

NEWS FROM THE JHA BOARD – NOVEMBER 2018

This Newsletter aims to draw attention to the conservation aspect of our reserve. We have all become used to Jakkalsfontein as a housing estate, sometimes forgetting our status as a nature reserve. You may see the Newsletter as a gentle reminder that we are both a housing estate and a nature reserve. If you look at the list of Board members below and their portfolios, you will see that we again have a director dedicated to conservation matters.

The new Board

Johann Louw (Chair, and all matters not covered by specific portfolios)
Thérèse Hulme (Conservation and Neighbourhood Relations)
Henning Pieterse (Legal Matters)
Paul Judd (Architectural Review Committee)
Veit Schuhen (Finance)
Koos Vosloo (Infrastructure)

History

Accompanying this Newsletter is a paper written by Simon Nicks (then) of Derek Chittenden and Associates, urban and regional planners. It provides a good summary of the design aspects that drove the development of Jakkalsfontein in the early 1990s.

I exchanged emails with Simon, who provided interesting further details on the history of Jakkalsfontein's design. According to him, Lawrence Halprin's Sea Ranch on the Sonoma coast north of San Francisco was the original inspiration for Jakkalsfontein. You can read more about this development on the web site below, and I include two photographs of typical Sea Ranch homes.

<https://tclf.org/sites/default/files/microsites/halprinlegacy/sea-ranch.html>



Gawie Fagan's House Swanepoel at St Francis Bay served as the model for the unique shape of roofs at Jakkalsfontein – see the photographs below.



Three major projects

The Board has identified three major projects for the new year: the Reserve's security plan; a solar farm; and a review of the current Design Manual. It is likely that we will need special general meetings for each of these matters to be finalised.

The proposed plans of developing a solar farm are fairly well advanced, but it is likely that we would need an environmental impact assessment before we can put proposals before the JHA. The Newsletter of August 2018 contains a bit more information about the solar farm. Homeowners will be kept informed about developments in this regard.

The Board intends to bring the security situation to the JHA for consideration before the next AGM. At such a meeting, the homeowners will be provided with a summary of the security arrangements as they are at the time, as well as different scenarios for the future, plus projected costs.

A start has been made already with a review of the Design Manual, but the review is planned to happen mostly in 2019. As discussed at the recent AGM, homeowners are encouraged to send proposals and considerations to us, via admin@jkf.co.za, or to participate in discussions on the *Slack* site.

Day visitors, guests, and home rentals

There is evidence that Jakkalsfontein is becoming increasingly popular for visitors in all three the categories mentioned above.

The Management Plan contains a policy on day visitors. It allows for a maximum of 30 visitors per day from 8h30 to 16h30 on public holidays and weekends, and 7h30 to 17h30 on weekdays. No overnighting is permitted and the privately owned housing clusters are off limits to day visitors. Day visitors are escorted by a ranger on foot or off-road vehicle along designated tracks. Potential buyers who wish to view houses on sale are escorted by one of the resident estate agents on the Reserve.

At present there is no policy regarding guests and home rentals, and the Board is of the opinion that such a policy must be put in place. The Board is working on it and will convey developments to homeowners.

Memorial benches

Over the years the practice of memorialising deceased homeowners has resulted in quite a few memorial benches placed on the Reserve. Homeowners might not be aware of it, but the approval of such structures has been subject to a set of guidelines, developed by the 2015 Board. These include, for example, considerations such as who may apply for such a bench, its positioning, their overall number, and appearance.

The current Board is of the opinion that we have reached the maximum number of such benches that can be allowed. If there are homeowners who wish to continue with this tradition, we encourage you to think of other creative ways to achieve the same end. Nevertheless, you are reminded that we are guided by our Management Plan, which in Section 8.1 states: "In order to maintain the historical and nature conservation character of the Reserve, the positioning of man - made features e.g. benches, litter bins, signboards, memorials and bird hides is limited to intensive use zones (i.e. entrance gate, tar /gravelled roads, farmyard, resort centre and housing clusters)".

Springbok

Homeowners present at the AGM expressed a preference for the springbok to be released into the Reserve, if approval is granted by CapeNature. We have been advised as follows by Conservation Services of CapeNature: "I would **not support** the release of springbok in a free roaming state onto Jakkalsfontein prior to adequate fencing being put into place and the supply of adequate habitat for the animals. The option of the translocation to the other property mentioned should rather be considered than release on Jakkalsfontein".

As a result of this advice, the Board will be going ahead with trying to sell the springbok. We would like to give homeowners first option on buying the springbok. If you are interested, please contact the Office (admin@jkf.co.za), submitting the price you are prepared to pay, transport arrangements, and the ultimate destination of the animals. You are also reminded that you will be responsible for all costs, including obtaining a permit from Cape Nature to transport the springbok.

Recycling

The JHA Board periodically investigates the possibility to recycle our waste, but it always remains too expensive to introduce formally. Homeowners are encouraged to recycle paper, plastic, glass, and tins via the facilities in Yzerfontein or Darling - the recycling depots are close to the Spar in both towns. If you have electronic waste or larger amounts of other waste material, the City of Cape Town's Atlantis Drop-off Facility is conveniently close to the R27, on Dassenberg Drive.

The current Board nevertheless has undertaken to consider relatively inexpensive (in terms of money as well as time) methods in the new year. In fact, in the longer term, the ambition has been expressed that Jakkalsfontein in a few years' time does not "export" any wet waste and recycles all other material!

Fun run and talk

Fun run

The annual fun run will take place at 08:30 on Saturday 29 December 2018. It will be followed by a breakfast. Further details will be communicated to homeowners in the near future.

Dr Dan Sleigh

The well-known author, historian and former Jakkalsfontein home-owner, Dr Dan Sleigh, has kindly agreed to do a presentation on the history of Jakkalsfontein. The presentation will take place at Jakkalsfontein at 12noon (after the fun run) on Saturday 29 December 2018.

Ordinary security precautions

Homeowners are requested to take basic security precautions for their homes, such as fixing locks, doors and windows that do not work properly, and keeping doors and windows locked when not in residence. The only incidents we experienced where people accessed homes without permission and where thefts took place involved guests of homeowners. Basic security measures will do much to prevent such casual intrusions.

Johann Louw

Chair: JHA