

VAN RIEBEECKSHOF VALLEY NPC

CHAIRPERSON'S REPORT TO THE ANNUAL GENERAL MEETING

23 September 2026

Dear Members

It is my pleasure, on behalf of the Board of Directors, to present the Chairperson's Report of the Van Riebeeckshof Valley NPC (the NPC) for the year under review.

The past year has been one of continued commitment to maintaining and improving the Van Riebeeckshof Valley and surrounding areas. The NPC remains focused on its core objectives of promoting a safe, clean, attractive and environmentally sustainable environment for the benefit of residents and the broader community.

I would like to thank the directors, managing agents, contractors, participating homeowners' associations, Ward Councillor Ronel Viljoen, community representatives and residents who have contributed to the work of the NPC during the year.

1. GOVERNANCE AND BOARD ACTIVITIES

The Board continued to meet regularly during the year to oversee the affairs of the NPC, monitor projects, consider financial matters and address issues affecting the Valley.

The Board maintained a practical and collaborative approach, with particular attention given to security, environmental management, community partnerships, financial sustainability and communication with residents.

In terms of the NPC's Memorandum of Incorporation Board members are required to rotate on a 3-yearly basis. Several directors have reached the maximum three-year term permitted under the MOI and will therefore retire at this AGM.

I would like to place on record my appreciation to **Emil Scheepers, Anel Botha and Thornton le Roux** for their contribution to the Board. As I have also served on the NPC Board for three years, I shall also be resigning at this AGM. Although certain directors will retire from the Board, they have indicated their willingness to remain available to assist the NPC where required.

The Board has also considered the importance of ensuring appropriate representation from the various residential areas within the Valley. **Nicolene van Niekerk** representing Van Riebeeckshof Master HOA has indicated her availability for appointment as a director, while **Leon Badenhorst and Rozaline Koble**, representing Oude Westhof Master HOA, have also agreed to make themselves available for appointment. The Estate Manager of Kanonberg, Flipsje Grobbelaar, also made herself available to assist the VRHV-NPC in their activities.

The continued involvement of representatives from the different areas will be important in ensuring that the NPC remains representative of the wider Valley.

2. SECURITY

Security remains one of the most important priorities for residents and the NPC.

The NPC continued to fund the monitoring of its security cameras through Welgemoed CID and Fidelity ADT. During the previous year, discussions were held with Noble Properties regarding the possibility of Noble Properties assuming the monitoring costs of the NPC cameras. Despite several follow-ups, this arrangement was unfortunately not implemented, and the NPC continued to carry the cost.

During the year, the Board also considered options for strengthening security through additional patrol capacity and the possible installation of additional cameras.

A particular development is the offer by the **Oude Westhof Master HOA to donate seven replaced security cameras** to the NPC following an upgrade of its own camera system. This provides an opportunity to strengthen the NPC's security infrastructure while limiting the NPC's expenditure primarily to installation costs.

The Board has also identified approximately **R30,000 in the 2027 budget for the installation of new cameras**, together with a further allocation for special projects.

The possibility of installing additional motion-detection and Licence Plate Recognition (LPR) cameras is being investigated.

The Board has also recognised the importance of coordinated security planning across the Valley. The reinstatement of a **Security Sub-Committee**, comprising security trustees from the surrounding residential areas, is therefore being pursued. Such a structure could assist in coordinating security initiatives, identifying common priorities and avoiding duplication of expenditure.

An important governance and security consideration was also raised regarding the publication of detailed camera locations. It was agreed that the aerial map showing the location of all security cameras should not form part of the publicly available Annual Performance Plan, as this information could create an unnecessary security risk.

3. ENVIRONMENTAL MANAGEMENT

The maintenance and improvement of the Valley's environment remain one of the most visible and important functions of the NPC.

The Board is pleased that the general appearance of Van Riebeeckshof Road, Riesling Park and surrounding areas has remained good, with continued maintenance and cleaning undertaken during the year.

The NPC has continued to maintain the trees planted as part of previous environmental projects. The trees are now entering their fourth year, and the Board considered whether the watering programme could be reduced. Following an assessment, it was determined that, due to below-average rainfall during the winter, the trees require continued watering for at least six months of the year.

The Board therefore made provision for this expenditure in the 2027 budget.

