

PORTFOLIO FEEDBACK FOR THE MEETING ON 27 August 2025

NEAG: TREAD LIGHTLY REPORT

No updates received

CIVIC

ITEM	ACTION	DATE
Culvert at Village Lane	Update: 2025.04.08 No update/news Latest here is that it will be in the 25/26 budget - ref Shafiek Salie This has been put on the back burner by council	2024.09.16 2024.11.20 2025.02.17 2025.04.08 2025.06.24 2025.07.30
Bus shelters	I have forwarded this to Rory Sales and Anthony Black who will run with this project. Update 2025.04.08; Have emailed Rory and Anthony for an update... nothing forthcoming Had a call from Rory Sales, seems they will not be able to run with this So Rory and Anthony HAVE picked this up and are currently in touch with Celia Fraser (Architect) and the city. Latest coms indicate RS and AB are trying to get specifics as to what exactly the drawing must specify etc. Mail addressed to Shafiek Salie, Greg Faulman has asked Salie to respond. No Update 2025/08/27	ongoing 2025.01.24 2025.04.08 2025.05.07 2025.06.24 2025.07.30
Beach Toilets	Coastal management have ok'ed the solution provided by NES consulting. Dirk Oosthuisen. We are trying get it	ongoing 2025.04.08 2025.05.07

	integrated into the current plans, taking some time and back and forth. This process is still ongoing, although Chad from Beatty and Vermieren is talking to Dirk Oosthuisen. Also Coastal Management have got the POA in place and are ready to submit when architects are ready. Plans have been amended to alterations requested from Coastal Management. Smaller footprint (only two loos), removal of shower and inclusion of sewage spec. Waiting for response. Have requested an answer. Plans have now been approved by Coastal Management are are doing the rounds for signing Plans have been submitted for signing	2025.06.24 2025.07.30 2025.08.27
--	---	---

Traffic safety	Met with some more traffic volunteers, including Carol Anne Richmond, Emma Buckland Debbie Engela. Carol Anne Richmond will drive this project forthwith. She has already been in touch with various authorities and has established that Noordhoek Main Road has been handed over to Council and is no longer a provincial road. Emails by Bas and myself regarding Woonerf seem to have gone into the Council bit-basket again. No response. Bas recently emailed Shafiek Salie regarding a template for submission and Emma Buckland has undertaken to provide info.... BZ, PW, EB met with Tim de Villiers and Bernard Oosthusen from COCT to discuss ways of slowing the traffic down around FV main road as well as speed feedback signs. Both have said they will investigate and revert BZ met with Mayor to discuss this and other issues... For your reference, this is an overview of the roads issues that we discussed this morning: 1. Noordhoek Main Road (2 fatalities, frequent motor vehicle accidents) ○ Speed reduction (now 70 km/h) on the stretch from Chapman's Peak Drive to the mall. From the mall onwards to Fish Hoek and Kommetjie max speeds are 60km/h ○ The pedestrian crossing at the Farm Village is a nightmare. Tim de Villiers (traffic engineer) knows about this and promised a similar intervention as was done at the Cape Dutch nursery / Garden Emporium (pedestrian traffic light) ○ Slip lanes at entry points to Lake Michelle (same as done for Caravan Park last year). Cars now waiting in the middle of the road while traffic is zooming past as 70 km/h.	ongoing 2025.04.08 2025.05.07 2025.06.24 2025.07.30
------------------------------	--	---

Chapmans Peak Stormwater survey and other issues	BZ and myself meet with Cllrs Liell Cock and Francke to discuss a number of outstanding issues. All were noted and put on a dashboard, but to date no response or resolve. These are the issues we discussed: 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	ongoing 2025.05.07
--	---	--------------------------------------

	Municipal planning by-law No response on these issues. Still no response from local councilors despite another meeting between PW and SLC Nothing further to add	
Acacia road substation	SLC has contacted us saying that the COCT engineer has concluded that the sub station is sufficient to do what it does. NRPA has asked for a meeting to discuss, will include local resident and engineer, Darcy Ocker Meeting has occurred, substation OK according to council engineer, enough for small properties.. ??	2025.07.30 2025.08.27

