

## NEWS FROM THE JHA BOARD – MARCH 2019

### Revision of Design Manual

During the 2018 JHA AGM, the Board was encouraged again to review the JKF Building Design Manual (DM). As a result, the Board identified it as one of three major projects it wished to deal with in 2018/19.

A consultant, Simon Nicks of CNDV Africa, a firm of landscape architects, has been appointed to start the process of revising the DM. Mr Nicks's name and publication appeared in the final Newsletter of 2018.

In consultation with Mr Nicks the Board has decided to conduct the review in two steps. Homeowners at the 2018 AGM suggested that the new DM should contain a "preamble", a set of design principles for Jakkalsfontein (call it a "vision" if you like). In our discussions it became clear that this document was in fact quite significant in the development of a new DM, much more so than was thought initially. The development of such a document therefore would be the first step in the process, with the specific architectural aspects of the DM to be addressed later, as a second step. The intention is to present it for approval to the September AGM of the JHA.

Mr Nicks's work will involve the following:

- A literature review of, among others, the West Coast Planning and Environmental Policy, the City of Cape Municipal Spatial Development Framework, the West Coast District Municipality Coastal Management Plan, Swartland's Local Municipal Spatial Development Framework, documents related to the West Coast Biosphere Reserve, and Jakkalsfontein's own Planning and Management Documents.
- Site visits to examine, for example, the original approval to establish Jakkalsfontein, the original design guidelines, the latest revised guidelines, relevant minutes of AGMs and other significant meetings over the past 20 years, as well as a photographic record of current buildings and landscaping with notes on whether these are aligned or not to the original vision.
- A review of property market trends on the South West Coast
- Participative workshops, planned for a Saturday during the June school holidays. These will allow homeowners ample opportunity to discuss what they regard as a vision for Jakkalsfontein and the design principles that should guide it in future.

The proposed cost of the work unfortunately exceeds the budget allocated for this item in the 2018/19 approved budget. However, the Board felt that this was such a significant element in decisions that need to be taken that the extra money will be taken from savings elsewhere in the budget. This is not an exercise that the JHA has done since the original design principles formulated in the early 1990s, and the Board believes now is the right time to invest time and money in this. (I attach a document that contains notes from an informal meeting of homeowners held in 2014 in which the need for revisiting Jakkalsfontein's "vision" is indicated).

#### The solar farm project

This is the second of the major projects the Board identified (please refer to the August 2018 Newsletter for a progress report). The Board has appointed a consultant electrical engineer to draw up the specifications for the work, request quotations, evaluate the offers, and recommend a contractor.

We would like to invite homeowners to submit questions and contributions to the Admin Office ([admin@jkf.co.za](mailto:admin@jkf.co.za)) before 30 April 2019, for the consultant's consideration. Please put "Solar farm proposal" in the email's subject line. The report and recommendations of the contractor will be put forward to homeowners at either a Special General Meeting, or the 2019 Annual General Meeting, depending on progress made. Should the proposal get the go-ahead, the Board is legally required to call for an environmental impact assessment to be done before construction can start.

#### Access control

A policy to control access of guests to Jakkalsfontein will be put on trial soon (after the Easter holidays). The Board is aware that it is impossible at the moment to operate a 24-hour watertight access control system, but is of the opinion that there is a need for better control mechanisms. The new measures are introduced to regulate access of guests and renters. The current system used by homeowners themselves and by contractors will remain in place. More details will be provided later, but homeowners will be required to inform the admin/gate office beforehand of the arrival of guests, including guests of guests. No guests will be granted access to the Reserve by the gate guard or duty ranger without the homeowner's approval. Guests will be issued with a permit to display inside their vehicles for the period they are at Jakkalsfontein.

While we are testing out these procedures, the Reserve Manager will continue to explore different access control systems and their cost implications.

## Transgressions of rules and regulations

In the February 2018 Newsletter we gave a list of the most common transgressions of rules and regulations at Jakkalsfontein. The Board has asked the Reserve Manager to provide a summary of such transgressions at every Board meeting. In due course the Board will report these transgressions (anonymized) in the newsletters that appear after Board meetings.

## Informal meeting 2019

In 2018 the Board introduced the idea of an open forum where homeowners could meet for two hours to discuss in an informal setting matters of common interest. This year we will do the same, with a meeting on 20 April between 09.00 and 11.00 in the Resort Centre. If you have a topic or idea that you would like to be raised at the meeting, please send a brief email or note to the Office (you don't have to be present at the meeting to suggest something). Please use "Informal meeting 2019" in the subject line. We will use this to draw up a rough agenda, and to see how much time we have to allocate to each topic.

## Rainfall for the summer months

October 2018 (1.5 mm); November 2018 (0 mm); December 2018 (11 mm); January 2019 (4.5 mm); February 2019 (0 mm); March to date (32 mm).

## Fire risk, strategy and prevention talk to homeowners

The recent devastating fires in the Western Cape raised the question: how prepared are we at Jakkalsfontein? Steyn Marais will address this question on 30 March at 11h00 in the Resort Centre. The talk will include a description of the strategy and preventative measures that have been put in place at Jakkalsfontein as well as information about the firefighting resources at our disposal and homeowner participation. The talk will be followed by a fire hydrant operation demonstration to homeowners.

## Number of horses

The Board accepted a rule that no owner will be permitted to keep more than two horses at Jakkalsfontein. This currently is in the agreement that horse owners signed, but we are nevertheless in a situation where we have three owners but eight horses. This rule will be submitted to the AGM for ratification.

## Beach cleanup

The beach clean-up Steyn Marais organized for International Beach Cleanup Day last year did not elicit overwhelming participation. Nevertheless, the small but merry band collected a huge amount of debris from the beach.



They were awarded for their work with a treasure chest of “sweet” gold coins located by means of clues hidden on the beach.



Johann Louw, Chair: JHA Board