

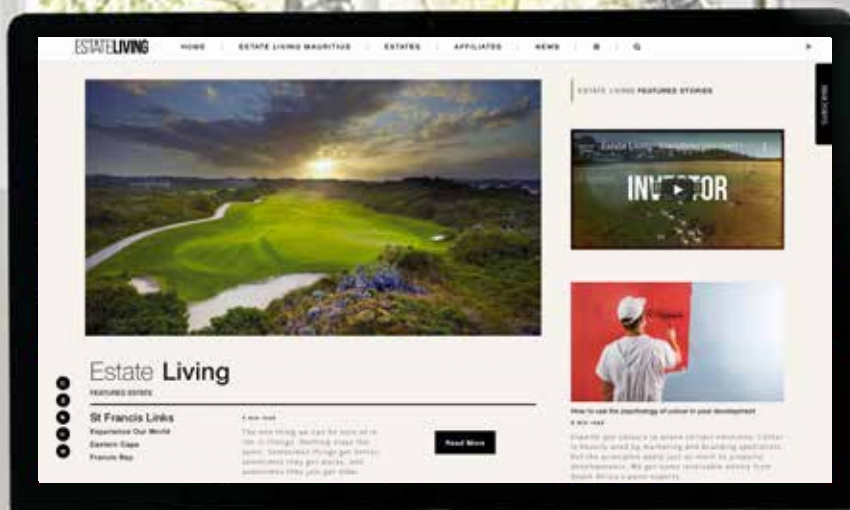
KINGSWOOD BUZZARD

OFFICIAL NEWSLETTER OF THE HOMEOWNERS ASSOCIATION



ISSUE#9 SEPTEMBER 2022

Find everything you need to know about Estate Living.



Estate Living is your go-to resource for a complete understanding of estate life.

From new developments launching to homeowner association information or finding the right supplier for your needs.

Estate Living strives to share with you the best of community living.

estate-living.co.za

TEAM

Jaimé-Lee Gardner

jaimel@estatelivingsa.co.za

Louise Martin

louise@estatelivingsa.co.za

SUBEDITOR

Thea Grobbelaar

CONTRIBUTORS

Esther de Villiers

Angelique Ruzicka

Zeenat Hassen Moosa

PHOTOGRAPHY

Eon Coetzee

Louise Martin

ONLINE

estate-living.co.za/kingswood-buzzard/



COMMUNITY

04 From the CEO

06 Meet the new trustees

10 Kingswood HOA facilities update

16 Kingswood's new ops man

18 Golf events

22 Know the rules

24 Kingswood's new wildlife vet

LIFESTYLE

28 Local n Lekka resident news

32 New clay courts under construction

36 Online gaming scams

38 Working abroad

40 Destiny Africa on auction

COPYRIGHT 2022: MCE (Pty) Ltd on behalf of The Kingswood Golf Estate Homeowners Association

The opinions and views expressed herein are not necessarily the views of MCE (Pty) Ltd on behalf of The Kingswood Golf Estate Homeowners Association. The publisher and editor can regretfully not accept any liability for omissions or errors contained in this publication. The ownership of registered trademarks is duly acknowledged. No part of this publication or any of its content may be reproduced, digitally stored or transmitted in any format without the express permission of the publisher.



ISSUE#9 SEPTEMBER 2022



From the CEO

Welcome to the
2022 Spring
edition of the
BUZZard

Spring is probably my favourite season. Right after the cold of winter, everything is just beginning to wake up and turn from brown to green, and it's like a rebirth of the beautiful thing we call nature. Mother Nature has had her beauty rest and is ready to wake up and show us what she can do. Life explodes, trees are blooming, birds are nesting, flowers are blossoming, new springbok lambs are born, and there is new life everywhere.

Since the AGM in June, the Kingswood teams have been very busy implementing strategy and executing operationally. A project manager was appointed to drive a feasibility study into the proposed community centre/clubhouse, and good progress is being made

in this regard. See more information about this in this edition of the *BUZZard*.

The security and risk subcommittee of the board worked tirelessly with our security service provider to implement security improvements on the estate. See more detail about this from Chris Horsley (chairman of the committee) later in this edition. I am happy to report, however, that we implemented a security



Masadi le Roux



The 2 day old springbok lamb and mother

infrastructure maintenance agreement with Fidelity-ADT as from 1 September.

Our current five-year landscaping contract is drawing to a close at the end of October, so we issued a request for proposal (RFP) to entities interested in tendering for our landscaping contract for the next five years. We involved experts in the field of horticulture to assess our current and future (five years) landscaping needs, and to help us draft a comprehensive scope of work, which formed the basis of our RFP. We received amazing interest from the market, and the tender

adjudication committee is currently considering six high-quality tenders, as well as our current service provider, Golfscape. The new landscaping contract will take effect from 1 November 2022. I will report on the appointment of the service provider for the next five years in our December *BUZZard*.

As part of the restructuring plan of the HOA, Mornay Stoop has been appointed from 1 September as operational manager for the HOA. He will be looking after the day-to-day monitoring of security, landscaping, the environmental management plan, and estate maintenance. Mornay will also be responsible for house rule and contractor compliance. See more detail about Mornay in this issue.

Dan de Wet, our estate stalwart for the past 11 years, will remain an integral part of the HOA staff. He will, however, now be focusing his attention solely on the architectural compliance at Kingswood, working closely with homeowners, contractors and architects to ensure that our architectural themes are maintained and that building plans submitted comply with our strict guidelines at all times.

Our loved receptionist, Masadi le Roux, is pregnant and will be on maternity leave from mid-October this year to take care of their little baby boy. We wish her a happy and restful maternity leave. Feel free to pop in at HOA reception to wish her well for the big day.

While Masadi is on maternity leave from mid-October to the end of February 2023, we will appoint someone to observe the reception and homeowner interaction duties.

I hope you enjoy this issue of the *BUZZard*.

Kingswood greetings,

Willem Jacobs

Meet the trustees

Bringing out the best in you is but one of Tony's many strengths



At the Kingswood Golf Estate AGM on 27 June, two new trustees were selected to serve alongside existing office bearers Marilyn Kamp and Gerrit Nieuwoudt – welcomed into the fold that memorable Monday were Jonathan Witts-Hewinson and Anthony Jacobsen. Jonathan was on leave when this edition saw the light, but do read on to find out more about the inimitable 'Tony J'.

Welcome home

Regular callers at the Kingston Road abode of Sandra and Tony ('only my family call me Anthony') Jacobsen will be accustomed to the welcoming party – a pair of shiny-furred dachshunds, Honey and Mustard. Procured from an upcountry breeder, the glistening sibs were in attendance throughout our sit-down with one of two recently elected KGE trustees.

Armed with a degree in Electrical Engineering from Wits University and a subsequent diploma in Project Management, Tony's career took him from Gauteng to the UK, from George to Europe and the exotic capitals of Asia Pacific. In fact, the Jacobsens' move to Kingswood was preceded by a 13-year stint in Switzerland, where they lived just outside the city limits of Basel.

Situated on the Rhine in northwestern Switzerland, Basel is close to the country's borders with France and Germany. And no, Tony doesn't pine for Switzerland, but sometimes misses its always-punctual public transport, the fact that you can see your taxes being put to good use in the community, and that 'everything works!'

Brilliant career revisited

Taking his penchant for efficiency into account, it's not surprising that Tony specialised in the process automation industry. 'Industrial automation' refers to the use of control systems such as computers or

robots and information technologies to best automate manufacturing processes.

