

PORTFOLIO FEEDBACK FOR THE MEETING ON 1 October 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 Update: An email received from Shafiek Salie has made it very difficult for	ongoing 2025.01.24 2025.04.08 2025.05.07 2025.06.24 2025.07.30 2025.10.01

	this to proceed - Engineering drawings exact locations etc etc. An alternative may be beautifying existing discarded bustops from the council - I have emailed FP regarding this.	
Beach Toilets	Coastal management have ok'ed the solution provided by NES consulting. Dirk Oosthuisen. We are trying get it 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 UPDATE Plans were rejected due to not having a structural engineers approval. Beatty and Vermieren have undertaken to use their engineer to sign the drawings.	ongoing 2025.04.08 2025.05.07 2025.06.24 2025.07.30 2025.08.27 2025.10.01

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
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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
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	• 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
Woonerf chapmans Peak	NPRA meeting with COCT regarding the Woonerf concept and speed along Main Road 2025/08/12 NRPA Bas Zuidberg Patrick Wright COCT Rob Quintas - Mayoral Committee Member for Urban Mobility Shafiek Salie - Roads Infrastructure Management. Dirk du Preez - Head of Active Mobility (NMT) Dirk ? One other Summary of outcome. DdP & SS to be contact persons for NRPA Project to be split into 3 seperate applications 1. Permission to build two raised sections, one on each side of Avonrust Circle with appropriate signage. ◦ Application to include engineering drawings by Civil Engineer	2025.10.01

	◦ Cost to be covered by NRPA/Residents ◦ Will need sub-council buy in ◦ Will need public participation notices 2. Permission to drop the speed limit to 30 or 40 km/h for the whole of Chapmans Peak Estate. ◦ Erect appropriate speed limit and other speed reduction signs in Chapmans Peak Estate ◦ Cost to be covered by NRPA/Residents ◦ Will need sub-council buy in ◦ Will need public participation notices 3. Permission to install two speedback signs on Noordhoek Main Road ◦ Map showing positioning of signs ◦ Cost to be covered by NRPA/Residents ◦ Will need sub-council buy in ?? ◦ Will need public participation notices ?? Subsequently: PW has drafted letter regarding second email, created maps and layouts for other. Attempting to get civil engineer Ian Jackson from Hout Bay to assist with drawing up carriage way plans. Walked the area with Dirk du Preez from NMT.	
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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.	Oct 2025

WARD 69	Missed the last meeting due to travel.	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 such that nothing much can be done. The process above has not commenced as the FMC has not yet sent the letter to the Mayco member. Meeting with Peter Snowball on Friday 3rd Oct to follow up.	Ongoing
NOORDHOEK TOURISM	A 5th person has joined the working group. 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. Currently considering a program that will finalize all the required docs by end Nov and engagement with individual businesses to commence mid Jan. 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 621 - CP - 1 HURTER AVENUE	1. Item 22(d); to permit extensions to existing second dwelling setback 4.996m from the common boundary	1. Comment pending		9/22/2025

	in lieu of 6.00m.			
Erf 559 - NH - 5 SAPPHIRE WAY	1) To permit the third dwelling to be 0m in lieu of 4.5m from the street (Sapphire way); 2) To permit a third dwelling to be 0m in lieu 3m on the western common boundary; 3) To permit a second dwelling to be 1.46m in lieu of 3m from the western common boundary; 4) To permit the second dwelling to be 2.03m in lieu of 3m from the southern common boundary.	1. Comment pending		9/23/2025
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 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.	2. MPT pending	Objected	8/14/2025

	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. 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 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 609 - CP - 28 Mountain Road	The following departures from the Development Management Scheme have been applied for: 1. 2. Item 22(d): To permit the proposed dwelling extension (bedroom & en-suite) to be setback 0.1m in lieu of 6m from the western common boundary. Item 22(d): To permit the proposed second and third dwelling units (conversion of the existing garages and storeroom) to be setback 0.615m in lieu of 6m from the eastern common boundary.	2. MPT pending	Objected	3/25/2025
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 4894 - NH -	Purpose of the application	2. MPT	Conditional	4/17/2023

16 Noordhoek Main Road	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.	pending	approval	
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TREASURER

Bank balance	R654,443.37 @ 27 Sep 2025 There is R21,631.69 in Yoco waiting to transfer to Nedbank acc, busy storing out with Yoco.	includes R500k for beach toilets
Membership drive	Approximately 1,800 properties in the NRPA area, 601 on the database, active 261 (this will be increased once Yoco monies transferred to Nedbank), complimentary 1, expired 339	

COMMUNICATION

ITEM	UPDATE
SOCIAL MEDIA	
Page Follows	- 1 435 page follows.
Post reach	- 5.8k people reached.
Page Visits	- 506 people visited the page.
Page Views	- 29.1k views
New page likes	- 6 new page likes.
Website link clicks	- 162
Content Interaction	- 243
Best performing post	- What is happening on the corner of Hurter & Beach Road - High court feedback on rates case - Save the Date for the Annual Noordhoek Open Gardens
WhatsApp Group	- 568 members on the NRPA WhatsApp group (1176 members in the Community)

ITEM	UPDATE
	- 18 messages sent over the month to NRPA Whatsapp group