



THE COVES MASTER PLAN

FEEDBACK TO MEMBERS ON THE RECENT SURVEY CONDUCTED TO GAUGE INTEREST IN LIFESTYLE ENHANCEMENT IDEAS FOR THE ESTATE

Objective of this document

This report summarises the results of the survey and the process followed to analyse the results. A list of 18 ideas that received support are presented in order of members' support for each of them.

Background

This survey represents the first phase of our journey towards The Coves Master Plan – an integrated short- and medium-term plan to preserve and enhance our estate and the facilities it offers to owners and residents. An overview of the Master Plan motivation and process is available on The Coves website - [Click Here.](#)

The survey was launched to members of The Coves Governing Body NPC on 28 April 2021, via an email that is included as Appendix 1 of this report. An additional email, plus five further WhapsApp notices were distributed via the management groups during the week 3 to 7 May. The survey closed on 9 May 2021.

In order to stimulate interest in the survey, a number of prizes were offered to go into a draw into which members who responded to the survey would be entered. The prizes are listed in Appendix 1. The draw for prizes was held on 4 June.

Respondents were invited to submit comments, which are included here as Appendix 2.

To assure members of the integrity of the results presented in this report and in the process of entering and drawing prizes, the survey process, results and competition were monitored and verified by The Coves's auditors. Their report is available from the estate office – email community@thecoves.co.za.

A small number of tenants (and therefore not members of the NPC) responded to the survey. Their responses were not included in the prioritisation exercise, but their comments are also available from the estate office.

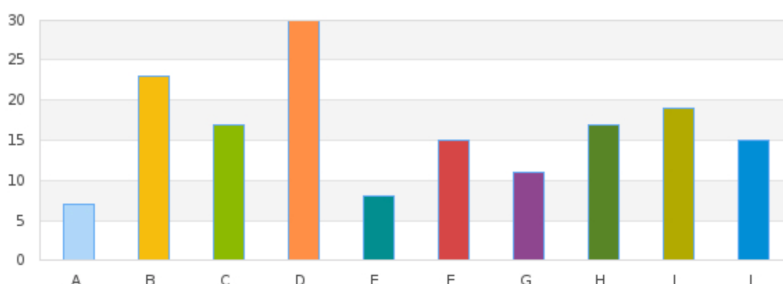
Number of responses

The 163 responses received represent more than 40% of stands/units as several survey respondents own multiple properties on the estate. For any survey, this is a good response.

Spread of responses by age group and interest

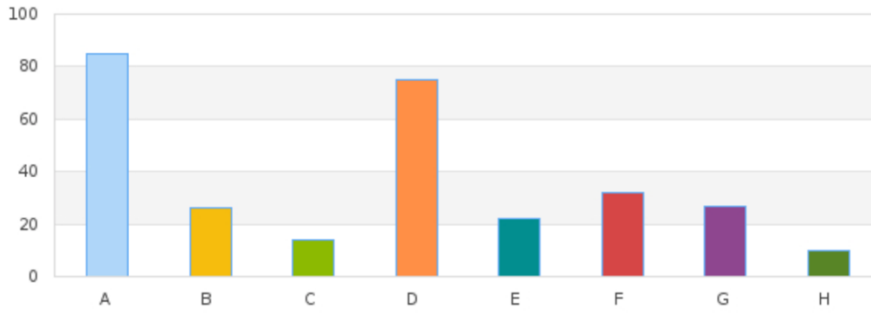
We were aiming to achieve a spread of responses across the different Coves, age groups and interests. The first group of questions therefore related to the demographics of each household. The graphs below show a good spread of representation of the various Coves, in addition to the spread of age group and interests being represented.

Which Cove are you in? (If you own more than one property, please identify your primary residence)



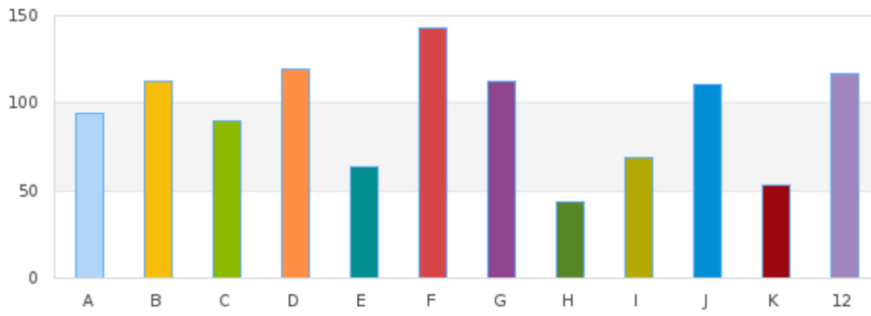
Answer	Num
A. Aero	7
B. Bass East	23
C. Bass West/Plovers Way	17
D. Fish Eagle	30
E. Heron	8
F. Mountain	15
G. Olive Tree	11
H. Oyster	17
I. Plover	19
J. Woodlands	15

Select the age groups below in your house hold?



