

# LLANDUDNO NEWS



QUARTERLY NEWSLETTER OF THE LLANDUDNO  
SPECIAL RATING AREA

## WHAT WE'VE BEEN UP TO AND WHAT'S NEXT!

### **Hello from Caro Stelling - your new LSRA adminstrator**

I'm delighted to introduce myself as the newest member of the LSRA team, recently joining the team to support with administration and communication – and I'm so pleased to be here! I'm looking forward to working closely with the Board, and getting to know more of you in the months ahead.

As we move through the first quarter and into the lovely, soft light of autumn, it's a great moment to pause and take stock of everything happening in our beautiful neighbourhood. While the days may be getting cooler, there's certainly no slowing down at the LSRA!

In this edition of our community newsletter, you'll find updates on the Camera Upgrade Project, feedback from Law Enforcement on the traffic and parking support over summer, exciting progress on the new security hut, and a roundup of recent challenges like water leaks and power outages. We're also celebrating the fantastic clean-up efforts around Llandudno – from clearing and repairing walkways to tackling illegal dumping.

So take a moment for yourself, and enjoy catching up on the latest from the SRA trustees.

Warm regards, Caro

### **HERE'S WHAT YOU CAN EXPECT IN THIS EDITION:**

Chairperson's  
Welcome

Camera Upgrade  
Project

Our New Security Hut

Let's talk Environment!

Roads, Leaks & Such

A Word from Rev Mark



# CHAIRPERSON'S WELCOME

By Kiki Loubser, SRA Chairperson

As we wrap up the first quarter of the year, there's been no shortage of activity—both here in Llandudno and further afield! On the local front, we've been really encouraged by the improvements in traffic congestion, thanks to an increased presence from Law Enforcement. It's great to see that making a difference.

That said, we are keeping a close eye on the growing number of renovations and rebuilds happening in the area. While we fully support residents' rights to upgrade their homes, we're also mindful of how construction can impact neighbours. We're currently in discussions with the City to try and strike a fair balance for everyone involved.

Our involvement in the Ward 74 committee continues to be a valuable way of staying up to date with what's happening in the greater area—we'll be sure to share anything relevant as it comes up.

If you're keen to get more involved or would like to make a representation, the dates for this year's SRA board meetings are available on our website.

We're also pleased to introduce Caro Stelling, who has joined us as our new administrative assistant. Caro will be helping with everything from City correspondence to community communications. You can reach her at [admin@llandudno.org.za](mailto:admin@llandudno.org.za). Welcome, Caro!

And finally, a big thank you—as always—to our wonderful board members for the time, energy and dedication they continue to give on a volunteer basis.

## OUR FINANCES

By Ian Scott, SRA Treasurer

Our finances remain healthy due to tight budgetary control.

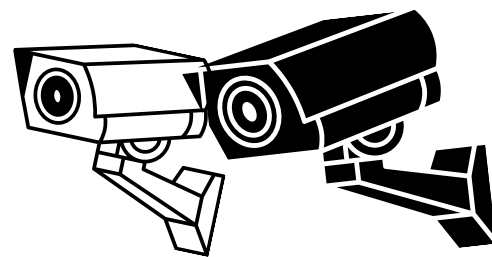
It is worth noting that the City is proposing changes to the tariff structures with effect from 1 July 2025 for both electricity, water and sewage in that there will be a shift towards fixed charges based on the municipal valuation of one's property. In order to assess the impact it would have on individual property owners, please click on this link to perform the calculation: <https://web1.capetown.gov.za/web1/rtcalc>.

Initial indications are that the increase could be as much as 25%. We urge owners to establish the impact on their property and object if need be. Please note that this will **not** impact the SRA levy.

Objections and comments to the draft budget including these proposed tariff changes must be submitted by 2 May 2025.

