

# ESTATE TIMES

## LANGEBAAN COUNTRY ESTATE

LCE Newsletter - July 2023 / November 2023 - Vol. 20

## The LCE Community is Thriving!



By Craig Scott | LCE CEO

We are thrilled to bring you the latest version of our bi-annual Estate Times Newsletter, profiling all the activities happening on beautiful Langebaan Country Estate.

We welcome you from a beautifully green Langebaan Country Estate. The recent good rains of 2023 have resulted in the natural environment looking as healthy as ever, and as testament to the correctness of our environmental policies which has enabled spectacular indigenous gardens to flourish all over the Estate, adding huge value to the quality of life and just the general enjoyment of our beautiful and natural environment.

There are some very exciting developments in the pipeline to share with you. We are far advanced in building out Chardon Village, with over 75% of the freestanding plots having been sold, some 20 units now under construction and the first apartment block already at roof height, it is looking spectacular and I have no doubt that any owner acquiring one of these



luxury apartments will get to experience a quality of living second to none on the West Coast.

If you haven't been up there for a while, do take the time to go up and have a look at Chardon Village, especially the magnificent water feature that we have created for all Estate residents to enjoy. We're also planning and busy with substantial security related upgrades. The plans to upgrade the Northern entrance gate, by enhancing aesthetics and functionality, currently sits with the Saldanha Bay Municipality. Sadly, it's taking a little longer than we hoped, but as soon as these plans are approved construction will commence immediately. The servicing of our latest development, Le Juille, is now far advanced and the 120 stands and 55 group housing units will be released for sale in the coming months.

We have been installing an access control system over the last couple of months and the system will go live on the Northern side of the Estate within the next month. Once the system is live, and once we stop running it in parallel with the current access

system, only Owners, Residents and pre-authorized visitors and guests will be able obtain access to the Estate by means of a code that has to be provided by an owner. This will ensure that each guest is linked to an owner. This will bring a significant increase in our security offering.

The developer will commence with the construction of a substantial but impressive entrance circle adjacent to the soccer field and tennis courts, which will enable us to install booms and access control at that point to ensure that the rest of the residential area will also remain only accessible to owners and their authorized guests or visitors. We see this as a huge enhancement to the quality of security offering at Langebaan Country Estate.

On top of this, we are making enormous upgrades to the electric fence system whereby, we are hoping within the next month to ensure that the entire perimeter electric fence operates independently of Eskom. This layer of security is vital to the Estate and we feel that it is a rational and worthwhile investment.

On the recreational side, we have been upgrading the Clubhouse, which anybody who has visited in the last three months I'm sure will appreciate. Substantial changes, improvements and enhancements have been made to the golf course and we will soon be installing two new Padel court facilities adjacent to the Oxigym building, which I have no doubt will be hugely popular and adds yet another addition to our already extensive recreational facilities at Langebaan Country Estate.

We trust you are all well and enjoying the Estate and we hope you will enjoy the informative articles in this edition of the Estate Times. We look forward to seeing as many of you as possible at our annual general meeting in August.

Warm Regards,  
Craig Scott.

## SBM Update

By Wimpie America | Councillor Ward 14



Greetings to all residents of Langebaan Country Estate, especially those who have recently relocated to our beautiful town from all over South Africa. The demographic profile of the town is changing rapidly and Langebaan is no longer just a small coastal town, but one of the fastest growing towns on the West Coast.

New developments, especially those close to Club Mykonos, are changing the landscape quickly. Mixed-use developments that combine commercial and residential uses have been approved and these new developments will create a corridor of developments all the way to the opposite side of Blue Lagoon. The new Commercial Centre/mall site development plan has been approved opposite Brights Hardware, which will not only provide a new traffic light at Long Acres Private School but also enhance the brand offerings to our residents. The Medical Centre has submitted plans for expansion, and Laguna Sands phase development has been growing rapidly to provide 1,026 residential and 999 flats opportunities.

