

PORTFOLIO FEEDBACK FOR THE MEETING 10 DECEMBER 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
NSRI signs	NSRI have designed signs for Beach - 3 signs. Have been ordered and paid for ... will be on long lasting metal - delivered last week Jan. Signs at Beach Parking will	2025-12-10

	be tidied up and consolidated (CPNW and NRPA)	
Traffic issues	Woon erf applications for Chapmans Peak have been submitted. Met with Kyle Roderiques to discuss safety at Silvermine/Main Road intersection. He will check with RIM as to whether they are happy with us widening the horse path behind the barricade to accommodate pedestrians and obtaining some signage to 'funnel' pedestrians to behind the armco. New Traffic inspector has been appointed for far south. PI Gary Aldridge. Had fruitful discussion with him. He is currently looking at the noisy vehicle issue we have and is considering what they can do in terms of a 'stop and check' on Main Road Farm village has agreed to put a pole fence opposite POOH corner to prevent parking there	2025-12-10
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 2025-12-10 No update	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 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. NO Update 2025-12-10	ongoing 2025.01.24 2025.04.08 2025.05.07 2025.06.24 2025.07.30 2025.10.01
Beach Toilets	Plans have been approved. Lee Slabbert to do build. Start in new year.	2025.12.10

Beach Road extension and SW issues	This will be done in the new year. Met with Enrico Bell and discussed this project, provided him with some diagrams wrt to formalised parking and pathways to the beach. Met with Greg Faulman, Shafiek Salie, Hein, Kyle Roderiques and Enrico Bell to discuss the SW issues in Beach Road and Hurter. Explained and showed them how water is running down next to the Amdec dev, under Chappies and straight down the mountain and concrete road to Beach and Hurter, blocking and flooding drains. They have promised to address this somehow, possible by an intermediate filtering dam.	2025.12.10
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GENERAL

ITEM	ACTION	DATE
CLIMATE CHANGE ADDITION TO VISION DOCUMENT - focus on Alien Vegetation	Mark Botha met with Dee and Brenda - follow up in Jan. NK still to set up meeting with Mark and Bas..	Nov 2025
WARD 69	Attended last meeting for 2025 in November. Nothing of note other than having another discussion with Simon on the lack of concrete action around the Sports Clubs. Reminded Simon of the commitment to look for funds for fencing - no feedback since.	November 2025
SPORTSFIELDS	Still no progress on the finalization of the Management Agreement or the sharing arrangement for the fields with the Masi players. Probably the only course of action left is to escalate to the Mayor - will discuss with PS in Jan. No point in trying to do that now.	Ongoing
NOORDHOEK TOURISM	Draft documents circulated to NRPA and NT committees for comment.	Ongoing

	Will still meet with the ex Chair of the Simonstown Forum - who now lives in Noordhoek.	
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)	- Due to install 4 toad tunnels under Main Road - 2 speed feedback signs erected by CoCT at Evergreen cost - Discussion underway on slip lanes on Main Road at both entrances	
NOORDHOEK GARDEN EMPORIUM	- Issues around a market for which no permit was requested - Issues around a movie night. This was cancelled after neighbours objected	
MUNICIPAL PLANNING BY-LAW	- No update	
CoCT Spatial Planning	- Call for nominations	

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

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
Erf 516 - CP - 3 Fern Road	1. 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
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	2. MPT pending	Objected	27/06/2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	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.			
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. e. Item 22(f)(iii): to permit a garage to be sited 0,069m from the street	2. MPT pending	Objected	07/08/2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	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 north-eastern common boundary. (iii) Item 113(c)(ii): to permit the	2. MPT pending	Objected	04/04/2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	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
Address	Comment	Status	NRPA_Reaction	Date_received
Erf 516 - CP - 3 Fern Road	1. 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	1. Comment pending		02/10/2025

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	lieu of 1.5m from the south east common boundary.			
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
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

TREASURER

Bank balance	R654,750 @ 1 Dec 2025 Spend to date on Woonerf: Bay Consulting	includes R500k for beach toilets
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	Engineers @ R19.8k, JB Land Surveyors @R7.8k = R27.6k	
Membership drive	Approximately 1,800 properties in the NRPA area, 608 on the database, active 253 expired 354	

COMMUNICATION

ITEM	UPDATE
SOCIAL MEDIA	
Page Follows	- 1 484 page follows.
Post reach	- 7.6k people reached.
Page Visits	- 531 people visited the page.
Page Views	- 27.3k views
New page likes	- 11 new page likes.
Website link clicks	- 89
Content Interaction	- 227
Best performing post	- Noordhoek Beach Drowning alert and feedback - Get your SANParks Activity Permit - Feedback of Day 1 of the SAPOA court case
WhatsApp Group	- 593 members on the NRPA WhatsApp group (1175 members in the Community) - 12 messages sent over the month to NRPA Whatsapp group