# SECURITY UPDATE

By Wes Corbett, SRA Director Security



Further to the report at the AGM in December of 2024, crime continues to remain low. There have been minor Law Enforcement issues, often between neighbour and children, that we encourage everyone to amicably resolve. While the LPR (License Plate Recognition) and Long-Range Thermal cameras provide some degree of protection, access via the public roads still require everyone to follow good security practices of maintaining their home alarm system linked to an armed response company.

The Camera Upgrade Project was completed under budget which we hope will give us another 5-years of reliable service. We extend a huge thanks to all of the private property owners who allowed us access for this significant installation. For most of these longer-range cameras, the views captured are not covering their own properties, but rather those of their distant neighbours so it is through a genuine sense of community that they participate.

With the left-over money from this camera upgrade project the LSRA was able participate in the WATCHCON radio system upgrade linking them more seamlessly with PPA & Omnivision. Further, through several private donations the radio system was expanded to include the Lifesavers and the School to enable them to report/be-aware-of any suspicious activity in real-time. Additional donations were received to also encourage participation by: ADT, DeepBlue, and SAPS. Anyone who wishes to join the Neighbourhood Watch and purchase their own radio; please email: [security@llandudno.org.za](mailto:security@llandudno.org.za)

Law Enforcement Officer was contracted by the LSRA to assist with traffic and parking violations in the Main Beach parking area. There was a learning curve with this new City programme, but overall it greatly improved the congestion challenges. The LSRA is trying to continue this programme, and continue to improve it by better integration with the work done by the Car Guards, PPA, and the Traffic Engineering Studies generously funded by the Sammeli family.

Many of you know WATCHCON as the call-centre to receive your complaints and/or requests for assistance (021 790 9333 or 060 345 3514 [for WhatsApp Only]).

What you may not know, is that since CCP was requested to take over the day-to-day operations of WATCHCON several years-ago, they have significantly enhanced the service provided to include real-time tactical coordination (see photo below). That is, when a chase is under-way, it is CCP that coordinates the effort that leads to the apprehension. This almost always requires multiple companies and resources to be involved. CCP is able to do this by remaining a non-profit company (NPC) that can neutrally coordinate with the many different private armed-response companies and the public services such as SAPS, Fire, SANParks, etc. This has been a great success!

Our challenge now is funding for WATCHCON which must rely solely on donations. The LSRA continues to be a significant monthly donor to WATCHCON via our approved budget, but more is urgently needed to keep up with rising operating costs and increasing crime-fighting demands. Donations set up via automatic monthly withdrawals is what WATCHCON / CCP needs to manage their operational costs. We understand first-hand the value the WATCHCON / CCP team brings to maintaining our quality of life so we encourage everyone to donate what they can (see information below).



**<https://www.ccphoutbay.co.za/donate-to-ccp>**

Account Name: Community Crime Prevention

Bank: FNB

Branch Code: 204-009

Account No: 625 4969 5908

Please email **[info@ccphoutbay.co.za](mailto:info@ccphoutbay.co.za)** the PoP, together with your full name and contact details.



# TACKLING SUMMER PARKING WOES

By Ian Scott, SRA Treasurer



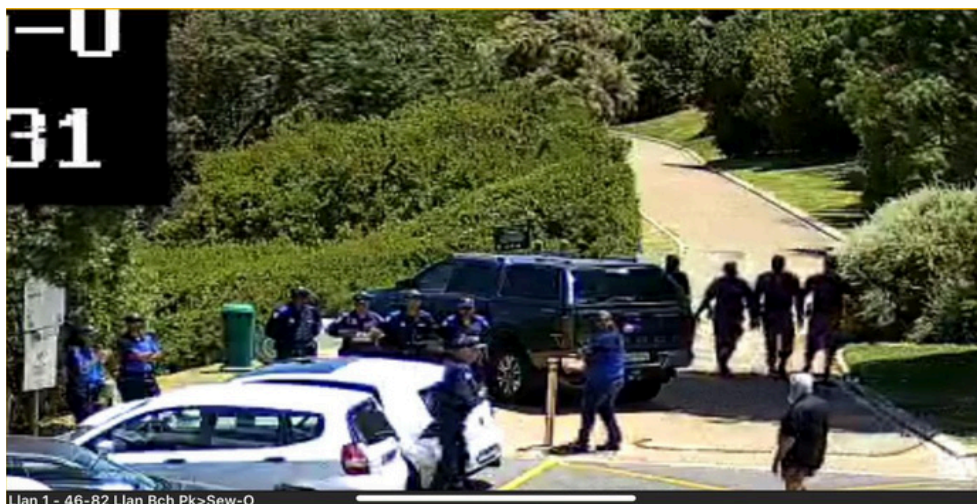
As many of you know all too well, traffic congestion around the beach parking lot and nearby roads becomes a real headache during the summer months.

