

LLANDUDNO NEWS



**APRIL 2026 NEWSLETTER OF THE LLANDUDNO
CITY IMPROVEMENT DISTRICT**

CHAIRPERSON'S WELCOME

By Kiki Loubser, LCID Chairperson

Whilst we live in turbulent times we all remain blessed to call Llandudno home.

2026 has seen the release of the much awaited 2025 general valuation roll which revalues properties as of July 1, 2025. The deadline for objections is 30 April 2026. It does seem that there has been push back from civil society with regard to the overall increase in total municipal charges.

The board would like to thank all of those who contributed donations toward the new entrance hut. There have been challenges with the city in getting the relevant approvals in place.

I would like to express heartfelt thanks for the board members and Caro our admin assistant, for their unwavering efforts into keeping Llandudno the place we all love.

Kiki

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

**Chairperson's
Welcome**

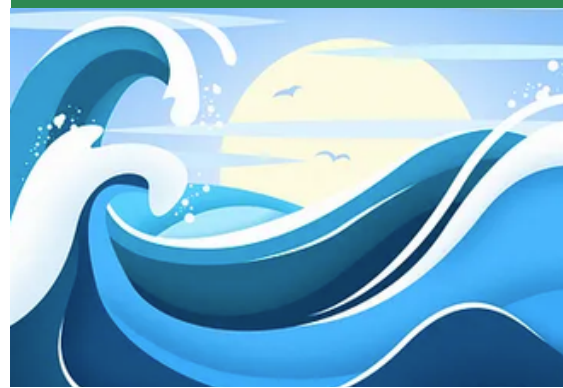
Security News

Our Beautiful Backyard

**Wrestling with
Summer parking chaos**

Upkeep & Fix-its

Reminder



OUR FINANCES

By Ian Scott, LCID Treasurer

The City's new valuation role does not change the amount of income that we recover as levies. Our finances are in a sound position and favourable compared to budget with good cash balances accumulating to fund capex going forward.



SECURITY UPDATE

By Carel de Ridder, LCID Security Committee

Llandudno continues to be virtually crime free this year, apart from receiving a visit from a pickpocket team who stole some phones and a purse from a visitor on the beach.

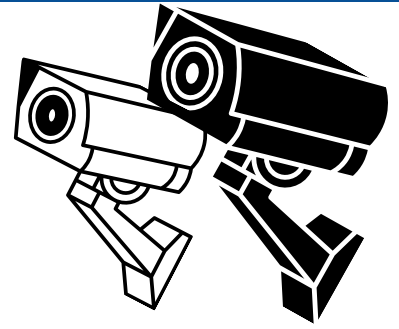
That said, in the background it has been a busy period for the security committee members and the security contractors. Reviewing the crime stats for the Hout Bay policing area, the winter months historically sees an increase in break-ins and theft from vehicles. So over the past two months each of our 104 cameras was checked and cleaned, and in a number of cases batteries replaced. Extensive testing of the build-in camera AI as well as offsite monitoring effectiveness took place, with the security personnel acting as the 'intruders' to test functionality. An important aspect of this is making sure that the in-vehicle equipment is properly used. Each vehicle now has a tablet that allows for better footage reviews. It is impossible to monitor footage in real time and our system relies on alerts from the software based on human movement, both optical and thermal. Whilst most cameras view nearby movement, some cover the mountainside at a distance in excess of 500m, making timeous response possible before any intrusion occurs into the residential area.

Another regular occurrence is the removal of vagrants and bin scratchers. While we understand the economical and psychological circumstances that force homeless people out in this weather, it is very difficult to distinguish between a vagrant and burglar on the prowl. It is surprising how often vagrants enter Llandudno, not just on bin days but also late in the day. Residents are encouraged to alert Watchcon when anything suspicious is noted. Response within 5 minutes remains one of the most important aspects of crime prevention. Often we hear someone say 'I saw somebody suspicious yesterday morning, can you please have a look on the cameras'. Not only has the horse bolted, but to review recordings over dozens of cameras is a near impossible task.