Massive investments in infrastructure are required by the Municipality to accommodate these fast developments. The tender for the new reservoir, advertised for R25 million, should be completed within the next 18 months.

The Oostwal Main road upgrade (phase 3) is now completed. The new rugby field will open in 2024 and the upgrade of the waste water treatment plant is now completed.

To move towards the Smart City philosophy, the Council has committed to investing in new technology to better the lives of its residents. By now, all residents should have access to Fiber via their own service provider, and the new Saldanha Digital Citizens App makes communication with the Municipality easier. This app is available to download for free on Google Play or Apple Play Store and provides access to your municipal account, allows you to pay bills, log complaints, buy electricity, and provides access to emergency and all other municipal services.

On the security platform, new cameras are being

installed at all access points to our town. The biggest challenge at present, with load shedding, is the pumping of sufficient water to our reservoirs and an increase in crime, vandalism and damage to our infrastructure.

As we enter the second year of the newly elected Council at Saldanha Bay Municipality, I would like to express my thanks for all the support, commitment, sponsorship, and dedication myself and the community have received from Craig Scott and his staff, on behalf of the Langebaan Country Estate.

I am totally committed to serving you as the Ward Councillor for Ward 14 and am being assisted by the ex-mayor, Alderman Marius Koen, to provide you with a high quality of life in the "Pearl of the West Coast".

Best regards,

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# Building Compliance Office Report



Cecile Botha | LCE Building Compliance Officer

Construction activities in the Estate have started off with a bang this year. We currently have 24 homes under construction, with only 60 plots available for sale in Phases 1, 2, and 3. Additionally, the construction of Chardon Village has begun and is progressing rapidly with 23 homes currently in construction.

We would like to inform you about the process for alterations and additions within the Estate. This information will help ensure that the construction process runs smoothly.

1. To begin, your plans must be submitted to the Aesthetic Environmental Committee (AEC) for approval. Some plans may also require approval from the Saldanha Bay Municipality. For more information on which plans require council approval, please feel free to visit our office. There is a fee for each alteration, addition, or site work that is submitted to the AEC. If the plan requires council approval, it must be drafted by a professional.

2. Once the AEC has approved the plans, they must be submitted to the council for final approval (depending on the alterations and additions).

3. After receiving approval from both the AEC and council, your approved contractor must open a Small Works file at the BCO office. Certain documents must be submitted, and the BCO levy invoices must be paid before construction can commence.

4. Once the work is completed, the BCO and AEC members will sign off on the alterations, additions, and site work to verify that everything was completed according to the approved plans.

5. Please note that if a fence is approved by the AEC, dense screen planting must be planted on the outside of the fence.

For more information on allowed alterations and additions, please refer to our Contractors Code of Conduct and Architectural Guidelines on our website. You can also visit us at the BCO office to discuss in more detail.

Lastly, we have noticed that some gardens contain illegal or invasive plants that are not on our Plant List. Please see the attached list of commonly found illegal or invasive plants within the Estate.



*Yuccas*  
Yuccas part of the Agavaceae genus. Natural habitat is in North America



*Cacti*  
This genus come from South and Central America. More than a hundred different types have been brought to South Africa as garden and ornamental plants, 35 of these plants already appear on the NEMBA Invasive Species list



*Agapanthus*  
Plants are from high rainfall areas.

We strongly request your support in preventing the planting of these illegal or invasive plants, and instead, encourage the use of indigenous plants from the West Coast and those listed on our approved Plant List.

You can view the detailed Plant List on our website, which includes the plants that are suitable for planting and for use in pots.



*Agave Attenuata*  
originates from Mexico, declared invasive species.

Prinsloo Property Management (Pty) Ltd t/a

PROUD MANAGING AGENTS FOR LANGEBAAN COUNTRY ESTATE

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## Creating Harmonious Living at LCE



Maria Austen (Status-Mark) | LCEOA Portfolio Manager

Estate Owners' Association (LCEOA) remain affordable compared to other South African residential estates with comparable facilities and services. It is also worth noting that over 96% of LCE owners pay their levies promptly, which is a testament to our community's dedication.