Actively working in this field from 1981 to 2021, his expertise was also instrumental in the Jacobsens' Southern Cape introduction: as project manager for the automation system supplier, then Mossgas (today's PetroSA) required Tony's skills during the 90s, when the family lived happily in the George suburb of Bergsig for four years. A positive impression prevailed.

Having worked in South Africa for the Swiss company that ultimately inspired the Jacobsens' move to Basel in 2007, the shift didn't present Tony with unfamiliar professional territory. But not every member of the six-strong family went willingly ...

On family ties, and tying the knot

Sandra and Tony have four grown-up children and four grandkids; the youngest of their brood was 17 years old, properly ensconced in school and friendship circles in the family bastion of Edenvale, when Dad announced the move to 'la Suisse'.

'She was ready to disown us ... but then took root in her adopted home country and lives there to this day, happily married and with no return to African shores in sight,' says Tony.

On the subject of nuptials: our brief rendezvous took place on the day before the father of four embarked on a Jozi sojourn, to attend the auspicious occasion of his youngest son's wedding. Sandra – Tony's better half for the past 42 years – had already departed for Gauteng to assist in final arrangements leading up to the 10 September reunion shindig.

'Our eldest daughter has three children, one of whom is in her teens, while the youngest grandchild is three years old. It's always a delight when they visit our Kingswood home,' he says, adding that Honey and Mustard even befriended the toddler during a recent visit, albeit after three days of setting their respective parameters.

Personal parameters mined

When Tony lists his passions – among others and in no particular order – as 'family, Manchester United, the



Man U rules: An ardent Manchester United fan, Tony completed a Lego replica of their home stadium during lockdown



Family reunion: The Jacobsen clan at their daughter's wedding last year

Springboks, and the new Kingswood clubhouse', one gets an additional sense of this multifaceted individual.

'I played professional soccer while pursuing my degree, representing both Germiston Callies and Wits at the time. I sometimes wonder how my life would've turned out if I'd opted for the sports route. But playing for Wits University meant my study costs were covered, and finally I chose the academic route.'

Target shooting of a whole different kind became part of Tony's universe when, around 2006, he stumbled upon CliftonStrengths (CS) – a performance-based tool that builds self-awareness and focuses on individuals' innate talents.

Today, Tony is a certified CS coach. He uses this tool to help people discover their top strengths, as well as aiding organisations in improving company culture, productivity and performance.

'Building on your strengths, rather than concentrating on weaknesses, enables happier, more functional living. This doesn't only apply to individuals but involves entire communities since it changes one's way of viewing other people. If you understand why someone acts in a certain way, it informs your reaction to it, helps to build tolerance and acceptance of diversity.'

Raison d'être as KGE trustee

Tony says the new clubhouse project was a main driver when deciding to avail himself as KGE trustee candidate. He regarded this role as an opportunity, as exciting as it was challenging ... then swiftly realised that it would be a rather time-consuming pursuit.

'For me, key is that the new clubhouse represents Kingswood's unique brand and style, while being accessible to every member of our estate community. Just as important is that, when we get it right, this facility will enhance the value of each property on the estate.'

Tony is also enthusiastic about getting involved with other aspects of Kingswood that may come his way in the line of trustee duty.

Kingswood is king!

Moments before the appointed *BUZZard* meet time, Tony blew in from the Kingswood golf course, his competitive spirit perhaps slightly wind-whipped but most definitely sated.

'I try to play a round at least three times per week, ever since our move here in February 2020,' he says, adding that the property was bought 10 months before their actual relocation.

Akin to many semigrators from up north, the Jacobsens are enamoured with the area's beauty, safety, and amenities within a stone's throw from estate borders. But that doesn't mean the travel bug has been fully flushed from the Couple Jacobsen's system.

Having served as overseer of his employers' Asia Pacific territory during the final eight years of his career, Tony travelled east, and far, extensively. He says Tokyo is probably his favourite city on that side of the planet; he has the highest regard for the Japanese people, their culture and their food.

'An advantage of our Kingswood lifestyle is the proximity of top-class restaurants and, although Sandra enjoys cooking and we enjoy catering at home, it's a treat to drive minutes away for a selection of excellent meals.'

Top of the list is the roast kabeljou at Portobello Italian Kitchen, served with tomato Romanesco, braised fennel, sautéed new potato, baby spinach, toasted almond and olive salsa. Tony claims it's the best fish dish he's ever encountered. And he should know ...



Happy place: Tony and Sandra on the Zambezi during a recent tiger-fishing foray



Easy, tiger: Tony is a tiger-fishing aficionado and returns to the Zambezi for this pursuit as often as time allows

Easy, tiger ...

Tony's lifelong passion for sport includes that of tiger-fishing, which he describes as part of his growing up, and a leisure pursuit he enjoys to this day.

'I have a twin brother and, from the age of 15 or so, Dad would take us along on tiger-fishing trips on Lake Kariba and the Zambezi. Our first such adventure was in 1971 and, bar a few years when we lived in Europe, we've returned on an annual basis.'

Catch Tony and his colleagues in action when the next community meeting is called on Kingswood's clubhouse project; click on gallup.com/cliftonstrengths to make the best of you.

 Esther de Villiers

Kingswood HOA feedback

Kingswood HOA:
Feedback on clubhouse,
security, and dam wall
repairs

The new KGE clubhouse and community centre: 'for the flow of it'

When chatting to Kingswood resident Eugene Schoombie about his role in realising the estate's new clubhouse, the excitement is palpable. But Eugene – a quantity surveyor and project manager by profession (read all about his business, ProQS, in our 'Local n Lekka' feature) – has no illusions about the intricacies involved in getting a project of this magnitude off the ground.

The long and short of it is that a practical golf course clubhouse combined with a facility designed for the

use of Kingswood residents will be an invaluable boon to KGE, and putting the 4,500-square-metre site with its 360-degree views to its ultimate use will benefit all residents, golfers and visitors.

'This is something extremely positive for the estate,' says Eugene, and urges all members to keep abreast, get involved, and get excited.

'Where in George do you find that kind of location for a restaurant with all-round views? We have this once in a lifetime opportunity and we'll make it a successful venture, come what may.'



In tune with the true function of a golf community centre clubhouse, the new facility will be situated in close proximity to the future first and ninth tees, eighth and 18th greens. Parking, registration, golf cart collection, cloakrooms and the '19th hole' will all be in the right place, and even the driving range and putting/chipping facilities will be easily accessible.

'For non-golfers, the community centre will provide a safe, comfortable venue for residents to entertain friends and family, with arguably the best views of the Outeniqua Mountains and our impeccable estate, without having to travel on public roads to get there,' he says.

Then and now

It was anticipated from the very early stages of the Kingswood development that a clubhouse would be built on the beautiful site at the very top of Kingswood Boulevard. So the fact that all wheels have now been set in motion is a seminal moment indeed.

A subcommittee to steer the project comprises Jonathan Witts-Hewinson and Anthony Jacobsen, newly appointed KGE trustees, KGE trustee Marilyn Kamp and CEO Willem Jacobs, along with ASLA representatives Werner Jerling and Marc Stuyck.

Eugene says he is wearing the project leader hat, and that the consultant team consists of SDK Architects, a local firm with ample capacity to share their design development through visual presentations; Element Consulting Engineers, tasked with the electrical, civil and structural works; and CMB Consulting Engineers, who will focus on the mechanical as well as fire compliance aspects of the designs.

'We live in a pocket of excellence, and to guarantee continuation of this privilege, it's essential we work together.'

