penzance estate
special rating area • hout bay



1ST QUARTER | 2026

COMMUNITY NEWSLETTER

IN THIS ISSUE

- A word from the Chairperson
- Letter of Appreciation
- Protecting our Neighbours
- Road Safety
- Security News
- Our Beautiful Penzance
- Please Remember

FROM THE CHAIRPERSON

Dear Penzance Residents,
As we move into the cooler months, I find myself reflecting on what has been a demanding yet deeply meaningful quarter for our community.
The fires that swept through Imizamo Yethu, first on 24 February and again on 7 March, were heartbreaking, displacing hundreds of families and leaving them with almost nothing. In the face of such loss, the response from our community was extraordinary. The Penzance CID was proud to contribute R20,000 to Thula Thula Hout Bay's relief efforts, which helped provide over 400 affected families with essential supplies including mattresses, blankets, groceries, clothing, and baby care packages. The fires also serve as a sobering reminder of the persistent fire risk along our greenbelt boundaries which is something our security team has monitored closely throughout this period, with over 20 fire and smoke incidents recorded since August.

On the security front, the area remains relatively stable. Our layered approach continues to yield results. Thank you to everyone who reports, shares information, and stays engaged. Your involvement makes a real difference.

Moving forward, we are installing four traffic mirrors at key intersections to improve road safety, and we continue to invest in beautification initiatives that will bring colour and resilience to our streetscapes heading into winter.

I also want to address the recently published GV2025 General Valuation Roll. Please be assured that the Penzance CID budget , approved at our December AGM, has not increased, and the rate-in-the-rand will be adjusted accordingly. Your CID contribution will not increase as a result of higher property valuations.

Thank you, as always, for your trust, your generosity, and your commitment to making Penzance a neighbourhood we are proud to call home.

Warm regards, Leigh Morris

A LETTER OF APPRECIATION

Dear Members of the Penzance CID,

On behalf of Thula Thula Hout Bay, we extend our sincere gratitude for your generous donation of R20 000 in support of the recent fire relief efforts in our community.
As you are aware, the past few weeks have been deeply devastating. On 24 February, more than 220 families lost their homes, and while the community began to rally in support, tragedy struck again on 7 March, when a second fire tore through the Petersen area of Imizamo Yethu, displacing many more families and leaving them with little more than the clothes they were wearing.

In the face of such profound loss, we have witnessed something truly powerful: community. Your contribution forms part of that collective response of compassion, solidarity, and action.
With the support of donors such as the Penzance CID, we have been able to provide meaningful and immediate relief to over 400 affected families, including the distribution of essential items such as mattresses, blankets, toiletries, groceries, clothing, and baby care packages. These contributions have not only met urgent physical needs but have also restored a sense of dignity and hope during an incredibly difficult time.

We are also grateful for the broader support network that continues to stand with us , including community members, local businesses, the City of Cape Town, and our partners in community safety. Your generosity and willingness to assist reflect the strength and compassion that define the Hout Bay community.

Thank you for standing with us, and for making a tangible difference in the lives of so many families as they begin the long journey of rebuilding.

Yours sincerely,
Thula Thula Hout Bay











PROTECTING OUR NEIGHBOURS

The recent fire that tore through Imizamo Yethu, destroying over 180 homes, was a painful reminder of the devastating risk faced daily by residents of informal settlements. As a community, we have an opportunity to help by encouraging and supporting those who work in our homes and businesses to sign up with Lumkani.

Lumkani is a Cape Town-based social enterprise that combines smart fire detection technology with affordable micro-insurance, specifically designed for informal settlements. Their palm-sized heat detectors trigger a network alert to neighbouring devices within a 60-metre radius the moment a rapid temperature rise is detected, giving residents precious minutes to respond.

For approximately R80–R90 per month, subscribers receive the device rental plus fire cover of up to R40,000, underwritten by Hollard Insurance. In 100% of claim cases, residents receive an initial payment within 24 hours and full compensation within 10 days.

It's a small monthly commitment that can mean the difference between losing everything and being able to rebuild with dignity. To find out more or to help a household sign up, visit lumkani.com or WhatsApp them on 082 741 2406.