SECURITY UPDATE continued

By Carel de Ridder, LCID Security Committee



The hut upgrade project is nearly completed, despite huge obstacles and many frustrations, mostly from interaction with City Council officials. After an approval process that took over two years, the lease on the small parcel of council land at the entrance was signed in June 2025. Since then, we have learned that we must resubmit the same plans in an onerous building approval process fit for a skyscraper. As a result, the hut remains temporarily without council supplied water and power. However, the new entrance hut looks great and is being used, and the temporary hut successfully moved to the Sandy Bay side. As a result, the upgrade of that area is also looking much better. With winter rains arriving, the two areas will get some plants and ground cover. Again, a thank you to the 36 families that contributed to funding this project; not a cent of CID budget used for these upgrades.

Reminder: check your alarm system and, if applicable, electric fencing and home camera system at least monthly. This should include arranging a mock intrusion to test the alerting and test your panic button. Keep the control room (of your home alarm monitoring company) number at hand, as well as other emergency numbers. Make contact with your neighbours so you know their movements (most break-ins occur via neighbouring properties). Cut back vegetation and check your fencing for any holes / damage. Remember that intruders typically prepare beforehand before a break-in.



Want to donate?

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

Account Name: Community Crime Prevention

Bank: FNB, Acc no 625-4969-5908

Branch Code: 204-009

Please email info@ccphoutbay.co.za the PoP, together with your full name and contact details.



OUR BEAUTIFUL BACKYARD

By Jonathan Crowther, LCID Director Environment



The management of our open spaces, river courses, beach areas, paths and road verges continues as usual. Ongoing vegetation clearing has occurred in such areas over the last year. As a reminder, the clearing often results in piles of cuttings material being temporarily stored at locations across Llandudno. We keep constant contact with the City Parks team in Hout Bay and usually they respond and collect the piles of material within a week or two. Thanks as ever to the Weaver team for all the great work they do in our neighbourhood.

Projects completed over the last year include the Liermans-Moari path along the river and fixing the walkway and steps down to the beach from the coastal path just beyond the green.

We have recently commenced with the upgrading of the Gulley steam path between Leeukoppie Road and the primary school. Formalised steps have just been put in place and new wooden boardwalks will be located along the very narrow sections.

All wooded pole steps will be realigned and upgraded. Please either avoid this path during the works or be very careful while using it.

Dumping by residents and/or staff continues to be an issue across our neighbourhood. Evidence clearly shows that some residents cut back trees and bush in their own gardens and in some cases simply throw it over the fence into adjacent open spaces and river courses. Besides being unsightly and adding to fire risk it is also illegal to dump. We appeal to residents to inform staff that such activities are illegal and unsightly.

We continue to have many builds across Llandudno that have in the past and in some cases still do, leave their builders rubbish and litter in the streets. We ask owners to please instruct their builders to pick up rubbish and to clear sand/cement from the streets on a daily basis.

WRESTLING WITH SUMMER PARKING CHAOS

By Ian Scott, LCID Treasurer



Law Enforcement officers on high days and holidays

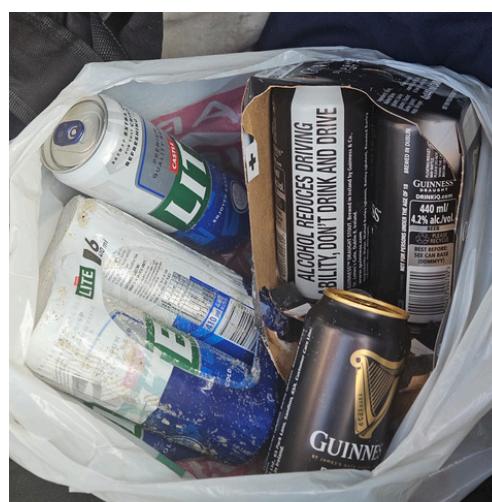
Over the December and January period, as well as on weekends and public holidays, two Law Enforcement officers were deployed in Llandudno. Their primary focus has been on addressing illegal parking and monitoring behaviour on the beach.

