

Newsletter



GROTTO BAY PRIVATE NATURE RESERVE



Beautiful One Day - Perfect The Next

December 2022 Newsletter

From the Editor

The year has almost come to an end and the holidays are upon us again!

I hope you have enjoyed these newsletters and have found them interesting. Thank you to those who have sent messages and compliments.

Grotto Bay will be very busy with lots of holidaymakers and friends and family visiting us over the holidays. Please make sure that everyone is aware of the safety rules on our estate and the nature reserve rules. Please do not make open fires on windy days, it's fire season! There are quite a few baby ostriches around, making walking potentially hazardous.

We wish you all a very happy Festive Season and for those who are travelling, a safe journey.

From the Chair of GBHOA

Dear Members,

As we draw to the close of another year, one tends to reflect on the past, consider ones hopes and dreams, and look forward to what the future may bring. The board as I mentioned in my previous note to members, has been busily working on their portfolios and getting on with the business of running the estate. A lot of the work is at a strategic level and would amount to nothing without execution, and I want to thank our Estate Manager and his team for the hard work that has been put in throughout the year.

I want to take this opportunity to thank my fellow board members for all the effort and commitment to the estate. It is difficult to single out any particular person because every board member has within their portfolio brought about positive change and structure within their area of expertise.

Accomplishments worthy of mention are:

- Re-negotiation of the security contracts with improved facilities and lower cost
- A structure to our accounts which makes them easier to read and understand.
- Communication with members such as the information sessions around the budget and the consultation for the gate.
- A very important and landmark event has been the lodging of documentation to correctly zone the nature reserve.
- There is also a lot of background work done to prevent the development of the gas pipeline. Although not confirmed, it is believed that it is highly unlikely that permission to proceed will be granted.
- Then we must not forget the willingness of our fire-fighting team to get involved with the recent fire in Yzerfontein. We earned a lot of goodwill with the local Fire Brigade.

A big thank you to all the members who have assisted by working behind the scenes to make this happen.

When looking back, we must take the good with the bad, and sadly three of our residents have passed on this year. Our thoughts are with these members' families especially at this time of year when family is so important.

On behalf of the board, I wish all our members a safe and happy festive season, and may 2024 bring with it the realisations of your hopes and dreams.

Be happy and safe.
Derec



Happy 30th Birthday Grotto Bay

In October this year, Grotto Bay turned 30. This occasion passed us by without any fanfare, so I thought it pertinent to add the link to a very informative document that Karien Collins-Odendal put together, documenting the history of how it all came about especially for the new members who have not yet seen this. [Click here to go to document.](#)

Recycling

If you haven't already started recycling, please do. Recycling should be part of our everyday lives to ensure that our children have a future that has enough resources to meet their needs, as well as a clean environment.

Recycling is the process of separating, collecting, and remanufacturing or converting used or waste products into new materials. Recycling helps extend the life and usefulness of something that has already served its original purpose, by producing something that is useable.



Difference between recycling and reusing.

The difference between recycling and reusing is that while reusing is merely just a repeated use of old products, recycling using the core elements of old products, such as plastic water bottles, computers, packaging pallets, and cell phones as raw materials to manufacture new goods.

Why is recycling important?

Recycling is one of the best ways for you to have a positive impact both on us and the world in which we live. With recycling, a substantial portion of our waste can be broken down into their original elements and be used to produce new materials.

7 Benefits of recycling

Some of the important benefits of recycling are:

- saving energy,
- saving money,
- reducing air and water pollution,
- creating jobs,
- protecting wildlife, forests and wetlands,
- preserving natural resources, and the
- freeing-up space at overfull landfills / waste disposal sites.

3 Stages of the recycling process

The recycling process is composed of 3 stages:

1. Collecting and sorting: In this stage, waste materials are collected and then processed and sorted according to its type and use.
2. Manufacturing: This is the phase where the collected and sorted materials are processed into new reusable products.
3. Selling recycled products to consumers: When the product that the consumers bought already served its purpose, the recycling process will then again continue as these products are collected.

Beach Cleanups

Beach cleanups are very important with the amount of pollution in our seas today. Unfortunately, they are not well attended in Grotto Bay. Thank you to our few regulars who join in and to the people who take a bag down with them on their walks.

How can you help?



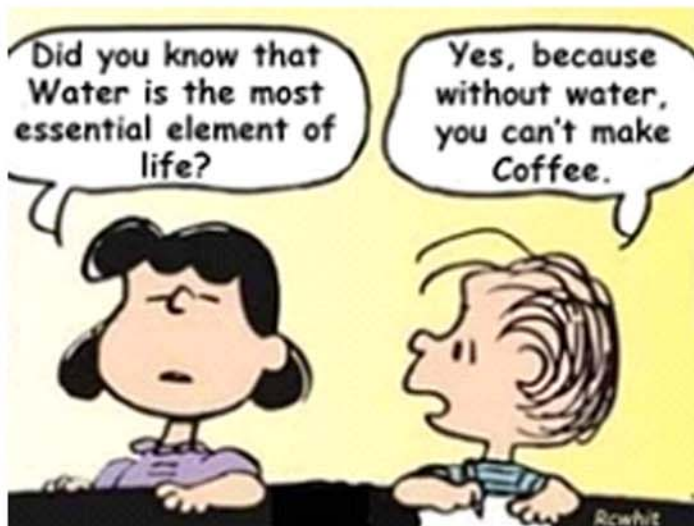
Stick a trash bag in your beach bag and clean up around your spot. Kids love a challenge! Ask your kids to run around and see if they can find 10 pieces of trash to add to the bag. Even better - Give them a list of things to collect and see how many they can find. Simply make a list of items like plastic spoons, cups, bottle caps, cans, food wrappers, straws and juice boxes, Ice cream all around as a reward!

Pack food in reusable containers. How many times have you seen overflowing trash cans at the beach, especially on holidays? People keep shoving the trash in until it pours out onto the parking lot. This garbage could easily end up on the beach or in the ocean. Instead of adding your containers to the trash cans at the beach, pack your goodies in a reusable container.

Make the switch to reusable water bottles. According to the Earth Day website, humans use one million plastic bottles per minute! You can make a difference by switching to a reusable bottle. Fewer bottles in use means fewer bottles on our beaches, and in our oceans and landfills.

Water Saving

Looks like we are in for a hot summer. Please be mindful of saving water by applying some of these water saving tips. Keep showers to 5 minutes and do not bath if possible. Sweep paving instead of hosing the leaves and debris away. Check your taps and cisterns for leaks. Close the tap while brushing your teeth. Keep pool covers on in windy weather. Mulch your flower beds to reduce watering.



Alien plants.

