

**Minutes of Meeting held on Wednesday 19 February 2025 18:00 - 19:30**

**ATTENDANCE**

|           |                                                                                                                                                                |                                                                                                                                                                                                     |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Present   | Chair/Planning (interim)<br>General<br>Civic<br>Treasurer<br>Publications<br>Communication Support<br>Communication<br>Planning Candidate<br>Commons Committee | Bas Zuidberg (BZ)<br>Nico Kruger (NK)<br>Patrick Wright (PW)<br>Andrew Bailey (AB)<br>Stephen Cruickshank (SC)<br>Kelly Burke (KB)<br>Ingrid Altmann (IA)<br>Rada Binovska (RB)<br>Jenny Vogel (JV) |
| By Invite | Kirsten Wilkins (Contested Spaces)<br>Nick Demarillac (concerned resident)                                                                                     |                                                                                                                                                                                                     |
| Apologies | Admin support<br>Sports Field Committee<br>NEAG                                                                                                                | Barbara Elshove (BE)<br>Peter Snowball (PS)<br>Glenn Ashton (GA)                                                                                                                                    |

**Attachment: Portfolio reports**

## WELCOME AND INTRODUCTION DONE BY CHAIRMAN

### Agenda items:

- GUEST PRESENTATION by Kirsten Wilkins of Contested Spaces
  - Presentation of proposed Noordhoek Design “Codex”
  - Kirsten is Urban Planning Specialist, 3 year span of work for City of Cape Town on Planning Regulations, currently reaching out to community based organizations and offering her services
  - Reality is that we deal with systems that get very legal and hard to navigate, objections are often not comprehensive enough;
  - The Design Codex she proposes is a document capturing the historical, natural and cultural heritage of Noordhoek
  - It would sit as a generic policy for the area, transcending the Municipal 5 year update cycle in policy and by-law, acting as input for these important planning mechanisms
  - The costs of making this tool are significant, so it MUST have teeth to set boundaries for future development in Noordhoek
  - **Examples of similar tools** created for areas: Fan Walk in Somerset Road in Cape Town; Great Tigerberg Parkway along Elsie’s River, aimed at protection of Green Belt;
  - End result must be easy for all local town planners to access/use, not being an addendum or creating confusion, but rather helping CoCt officials to make quick decisions;
  - **COMMENTS**
    - BZ
      - *Mention of current situation in Blouberg, they’ve invested 1,3 million rand by employing an Independent Town Planner; Their goal: to present CoCT with guidelines of how they see the land being developed. Currently under internal CoCT review*
      - *Constantia done a similar thing, however they didn’t follow the CoCT public participation guidelines which led to their proposal being cherry-picked and not accepted as whole;*
      - *There is risk involved: investing a large sum without guarantees that CoCT will implement the entirety; being forced to look at affordable housing and historical retribution*
      - *Sub council has already agreed to commit resources to review such document;*
      - *It’s a lengthy process that we need help with*
    - JV:
      - *Suggested gated farming community in the area where low cost housing is planned (next to sportsfields);*
      - *We must look at what can we present as affordable housing;*
    - PW:
      - *Suggested wrapping affordable housing into a new view;*
      - *Asked Kirsten to clarify (with regards to proposed tool): What is it? Why would they (Coct) take it? Kirsten answered that the Codex is a POLICY DOCUMENT USED AS A DECISION MAKING TOOL.*
    - AB:
      - *Tourism is the major factor contributing to businesses and area becoming more desirable for commercial activity;*
      - *Asked what are the chances of the Codex being worth the effort;*
  - **ACTIONS**
    - *Kirsten will amend her proposal to include a step to assist with fundraising from the community*

- BZ to distribute to Exco for decision

### **ITEMS FROM PREVIOUS MINUTES**

- ADMIN SUPPORT
  - No volunteer candidates came forward yet, KB to relaunch campaign.
  - RB preparing the minutes of the meeting;
- Alien vegetation on the mountainside
  - Discussion was held with CoCT, SANParks, NRPA and residents with regards to alien vegetation needing to be removed on CoCT owned properties as a fire hazard;
  - Council owns most land on the slopes of Table Mountain, however they are part of Table Mountain NP and therefore managed by SanParks;
  - Residents following up on outstanding actions
  - Private land owners will be contacted, RB sourcing contact details;
- CoCT outstanding actions
  - BZ: Meeting planned next week with PW, cllr Simon Liell Cock and cllr Patricia Francke to discuss all outstanding council issues:

#### **Outstanding civic issues**

- Beach Road resurfacing
- Hurter Road resurfacing.
- Pepper Road and Sleepy Hollow resurfacing
- Stormwater issues in Hurter/Oak
- Dassenheuvel Lane (SW and surface)
- Stormwater berm in Sea Cottage green belt along Main Road
- Stormwater run-off from Chapman's Peak drive
- Nassau road SW run-off
- Acacia Street sub-station
- Storm water survey results + any required upgrades
- Main Road traffic (FV intersection)
- Farm Village fence at culvert
- Alternative decanting site for honeysuckers
- Ou Kaapse Weg clearing of berm vegetation
- Ou Kaapse Weg safety improvement
- Frequent underground water leaks – pressure in the system

#### **Outstanding other issues**

- Noordhoek Commons lease
- Sportsfields lease
- Alien vegetation clearing on council land + pines along Chapman's Peak drive
- Formalising the status of bridle paths
- Municipal planning by-law

### **ITEMS FOR THE AGENDA**

- Traffic
  - Heated debates on this topic, regarding how to approach traffic issues in Noordhoek and the amount of pressure to apply to CoCT

- BZ to distribute a message to the community explaining what is happening and calling for residents to help
- Planning
  - Erf 4741: Plot for sale on the corner of Silvermine Rd. and Main Rd.. Multiple concerned parties reached out to try and ask the auctioneer to correct the advert and explain that that land does not have limitless developer possibilities as the advert claims. 0m from the boundary and re-zoning paragraphs in the advert have been removed. The owner has also expressed willingness to sell the plot prior to the auction to the concerned members of the public
  - Another plot on main road, between Kenali Close and Sea Cottage Drive. That was for sale by an unregistered agent has been now sold. BZ to reach out to new owner
  - Also sold: (old tea room) 18 Beach Rd. ~ the plan is to build 3 houses and 3 pods. The owners are happy to chat. BZ to reach out
  - Garden Emporium. Surprise CoCT building plan approval was received by BZ from the owner. Piere Hoffa did acknowledge that it was a mistake and that Land Use application should have preceded this approval. The owner was told by counsel not to break the ground. Neighbors collectively hired a lawyer to consult on interdicting the illegal approval. They've also visited another padel course and measured a striking 107 decibel sound, and met with unhappy neighbours that live next to courts. RB has confirmed that Interdicts in such matters can be done independently by the homeowners, and while requires time and dedication, hiring a lawyer is not 100% necessary. BZ and RB actively in touch with neighbours.
- Financial
  - Nothing out of ordinary to report
- Civic
  - BEACH CAR PARK AND TOILETS:
    - Pushing CoCT to finalise septic tank / biodigester discussion with Water and Sanitation Mayor suggested composting toilets, but those are not practical there
    - Coffee trailer supporting permanent security presence on the beach: PW met with SANParks and VSS to discuss. To be continued. PW to include certain individuals and groups to the VSS Whatsapp groups
    - BZ also informed of the message from Janine Wilson who wants to trade coffee and sandwiches on the beach car park; Told her that the by-law is still not finalised
- NOORDHOEK COMMON
  - JV to discuss commons EMP and disclaimer signage in upcoming committee meeting
- GENERAL Portfolio
  - NOORDHOEK ANNUAL MARKET Event pushed to October ~ BEERFEST;
    - Will need to fundraise for the hire of tent;
  - SPORTS FIELDS
    - Council promised to install irrigation;

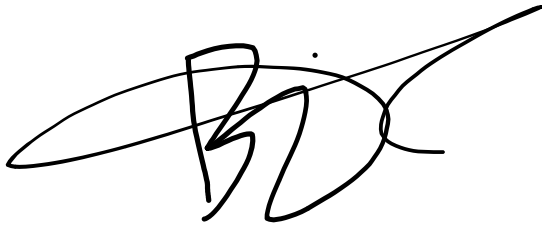
- Need to keep pressure;
  - There is a conflict of interests as fields are required to be shared with Masi, Fishhoek and Ocean View players;
- NOORDHOEK APP
  - Met with Noordhoek Tourism Rose Eedes who is happy to collaborate;
- Nicholas Demarillac
  - Requested to join NRPA meeting to ask about NRPA involvement with the AMDEC development
  - All information on past and present actions was shared
  - Nicholas promised to remove a facebook post insinuating that NRPA exco members were somehow benefitting from the development
  - The parking spot along Avondrust Circle opposite the Sunbird Centre was also discussed (environmental concerns). BZ agreed to invite all parties including CoCT to discuss the matter to resolve differences of opinion

**NEXT MEETING:**

**Wednesday 26 February 2025 18h00 - 19h30 at Monkey Valley**

**MINUTES SUBMITTED BY**

Bas Zuidberg (NRPA Chair)

A handwritten signature in black ink, appearing to be 'BZ' with a large flourish extending to the right.

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