



MINUTES OF 2020 ANNUAL GENERAL MEETING

Thursday 1st October 2020 at 18:30

MONKEY VALLEY- TREETOPS

WELCOME....and thank you for joining us this evening.

A word of welcome to every member, this being our 5th annual Noordhoek Ratepayers AGM. Please accept that due to the Covid 19 pandemic, the AGM was postponed until a date that would allow us to hold it. The annual report was nevertheless published in June when it became evident that the lockdown was going to be extended.

Feedback was presented on achievements and the financials for the year: April 2019 to March 2020.

It has been another eventful year where we have solved many issues pertaining to the valley and yet there is always so many challenges that confront us on a regular basis - both short and long term. Your committee has worked incredibly hard to serve the Noordhoek Community.

THE AGENDA

- Welcome and Rules of Engagement
- Chairman's Report: NRPA Achievements
General, Civic, Planning and Communication Portfolio Feedback
- Spatial Development presentation, Future Land use of Noordhoek
- Treasury Report
- Special Thanks: Important contributions made to Noordhoek
- Voting Results for EXCO 2020-2021
- 2020 Subs
- Q & A session
- Thank you and closing

RULES OF ENGAGEMENT: Request that

- We respect the feedback that will be presented by both the Chairman and Treasurer.
- Should you have a concern or query that you ask this during our dedicated question and answer session.
- That you attentively read the presentation pertaining to future land use with an open mind.
- We listen to each other so that we can broaden our understanding of the issues that we are currently experiencing in our valley and any suggestions that can be taken forward within our community.

CHAIRMAN'S REPORT

Our accomplishments for 2019/20 are many:

- The NRPA is running efficiently and effectively and is being well managed.
- Our membership grew from 280 ratepayers this time last year to 333.
- Meetings are held monthly with minutes posted on our web and social media pages.
- We continue to have sound fiscal policies and are building a base from which to eventually employ a permanent administrative person. This is vital if we are going to continue to build on the progress we are currently making.
- Communication is good but can be a lot better as we currently use direct mail to members as well as the social media pages.
- We have worked on getting an Equestrian Economy audit and have found that through creating employment, Noordhoek contributes approx. R45 million/year into the Masiphumelele and surrounding areas economy. To elaborate on this, the NRPA is in discussion with the City of CT not to subdivide our smallholdings as the more these are subdivided, the less opportunity the valley has of creating full time equestrian-related employment.

PORTFOLIO REPORT: COMMUNICATION

This portfolio has been led by Nicki Hibling and is ably assisted by Santie Wessmann, Joffy Mills, Stephen Cruikshank and Leanne Mitchell.

- Under the guidance of Nicki Hibling, the NRPA website was kept updated and the NRPA ran a competition to attract new members.
- Joffy Mills joined the Communications team in late 2019 and took over the administration of the social media pages.

- One that stands out is the NRPA arranging bus and taxi shelters for the domestic workers. Leanne Mitchell joined the team and writes all valley related articles.
- Stephen sets up all the posts on the website to ensure the newsletters and notifications go out.
- Water, or the lack of it, formed a large part of our communication to our members which was replaced in early 2020 by the Covid-19 virus. The members will be pleased to know that the Noordhoek valley residents saved the most water during the crisis in the Far South. The water crisis has somewhat abated, but is still important to keep top of mind, so we will continue with the odd post on that.
- Members were kept informed with developments around the many feeding schemes that were being run from the valley.
- Newsletters are sent out detailing the many environmental and social initiatives active in the valley and ad hoc information and media statements from the City were posted and mailed as required.
- Going forward: the plan is to align the communication of the NRPA to the 2030 vision and to work closely and in support of all of the Civic Groups.

PORTFOLIO REPORT: CIVIC

Sharon Long heads up the Civic portfolio. Sharon has been involved with the NRPA for the past 3 years.

