



NOETZIE CONSERVANCY OWNERS' ASSOCIATION



Noetzie landscape, an original Lola Moultrie, 2019

In brief:

- Chairman's Chat
- Municipal news: Pezula road, refuse collection and the public lavatory
- Financial update: new public signage installed
- Conservancy matters: Why public participation is important
- Community news: Christmas at Noetzie

Chairman's Chat

Robby Robertson

We have shifted our municipal focus to more direct communication with the departmental officials responsible for issues that concern us.

Now that the 2019/20 municipal financial year has commenced, we will watch to see whether this yields some positive outcomes. Melanie Gosling (NCOA municipal portfolio) and I will again be calling on the individual officials in August to remind them of our presence and be updated on progress. Such matters as access through Pezula, safety and security (CCTV application), the removal and recycling of refuse, public toilet cleansing & upgrading, etc.

We were recently approached by Pezula Private Estate regarding concerns relating to the supply of electricity and water to certain Noetzie properties. The developer, who owned the properties, irregularly provided these. We have since had two meetings with the PPEHOA chairman & manager, and their consultants, and will need to bring this matter to the NCOA membership once there is clarity on the implications this may have for Noetzie property owners.

Some years ago the issue of electricity supply had been considered, and at that time dismissed by the residents. Times are changing, and now some six of the 11/12 developed beachfront houses draw or wish to draw electricity from Pezula.

It is also true that there is interest in being connected from some top headland plots and from one of the river homeowners. Also bear in mind that the development of the 'infill' area, which is to be separated from the PPE, will undoubtedly want mains supply (water & electricity). Once we have a clearer understanding of what this entails, we will bring these matters for your consideration.

Having had the PPEHOA approach us for assistance has opened a door, and invited opportunity for us to work on our

relationship with our neighbours. Currently, we probably need them more than they need us. But I am also of the view that it is in both our longer-term interests to nurture

and develop closer working arrangements, and will again be meeting with the PPEHOA Chairman in August.

By the same token I believe it necessary that we develop a closer relationship with Buccara (who own both the Noetzie & Lindsay castles and who are automatically NCOA members), and with the new owner /developer of the infill (once subdivided from Pezula, and due to their geographic location within Noetzie, they will also be NCOA members).

In closing, there is still much to be done, but I get a sense we are moving in the right direction, and trust that you will continue to support what your Committee is doing.

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Municipal News

by Melanie Gosling



The wheels of government turn slowly, as seen by the proposed legal action concerning public access on the road through Pezula Private Estate that continues to drag on.

Knysna Municipality head of legal services Melony Paulsen's update on the issue in the first week of August was that there has been no council resolution on the matter yet.

Her legal department had prepared the documentation to serve to the council's Section 80 committee meeting on June 6, but the meeting did not take place. This committee decides whether to proceed with legal action, and makes a recommendation to council. The documents were also to be served at the Mayoral Committee, but unfortunately mayor Mark Willemse took ill.

Melony Paulsen said the road issue would be "part of a number of items referred from the Section 80 Committee to the Mayoral Committee scheduled to take place on 13th August."

"Should the Mayoral Committee resolve to proceed to obtain the declaratory order, we will instruct one of our panel attorneys to proceed accordingly," she said.

We can but hold thumbs. As you may recall the matter was to come before the Section 80 Committee in February, but did not due to an acting municipal manager who didn't feel confident in signing it off. Then the new municipal manager had apparently not had time to get to grips with the matter for the April meeting. And finally the June meeting failed to take place.

NCOA chair Robby Robertson has been very involved in several municipal matters,

and travelled to Knysna to hold meetings, which he has written about in his Chairman's Chat.

Two issues Robby and I took up with the head of solid waste Randal Bouwer some weeks ago were the rubbish management, baboon-proof bins and the state of the public lavatories. The bins are apparently on the agenda – not only for Noetzie but also for other areas that require them.

Randal has his work cut out for him: while we were in his office he picked up off the floor some of the new equipment that had been ripped off the walls of the Noetzie lavatories that week. He and Robby discussed putting in metal fittings that have been put in at the taxi rank in George, that Robby said appeared to be working well. Randal said they were being investigated.

As I write this we are waiting to hear if we have secured a meeting with new municipal manager, Dr. Sitembele Vatala, both to introduce the NCOA and to put on the table various issues that concern Noetzie.

Mayor Mark Willemse suffered a heart attack while running in June. He was fitted with a stent and said this week that he was "three-quarters back at office".

"Doctors have told me to avoid stress, but it is not easy to do that in politics," Mark said.

He will be back in the saddle full time on August 15.



The Friendly Turaco by
Everett Hsu.

