

SECURITY VILLAGE PROPOSAL

IMPORTANT INFORMATION AND CALL FOR PARTICIPATION

BACKGROUND

The 7th of June 2023 saw a general meeting held by the residents of Wingate Park about the implementation of the Security Village Scheme. The Security Village proposal entails that in our area access will be controlled by means of 2 x 24 hour manned main entrance gates at Barnard- and Peddie Streets. Booms, a guard house and cameras will be erected at the main entrances. Residents and visitors will gain access waving at a sensor. This will trigger the boom and will take close up pictures of the driver, vehicle, number plate, color and make of the vehicles. Pedestrians will also have to give their destination and pictures will be taken.

License Plate Recognition (LPR) cameras will be erected at every entrance to monitor all vehicles and will be linked to an off-site control room. Facial recognition cameras will be installed at all entrances and at all pedestrian access points. Guard monitoring cameras will also be erected at both the guard houses.

All the current armed reaction vehicles will work together under our full-time estate manager to supervise all activities. A Guard Assistance Program (GAP) will also be organized, consisting of volunteer residents to enhance our scheme, assist in emergencies and generally improve our safety.

To protect the area against crime from the Garstkloof veld side and Wolwespruit, a second outer-palisade fence with electrical fencing, barbed wire, and camera surveillance will be erected for 575 meters along Ketting Street, for 537 meters along Vogel- and Selby Streets, for 25 meters by the cul-de-sac at the northern end of Sout Street, and for 970 meters along Magato- and Paarl Streets, extending into Riet Street up to Peddie Street. The 26 meter concrete palisade fence on the western end of Linde Street will be fortified. The servitude by the sub-station next to Lindehof complex will be closed off with 40 meters free-standing electric fencing and camera surveillance. Furthermore, in support of Welriet's "Take back our Veld" initiative, we intend to deploy a guard to operate the gate into the Garstkloof Nature Reserve to allow residents to use the veld over weekends and public holidays. Finally, a monthly contribution will be made to Welriet in support of their safety initiatives in Wingate Park.

BENEFITS OF THE SCHEME

The following benefits are most likely to be achieved:

- A huge drop in crime.
- Up to a 10% increase in the value of properties within the scheme.
- Security at an affordable monthly subscription.
- A common insurance scheme offering lower insurance premiums. (up to 25% saving)
- Safer streets for our children to play in.
- Fewer vehicles taking shortcut through our residential area.
- Safer living and peace of mind

MANDATES

Streetsafe (Jan Malan) was appointed as project manager for the application-, construction- and operational phases. Streetsafe has affected 91 such schemes throughout the City of Tshwane. All aspects of construction and operations will go out on tender once approval has been given by Council and adjudicated by WIPRA. Huurkor was appointed as Managing Agent to do our bookkeeping, administration and corporate governance. The necessary Service Level Agreements have been established with all of these service providers.

TIME FRAME

The application for closure was submitted to the Tshwane city council in December 2023. We expect to have approval by March 2025. Until then we will be implementing the planned security upgrades that are not dependent on the approval. We aim to have the scheme in operation by July 2025.

COSTS AND PHASING

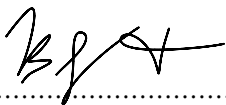
The estimated project cost of the scheme based on similar projects just constructed is R 4 872 963.00. This includes the traffic impact study, the application to council, all construction and professional fees until signing off by Council. The only cost to signed up residents will be a monthly contribution of R 400 per household (alternatively R 200 per duet, or R 100 per townhouse). This is also the amount that we will need to pay for operational expenses, and will cover the guarding, administration, bookkeeping, CCTV monitoring, insurance, public liability, maintenance and provision has been made to cover the re-application after two years.

In order to cover the costs of the scheme we require a participation rate of 70 % of the households in Wingate Park. Each household is therefore requested to sign the consent and a monthly debit order to the amount of R 400 (alternatively R 200, or R 100 as the case may be) to ensure the project's financial sustainability.

HOW CAN YOU PARTICIPATE?

As stated, the minimum required participation is 515 of 735 houses, and 114 of 162 town houses. The Declaration and Power of Attorney, as well as the debit order is attached and should be completed by the owner or tenant of the property concerned.

For more information, please visit www.safewingatepark.co.za



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Bernhard Häussermann

Chairperson: Wingate Park Residents Association