety, statistical analysis of e-resources, drafting training reports, building renovations

	and restorations, and library maintenance job requests. 5 years' experience as UCT Medicines Information Centre's Office Coordinator: Administration, editor of clinical journals, data analysis and processing, meeting co-ordinator, SOP development, staff training and facility management. 8 years' experience as a Legal Secretary. 5 years' experience as a UCLA Law School Executive Secretary.
Current directorships/ professional positions (King IV principle 7.30(h))	n/a

Table 13. Board composition

Changes in board composition are listed in Table 14.

Changes in board composition			
Name	Date & Manner of Appointment	Date of termination of directorship	Reason for termination (King IV principle 7.30(i))
John Britz	Elected at the 2024 annual	-	-

	general meeting		
Yazied Davids	Elected at the 2023 members` meeting	7 October 2024	Resigned
Marilynn McNamara	Elected at the 2024 annual general meeting	-	-
Colin Lee	Elected at the 2024 annual general meeting	31 March 2025	Resigned
Dr. Marietta Hopley	Co-opted 3 March 2025		

Table 14. Changes in board composition

2.2. Board Observer

In terms of the By-law, city councillors are designated as “board observers” by the Executive Mayor to conduct oversight of board functions. This oversight entails receiving board documentation and attending board meetings, with a view to ensuring that the company duly executes its statutory mandate. The Executive Mayor has appointed Cllr. Riad Davids as board observer, and Cllr. Lwazi Phakade as his alternate. Cllr. Riad Davids attended 11 of the 11 board meetings convened during the period under review, which constitute all meeting during his period of appointment, while Cllr. Lwazi Phakade attended none of these meetings as Cllr. Riad Davids was able to attend all meetings during the period of appointment of either board observer.

2.3. Appointment of the board

Directors are appointed to the board either via election at an annual general meeting, or may be co-opted by a vote of existing directors; at least one third of the longest serving directors shall retire from office at every AGM.

2.4. Overview of the board's responsibilities

The boards responsibilities include: (1) identifying strategies to implement the NPC's business plan in a manner that ensures the financial viability of the company and takes adequate account of stakeholder interests; (2) monitoring compliance with applicable legislation, codes and standards; (3) approving the annual budget; (4) overseeing preparation of and approving the annual financial statements for adoption by members; (5) exercising effective control of the NPC and monitoring management's implementation of the approved budget and business plan.

2.5. Board charter

The board is satisfied that it has fulfilled its responsibilities under the board's charter as contained in the NPC's memorandum of incorporation and the director's code of conduct during the period under review. (King IV Principle 6(5)(b)).



The Pinelands CID's memorandum of incorporation and director's code of conduct is available online at www.pinelandscid.co.za.

2.6. Director Independence

During the period under review, the board formally assessed the independence of all non-executive directors, as recommended by King IV. The board has determined that all of the non-executive directors, including the chairperson, are independent in terms of King IV's definition of "independence" and the guidelines provided for in principle 7.28. (King IV Principle 7.38(a))

2.7. Board Committees

The board has no committees to which any authorities of the board have been delegated in terms of S16.9.10 of the NPC's memorandum of incorporation.

2.8. Attendance at board and committee meetings

The board convenes at least quarterly. Special board meetings are convened when necessary. In the period under review, no special board meeting were convened. Particulars of board and board committee meetings are detailed in Table 15. The board observes Principle 1(c)(iv) of King IV regarding attendance of meetings. (King IV Principle 6.5 (board meetings) and King IV Principle 8.50(e)) (board committee meetings)).