GENERAL

ITEM	ACTION	DATE
CLIMATE CHANGE ADDITION TO VISION DOCUMENT - focus on Alien Vegetation	Mark Botha will meet with Dee and Brenda in September to progress the next Info Bulletin. NK will set up meeting with Mark and Bas in early Oct.	September 2025
WARD 69	No meeting during the last period	September 2025
SPORTSFIELDS	In discussion with FMC Chair have decided on: 1) Meeting with Mayco member responsible for Sports Clubs to discuss the possibilities for the Club going forward, particularly around potential constraints to development - still waiting for Peter Snowball to finalize letter to Mayco. 2) Possibly meet with officials in planning to get full details of the possibilities and constraints. 3) Convene meeting of all interested parties in terms of development to develop a co-ordinated approach - assuming the constraints are not	Ongoing

	such that nothing much can be done.	
NOORDHOEK TOURISM	A 5th person has joined the working group. Meeting held with Cape Town Chamber of Commerce and CoCT Economic Development Department to understand what they might offer and to avoid re-inventing the wheel. A first draft of a financial model and a Prospectus have been developed - work in progress to refine these to point where engagement with businesses in Noordhoek can begin - hopefully in Oct. Will still meet with the ex Chair of the Simonstown Forum - who now lives in Noordhoek. CoCT to provide contact details for Gordon's Bay equivalent - will see what can be learned from them as well.	Ongoing
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	
Community Market	Still debating shape, form and date for a market.	

PLANNING (updated 30/07/2025)

General planning items

ITEM	ACTION	STATUS
GENERATIONS SCHOOL	- No update.	
CHAPMAN's PEAK ESTATE (AMDEC)	- No updates	
CARAVAN PARK	- No updates	

LAKE MICHELLE PHASE 8 (EVERGREEN)	- Evergreen has agreed to use budget from the headwall along Main Road to create a 140m headwall on the inside of the fence as well - to guide toads back to the tunnels after mating	
NOORDHOEK GARDEN EMPORIUM	- No update	
MUNICIPAL PLANNING BY-LAW	- Promulgated, will become active on September 1st 2025	

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

- **CALL FOR** NOMINATIONS FOR REPRESENTATIVES TO JOIN SPATIAL PLANNING COLLECTIVES AT SUBCOUNCILS IN CAPE TOWN.

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
Erf 15 - CP - 16 Beach Rd.	1. Deletion of restrictive title deed conditions relating to "no subdivision", "one dwelling", 50% built upon area and the street, rear and lateral boundary building lines. 2. Deletion of conditions of an existing approval imposed in terms of the Townships Ordinance No 33 of 1934 relating to "no subdivision", "one dwelling", 50% built upon area and the street, rear and lateral boundary building lines. 3. To subdivide the property into 5 portions (Portion 1: $\pm 2160\text{m}^2$, Portion 2: $\pm 1989\text{m}^2$, Portion 3: $\pm 1997\text{m}^2$, Portion 4: $\pm 1422\text{m}^2$ & Portion 5: $\pm 1345\text{m}^2$).	1. Comment pending		8/23/2025
Erf 4796 - NH - 1 Dassenheuwel Lane	Item 114(b): To permit Portions 1 and 2 to measure $\pm 4000\text{m}^2$ and $\pm 4589\text{m}^2$ respectively, in lieu of 2	4. Closed	No objection	8/18/2025

	ha.			
Erf 3775 - NH - 12 HIGH RIDING CLOSE	1. Item 22(d): To permit the building to be setback 2.258m in lieu of 3m from the south common boundary.	4. Closed	No objection	8/5/2025
Erf 683 - CP - 6 Avondrust Lane	1. Amendment of conditions 4.1.3, 4.1.4, 4.2.2 and 4.3.1 of the previous consent use approval relating to "no conference and functions", noise management, parking and the development charge. 2. Council's approval in terms of Item 14 of the Development Management Scheme to permit an occasional use of the property for temporary events (ie functions). 3. The following departure from the Development Management Scheme: (i) Item 137: To permit 0 on-site parking bays in lieu of 10 in relation to functions.	2. MPT pending	Objected	6/27/2025
Erf 647 - CP - 10 Hoek Street	1. Item 22 (d): To permit the conservatory to be setback 0.280m in lieu of 3m from the east common boundary. 2. Item 22 (d): To permit the domestic staff quarters to be setback 0.250m in lieu of 3m from south common boundary. 3. Item 22 (d): To permit the domestic staff quarters to be setback 2m in lieu of 3m from the east common boundary 4. Item 22(d): To permit the retaining wall to be setback 0.440m in lieu of 3m from the west common boundary. 5. Item 22 (e)(i)): To permit the windows of the entertainment area to be setback 1.127m in lieu of 1.5m from the west common boundary, 6.	4. Closed	No objection	6/27/2025

