

Chairperson's Report

Reflecting on our shared year as a community

Together with the Audited Annual Financial Report for the period 1 March 2025 to 28 February 2026

Office Bearers

CHAIRPERSON:

Nicolene van Niekerk

TRUSTEES:

Erina Veldsman – Communication

Johan Bester – Security

Jacques Collins – Security

Anzel Pienaar – Environment

Marléne Janse van Vuren – Environment

Thelouise van der Merwe – Architecture

Emil Scheepers – Legal

MANAGING AGENT:

Jeremy Petersen (Nolands)

ARCHITECTURAL CONSULTANT:

Danie de Wet

INTRODUCTION

In this report, I share an overview of the progress made by the Trustee-team during the year under review. The work of the Van Riebeeckshof Master Homeowners' Association (MHOA) remains centered on three important priorities that matter deeply to our community: safety and security, the care and enhancement of our natural environment, and the preservation of the architectural integrity and distinctive character of our neighbourhood.

REPORTS ON TRUSTEE PORTFOLIOS

Security

Suburban neighbourhoods are facing increasing pressure from crime and the presence of vagrants, as traditional security measures are often bypassed by those seeking easy targets. Van Riebeeckshof is not immune to these challenges. During 2025, the area recorded various incidents, including common theft, trespassing and housebreaking. Incidents reported in May 2026 also indicate a shift in tactics, with perpetrators gaining access to properties by scaling boundary walls in the early hours of the morning. In response, the Trustees have adopted a more technology-led approach aimed at strengthening proactive prevention and detection.

2025 projects: Securing the perimeter

The primary objective of the 2025 project was to strengthen the neighbourhood's boundaries in areas where existing controls had previously been breached.

- Thermal camera network: The Trustees oversaw the successful installation of 22 motion-triggered thermal cameras (excluding Meerenhof), completed in December 2025.
- Strategic direction: This investment in off-site monitoring technology supports a more scalable security model, without relying solely on increased manpower.
- Early success: This perimeter-focused approach contributed to a significant period of stability, with no security incidents reported between January and April 2026.

2026 planned projects: Prioritising vulnerabilities

Following the identification of new threats in May 2026, the Trustees updated the 2026 project roadmap.

Immediate priority: Greenbelt network

Following two incidents in May 2026 that highlighted a vulnerability in the greenbelt area, the Trustees have prioritised the Greenbelt Network project. This initiative aims to address the identified weakness and strengthen surveillance across this section of the suburb.

- Deploy a combination of thermal and bullet cameras to eliminate blind spots in the greenbelt area between Van Riebeeckshof and Oude Westhof.
- Reduce the ability of perpetrators to use these areas to gain undetected access to the suburb.

Secondary priority: Internal camera network (Layer 1)

Once the greenbelt has been secured, the next phase will focus on the Internal Camera Network.

This next layer is intended to provide more accurate visibility of potential threats within the suburb and to complement the patrol vehicle. The revised plan therefore focuses on essential infrastructure and camera coverage to improve operational effectiveness. Through these targeted investments, the Trustees aim to transition from a single perimeter defence model to a more comprehensive, multi-layered security network that can respond to evolving crime patterns.

The Trustees remain grateful to residents for their ongoing support, engagement and vigilance, as security is strengthened through shared awareness and community cooperation. This remains an evolving priority, and the supporting infrastructure will continue to be monitored and adapted as needs arise.

Environment

Van Riebeeckshof is an urban development comprising private erven and common property. While property owners are individually responsible for the maintenance of their own homes, the shared spaces of our neighbourhood, including the green belts, contribute significantly to the character and sense of place that residents value so highly. These common areas belong to the City of Cape Town (COCT), and their maintenance falls under the City's responsibility. Nevertheless, the Van Riebeeckshof MHOA continues to play an active role in enhancing these spaces for the benefit of all members and residents. This is made possible through a service level agreement with Eden Landscaping, which is actively managed by the MHOA, and through ongoing cooperation with the COCT, whose approval remains necessary for all developments within these common areas.

The proclamation of the Van Riebeeckshof development as a residential area took place in 1999, subject to the condition that the natural Renosterveld be incorporated into the open-space area now managed by the City Recreation and Parks Department. The VRH MHOA Trustees, together with volunteer workers, dedicate significant time to maintaining the Renosterveld and conducting regular inspections to ensure that the area remains vagrant-free and well cared for.