	Board Meetings							
	John Britz	Aslam Clarke	Yazied Davids	Dr. Marietta Hopley	Colin Lee	Sandy (Alexander) McGuffog	Marilynn McNamara	Riad Davids (Board Observer)
05/07/24	✓	✓	✓	(1)	(1)	✓	✓	✓
16/08/24	✓	✓	✓	(1)	(1)	✓	✓	✓
13/09/24	✓	✓	✓	(1)	(1)	✓	✓	✓
11/10/24	✓	✓	(3)	(1)	(1)	✓	✓	✓
08/11/24	✓	✓	(3)	(1)	✓	✓	✓	✓
20/12/24	✓	✓	(3)	(1)	✓	✓	✓	✓

24/01/25	✓	✓	(3)	(1)	✓	✓	✓	✓
27/02/25	✓	✓	(3)	(1)	✓	✓	✓	✓
14/03/25	✓	✓	(3)	(1)	✓	✓	✓	✓
25/04/25	✓	✓	(3)	x	(3)	✓	✓	✓
6/6/25	✓	✓	(3)	✓	(3)	✓	✓	✓
Total meetings attended	11	11	3	1	5	11	11	11

- (1) Not yet appointed
(2) Apology
(3) Resigned

Table 15. Board meetings

3. ETHICAL LEADERSHIP

Directors are required to maintain the highest ethical standards. To this end, the NPC has adopted a code of conduct for directors, which governs their ethical roles and responsibilities, and provides guidelines on the applicable legal, management and ethical standards.



The Code is available online at www.pinelandscid.co.za

Upon appointment, directors must declare in writing to the chairperson any private interests which could give rise to a potential conflict of interest. These

declarations are made at every board meeting, and are part of the records of the board meeting.²

Directors must further disclose in writing to the chairperson if any matter before the board gives rise to a potential conflict of interest. Such a director must recuse himself or herself from consideration and deliberation of, or voting on, the matter giving rise to the potential conflict of interest.

Transparency in personal or commercial interests ensures that directors are seen to be free of personal or business relationships that may materially interfere with their ability to act independently and in the best interests of the NPC.

The board is satisfied that the directors have complied with their duties in terms of the Code during the year under review. No changes to the directors' respective declarations were recorded which could potentially impact their independence. **(King IV principle 1.3)**

4. BOARD OVERSIGHT OF RISK MANAGEMENT

4.1. Risk Management Policy

The board is tasked with implementing a sound system of internal controls to safeguard the company's assets and funds, and ensuring that assets and funds are employed in furtherance of the company's strategic objectives.

The board considers risk at each of its meetings as detailed at section 2.8 above. The system of internal controls put in place by the board includes:

² The code of conduct provides that the declarations are under the control of the chairperson and are kept confidential.

- The five-year strategic plan, approved by the CCT in 2023, which has been implemented across the whole range of company functions.
- Annual performance targets, with actual performance being monitored at least quarterly.
- A risk register, reviewed by the board on a bi-annual basis to identify operational risks, establish their likelihood and impact, as well as mechanisms designed to mitigate against these risks.



The risk register is available online at www.pinelandscid.co.za (King IV Principle 11.9(a))

4.2. Effectiveness of Risk Management

During the year under review, the board fulfilled its risk mandate by reviewing the company's risk register, and considering issues of risk governance as they pertained to matters under consideration at the 11 board meetings convened during 2025 financial year. The board is satisfied that the systems and processes in place to govern and manage risk are adequate and that the board has executed its risk management responsibilities satisfactorily.

4.3. Key Business Risks and Opportunities

The board has identified several material issues that could have a significant impact on the company's financial performance and its ability to achieve its strategic objectives. These issues include:

- Failure by our service suppliers to perform their functions adequately, effectively or within the parameters of their authority.
- Negative perceptions of some in the local community regarding the company's service delivery or expenditure of public funds.
- Cyber-attacks and the impact on the security of confidential information of the Company and its members.

The board confirms that no undue or unexpected risks arose during the period under review.

The board's planned areas of future focus include identifying areas of improvement within the company's risk management process.

5. ACCOUNTABILITY AND RESPONSIBILITY

5.1. Performance Reviews

The board regularly receives and reviews written reports as to the operational performance of its key vendors. The board is satisfied overall with performance of these vendors.