Flow facilitated

From a golfer's point of view, it's easy to see the benefits: the new community centre clubhouse will facilitate an easy flow for players, from the moment they access the estate to their eventual departure.

'The new community centre clubhouse will offer everything in-between in a central spot, from parking to paying your green fees to getting your cart, grabbing a snack halfway through an 18-hole round, having drinks or a meal at the restaurant afterwards, and jumping in the shower before being on your way,' Eugene explains.

Apart from players, the community centre clubhouse will also cater for residents and members, serving as a true community centre. Having a spot on the estate for tea or brunch while watching the littlies play on the lawns will be a luxury for moms with young kids. Clubs such as KGE's birders can meet there, and talks can be convened, while the restaurant will offer a welcome alternative to home-cooked family lunches.



Project leader Eugene Schoombie on the site of the new clubhouse

Of course, feasibility studies are yet to be done to ascertain the exact combination, layout and size of all facilities. A great deal of research on successful (and not so successful) golf course facilities has been collected by Michelle Witts-Hewinson and Tony Jacobsen, but more about that in a future feature.

Finances

Eugene says there were some interesting requests when ideas on facilities attached to the community centre clubhouse were invited from homeowners. The viability of having a faux-snow ski slope, bowling alley, tennis courts and such would not, however, secure the balance between spend and income.

‘We’re not planning to build a Sun City here,’ he says, adding that a central focus of their planning is to ensure that the project does not cost an arm and two legs, requiring as little financial input from residents as possible.



Processes

As project leader, Eugene is cautiously optimistic and asks residents to be patient, as there’s much water to pass under the proverbial bridge. All necessary processes – topographic and geotechnical studies, municipal approvals, concept design development, and many reviews – will take place over the next few months.

The project is approached in phases, with the first phase including concept designs, cost evaluation and eventual approval, before moving on to the next phases. These will include detail designs, final construction specifications, and tendering by approved contractors.

‘Once the architects have completed their concept designs, supported by visual presentation to our project subcommittee, we’ll announce the date of our “town hall meeting” where residents will have an opportunity to comment and eventually vote whether to proceed or not.’

He says the target for approval of Phase One is well before the end of November, and that this important milestone should be reached before the festive season dawns.

Keeping it safe

Following the extensive update on security at KGE in the previous newsletter (read ‘Top-level planning kick-starts KGE’s three-year security strategy’, posted on 27 June), the *BUZZard* asked Security and Risk Subcommittee chair Chris Horsley for a quick update.

‘CEO Willem Jacobs, the S&R Subcommittee and I are working closely with Fidelity ADT, now appointed as sole service provider for security services to Kingswood, to finalise the roadmap for the upgrade project,’ explains Chris.

The roadmap was scheduled for completion by 2 September, whereafter the HOA would be in a position to brief homeowners on implementation milestones and costs of the project.



‘The HOA and subcommittee of the board are acutely aware of the imperative nature of the upgrade project,’ he says, adding that residents should keep their ears to the ground for news on related milestones and costs.

Repairing the damage

Danny Maritz and his able Turfworx crew recently received a brief from Kingswood HOA to repair the collapsed dam wall at Hole 7, after extensive flood damage. ‘Before’ photos show the submerged section of that seemingly damned wall ...



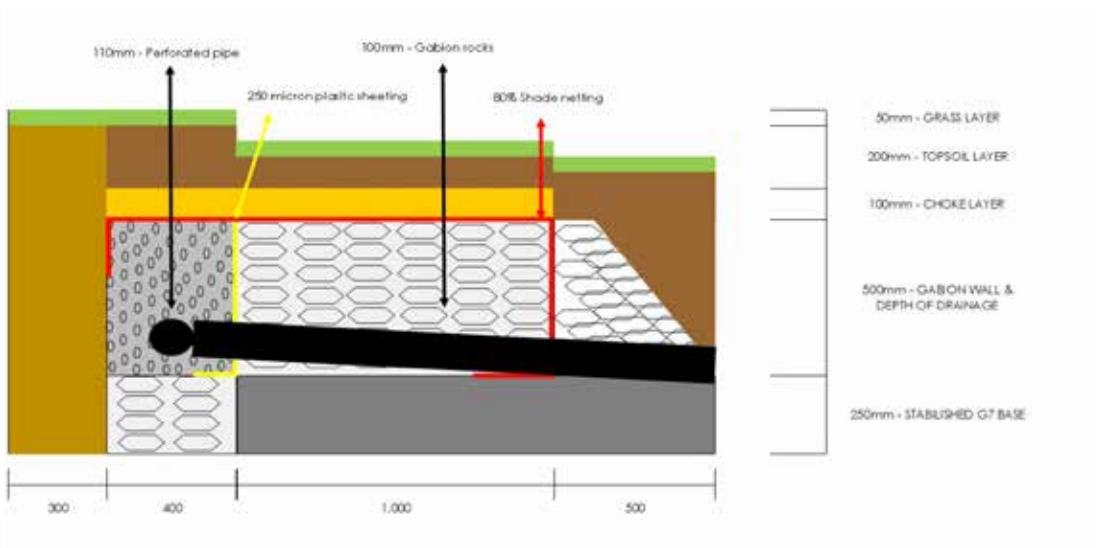
Turfworx crew bolster dam wall – for good?

The Turfworx design solution

Before the work commenced, showing clearly the submerged section of dam wall



'We proposed a full reconstruction of this section of wall after an inspection, during which we saw that water kept moving through the laterite and saturating the soil – mostly clay – around the dam wall.' This factor, says Danny, was a major contributor to the wall's collapse.



'We proposed an integrated drainage system installation, with gabion baskets to rectify these problems.' Interestingly, the entire production took place in under three weeks, Turfworx sticking to its proposed 17-day timeframe. Numerous processes formed part of the excavation, having established a stabilised G7 base for the gabion baskets.

'One of the challenges experienced was the irrigation mainline that ran through this area, forcing us to introduce safety measures in order not to damage it. We enclosed the mainline in sand and wrapped it with Bidim for protection.

'We further needed to reconfigure our original design, which allowed for a drainage trench of only 400mm wide. The gabion basket could not be constructed on top of the mainline. This meant that we needed to enlarge our drainage trenches by 1,000mm at certain areas,' he explains, adding that accessibility to the site was also challenging.

After stockpiling required materials around the site with the help of a JCB digger loader, the following long list of processes was carried out: drainage installation, gabion basket construction, backfilling, shade net installation for the prevention of soil migration into drainage system, choke layer installation, shaping and final levelling, and resodding of the area.

By Spring Day, Turfworx team members were finishing up with final planting of grass and rehabilitation of the surrounding areas. Find out more from turfworx.crtdev.co.za.