Update from the Treasurer

By Sandi Braun

The good news is that the NCOA has a healthy bank balance. Aside from nominal maintenance items, we've committed spend to date this year for the following:

1. replacing the faded signage in the car parking area and at the bottom of Wagon Road
2. purchasing DIY E-Coli test kits that Wendy sourced, allowing her to get results independently of unreliable lab tests
3. making a donation to the Southern Cape Fire Protection Association (SCFPA) of 2000 ZAR above our annual membership fee of 500 ZAR in appreciation of the support

The bad news is that the NCOA has a healthy bank balance but determining how and where best to apply those funds is not yet clear.

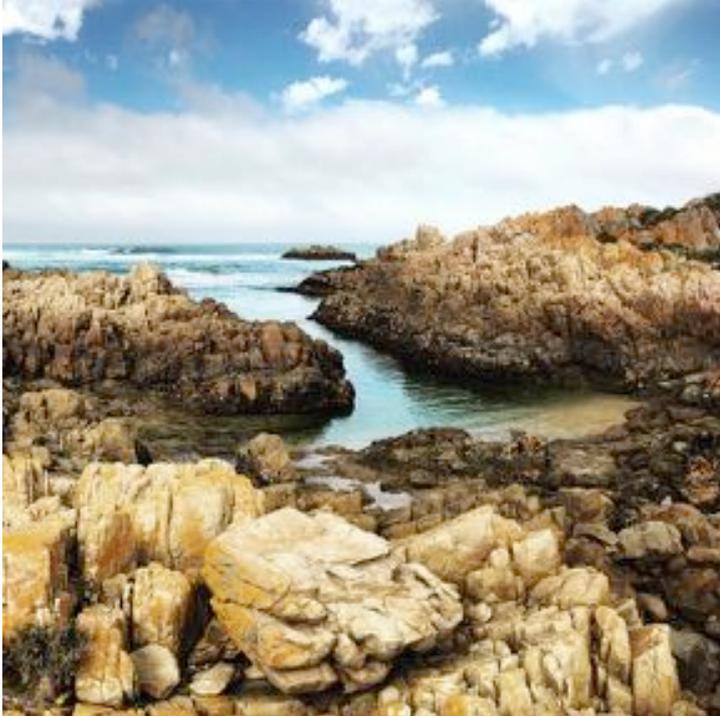
As many know, we are not short of opportunities to improve safety and infrastructure. But there are hopeful signs the Municipality may be of assistance. For example, we've applied for a Municipal grant to fund security cameras. If successful, this would alleviate the need for Noetzie to purchase or rent, while we would be responsible for ongoing maintenance and any associated monitoring costs. And with the Municipality's new budget year starting in July, might we even see the promised improvements in waste collection?

I look forward to some healthy and constructive discussion at the AGM to assess our spending priorities for 2020. Which reminds me, about 63% of members are paid up (thank you) - not too late to make sure you'll have a voice.



New signs were installed at the top of the hill in the Noetzie public parking on 31 July

On public participation: a guide for young (and not so young) readers



If one is a custodian of an area like we are for Noetzie, then it is quite important to understand the processes, boundaries and laws governing development and the role of public participation.

The Public Participation Process (PPP) has become a legal necessity for developers to engage in at various stages of a development and this is supposed to benefit all role players. A project usually follows a process that begins with screening the viability of the development concept, then scoping the aspects of the development and what it will entail perhaps regarding geography, topography, environmental limits, social impact issues, baseline study and an Impact Assessment. These are all very expensive to undertake and so public

participation early on can be a valuable tool for developers to assess the viability of a project.

In order to be included in the comment process, usually one registers formally as an interested and affected party, known by the acronym "I&AP".

Public participation can be, but should not be, just a matter of saying what you don't mind or what you don't want. These responses can be referred to as NIMBY (Not In My Back Yard) – responses to development proposals that do not necessarily benefit the greater good or broader development "best-practice" options for an area, but can merely be an opposing personal interest. Responses such as these rarely attend to the value or necessity of public participation. Public participation is a tool that is supposed to allow people to alert potential developers to social, environmental or economic impacts that could endanger the development of an area which are perhaps overlooked at the development stage. This can include the fact that the person making the comment (the I&AP) has intimate knowledge of the area to be developed with regard to ecological or social sensitivity, rights of the area that are not documented, such as historic land claim rights, or offer a better thinking around the way the development can potentially take place.

Most often, good public participation includes making the developer aware of legal restrictions or mitigations required which exist to protect rights. These rights can be people's rights, environmental rights or the economic value that the area

affords the greater society on its own without formal development. These rights exist as law and are tiered in their scope. . The highest law of the land applicable to all is our Constitution <https://www.gov.za/documents/constitution-republic-south-africa-1996>. Our Constitution includes a broad Bill of Rights, which protect people on an individual level. This is very powerful legislation and is far reaching. According to the Bill of Rights, Acts specific to aspects of concern exist, such as Environmental issues which exists as our National Environmental Management Act - NEMA. Coastal Management issues are addressed by the Coastal Management Act (ICMA), Spatial Development Issues are addressed by the Spatial Planning and Land Use Management Act SPLUMA, and so on. Local Laws which fall beneath the National Acts, and supposed not to conflict with them, are locally applicable, like our OSCAR Outeniqua-Sensitive-Coastal-Area Regulations <https://www.nvra.co.za/assets/PDF/Outeniqua-Sensitive-Coastal-Area.pdf>, or perhaps a locally applicable municipal application of SPLUMA.