We would like to highlight that we have successfully auctioned four plots belonging to overseas levy defaulters and welcomed new owners with the support of our esteemed attorneys, Smith Tabatha Buchanan Boyes (STBB). We would like to extend our gratitude to the LCEOA members who pay their levies on time, as it is because of them that we can continue to offer the highest quality of service to the community.

Lastly, we would like to remind our members that we are always available to address any questions, concerns, or enquiries they may have. Members are encouraged to visit our offices at any time to discuss any matter with us. We are deeply committed to our work, and it is an honour to be a part of the LCE team!

We are very pleased to express our warm welcome to the numerous new residents who have decided to make Langebaan Country Estate (LCE) their home and become members of the Langebaan Country Estate Owners' Association (LCEOA) over the past year. These individuals were attracted by the estate's secure, access-controlled entrances, patrolling security guards around the perimeter fence, reasonable levies, and proactive management team. It is no surprise that they have found peace of mind in choosing the LCE lifestyle and all it has to offer. We want to emphasize that the Developer, Trustees, Management, and Managing Agents are entirely dedicated to fulfilling their obligations in managing and reporting finances for the LCEOA, all while remaining compliant with the House Rules and Regulations outlined in the LCEOA Constitution. By enforcing these regulations, we can ensure that we maintain the community's aesthetic charm, safeguarding the worth of individual properties and creating a tranquil living environment. It is a feeling that everyone values and shares a common interest in preserving.

### Levies

Levies are essential to maintain the high-quality services we provide and their collection corresponds with the budget that covers expenses and sustains financial stability. Thanks to the consistent payment of levies from our members, we have been able to achieve our goals and maintain our standard of excellence. The levies of the Langebaan Country

PROUD ATTORNEYS FOR LANGEBAAN COUNTRY ESTATE

Martin Vermeulen  
Tel: 021 464 4710  
www.heroldgie.co.za

# Security Update

Another year has come and gone on Langebaan Country Estate and security, along with various other important matters, continues to be one of our main concerns when it comes to ensuring the safety of all residents, visitors, and guests who frequent the Estate.

Over the years, we have seen a consistent decrease in incidents on the Estate and in 2022, no criminal activity was reported. This is undoubtedly a positive development, but it is essential that we do not become complacent and continue to remain vigilant and take a collective approach towards preventing any incidents from occurring.

Langebaan Country Estate is always working hard to improve and adjust its security systems, so that everyone who visits can experience a peaceful and safe stay. The residents' involvement is critical in aiding our security provider, Thorburn and the Estate Manager in reporting any suspicious activity by calling Thorburn Response Vehicle at 083 634 0569. Looking ahead to the rest of 2023, Langebaan Country Estate has already started planning its

security strategy after a successful year in 2022. We will be thoroughly reviewing our strategic plan to ensure that we are still on the right track towards always achieving our goal of providing a safe and secure environment for everyone. During this review process, we will be generating new ideas and addressing the key challenges that we face on the Estate.

As part of our security plan, we will be upgrading access control by activating a Visitor Access Management System at the Northern access gate. Once it is commissioned, all residents will be notified on how to register and generate a unique personal access code (PAC) for their visitors or guests, which can be done via a cell phone, laptop, or desktop.

This will ensure the ongoing safety and security of our residents and members, and our ultimate aim is that no one will be able to enter the residential Estate without a code.

Given the significant increase in the number of homes and monitored home alarms on the Estate, the Trustees have decided to introduce a third dedicated armed response vehicle on March 1,

2023. This will help us reduce the alarm response times to the targeted three minutes.



Lastly, I would like to extend my gratitude to all residents for their contributions in making Langebaan Country Estate a pleasant place to live. It is always a delight when residents visit the LCEOA office and share their experiences and ideas. I appreciate when residents view my office as a source of support rather than just a complaints office. I also thank those who take the time to offer occasional encouraging words, which make my daily tasks more enjoyable.