 Esther de Villiers

Process images





HOA in Action

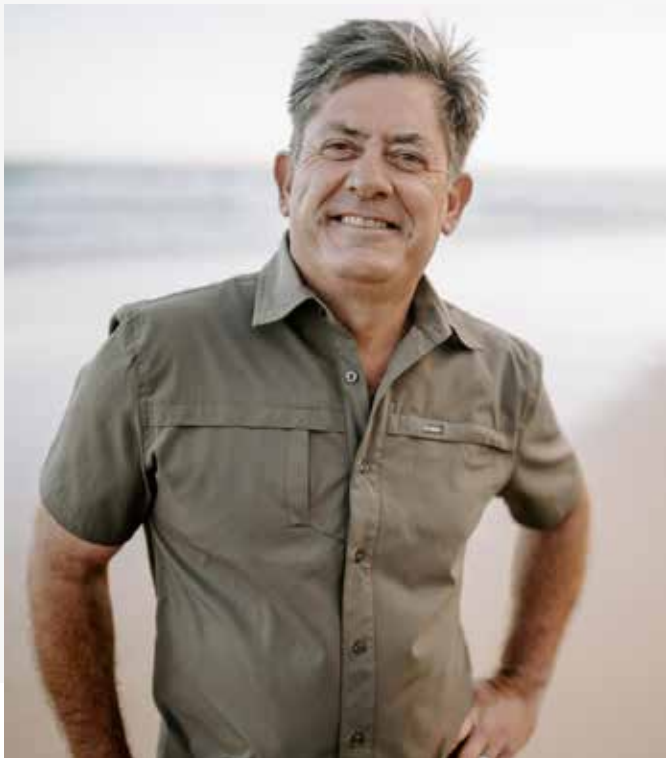
Meet Kingswood's new ops man, Mornay Stoop

Kingswood Golf Estate's new operations manager, Mornay Stoop, took up this challenging and exciting post on 1 September. While he isn't a golfer we found that Mornay, who is from the northern reaches of KwaZulu-Natal, is truly up to the task.

He comes from afar

Mornay matriculated from Ferrum High School before spending the next two decades working for the South African Police Service. One of three Stoop brothers, Mornay was also in business with one of his siblings, which he did for 10 years before relocating to the Western Cape.

"We started with our own family nice and early," he says, adding that he and wife Antoinette decided it was time for a change of scenery when their boys





had left the house. Now aged 24 and 27, both sons are qualified engineers, working in Bloemfontein and Pretoria respectively.

Mornay preceded his post at Kingswood by serving as estate manager in Herold's Bay for four years, where he got to know his new Garden Route 'hood' from the vantage point of that quaint seaside hamlet.

The Stoops live in beautiful Glen Barrie, in the foothills of the Outeniqua Mountains. Mornay boasts that his new work scene has resulted in him leaving the grindstone behind and drastically cutting down his commute.

The job at hand

The job description of an operations manager at a top estate such as Kingswood includes many responsibilities and calls for a healthy dose of people skills. Ultimately, the person in this position must ensure all operations are carried out in an appropriate, cost-effective way.

In the line of duty, an ops manager may be required to improve operational management systems, processes and best practices; purchase materials, plan inventories and oversee quality control while ensuring excellent communication between contractors, management and staff.

Mornay says that, 10 days into his Kingswood stint, he's finding his feet and getting to know the people involved. "My focus will be on security and risk management, dealing with contractors and ensuring that preventative maintenance is carried out, be it on stormwater systems, roads or buildings."

He adds that his impression of the people involved, from CEO Willem Jacobs down to his management team and staff, is that everybody is particularly professional but friendly. "Their doors are always open and everyone has been approachable and really helpful."

Family matters

The Stoop sons and their partners visit Antoinette and Mornay whenever their careers allow, and Decembers on the Southern Cape coast has seen the repeat of these special family reunions.

The Stoop couple keep fit by attending regular Boot Camp sessions. While neither of them are golfers, Kingswood residents are sure to spot Mornay on the course and greater estate calling the operational shots.

Kingswood GOLF

Catching up with Kingswood Golf Operations

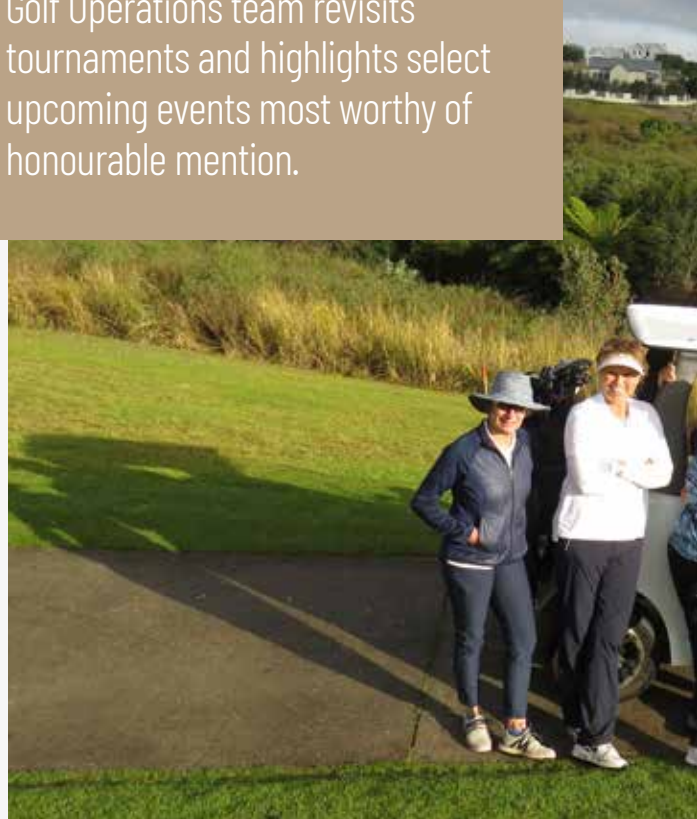


Fresh from having pulled off a particularly successful Algoa Charity Golf Day, the Kingswood Golf Operations team revisits tournaments and highlights select upcoming events most worthy of honourable mention.

July

* Congratulations to Team Kingswood for having finished third in the 2022 Super League.

* Kingswood Junior Golf members Jordan Groenewald and FC Els represented their club and country at the US Kids World Juniors Golf Tournament at Pinehurst in the USA. They left South Africa at the end of July to play in the three-day tournament, which started on 4 August. Well done, young guns!



August

'August was a month of firsts for Kingswood,' says Liesel Niehaus of Kingswood Golf Operations. 'On Thursday the 4th, we hosted the inaugural Kingswood Ladies Cup – a first-of-its-kind competition for Garden Route ladies.

'The brainchild of Kingswood Ladies Club captain Elizma Joubert, rounds ran throughout the day over 36 holes. The formats of the day were completely different to our normal golf tournaments and added to the fun and unique nature of this ladies-only event.'

Liesel says the morning's 18 holes was a Foursomes Competition, won by Wilma and Michelle on 38 points, while the afternoon round was a Greensomes Competition won by Paula and Marilyn on 40 points. Overall winners of the Kingswood Ladies Cup were Paula, Elizma, Marilyn and Jenny on 138 points.

On Thursday 25 August, Algoa FM hosted its first-ever Charity Golf Day on the Garden Route at Kingswood Golf Estate. Carpe Diem School in George was the main beneficiary of this important Algoa Cares event.



Bolton Mtimkhulu proudly poses in front of the Algoa FM OB (outside broadcast) on 25 August

A live broadcast, with Algoa FM presenter Kaycee Rossouw behind the mic, was hosted from the branded OB van parked in front of the Kingswood gatehouse until 3pm. National singing sensation and arguably Kingswood's most famous resident, Elvis Blue, was spotted and roped in for a quick interview with the Algoa team before teeing off as part of two Algoa FM four-balls participating on the day.

The 'Fiesta' theme was a breath of fresh air and added colour and fun to a great day of golf. The Eastern Cape's favourite radio station went beyond the call of duty, with prizes including air fryers, blenders, Callaway golf bags, Cadac skottel braais, and much more.

'Our charity golf days are always such fun, and the time has come to bring our fiesta to the Garden Route in aid of Carpe Diem School,' said Algoa FM managing director Alfie Jay. Carpe Diem caters for learners with physical disabilities, autism spectrum disorder and intellectual challenges.