This plant is rearing its head again.

If you see them growing, please pull them out.



Did you know?

Patterson's curse

Echium plantagineum

Where does this species come from?
Europe and Asia.

What is its invasive status in South Africa?
NEMBA 2020 - Category 1b

Where in South Africa is it a problem?
Western Cape, Eastern Cape and parts of KwaZulu-Natal and Gauteng.

Why is it a problem?
Rapidly colonises agricultural fields, roadsides as well as natural grassland and fynbos. Habitat transformer and poisonous to horses.

www.dffe.gov.za | www.invasives.org.za



Thought for the day.

A young couple moved into a new house.

The next morning while they were eating breakfast, the young woman saw her neighbour hanging the washing outside.

That laundry is not very clean; she doesn't know how to wash correctly. Perhaps she needs better soap powder.

Her husband looked on, remaining silent.

Every time her neighbour hung her washing out to dry, the young woman made the same comments.

A month later, the woman was surprised to see a nice clean wash on the line and said to her husband, "Look, she's finally learned how to wash correctly. I wonder who taught her this?"

The husband replied, "I got up early this morning and cleaned our windows."

And so, it is with life...

What we see when watching others depends on the clarity of the window through which we look.

So don't be too quick to judge others, especially if your perspective of life is clouded by anger, jealousy, negativity, or unfulfilled desires.

Judging a person does not define who they are. It defines who you are."

☒~ Paolo Coelho, "Dirty Laundry" ~

Christmas Salad

Ingredients:

350 grams mixed salad greens
 2 Large orange, peeled & sliced or segmented
 2/3 cup pomegranate arils
 1 thinly sliced English cucumber
 2/3 cup feta cheese, crumbled
 3 slices provolone cheese (to make stars)
 2/3 cup sliced almonds
 1/2 cup pecan halves

Honey Mustard Vinaigrette:

2 gloves garlic, minced
 2 tbsp honey
 2 tbsp Dijon mustard
 1 tbsp orange juice
 1/4 tsp salt
 3 tbsp white vinegar
 1/2 cup olive oil



Method:

In a mixing bowl, whisk together the garlic, honey, Dijon mustard, orange juice, salt & vinegar. Slowly mix in the olive oil until emulsified. Pour dressing into a small serving bowl and place in the centre of a large round platter or into a jug.

Wash & pat dry the fresh greens and arrange evenly around the platter. Top the greens with the orange slices, pecans, almonds, pomegranate arils, crumbled feta and sliced cucumber. If you want to add stars to your Christmas salad, use a star cutter to cut out stars from provolone slices or any other hard white cheese and arrange the stars around the salad.



What to do in the area.



21ste
Weskus Kersmark
sedert 2002
Skilpadsaal, Esperia Straat
Vredenburg
13 - 22 DESEMBER 2023
Weeksdae: 10:00-19:00
Saterdag: 10:00-18:00 & Sondag: Gesluit
Laaste dag 22 Desember: 10:00-15:00
Oop op 15 & 16 Desember 2023

Yzer Bru

The Yzer Bru in Park Road Yzerfontein is a great find. A tiny little brewery with the friendliest staff and delicious food. Next door is the Rosemead Artisan Bakery & Café. They make great bread and pastries and serve breakfast and light meals.



DIE KOELKAMERS TEATER
P A T E R N O S T E R



RUMOURS OF FLEETWOOD MAC TRIBUTE BAND 16.12.2023 17:00 R345 - R380	13.01.24 17:00 R138 - R207
ADAM TAS 17.12.2023 12:00 R368- R288	ALBERT FROST TRIO ft. Schalk Joubert on Bass & Jonny Sweetman on drums 26.01.2024 19:00 R138 - R288
LOKI ROTHMAN 20.12.2023 19:00 R345- R184	ANDRIËTTE NORMAN 02.02.2024 19:00 R288 - R198
ALLES TOT NOU Eenvroutoneelstuk met ALETTA FRANCINA geen onder 18 21.12.23 19:00 R322 - R184	ROUTRIP Eenvroutoneelstuk Elzabé Zietsman 04.02.24 18:00 R138 - R288
JAK DE PRIESTER 22.12.23 19:00 R207- R345 23.12.23 11:00 R207- R345	LAERSKOOL NOORD Toneelstuk Komedie Margit Meyer-Rödenbeck, Marion Holm, Ilne Fourie 10.02.24 17:00 R184 - R322
Mel Boles - 50th Anniversary Dark Side of the Moon A Tribute to Pink Floyd 23.12.23 17:00 R276 - R368	KOOS VAN DER HERWE Spesiale Valentynsdagvertoning 14.02.24 19:00
RAAF 30.12.2023 17:00 R207- R345	KAREN ZOID & HENRY STEEL 23.02.24 19:00 R230 - R414
THE ROCKETTZ NEW GENERATION 02.01.2024 17:00 R173 - R288	JUAN BOUCHER 29.02.24 19:00 R213 - R414

 www.diekoelkamers.com

Some photos from our Bush Camera.



Mom & baby buck



Caracal out in broad daylight



2 buck having a drink



Baby ostriches are growing up nicely.



2 female ostriches

Interesting bit for English lovers - Absolutely brilliant!

Once Ishwarchandra Vidyasagar, Bengali poet and scholar, jokingly asked Michael Madhusudhan Dutt, an Anglophile poet of great repute; "As you are a Master in English, can you make a sentence without using a single 'E'?"

Dutt, the genius, wrote this:

"I doubt I can. It's a major part of many many words. Omitting it is as hard as making muffins without flour. It's as hard as spitting without saliva, napping without a pillow, driving a train without tracks, sailing to Russia without a boat, washing your hands without soap. And, anyway, what would I gain? An award? A cash bonus? Bragging rights? Why should I strain my brain? It's not worth it."

Kid's Corner

Did you know?