All residents are encouraged to provide their input or suggestions by reaching out to the Estate Manager, Noel Minnaar, through email at estatemanager@lce.co.za or by calling 076 521 1687.

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# Estate Manager's Corner



Noel Minnaar | LCE Estate Manager

(Clause 8.1 and 9.2) Ensure that the appearance of your home and garden is not unsightly, detrimental, or constitutes a nuisance to the surrounding area or the Estate in general; (Clause 4.1) Property owners are responsible for ensuring that members of their households, tenants, occupants, visitors, invitees, and all their employees, including tradespeople, service providers, and suppliers, are aware of and abide by the House Rules, including the aforementioned traffic and road use rules; (Clause 13.4.3) Excessive and undue noise must cease between 10 PM and 6:30 AM; (Clause 7.27) Juveniles without a valid driver's license and unregistered golf carts are not permitted to drive on the Estate; (Clause 6.6) Guests and visitors are not allowed to bring pets into the Township.

On May 20th, 2021, the Trustees of the Langebaan Country Estate Owners' Association agreed unanimously to empower the Langebaan Country Estate Manager to issue warnings to Owners who have violated the Rules and Regulations of the Estate. If the violation persists or if no remedial action is taken within the specified time frame, a pre-determined fine will be imposed by the Estate Manager.

The safety and enjoyment of our Residents is of utmost importance to the Langebaan Country Estate management team. It is unfortunate when the peaceful environment that families choose to live in is disrupted by individuals who find it amusing to cause distress to others.

With this in mind, we respectfully and passionately appeal to all Owners to work closely with the LCE management in ensuring compliance with traffic signs and controlling excessive speeding. The Estate has four (4) rotating speed cameras placed at various locations, and we have noticed an increase in the number of speeding fines and non-compliance

with traffic signs being issued. The enforcement of these measures will continue on a daily basis to ensure the safety of wildlife, pedestrians, children, Residents, and other road users. Unfortunately, some individuals are still disregarding these measures and the majority of fines issued are for speeds between 41 and 60 km/h.

The collaboration between the Langebaan Country Estate Wild Life Advisory Committee and the management team has been instrumental in reducing the population of Springbuck and Bontebok and relocating them to other areas. With the breeding season in full swing, we have observed an increase in the number of springbuck being bred, and the project will continue this year with the aim of reducing the population to a manageable level.



The Langebaan Country Estate Owners' Association would like to extend our heartfelt gratitude to all of our Owners and Residents who have become a vital part of our LCE family. Your investment and choice to reside in properties within our beautiful Estate has contributed to the creation of the tight-knit community that we now cherish.

We are proud to report that the public space gardens within the Estate continue to flourish and our team is doing an outstanding job in maintaining and enhancing the beauty of these areas. However, it is with a heavy heart that we must address some pressing matters.

The Association does not take pleasure in using the newsletter to repeatedly remind Residents of the Estate Rules that are not being followed. We kindly ask that all Residents comply with the house rules and consider the well-being and peace of mind of their neighbours.

Following these house rules will ensure a safe and enjoyable environment for all our residents and guests.

(Clause 7.8) Adhere to speed limits at all times and never exceed a speed limit of 30 km/h on the Estate or 15 km/h in Ellesfen Village;

(Clause 6.2) Dogs must be kept on a leash at all times and are not allowed to roam freely;



## Chardon Village

### The perfect blend of convenience and tranquility

There is definitely no better feeling than being a part of the LCE Community and being able to help it grow into an even better one. We are excited to introduce two new opportunities that might interest you. This new development is located on one of the prime locations in Langebaan Country Estate.

We have launched the Chardon Village Plot & Plan homes which consist of 45 luxury two- and three-bedroom free-standing homes. We are proud to announce that over 75% of the homes have already been sold since their successful launch in July 2022.