'We were overwhelmed to have been nominated as Algoa FM Charity Golf Day beneficiaries. The funds raised will help to support our special-needs learners with food parcels, medical supplies, batteries for electrical wheelchairs and much-needed educational supplies,' said Carpe Diem principal Elzeth Grobler.



In spite of a late morning breeze and brief downpour, the event was a huge success and aptly concluded with entertainment by the legendary Gino Fabbri, who had his appreciative audience begging for more!

Make yourself at home

One event that deserves highlighting is the Kingswood Ladies @ Home Day on 22 September, hailed as the most important ladies' golf event of the year. The proceeds of this year's event will go towards Phambili Women's Shelter – a local refuge for battered and abused women and children.

Your entry fee of R400 per person includes green fees, welcome snacks, lunch and a prize-giving, while cart seats cost an additional R100. A shotgun start will set the golf balls rolling at 9:30am, and the Betterball format is particularly partner-friendly.

Email kingswoodladies6@gmail.com to book, and enter your team's full names, home club, H/Cap Index, and a contact number/email for each player along with proof of payment. Call 067 302 4101 with queries.



Algoa FM jock Kaycee Rossouw is flanked by Carpe Diem School principal Elzeth Grobler, and resident PGA pro Carlo Kok



Coming attractions

Please diarise these events scheduled for September to November:

September

Wednesday 14 – ATKV Hartenbos Golf Tour

Thursday 22 – Kingswood Ladies @ Home Day

Thursday 29 – FAMSA Golf Day

October

Sunday 2 and 23 – Ladies and Juniors Target36

Thursday 6 and Friday 7 – Junior Dimension Data Tournament

Saturday 8 – Junior U/18 Competition

Monday 10 – Women's League

Thursday 13 and Friday 14 – Sunshine Senior Tour Fidelity Kingswood Classic Pro-Am

Sunday 16 – Kingswood Open

Thursday 27 – Laerskool George-Suid Golf Day

Saturday 29 and Sunday 30 – Club Champs

November

Friday 11 – George Business Chamber Golf Day

Saturday 19 – Member Guest

Monday 21 – Southern Cape Awards Day

Contact Juané at bookings@kingswoodgolf.co.za or on 0861 72 71 70 with queries.





KNOW THE RULES

Is it legal, reasonable, enforceable?

It's illegal for teenagers to ride on golf carts, but some estates turn a blind eye and so risk litigation, were something to go horribly wrong. Estate managers are urged to familiarise themselves with lesser-known rules in order to avoid trouble with the law.

Add to cart ...

As an HOA trustee at Kingswood Golf Estate, Marilyn Kamp is intimately involved with decision-making. Sometimes, this involves cases of non-adherence to body corporate rules, and remedial actions are required.

'Yes, some rules can get one into trouble, and one biggie is the use of golf carts by minors. However, we are learning fast that all these rules are linked to other regulations, such as municipal or treasury legislation – none of which governs the use of golf carts. So careful consideration must be used by your Homeowners Association (HOA) when composing its rule book.

'On the golf cart issue, we have been advised that being 16 and older, with a valid learner's licence, should be conditions stipulated in our House Rules.'

Case in point

In an interview with propertyprofessional.co.za, Association of Residential Communities (ARC) president Jeff Gilmour reminds us that living in an estate comes with many responsibilities towards fellow residents.

'Buying into a lifestyle estate that promises security, proper care and maintenance facilities, and a fair return on their investment should they sell, many residents appreciate the rules – until these affects them,' he says.

Gilmour quotes the widely publicised case of Mount Edgecombe Country Club, which applied a maximum speed restriction for its road users. 'It was implied that the HOA was applying the rules relating to the Road Traffic Act, deemed unlawful by the applicant in his challenge.

'Correctly, in the ARC's view, Supreme Court of Appeal judges presiding over this matter ruled that the HOA was not applying provisions of the Road Traffic Act, but merely provisions of the estate's contractually binding regulations.

'These are the same rules that every homeowner agrees to when buying into the community. Furthermore, these residential communities are private, even though the estate in question did not own its roads.'

Domestic battles

The same estate was challenged by residents, and found culpable by the court, because of restrictive rules pertaining to the movement of domestic staff. These rules were held to be unreasonable and unlawful.

Most pet owners will study a prospective estate's animal regulations before moving in, but the same doesn't always go for weightier issues such as building rules and restrictions.

Whereas a transgression on your non-removal of doggy doo or wearing the wrong slacks when playing a round of golf may incur a minor fine, crossing the line during unapproved building upgrades might leave you indebted and in hot water with local authorities, too.

NIMBYs unite

Capetonian Claire Farrell serves on the HOA of a Mother City residential estate, and says many of their challenges sprout from the flouting of rules pertaining to commercial activities.

'I'm not talking about running a scrapyard in your back yard! But additional traffic to your home because of clients calling can be grounds for an appeal by neighbours to curb commercial activities.



'It becomes tricky waters to navigate as the HOA then may effectively impede a homeowner's ability to earn a living, but if an amicable arrangement can be made before roping in the lawyers, that's first prize and much less pricey for all parties.

'As with all estate rules, it's key to study regulations on commercial activities before signing your deed of sale.'

Is it enforceable?

According to dvh.law.za, 'while the general principle remains in respect of estate rules and restrictions are private ones, entered into voluntarily when electing to buy in the estate, such rules are governed by the principles of contract and, if contrary to public policy, such rules will be unenforceable.'

In the case of the aforementioned estate, the court deemed its rules governing roads and movement of domestic workers as 'illegal and unenforceable'.

It's just right

Budding legal eagle Karen Taylor has the final word: 'As general starting point, steer clear of any rules that tread on the constitutional rights of homeowners in terms of religion or culture, or rules disguised as something else but ultimately discriminating against homeowners.'

Overall, estates should evaluate rules in accordance with the rights afforded to all individuals in terms of the South African Constitution, so ensuring that they are not unreasonable, overly burdensome, or oppressive.

for Kingswood's wilder residents

Meet the new vet aligned to Kingswood's animal-friendly course

On a bright January morning back in 2018, George Animal Hospital welcomed Dr Christiaan Blignaut to its team of veterinarian specialists and animal-loving support staff.

Fast-forward to August 2022, when the good doctor made his acquaintance with Kingswood Golf Estate, its herd of springbok, and the man in charge of caring for KGE's wildlife.

Stalwart among those steering various aspects of Kingswood Golf Estate, Community and Facilities manager Dan de Wet has featured within these pages sporadically in the past. Not one to seek acknowledgement or accolades, Dan goes about the business of overseeing the wellbeing of Kingswood's animals in his unassuming but never-miss-a-beat manner.

No census for fauna

'There are approximately 50 springbok on the estate at present, but it's of course not possible to supply numbers for other wildlife species that traverse our grounds,' says Dan, adding that residents regularly report sightings of small game.

'I received word of a porcupine spotted in a stormwater drain at the Knightsbridge play park a while back. I asked people in the vicinity not to disturb it, as

porcupines are nocturnal and it would most probably find its way out – which it did.'

In the past, residents fortunate enough to witness some of the estate's transient four-footed visitors have reported these sightings to Dan with a sense of awe and appreciation: among these count the elusive caracal, as well as otter families flourishing in tributaries of the Rooi River.

Mind our featured friends

In the *BUZZard* edition posted on 17 June 2021, a feature titled 'Kingswood's Wild Residents' touched upon the subject of Egyptian geese and these birds' impact on golf courses around the globe.