A significant change for the new financial year is that **Eden Garden Services will absorb the scope of work, specifically the watering of the trees, previously undertaken by Evergreen**, following the cancellation of the Evergreen contract. A new Service Level Agreement with Eden Garden Services has been concluded.

The NPC has also sought to ensure that maintenance is undertaken in a manner appropriate to the Valley's environment. Eden has proposed

enhancing traffic islands with drought-resistant plants propagated from existing plants that have successfully established in neighbouring traffic islands.

The Board would like to acknowledge Eden Garden Services for the substantial clean-up work undertaken following the recent storm, which was completed on behalf of the NPC at no additional charge.

The NPC also recognises the privately funded cleaning initiative undertaken by Salt on Saturdays, which benefits the wider Valley. The Board has therefore sought to coordinate the NPC's cleaning schedule with these efforts to ensure better coverage during the week.

4. MAJIK FOREST

The NPC has continued to support initiatives relating to the Majik Forest.

During the year, the City of Cape Town appointed a new manager for Majik Forest and continued work on the walkways. At the time of the latest Board meeting, completion of the walkways was anticipated by the end of August 2026.

The NPC has also supported the planting of additional trees. The NPC's previous donation will be used to fund the planting of trees selected from those made available by the City of Cape Town.

The Board also welcomed the installation of a new water point at the Majik Forest garden and thanked Ward Councillor Ronel Viljoen for her contribution towards this initiative.

The NPC remains committed to supporting practical environmental projects at the Majik Forest where these are consistent with the NPC's objectives and available funding.

5. TYGERBERG WETLANDS

The Tygerberg Wetlands remain an important environmental asset within the Valley.

The NPC continued to engage with stakeholders regarding the conservation and protection of the Wetlands. A request has been submitted to the City of Cape Town to consider an amendment to the conservation status of the Tygerberg Wetlands to align it more closely with that of Majik Forest.

One of the anticipated benefits of such an amendment would be improved protection and potentially upgraded fencing around the Wetlands.

The condition of the Wetlands perimeter fence remains a concern. Several sections were severely damaged by falling trees during storms. The City of Cape Town removed most of the branches obstructing the Van Riebeeckshof walkway, but the electrified fence still requires repair.

The NPC is grateful for a **R20,000 donation towards the repair costs**. Due to the widespread damage, plans are being finalised to identify the critical areas for priority attention. De Uitkijk HOA has also donated R3500 that will be used to fund the most urgent repairs.

The Board will continue to follow up with the relevant authorities and stakeholders until the outstanding fencing issues are resolved.

6. COMMUNITY PARTNERSHIPS

The NPC recognises that many of the challenges facing the Valley cannot be addressed by the NPC alone.

Cooperation with homeowners' associations, the City of Cape Town, the Ward Councillor, security structures, environmental organisations and other community stakeholders is therefore essential.

During the year, the NPC continued to engage with representatives from Oude Westhof, De Uitkijk, Van Riebeeckshof, Vallezicht and other areas regarding matters of common interest.

The Board also considered proposals relating to the possible establishment of a **Community Improvement District (CID)** for the wider area. While this process could potentially provide a longer-term model for funding and managing community services, it may take considerable time and may ultimately not be feasible.

The Board therefore resolved that the NPC should continue operating under its existing model, making use of existing contractors and undertaking special projects as funds become available.

7. COMMUNICATION WITH RESIDENTS

The Board recognises that effective communication with residents is essential to demonstrate the value of the NPC and to ensure that members understand how their contributions are being utilised.

The most recent newsletter was circulated in January 2026 and received positive feedback.

The Board has subsequently considered ways of improving communication while keeping costs under control. A Communication Strategy has been developed, with the intention of providing residents with more regular information about projects, maintenance activities, environmental initiatives and security matters.

Robyn Viljoen, a former director representing the Oude Westhof Master HOA, has offered to assist with preparing short communication items for distribution through WhatsApp.

The Board is also considering whether the NPC and Tygerberg Wetlands could consolidate their newsletters to improve efficiency and reduce costs.

8. FINANCIAL POSITION

The Board has continued to exercise careful financial management and has sought to ensure that expenditure remains aligned with the NPC's objectives and available resources.