Building has officially begun for the first group of buyers and is set to be completed within 9 months from the commencement date. The North-facing, free-standing plots of land are available for purchase, starting from R650 000 including VAT and come with pre-approved building plans and beautiful architectural designs. You can collaborate with our carefully selected, developer-approved builders to create your dream home, as only the allocated house plan may be built on a specific erf.

We are also excited to announce the launch of the Chardon Apartments, comprising 30 luxurious, spacious and modern two-bedroom apartments. These Apartments will offer exceptional views of Langebaan and its legendary lagoon, as well as majestic sunsets. The apartments provide a perfect investment

opportunity, permanent living solution or vacation home for the whole family.

These apartments will be rolled out in five blocks, with six two-bedroom apartments in each block.

You are not investing in a property, but a piece of heaven on the West Coast, with access to world-class amenities, including the Estate's magnificent Golf Course, Driving Range and Mashie Course.

You get to enjoy this lifestyle with the added peace of mind, with the Estate offering 24-hour security, electrified perimeter fencing, armed response patrols and manned and access-controlled entrance gates.

Construction of the first block commenced in November 2022, with an estimated completion date of September 2023. Don't miss out on this incredible opportunity to live your best life in a tranquil natural setting within a welcoming and secure community.

We invite you to visit [www.LCE.co.za](http://www.LCE.co.za) to view the individual property pages for more in-depth information and to explore each opportunity further. If you have any questions or would like to discuss these opportunities further, please feel free to contact us.

For all Chardon Village sales and enquiries, please call our sales number on 072 633 4715 or email [sales@LCE.co.za](mailto:sales@LCE.co.za).



# Residents' Corner

## Gerrit Agenbag



surrounding the houses, creating a peaceful and quiet atmosphere.

**How did you choose Langebaan Country Estate as your home?**

We have been renting on the Estate for the past 2 years and absolutely love it here. To see the wildlife gracing peacefully on the Estate gives one such peace in yourself. Whereafter, my son and daughter in law convinced us to purchase a stand and build a house.

**Do you have any advice for people thinking about moving to Langebaan and the Estate?**

When living in Langebaan it feels that you are always on holiday for it gives you the holiday feeling when you have the beach on one side and the Estate on the other side. One has got the beach vibe feeling for the beach being so close and the Country Vibe feeling for living on the Estate with the beautiful flowers in spring time, winter time it is so green and seeing all the wildlife makes it blissful. Also before you commit to purchase a plot or home, make sure about the area, your neighbours and your budget.

**What do you enjoy about living on the Estate?**

For the last 8 months I have been working from home, unbelievable I cannot imagine anything better. It is safe to live here, security is on hand, friendly at the gate and you feel right at home.

**Please will you tell us a little about yourselves**

I am a Senior financial advisor for old Mutual with 20 years professional experience, inheritance planning, short term insurance, life and retirement planning. I was born and raised in Namakwaland. Music was also a great passion of mine. I was also a drummer for Worsie Visser Boesmanland. I am happily married with two sons and 5 grandchildren.

**What made you move to Langebaan?**

I have been in the Langebaan area for the last 20 years, residing in Calypso Beach however as I am not really a lover of the beach, I decided on the golf estate and am absolutely loving the wild life

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# Meet our Executive Chef: Charlene Davids

## LCE Promotions

<b>Tue</b>	Pensioners Day	10% off on meals, sit down only
<b>Wed</b>	Wednesday Special	Remember to produce your LCE Wednesday Dinner Rewards Card
<b>Sat</b>	Burger Special	Beef or chicken served with fries - R99
<b>Sun</b>	Sunday Lunch	from R85pp

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**Besides work, what are your passions?**

Cooking is not only my career, but also my passion. Being in the Industry for such a long time, I can't even mention my favourite dish, because everything I cook must be my best dish.

**If you could live anywhere, where would it be?**

I can't see myself living anywhere other than Langebaan. It has been my hometown for many years. Perhaps when I retire one day, I will travel overseas with my Daughter and Grandkids.

