

PORTFOLIO FEEDBACK FOR THE MEETING 8 April 2026

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
Traffic issues	Woonerf application pretty much dead in its tracks. Sven Ten Bokkels seems to have had some traction with Tim de Villiers in terms of a	2026-04-08

	signal at the FV pedestrian crossing. Also putting up bollards to prevent over parking on Main road.	
Beach Toilets	Expecting ground to be broken this month. BZ and PW to inspect one of Dirk Oosthuizen's sites.	2026-04-08
Beach Road extension and SW issues	New water pipes to be installed under a number of roads before resurfacing can begin. Some confusion around what is to be done around the SW issues at Hurter road. Waiting on Gregg Faul and coct design team for a proposal.	2026-04-08
Dassenheuvel Road	It will be resurfaced	2026-04-08

GENERAL

ITEM	ACTION	DATE
CLIMATE CHANGE ADDITION TO VISION DOCUMENT - focus on Alien Vegetation	NK still to set up meeting with Mark and Bas. Working on resurrecting the alien bulletin program with new volunteer member. Site Inspection with SANParks to properties above San Michel, including CPV took place on the 19th Feb. SANParks working on their site assessment report.	April 2026
WARD 69	No meeting this month	March 2026
SPORTSFIELDS	Sports Club finally have a signed management agreement with the City! Meeting held with Sports Club and Tom Ro	Ongoing

	Haven to explore the possibility of Tom Ro using some of the area between the Soccer Fields and Lake Michelle which falls under the Sports Club - FMC happy to look at this. Meeting attended with Tom Ro and City GIS team to explore use of the old city dump site. Waiting feedback from City on options for Tom Ro. Site owned by Alexander Estate may also be an option for Tom Ro.	
NOORDHOEK BUSINESS AND TOURISM FORUM	Constitution has been reviewed by lawyers. Final version of info doc should be ready by next week. Planning to start canvassing businesses from mid April. NT planning a committee meeting in next two weeks - will get any further input from this meeting but not likely to be significant. Will still meet with the ex Chair of the Simonstown Forum - who now lives in Noordhoek.	Ongoing
VISION UPDATE	On Hold	
Community Market	On Hold due to lack of capacity	

PLANNING (updated 08/04/2026)

General planning items

ITEM	ACTION	STATUS
GENERATIONS SCHOOL	- Property Sold, no information as per who is the owner;	
CHAPMAN's PEAK ESTATE (AMDEC)	- No further updates	
BRAMBELDENE DESIGN MANUAL	- Attorneys have been hired by a group of neighbours. Waiting for further updates.	

CARAVAN PARK	- No updates	
ALEXANDER ESTATE	- ONGOING legal DISPUTES between CPW and AE;	
LAKE MICHELLE PHASE 8 (EVERGREEN)	- Road Closure completed; - 2 speed feedback signs erected by CoCT at Evergreen cost - Discussion underway on slip lanes on Main Road at both entrances	
NOORDHOEK GARDEN EMPORIUM	- Site Development Plan has still not been published for public comment - Request has been sent to provide noise exemption and support the idea of weekly markets. After consulting with the nieghbours request has been denied.	
Noordhoek Art Point	- Attempts are made to establish the approval status of the plans, no response received from Coct to date.	
MUNICIPAL PLANNING BY-LAW	- No update	
CoCT Spatial Planning Platform	- Has started	

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

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
Erf 425 & 445 - - 10 Monkey Valley Resort, Mountain Road,	1. To subdivide Erf 445 into 2 portions (Portion 1: ±276m ² and Remainder: ±2.1983ha). 2. To consolidate Portion 1 with adjoining Erf 425. 3. To rezone the consolidated property from General Residential Subzone GR1 to Single Residential Zone 1. 4. Consent in terms of Item 21(c) of the Development Management Scheme to permit a guest house on the consolidated property which will comprise of 7 guest bedrooms. 5.	1. Comment pending	in process	2/4/0202

ITEM	ACTION	STATUS	NRPA REACTION	DATE RECEIVED
	Council's approval in terms of Item 126(a) of the Development Management Scheme: To permit the proposed deck located within the southern common boundary to be raised 2.06m above existing ground level in lieu of 1.5m. 6. The following departures from the Development Management Scheme: (i) Item 22(d): To permit the proposed deck to be setback 0m in lieu of 6m from the western common boundary. (ii) Item 22(d): To permit the proposed guest house to be setback 4.22m in lieu of 6m from the western common boundary. (iii) Item 22(d): To permit the proposed deck to be setback 0.35m in lieu of 6m from the southern common boundary.			
Erf 710 - NH - 1-2 Yataghan Lane,	Item 113)(c)(i): To permit the building to be setback 6.260m from Yataghan Lane.	4. Closed	No objection	27-02-2026
Erf 4728 - NH - Willowfield Street	1. To subdivide the property into 2 portions (Portion 1: ±8 590m ² & Remainder: ±3 638m ²), including a borehole servitude. 2. The following departure from the Development Management Scheme: Item 114(b): To permit Portion 1 and the Remainder to be ±8 590m ² and ±3 638m ² respectively, in lieu of 2ha.	4. Closed	No objection	5/3/2026
Erf 44 - NH - 10 Willow Street	1. To permit portions of the building to be set back 1.8 m from the southern common boundary in lieu of the required 3 m. 2. To permit portions of a building/structure (pool) to be set back 0.4 m in lieu of the required 1 m. To permit the proposed retaining walls to be set back 0 m from the northern common boundary in lieu of the required 3m. 4. To permit portions of a building/structure to be set back 0 m from the western common boundary in lieu of the required 3 m. 5. To permit portions of the building to reach a height of 7 m in lieu of 4 m within the 3 m building line	4. Closed	No objection	20-02-2026