This is an ongoing issue, with little change in the instincts of these exotic visitors: Egyptian geese are

known to harass other bird species on the course and that, along with their excrement spread far and wide, are two of the main problems experienced by golf-estate residents and players worldwide.

'I personally don't enjoy them, and yes, being exotic and breeding like mice, they are more than just a pain in my portfolio ... But it's a particularly emotive matter, with some homeowners in opposition to any form of interference with the geese.'

So is there anything else that's noteworthy on the ornithological front? The answer, it seems, lies in the current change of seasons.

'It's hatching time again for many species, which can lead to increased predation and a higher rate of road-kill incidences. We have asked via our weekly report for residents and their guests to be on the lookout for such cases when driving along the estate roads.'

Call Dan on 086 172 7170 to report wildlife sightings, any matters related to animal-human road encounters, or emergencies occurring in your midst and which may need the attention of Dan & Co.

In clocks the animal doc

KGE's informal collaboration with Dr Christiaan Blignaut commenced two months ago, when Dan called on this energetic young vet's expertise to dart a ewe in order to trim her hooves.





Says Christiaan: 'My first call to Kingswood was a quick in-and-out affair, but there will probably be similar opportunities in the near future – buck often suffer from overgrown hooves.

'After having darted her, it was a simple procedure to cut her overgrown hooves down to size. In many cases, this is simply a conformation error: if the conformation of a buck's hooves isn't right, such situations occur. Prevention is difficult to impossible.'

Management plan in pipeline

Dan says that, albeit a quick visit, the subject of drafting a wildlife-management plan for Kingswood was briefly touched upon when he initially made his acquaintance with Dr Blignaut. But such a multifaceted strategy can simply not be rustled up overnight.

'An extensive timeframe is required to tackle the bulky task of a wildlife-management plan, but I hope to reconnect with Dan de Wet in the weeks to come. It's a complicated project and one can't just put forth random numbers, as there are many factors impacting the groundwork.

'One thing worth mentioning is the fact that Kingswood is in a special and unique position, which presents a golden opportunity to maintain a healthy ecosystem,' says Christiaan. Keep an eye on the weekly reports released by Dan's department for more news on this front.

Some vital vet's stats

Raised in the Western Cape town of Ladismith, Christiaan matriculated from Hoër Landbouskool Oakdale in Riversdale. He proceeded to attain his BVSc Veterinary Science from the University of Pretoria, completing his Medicina Veterinaria at Onderstepoort.

He was fresh out of university and had just completed his Compulsory Community Service (CCS) when he relocated to George, and is enthusiastic about the future of his trade in this Southern Cape boom town.

Christiaan is married to Amey, and the couple welcomed daughter Alet into their lives two years ago; also part of the family are two pint-sized pooches. Visit georgevet.co.za to find out more about the services offered by George Animal Hospital.





LOCAL n lekka

Focus on
ProQS founder
Eugene Schoombie

This column introduces exceptional Kingswood residents, who run businesses that do the estate proud and prove a boon to the Garden Route and beyond. As the name implies, ProQS specialises in quantity surveying, but also offers many other building-related services, having been intimately involved in the Southern Cape construction industry for a quarter century-plus.

A native of the Free State, Eugene Schoombie matriculated from Grey College in Bloemfontein in 1975 and went on to attain his BSc in Quantity Surveying from Kopsies, before furthering his qualifications by specialising in Project Management.

But more than for gaining degrees, the University of the Free State campus is also where Eugene lucked into the love of his life: He met Karen van Zijl at varsity and, not too many moons after, the fellow 'Vrystater' became his wife.

From corporal to corporate

Like most young men of his generation, Eugene had a compulsory two years of military service to complete before he could start pursuing his professional career.

He was employed by Eskom as quantity surveyor during the halcyon days when several power stations were being built simultaneously across the length and breadth of the land. This was followed by a protracted professional stint at Schoombie & Hartmann Quantity Surveyors – a company founded by his father in 1957.

'Quantity surveying runs in the family, and I worked for Dad's company for years, but at some stage it all became a bit too corporate. I bumped into an old varsity pal in 1996, and this chance meeting contributed to our move to George,' he recounts.

Holiday breakaways to Wilderness, where the family had a holiday cottage, further impacted the Schoombies' decision-making at a time when their kids were of preschool age.

Says Karen: 'We decided to uproot and so moved from Pretoria to George, where Eugene invested in a small Southern Cape-based recycling business.'

This enterprise was soon expanded into multi-waste handling entities, covering the vast area between Plettenberg Bay, Riversdale and Beaufort West, and handling all kinds of recycling from medical waste to normal recyclables such as glass, paper and plastic.

At the same time, he was roped back into quantity surveying by the above-mentioned varsity buddy. The duo was eventually assisted by Eugene's father, who had relocated to George.

If at first handling maintenance projects at schools, their commissions quickly scaled up to include larger buildings and renovations. These humble beginnings gradually gained momentum, growing ProQS into a fully fledged quantity surveying enterprise.

Partner Fourie du Preez – a highly qualified and respected quantity surveyor – as well as admin and technical staff are active in George, with similar-sized offices established in Harrismith, Vryheid, Piet Retief and Kimberley.

Professional services on tap

ProQS was founded in January 1997 and, having accumulated much experience in the construction industry up north, Eugene could branch out and use his many skills to the benefit of the Southern Cape building fraternity.

Apart from quantity surveying and project management, today's ProQS team is well versed in contractual matters, estimating, budgeting, and value engineering. Eugene is also a skilled negotiator and, with his bent for entrepreneurship, in a perfect position to advise those entering this challenging industry.

Among some of ProQS's bigger projects counts the beautiful Views Hotel in Wilderness. Another local involvement was the OCGT – a project where fuel-





driven generators were established at PetroSA in response to a faltering national electricity provider.

Among Eugene's many projects over the past two decades count the York Park building (a modernisation of the Western Cape Provincial Government bastion in York Street), the impressive Summer Heights in Mossel Bay, and a new high school and clinic in the sprawling George township of Thembaletu.

Eugene and ProQS have been instrumental in the successful completion of more than 100 luxury homes in various estates around the Southern Cape.

From Heatherpark to ultimate abode

The Schoombies have two children, a now grown-up son and daughter, the former married and thriving in the Cape, the latter having recently acquired property in George after a decade of living out her wanderlust in exotic locations around the globe.

Karen and Eugene spent many happy years in the tree-lined suburb of Heatherpark before moving to Kingswood Golf Estate three years ago. And no, they've never looked back.

Explains Karen: 'When our kids had finished school, flown the coop and completed their varsity careers, it was the perfect time for us to start planning details of our ultimate home.'

'Having been involved with so many new-house projects over the years, it was easy for us to make informed decisions on selling up and building our own property, at a size just right for our current requirements.'

'We both believe that Kingswood Golf Estate currently offers the best-value property investment option in the country. Apart from this significant advantage, we decided on settling here because of the spectacular views, easy access to amenities, and excellent security.'

Of course, the well-maintained golf course on their very doorstep didn't hurt, either ...

Work and play

Eugene says Covid lockdowns necessitated his installation of a home workstation and that these days, although the ProQS office remains active in town with staff operating from there, he's very comfortable steering the ship from his home office.



Good thing, too, since his involvement in the Kingswood Golf Estate's new clubhouse project is requiring his undivided attention, and the facility's development site is literally within walking distance from the Schoombies' stylish home.

Bird-watching enthusiasts at Kingswood will be well acquainted with Karen through their shared passion for the appreciation of feathered friends found in and around the estate – a love shared by Eugene, when time allows.