ROAD SAFETY

In the interest of safer road use, we are installing four traffic mirrors this month at the following intersections:

- Payne and Van Hoogstraten
- Day and Van Hoogstraten
- Payne and Brink
- Penzance and Armour



These mirrors are intended to improve visibility and help prevent accidents at these corners. Traffic signs and road rules aren't just formalities; they are a shared language that helps keep our streets safe and orderly. When these signals are ignored, it creates confusion and increases the risk of accidents, putting both motorists and pedestrians in harm's way.

As a kind reminder, please ensure you come to a full stop at all stop signs and exercise patience when driving through the neighbourhood. Taking an extra two minutes to reach your destination can help save lives.

Together we can continue to foster a neighbourhood that reflects the values we cherish: respect, safety, and community

SECURITY NEWS



Following the previous reporting period (1 May – 15 August 2025), the Penzance CID has continued to operate within a proactive, layered security framework combining patrol visibility, camera monitoring, and strong community participation.

The area remains relatively stable in terms of serious violent crime. However, the period has been characterised by two key operational themes: a high frequency of fire-related incidents and ongoing monitoring of suspicious persons.

Key Statistics

- Fire / Smoke Incidents: 20+ reported
- Suspicious Persons / Loitering: Approximately 15–25 incidents
- Property-related incidents (theft, trespass, etc.): Approximately 10–15 incidents
- FirstAlert E.V.E Alerts: Estimated 10–20+ alerts per day (thousands over the reporting period)

Fire Incidents

Fire-related incidents were the most significant trend during this reporting period. Reports of fires and smoke were recorded consistently from mid-August 2025 through to March 2026. These incidents occurred across greenbelt areas, mountain slopes, and boundary zones adjacent to Imizamo Yethu. Several incidents involved flare-ups or re-ignition, requiring repeated response and escalation to Fire & Rescue services. This indicates a persistent fire risk rather than isolated events.

Suspicious Activity

There were consistent reports of suspicious individuals moving through the area, often along boundary streets or within greenbelt zones. In multiple instances, individuals were observed looking into properties or behaving evasively. Rapid reporting and visible patrol response resulted in early intervention, with individuals often leaving the area before escalation.

Property-Related Incidents

Incidents during this period included attempted theft, trespassing, and suspicious activity near homes and vehicles. These incidents were generally isolated and opportunistic in nature, with no evidence of coordinated criminal patterns. Most incidents were addressed quickly with minimal or no loss reported.



SECURITY NEWS CONTINUED

FirstAlert E.V.E Monitoring

The FirstAlert E.V.E system continues to play a critical role in security operations. The system generates a high volume of daily alerts, primarily related to movement detection and routine monitoring triggers.

While many alerts are non-threatening, the system provides an essential early-warning capability, enabling rapid deployment of patrol resources and improving overall situational awareness.

Community Participation

Community involvement remains central to the effectiveness of the Penzance CID. Residents continue to actively report suspicious behaviour and support incident verification through WhatsApp channels. This collaboration significantly enhances response times and strengthens overall security coverage.

The reporting period reflects a stable and well-managed security environment, supported by proactive patrols, effective surveillance systems, and strong community engagement.

