

Minutes of Meeting held on Wednesday 29 October 2025 18:00 - 19:30

ATTENDANCE

Present	Chairman Civic Panning Communication Support Treasurer General NEAG Commons Committee	Bas Zuidberg (BZ) Patrick Wright (PW) Rada Binovska (RB) Kelly Burke (KB) Andrew Bailey (AB) Nico Kruger (NK) Glenn Ashton (GA) Jenny Vogel (JV)
By Invite		
Apologies	Communications Publications Sports Field Committee Admin Support	Ingrid Altmann (IA) Stephen Cruickshank (SC) Peter Snowball (PS) Jasmin Abt (JA)

WELCOME AND INTRODUCTION DONE BY Bas Zuidberg

AGENDA DISCUSSION

1. Traffic

- Woonerf – applications have been submitted to council. NRPA Exco agreed to finance the pre-planning phase with regards to the engineer and surveyor's costs in order to complete the application.
- Council have put up 3 traffic speed feedback cameras – Silvermine Road, Main Road and Noordhoek Common)
- Evergreen's speed feedback cameras alongside Lake Michelle should be going up soon.
- The NRPA has applied to council for a yellow line to be painted along Katzenellenbogen Road opposite the Garden Emporium to stop people from parking on the pavement and making the road a hazard to pedestrians and horse riders.
- The NRPA has submitted a letter to council regarding the fatal bicycle accident on Chapmans Peak and encouraging them to take the issue seriously.
- The NRPA is working together with other civics in the Far South to motivate province to start the process regarding the expansion of Ou Kaapseweg

2. Fire

- The Cape Peninsula Fire Protection Association will be doing the fire breaks above Noordhaven in November

3. Events: The NRPA has been asked to advise on 3 event approval applications:

- Noordhoek Garden Emporium Outdoor Movie Evening – the NRPA will support so long as all event permits and regulations are in place
- The Farm Village up coming music events - the NRPA will support so long as all event permits and regulations are in place
- Cape Point Vineyards – the NRPA will support so long as all event permits and regulations are in place

4. Erf 4741

- The owners of the recently purchased Silvermine Road Plot that has been dedicated to be used as a community plot, have requested that the NRPA supports their re-zoning of the plot to public open space. The owner has also agreed to not develop the land in any way and that should they ever want to sell the land that they NRPA will have first option to buy it and keep it as a public open space for the community of Noordhoek. The Exco votes to accept the draft text for the agreement on this matter with the owner

5. Property valuations

- The first draft of the property valuations has come out. In February 2026 a letter should be sent to all residents regarding the evaluations.

6. Rates high court case

- The SAPOA high court case against the City of Cape Town (supported by Cape Town Collective Ratepayers Association of which NRPA is member) has been postponed to the 4th to the 6th of December 2025.

7. Masi LSDF

- The NRPA met with the South Peninsula Civics to discuss the Masi Local Spatial Development Framework plan and gave its input that the plan is not a good one or in

fact viable. The NRPA has offered to join a meeting with council to discuss alternative suggestions and possibilities. Noordhoek residents are concerned about an option mentioned in the LSDF which is to build low cost (so called “gap” housing) on the site between the sportsfields and Main Road. BZ will communicate with the community that this is not an option that is considered viable by any of the parties involved, disregarding what is being said in the media. NRPA will continue to closely monitor events.

Portfolio updates (additional to portfolio reports)

- **General**

- The Noordhoek Business Forum has a constitution. They are finalising compiling the list of all businesses in the Noordhoek Valley and will start engaging with these businesses in Jan 2026.
- The Noordhoek Sports Clubs – The NRPA and team have requested a meeting with the City to finalise what the city will allow and not allow to happen with the sports fields so that the team are able to put a plan together on what to do with the land.
- The City have not yet taken any action with regards to how to help co-ordinate the Masi soccer players between Noordhoek, Fish Hoek and Ocean View. It is frustrating the sportsfields management committee that CoCT does not seem interested/engaged to find a structural solution

- **Treasurer**

- The NRPA has spent R15k to date on the woonerf applications for the surveyor and engineer costs
- There is R661k in the bank account – of which R500k is from the Mayor for the beach toilets.

- **Civic**

- **Roads**

- The budget has been approved for the second half of Beach Road to be completed. There has been no indication of timing yet. The NRPA has asked council to formalise parking along beach road to assist in the current parking issues – particularly by the nature sanctuary, in front of the Red Herring, along the road to the beach.)
- Storm water run off from AMDEC is running under Chappies and blocking the drains along Beach Road and Hurter Ave.

- **Service delivery**

- Simon Liell-Cok has asked to have a monthly meeting with the NRPA to ensure everything is running smoothly with Council
- Law Enforcement have agreed to assist in relocating the vagrant that has been living in the bushes in Chapman’s Peak area.

- **Beach toilets**

- The Beach Toilet Plans have been resubmitted and are awaiting approval. Noordhoek Resident Lee Slabber has agreed to do the building at a reduced rate to accommodate the budget.

- **Woonerf**

- The NRPA has obtained the relevant quotes for signs for the woonerf proposal.

- **Planning**

- The NRPA is still awaiting answers from the Planning Tribunal on certain objections in Noordhoek
- 8 Teal Close – the house has been knocked down. The owner has a demolition permit and has put in a planning permit for a retaining wall and a swimming pool.
- 39 Haven Drive – a new application has been lodged.
- 3 Fern Road is currently in limbo.
- 1 Hurter – NRPA have no objections
- 110 Emerald Drive – NRPA have no objections
- 5 Sapphire Way – have many departures requested.
- Cape Point Vineyards – have requested to split the environmental authorisation because the property was subdivided in 2024. Also, the bottom property has submitted a new site development plan which should come available for public comment soon
- Lake Michelle – Evergreen have received approval for a change in their conditions of approval with no public participation process – this is being looked into. The two conditions under question are – (1) change in the unit building structure to stand alone units – (2) Evergreen were supposed to reach an agreement with Lake Michelle regarding water (and other) management before they were allowed to submit their planning applications. This was not done and the clause has now been taken out of the conditions. LMHOA is in discussion with Evergreen on the management agreement

- **NEAG**

- Have contacted the relevant authorities with regards to getting more trees for the common and have the list of what is allowed to be planted there. They will put in the application for trees in April 2026.
- NEAG has been negotiating with Midas in Sun Valley who will be collecting oil from the delivery motorbikes so that it is no longer left to go into the Noordhoek Wetlands. They are hoping that they will also start collecting from taxis etc
- The Shothole Borer Beetle has been found in trees at Blue Route Mall in Tokai

NEXT MEETING:

Wednesday 26 November 2025

MINUTES SUBMITTED BY

Kelly Burke

KBurke

MINUTES APPROVED BY

Bas Zuidberg (Chair)



NRPA approved

B.F. Zuidberg