- **Project Noordhoeked**, led by Karoline Hanks and Fillipo Farello, have done a magnificent job to keep the surrounding areas of Noordhoek clean from litter on the beach, Ou Kaapse Weg and other Noordhoek areas. The NRPA sponsored some of this work.
- We now have a Whale for Plastics, Dog Poo Compositors and an Eco Bench.
- We continue to explore a business plan to develop **Noordhoek Radio**.
- Our civic team commented on the **Far South Transport Plan** which is posted on the website.
- Sharon attended to other road matters such as pedestrian crossings, the Kommetjie Road upgrade and Houmoed Avenue.
- A team has been hard at work tackling invasive species on Municipal land.....you will see fire breaks on Chapmans Peak and surrounding areas completely clear. Thanks to Bill Liltved who voluntarily clears alien vegetation.
- Sharon was at the forefront of sorting out the water crisis for the valley and continues to liaise with the Far South Peninsula Water and Community Forum to keep Noordhoek updated.
- You will notice that there is **little or NO graffiti or Illegal signage** in Noordhoek as removal takes place on a regular basis.

- We **registered the NRPA as a Conservation body with Heritage Western Cape**, specifying specific Noordhoek heritage sites.
- We have started a **Land Use Strategy** for Noordhoek identifying who owns what land. Mapped Private, Municipal & SANParks land and the newer Climate Change lines.
- The NRPA has established a good working relationship with SANParks. This is vital as we need to work together as we understand that we cannot stop development but it **MUST** be managed correctly.
- Met with **CoCT Planning Department** to **share the 2030 Vision**.
- The **Noordhoek Spatial Plan was submitted to the City in line with the Noordhoek 2030 Vision goals**. This will be considered in the rewriting of the City's Southern District Plan.....thanks to Lynn Brown and Jenny Shaw for all their valuable input and Joffy Mills for the presentation. The City should consider this input into the current Southern Peninsula Spatial Development Framework.
- We, with the **Noordhoek Riding Association, conducted an Equestrian Economy Audit**. This focussed on the value of employment in Masi and what value this economy adds to the Far South. This is vital to sustain ongoing employment and further job creation.
- Attended the Far South Peninsula Community Forum meetings with particular input into the Transport Plan. Many thanks to Tim De Villiers of Plumstead COCT Traffic, for getting the intersections on Noordhoek Main Road and Katzenellenbogen upgraded for pedestrians, horse crossings and mini bus taxis.
- **ALIEN CLEARING/FIRE PREVENTION** – have had several meetings and communications with the large private landowners. I.e. Amdec and De Goede Hoop who have spent vast amounts of money clearing the land on Chapman's Peak to assist in keeping Noordhoek better prepared for fires and keep the valley alien free. Many thanks to Jeremy Croudace for allowing us to reproduce his book, 'The Alien Clearing Handbook for the Western Cape'.
- **BUS/TAXI SHELTERS** – meeting held with COCT to try and get approval of an interim rustic bus/taxi shelters to protect the workers who use public transport in Noordhoek. A competition was run and the winning design needs approval from the city prior to erecting these.
- **The Common** was a place for many to meet during the Covid lockdown and is regularly used by many to enjoy the ambiance - the Community thoroughly enjoyed the Owl Family updates from various Community members.

PORTFOLIO REPORT: GENERAL

Brendan Jenman headed up this portfolio.

- Masiphumelele and Ocean View connection: **Joffy Mills** visited Masi and Ocean View during the Covid-19 lockdown and was instrumental in putting together a daily **feeding scheme for 10 000 people**.
- **Bus/Taxi Shelters:** In order to bring about some form of dignity to our domestic employees, the NRPA applied to the City to erect shelters at strategic positions. The idea is that during the winter and summer months there is shelter at specific pick up points.
- While we wait for this to happen, Noordhoek residents have placed benches in places where commuters gather to wait for their transport.
- Presentation to the NRPA Exco was done by Kathy Fish from '**On the Verge**' and Peter Snowball from **The Sports Facilities Management**.

PORTFOLIO REPORT: PLANNING AND LAND USE

Bill Baxter was appointed the Planning Exco Member and was assisted by Jenny Shaw and Neil Potgieter.