	Item 22 (f)(i)(aa): To permit the conservatory to be 3.590m high in lieu of 3.5m on the east common boundary. 7. Item 22 (f)(i)(aa): To permit the domestic staff quarters to be 7.090m high in lieu of 3.5m on the south and east common boundaries respectively. 8. Item 126(b): To permit the retaining wall to be 2.750m high in lieu of 2m from the west common boundary.			
Erf 4306 - NH - 110 EMERALD DRIVE	Item 22(d): To permit stairs and a terrace to be 0m in lieu of 3m from the North East common boundary. Item 22(d): To permit the first storey balcony to be 1.695m in lieu of 3m from the South West common boundary. Item 136B(g)(bb): To permit the street facing boundary wall to be 0% visually permeable in lieu of 25%.	4. Closed	No objection	6/25/2025
Erf 4301 - NH - 103 Emerald Drive	a. Item 22(d): to permit a second dwelling unit to be sited 2,600m from the street boundary (Emerald Drive) in lieu of 4,5m. b. Item 22(d): to permit a staircase to the first floor of the second dwelling unit to be sited 1,844m from the street boundary (Emerald Drive) in lieu of 3,5m. c. Item 22(f)(i)(aa): to permit a garage with a height of 3,665m above existing ground level in lieu of 3,5m sited 1,081m from the North common boundary in lieu of 3m.	2. MPT pending	Objected	8/14/2025

	d. Item 22(f)(i)(cc): to permit a garage with a width of 11,730m in lieu of 6,5m sited 1,081m from the North common boundary in lieu of 3m. e. Item 22(f)(iii): to permit a garage to be sited 0,069m from the street boundary (Emerald Drive) in lieu of 5m. 2. Approval of Council is required in terms of item 89(c) of the Development Management Scheme to permit a driveway within the road reserve.			
Erf 3357 - NH - 36 Sapphire Way	Regulation Departures: 1. Retaining walls 1,2m above EGL sited 0m from the SOUTH common boundary ILO 6m 2. Retaining walls 1,6m above EGL sited 4,2m from the NORTH common boundary ILO 6m	1. Comment pending		6/2/2025
Erf 2307 - NH - 7 Kakapo	1.Item 22(d): to permit the extension of a deck to be sited 0,378m from the North West common boundary in lieu of 3m. 2.Item 22(e)(i): to permit an open deck (with a visually permeable timber screen) sited 0,378m from the North West common boundary in lieu of 1,5m.	2. MPT pending	Conditional approval	5/23/2025
Erf 3468 - NH - 15 Tico's Way	Purpose of the application – departures for alterations and additions. Item 113(c)(i): to permit the proposed domestic quarters to be 1,54m in lieu of 10m from the street boundary (Tac's Way). (ii) Item 113(c)(ii): to permit the	2. MPT pending	Objected	4/4/2025

	proposed pool maintenance room to be 0m in lieu of 5m from the north-eastern common boundary. (iii) Item 113(c)(ii): to permit the proposed domestic quarters to be 1,836m in lieu of 5m from the north-eastern common boundary. (iv) Item 113(c)(ii): to permit the proposed dwelling house extension to be 2,902m in lieu of 5m from the north-eastern 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.	3. Appeal pending	Objected	10/11/2024
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. b) Item 137: To permit a 7 parking	2. MPT pending	Conditional approval	2/20/2023

	bays in lieu of 10 parking bays.			
--	----------------------------------	--	--	--

TREASURER

Bank balance	R653 103 @ 20 Aug 2025	includes R500k for beach toilets
Membership drive	Approximately 1,800 properties in the NRPA area, 601 on the database, active 255, complimentary 1, expired 345	I am looking for the name, address, email for deposit received on 7 Aug - reference 'Erf4461 murraybing@h'

COMMUNICATION

ITEM	UPDATE
SOCIAL MEDIA	
Page Follows	- 1 429 page follows.
Post reach	- 4.3k people reached.
Page Visits	- 547 people visited the page.
Page Views	- 25k views
New page likes	8 new page likes.
Website link clicks	- 39
Content	- 184
Interaction	
Best performing post	- Please be on the look out for toads stuck in pools etc - Drive slowly at night for the toads - NRPA Seeking a Civil Engineer
WhatsApp Group	- 565 members on the NRPA WhatsApp group (1176 members in the Community) - 19 messages sent over the month to NRPA Whatsapp group