Their presence had a noticeable impact, with improved compliance observed. Officers issued traffic fines across a range of infringements, including vehicles parked on red and yellow lines, unlicensed motor vehicles, and vehicles failing to display licence discs. They also confiscated alcohol and addressed public nuisance behaviour, including an incident involving a person urinating on the beach.

Residents are reminded that no special dispensation applies to residents or their guests in respect of parking on red lines. Vehicles parked in contravention will be ticketed. Should there be concerns regarding the correctness of road markings, these must be raised directly with the relevant authorities. Residents wishing to report parking issues may approach the officers, who are typically stationed on the beach or in the lower beach area roads.

During this period, 341 tickets were issued for traffic or parking related offences (issued to the vehicle where no driver was present at the time) such as parking on a red line, obstructing traffic or pedestrian access, facing oncoming traffic, parking on a yellow line and failing to display a licence disk. Additionally, 56 direct summons to appear court were issued. The LE officers also provided support in six instances where public members needed assistance.

While no decision has yet been taken on continuing the LE programme, the success achieved in addressing parking infringements and the positive impact of officer presence on the beach suggest that a similar initiative is likely to be considered for the upcoming season.



UPKEEP & FIX-ITS



By Andrew McNulty, LCID Director Infrastructure

The City of Cape Town has continued to address faults arising from the ageing Llandudno infrastructure over the summer period (December 2025 to March 2026). In general, response times to the problems have been satisfactory.

Sewerage leaks quickly addressed, but not always the root cause

Just before Christmas, there was a sewerage leak from the manhole near the Llandudno beach main toilets which was fortunately addressed quickly. At the end of January, the power supply to the sewerage pump station lifters, next to the Life Saving club, tripped resulting in another sewerage leak which unfortunately spilled over onto the beach. There was a repeat of the problem three days later. In both cases, the council responded swiftly to fix the problem. In most cases, the city fixes the problem such as a blockage in the sewerage pipe but not always the roots cause such possible cracked or broken pipes further down the line. Llandudno CID Infrastructure team are monitoring repeat “hot spots” with the plan to motivate to the council, with the help of Councillor Quintas, to address the core problem. There have also been several burst water pipes during the summer months, most of which have been repaired within 48 hours.

Llandudno wide black out

The entire Llandudno area suffered a 36-hour power outage in February. Damaged cables caused a blackout to the wider Suikerbossie-supply area. The city contractors worked throughout the night to restore electricity to this region of Hout Bay. There were also electricity supply problems to the lower parts of the suburb in mid-January which were dealt with swiftly by the City of Cape Town.

Road markings and signage; more optimal parking spaces

Llandudno CID has been engaging with the relevant city authorities on clearer road signage with regards to legal and illegal street parking. The city team responsible for road signage changed the solid painted white barrier road line to a broken line at the northern section of Leeukoppie Road. The intention was to allow more legal parking spaces in that vicinity. In recent times, the city law enforcement officials have issued parking fines to vehicles parked on the side of the road causing obstruction to motorists forced to cross the solid white line. Unfortunately, the broken line has not been extended to the actual area where most visitors park their vehicles. Further discussion is continuing with the city.

The next project is to repaint the diagonal parking bays at the beach parking area between Bosman Avenue and Hargrave Square to a more optimal bay size. The existing parking bays are extremely narrow. This often leads to a single medium, or large, vehicle consuming two parking spaces thereby compounding the limited parking bay problem near the beach.

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Log faults with the City

All the community is encouraged to register any infrastructure faults (water leaks, sewerage spills, power outages, road damage, potholes, etc.) on the city's fault reporting website on the link: https://eservices1.capetown.gov.za/coct/wapl/zsreq_app/index.html

Please notify the community Infrastructure WhatsApp group with the fault reference. This allows the Llandudno CID Infrastructure team to track and follow up on the progress of the logged items.



REMINDER

In accordance with the Protection of Personal Information Act, 4 of 2013 ("PoPIA"), should you no longer wish to receive emails from LCID, please email us on admin@llandudno.org.za and ask to be removed from the distribution list.

Thank you for reading!

