



EXCO PORTFOLIO UPDATES
For 20 NOVEMBER 2024

PORTFOLIO FEEDBACK FOR THE MEETING ON 22 JANUARY 2025

NEAG: TREAD LIGHTLY REPORT

NEAG Sept-Oct 2024	NEAG has been trying to resolve some of the problems from the AMDEC site stormwater runoff. Various site meetings were attended and a complaint sent to EAPASA and Minister Bredell about the inadequate environmental management of the site. No response yet. Much of the site remains uncovered and is likely to produce more dust in summer. Tall pines are thriving on the slopes of Chapman's Peak, posing an increasing fire risk. Residents are reminded that fire season is approaching, and that nine years have passed since the last huge fire! In general there appears to be an alarming lack of cooperation between the various organisations responsible for fire-fighting on the Peninsula, but Noordhoek is lucky to have both EVS and VWS now housed in the community centre. Work was done on Chapmans Peak Nature Sanctuary prior to the Open Gardens weekend. NEAG led four informative tours, and the vegetation was in an excellent state after the late winter. There are new draft regulations on pesticide use. These incorporate some positive changes and are being considered by NEAG.
Toad Nuts Sept-Oct 2024	We have now created a map of all the breeding ponds of the western leopard toad for the NRPA to refer to. The breeding season started as usual in early August, but most unusually, then paused for a month during the extreme and rather late winter storms. The migration resumed in September and October, peaking in September. During this time ToadNuts volunteers patrolled the key roads: Sea Cottage Drive, Main Road, Silvermine Road, Old Cape Farm Road, Village Lane, Cape Point Vineyards, Avondrust, and some of Beach Road. Regular patrols were done by 11 volunteers amounting to about

	60 hours on 33 nights. We kept a full report of toad activity detected.
Project Noordhoeked Sept-Oct 2024	Aside from our regular cleaning of the main roads and beach area and maintaining horse paths, we undertook the following: At the beach our big focus was the thorough clearing of microplastics surrounding the lagoon. We also buried a lot of seal carcasses from the vicinity of the ablution block that were getting smelly. We made some new upcycled bags for beach walkers to collect waste from the beach and deposit it in the Kakapo whale. We are now clearing the carpark islands for planting. Above the beach we cleaned a section of Chapman's Peak Drive. We also tackled the braiding of the 3-km Chapmans Peak trail up to the beacon, about 1 km of which showed severe braiding where people taking off-trail shortcuts had severely trampled fynbos causing increased erosion. We put up directional signage and no entry signs along the path. The signage was kindly sponsored by Zip Print. Alien clearing involved rooikrans removal from the sides of the Chapman's Peak trail and Port Jacksons from a plot opposite Cape Dutch Nursery. Regarding staff and funding their wages, our compost project is up to about 45 heaps, using horse poop, grass cuttings and fruit pulp, and selling at R50 per bag, which goes straight to the team. We have bought new must-wear protective pants and gloves for the guys after William hurt a finger badly with the chainsaw. We got some T-shirts sponsored by SOS, and launched a Back-a-Buddy fundraiser to help sponsor our work and help our two Malawian staff get home for 3 weeks over Christmas. We are aiming at R80,000 and so far have R33,000. Karoline will also run the Hundred Miler at the end of November.
On the Verge Sept-Oct 2024	Open Gardens was very successful, with lots of compliments from visitors. R101,000 was raised, which is about three-quarters of our salary bill for the year. Before the event we worked hard on our verge gardens and put our boards up on many of them to indicate to visitors what their attendance at Open Gardens was supporting. A huge thank you to our community for the donation of prizes, items for goody bags, and sponsoring of advertising. We are having our celebratory prize-giving event to thank the generous residents who voluntarily opened their gardens to the public and made the event such a

	success. We are now focusing on clearing paths and the rampant grass growth so people can walk freely on paths without too much risk of ticks and snakes. Completion is imminent of the new bridge over the Brookwood stream where it divides Katzenellenbogen Rd in half. This community project is being undertaken by Nate Sayer, who hopes to win Springbok Colours for it. The bridge will finally allow foot and bike traffic all year round (but not horses) and will save long detours in the wet season for those who come to work in this neighbourhood.
PSHB Sept 2024	no updates received

CIVIC

ITEM	ACTION	DATE
Culvert at Village Lane	I have put it on the SC19 agenda as a question from the floor - Update ... SC has requested and answer	2024.09.16 2024.11.20
Bus shelters	Seems there is a quicker way where we don't need to go through the 'donation' system. As long as we take full responsibility for maintenance of the stops and allow council to remove them if they have to. Update: Email received from Tony Viera: <i>Dear Patrick</i> <i>As discussed telephonically, after discussions with our Roads Infrastructure Management Department (RIM) it was decided that the better way forward in supporting the Noordhoek Ratepayers association (NRPA) desire to implement the 4 Public transport shelters was to follow the "permissions agreement" process which caters for minor</i>	ongoing 2025.01.24