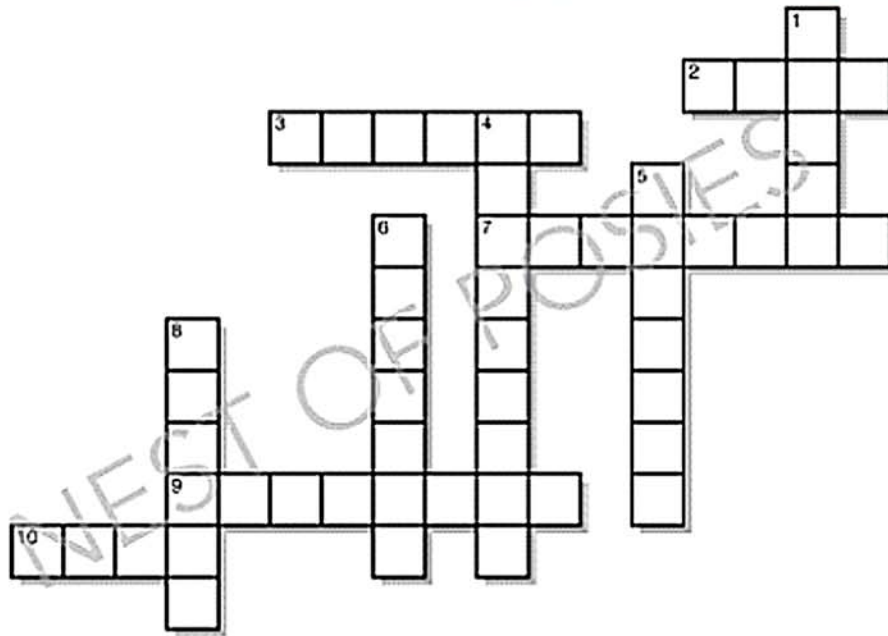
- Seagulls can live to 50 years.
- The way it smells after the rain is called petrichor.
- The sun loses 4.7 million tons of mass per second.
- The bumblebee bat is the world's smallest mammal.
- The circulatory system of a human is more than 60,000 miles long.
- The Philippines consists of 7,641 islands.
- Lemons float, but limes sink.
- Armadillo shells are bulletproof.
- Some octopus species lay 56,000 eggs at a time.
- Blue whales eat half a million calories in one mouthful.
- That tiny pocket in jeans was designed to store pocket watches.
- Turkeys can blush.

Colour me in.



CARIBU

For anyone who has grandchildren living abroad, in Johannesburg or even in the next suburb, the Caribu App allows you to read stories, play games and more with your grandchildren. You can download it from the App Store or Play Store onto your smart phone, tablet, pc or smart TV. A bedtime story with granny to-night, what fun!



ACROSS

- 2 WHAT'S ON TOP OF THE TREE
- 3 WHO STOLE CHRISTMAS
- 7 ANOTHER NAME FOR SANTA
- 9 HE SEES YOU WHEN YOU'RE
- 10 BETTER NOT

DOWN

- 1 WHO'S COMING TO TOWN
- 4 WHAT HAS RED AND WHITE STRIPES
- 5 WHAT DOES SANTA COME DOWN
- 6 REINDEER WITH A RED NOSE
- 8 SNOWMAN'S NAME

Speak to your children as if they are the wisest, kindest, most beautiful, and magical humans on the earth, for what they believe is what they become.

GROTTO BAY 30 YEAR AESTHETICAL REPORT AND REVIEW

INTRODUCTION

The purpose of this report is to provide a short review of Grotto Bay's aesthetical journey after the project began. The original concept for the project, the conditions governing its approval, a reference to current legislation and policies affecting its management and short overview of the comparative coastal property markets.

Approximately 30 years ago, Grotto Bay's original developers were seeking a weekend getaway opportunity in a wilderness environment at a convenient distance from Cape Town. Around this time, conservation groups and the South African National Parks, recognised the importance of preserving the West Coast's Strandveld and its unique wetland habitats. They started assembling land around the Langebaan Lagoon. The original vision was to have a National Park from the Berg River estuary in the North to Bokpunt in the South, to conserve the coastal, marine, aquatic and terrestrial habitats. However, it soon became clear that there were insufficient public resources to acquire the land between Yzerfontein and Bokpunt. This provided the opportunity for the private sector to acquire the farms along this strip of the coastline to form Private Nature Reserves, contributing to the overall conservation vision.

A thorough, "design with nature" site analysis done at Grotto Bay resulted in the sensitively laid out housing clusters behind the fore dunes along the intersection of the coastal dune veld and Strandveld behind. A similar "design with nature" approach resulted in the housing units' "finger" layout with the coastal Strandveld fingers in between the double banked housing clusters. Observations from the environmental design and urban planners was that houses on the Western ends of the clusters would have the best sea views but all the plots were angled towards the coast so that everyone should get some sea views.

Discussions on the architectural and landscape guidelines were that the buildings would not be visible from the shore line, but in the landscape. The charcoal roofs and sand or white colour walls would result in a harmonious fusion between the built-up and the natural environment. The project was approved by the Provincial authorities in 1993.

Key aspects of the approval included zoning of the plots containing the houses to Resort Zone 2 to which permitted freehold title, with the remainder of the farm zoned to Open Space 3 (Private Nature Reserve). 220 units were permitted. An Environmental Management Plan (EMP) had to be prepared, access had to be provided to the public and there had to be acknowledgement that the property could one day be acquired for the West Coast National Park.

An important condition of the approval was the requirement for a Design Manual to guide the design of the original houses and subsequent alterations and extensions. It was intended to promote a typical West Coast character, using an interpretation of the vernacular fisherman's cottage and manifesting an environmentally conscious attitude to the development. Key aims of the Design Manual were to manage colour of roofs and materials, avoid "overbuilding" by minimising the footprint and height of the buildings, and generally ensure that the buildings and their occupation had as little visual and physical impact on the natural environment as possible.

At the SGM the concern of homeowner's was the impact of the current deviations and departures from our Design Manual on our estate and their properties. An overview of the asking prices of properties in similar coastal resorts and settlements along the West and Southern Cape Coasts, revealed that Jakkalsfontein was the second-best performer after Romansbaai Beach & Fynbos

Estate in Gansbaai. As a general rule, it could be expected that properties should command higher prices the closer they are to Cape Town but yet Jakkalsfontein's asking prices were higher than Grotto Bay's. A trend was apparent that properties in Nature Reserves with design guidelines had higher values than equivalent nearby properties where any type of building style and materials were permitted. It was clear that higher levels of exclusivity, privacy, and security also contributed to higher property values.

BACKGROUND

Grotto Bay was conceived in the late 1980s by a group of property developers who found the Southern Cape around Kleinmond and Hermanus inaccessible mainly due to high land values. Attention was drawn to the West Coast by The Mykonos project which had commenced in the mid-1980s. However, Saldanha Bay, although extremely attractive at the time, was rapidly industrialising and losing its attractiveness as a holiday destination.

