

Klein Slangkop Home Owners Association Newsletter

The Oystercatcher

May
2025



Our guards: Introducing Ntsikelelo Ndoda



Like many of his colleagues, shift leader Ntsikelelo (46 yrs) is originally from the Eastern Cape. His parents have unfortunately passed on, but he still has 4 brothers living there that he visits once a year. His wife Khuthala is from the same village. They became parents at a young

age when their daughter Nasiphini (Gift) was born in 1999. With the birth of his daughter came the responsibility of providing for his young family and Ntsikelelo had to leave high school in his matric year to find a job which wasn't easy in the small rural village he is from. Looking for better job opportunities, he moved to Cape Town in 2012 after his wife had already moved there with their daughter in 2006. She has always worked at Salty Dog in Simon's Town together with Vuyo's wife. Ntsikelelo has always worked as a security guard and started in Klein Slangkop in 2014. He loves the quiet at our estate and the tight-knit team.

Ntsikelelo and his wife welcomed another daughter, Khayoni, in 2015, who's currently in grade 4 at Ukhanyo Primary school in Masiphumelele. Girls run in the family because he is now also the proud grandfather of his 3-year-old granddaughter Misokihlie.

When asked if he's planning on going back to the Eastern Cape once he's ready to retire, he said he doesn't think that will be possible. His wife has unfortunately suffered from kidney failure since 2019, which means that she has to go to Groote Schuur Hospital 3 times a week before work for dialysis. A bus picks her and others up from Masi to take them to the hospital and back again. They wouldn't be able to get the same treatment in the Eastern Cape.

At high school, Ntsikelelo played rugby but you won't see him doing that anymore. When he's not working or busy with his family he loves planting plants.

Welcome to Klein Slangkop!

Marc Teusch & Judith Schmit (11 Baleen)
Linda Scheffe & Patrick de Koninck (3 Southern Right Circle)
Tomek Lassota & Maria Gola (103 Southern Right Circle)
Maria Samaras (120 Southern Right Circle)
Gareth & Chantal Leck (128 Southern Right Circle)

2025 Trustees

- Chairman/ : Peter Blersch
Environment 082 567 7689
- Vice-Chairman/ : Philippa van Aardt
Compliance 082 863 0257
- Finance : Chris Steward
082 904 8685
- Building : Ben Langbridge
082 772 3957
- Sewage : Isaac February
0812 216 0602
- Roads : Julie Phillips
081 271 0574
- Safety & Security : Ian Cowie
074 177 5502
- Pets : Ross Reuvers
082 904 2670
- Communication : Katrien Heere
072 771 5046

WhatsApp Groups KSL

- Klein Slangkop Estate: formal messages from the estate management. Admin Don du Toit (084 515 3436).
- Klein Slangkop Security : interactive platform to share information around KSL security breaches. Admin Don du Toit (084 515 3436).
- KS Environment Group: sharing of environmental issues on the estate. Admin Philippa van Aardt (082 863 0257).
- Klein Slangkop Community: informal virtual notice board from and for residents who want to reach out to others on the estate. Admin Philippa van Aardt (082 863 0257).
- Klein Kiddos: tips and recommendations specifically for those homeowners with children. Admin Claire Austin (081 324 7964).

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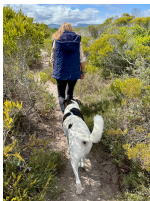
'The delicate balance between waves, wind and dunes'

Join Paul Lee for a 'walk and talk' May 24th

How do natural forces and climate change shape our shoreline? Join climatologist and environmental practitioner Paul Lee for a guided walk on the beach on Saturday May 24th, as he gives a talk about 'The delicate balance between waves, wind and dunes' that influences the beachfront of our estate. More details about what time and where to meet will be posted on the Klein Slangkop WhatsApp groups closer to the time. Please WhatsApp Mallorie Lee if you want to join: 081 364 5871.



Conserving the archeological heritage of Klein Slangkop



As some of you know, one of our residents, Floor Wijsenbeek, is a university-trained archeologist. If you have ever joined her on a hike, you know she is always on the lookout for archaeological finds, whether it's recording rock art in the Eastern Cederberg or finding stone artifacts in our estate. Floor took me for a walk around the estate to show me the archeological sites and to point out the importance of leaving them undisturbed.



At the foot of and around the small koppie (Klein Slangkop mountain), Floor has found numerous artifact scatters and shell middens. In archaeological terms, middens are old dumps of domestic waste. In the case of KSL they mainly consist of shells, but they can also contain animal bones (in KSL from seals, not from cattle), human excrement, botanical material, potsherds, stone tools, a/o other artifacts that can tell us something about the people that lived there. Based on the stone tools and pottery Floor has found she can roughly date the middens back to the Late Stone Age (40.000 years ago - colonial times) since pottery was only introduced in this part of South Africa around 1.000 years ago. The San (Bushmen) a/o Khoi-San (herders), like us, found Klein Slangkop an excellent spot. Sheltered from the wind, the San would set up camp and exploit the various habitats in the rich surroundings. The ocean, beach, brackish marshlands, and surrounding mountains provided them with plenty of and a big variety of food.