**What is your biggest fear?**

My biggest fear is to be in an accident because I am on the road alot and enjoy travelling.

**What motivates you to work hard?**

The thing that motivates me to work hard is to see the interest of my team and the excitement on their faces when I can teach them some of things that I have learned along the way. It uplifts my spirit and just encourages me to do and give more.

**If you were a super-hero, what powers would you have?**

Never to have complaints, every meal must be to everyones satisfaction.

**If you could share a meal with any 4 individuals, living or dead, who would they be?**

Ever since I made a success of my career, I always wished that my parents were here to share my passion with me, but I also know that they are looking from above, so yes I would share it with them and my two beautiful children.

**What's your favourite type of foreign food?**

That's easy.....Mexcian Food, because I'm a spicy person.

**What is your favourite kitchen appliance?**

My favourite kitchen appliance is the stove and kitchen aid, I can do any dish I want to.

**What's your favourite family recipe or general recipe?**

Lasagna, because I can play around with different flavours.

**What do you wish other people knew about LCE?**

My wish is that more people knew about our Estate & the beautiful views we get to see everyday.

**How would someone describe you?**

I am a sophisticated, passionate and a private person. At work, I see myself as a very hard-working employee and a team player.

**Who or what inspires you (who is your hero)?**

Greatly inspired by my parents. Both of them were in the food industry and my biggest heroes. My Mom was a great cook and a very passionate woman and my Dad was hard-working and always took care of the people in need.

**What do you do when you aren't working?**

I enjoy the outdoor life like hiking, camping and always searching for new inspiration everywhere I go.

**What was your first job?**

With no experience and only my passion for cooking, I started working in the Cape Flats at an Educational centre, cooking for kids. Thereafter, I re-located to Langebaan in 1992, where I worked at the Pizza Café which is now known as, Die Watergat. In 1996 I went back to Cape Town and started at the Table Bay Hotel where I was part of the opening team and also where I did my chef training. After many years of experience and confidence I went to work as a group chef in Blouberg and also assisted in re-opening Ons Huisie Restaurant and where I became the group chef for the Seascape Collection.



# Functions & Events

Fasweya Williams | LCE Clubhouse Manager

Finding the perfect wedding venue on the West Coast can be a challenging task that requires a considerable amount of time and careful planning. That's why we're here to help you make the important decision of where and how to celebrate this significant milestone.

Firstly, it's worth mentioning that there's nothing like a personal site inspection to make your special day one of the most beautiful moments of your life. Our exclusive wedding venue offers a peaceful and serene atmosphere, surrounded by lush green grass and tall Palm trees, accompanied by the tranquil sound of a slowly running fountain, set in the heart of a modern South African countryside.

Our restaurant can accommodate up to 80 guests, with additional seating available in our lounge area.

As a special bonus, the wedding couple will receive a complimentary one-night stay in our 1-Bedroom Golf Lodge. Additionally, this winter, take advantage of our wedding special offer: a 50% discount on venue hire (minimum of 50 guests) valid from June to August 2023. Our venue is fully climate-controlled, ensuring your comfort throughout the year, with roaring fireplaces available to warm up your winter function.

The patio is also at your exclusive disposal. All members and residents receive a 20% discount on venue hire.

When considering a wedding, birthday, anniversary, or any other special event, come to Langebaan Country Estate! Let us make your special occasion one of the most memorable moments of your life.

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# SaldanhaBay Rugby Club - Tries & Milestones

Bertram Vrraagom



Looking back at the rich history of Saldanhabay RFC, it's hard to believe that the club is turning 30 in 2024. Formed through the merger of Saldanha Marines RFC and Saldanha RFC in 1994, the club has achieved remarkable milestones and cemented its place in the hearts of rugby fans in the Westcoast region.

One of the most notable accomplishments of Saldanhabay RFC is the construction of the Transnet/Saldanha Stadium, which stands as a testament to the club's unwavering commitment to excellence. The Super Eight Transnet Saldanha Easter Tournament, which started in 2018, has also become a highly-anticipated event.