The property developers' focus then turned to the Langebaan Lagoon and the West Coast, closer to Cape Town. Although the land along the West Coast was affordable, moves were already afoot by the SA Nature Foundation to buy up farms to consolidate them into the West Coast National Park. Indeed, initial site visits were made to the farm Abrahamskraal around 1988 with a view to establishing a Coastal Nature Reserve there, but within a couple of months this property was acquired by the SA Nature Foundation for inclusion in the future park. The need to conserve the coastal, marine, aquatic, and terrestrial habitats wilderness landscape and the core sense of place around Saldanha Bay and the Langebaan Lagoon had already been identified by a wide range of powerful conservation organisations inside and outside of government. This concern extended to wanting to conserve the West Coast Strandveld from Langebaan to Bokpunt, see Figure 2.1. There was particular concern about the coastal strip which was heavily invaded by Port Jackson and Rooikrans alien vegetation. It soon became clear that the SA Nature Foundation did not have the resources to purchase all of the land. The idea of Private Conservation Nature Reserves between Yzerfontein and Bokpunt arose with Jakkalsfontein being the first, followed shortly afterwards by Grotto Bay and Tygerfontein. Thus, around 1989, options to purchase were acquired for Grotto Bay. (CndV Africa (Pty) Ltd)



ORIGINAL APPROVAL

The original approval and the conditions therein remain in force. It is important to reflect on these to ensure that there is still compliance. The approval process was not an easy process as The National Parks Board, The Wildlife Society of SA and the other organisations opposed and reasoned that proposals for development in environmentally sensitive areas do not start with the selection of a site and rightly so. To get the approval, professional consultants from various universities and associations were consulted over the period from 1989 to 1993. (Archaeological investigations, Botanical and Geological studies, Engineering and district planners, development and environmental planners) These reports were a condition of preapproval by the director general and handed in with the application for rezoning of Modderivier No. 721 (some of these original documents were found at the Malmesbury archives and the others in the Grotto Bay archives).

In 1991 the Executive Council for Land Development and Co-ordination approved the application subject to certain conditions. The original agreement was signed and approval received in 1993. The agreement and letter of approval also refers to the need to comply with the document "Guidelines: Langebaan to Bokpunt". This document was prepared to regulate development on all of the coastal farms between these two points, including Grotto Bay.

GUIDELINES: LANGEBAAN TO BOKPUNT

- Land use and human activity should be aimed purely at nature-oriented conservation, education and recreation – no "artificial attractions" (squash court, tennis courts and pool debated)
- Facilities provided should be reconcilable with conservation
- Supports private participation in nature conservation on this section of the coast
- Class II EM Process as proposed by Council for the Environment required (precursor to EIAs – this was completed for Jakkalsfontein – NB for response to DEAD&P letter)
- All development should be purely resort oriented and should function independently without any costs to the broader community
- Every farm has its own unique characteristics and a "McHargian" design process should be followed to protect these
- The long term vision is for all of these farms to be managed by a single conservation agency and ultimately to become part of WCNP.
- An environmental analysis should be completed to identify the following to be excluded from development; frontal dunes, windblown sand pans, vleis and watercourses sensitive biotic habitats
 - Development should be located on previously disturbed areas where possible as indicated by an ecologist
- A year round plant growth study should be conducted
- An archaeological study should be conducted and buffer zones around middens etc identified if need be
- Initial excavations should be supervised by a botanist and an archaeologist
- Rehabilitation should start as soon as possible and form part of the management plan whose costs should be borne by the developer
- All proposed access roads should be walked by a botanist before construction
- No power or telephone lines should be visible overhead
- Water run-off from roofs should be returned to the ground
- All vehicle and pedestrian traffic routes should be suitably surfaced
- Physical development should fit in with the site and the typical historic West Coast settlement pattern of small hamlet or village clusters. Clusters should not have more than 20 units. Any buildings should not be visible from the beach
- The principle of day visitors is acceptable but norms will have to be developed in due course

- Income from day visitors and levies from owners should fund further rehabilitation work
- Education and research programs are considered essential

THE ORIGINAL IDEA AND DESIGN CONCEPT

Derek Chittenden the designer of our Design Manual, was involved from the beginning with the developers in 1988 with rezoning of plots and clusters as well as designing the Design Manual for Jakkelsfontein.

A few years later when the developers were ready for Grotto Bay's Design Manual, he was asked to assist after VKE Engineers had done their assessment and proposal on rezoning and processes, where the green belt fingers instead of a township scheme was born. The constraints were more loose than the adjacent Jakkalsfontein where the developers insisted on the bent, green roofs and white walls for all homes, almost designing each home themselves. The focus was on the GUIDELINES: LANGEBAAN TO BOKPUNT which includes Grotto Bay, was Cape West Coast Vernacular Architecture.

Karien Collins-Odendal met with Mr Chittenden and told him some members insisted that Cape West Coast Vernacular does not exist to which his reply was, *"What a load of rubbish, West Coast Vernacular is described in the Design Manual with all its characteristics and dominated architectural fisherman's cottage styles and forms. Trying to change the design manual would be looking for trouble as it forms part of a suite of legally binding documents. It's not a case of changing the Design Manual or relaxing regulations. Applications to amend the conditions of the subdivision of the deed of sale would need to be done and no sound minded council official will entertain that."*

The challenge of Grotto Bay was the design methodology to appropriately insert sufficient dwelling units into this wilderness landscape to make the development viable, (see photos from 1989), without destroying the core sense of place that made it attractive to begin with. It was also essential to provide sufficient amenities (views, comfort) to make it attractive to future residents. These departure points required that the plan layout and 3-dimensional design of the buildings should defer, and be guided by the vertical and horizontal geometries of the land and vegetation on the site as well as responding to changes in micro-climates. To do this a very sincere "design with nature" approach was adopted. It was inspired by: • Ian McHarg's "Design with Nature" philosophy (McHarg, 1969)

