

PORTFOLIO FEEDBACK FOR THE MEETING ON 29 October 2025

NEAG: TREAD LIGHTLY REPORT

ITEM	UPDATE
NEAG	NEAG exco members assisted the NRPA with several environmental matters over this period. Illegal road down from Chappies: The matter was resolved by the NRPA and City, and NEAG will monitor rehabilitation after the road has been decommissioned. Chapmans Peak Nature Sanctuary: much maintenance was done during September in preparation for the flowering season and Open Gardens tours in October. Spraying of Roundup (glyphosate) on road verges: there is increasing public resistance to this as research is showing how harmful it is to humans and many animals. Noordhoek is one of more than 10 areas in the metropole where spraying has been discontinued. Newsletter: the NEAG newsletter was revived, and a spring edition went out in September (the first in almost two years).
PROJECT NOORDHOEKED	A lot of plastic was removed from the beach over winter, including more than 17 bags of small pieces from near the Dunes. General beach cleaning includes periodic removal of dog faeces on and around access routes. Road verges were cleaned at several times. Alien tree removal: Port Jacksons were cut out of the wetland in the middle of winter, and now clearing of rooikrans has started on the slopes below Chappies. PN and Bill Liltved spent 3 days clearing old dry wood from below Chappies – this was removed by Jenny Scagel's workers. Fund-raising: Karoline's Everesting Challenge raised R 90 000 for PN, the annual auction evening was very successful, and the potjie competition at Café Roux on Heritage Day raised further funds. Compost sales have brought useful income to PN workers. PN continues to raise awareness about plastic pollution.

ITEM	UPDATE
TOADNUTS	This year was a good season during which we were able to predict movements, and the weather was “normal”. The toads bred in August, and they were filmed by a film crew who are still recording the development of tadpoles and toadlets. As warmer weather begins, Noordhoekers are asked to have “waterholes” in their gardens: small ponds and basins on the ground, as the toadlets need access to moisture. Owners of swimming pools should put toad savers in their pools to prevent toads drowning! All that is needed is a mesh that trails in the water and is anchored onto the pool side. ToadNuts has community funding for reflective signs that are placed at the side of selected roads, warning of toads, porcupines and caracal. Please drive carefully at night!
ON THE VERGE	OTV reports a very active and successful last few months, including some of October. There was much preparation for Open Gardens (18-19 October), including work on various verges and corners in Noordhoek. The event raised almost R 80 000, and some gardens had about 600 visitors. Spring saw lots of weeding and planting, with several new beds in progress, including opposite Aegir, and in Village Lane where raised beds will help to keep cars out of the gardens. Bridle paths are being repaired, including Katzenellenbogen, where horse safety is a priority. “Noordhoek Mad Hackers” have been meeting on the first Saturday of each month and have made good inroads into the Port Jackson infestation on Dassenberg hill. Where possible saplings are removed with tree poppers, while larger trees are cut and the stumps poisoned.

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	2024.09.16 2024.11.20 2025.02.17 2025.04.08

	This has been put on the back burner by council	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 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.	ongoing 2025.01.24 2025.04.08 2025.05.07 2025.06.24 2025.07.30 2025.10.01
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	ongoing 2025.04.08 2025.05.07 2025.06.24 2025.07.30 2025.08.27 2025.10.01