The club's success on the field is also noteworthy. Saldanhabay RFC won the Boland League Championship twice, in 2019 and 2022, out of a total of 213 clubs. They were also crowned Super Eight Champions in 2019. The achievement of winning back-to-back league championships is particularly special, as the Westcoast is the smallest region within Boland. The club has also produced some exceptional talent, including Randall Julies, who played for the Stormers, and Shilton van Wyk, who is currently part of the Blitzboks 7s squad.

On a lighter note, the club has also earned the moniker of the "Covid Champs" because no rugby was played in 2020 and 2021. Despite the challenges posed by the pandemic, the club's

victory in the 2022 League Title was an extraordinary achievement.

The Super Eight Transnet Saldanha Easter Tournament has grown into a major event that attracts thousands of sports-loving people to the Westcoast. In 2022, the Economic Impact Assessment revealed that the tournament injected R7.8 million into the economy of all the Westcoast towns.

The relationship between Saldanhabay RFC and LCE has been a fruitful one. LCE has been a prominent sponsor of the club and the launch of the tournament took place at LCE this year. The club also holds its annual golf day at LCE and we hope that this partnership will continue to prosper.

We would like to express our gratitude to Craig Scott and his team for investing in the club and helping to make the dreams of aspiring Springboks a reality. We also pay tribute to Louis Scheepers, who was part of the project team and passed away in July 2021. The Cup awarded to the winner of the Super Eight Easter Tournament is now the Louis Scheepers Cup, in honour of his contribution to the club's success. The tournament is broadcasted live by SuperSport, with Transnet being the Main Sponsor since 2018.

We look forward to the club continuing to make history and inspire future generations of rugby players.

# All Things Beauty

Carine van Eyssen | Zest Health & Beauty Spa

Zest Health and Beauty Spa is proud to be 11 years on the Langebaan Country Estate. At Zest we have 4 qualified beauty therapists namely: Ronel Peacock, Nonni Maquazanna, Nyammy Tshékula and Willemien Boock. We specialise in the treatments' ranging from massages, facials, spa manicures and pedicures, lash extensions, waxing, threading, henna-brows, Plasma (Skin Tightening), Nova Pen Micro needling and permanent hair removal (Epilfree). We use special machines for slimming such as the G5 treatments. This firms and tones the body and is excellent cellulite treatment and stimulate lymph function. The slim line 24 pads machine, tones the body and builds muscles. The ozone machine has the ability to detox, kick start the lymph, enhances blood circulation, relaxes the body, gives lots of energy and kills viruses.

It promotes good health. We have gift vouchers and special Environ, Avroy Shlain and RVB skin product packs to spoil your loved ones. We also have RVB make-up gift packs. Come visit us at Zest to look at the fabulous range and choose your gift.

We stock a variety of products: Aloe Verox Fibre Bitter Annique, Avroy Shlain, Bio sculpture, Elim (hands and feet), CLA Tonalin, Environ, Hannon, Nuxe range, RVB make up and Skin care, Lamelle, Sontal Bioactive Peptan, Trind hand and nail care and LiLash Serum and Lash extenders in a bottle, as well as the Charlotte Rhys Fragrance Range.

Thank you to all of our loyal clients for the last 11 years. It is such an honour to be a part of the LCE Dream Team.

We look forward to treating all of you in the many years to come All the best from the Zest Team.

**zest**  
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MESSAGES	HAIR REMOVAL
FACIALS	PLASMA SKIN TIGHTENING
REFLEXOLOGY	NOVA PEN MICRONEEDLING
PEDICURES	EPILFREE WAX
MANICURES	RVB MAKE UP
THREADING	HANNON
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## Oxigym Celebrates 7 Years at LCE

Dirk Hough | LCE Oxigym Fitness Club

Rollercoasters are fun and we climb on them for the adrenaline rush and the chance to relive our childhoods filled with laughter and happiness. As another year has passed, we find ourselves in 2023 and it is now clearer than ever that time is precious. The last three years have been the craziest rollercoaster ride of adult life that most of us have ever experienced. It is now more apparent than ever that we must take responsibility for our physical and mental well-being. One of the best ways to do this is by staying active and doing something positive every day to maintain our health and sanity. When we exercise, we release happy endorphins, flush our lymphatic system of toxins and build bone density, strengthen our immune system and improve our muscle tone. All of these things are critical to our health and mobility.