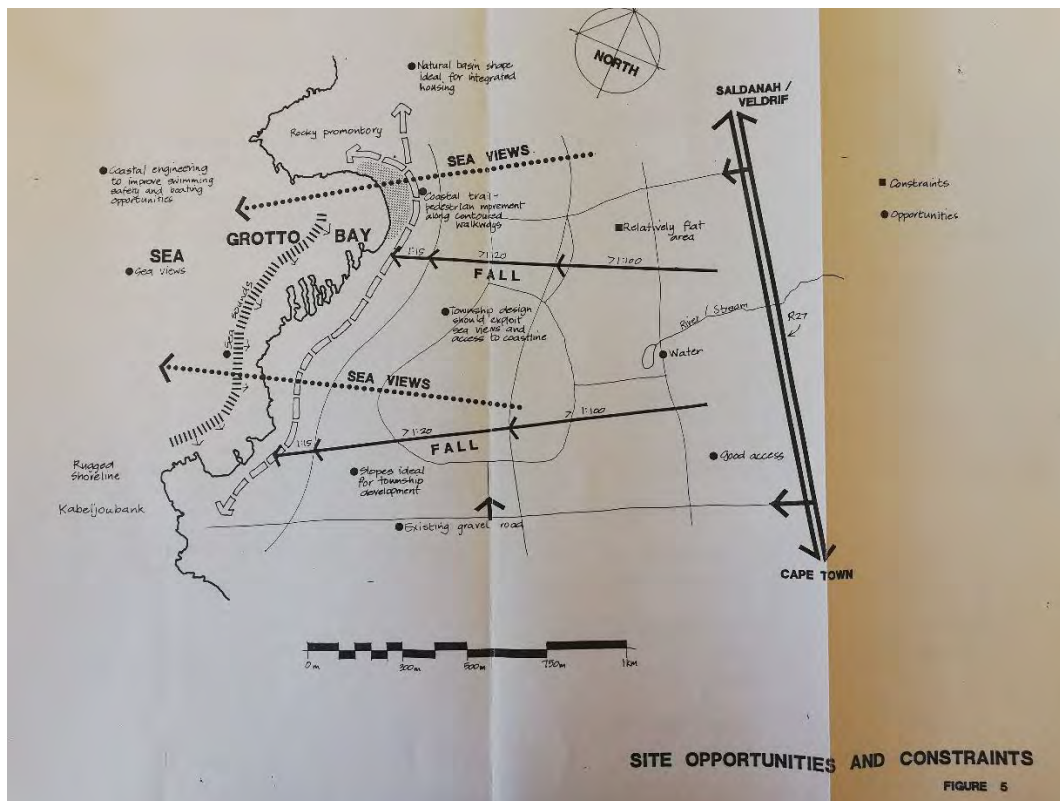


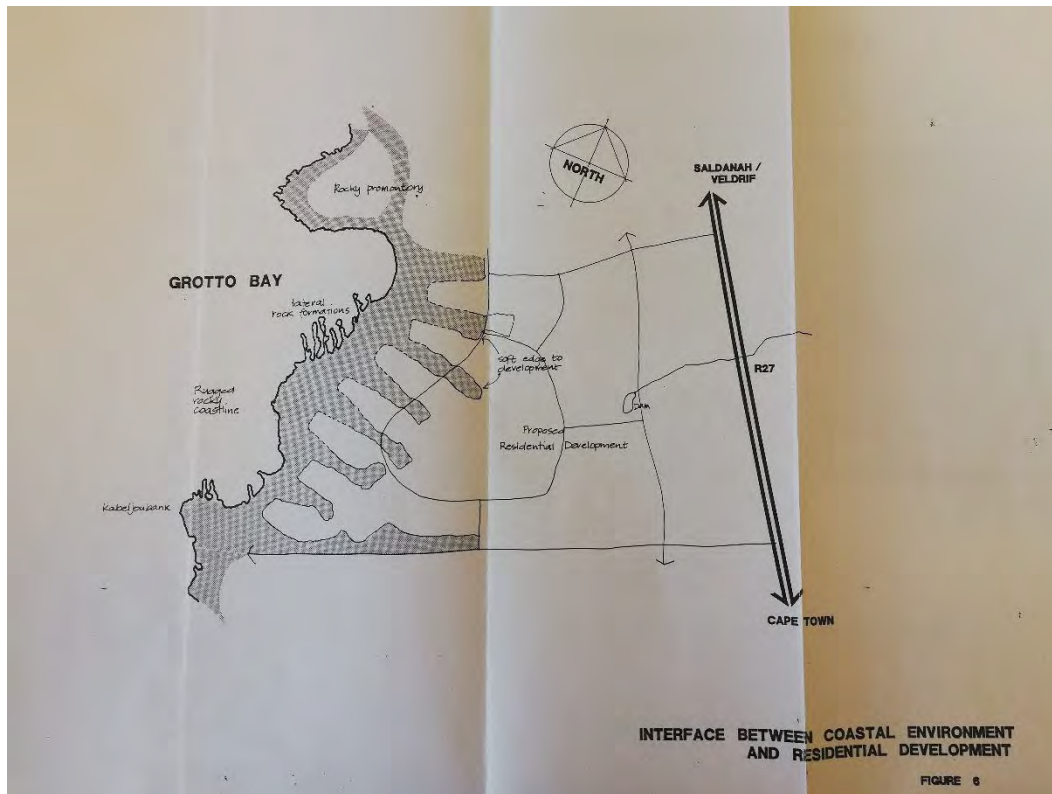
A design with nature approach implies a very rigorous site analysis with the natural systems' opportunities and constraints providing major informants to layout and unit design. This was provided by a detailed environmental analysis that clearly showed the relationship between the underlying, geological and soil profile, micro-climate, and vegetation.



Photo from the original Archaeological and Botanical reports February 1993 Van Niekerk, Kleyn & Edwards

This formed the starting point for deciding on the best location for the future housing clusters. Architectural and landscape guidelines was that the buildings would not be visible from the shore line but in the landscape, the charcoal and green roofs and sand and white colour walls would result in a harmonious fusion between the built-up and the natural environment.





GOVERNMENT POLICY REVIEW

There are several acts, policies and guidelines that impact on Grotto Bay.

<http://www.swartland.org.za/pages/english/home.php> here you will find them all.

WEST COAST DISTRICT SPATIAL DEVELOPMENT FRAMEWORK, 2014 The West Coast District Spatial Development Framework (DSDF), sets out the vision of the West Coast District as follows: To Promote Sustainable Development, prioritise development in highest growth potential areas, encourage and facilitate development along the key corridors within the West Coast District.

OUTCOME OF DESIGN MANUAL - The DM was intended to ensure that, notwithstanding the very low carrying capacity of the Coastal Strandveld with its low average height and flat coastal terrain and, therefore, buildings will be visible, they should harmoniously blend into the landscape. This concern turned out to be even more critical than originally contemplated due to the successful alien vegetation eradication. This lowered the average height of the vegetation reducing its visual carrying capacity. The key component in achieving this harmonious relationship is the roof pitches that align with the dunes and wind scoured vegetation's natural slopes. The prevailing south-east wind determines these slopes. It is why the angles of the dunes coincide with the angles of the vegetation.

Wherever, this relationship is ignored by incorrect roof pitches, colours and protruding oversized dormer windows, a disjointed, jarring effect results. Environmental psychologists point out that even if an observer does not explicitly note this disharmony they will feel a subconscious discomfort. The most obvious challenges, are buildings ignoring the "design with nature" ethos which is a key component in the Coastal Nature Reserve ethos of Grotto Bay.

"The most obvious challenge relates to the oversized dormer windows which ignore the "design with nature" ethos of the roof planes and, instead, insert a conventional cottage attic window character into the roofs. This is particularly jarring when viewed from outside of the clusters.