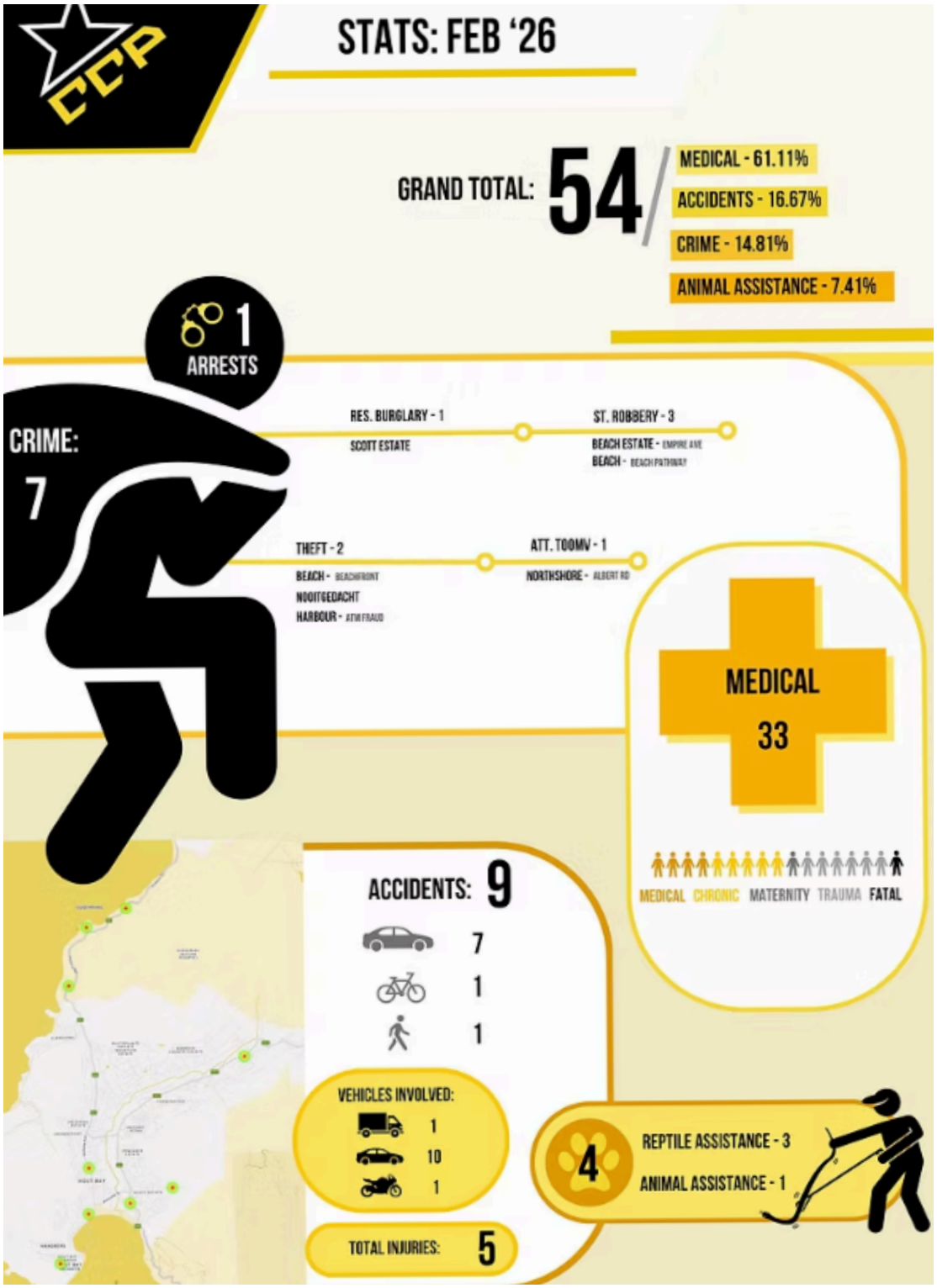
While fire incidents remain a key concern requiring ongoing attention, the overall security framework continues to function effectively in preventing escalation and maintaining safety within the precinct.





IDEAS? PLEASE SHARE THEM!

We would love to hear your suggestions for improving our CID so please send them via email to penzanceestate@gmail.com


CCP
STATS: FEB '26
GRAND TOTAL: 54
MEDICAL - 61.11%
ACCIDENTS - 16.67%
CRIME - 14.81%
ANIMAL ASSISTANCE - 7.41%
1 ARRESTS
CRIME: 7
RES. BURGLARY - 1
SCOTT ESTATE
ST. ROBBERY - 3
BEACH ESTATE - EMPIRE AVE
BEACH - BEACH PATHWAY
THEFT - 2
BEACH - BEACHFRONT
NOOITGEDACHT
HARBOUR - ATM FRAUD
ATT. TOOMV - 1
NORTHSHORE - ALBERT RD
MEDICAL 33
MEDICAL CHRONIC MATERNITY TRAUMA FATAL
ACCIDENTS: 9
7
1
1
VEHICLES INVOLVED:
1
10
1
TOTAL INJURIES: 5
4
REPTILE ASSISTANCE - 3
ANIMAL ASSISTANCE - 1