Boschendal Park is also home to patches of critically endangered Swartland Shale Renosterveld. More than 100 plant species have been recorded in this small remnant, including six threatened species and the rare *Serruria brownii*, a member of the Protea family. This species is currently listed as Endangered, having only recently

improved from Critically Endangered status. New species continue to be identified in this ecologically significant area each season.

The MHOA has made a special arrangement with Eden Landscaping to provide maintenance services in this critically endangered area under the guidance of Ms Marlène Janse van Vuren, Trustee for Environment, together with a knowledgeable staff member who works in the Renosterveld and surrounding areas one day per week. We also greatly value the voluntary support of members of the Wildflower Stepping Stones Project (WSSP), namely Anel Botha and André Venter, who generously share their time and expertise in support of the ongoing care and ecological conservation of the Renosterveld. Their involvement in the removal of alien vegetation also assists in the early identification of security and vagrancy-related concerns within the area.

Areas designated as “Wildflower Stepping Stones” are identified where rare or endangered flora occur and are managed as part of the broader Wildflower Stepping Stones Project in the Northern Suburbs. These areas are permanently demarcated to indicate to the COCT where grass should not be mown. The primary purpose of establishing these stepping stones is to allow endangered flora the opportunity to grow and propagate, while also supporting the pollinators associated with these species, such as butterflies and endemic bees. During the winter flowering season, mowing in selected green areas is suspended to allow a wider range of flora, including daisies, to propagate.

For 2026/27, the following focus areas have been identified and will continue to receive attention:

- The removal of alien vegetation that threatens endangered flora species.
- The design and placement of educational information boards in the green belt areas.
- The development of seep and stormwater catchment areas in the green belt, together with the reintroduction of indigenous species.
- The planting of new trees from the COCT Nursery during the current rainy season, with community support being greatly appreciated.

Architecture

Maintaining the architectural standards of Van Riebeeckshof remains an important part of preserving the upmarket character, visual appeal and long-term value of our area. From time to time, however, these standards need to be reviewed and updated to ensure that they remain practical, relevant and responsive to the needs of residents. In the most recent amendments to the Architectural Standards, provision has been made for the installation of external geysers, subject to specific conditions.

Members are reminded that all proposed structural changes and additions to their properties must be submitted to the Managing Agent of the VRH MHOA for consideration and pre-approval before any work commences. If you are planning any building work, please ensure that the relevant plans are submitted timeously. Should there be any uncertainty regarding the applicable requirements, members are encouraged to contact the Managing Agent for guidance.

Members are also encouraged to familiarize themselves with the rules applicable to the repainting of homes. The Rules of Conduct are available on our website www.vanriebeeckshof.co.za.

Communication

Effective communication remains a key priority for the Trustees, as it enables timely sharing of important information and helps strengthen engagement within our community. WhatsApp has proven to be the most effective and efficient communication platform, allowing us to reach residents quickly when it matters most.

In addition to the existing VRH Security and VRH Community WhatsApp groups, the Trustees have established the VRMHOA Broadcasting Group. This platform is used for one-way communication, ensuring that important notices, updates, and announcements can be distributed clearly, consistently, and without unnecessary discussion. This initiative further enhances our ability to keep residents informed and connected.

Finance

The 2026/27 budget is attached as an annexure. The Trustees remain committed to prudent financial management and to ensuring that the Association's resources are applied responsibly in support of the security, environmental and community priorities of Van Riebeeckshof. Every effort continues to be made to balance sound stewardship with the need to keep levies at a reasonable level while maintaining the quality and standards of our neighbourhood.

Legal

Legal remedies are regarded as a measure of last resort and are pursued only once all other reasonable avenues have been exhausted. During the year under review, the long-outstanding issue relating to the incomplete property in Uiterwyk Street was successfully resolved with the assistance of Mr Richard Dixon, a member who generously provided his services pro bono. The community remains sincerely grateful to Mr Dixon for his valuable contribution in helping to bring this matter to conclusion.