Karen is also a competitive golfer, who makes time for a round two to three times per week. Her husband, on the other hand, has a history of swimming prowess, having raked in many medals in this sport discipline over the years.

'I'm loving the golf at Kingswood and playing with friends at other courses in the district, and am hoping to get Eugene to play more regularly ... once he retires! But with Kingswood's new clubhouse project now his first priority, I suspect golf will be on the back burner for another while yet.'

The joys of Kingswood and Kruger

The Schoombies say that in the three years since their Kingswood landing, they've made a bunch of friends. 'There are so many good people that live on the estate, and we love taking our golf cart and visiting them – you don't even have to drive very far, which is a wonderful advantage.'

When not working or birding or golfing in their home town, the couple love going to the bush, with Kruger National Park a home away from home.

'We have a house on the Sabie River, and we try to get there as often as practically possible. Since we're both keen bird-watchers, we love being out in nature, whether in the bush or on beach walks.'

Karen adds that another favourite destination is the family farm in Umbria, Italy. 'Whether discovering new areas in South Africa or abroad, we try travelling around as much as Eugene's work allows.'

But it's always a joy to return to their Kingswood home, no matter where in the world their adventures take them. See the story on KGE's new clubhouse project elsewhere in this edition.

Kingswood's neighbours

Clay court centre on Kingswood's doorstep a shot in the arm for South African tennis



If you think big-time developers wear designer suits, need to be 'of a certain age', or have an unassailable air of importance, think again: sporty Jonathan Hills, 40, is at the helm of an exciting project at the Rooirivier site just up the road from Kingswood Golf Estate, and he's the epitome of a new-generation boy on the George development block.

According to a recent report posted at www.sasportspress.co.za, 'South Africa's newest top-flight sports complex will feed multiple desires, particularly in the local tennis community, with world-class facilities and much-needed clay courts opening soon in George.'

The construction of Telesto Clay Court Tennis Centre at Rooirivier is planned over a number of phases, the first comprising the establishment of six ATP-sized clay courts, a pro shop, and refreshment stop.

Future phases will include the construction of a clubhouse, private gym, studio training facility and players' lounge, as well as three ATP-sized hard courts.



Clay court under construction

Off the court, into the frying pan ...

Meeting Jonathan Hills on site in a freezing southeasterly gale does little to dampen the sizzling enthusiasm with which he describes his clay court development. A doubles contender in the ATP-series during 2001 and 2002, Jonathan also coached tennis for more than a decade.

The sport is part of his every fibre and his mission is therefore to help South African players compete on an international stage through the establishment of this world-class clay court facility.

Jonathan joined the property development game in Gauteng some years ago, exchanging his efforts on the court for an opportunity to specialise in management of sales and removals. After assisting the company towards its successful expansion, he decided on a change of scenery as the infamous year of 2020 ran its course.

'I was always looking for an opportunity to do something special by making a real contribution to the sport of tennis, and being involved outside of playing – and that's how the clay court idea was born,' Jonathan said in a recent interview with Sunday newspaper, *Rapport*.

Discussing the details of the next few months' building targets, it's clear that Jonathan is cut out for his role as director and manager of the R20 million (and mounting!) Telesto Clay Court Tennis Centre.



Jonathan Hills

No need to worry

When walking around the tennis centre’s building site, Jonathan points out the positions of the clay courts and other amenities soon to be constructed, as well as the ClearVu fencing and grassed verges that will mitigate potential visual hindrances or noise pollution.



Stock image of Padel Court



Stock image of Padel Court



Stock image of Padel Court

‘Residents at surrounding properties have no cause for alarm. Instead, they can start looking forward to having a unique facility on their doorstep, which will offer matchless sporting options to the general public, and not just to the pro tennis fraternity.’

Among the most exciting of these offerings is a padel tennis court: this racket sport is typically played in doubles on a glass-enclosed court, exactly half the size of a standard tennis court. Scoring is the same as for normal tennis, and the balls used are similar but with a little less pressure.

‘There are no padel courts in the vicinity, so this will be an added attraction for members of the George public, no matter what their age or skills level. A round of padel tennis on courts in Gauteng can cost a pretty penny, but we will make sure that our rates are commensurate with reasonable local standards.’

Everyone to gain

There’s much to be proud of when considering the attribute that Jonathan’s sports centre will be to tennis in the Southern Cape and the country as a whole.

Sponsors and operators on the international stage have already showed keen interest, and the largest clay court builder in the world, French concern Les Courts Simeon, is on board to ensure that the new George clay courts are fit for international tournaments.

Taking into account that future phases of the development could include a swimming pool and related amenities, the entire population of George should have their fingers crossed for a successful and timeous completion of Jonathan’s development.

Kingswood residents are welcome to cast an eye on progress made at the Rooirivier site when driving towards York Street, or call Jonathan on 066 236 6334 with queries.



Estate Living August Edition
Collect your free copy at your Estate
estate-living.co.za



Can your children become victims of gaming fraud? WHEN IT'S NO LONGER A GAME

The global video game industry is thriving, but so too are video game scams. An increasing concern is how children are becoming targets of scammers while they're innocently playing games and interacting with people online.

Sadly, the rising potential of fraudsters targeting children has resulted in some apathy, with 30% of parents feeling that fraud is inevitable and will occur in 'only a matter of time', according to UK-based bank, Lloyds Bank.

Few can stop children playing online. According to research by Lloyds Bank, over half (56%) of 6–10-year-olds now play video games between six and 20 hours each week. The most common ages for children to start playing video games with parental permission are four to six years old.

If you don't want to stop your children from playing online but you're also worried about your child falling victim to scammers, here's what you can do.

Monitor your children

It may not sound like a 'cool' thing to do, but one way to ensure that your kids can still play while keeping them safe is to keep an eye on what they do and with whom they communicate. The cost varies, but it can range in price from R100 a month to around R250 a month.

The good news is that this can be done digitally and with minimal interference. Also, unsubscribing is relatively easy. You can just cancel the service in that specific month as you would with other apps.

'My biggest piece of advice is to choose a service that monitors all the apps your child uses. Especially if they are a gamer, make sure that the in-game chats are also monitored – there is a risk of online grooming and bullying in the chat rooms of some games.

'It is also a good idea to choose a monitoring service where you cannot see all the content of your child's device, but only get alerted if there is something to worry about. This helps to build the trust relationship between parent and child,' says Rachele Best, CEO and Founder of FYI play it safe.

Be aware of who your child is playing with

Do you know who your child is playing with? Set ground rules and make sure they are only playing with trusted friends and relatives.

'One of the most common parental fears is that gaming can certainly open the virtual doors to your child being exposed to cyberbullying and online predators. If your child does game then you do need to ensure that you are aware of who your child is engaging with, and that they understand the difference between the actual person and the avatar representing them,' says Best.

Reduce their screen time

Expert recommendations about the amount of screen time to which you should be exposing your children vary. The American Academy of Paediatrics suggests time allotted should be under 60 minutes a day on school days and two hours or less on non-school days.

'Parents also need to set the limits and ensure that their child is gaming in moderation. Warning signs are social withdrawal, secretive behaviour, and mood swings when they must stop gaming and transition to other activities,' adds Best.

Make sure that your children are also gaming in age-appropriate games and that they get lots of breaks in between gaming.



Educate your child

If you're going to expose your child to the online world, make sure they are educated about the benefits as well as the dangers.

'Your child needs to know about the risks of participating in in-game chats or interacting on gaming-related messaging platforms, and together you need to agree on the best ways to keep them safe while gaming,' says Best.