OUR BEAUTIFUL PENZANCE

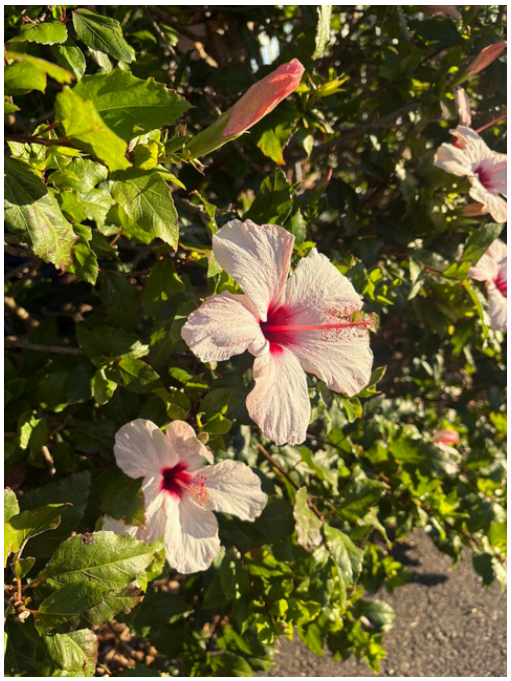
As we move on from the recent hot and windy conditions we look ahead to autumn's cooler weather, and hopefully a good, steady rainy season, it's the perfect time to start preparing our homes and properties for winter.

TIP: As we prepare for the coming rains, remember to keep your gutters clean and free from leaves and debris. Blocked gutters can cause water overflow, leading to roof leaks, damp walls, foundation issues, and costly repairs. A simple seasonal clean-out can prevent unnecessary damage and ensure rainwater flows safely away from your property.

Our vision is to introduce hardy ground covers that can withstand the changing seasons while requiring minimal maintenance. By selecting resilient, drought-tolerant varieties, we can create sustainable green spaces that remain attractive throughout the year.

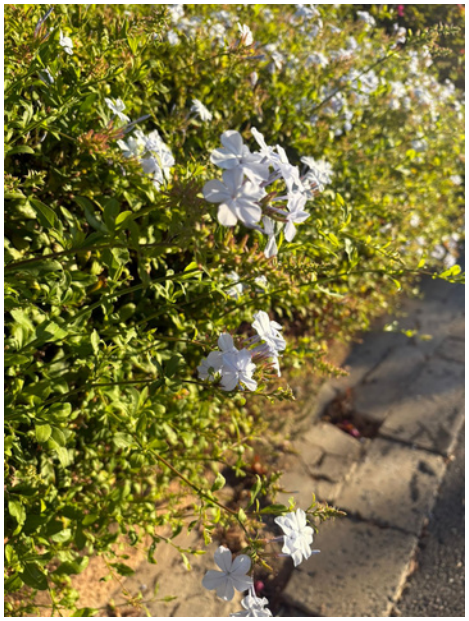
In addition, we aim to bring vibrant colour to selected verges, enhancing the streetscape and creating a more welcoming environment for residents and visitors alike. Thoughtfully chosen plants will not only add visual appeal but also help stabilise soil, reduce weed growth, and improve overall landscape health.

With careful planning and consistent upkeep, these improvements will contribute to a more beautiful, resilient, and sustainable community space.









A FEW REMINDERS



ARE YOU A MEMBER?

If you are not yet a member of the CID, please remember that only members are able to vote at the AGM. So, sign up, and have your say!

Download the required documents here and email a completed and signed copy to penzanceestate@gmail.com. Note that if your property is held in the name of a corporation or trust, supporting documentation is required.

POPIA ACT

In accordance with the Protection of Personal Information Act, 4 of 2013, should you no longer wish to receive communication from the Penzance Estate CID, please email penzanceestate@gmail.com and ask to be removed from the distribution list.

GOT ANY BRAINWAVES?



We're all ears for your brilliant ideas !
Shoot your suggestions over to penzanceestate@gmail.com.

Thanks for reading!

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