	<i>temporary structures within the road reserve. This process is managed by our colleagues in the District RIM department and the RIM district manager for your area is Gregg Faulmann (copied in on this email).</i> <i>The next step would be for the NRPA to submit plans to the District RIM office for further processing and the signing of the permissions agreement which will deal with responsibilities both for construction and maintenance of the PT shelters.</i> <i>Please make contact with Gregg in order to advance this project. The Sub Council has already been informed about this new direction to be followed.</i> <i>Regards</i> Tony Vieira <i>Manager: Transport Infrastructure Planning & Development Transport Planning & Network Management Department Urban Mobility Directorate</i> I have forwarded this to Rory Sales and Anthony Black who will run with this project.	
Beach Toilets	Coastal management via Cath Scutte have come up with a possible solution to this sewage problem. They are running it past all parties to see whether it is acceptable. Basically it involves installing a septic tank which runs over into a large 'pot' where a tree gets planted.	ongoing 2025.01.24

	BZ has also made contact with a commercial supplier, Resource Water Solutions, Jaco van der Spuy, jaco@resourcewater.co.za who will give us a proposed solution.	
Traffic safety	We have formed a sub committee including PW, BZ, Gerrie Bosman and Bridgette Spaltman. We have a WA group for recording all/any traffic incidents. Update: I have created a Basecamp group to maintain this information in one place. Parking at the Red Herring Centre has been a bit chaotic at times over the holiday season, many complaints - we will meet with management to seek solutions.	ongoing 2025.01.24
Chapmans Peak Stormwater survey and other issues	Repeated requests to obtain an indication of the results of the survey have been ignored.	ongoing

GENERAL

ITEM	ACTION	DATE
CLIMATE CHANGE ADDITION TO VISION DOCUMENT	First two bulletins have been circulated. Work had begun on the third bulletin which will cover the legal issues around alien species.	February 2024
WARD 69	No meeting during this period - next meeting on the 17th Feb	February 2024
SPORTSFIELDS	Online meeting held between Clr Pat Francke, myself (PS) and Joey Delcarme (V/chair of FMC) & Mayco Member Clr Patricia vd Ross, to discuss issues at Sports Facility. This culminated in an "in-person" meeting with all these parties, as well as a few of the CoCT	Ongoing

	"line managers", at the Facility (on 30/4). It was quite clear from Cllr Vd Ross that none of our issues have been brought to her attention by her line managers - hence little action (as she "signs-off" on these projects). The issues discussed were: 1] Finding space for sports fields for Masi community in Masiphumelele; According to the City's Senior Facility Officer, there has been little or no movement in this regard. The Mayco Member has been on leave (so I suppose if there is no-one holding the whip then everything comes to a standstill). 2] Accommodating the Masi "invaders" at alternate facilities (Noordhoek, Fish Hoek, Ocean View) in the short-term. No change - the Noordhoek fields are still being "invaded" on a regular basis. The concern is that until a solution to point 1 is found, this will continue. 3] The ongoing saga relating to Management Agreements / Leases between the City and the FMC. (Facility Management Committee). Appears that draft agreements will be ready for discussion mid-May and finalised and implemented by 1 July. *We have received a "generic" version of the Facility Management Agreement, and were told to meet with our Facility Officer (City employee) to tailor-make this FMA specific to our requirements. Unfortunately the generic version does not make provision for the City to handover <u>after</u> repairs have been carried out, but rather <u>as is</u> (the term used is "voetstoets"). This would leave the clubs with the problem of paying for these repairs. Furthermore, it appears that the City is passing the buck insofar as improvements to the facility are concerned, as we, as the "Operator", would be responsible for funding the improvements. General maintenance costs would also be for the "Operators" expense, with the City only funding major repairs. Unfortunately, on paper the City appears to be making things difficult. 4] Securing the infrastructure at the Facility (ie clubhouses, water-tanks, booster pumps & borehole). I spoke to the Sub-Council Manager last week and she was of the opinion the the City was	
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	looking for funding for fencing off the infrastructure at the facility. Let's hope this becomes a reality sooner rather than later. 5] Addressing the state of the fields (ie irrigation system, floodlights, grass coverage, etc) She seems to be serious about addressing these issues and is implementing a fortnightly report-back structure. Fingers crossed ! Nothing to report - Mayco member vdRoss on leave. Patricia Franke has not yet responded to the request for an explanation about the baseball pitch in Oceanview. Still no response. An informal meeting was held with Simon Liel-Kock to seek some advice on how to progress the issues listed above. No feedback received from Cllr L-C. A meeting was held between Patricia Francke and Nico Kruger to follow up on an email which was sent to the Ward Councillor to request a meeting with the new Mayco member for Sports and Recreation. This meeting has not yet been scheduled but has been requested by the Ward Councillor. A subsequent meeting was held on the 10th Feb with the FMC committee, NK, Patricia Francke, Simon Liell-Cock and the representative of the City sport Management for the South. An email was sent directly from the meeting to Desiree Gallant making it clear that if the CoCT do not step up urgently and meet their commitments to the Sports Facility it was at imminent risk of collapse and that the conflict situation with the Masi Clubs would flare up again. This seems to have spurred some action - CoCT have promised to begin the construction of the new irrigation system on the 17th Feb and are actively looking for funding to fence the facility to	
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	allow proper access control.	
NOORDHOEK TOURISM	Next step is to present the plan for a Noordhoek App and possibly a Business Chamber to the NT Committee, hopefully before end of Feb	February 2024
VISION UPDATE	Editing and tidying up required into a format which will allow for a doc to be posted online for comment - the advisability of asking for general input to be discussed	
Christmas Market	Now proposed as an October Fest for the 25th October 2025.	