- **MEETINGS ATTENDED:** Sub Council 19 where all local Councillors meet to discuss and present items pertinent to their respective communities, Ward 69 Council Meetings where a small group meets with our Ward councillor giving the NRPA an opportunity to address items of importance directly related to Noordhoek and the Far South Peninsula Community Forums.
- **LAND USE APPLICATIONS:** The Planning team prepares and submits comments to Council on land issues. Incorporating the Noordhoek 2030 vision objectives, as defined by the Noordhoek Community. We submitted comments on the Overlay Zones, in line with protecting the Equestrian Economy and Noordhoek's "Sense of Place".
- **JAKES RESTAURANT:** Various comments and supporting Appeals were submitted for the build and parking issues at the restaurant.
- **GENERATIONS SCHOOL:** Application and re-zoning: Numerous comments and supporting appeals were submitted for the proposal of a School to be built on land, that is environmentally sensitive, threatening endangered species, blocking a key water source to the Noordhoek wetland and where road and public transport infrastructure would not cope with 600 students.
- We understand that the Far South Peninsula requires additional government schools preferably on land that doesn't have these environmental impacts and where public transport exists, to support.

- We wish to thank NEAG and ToadNuts for the joint legal submissions and arranging specialists to submit comments. The appeal against the Environmental licence being granted.
- **HOUMOED PHASE 1 EXTENSION:** Submitted comment on the affect of traffic, noise, property values and environmental impact.
- The Planning portfolio submitted objections to various land use applications such as:
 - Development of the Noordhoek Garden Emporium area
- Working with the Civic portfolio on the Spatial Development Plan in order to be proactive about land use in the future.
- The NRPA commented on the draft City Budget pertaining to rates.

WITH REGARDS TO THIS PORTFOLIO: The NRPA is not an enforcement agent but tries to ensure compliance via consultation, engagement and reporting to the relevant authorities if this becomes necessary.

PORTFOLIO REPORT: TREASURER

Rob Speedy has led this portfolio for the past five years.

- Our financial position remains strong. In his report, Rob will table a surplus for the year of R31k which brings our reserve to R92k as at financial year end. This surplus is after a R23k contribution to the Houmoed Road objection.
- We currently have 153 paid up members (down from 180 the previous year and 199 the year before that). That said, our subscriber base is up 10% to 333 ratepayers.
- We are pleased to confirm that most of Noordhoek now has the option of **high speed fibre internet**. There are some pockets that don't and unfortunately, we cannot get any commitments in this regard. However, high speed wireless options have decent coverage and are equally viable and affordable alternatives.
- The Treasury portfolio has been assisting CPNW with the collection of Noordhoek Community Centre meeting room fees and paying out related disbursements. The NCC therefore appears as a column on our Financials. (see attached appendices)

Noordhoek Common

- Slower year for Film Shoots.
- Concern that 2020 revenue will be substantially down owing to restrictions.
- Future planned infrastructure spends on Fencing & Gates.

Noordhoek Community Centre (Run by CPNW – Karen McIntyre)

- Re-opened in June, ramping up gradually.
- Steady increase in utilization and revenue. Substantial increase in bookings during August and September.
- Wide variety of groups making regular use of the facility.
- Income generated is re-invested into the facility.
 - New floors, repairs & maintenance.

SPATIAL DEVELOPMENT PLAN (SDP). FUTURE LAND USE OF NOORDHOEK:

Why is this important to the Noordhoek Community?

- Idea of a Noordhoek 2030 Vision was originally raised in February 2014 at a community meeting.
- The process happened in February 2016.
- And the purpose and objectives were finalized at the AGM April 2016.
- The Local Spatial Plan for Noordhoek emerged as one of the fundamental goals of the 2030 Vision.

Progress since 2016

- Meetings with various stakeholders to share & influence.
 - COCT Southern District Planning (numerous meetings and positive feedback)
 - San Parks Planning WC
 - AMDEC
 - NEAG and other interested parties
- Registered with Heritage Department WP.
- Mapping Project (SL, JS, AP, NP, JM, LB) – private and public land.
- Input into first phase of the Southern District Spatial Development Framework review.

SPSDF review – where are we now?

- NRPA input was submitted end Jan 2020 for consideration.
- Before Covid we expected a provisional Southern District Plan for public participation by End August 2020.