She adds: 'Whether it is gaming or interacting on social media and other platforms, our children need to learn how to engage safely in the digital world, just as they learn to ride a bike or cross the road safely in the real world.'

'As parents we need to know the risks and then use the tools available in the online safety ecosystem to mitigate them. That way we can help our kids develop resilience and learn how to become adept, responsible digital citizens.'

 Angelique Ruzicka



Should you allow your employees to work remotely overseas?

SWOPPING CAPE TOWN FOR COPENHAGEN



There are plenty of advantages

Flexible working not only saves time and costs, but it can also ramp up productivity and performance.

But what happens when an employee wants to adopt the digital nomad lifestyle and swap Cape Town for Copenhagen, Durban for Düsseldorf, or Johannesburg for Jerusalem?

Whether you can or should allow this will depend on a few things, the most important being taxation.

Know the long-term plan

South Africa has a residence-based tax system, and anyone residing here is taxed on their worldwide income irrespective of where the income was earned. An employee's long-term plan will determine what kind of tax is payable.

Following the pandemic, remote working has continued to feature, with some employers and employees seeing the benefits.

'As soon as an employee suggests working from abroad, you first need to establish whether they intend to return to South Africa on a permanent basis or not. If the employee has no intention to return, they can formally cease their South African tax residence to become a non-resident for tax purposes.

'If a company continues to employ a non-resident employee, it simplifies payroll because the company has no PAYE withholding obligation due to the income being non-taxable,' explains Reinert van Rensburg, expatriate tax legal specialist at Leap Group.

However, if the employee is going to remain a tax resident and return to South Africa in the future, payroll becomes

more complex. This is mainly because the expatriate tax provisions of the Income Tax Act, including the foreign exemption, need to be considered. 'The correct foreign source codes on the IRP5/IT3(a) need to be used, whether the employee is a tax resident or a non-resident for tax purposes,' adds Van Rensburg.

Think about the contractual arrangements

Individuals who are going to work remotely abroad might be better suited as independent contractors rather than full-time employees of the business.

'If the employee is not under the direct control or supervision of the employer any more due to their remote working situation, the employee will be deemed an independent contractor and the employer does not need to withhold any PAYE.

'Independent contractors are also not able to make use of the foreign exemption to minimise or nullify their South African tax liability, and will forfeit their labour law rights in accordance with the Labour Relations Act,' continues Van Rensburg.

Remember, independent contractors are free to work with other businesses and the arrangement could also prove costly in the long run.

Check what you can pay

If you are satisfied that the employee will fulfil the requirements of the foreign exemption, you can pay the employee their salary without withholding PAYE.

However, the withholding can only continue for amounts paid up to R1.25 million. Once the employee's salary for a specific year reaches this amount, you will need to withhold PAYE on any amount exceeding R1.25 million.

Van Rensburg advises that any company allowing its employees to work remotely in another country needs to be clued up on the term 'permanent establishment'.

'This essentially renders a portion of the company's profits subject to tax in the foreign country,' warns Rensburg.

Don't forget the other considerations

Taxation and finances aside, there are a few other things to consider before allowing an employee to work abroad.

Remember, you as the employer are still obligated to ensure the health and safety of all your employees, even when they are working remotely. Think about how you would do this if they are in another country.

Also consider whether the employee working remotely presents a higher risk in relation to the secure transfer of data. This can become problematic if the individual processes lots of personal data as part of their job.

Consider how time zones and public holidays will work (whether the individual would be expected to observe South African public holidays when they are abroad, for example) as well as what communication channels you will use.

'The building blocks for successful remote work start with trust. There must be mutual respect between employer and employee, and as a business owner, you must be able to measure an employee's output, regardless of where they are in the world,' concludes Nadia Rossouw, founder of Nadia Rossouw Public Relations.



GALETTI CORPORATE REAL ESTATE will sell former Destiny Africa land

What can we learn from the Destiny Africa failure?

It was supposed to be South Africa's own version of Silicon Valley, with Hollywood-like facilities, as well as hotel and residential accommodation and commercial buildings.

However, more than a decade on the project to create a mega development has fallen through. The 437 hectares of land is now in the hands of Galetti Corporate Real Estate, which is trying to sell it via liquidation auction.

So, what happened to the initial plans to create the mega/smart city 'Destiny Africa' and where did the developers go wrong?

Here Wesley Cowan, Western Cape director of corporate services for Galetti Corporate Real Estate, runs us through what he thinks happened with the project that was eventually doomed to fail.

A global tourism and business hub

It was aptly named 'Destiny Africa' as it was meant to create South Africa's first ever multi-billion rand mega/smart city development. It was first introduced in 2009 and saw the support of former Western Cape premier, Helen Zille, who described it as a 'global tourism and business hub'.

Zille told the South African media: 'The Destiny Africa project will combine business, learning and leisure into a so-called smart city. Components include a top-class conference centre, a business park with an incubator, a university cluster and research centre, about 7,000 residential units, ecotourism and medical tourism facilities, retail opportunities and a waterfront. These interconnected facilities are known as an ecosphere.'

'Destiny Africa is expected to contribute significantly to South Africa's economy in the same way as California's Silicon Valley, India's information technology hub of Hyderabad, or Singapore. These regions have used the smart city concept to drive economic growth by attracting foreign investment as well as the world's top specialists and entrepreneurs.'

Too much, too soon

But fast-forward to 2022 – South Africa's next 'Silicon Valley' never materialised and the former Destiny Africa site, which is ideally situated across from the Garden Route Mall, is up for auction under a liquidation process.

Potential buyers have been invited to submit final offers by the end of September. As it's an auction it's not certain what the land would sell for, but one estimate is that it could be 'north of R100 million'.

So, what went wrong with the Destiny Africa dream? One expert believes the problem with the plans was that it was a classic case of 'too much, too soon'.

Cowan tells Estate Living: 'What was proposed was this massive unlock of a big tract of land which would need to be developed all at once. This was going to put a big strain on the city of George and its current services to import it all there all at once.'

The other problem with keeping the project alive was the struggle to draw investors, according to a report in georgeherald.com.

Ideal for large-scale development

Despite the various challenges, the land and the city of George still have tremendous potential for development. Cowan says the new buyer could potentially 'do anything' with it.

He explains: 'The land is currently zoned as agricultural, but the municipality is supportive of rezoning, which would require the new owner to reapply for rights and rezoning. If rezoned, the land could be used for a multitude of different purposes – from commercial (industrial, office, retail, or hospitality) to residential.'

When asked how the next set of developers could make a success of it, Cowan is keen to emphasise that he wasn't privy to all the information on what made Destiny



Former Destiny Africa site

Africa fail, but highlights that proper planning for any big or similar idea will be the key to success.

He adds: 'The city of George was keen on the expansion as it was seen as a growth node and the only real piece of land that's privately owned that could be utilised for this type of growth. But the next purchaser needs to work with them in phases.'

An ideal location

Liquidations can often be an ideal way for developers to gain land 'on the cheap' and this prized land, if obtained at a discount, could reap the returns that developers and investors (large and small) so often seek if the planning and development is done correctly.

Ultimately, the purchase of land could be a win because of its ideal location and beauty. With semigration to the Garden Route under way, thanks to the work-from-anywhere phenomenon, developers shouldn't have too difficult a time in drawing the crowds to the area.

'As we see more South Africans semigrating to the Garden Route, there is a growing need to cater to the business and residential needs of these new residents. This land has the space, location, and qualities for the right investor to capitalise on this demand,' says Cowan.



Wesley Cowan

 Angelique Ruzicka

