

UPDATE ON LARGE LAND USE IN NOORDHOEK

In response to a recent Facebook thread and subsequent conversations, which highlighted some confusion over what is and is not happening on various large properties in Noordhoek, we have put together this communication.

These facts are, as we currently understand them. We have communicated various forms of this information, at different times, but it is clear that a consolidated communication is necessary.

Please note that you can go to [this link \(click here\)](#) to specifically search for these erf numbers so that you can place them and see their current zoning. Remember that each type of zone has specifications of what is allowed to be built and/or for what that land is allowed to be used.

CHAPMANS BAY ESTATE

Situated	East of Ou Kaapse Weg
Responsible Ratepayers	Fish Hoek Residents and Ratepayers Contact Allen Rose-Innes aroseinn@mweb.co.za
Current Status	Building in progress

CHAPMANS PEAK ESTATE

Situated	Chapmans Peak Drive Old Serina Kaolin Mine
Responsible Ratepayers	NRPA
Re-zoned	2014 (process started 2012) Agricultural & Mixed use
Sold to AMDEC	2015 Excluding portion housing old wine tasting building
Current Status	No confirmation of any plans to build or apply for a rezoning at present.

SILVERMINE
Situated

Silvermine (opposite CPV) & NH Main Road
(opposite the Caravan Park)

Portion 933-20

Small corner portion (adjacent to the Taxi
Stop)

**This is NOT part of the land bought at
Auction in April 2016**

Portions 933-1 & 933-18

Approx 2.5 hectares

The portion between the corner property
933-20 (see above) and the much larger
property behind. Is demarcated with white
tape. Note this is NOT the larger portion -
erf 934

Bought on Auction

April 2016, after a community effort to raise
money to buy this land

New Owner

Generation
Schools (www.generationschools.co.za)

Current Zoning

Rural with rights to divide into 6 x 4000
square metre plots with one house and
outbuildings on each
BUT this property is also specifically
mentioned in the Spatial Development Plan,
which would probably allow for more than 6
units with a common green space

Potential Future Plans

Research currently being conducted into the
viability of a private school. If positive then
an application will be made for re-zoning to
Community Zone 1 (Place of Instruction &
Open Space)

**We have been assured that a full public
participation process, as required by
planning and environmental law, will be
followed. This includes looking at traffic,
wetlands, heritage, architecture and the
toads.**

**The NRPA is registered as an interested
and affected party and will ensure that
the Noordhoek Community is consulted
when the time comes.**

Portions 934

The (very large) remainder of this Silvermine/NH Main Road Property

Owner

Remains the same – registered in a Trust.

Zoning

Rural

ERF 930-3

Situated

Between The Dunes and The Docke's Farm

Zoning

Currently zoned Limited Use

Owner

Has not submitted any re-zoning application that we are aware of.
The land has been fenced for security reasons

Future Plans

Investigation, via a representative of the owner, indicates that the owner has no immediate plans.
More than building his own home and outbuildings, this land would have to be rezoned which then sets a process in motion, including public participation.
Again, the NRPA would facilitate a community process.

MUNICIPAL LAND AT THE NOORDHOEK SPORTS FIELDS (erf 933-0)

Currently being used by

The Noordhoek Sports Club (various sporting codes under the banner of the Department of Sports and Recreation) and managed by a committee.

Other portions being used by the Noordhoek Riding Club/Association

AND large portions not in use. (Note it is important to distinguish what is SAN Parks and what is Municipal land)

Potential Future

Note that this is municipal land and could be under pressure in the future. Hence our interest in getting involved.

As a result of outcomes from Noordhoek 2030 and numerous current applications to lease portions of this erf, the NRPA has been engaging with the City of Cape Town and Herds for Healing Hearts, SARDA, the Noordhoek Sports Club Committee, the NRA, an existing primary school and a team working on a solar/high school project to see if we can find synergies. **We are not even sure if this joint project is going to be entertained by the CoCT. We have been asked to submit a joint map as a starting point. Once we have more we will engage and communicate.**