5.2. Delegated limits of authority

The board delegates authority for minor purchases to the Pinelands CID's operational manager in terms of the Pinelands CID's procurement policy. The board has reviewed these delegations during the period under review to ensure that there is an appropriate balance between governance oversight and operational efficiency on four occasions. **(King IV Principle 10.85 and 10.89)**

5.3. Supplier Code of Conduct

The board ensures appropriate conduct on the part of its vendors by (a) appropriate service level agreements, (b) regular performance reviews, and (c) a robust complaints process.

PART D: FINANCIAL INFORMATION

Annual Financial Statements and Report of the External Auditor

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

**Annual Financial Statements
for the year ended 30 June 2025**

Audited Financial Statements

in compliance with the Companies Act of South Africa

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Annual Financial Statements for the year ended 30 June 2025

Index

	Page
General Information	2
Directors' Responsibilities and Approval	3
Directors' Report	4
Independent Auditor's Report	5 - 6
Statement of Financial Position	7
Statement of Comprehensive Income	8 - 9
Statement of Changes in Equity	10
Statement of Cash Flows	11
Accounting Policies	12 - 13
Notes to the Financial Statements	14 - 18
The supplementary information presented does not form part of the Financial Statements and is unaudited: Income Tax Computation	19

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)
Annual Financial Statements for the year ended 30 June 2025

General Information

Country of Incorporation and Domicile	South Africa
Registration Number	2023/828331/08
Registration Date	22 June 2023
Nature of Business and Principal Activities	The non-profit company mission is to improve Pinelands consistently and incrementally for the benefit of all who live and work here.
Directors	John Andrew Britz Alexander Donald McGuffog Aslam Clarke Marilynn Bernice McNamara Aletta Maria Hopley Colin Lee (Appointed 6 November 2024) (Resigned 31 March 2025)
Registered Office	Inospace Powder Mill 5 Sunrise Circle Ndabeni 7441
Auditors	Pragmakonsult 20 Hope Street Hermanus 7200

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Annual Financial Statements for the year ended 30 June 2025

Directors' Responsibilities and Approval

The directors are required by the Companies Act of South Africa to maintain adequate accounting records and are responsible for the content and integrity of the annual financial statements and related financial information included in this report. These annual financial statements have been prepared in accordance with the IFRS for SMEs® Accounting Standard as issued by the International Accounting Standards Board (IASB®) and it is their responsibility to ensure that the annual financial statements satisfy the financial reporting standards with regards to form and content and present fairly the statement of financial position, results of operations and business of the non-profit company, and explain the transactions and financial position of the business of the non-profit company at the end of the financial year. The annual financial statements are based upon appropriate accounting policies consistently applied throughout the non-profit company and supported by reasonable and prudent judgements and estimates.

The directors acknowledge that they are ultimately responsible for the system of internal financial control established by the non-profit company and place considerable importance on maintaining a strong control environment. To enable the directors to meet these responsibilities, the directors set standards for internal control aimed at reducing the risk of error or loss in a cost effective manner. The standards include the proper delegation of responsibilities within a clearly defined framework, effective accounting procedures and adequate segregation of duties to ensure an acceptable level of risk. These controls are monitored throughout the non-profit company and all employees are required to maintain the highest ethical standards in ensuring the non-profit company's business is conducted in a manner that in all reasonable circumstances is above reproach.

The focus of risk management in the non-profit company is on identifying, assessing, managing and monitoring all known forms of risk across the non-profit company. While operating risk cannot be fully eliminated, the non-profit company endeavours to minimise it by ensuring that appropriate infrastructure, controls, systems and ethical behaviour are applied and managed within predetermined procedures and constraints.

The directors are of the opinion, based on the information and explanations given by management, that the system of internal control provides reasonable assurance that the financial records may be relied on for the preparation of the annual financial statements. However, any system of internal financial control can provide only reasonable, and not absolute, assurance against material misstatement or loss. The going-concern basis has been adopted in preparing the financial statements. Based on forecasts and available cash resources the directors have no reason to believe that the non-profit company will not be a going concern in the foreseeable future. The annual financial statements support the viability of the non-profit company.