SPSDF Review – our strategy

- Overarching view/guiding document – used the new MSDF.
- Valley wide view – used the existing SPSDF.
- Local/NH specific view:

- Used input from Noordhoek 2030 Vision.
 - Used work done for Heritage registration.
 - Used work done on Mapping project.
- The full document (NRPAs comments on South Peninsula SDF review) available on our NRPA website.

SDF Review – Key comments

- We understand the implication of Cape Town’s spatial, social and economic challenges is that it must place sustained job generating economic growth at the heart of its spatial priorities
- We suggest that the **SPSDF needs to clearly identify** for the Peninsula, using erf numbers:
 - **Incremental Growth and Consolidation Areas**
 - **Discouraged Growth Areas**
 - **Critical Natural Asset Areas**
- And that **we focus on job creation through the maintenance of Ecological Corridors**
 - Water security through the wetlands & water sources
 - Movement of animals & bird corridors
 - Preservation of critical biodiversity areas
 - The Equine economy (primary and secondary)
- **Maintain Table Mountain chain link**
 - hiking and mountain biking
 - protection of buffer areas (should be re-introduced)
- **Maintain all Heritage sites in the area**
- **Keeping the multi-layered network of transport corridor along Kommetjie Road**, without departure from this area
- Are **not anti-development but we are for development, in appropriate locations, that supports and does not diminish the value of:**
 - The equine economy (primary and secondary)
 - The tourist economy that is the lifeblood of this peninsula (destination places) and one of the largest earners of FOREX for South Africa
 - And the green economy that allows us to harness our natural environment BUT, In a way that treads lightly on the environment and fits with the specific, unique destination attraction of each small village along the peninsula, thus retaining sense of place/character (so this does not mean chain type hotels/restaurants) that is the cornerstone of our tourist economy.
 - The natural, “untouched” environment is why people come here in the first place.
- **Applications**
 - Houmoed Phase 1: Historical snapshots*

- Process started in February 2017 (supposed to be temporary road while Kommetjie Rd. upgrade takes place) – appointed Andre vd Spuy EIA specialist.
- First round of objections and comments submitted on 25th of August 2017.
- After the final basic assessment report published in November 2018 we met with DEA&DP pointing out procedural irregularities.
- 11 March 2019 the application for Environmental Authorization was withdrawn and resubmitted on the 23rd of May 2019.
- 22 November 2019 DEA&DP granted environmental authorization.

Houmoed Phase 1: Unsuccessful Appeal

- **Appeal submitted by our specialist Andre vd Spuy 31st January 2020 that included:**
- Review of the ecological specialist reports by **Dr. Bill Harding**
- Comment by **Dr. Tony Rebelo** of the Western Leopard Toad Conservation Committee
- Comment by **Jon Lijnes** on the Traffic Impact Study
- Comment by **Dr. John Measy** from the DST-NRF Centre of Excellence for Invasion Biology
- Comment from **Dr. Jeanne Tarrant** who is the manager for the Threatened Amphibian Programme at the Endangered Wildlife Trust

• Houmoed Phase 2

- The natural environment already impacted by informal housing and therefore no significant environmental concerns with this part of the road
- Appeal submitted for consistency across applications based one aspect of concern

• Generation School

- Process started in 2017
- Environmental Authorisation Granted on 25 June 2020
- Legal representative appointed to put an appeal together on behalf of residents, NRPA, NEAG, and ToadNUTs
- Appeal submitted on the 24th of July 2020
- Awaiting decision
- Also objection to rezoning submitted 30th of March 2020

Why the fuss about these applications?

- There are various reasons for our objection to Houmoed Phase 1 and the Generation School, but the most important is the cumulative impact they will have on the Noordhoek wetland.
- Wetlands are not only extremely productive and diverse ecosystems, but also one of the most threatened of ecosystem types on earth. All known wetlands in Southern Africa are threatened.
- If the upstream wetlands deteriorate through interference in the catchment as is proposed by these developments, natural functions like water filtration, erosion control and biodiversity loss become far more likely.
- Wetlands are an irreplaceable product of nature, formed over geological time scales and merit the full benefit of protection for our future generations to enjoy and benefit from.

