

## Big plans afoot for Langebaan Country Estate - and the surrounding community

Langebaan Country Estate within the West Coast Biosphere Reserve still has a way to grow. With 800 plots, townhouses and apartments already sold, Craig Scott, CEO of Langebaan Country Estate Joint Venture, is now busy with phases 4 and 5, offering a further 1800 opportunities, and phase 6 will offer a further 800. "I have major plans for LCE, including a retirement village," he says. "I also bought the old local Flamingo nightclub and am planning a development there with shops, offices and restaurants. Anyone on LCE will be able to hop on a golf cart and pop over without leaving the Estate. A school, gym and hotel are also planned. There is plenty in the pipeline - all just an hour's drive from Cape Town. This is an ongoing story that it is easy to be positive about."

This is also good news for the surrounding local community, since a percentage of the sales at LCE are paid into their Section 21 Company, Keep the Dream, for undertaking community upliftment projects in consultation with the Mayor of Saldanha Bay Municipality. Says Scott: "From the outset I saw LCE as helping to bring growth, job opportunities and improved facilities to a traditionally quite impoverished region. We believe that this collaborative approach will enable the local community to be actively and meaningfully involved in decisions as to how the substantial funding which we are committing will best be utilised to make a positive impact on the region in which we live."

Based on the total number of projected houses on the entire Estate, Keep the Dream will receive a projected total income of R22.5 million at present value - around R7500 on completion of each house. Sales of phase 3 stands on the LCE contributed over R700 000. Sales of stands in all future phases at LCE would contribute a further present value of R15 million over the lifespan of the project. Ongoing funding for Keep the Dream will be ensured by setting up a system whereby a further percentage (around 1%) of all future re-sales of units in future phases developed at LCE (beyond phase 3) will be contributed to it.

The LCE has had ongoing discussions about contributing to the upgrading of phase 2 of the municipal housing adjacent to the Estate. Scott explains: "We have pledged the R700,000 gained from sales of phase 3 stands at LCE to this municipal housing development. Originally the land on which LCE has been developed was owned by Owen Wiggins, and the section now bearing the municipal housing was once part of the original development. Unfortunately the company went bankrupt and couldn't pay their rates and taxes - and so ceded this bit of land to the Municipality. There's a good connection between us - it used to be our land, and they are our neighbours!"

“When they started putting up the municipal houses a certain standard was agreed upon - for example, pitched roofs and all services being underground (as opposed to having cables above ground) and tarred roads. This costs more than is available from government budgets, so when they came to phase 2 they approached us to assist - and we are happy to do so.” LCE has also pledged R100 000 towards a Community Arts and Crafts Centre, and has funded many community projects in Langebaan.

Says Scott: “It is appropriate that we target the needs and issues of Langebaan specifically, and we believe that this type of partnership is one that can be encouraged between local organs of Government, NGOs and developers in other communities.”

To find out more about Langebaan Country Estate, visit [www.langebaanestate.co.za](http://www.langebaanestate.co.za)