In an exciting step forward, a generous resident sponsored a traffic study to help us explore long-term solutions. Zutari, a firm with expertise in traffic management, is leading the research and has already visited the site multiple times to get a clear picture of the challenges.

To help manage the situation in the short term, we also brought in temporary Law Enforcement Officers (LE) on select busy weekends this past summer (see photo below of LE arriving for orientation). While this did come at a cost—and required a bit of weather forecasting to predict the busiest days—up to R60,000 was budgeted for the December to February period. A lot of tickets were issued (some even to locals!), plenty of alcohol was confiscated, and we gained some valuable insights from the experience.

Now that the seasonal contract has ended, the plan is to combine Zutari's recommendations with feedback from the LE team to create a more comprehensive strategy. This will include improvements to signage, better traffic flow, the role of car guards, and input from residents and the SRA. We're also looking at putting a new LE contract in place for November through to the end of March, depending on the outcomes of this plan.

We'd love to hear your thoughts and suggestions—constructive input from the community is always welcome and appreciated!



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## EXCITING PROGRESS ON THE NEW SECURITY HUT

By Andrew Jakins, SRA Director  
Infrastructure & Security



We're happy to share some great news! The City recently confirmed that the land lease public participation process was completed in February—with no objections to the LSRA signing a long-term lease for the current entrance hut site. This clears the way for the final step: formal approval from the City's property department. We're expecting the lease to be ready for the LSRA's signature in the coming weeks.

In the meantime, planning for the new hut has been full steam ahead. The design, generously created at no cost by Llandudno local and architect **Greg Webb**, is now complete. And another long-time resident, **Kimón Mamacos**, has offered a heavily discounted price to build the hut. Thanks to Greg and Kimon's combined generosity and talent, we're not only getting a beautiful new entrance—but we've also saved the community a significant amount of money compared to going through commercial channels. Huge thanks to both!

Kimón has already begun work on the new hut (see the photo), but understandably can't continue without funding in place. That's where you come in! Fundraising efforts are now underway, and we encourage everyone to support Carel de Ridder, who will be leading this initiative.

With your help, we're one step closer to creating a smart, secure, and welcoming entrance to our neighbourhood. Thank you!





## LET'S TALK ENVIRONMENT



By Jonathan Crowther, SRA Director Environment

Ashley Weaver and his team have been doing an incredible job keeping our natural surroundings in shape. Over the past year, they've tackled some major vegetation cutbacks—both along the internal walkways and on the Llandudno-Sandy Bay coastal path. They've also been repairing damaged or eroded boardwalks and paths as they go.

One challenge that comes with all this clearing is the build-up of plant material left in various spots around Llandudno. Since Ashley doesn't have the vehicles or manpower to remove these heaps, we rely on the City's large truck with a lifting arm for collection. We're in regular contact with them, but as many of you will know, this service is not always as prompt as we'd like.

Recent projects include reopening the Liermans-Moari Road path along the river (with much appreciation to the neighbours who chipped in!) and repairing the coastal path steps that lead down to the beach just beyond the green shack (see photographs). Both areas are nearly finished—just a few touch-ups to go.