Major issues and concerns affecting wetlands in the broader Noordhoek area (e.g. Snaddon 2007, Day 2007, Day and Clark 2007, Harrison 2013)

Issues	Houmoed Phase 1	Generation School
Channelization of wetlands and streams = concentrating flows, wetland shrinkage	YES	YES
Diversion of stream flows from their natural courses = impacts ecological connectivity and alters natural habitat types	YES	YES
Infilling of wetlands = loss wetland habitat and affecting connectivity and wetland functioning	YES	YES
Increased rates of stormwater runoff as a result of increased hardened surface = faster flow streams in storm, down cutting and long-term wetland drainage, lowering water table, aquifer sustainability negatively impacted	YES	YES
Erosion = horse, cycle and pedestrian paths & inappropriate structures across streams and wetlands, that alter flow pathways and induce erosion	YES	YES
Alien vegetation = chokes indigenous vegetation and changes habitat types, impacts biodiversity	YES	N/A
Nutrient enrichment, Runoff	YES	YES

- We continue to grow the Local Spatial Plan/Planning team (sub-committee) of the NRPA which falls under the EXCO Planning Portfolio.

FUTURE FOCUS:

- Continuing to improve relationships with other interest groups in Noordhoek, whilst focusing on the 2030 vision.
- Develop a specific strategy for each piece of City owned land in Noordhoek.
- Expand the EXCO support team, especially the Civic, Planning and Land Use Portfolio's.
- The NRPA has got to make their administration more efficient and effective and the only way to do this is to create a permanent administrative position to deliver an excellent civic service in our community.
- We will continue to pursue the avenue to create a Special Rates Area billing system for all properties in Noordhoek.....this is a solution for the lack of commitment from many Noordhoek residents who do not contribute to their local Ratepayers Association whilst enjoying all the benefits thereof.

SUBSCRIPTIONS:

- The current Exco committee proposes that annual subs remain the same for the year ahead with an option to donate more for those wishing to do so. Currently the subscriptions are R200 annually.
- Suggestions from several members to increase subscriptions going forward.

VOTING FOR 2020-2021 EXCO COMMITTEE

At the Chairman's request, all current office bearers held their positions until the AGM.

NRPA Exco members for 2020-2021:

Chair: Brad Bing

Civic: Sharon Long

Planning and Land Use: Jon Lijnes

Communication: Ingrid Altman

Treasurer: Rob Speedy

General: Brendan Jenman

All the proposed members were voted in by a majority vote.

SPECIAL THANKS TO:

The **civic groups** that make an effort to protect and shape Noordhoek. The Chairman made special mention of a few groups:

- **NEAG:** for attending our monthly meeting and are always willing to collaborate. Their effort with Houmoed Road and general well-being and oversight of the natural environment – which aligns nicely with “Tread lightly” - is always appreciated.
- **All** The security Groups: What can we do without them? Our entire vision is underpinned by a sense of feeling safe and secure, and we’re incredibly lucky to have such a well organised, highly effective bunch keeping a handle on this.
- **Toadnuts:** For being the champion of a uniquely Noordhoek Species. They’ve been heavily involved in the Houmoed Road development debate and have spent a huge amount of time and effort there.
- **Common Committee:** To Chris and his Common Committee for taking charge of what is the ‘heart’ of Noordhoek, planting trees, keeping the Common clean and for making it a wonderful space for all of us to make use of.

And then to some **special individuals:**

- **Kathy Fish** – for her ongoing drive with On-the-Verge. She does an incredible job looking after many of our public spaces, clearing them up and planting indigenous plants.
- **Patrick Wright and John Parker** – for their contribution to all things community. The forum is a big effort; they support the NRPA, the security groups and community centre project. They are always involved and their contribution is visible and appreciated.
- **Karolyn Hanks** – She drives ‘Project Noordhoeked’ – it’s an amazing effort that makes a huge difference to the valley. It’s a great example of what single-mindedness and community support can achieve. Karolyn is constantly on the go and keeping Noordhoek and surrounding areas clear of anything that doesn’t belong in our natural spaces.
- There are many others who contribute to making this valley so exceptionally special and we thank them too.