Answer	Num	Perc
A. 51-75	85	52.5%
B. 11-15	26	16.0%
C. 16-20	14	8.6%
D. 36-50	75	46.3%
E. 0-5	22	13.6%
F. 6-10	32	19.8%
G. 21-35	27	16.7%
H. 75+	10	6.2%

Specific interests in Lifestyle estate facilities (family members), Please select



Answer	Num	Perc
A. Boating/Kayaking	94	58.0%
B. Clubhouse outdoor area	112	69.1%
C. Cycling	90	55.6%
D. Restaurant/Pub	119	73.5%
E. Social/community events	64	39.5%
F. Walking/running	143	88.3%
G. Waterfront	112	69.1%
H. Aviation	44	27.2%
I. Birding	69	42.6%
J. Environment	111	68.5%
K. Fishing	53	32.7%
. Forest	117	72.2%

Feedback on ideas presented

19 lifestyle-enhancing ideas for potential further study were presented in the survey. (Projects related to core functioning of the estate were not included in the survey as these are mandatory, whereas lifestyle is subjective and therefore discretionary as to where the community wishes to add enhancements.)

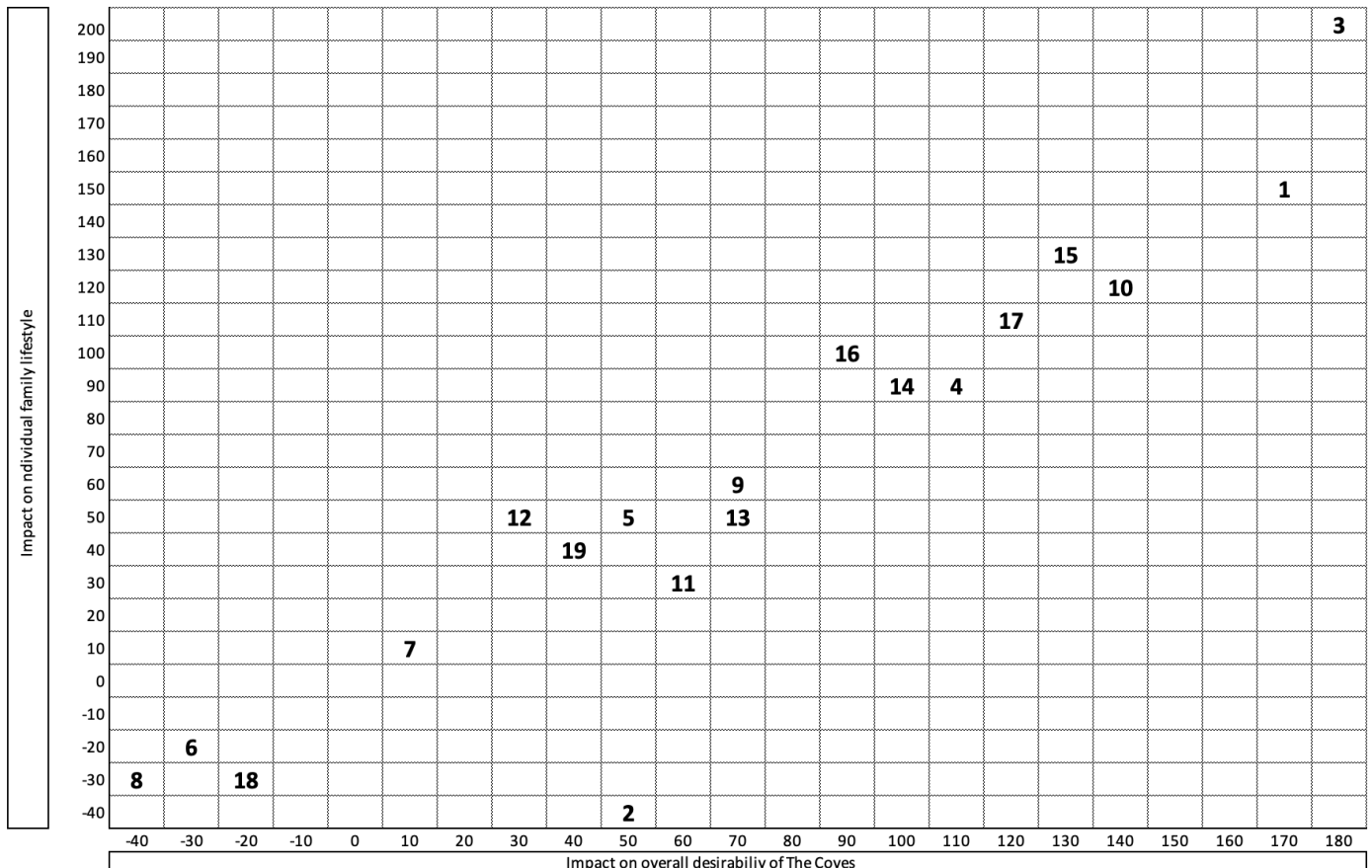
For each idea, two statements were made and members were asked to respond to these on a 5-point scale. Scores were allocated as follows: strongly agree = +2; agree = +1, neutral = 0, disagree = -1, strongly disagree = -2.