This is clearly driven by a need for more space. While all efforts should be taken to avoid the overbuilt holiday house syndrome” CndV Africa JAKKALSFONTEIN NATURE RESERVE (19.2681) 25 YEAR REVIEW 11 November 2019

Grotto Bay Design Manual
A.3.2 External wall Colours White or colours to match “Plascon Paints” VEL 82, VEL 2 or similar exact colour to be specified on drawings and approved by the GBHOA.
A.3.3 Roofs Double pitched. Maximum 45° pitch Minimum 30° pitch Verandas and “affdakkie” Minimum 5° Mono-pitched only on outbuildings
A.3.4 Roof ends Simple vernacular style gables, Hipped ends,
A.3.5 Roof finishes Natural thatch Natural slate, Cement tile equal to “Coverland Elite” Galvanised corrugated steel or fibre-cement sheeting with standard profile, 17-18mm height
A.3.6 Roof colours Green, charcoal or grey. Exact colour to be specified on drawings. On each erf all roof colours are to match

Roof pitches between 30’ and 45’ refer to the dune and vegetation wind scour lines where oversized dormers break roof ridge lines



HOW ARE WE DOING IN THE PROPERTY MARKET

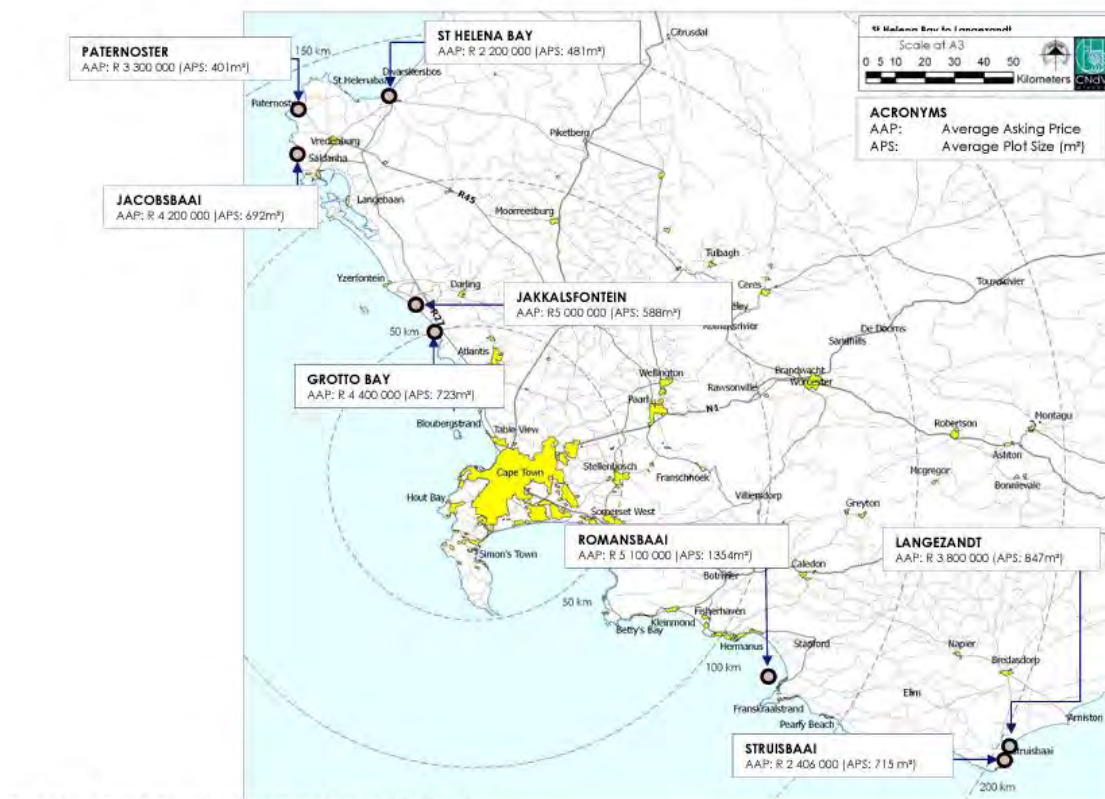


Figure 6.1 Property Price Scan: Selected Western Cape Coastal Settlements

CNDV africa (Pty) Ltd

JAKKALSFONTEIN NATURE RESERVE (19,268)
25 YEAR REVIEW
11 November 2019

Properties and nature reserves whose values have coped best comprise a mixture of:


- *very strong Unique Selling Propositions ;
- *excellent management; and,
- *closer proximity to fast growing metros although not always

The location of a home, whether outside of urban or suburban areas, and within the 50km, 100kms or 150kms and further ‘magic circles’ of large urban or metropolitan areas, has a major bearing on how it is used and, therefore, as a general rule, also on its property values “Bid Rent Theory Model” (Alonso, 1964) is a model that states that property prices increase closer to the CBD, sometimes exponentially, and decline with properties that are located further away. However, local factors can cause values to deviate from this model, for example, an exceptional scenic setting, well-managed Nature Reserve (estate), higher than usual levels of security.

Jakkalsfontein has the highest average property prices. Its prices are almost R1 million higher than Grotto Bay, also on the coast, but approximately 15 kms closer to Cape Town

There is often a debate as to whether strictly applied architectural guidelines enhance or undermine an estate’s property values. It is interesting to note that Jakkalsfontein and Jacobsbaai, which have some of the strictest guidelines of the coastal settlements reviewed, have higher property values than other nearby coastal settlements who allow almost anything and everything with little design control.


property24 Property Type ▾ Min Price ▾ Max Price ▾ Beds ▾ More Filters + Save Search Search



R 7 700 000
3.5 Bedroom House
Jakkalsfontein
63 Sandpiper, Jakkalsfontein Private Nature Reserve
Jakkalsfontein Private Nature Reserve is probably the best kept secret on the West ...
🛏️ 3.5 🚗 2 🚗 3 🏠 569 m²

3%
.com
properties


Listed by 2 Estate Agencies



R 6 500 000
4 Bedroom House
Jakkalsfontein
125 Stonechat
The remarkable setting of an unspoilt West Coast beach is very much a defining feature ...
🛏️ 4 🚗 4 🚗 2 🏠 623 m²

Seeff

Listed by 2 Estate Agencies



R 7 500 000
3 Bedroom House
Jakkalsfontein
This beachfront property in an exquisite setting has sweeping views of the sea, Table Mountain and Dassen Eiland and offers a unique ...