QUESTION AND ANSWERS

1. What happened to the idea of a Special Rates Area (SRA)?

Chris Clark did a presentation two years ago, but no one came forward to drive such an initiative. The NRPA cannot be involved, although they agree in principle that collecting a

monthly fee from household will be more sustainable solution. Brad Canaroe is currently looking to revive the interest.

2. How do we know that a school will not be opposed on a different site?

- Every application is met with the same criteria, if it fits in with the 2030 vision proposed by the residents of Noordhoek no developer will encounter resistance. An alternative site might be the sports field that currently belong to the City and it is not a hotspot for the endangered Western Leopard Toad.
- Suggestion made to approach CoCT for a land swap.

3. What will happen to the proposed site if the school is not built there?

The land belongs to a developer and it is hard to tell. An alternative could be residential housing.

THANKS AND CLOSING

- As a voluntary organization, Exco members come and go and we say thanks to Bill Baxter who handled the Planning portfolio and Nicki Hibling from Communications. The NRPA EXCO and support members, we thank them all for what they have unselfishly contributed to our community over the past year.
- Felicity Purchase for her support with the CoCT.
- Judy Sole & The Monkey Valley team for accommodating us.
- To you, the Noordhoek community, the NRPA thank you for your ongoing support.

MINUTES SUBMITTED BY:
Santie Wessmann (Admin support)

MINUTES APPROVED BY:
Brad Bing (NRPA Chair)

Income statement



Income Statement for the year ended 29 February 2020

Year Ended 29 Feb 2020	NCC	NRPA	Total
Income	28 030	45 647	73 677
Donations Received		7 550	7 550
Interest received		2 088	2 088
Meeting Room fees received	28 030		28 030
Membership fees		36 009	36 009
Expenditure	7 984	37 844	45 828
Bank charges		397	397
Booking commission	3 275		3 275
Domain & Website Maintenance		1 099	1 099
Equipment hire		1 990	1 990
Marketing		1 000	1 000
Meeting room fees		825	825
NCC Infrastructure	3 908		3 908
Professional Fees - Houmoed Environmental		23 000	23 000
Scanscan commission	351	266	617
Special Projects - Project Noordhoek		6 800	6 800
Stationery & Printing		1 247	1 247
Subscriptions		1 220	1 220
Transfer to CPNW	450		450
Surplus	20 046	7 803	27 849

Balance sheet



Balance sheet as at 29 February 2020

Year Ended 29 Feb 2020	NCC	General	Total
Equity & Liabilities	29 338	95 255	124 593
Accumulated funds b/f	9 292	84 452	93 744
Accounts Payable		3 000	3 000
Current year surplus	20 046	7 803	27 849
Assets	29 338	95 255	124 593
Bank	29 338	92 787	122 125
Cash on hand		2 468	2 468

Financial Position as at 30 September 2020

	NCC	General	Appeal Fund	Total
Assets	30 199	108 006	11 150	149 355
Bank	30 199	105 538	11 150	146 887
Cash on hand		2 468		2 468

Noordhoek Community Centre

Bookings

Hours	2017	2018	2019	2020
JAN		14	43.5	11.5
FEB		11	35.5	71
MAR		2	33.0	18.5
APR		2	7.5	0
MAY		2	18.5	0
JUN		13	34	13.5
JUL		16	45.5	30.5
AUG		4	50	74.5
SEP		16	34.5	
OCT	3	32	33	
NOV	3	46	61	
DEC	5	11.5	8.5	
TOTAL	11	170	396	220

- Run by CPNW – Karen McIntyre
- Steady increase in utilization and revenue
 - Significant impact of Lockdown
 - Re-opened in June, ramping up gradually
 - Substantial growth in Bookings during Aug and Sept
- Wide variety of groups making regular use of the facility
- Income re-invested into the facility
 - New floors
 - Repairs & Maintenance

Noordhoek Common

Financial position

Accumulated funds 1 April 2019 106 745

Surplus 12 531

Income	159 746
Expenditure	(147 215)

Film Shoots; Grazing; Private Functions

R100k = Running Costs; Balance on plants & Irrigation infrastructure

Accumulated funds 31 March 2020 119 276

General comments

- Good year for Film Shoots
- Concern that 2020 revenue will be substantially down owing to restrictions
- Future planned infrastructure spend on Fencing & Gates