The financial statements have been audited by the independent auditing firm, Pragmakonsult, who have been given unrestricted access to all financial records and related data, including minutes of all meetings of the members, the directors and committees of the directors. The directors believe that all representations made to the independent auditor during the audit were valid and appropriate. The external auditor's unqualified audit report is presented on pages 5 to 6.

The financial statements set out on pages 7 to 18, and the supplementary information set out on page 19 which have been prepared on the going concern basis, were approved by the directors and were signed on 28 July 2025 on their behalf by:



John Andrew Britz



Alexander Donald McGuffog

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Annual Financial Statements for the year ended 30 June 2025

Directors' Report

The directors present their report for the year ended 30 June 2025.

1. Review of activities

Main business and operations

The non-profit company mission is to improve Pinelands consistently and incrementally for the benefit of all who live and work here. There were no major changes herein during the year.

The operating results and statement of financial position of the non-profit company are fully set out in the attached financial statements and do not in our opinion require any further comment.

2. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

3. Events after reporting date

All events subsequent to the date of the annual financial statements and for which the applicable financial reporting framework requires adjustment or disclosure have been adjusted or disclosed.

The directors are not aware of any matter or circumstance arising since the end of the financial year to the date of this report that could have a material effect on the financial position of the non-profit company.

4. Directors

The directors of the non-profit company during the year and up to the date of this report are as follows:

John Andrew Britz

Alexander Donald McGuffog

Aslam Clarke

Marilynn Bernice McNamara

Aletta Maria Hopley

Colin Lee (Appointed 6 November 2024) (Resigned 31 March 2025)

5. Taxation

In terms of Section 10(1)(e)(i)(cc) of the Income Tax Act, The Pineland Community Improvement District has tax exemption status.

6. Independent Auditors

Pragmakonsult were the independent auditors for the year under review.

PRAGMAKONSULT

audit. tax. advisory.

Independent Auditor's Report

To the Members of Pinelands Community Improvement District NPC

Opinion

We have audited the financial statements of Pinelands Community Improvement District NPC set out on pages 7 to 18, which comprise the statement of financial position as at 30 June 2025, and the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of Pinelands Community Improvement District NPC as at 30 June 2025, and its financial performance and cash flows for the year then ended in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the non-profit company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Pinelands Community Improvement District NPC Financial Statements for the year ended 30 June 2025", which includes the Directors' Report, and the statement of Directors' Responsibilities and Approval as required by the Companies Act of South Africa, which we obtained prior to the date of this report, and the supplementary information set out on page 19. The other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors are responsible for the preparation and fair presentation of the financial statements in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.



PRAGMAKONSULT

audit. tax. advisory.

In preparing the financial statements, the directors are responsible for assessing the non-profit company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the non-profit company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the non-profit company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the non-profit company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the non-profit company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Pragmakonsult

28 July 2025

Juan Pieterse

Per: Juan Pieterse
Director / Partner
Registered Auditor

20 Hope Street
Hermanus
7200



Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)
Financial Statements for the year ended 30 June 2025

Statement of Financial Position

Figures in R	Notes	2025	2024
Assets			
Non-current assets			
Property, plant and equipment	3	1,400,092	1,348,043
Current assets			
Trade and other receivables	4	38,478	91,241
Cash and cash equivalents	5	7,551,140	5,661,698
Total current assets		7,589,618	5,752,939
Total assets		8,989,710	7,100,982
Equity and liabilities			
Equity			
Accumulated surplus		8,308,879	5,862,417
Liabilities			
Current liabilities			
Provisions	6	-	11,750
Trade and other payables	7	561,255	1,226,815
Current tax liabilities		119,576	-
Total current liabilities		680,831	1,238,565
Total equity and liabilities		8,989,710	7,100,982

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Annual Financial Statements for the year ended 30 June 2025