- This project will significantly enhance the lifestyle of you/your family?
- This project would enhance the desirability of The Coves for potential/new owners?

The 19 ideas presented were (the thinking behind each of these were described in the survey covering note):

1. Investigate Independent Power Sources For The Entire Estate
2. Provide Additional Boat & Trailer Storage Units On The Estate
3. Give Every Household Access To Grey Water For Irrigation Purposes
4. Cut New Cycle Tracks And Mark Routes On The Estate
5. Introduce A Paved Walkway From The Ox Wagon To The Main Gate
6. Introduce A Weekend Farmers’ Market At The Coves
7. Introduce A Community Vegetable Garden Within The Coves
8. Move The Berm From The Western Boundary (Aero Club Wish To Do So For Safety Reasons), and Extend/Build Up Berm Along Southern Boundary Towards Contractors’ Gate
9. Employ Specialists To Create A Blueprint For The Clubhouse Precinct That Harnesses All The Features Currently Available To Create A Family Friendly Area And Amenities For The Widest Practical Range
10. Develop Short Term Plans To Upgrade The Waterfront Area.
11. Employ Specialists To Create A Blueprint For The Waterfront Area
12. Revive The Compost Area
13. Upgrade The Main Gate
14. Upgrade The Environmental Management Plan
15. Rejuvenate The Forest
16. Rejuvenate The Natural Grasslands
17. Introduce More Antelope And Mammals
18. Beautify The Airfield With More Shrubs Along The Border
19. Introduce Staff Collection And Drop Off Service

The matrix below illustrates the ranking of each of these on the two questions.



Adding the two scores for each idea together gives the following list. Each idea has been identified as either a “quick win” (QW) or a “big audacious goal” (BAG). Ideas with negative scores are not ranked and will be discarded.

	BAG	QW	No support
3 Grey Water for home irrigation	373		
1 Independent Power Sources	325		
10 Short Term Plans To Upgrade The Waterfront		258	
15 Rejuvenate The Forest		255	
17 Introduce More Antelope And Mammals		226	
4 New Cycle Tracks		203	
14 Environmental Management Plan		190	
16 Rejuvenate The Natural Grasslands		189	
9 Blueprint For The Clubhouse Precinct		132	
13 Upgrade The Main Gate	117		
5 Walkway From The Ox Wagon To The Main Gate		93	
11 Blueprint For The Waterfront Area		85	
12 Revive The Compost Area		83	
19 Staff Collection And Drop Off	81		
2 Additional Boat & Trailer Storage	11		
7 Community Vegetable Garden		15	
18 Beautify The Air Field			-51
6 Farmers’ Market			-52
8 Move The Berm From The Western Boundary			-67

As mentioned previously, this list represents lifestyle-orientated ideas, not work required for the core functioning of the estate. That work has been identified separately, using specialist expertise in the relevant disciplines. Work required to maintain and enhance the core functioning of the estate is non-discretionary and is therefore outside the scope of this survey.

The work listed above under QW will be addressed in the priority order listed. Funding for these has been included in the 2021/22 budget. Work on some of these, notably those relating to the environment are already under way.

Work listed under BAG will be addressed in a phased approach, starting with research, feasibility and conceptual planning. These will become longer-term projects that will have to be budgeted for individually. Formal approval for each of these would be tabled at a relevant AGM or SGM for approval by the members of the NPC.

Comments included in the survey responses are appreciated and will be reviewed by the Master Plan Committee and incorporated in future exercises to update the Master Plan.