	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.	
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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	ongoing 2025.04.08 2025.05.07 2025.06.24 2025.07.30
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	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. Number of houses in Lake Michelle to increase by 80 with completion of the new development ○ Separated NMT lane to protect cyclists and pedestrians from vehicles (cause of above mentioned fatalities). Main Road has a lot of NMT from Masi, as well as recreational cyclists and runners 2. Ou Kaapse Weg - OKW (2 fatalities, frequent motor vehicle accidents and cars going over the edge above Chapman's Bay Estate) ○ We would like to see an action plan based on the safety audit that was done last year ○ We are not clear on who 'owns' OKW (council or province), so who we should address maintenance requests to. Previously the ball kept being kicked around between Roads and Parks & recreation, but now we are hearing maybe we need to approach province. Clear responsibilities would save us time so that we can approach the correct officials straight away ○ Something we did not discuss this morning but is important nonetheless: OKW is increasingly constrained in capacity, with increase in traffic in the Far South. Uphill lane dualling has been on the cards for years, but this project needs to be kicked off with EIA, which has not yet been planned. The EIA should be started we believe. 3. Road surfacing ○ The following roads need to be resurfaced, but without	
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	turning Noordhoek into suburbia: ■ Beach Road (from Hurter road to the beach car park) ■ Hurter Road (at least 50 potholes every winter) ■ Sleepy Hollow Lane (more patch than road) ■ Pepper Lane (not Pepper Road, which we also have!) We believe the resurfacing could happen at relatively low cost, since the community prefers not having fancy curbs. What we need is to make sure that the water runs off to the sides properly so that puddles don't cause potholes. And this (Woonerf) I am forwarding a few emails to you following our discussions this morning. This email is about our request to install so-called Woonerven in Noordhoek. This morning I said they are regulated under the National Traffic Act, which is not correct, but the SADC Road Traffic Signs Manual mentions it, and as a result it is also part of the K53 road signage manual, which makes it effectively something that can be introduced. To my knowledge this principle has not yet been applied on public roads in Cape Town, although some of the principles have been used across the city. Examples: - Local Spatial Development Frameworks (LSDFs) and precinct plans (e.g. in Salt River or Observatory) sometimes propose shared streets. - Non-motorised transport (NMT) policies encourage street designs where pedestrians and vehicles share space. - Traffic calming and Complete Streets programs often include woonerf-like features: low speeds, no curbs, shared surface. However, these have been planning and	
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	design instruments, not formal traffic law. Our request (as you can read below) is to be allowed to apply this principle in a number of areas in Noordhoek, starting with the Chapman's Peak area. In our opinion it would not require extensive traffic calming measures, but rather the installation of 2 raised road sections (as demarcation of the woonerf) and a couple of signs. This is a typical 'innovation' that would make CoCT look great without a lot of investment. It would be a novelty on the national level even. Kind regards, Bas Zuidberg 076 1949659 (also WhatsApp) Also, New speed limit (60km/h) to be setup on NH main road between two LM entrances, two speed feedback cams to be installed. Incidents now being recorded on a spreadsheet as well as the WA group, by Carol Richmond. Also met with Waldo (now retired) he has offered to help us "under the radar". 2025.07.30 Two emails by myself and one from BZ have failed to elicit a response from Waldo. A resident Gareth Graffiths has joined the traffic group.	
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.	ongoing 2025.05.07

	• 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 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	2025.07.30 2025.08.27

	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.. ??	
Woonerf chapmans Peak	NRPA 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 ◦ 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	2025.10.01

	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 was to meet with Dee and Brenda in September to progress the next Info Bulletin. NK meeting with Brenda and DEE on the 3rd Nov to get update. NK still to set up meeting with Mark and Bas..	Oct 2025
WARD 69	Missed the last meeting due to travel.	September 2025
SPORTSFIELDS	Meeting held with FMC, Patricia and Simon after the latest security issue. Not very encouraging outcome - still no action on the sharing of facilities (more than a year late!), Have requested Simon to remind Felicity Purchase of her commitment to look for unused funds to reallocate to full fencing of the facility. This	Ongoing

	however will still have to cross the hurdle of environmental approval. NK attended meeting with CoCT Environmental officials to discuss the proposed new riding arena - very negative response from CoCT.	
NOORDHOEK TOURISM	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 - probably not going to happen in the near future.	

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)	- Changed conditions of approval - Still need to reach agreement with LMHOA on site management - Have changed SDP to build stand alone units instead of joined	
NOORDHOEK GARDEN EMPORIUM	- No update	
MUNICIPAL PLANNING BY-LAW	- No update	
CoCT Spatial Planning Platform	- Call for nominations	