PAM GOLDING
PROPERTIES

Listed by 2 Estate Agencies


HOME LOANS

Start your home finance journey today

Get Pre-Approved

Jakkalsfontein Trends

Average Property Price



2018 2019 2020 2021 2022

More Trends and Statistics

Add Surrounding Suburbs

Jakkalsfontein (8)

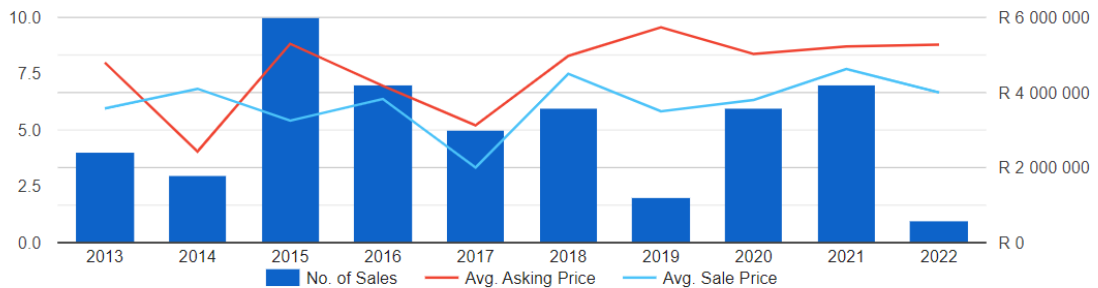
Jakkalsfontein Property for Sale

Annual Sale and Listing Trends

Properties for Sale in Jakkalsfontein

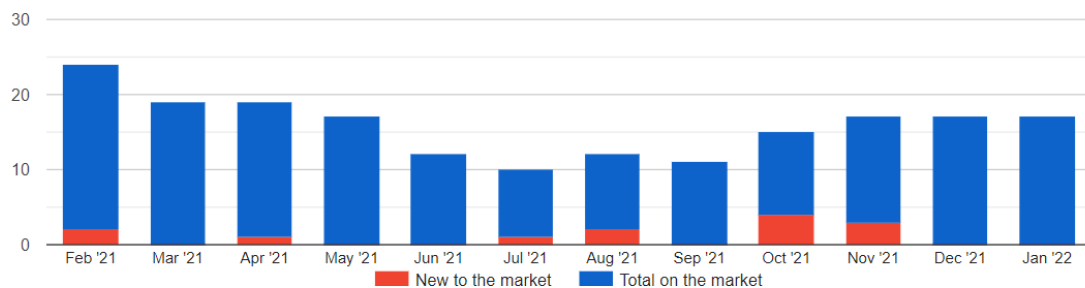
Sold Prices in Jakkalsfontein

This graph shows the annual number of Sales registered in the deeds office, as well as the average selling price and asking price of all Property24 listings for the same time period.




Monthly Properties For Sale


This graph shows the monthly number of properties and properties new to the market in Jakkalsfontein, as listed for sale on Property24.com.



property24 Property Type Min Price Max Price Beds More Filters Save Search Search




R 3 450 000
Vacant Land
Grotto Bay
4 Sand Plover Crescent
Imagine sundowners on the wooden deck overlooking the Atlantic Ocean, late night swims ...
650 m²



R 4 995 000
2 Bedroom House
Grotto Bay
100 Pelican Close
Price reduced! This beachfront beauty in Grotto Bay Includes All Furniture! Just bring ...
2 2 4 897 m²

Home Loans
Start your home finance journey today
Get Pre-Approved



R 7 250 000
4 Bedroom House
Grotto Bay
5 Sand Plover Crescent
Perfectly located within the Grotto Bay private coastal estate, this unique contemporary ...


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Listed by 2 Estate Agencies

Grotto Bay Trends

Average Property Price



More Trends and Statistics

Add Surrounding Suburbs

Grotto Bay (12)

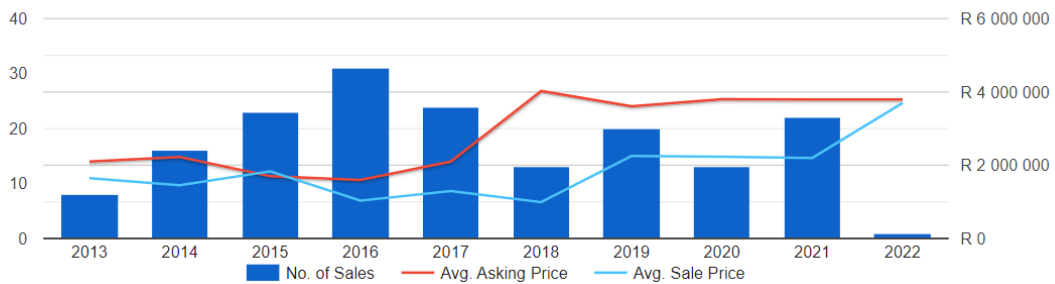
Grotto Bay Property for Sale

Annual Sale and Listing Trends

Properties for Sale in Grotto Bay

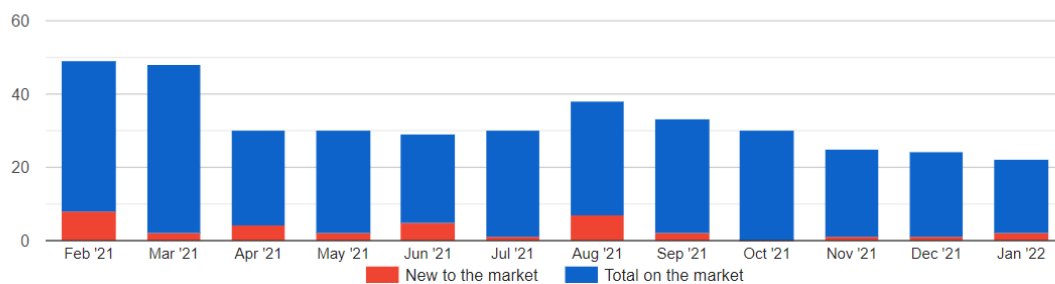
Sold Prices in Grotto Bay

This graph shows the annual number of Sales registered in the deeds office, as well as the average selling price and asking price of all Property24 listings for the same time period.



Monthly Properties For Sale

This graph shows the monthly number of properties and properties new to the market in Grotto Bay, as listed for sale on Property24.com.