INTEGRATION INTO THE WIDER COMMUNITY

Van Riebeeckshof forms part of a broader network of homeowners' associations in the surrounding area. For this reason, the Van Riebeeckshof MHOA is represented within the Van Riebeeckshof Valley Non-Profit Company (NPC), which serves as an overarching coordinating body. This collaboration reflects the understanding that many of the matters affecting our daily lives extend beyond the boundaries of any single neighbourhood and are best addressed through partnership, shared responsibility and collective effort. The following bodies form part of the NPC:

- Van Riebeeckshof MHOA.
- Oude Westhof MHOA.
- Kanonberg HOA.
- Protea Valley RPA.
- Various smaller gated communities' homeowners' associations.
- The Tygerberg Wetlands Association.
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The primary focus areas of the VRHV-NPC are as follows:

- Clearing of litter

Due to the volume of pedestrian traffic along the full length of Van Riebeeckshof Road, littering remains particularly noticeable near the Majik Forest entrance below the shopping centre and at taxi ranks along the route. To help keep the stretch from the Jip de Jager intersection along the full length of Van Riebeeckshof Road clean and presentable, a contractor has been appointed to remove litter on a weekly basis. Managing litter left by pedestrians remains an ongoing challenge.

- Security cameras

To strengthen security in the wider area, the NPC has installed traffic monitoring cameras along Van Riebeeckshof Road. These cameras assist in identifying stolen vehicles and vehicles previously involved in criminal activity. Should such a vehicle be flagged, it can be identified and the central monitoring office at the Welgemoed CID is alerted. Fidelity-ADT is then notified to provide the necessary response.

- Beautifying the area

For several years, focus has been placed on beautifying the traffic islands along Van Riebeeckshof Road and planting indigenous trees in the area. The COCT has donated more than 100 trees, which have been planted and are maintained through regular summer watering and pruning where necessary. Recent winter storms have caused significant damage. Although the clearing of broken branches and uprooted trees falls within the City of Cape Town's responsibilities, Eden Landscaping has made a major contribution to clearing the Van Riebeeckshof Valley area. Eden Landscaping also maintains the small garden at the Van Riebeeckshof Road intersection at its own cost and continues to enhance the central traffic islands by planting water-wise species. A special word of thanks is extended to Mr. Gerrit van Schalkwyk of Eden Landscaping for this

valued contribution.

The Van Riebeeckshof MHOA pays a monthly fee to participate in the NPC. These contributions form part of the existing monthly levies collected from members and support initiatives that benefit the wider community in which we live and participate.

The Tygerberg Wetlands Association

The Tygerberg Wetlands Association manages the Tygerberg Wetlands in cooperation with the COCT. This large, enclosed area along Van Riebeeckshof Road borders several MHOAs in the area. Although it forms part of the COCT's public open space, it was neglected for many years. The wetland forms part of an aquifer system that flows from Tygerberg through the wetlands to Majik Forest and beyond. It is, however, heavily overgrown with invasive grey poplar trees. The long-term objective is to preserve this natural heritage for future generations and, over time, to replace the poplars with indigenous trees that occur naturally in the area. Recent winter storms caused significant damage to the electrified perimeter fence. Repairs are being addressed when the City of Cape Town removes the fallen poplar trees that have damaged sections of the fence.

CLOSING

The Van Riebeeckshof MHOA Trustees remain committed to:

- Protecting the capital value of the investments made by owners and seeking to maximize their return on investment.
- Ensuring sound financial management to keep levies at a reasonable level during challenging economic times.
- Improving the general appearance, safety and overall quality of the area.

A special word of thanks and appreciation is extended to the following service providers for their valued support to the MHOA and the wider Van Riebeeckshof community:

- Our Managing Agents, Ms Anel van Wyk and Mr Jeremy Petersen of Nolands.
- Fidelity-ADT, including Mr Sean Pigden and his team.
- Eden Landscaping, including Mr Gerrit van Schalkwyk and his team.
- Our Architectural Consultant, Mr Danie de Wet.

I also wish to extend my heartfelt appreciation to my fellow Trustees for their time, dedication and steadfast commitment to serving our community in the best interests of the MHOA. Their willingness to contribute their expertise, energy and care is deeply valued, and it continues to make a meaningful difference to Van Riebeeckshof. Together, through shared responsibility, mutual respect and a genuine commitment to our neighbourhood, we continue to strengthen the sense of community that makes Van Riebeeckshof such a special place to call home.

Nicolene van Niekerk
CHAIRPERSON
Date: 6 June 2026