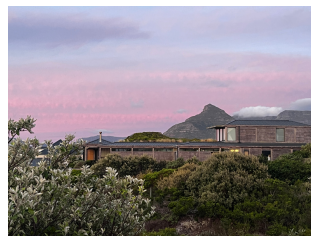
We walked from the South Side of Southern Right Circle over the sandy footpath towards the small koppie (Klein Slangkop mountain). A concentration of shells and other artifacts can be found on either side of the path after about 200 meters. She showed me different kinds of stones like chert and hornfels used for making tools like scrapers, spearheads, and drill bits, and ochre, the stone used for drawing. Floor carefully puts back every artifact she finds, and stresses the importance of that for the conservation of our archeological heritage at KSL. If you walk along the footpath, please stay on it, and if you find artifacts, by all means take a picture but leave them as is.

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Zooming in on the Building Portfolio and its holder: Ben Langbridge

Having lived at Klein Slangkop for about 25 years, Ben Langbridge was one Klein Slangkop's earliest residents. Over time he has been involved in several committees on our estate as a volunteer. Currently, he is the Trustee who holds the Building portfolio. In his working life, he is a land surveyor.

The constitution of KSK requires all building plans to comply with our Design Manual and to be submitted to the Trustees for consideration prior to submission to the Local Authority. Therefore, a Building subcommittee was established by the Trustees, chaired by the Building portfolio holder. Besides Ben as chair, the subcommittee currently also includes Steve Lennard and Julie Phillips. As Ben says, 'we are very fortunate to be able to call on the vast knowledge and experience of Steve Lennard and Julie Phillips'. As a professional architect, Steve was involved in the setup of our estate from the beginning. His vision informed the original layout of the roads and plots of the estate, and he authored the original Design Manual. Julie is an architectural professional and has been working with Design Guidelines for the past 24 years. Both Steve and Julie are passionately committed to the protection and preservation of our very special estate.



As Ben explains, the Design Manual was set in place to provide guidelines for buildings in order to create a cohesive village atmosphere, harmonising street facades and house forms which would complement the environment. The general architectural style the estate seeks to achieve is a contemporary and environmentally sensitive interpretation of the Cape Coastal Style. The emphasis is on uniformity, symmetry and harmony without losing individual variety, with simple rectangular forms, refined and robust details, controlled scale and proportion.

Anyone who wants to build needs to submit preliminary Sketch Plans to the Estate Manager, who will forward them to the controlling architect for scrutiny. Once he has scrutinised the plans and drawn up his report, this is then submitted to the Building subcommittee for their further input. Once both the controlling architect and the Building subcommittee have ensured that all building plans comply with the Design Manual, full working drawings can then be submitted to the Local Authority for approval.

Architecture naturally evolves, and the Design Manual is a living document. New materials are introduced, styles change, property values increase, and building regulations change from time to time. In response to the above and when Energy Efficiency became a mandatory requirement of the National Building Regulations, the original Design Manual was updated and revised. The revised version still embraces the original principles set out in the introduction of the DM and which are reiterated above.

Ben says a process is currently being set in motion by the Trustees to conduct a full audit of the Design Manual, in particular to ensure that it correctly references current legislation, but also to stay abreast of advances in materials and methods of construction. As he points out, the Design Manual, may only be amended by way of a resolution passed at an AGM or SGM of the members of the Klein Slangkop Homeowners Association.

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Custodianship of the unique fynbos areas surrounding us

Did you know that since the estate's inception, interested homeowners have ensured that it has been kept free of alien vegetation. The areas around Ocean View are examples of what happens when invasive vegetation is not controlled properly. Every trace of fynbos is gone. Recently, developers donated a corridor of land to Table Mountain National Park to secure the development of Protea Ridge. This donated land is adjacent to our estate, which means that we are now almost completely surrounded by Table Mountain National Park or ocean!

Good news indeed, but sadly the fynbos in this area adjacent to our estate is infested with Port Jackson and Pine trees, which are smothering the fynbos. Working for Water (WfW) was contracted by SANParks earlier this year to remove the alien vegetation, but has done a poor job, resulting in stimulating the regrowth of alien vegetation instead of removing it.

Environmental committee member, Mallorie Lee, teamed up with Kommetjie Residents & Ratepayers Association (KRRRA) members last week and met onsite with SANParks to see what support could be offered by concerned residents to ensure this area becomes as rich and healthy as the areas in the custodianship of our estate. At the meeting, SANParks welcomed the support of a hacking group to assist where current interventions are failing, and permission has been granted to work on the area adjacent to the estate.

Mallorie is calling on all invested in stopping the encroachment of alien vegetation to join the Kommetjie hacking group – there are similar groups on Elsies Peak, in Kalk Bay, and other parts of Table Mountain. All part of a greater network supporting the network of fauna and flora around us. You can contact Mallorie for more information on: 081 364 5871.

You can also help by donating money. All donations go towards the payment of a laborer to tackle some of the tougher sections (under supervision).

If you have a lawn, trench between yourself and the natural areas (in and outside KSK), to make sure that there is no encroachment of alien species. To help you pull out any alien plants you may have in your garden, rather than cut and poison, you can ask Don if you can borrow the estate's special tree popper.



TABLE MOUNTAIN NATIONAL PARK
Kommetjie Ecological Corridor



Recommended plants and not permitted plants

To find out which plants are endemic, which are recommended, and which are not permitted on our estate, you can check the official Klein Slangkop Estate Plant List that Gael Grey and Lee Jones have recently updated. Updates have been made based on new insights and the outcomes of the 2024 Environmental audit that Gael performed for our estate. Once approved at the next AGM the updated list will replace the one that is currently part of the Design Manual as Appendix A. The list will then also be actively distributed. If you would like to have a look at the list before the AGM has taken place, you can ask Don, the estate manager, to email you a copy.