The person conducting the public participation process must consider all comments and place them responsibly. Those who appeal to the law will have to be considered legally, unless a departure is sought by the applicant, which may mean another public participation.

One can understand then that the role of a public participator is very necessary to ensure that development takes place legally and considers all the small and important social, ecological and economic peculiarities of the area to be developed. Some practitioners will agree that sometimes developers find themselves in a system which encourages them to



It therefore rests upon our shoulders as custodians, to take care and be alert with development proposals and make sure that development happens in a legal and socially, ecologically and economically responsible manner.

“push their luck” with boundaries and hope that no one will notice, or pipe up, since once a process is approved, it goes ahead.

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Nature treasure hunt

Here are ten creatures, big and little, that you can spot while you're on Noetzie beach.



BLACK OYSTER CATCHER (*haemotopus moquini*)

These dramatic looking birds live only on the coasts of Southern Africa and while they don't eat oysters they do like mussels and limpets. They mate for life and at the beginning of summer the female lays just two eggs.



SEA ANEMONE (*Bunodactis reynaudi*)

There are more than 1000 species of sea anemone. Although they come in all shapes, colours and sizes they all like to eat little fish and shrimp by stinging them with their tentacles.



LONG-BEAKED COMMON DOLPHIN (*Delphinus capensis*)

You can spot these dolphins surfing the waves off Noetzie beach. They live in family groups, called pods, which can sometimes include hundreds of dolphins.



PLOUGH SNAIL (*Bullia digitalis*)

You'll see these snails in the sand close to the waterline. They use their "foot" to burrow into the wet sand and their tube-like proboscis to eat things like jellyfish.



CAPE CLAWLESS OTTER (*Aonyx capensis*)

These beautiful, shy animals can sometimes be seen in the early mornings or evenings, making their way to the beach to go fishing in the sea. You can also spot their five-toed tracks in the beach sand.



BLUE BOTTLE (*Physalia physalis*)

These are also sometimes called Portuguese Man O' War. Their "sails" help them to move along the surface of the ocean. They are carnivores that reel in their prey using their tentacles.



PIPEFISH (*Sygnathus acus*)

These long, thin fish are related to seahorses. They live in the Knysna lagoon but sometimes they get washed up on Noetzie beach.



WHITE-FRONTED SAND PLOVER (*Charadrius marginatus*)

These little birds lay their speckled eggs on the beach sand. Only one in ten eggs hatches successfully, mostly because people disturb the eggs before they've hatched.



SOUTHERN RIGHT WHALE (*Eubalaena australis*)

You can spot these whales around Noetzie from June to December. The baby whales, or calves, drink 2000-litres of milk every day so that they can get big enough to make the journey to Antarctica.



BARREL JELLYFISH (*Rhizostoma pulmo*)

These harmless blue-purple jellies are often washed up on the beach where the plough snails make a meal of them. They don't have tentacles but rather eight short legs. Sometimes they're also called Dustbin-lid jellies.

Community News

A YOUNG READER'S REFLECTIONS ON NOETZIE

The place is indescribable, so I won't try to describe it. I won't write about it. What I will write about is something I find deeply linked with the house by the sea, Christmas.

"...There is a peace pervading the house that is special to Christmas Time. Supper is almost ready and the rich smell of baking brownies wafts toward us, our mothers sitting and laughing happily while nursing cups of tea in the kitchen, within sight of where my cousins and I sit. We are writing letters to Father Christmas (a tradition that won't die anytime soon) as Chitty Chitty Bang Bang plays from the projector at low volume... louder than the movie, but still a mellow kind of soft, we can hear the sound of Christmas Carols playing and our fathers laughing outside on the patio, the merriment filtering in through the doorway. We are warm and happy, content to watch the candles burn low and the credits roll as Christmas Eve draws to a close and Christmas Morning creeps leisurely over the horizon..." ~February 2019, Lola Moultrie

The place is indescribable and has evaded capture from the net of creative minds for decades, that's what makes it beautiful. I will not describe it for I am not the Lorax and I can't speak for the trees, but if you listen to the wind, sea and canopy on a quiet night after the candles have been blown out and the laughter is just an echo in the valley of thought, they'll tell their story, so why should I try to describe something that describes itself?

"Home is where the sand between one's toes is permanent" ~anonymous



A Christmas past at Noetzie.

Recent rainfall at Noetzie