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	along the southern common boundary.			
Erf 4796 - NH - 1 Dassenheuvel 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 ha.	do not show	No objection	8/18/2025
Erf 4301 - NH - 103 Emerald Drive	(1) covered entrance (1 storey) to be sited 2.762m from the str boundary (Emerald Drive) in lieu of 4.5m.;(2) staircase to the proposed covered entrance to be sited 1.986m from the str boundary in lieu of 4,5m.(3) main dwelling and front extension to the altered 2nd dwelling (on the ground storey) inc. the covered entrance to the guest house (on the 1st storey), a SE common boundary building line departure for 2,5m in lieu of 3m (4) garage within the N common boundary building line (1.273m in lieu of 3m), inc a width of 11.95m in lieu of 6,5m. (5) a garage to be sited 0.192m from the str boundary in lieu of 5m. (6) 2nd dwelling and other proposed additions/alterations, to be sited 2.762m and up to 2.627m, from the str. in lieu of 4,5m.	4. Closed	No objection	12/12/2025
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 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	2. MPT pending	Conditional approval	5/23/2025

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	(with a visually permeable timber screen) sited 0,378m from the North West common boundary in lieu of 1,5m.			
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 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.	2. MPT pending	Objected	4/4/2025
Erf 4894 - NH - 16 Noordhoek Main Road	Purpose of the application 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.	2. MPT pending	Conditional approval	4/17/2023
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 bays in	2. MPT pending	Conditional approval	2/20/2023

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	lieu of 10 parking bays.			
Erf 934 - NH - 9 Silvermine Road (Cape Point Vineyards)	Purpose of the application To cadastrally separate a southern part of the farm from the balance of the farm (which includes the existing internal access road linking with Silvermine Road and Portion 67). Portion 1 will be able to utilize this internal access road for services and a right of way via registration of a servitude over this part of the Remainder. Consolidation Consolidation of Portion 67 of Cape Farm 934 and Remainder Portion 1 of Cape Farm 934. Subdivision Subdivision of the consolidated property (unregistered Erf 5134, Noordhoek) into 2 portions: Portion 1 (±9,35ha) and a Remainder (±41,39ha).	2. MPT pending	Conditional approval	4/8/2022
Erf 4788 - NH - 2 Kenali Close	It is proposed to subdivide the property to permit a veterinary practice to operate from a property on its own. Additionally the veterinary practice will be regularised. The following applications are submitted to accommodate the proposal: 1. Section 42(d) in terms of the MPBL to permit the subdivision of the property into 2 portions (remainder portion = ± 13927m² in extent and portion 1 = ±610m² in extent). 2. Section 42(i) in terms of the MPBL for o Council's consent as required in terms of Item112 of the Development Management Scheme for the conduct of a veterinary practice from portion 1 of the abovementioned of the subdivision, mentioned above. o A building on portion 1 of the abovementioned subdivision to be setback 1.19m in lieu of 5m from a metropolitan road of significance (being Noordhoek Main Road) as required in terms of Item 121(2) of	2. MPT pending	Conditional approval	10/27/2021

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	the Development Management Scheme. 3. Section 42(b) of the MPBL for departures in terms of the Development Management Scheme from: - o Item 113 of the Development Management Scheme to permit a coverage of 41.83% in lieu of 40% on portion 1 of the subdivision mentioned above; - a setback of 1.19m in lieu of 10m along the Noordhoek Main Road street boundary; - a setback of 2.78m in lieu of 10m along the Kenali Close street boundary; - a setback of 0.22m in lieu of 5m from the east common boundary; - a setback of 0.28m in lieu of 5m from the southern common boundary with the remainder portion i.e. internal to the subdivision mentioned above; - o Item 114 of the Development Management Scheme for both the remainder portion and portion 1 of the abovementioned subdivision to be less than 2ha in extent. - o Item 136B of the Development Management Scheme to permit the street boundary wall along Kenali Close to be visually impermeable in lieu of 25% thereof being visually permeable. - o Item 137 of the Development Management Scheme to permit 2 parking bays in lieu of 5. - o Item 141 of the Development Management Scheme to permit vehicles to reverse across the sidewalk/footway.			

TREASURER

MEMBERSHIP PAYMENTS - UNABLE TO ALLOCATE

1) VISSER 12 RUBY (san michelle)

**2) ABSA BANK NRPA annual
membersh ??**

		% of total memb	movement from last mth	
All members	668		4%	up
active	340	50.9%	8%	up
expired	327	49.0%	-0.3%	down
members paid since last meeting	53			
bank balance 4 Apr 2026	685,207			

COMMUNICATION

ITEM	UPDATE
SOCIAL MEDIA	
Page Follows	- 1 587 page follows.
Post reach	- 15.7k people reached.
Page Visits	- 1.3k people visited the page.
Page Views	- 56.9k views
New page likes	- 41 new page likes.
Website link clicks	- 59
Content Interaction	- 621
Best performing post	- Noordhoek Main Road Toad Tunnel Update - Get to know your NRPA Exco Team - Meet Jenny Vogel - NRPA Rates Objection Guide
WhatsApp Group	- 624 members on the NRPA WhatsApp group (1220 members in the Community) - 16 messages sent over the month to NRPA Whatsapp group