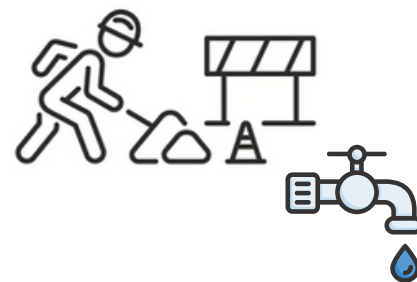
The team has also been testing ways to divert water away from the steps near the Gulley Stream beach entrance. While the small channels they've cut have worked to a degree, wind tends to blow sand back in, causing the water to flow over again. The next step is to dig more substantial channels, which we're hoping to get to in the coming months.

Unfortunately, illegal dumping continues to be a concern. We've seen clear signs of residents or their staff cutting back vegetation and tossing it into adjacent open spaces, including natural areas like the Sandy Bay car park. Not only is this unsightly and a fire hazard, but it's also illegal. We kindly ask residents to speak with their garden staff and ensure they're aware of this.

Construction-related litter remains an issue too. While some building sites are still leaving behind debris and mess, we're happy to note that several current contractors are making a real effort to clean up daily. It's proof that where there's a will, there's definitely a way!



# ROADS, LEAKS AND SUCH



By Andrew McNulty, SRA Director Infrastructure

The first quarter of 2025 has brought a bit of relief when it comes to water issues—with only a handful of water leaks and sewerage spills reported. This is a welcome improvement from the second half of 2024, when we logged over twenty separate leaks in the village.

That said, the City's response times have slowed compared to previous years, when most leaks were fixed within 24 hours. Prolonged repair delays, coupled with high levels of building activity, have taken a toll on our roads—leading to some deterioration and large potholes around Llandudno.

Despite continuous efforts by the community and support from Councillor Quintas, progress on road repairs has been frustratingly slow. The City has specifically delayed patching roads where there's frequent construction vehicle traffic. However, we're finally seeing some signs of improvement in recent weeks—fingers crossed it continues.

We encourage residents to **keep reporting faults**. The more documented cases we have, the stronger our case when pushing for better service delivery.

On the power front, properties in the lower part of the village supplied by the Gully Road substation suffered power outages in December 2024 and again in February of this year. The February outage, which lasted three days, was due to a fault in the line at a property near the substation. The City responded promptly and effectively - even bringing in an industrial generator after 24 hours to restore temporary power while permanent repairs were underway.

There's also been a request for more shower facilities at Llandudno beach. Unfortunately, the water supply to the current shower at the entrance has been cut off. The SRA is actively engaging the City to get the existing facility reinstated and to explore options for additional showers.

Please continue to log all infrastructure faults—whether water leaks, sewerage spills, potholes, missing signage or power issues—via the City's reporting platform:

[!\[\]\(d3102649f02e825ddb76dc3de0190154\_img.jpg\) \*\*City of Cape Town Fault Reporting\*\*](#)

Once logged, please post your incident number in the Llandudno Community Infrastructure WhatsApp group so we can track and follow up. Every report helps!





# LLANDUDNO UNITED CHURCH

By Rev. Mark H Stephenson



There are four active local communities in Llandudno: The Surf Life-Saving Club, the Sports Centre, the School, and the Church. SRAs are tasked to interact with the local community, understand their needs and priorities, and build trust. In my view, one of the key problems in our attempt to build community in Llandudno is that we don't know each other; face to face contact between residents is minimal. What can be done to address that?

Llandudno United Church is situated in a small cottage that was relocated from 1 Fawcetts Avenue to its present site in 1957. Our mantra is: "This is the place where strangers become friends". Our gatherings provide a sense of belonging, identity, and social cohesion, and seek to meet basic human need by networking and building relationships. The work is supported by an enterprising team of deacons and preachers. If you would like to continue the conversation, and share your story, please message or call Mark; he loves to visit.

Someone once posted: "The Church found in Robinson Avenue exudes a friendly, informal and Christian vibe." Why not pop in and see for yourself?

Rev. Mark H. Stephenson  
Tel: 082 900 7779

*Thank you for reading!*