PLANNING (updated 20/02/2025)

General planning items

ITEM	ACTION	STATUS
GENERATIONS SCHOOL	- No update.	
PLANNING STRATEGY	- Local Area Overlay zone changes requested as part of the MPBL 2024 comments, still more work needed using Community Driven Planning Initiative after LAO is updated	Pending
CHAPMAN's PEAK ESTATE	- contact was made about lighting on the estate. Amdec has confirmed that they are testing their bollard lights and that ultimately the HOA will decide on when they will be switched on - Sales will commence as soon as the design manual and constitution of the HOA are finalised	
FARM VILLAGE	- no updates	
CARAVAN PARK	- no updates	

LAKE MICHELLE PHASE 8 (EVERGREEN)	- no updates	
NOORDHOEK GARDEN EMPORIUM	- NRPA has met multiple times with concerned residents about the padel courts that are planned there - residents have sent multiple letters to developer outlining their concerns about noise and light pollution from the padel courts - despite rumours that the courts will be opening, CoCT has confirmed that no application has been submitted	Residents recently did not support an event application for a movie night
PLANNING PORTFOLIO EXCO MEMBER	- Rada Binovska has agreed to join the Exco for Planning - Special General Meeting needed to vote Rada in	Handover done BZ
MUNICIPAL PLANNING BY-LAW	- Comments submitted - no updates given when we can expect new draft	
Erf 163 - 2 Oak Avenue	- MPT has rejected the application	

Planning applications (all applications since last meeting + objections/appeals)

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
Erf 334 - CP - 5 HELDRAI ROAD	Item 22(d) in that the proposed loft to an existing cottage is setback 1.000m in lieu 3.000m from the south common boundary.	4. Closed	No objection	14/01/2025
Erf 4042 - NH - 32 NORTHSHORE DRIVE	The following departures from the Development Management Scheme have been applied for: 1. Item 22(d): To permit the proposed first floor extension to be	4. Closed	No objection	07/01/2025

	setback 2.44m in lieu of 4.5m from Northshore Drive. 2. Item 22(d): To permit the proposed extensions to the dwelling house to be setback 2.6m in lieu of 3m from the south-western common boundary. 3. Item 22(c)(ii): To permit a portion of the dwelling house to be 8.285m in height above existing ground level in lieu of 4m within 3m of the south-western common boundary.			
Erf 2219 - NH - 1 Milagro Lane	Purpose of the application 1. For the removal of a restriction, Clause E., relating, inter alia, to subdivision, a design manual, building footprint, use of the property (i.e. shall not be used for the breeding, kennelling, or stabling of any animals). 2. Item 112: Consent to permit an animal care centre.	2. MPT pending	Objected	11/10/2024
Erf 163 - CP - 2 Oak Avenue	Purpose of the application · Temporary departure to permit a motor repair garage. · Departure to permit a carriageway crossing width of 12m in lieu of a maximum width of 8m. · To permit a motor repair garage on a property zoned Single Residential Zone 1.	4. Closed	Objected	14/06/2024
Erf 609 - CP - 28 Mountain Road	The following departures from the Development Management Scheme have been applied for:	2. MPT pending	Objected	05/06/2024