Statement of Comprehensive Income

Figures in R	Notes	2025	2024
Revenue			
Revenue – Additional Rates Received		11,061,177	9,869,668
Administrative expenses	8		
Accounting fees		(34,956)	(38,092)
Auditors remuneration - Fees		(13,500)	(11,750)
Bank charges		(3,634)	(1,437)
Communication		(9,424)	(3,635)
Computer expenses		(15,754)	(9,357)
Secretarial fees		(8,207)	(1,867)
Subscriptions		(18,829)	-
		(104,304)	(66,138)
Other expenses	9		
Advertising		(74,155)	(58,097)
CCTV Monitoring		(697,420)	(350,570)
Cleaning		(970,501)	(467,048)
Depreciation - property, plant and equipment		(194,623)	(20,728)
Donations		(19,500)	-
Employee costs - salaries		(860,831)	(499,503)
Environmental upgrading		(497,580)	-
Insurance		(11,186)	(6,814)
Law enforcement		(476,040)	(188,010)
Legal expenses		(18,086)	-
Management fees		-	(749)
Meeting expenses		(14,252)	(7,407)
Motor vehicle expenses		(43,981)	-
Operating lease expenses		(51,300)	-
Postage and courier		(261)	-
Printing and stationery		(5,974)	(4,132)
Protective clothing		(3,883)	-
Public safety		(3,645,018)	(1,995,569)
Repairs and maintenance		(4,439)	(2,892)
Seed funding		-	(55,894)
Small assets < R7 500		(2,205)	(390)
Social upliftment		(346,159)	(15,000)
Software expenses		(3,652)	(25,487)
Staff welfare		(4,996)	(172)
Travel - Local		-	(2,287)
Urban maintenance		(891,221)	(470,607)
		(8,837,263)	(4,171,356)
Surplus from operating activities	10	2,119,610	5,632,174

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)
Annual Financial Statements for the year ended 30 June 2025

Statement of Comprehensive Income

Figures in R	Notes	2025	2024
Finance income			
Interest received		494,847	230,243
Surplus before tax		2,614,457	5,862,417
Income tax			
Current tax		(167,995)	-
Surplus for the year		2,446,462	5,862,417

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)
Financial Statements for the year ended 30 June 2025

Statement of Changes in Equity

Figures in R	Accumulated surplus
Changes in equity	
Surplus for the year	5,862,417
Total comprehensive income for the year	5,862,417
Balance at 30 June 2024	5,862,417
Balance at 1 July 2024	5,862,417
Changes in equity	
Surplus for the year	2,446,462
Total comprehensive income for the year	2,446,462
Balance at 30 June 2025	8,308,879

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Financial Statements for the year ended 30 June 2025

Statement of Cash Flows

Figures in R	Note	2025	2024
Cash flows from operations			
Surplus for the year		2,446,462	5,862,417
Adjustments to reconcile surplus			
Adjustments for income tax expense		167,995	-
Adjustments for finance income		(494,847)	(230,243)
Adjustments for decrease / (increase) in other operating receivables		52,763	(91,241)
Adjustments for (decrease) / increase in trade accounts payable		(14,770)	18,123
Adjustments for (decrease) / increase in other operating payables		(650,790)	1,208,692
Adjustments for depreciation and amortisation expense		194,623	20,728
Adjustments for provisions		(11,750)	11,750
Total adjustments to reconcile surplus		(756,776)	937,809
Net cash flows from operations		1,689,686	6,800,226
Interest received		494,847	230,243
Income taxes paid		(48,419)	-
Net cash flows from operating activities		2,136,114	7,030,469
Cash flows used in investing activities			
Purchase of property, plant and equipment		(246,673)	(1,368,771)
Cash flows used in investing activities		(246,673)	(1,368,771)
Net increase in cash and cash equivalents		1,889,441	5,661,698
Cash and cash equivalents at beginning of the year		5,661,698	-
Cash and cash equivalents at end of the year	5	7,551,139	5,661,698

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Financial Statements for the year ended 30 June 2025

Accounting Policies

1. Basis of preparation and summary of significant accounting policies

The financial statements of Pinelands Community Improvement District NPC have been prepared in accordance with the IFRS for SMEs Accounting Standard as issued by the International Accounting Standards Board and the Companies Act of South Africa. The financial statements have been prepared under the historical cost convention. They are presented in South African Rand.