Actual income for 2025/26: R522, 054

Actual expenditure: R477, 841 of which

Administration cost: R139, 087

Safety and security: R69, 024

Cleaning and daily maintenance of the common areas: R253, 730

Sustainable environment: R10,000

Unfortunately, the planned security upgrades could not be implemented during the year. The savings achieved during the year were mainly attributable to a reduction in property management fees granted by the managing agent, resulting in lower administration costs.

The NPC's bank balances at **30 June 2026**:

- **Current Account:** R148,676.53
- **Investment Account:** R223,581.58
- **Total: R372,258.11**

The Board has maintained a prudent approach to expenditure while ensuring that essential services, including security monitoring, environmental maintenance and tree watering, continue.

For the **2026/27 financial year**, operating expenses were reviewed against actual expenditure in the previous year. An overall increase of approximately **4.5%** was provided for, with the Eden Garden Services contract increasing by approximately 7%.

The approved 2027 budget makes provision for:

- **Special Projects:** R25,000
- **Majik Forest:** R6,000
- **Tygerberg Wetlands:** R6,000
- **New security cameras:** R30,000

The Board unanimously approved the 2026/27 budget at its meeting on 28 July 2026.

The financial position of the NPC remains sound, but the Board recognises that the organisation must continue to balance the need for meaningful projects with the need to maintain adequate reserves and ensure the sustainability of the NPC.

9. MEMBERSHIP AND FUNDING

The sustainability of the NPC depends on the continued support of participating homeowners' associations and residents.

The Board has therefore continued to consider ways of expanding the NPC's membership base and identifying additional sources of funding for projects.

Discussions have been held regarding possible membership by areas that are not currently contributing to the NPC. The Board will continue to explore these opportunities.

Additional contributions and donations from businesses and community organisations can also make a meaningful difference, particularly where funds can be directed towards specific security or environmental projects.

The Board remains committed to ensuring that any additional funding received is applied transparently and directly towards projects that benefit the Valley.

10. KEY PRIORITIES FOR 2026/27

Looking ahead, the Board has identified the following priorities:

1. **Strengthening security infrastructure**, including the installation of additional cameras and consideration of LPR and motion-detection technology.
2. **Re-establishing coordinated security structures** through a Security Sub-Committee involving the security trustees of surrounding areas.
3. **Maintaining and protecting existing trees** while reviewing the watering programme as conditions permit.
4. **Improving environmental management** through sustainable and drought-resistant planting.
5. **Supporting Majik Forest and Tygerberg Wetlands** and working with the City of Cape Town and other stakeholders on outstanding matters.
6. **Addressing the damaged Tygerberg Wetlands perimeter fence.**
7. **Improving communication with residents** through more regular and coordinated communication.
8. **Expanding membership and identifying additional funding opportunities.**
9. **Maintaining sound financial management** and ensuring that special projects are undertaken only when sufficient funds are available.
10. **Ensuring good governance and continuity** through the appointment of new directors and appropriate representation of the different areas within the Valley.

11. CONCLUSION

The Van Riebeeckshof Valley NPC continues to play an important role in maintaining and improving the environment in which we live.

The work of the NPC is often most visible through practical initiatives such as cleaning, tree maintenance, environmental projects and security infrastructure. However, equally important is the coordination that takes place behind the scenes between homeowners' associations, residents, contractors, the City of Cape Town, security structures and other community stakeholders.

The Board has sought throughout the year to use the NPC's limited resources responsibly while identifying opportunities to achieve the greatest possible benefit for the Valley.

I would like to express my sincere appreciation to my fellow directors for their commitment and constructive contribution during the year. I thank **Emil Scheepers, Anel Botha, Chritine Tubbs and Thornton le Roux** for their service to the NPC and for the time and expertise they have contributed.

I also wish to thank **Anel van Wyk and the managing agents**, our contractors, **Ward Councillor Ronel Viljoen**, the various homeowners' associations, security representatives and all residents who continue to support the NPC.

Finally, I thank the members of the Van Riebeeckshof Valley community for their continued support. The success of the NPC depends on cooperation, participation and a shared commitment to protecting and improving our Valley.

I look forward to working with the incoming Board and members during the year ahead as we continue to build a safe, clean, attractive and sustainable Van Riebeeckshof Valley.

Mrs. Nelia Orlandi
Chairperson
Van Riebeeckshof Valley NPC
23 September 2026