



CLUBHOUSE PRECINCT MIGRATION – COMMUNITY ENGAGEMENT 2022 FEEDBACK FROM COMMUNITY ENGAGEMENT SURVEY – AUGUST 2022

The objective of this document

The intention of this paper is to summarise the results of a survey designed to engage The Coves community in a discussion, regarding amenities that would add value to The Coves lifestyle offerings as input into the proposed Clubhouse precinct development plan. More background is available on the Documents page of The Coves website.

Survey stats

A total of 196 responses were received. These represented a cross-section of residents across the estate in terms of location and age groups represented.

Respondents were asked to select from a list of suggestions those amenities that they believe would add value to our lifestyle offerings, in addition to those already available. The results are summarized in the table.

Respondents were also invited to suggest additional amenities. These are listed below

INDOOR AMENITIES

Convenience store	99
Pilates/Yoga	82
Table Tennis	57
Pool Table	54
Remote working facility	54
Climbing Wall	51
Library/Reading Room	37
Wine Cellar	31
Meeting room up to 15	27
Meeting room up to 6	26
Table Soccer	26
Kids Care Facility	26
Nail Salon	25
Home Schooling	20

OUTDOOR AMENITIES

Outdoor gym	83
Putt-putt	77
Basketball hoop	48
Family Braaipark	46
Kiddies Waterpark	45
Putting Green	44
Skate board park	40
Outdoor Chess	36
Cricket Net	35
Croquet lawn	22

INDOOR	OUTDOOR
Indoor gym (17)	Bowling greens (4)
Hair salon/Nail bar/Spa/Beautician (5)	Netball court/hoop (2)
Games room (darts, card and board games) (4)	Multifunction sports court (netball , soccer and cricket) (2)
A quiet indoor adult-only coffee bar in the reading room	Dirt pump track
Golf simulator	Toddlers’ jungle gym
Bowling alley	Basket ball court
Indoor heated lap pool	Volleyball court
Primary school	Padel court
Clinic	Training pool
Deli	Zipline
Sauna	Quad biking trail

General comments were also invited. These responses can be grouped and summarized as follows:

Comments and suggestions unrelated to the clubhouse precinct, including

- Reopen the kiosk at the waterfront
- Second exit lane at the main gate
- Opinions and requests relating to wildlife
- RC mound enhancements

Inaccurate 3D renderings of the outside areas raised questions about removing the oak tree outside the restaurant, and even removing the outside eating area and the dog run. These were not the intentions – the dog run remains as is and the

outside portion of the restaurant is planned to stay, perhaps with a facelift. Certainly, the grand old oak tree is not under threat.

There were several comments regarding additional amenities being open to the public. This is not under consideration. In a similar vein, a few responses indicated that we should be prioritizing security over lifestyle. The fact is that we are prioritizing security with a series of projects already underway, together with others planned and budgeted for the next two years.

A couple of respondents queried why we are addressing this project now as it was ranked ninth in the 2021 survey of members. As mentioned in the introductory video to this survey, all of the top ten priority projects have either been completed or are underway. More detail on these will be included in the Spring edition of *Reflections*, our lifestyle e-zine to be published this month.

Nine responses indicate an opinion that we should not be doing this project at all. Space does not permit all of these to be reproduced in full, but here are their salient points of view (extracts indicated by the ellipses)

None, this is an eco estate, rather consider sustainable solutions to problems than generic ideas that all other estates offer.

Only maintain existing infrastructure

I don't think we should spoil our view with unnecessary amenities that will increase levies

...There is more than enough entertainment for children on this estate as it is. No additional games facilities should be added. Sadly they would probably be vandalised.

... We are NOT an entertainment or pleasure resort...

The focus should shift to improving and upgrading security.

[These] are all "nice to have" ideas. But The Coves is not a holiday resort! I think a bit more thought should be given to keeping the levies down.

... I really don't want to live next to an amusement park ...

I don't believe it is necessary to spend any money on the current clubhouse precinct, i believe the current clubhouse precinct full fills the needs of the Coves community, ...

Funding

Several comments related to an element that concerns all of us. How do we pay for it?

As one respondent said, the proposed amenities are all nice-to-haves. This is true, by definition. The Coves Master Plan explicitly differentiates “Core functioning” and “Lifestyle enhancement” projects. Core Functioning projects (for example, infrastructure maintenance and security enhancements) are typically non-discretionary, whereas Lifestyle Enhancements are a choice we can make. That is the promise that was made when the Master Plan was launched at the 2020 AGM – Members will decide which Lifestyle Enhancement projects we will undertake.

It may be useful to recap the original rationale for the Master Plan. The Coves competes with other estates for new investment in properties. The market value of our properties reflects the reputation of The Coves as a desirable place to call home. The Coves has earned a position of being one of the more desirable estates around the dam, a position that we don't want to lose. What sets The Coves apart from other estates? Our research indicates that it is the family lifestyle and community spirit that defines us. That is a strength on which we can, and should, build. By failing to move forward, we will inevitably slide backward. What we are NOT proposing is a change to the character and ethos of The Coves. Our recommendation is to strive to make it a better version of itself.

We are still getting estimates from the architect and QS and working on approaches to funding. Ultimately, Members of the NPC will fund these projects, just as they do all the other projects we do around here. Our intention is that the cost to each of us will be reflected in the market value of our homes.

Community engagement – next steps

A ten-week window was allowed to facilitate meaningful engagement of the community in general, and NPC Members in particular. So far we have had

- A document explaining current thinking and options being considered, with a request for feedback and questions.
- A video (including 3D renderings of the plans) depicting concept plans developed so far.
- Regular invitations for community comments and questions.
- Social media discussions (Facebook and community WhatsApp groups).
- A formal survey of the opinions of the community on the overall proposals and specific amenities, the results of which are presented above.

The next steps are

- Stakeholders are requested to raise issues, ask questions, and submit requests to the Master Plan Steerco, via community@thecoves.co.za
- Ask Anything meeting on 17 September to present and discuss issues raised in feedback received. Estimated costs and funding models will be presented.
- Resolutions to give effect to the latest thinking as a result of the community engagement will be distributed to members in mid-October
- A follow-up Ask Anything meeting in October to discuss the resolutions and to air opinions. The intention is that Members will be fully informed, and have had the opportunity to be heard in advance of the AGM so that decisions will be based on a common understanding.
- Feedback to the community at each stage of the process.