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

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
Erf 4675 - NH - 58 Silvermine Road (Silvermine Retirement Village)	1)Item 113(c)(i): Departure to permit extensions to existing retirement units and outbuildings closer than 10m to Silvermine Road as follows: -Additions to residential retirement units (sunrooms, laundries or lobbies): Units: 205D, 219P, 35D, 37D, 37B, 69B, 70B, 195B, 205B (closest distance set back 6.6m in lieu of 10m from Silvermine Road). -A storage building ("wendy house") 4,7m in lieu of 10m from Silvermine Road) . -A office & garden store (conversion	1. Comment pending		23-10-2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	of existing garages) set back 9,3m in lieu of 10m from Silvermine Road. -A wood workshop (conversion of an existing store) set back 7,7m in lieu of 10m from Silvermine Road.			
Erf 4307 - NH - 108 emerald	Regulation departures from the Development Management Scheme are required to permit: a. b. Extensions [bedroom 02] sited 2,022m from the North common boundary in lieu of 3m. Extensions [external patio to living area] sited 2,522m from the North West common boundary in lieu of 3m. c. Extensions [external patio and brickwork to living room] sited 2,404m and 2,725m respectively from the North common boundary in lieu of 3m. d. e. A braai sited 0m from the West common boundary in lieu of 3m. A retaining wall which projects above existing ground level sited 0m from the North East common boundary in lieu of 3m.	1. Comment pending		28/10/2025
Erf 2321 - NH - 39 haven drive	Item 22(d): To permit external first storey (2nd dwelling) balcony to be 2.685m in lieu of 4.5m from the street boundary. Item 22(d): To permit the external stair (to the 2nd dwelling) to be 2.15m in lieu of 3m from the South East common boundary. Item 136B(c): To permit the common	1. Comment pending		28/10/2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	boundary wall to be 4.64m in lieu of 2.5m in height when measured from the lowest ground level.			
Erf 516 - CP - 3 Fern Road	Item 22(d): To permit the building (domestic staff quarters) to be setback 1.616m in lieu of 4.5m from Fern Road. 2. Item 22(d): To permit the building (domestic staff quarters) to be setback 0m in lieu of 3m from the south east common boundary. 3. Item 22(d): To permit the building (domestic staff quarters) to be 9.916m wide in lieu of 6.5m. 4. Item 22(e): To permit the window of the building (domestic staff quarters) to be setback 1.201m in lieu of 1.5m from the south east common boundary.	1. Comment pending		02/10/2025
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		23/09/2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
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	27/06/2025
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. 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.	2. MPT pending	Objected	07/08/2025

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	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		02/06/2025
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	23/05/2025
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 proposed pool maintenance room to be 0m in lieu of 5m from the	2. MPT pending	Objected	04/04/2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	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	11/10/2024
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	25/03/2025

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Erf 4675 - NH - 58 Silvermine Road (Silvermine Retirement Village)	1)Item 113(c)(i): Departure to permit extensions to existing retirement units and outbuildings closer than 10m to Silvermine Road as follows: -Additions to residential retirement units (sunrooms, laundries or lobbies): Units: 205D, 219P, 35D, 37D, 37B, 69B, 70B, 195B, 205B (closest distance set back 6.6m in lieu of 10m from Silvermine Road). -A storage building ("wendy house") 4,7m in lieu of 10m from Silvermine Road) . -A office & garden store (conversion of existing garages) set back 9,3m in lieu of 10m from Silvermine Road. -A wood workshop (conversion of an existing store) set back 7,7m in lieu of 10m from Silvermine Road.	1. Comment pending		23-10-2025

TREASURER

Bank balance	R661,389.19 @ 27 Oct 2025 Spend to date on Woonerf: Bay Consulting Engineers @ R8k, JB Land Surveyors @R7.8k = R15.8k	includes R500k for beach toilets
Membership drive	Approximately 1,800 properties in the NRPA area, 603 on the database, active 261 expired 341	

COMMUNICATION

ITEM	UPDATE
SOCIAL MEDIA	
Page Follows	- 1 455 page follows.
Post reach	- 7.6k people reached.
Page Visits	- 391 people visited the page.
Page Views	- 21k views
New page likes	- 21 new page likes.
Website link clicks	- 10
Content	- 205
Interaction	
Best performing post	- Noordhoek Beach Lagoon Reminder - Celebrate Inktober at Noordhoek Art Point - NRPA Looking for a local land surveyor
WhatsApp Group	- 583 members on the NRPA WhatsApp group (1175 members in the Community) - 12 messages sent over the month to NRPA Whatsapp group