	1. Item 22(d): To permit the proposed dwelling extension (bedroom & en-suite) to be setback 0.31m in lieu of 6m from the western common boundary. 2. Item 22(d): To permit the proposed second and third dwelling units (conversion of the existing garages and storeroom) to be setback 1.5m in lieu of 6m from the eastern common boundary.			
Erf 4894 - NH - 16 Noordhoek Main Road	Purpose of the application 1. For the amendment, deletion or addition of conditions in respect of an existing approval granted relating, inter alia, to the site development plan, the hours of operation, the on-site parking requirement, the floor space and building line setbacks. 2. For a Temporary departure to permit an art studio.	2. MPT pending	Conditional approval	17/04/2023
Erf 425/465 - CP - 10 MONKEY VALLEY RESORT, 30 MOUNTAIN ROAD	Purpose of the application 1. For subdivision of a portion of Erf 455 (141m²) and for consolidation with Erf 425. 2. For rezoning of the consolidated portion from General Residential Subzone GR1 to General Residential Subzone GR2 (guest house with 7 guest bedrooms). 3. For departures in terms of: a) Item 41(e): to permit a building to be setback 0m in lieu of 4.5m from the common boundary.	2. MPT pending	Conditional approval	20/02/2023

	b) Item 137: To permit a 7 parking bays in lieu of 10 parking bays.			
Erf 934 - NH - 9 Silvermine Road (Cape Point Vineyards)	Purpose of the application To cadastrally separate a southern part of the farm from the balance of the farm (which includes the existing internal access road linking with Silvermine Road and Portion 67). Portion 1 will be able to utilize this internal access road for services and a right of way via registration of a servitude over this part of the Remainder. Consolidation · Consolidation of Portion 67 of Cape Farm 934 and Remainder Portion 1 of Cape Farm 934. Subdivision · Subdivision of the consolidated property (unregistered Erf 5134, Noordhoek) into 2 portions: Portion 1 (±9,35ha) and a Remainder (±41,39ha).	2. MPT pending	Conditional approval	08/04/2022
Erf 4788 - NH - 2 Kenali Close	It is proposed to subdivide the property to permit a veterinary practice to operate from a property on its own. Additionally the veterinary practice will be regularised. The following applications are submitted to accommodate the proposal: 1. Section 42(d) in terms of the MPBL to permit the subdivision of the property into 2 portions (remainder portion = ± 13927m² in extent and portion 1 = ±610m² in	2. MPT pending	Conditional approval	27/10/2021

	extent). 2. Section 42(i) in terms of the MPBL for - o Council's consent as required in terms of Item 112 of the Development Management Scheme for the conduct of a veterinary practice from portion 1 of the abovementioned subdivision, mentioned above. - o A building on portion 1 of the abovementioned subdivision to be setback 1.19m in lieu of 5m from a metropolitan road of significance (being Noordhoek Main Road) as required in terms of Item 121(2) of the Development Management Scheme. 3. Section 42(b) of the MPBL for departures in terms of the Development Management Scheme from: - o Item 113 of the Development Management Scheme to permit - Ø a coverage of 41.83% in lieu of 40% on portion 1 of the subdivision mentioned above; - Ø a setback of 1.19m in lieu of 10m along the Noordhoek Main Road street boundary; - Ø a setback of 2.78m in lieu of 10m along the Kenali Close street boundary; - Ø a setback of 0.22m in lieu of 5m from the east common boundary; - Ø a setback of 0.28m in lieu of 5m			
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	from the southern common boundary with the remainder portion i.e. internal to the subdivision mentioned above; o Item 114 of the Development Management Scheme for both the remainder portion and portion 1 of the abovementioned subdivision to be less than 2ha in extent. o Item 136B of the Development Management Scheme to permit the street boundary wall along Kenali Close to be visually impermeable in lieu of 25% thereof being visually permeable. o Item 137 of the Development Management Scheme to permit 2 parking bays in lieu of 5. o Item 141 of the Development Management Scheme to permit vehicles to reverse across the sidewalk/footway.			
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TREASURER

Bank balance	R647,854.77	includes R500k for beach toilets
Membership drive	Approximately 1,800 properties in the NRPA area, 541 on the database, active 216 expired 325a	

COMMUNICATION

ITEM	UPDATE
SOCIAL MEDIA	
Page Follows	- 1.3K page follows.
Post reach	- 3.5k people reached.
Page Visits	- 454 people visited the page.
Page Views	- 21k views
New page likes	- 2 new page likes.
Website link clicks	- 5
Content Interaction	- 210
Best performing post	- Chapmans Peak Lighting Correction Post - Thank you to Project Noordhoeked
WhatsApp Group	- 322 members on the WhatsApp group. - 13 messages sent over the month to members.