“Grotto Bay Nature Reserve has a number of similarities to Jakkalsfontein. It is located on a coastal farm with a large area also operating as a Private Nature Reserve promoting biodiversity conservation. It is governed by the same Langebaan to Bokpunt guidelines as Jakkalsfontein. One would expect them to be higher given the “Bid Rent Curve” property pricing model. This maybe the result of the suburban appearance of Grotto Bay. It has an unconventional layout comprising a number of “fingers” containing double sided rows of plots with narrow areas of coastal Strandveld in between. These “fingers” are set out perpendicularly to the coastline resulting in relatively few units enjoying prime sea frontage. Although the Nature Reserve began with strict guidelines on a West Coast “langhuis” theme these have been relaxed in recent years to the extent that almost any type of building material and house design appears permissible. Interestingly, although Grotto Bay is closer to Cape Town than Jakkalsfontein and has little control on its design guidelines, property prices appear to be 10 to 20% lower than those of Jakkalsfontein”. CNdV Africa JAKKALSFONTEIN NATURE RESERVE (19.2681) 25 YEAR REVIEW 11 November 2019

CONCLUSION

It is clear that the standard Bid Rent Curve property pricing model, which states that all things being equal, properties further from a major urban centre will be of a lower value can be contradicted.

How do you make this happen?:

- Achieving an attractive, cohesive building and natural environment appearance. It is clear that this can only be achieved through strictly implementing a design manual
- Providing good security;

Since researching and writing this report for the interest of the members, Karien Collins-Odendal has spent many more hours researching and digging for more information to come to a more conclusive report to answer the questions asked at the SGM.

When the GBHOA archives were moved from Browmann to Pam Golding she took the opportunity to search for the very first documents from 1989 to 1993. She also spent an entire day in the “stadsaal” room at Swartland Municipality’s archives to find the original development documents. Not an easy task, Karien had to go through strict protocols to get access. It was a 2-month application process.

In 2018 Jakkalsfontein Private Nature Reserve had a 25-year review done by CNdV Africa. She made contact with the managing member of CNdV, who is also the founder of the company in 1988 specialising in commerce, architecture, urban design and planning. Simon Nicks came to visit her and the Estate Manager where they had an exceptional and interesting afternoon. He was very pleased with the way the Grotto Bay has developed. Karien is still in contact via email with both Simon Nicks and Derek Chittenden who was part of the development process since 1989 and designed our Design Manual.



Where the whales play





30 minutes easy drive from Cape Town
 Sea views from every plot
 Views of Table Mountain
 Freehold Title plots from 750 m²
 Security and safety
 Unspoilt beaches and safe swimming
 Prime strandveld vegetation
 Abundant Flora and Fauna
 Exterior design control but home layouts unrestricted
 Hiking trails, crayfishing and fishing
 Rates at municipal levels
 Closest seafront plots to Cape Town
 Superb investment opportunity



If your dream has been to move closer to the sea...



DEK CHITTENDEN & ASSOCIATES
 an planning & environmental design



GROTTORBAAI



BESIGTIG DAAGLIKS 11-5

'N VEILIGE LEEFWYSE TEEN 'N BEKOSTIGBARE PRYS









SLEGS 30 MINUTE VAN KAAPSTAD

ERWE VANAF R60,000


MAKLIKE FINANSIERING

**ALLE PAAIE
EN FASILITEITE
REEDS VOLTOOI**



-  Jou eie private dorp (geen heffings – lae erfbelasting) met afgesonderde strande.
-  Elke erf met see-uitsig.  Woon op die Strand, werk in die Stad.  Erwe ongeveer 750 vkm.
-  Grottoabaai is 'n rustige natuureservaat omring deur private plase.  Erf-en-plan beskikbaar.
-  Los argitektoniese riglyne.  'n Residensiële en vakansietuiste in een.

U veilige leefwyse is ons prioriteit by Grottoabaai.

 Moenie hierdie geleentheid misloop nie! Belê in 'n veilige tuiste aan die kus – teen helfte die prys.

Tel: Marius Keuler by (024) 852-3842 of Henry Pitman by (021) 22-2424.



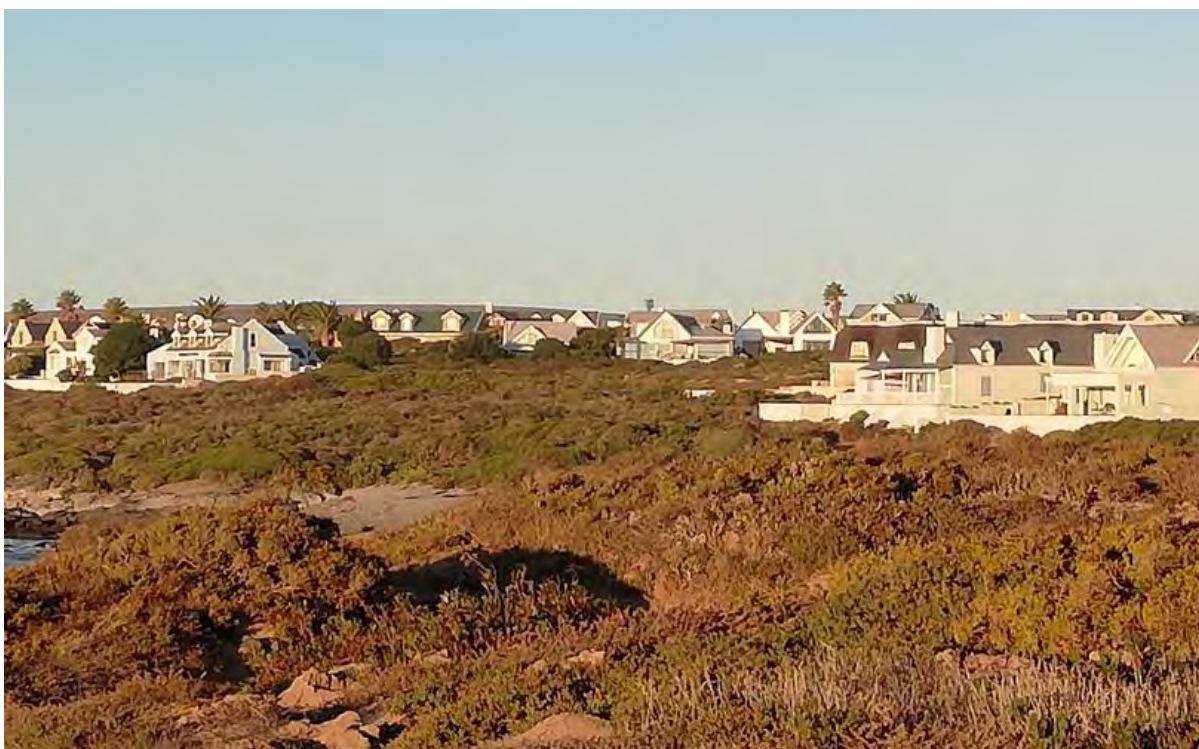
**KAAP DE GOEIE HOOP
BANK**

**TRANSKAAP EIENDOMME
TRANSKAAP PROPRITEIT**

PROPCOR
PROPERTY DEVELOPMENT



After 30 Years



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