The principal accounting policies applied in the preparation of these annual financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

1.1 Property, plant and equipment

Property, plant and equipment is stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the directors.

The non-profit company adds to the carrying amount of an item of property, plant and equipment the cost of replacing parts of such an item when that cost is incurred if the replacement part is expected to provide incremental future benefits to the non-profit company. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to surplus or deficit during the period in which they are incurred.

Asset class	Useful life / depreciation rate
Machinery	6 years
Office equipment	6 years
Computer equipment	3 years
Fence	6 years

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, if there is an indication of a significant change since the last reporting date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within 'other gains / (losses)' in the statement of comprehensive income.

1.2 Financial instruments

Trade and other receivables

Most sales are made on the basis of normal credit terms and the receivables do not bear interest. Where credit is extended beyond normal credit terms, receivables are measured at amortised cost using the effective interest method. At the end of each reporting period, the carrying amounts of trade and other receivables are reviewed to determine whether there is any objective evidence that the amounts are not recoverable. If so, an impairment loss is recognised immediately in surplus or deficit.

Trade and other receivables are classified as debt instruments and loan commitments at amortised cost.

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Financial Statements for the year ended 30 June 2025

Accounting Policies

Basis of preparation and summary of significant accounting policies continued...

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown in current liabilities on the statement of financial position.

Trade and other payables

Trade payables are obligations on the basis of normal credit terms and do not bear interest.

1.3 Tax

The tax expense for the year comprises current and deferred tax. Tax is recognised in profit or loss, except that a change attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the entity operates and generates taxable income.

Deferred income tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements and on unused tax losses or tax credits in the entity. Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

The carrying amount of deferred tax assets are reviewed at each reporting date and a valuation allowance is set up against deferred tax assets so that the net carrying amount equals the highest amount that is more likely than not to be recovered based on current or future taxable profit.

2. Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in R

2025

2024

3. Property, plant and equipment

Balances at year end and movements for the year

	Machinery	Office equipment	Computer equipment	Fence	Total
Reconciliation for the year ended 30 June 2025					
Balance at 1 July 2024					
At cost	1,310,260	8,607	49,904	-	1,368,771
Accumulated depreciation	(9,705)	(239)	(10,784)	-	(20,728)
Carrying amount	1,300,555	8,368	39,120	-	1,348,043
Movements for the year ended 30 June 2025					
Additions from acquisitions	89,535	-	10,431	146,707	246,673
Depreciation	(175,053)	(1,435)	(18,136)	-	(194,624)
Property, plant and equipment at the end of the year	1,215,037	6,933	31,415	146,707	1,400,092
Closing balance at 30 June 2025					
At cost	1,397,728	8,607	60,335	148,773	1,615,443
Accumulated depreciation	(182,691)	(1,674)	(28,920)	(2,066)	(215,351)
Carrying amount	1,215,037	6,933	31,415	146,707	1,400,092
Reconciliation for the year ended 30 June 2024					
Balance at 1 July 2023					
At cost	-	-	-	-	-
Accumulated depreciation	-	-	-	-	-
Carrying amount	-	-	-	-	-
Movements for the year ended 30 June 2024					
Additions from acquisitions	1,310,260	8,607	49,904	-	1,368,771
Depreciation	(9,705)	(239)	(10,784)	-	(20,728)
Property, plant and equipment at the end of the year	1,300,555	8,368	39,120	-	1,348,043
Closing balance at 30 June 2024					
At cost	1,310,260	8,607	49,904	-	1,368,771
Accumulated depreciation	(9,705)	(239)	(10,784)	-	(20,728)
Carrying amount	1,300,555	8,368	39,120	-	1,348,043

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in R

2025

2024

4. Trade and other receivables

Trade and other receivables comprise:

Prepaid expenses	28,078	91,241
Deposits	10,400	-
Total trade and other receivables	38,478	91,241

5. Cash and cash equivalents

5.1 Cash and cash equivalents included in current assets:

Cash

Balances with banks	7,551,140	5,661,698
---------------------	-----------	-----------

5.2 Net cash and cash equivalents

Current assets	7,551,140	5,661,698
----------------	-----------	-----------

5.3 Detail of cash and cash equivalent balances

Bank balances

FNB Current Account	206,050	1,301,455
FNB Money Market	7,345,090	4,360,243
Total	7,551,140	5,661,698

6. Provisions

6.1 Provisions comprise:

Other provisions	-	11,750
Other provisions	-	11,750
Current portion	-	11,750
	-	11,750

6.2 Other provisions

	Audit fee	Total
Balance at 1 July 2024	11,750	11,750
New provisions	12,690	12,690
Provision used	(11,750)	(11,750)
Total changes	940	940
Balance at 30 June 2025	12,690	12,690

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in R

2025

2024

7. Trade and other payables

Trade and other payables comprise:

Trade payables	3,353	18,123
Other payables	496,079	1,157,505
Value added tax	61,823	51,187
Total trade and other payables	561,255	1,226,815

8. Administrative expenses

Administrative expenses comprise:

Accounting fees	34,956	38,092
Auditors remuneration - Fees	13,500	11,750
Bank charges	3,634	1,437
Computer expenses	15,754	9,357
Secretarial fees	8,207	1,867
Subscriptions	18,829	-
Communication	9,424	3,635
Total administrative expenses	104,304	66,138

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in R

2025

2024

9. Other expenses

Other expenses comprise:

Advertising	74,155	58,097
CCTV Monitoring	697,420	350,570
Cleaning	970,501	467,048
Depreciation	194,623	20,728
Donations	19,500	-
Employee benefit expenses	860,831	499,503
Environmental upgrading	497,580	-
Insurance	11,186	6,814
Law enforcement	476,040	188,010
Legal expenses	18,086	-
Meeting expenses	14,252	7,407
Motor vehicle expenses	43,981	-
Operating lease expenses	51,300	-
Postage and courier	261	-
Printing and stationery	5,974	4,132
Property related expenses	-	749
Protective clothing	3,883	-
Public safety	3,645,018	1,995,569
Repairs and maintenance	4,439	2,892
Seed funding	-	55,894
Small assets < R7 500	2,205	390
Social upliftment	346,159	15,000
Software expenses	3,652	25,487
Staff welfare	4,996	172
Travel - Local	-	2,287
Urban maintenance	891,221	470,607
Total other expenses	8,837,263	4,171,356

10. Surplus from operating activities

Surplus from operating activities includes the following separately disclosable items

Other operating expenses

Property plant and equipment		
- depreciation	194,623	20,728
Leases		
- operating lease minimum lease rentals	51,300	-

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)
Financial Statements for the year ended 30 June 2025

Notes to the Financial Statements

Figures in R	2025	2024
--------------	------	------

11. Going concern

The annual financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

Pinelands Community Improvement District NPC

(Registration Number 2023/828331/08)

Annual Financial Statements for the year ended 30 June 2025

Income Tax Computation

Figures in R	Notes	2025	2024
Surplus before tax		2,614,457	5,862,417
Exempt income		(11,061,177)	(9,869,668)
Non deductible expenses		8,941,567	4,237,494
Allowable expenses		(1,974)	(915)
		(2,121,584)	(5,633,089)
Credit Adjustments (increase net profit / decrease net loss) (insert as positive)			
Section 10(1)(e) exemption		(50,000)	(50,000)
		(50,000)	(50,000)
Taxable income		442,873	179,328
Normal tax		119,576	48,419
Under/(over) provision in previous year		48,419	-
Total per statement of comprehensive income		167,995	48,419
Less : Assessed tax payments / refunds		(48,419)	-
Total per statement of financial position - (Asset) / Liability		119,576	48,419