In October 2022, Oxigym Langebaan Country Estate celebrated seven wonderful years of being a part of the Country Estate. Every member who joins our facility receives a free service consisting of a full body evaluation and a tailored training program designed specifically for their body and health goals. Our facility, which is almost 900m2 and can be viewed on [www.oxigym.co.za](http://www.oxigym.co.za), offers a wide range of

classes, including Yoga, Pilates, Spinning, Zumba, Pump and Tone and Oxifit functional training. You can exercise with your friends and family in a fun group environment and there's something for everyone at Oxigym Langebaan Country Estate.

We cater to all age groups and offer excellent rates for pensioners, students, and scholars. Additionally, we honour members of our armed forces by providing them with discounted rates. This offer is extended to personnel from the Police, Defence Force, Air Force, and Fire Department.

We have a team of professionals, including a physiotherapist, Biokineticist, and dietician, who can help you achieve your healthy lifestyle goals quickly and effectively. We take the safety of our community seriously, and our staff has recently completed their CPR and first aid training, which we update every two years. Langebaan Country Estate is an amazing place with a world-class gym, golf course, running and mountain bike trails, as well as numerous other sporting clubs and facilities. By looking after your health, you can take advantage of these wonderful activities on your doorstep and stay fighting fit and healthy. After all, you and your family deserve a happy and healthy life.



# Looking ahead at the Horizons

Fasweya Williams | LCE Clubhouse Manager

The Clubhouse at Langebaan Country Estate offers a stunning view of the Golf Course and its water features, as well as the local wildlife. I want to welcome all members, residents, and guests to visit this magnificent facility. The recent renovation of our Bar, Lounge, and Restaurant will leave you, your family and friends amazed with its new look and feel.

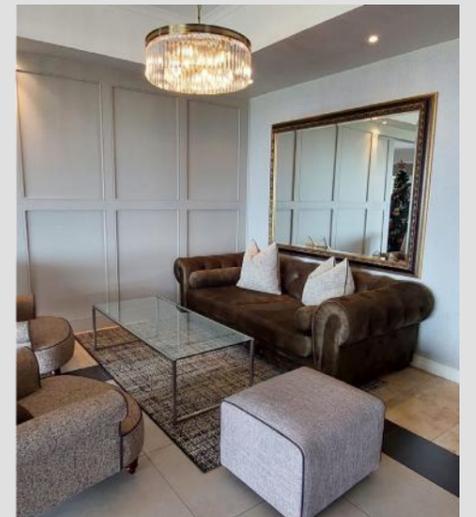
We are open and ready to serve you seven days a week, whether you are looking for a drink or a meal. Our Blaze Bar offers a wide range of wines, beers, ciders, and cocktails that will perfectly complement any dish you choose from our A la Carte menu.

Whether you are seeking a leisurely or romantic dinner, the length of your stay is entirely up to you. We are treating all our pensioners visiting on a Tuesday, who will receive a 10% discount on their meals.

Our affordable Wednesday dinner specials are

sure to bring you back for more and our dinner rewards card gives you a free meal on your 12th visit. We also offer daily delivery service, including mouth-watering pizzas every Friday.

Don't miss out on our monthly braai with live entertainment on the last Friday of every month, where you buy the meat and we'll handle the braai. During the winter months, we have got you covered, so come enjoy a delicious Sunday lunch with friends and family.



## Fast Fun Golf for All

Bob Parry | LCE Club Liaison Manager

Our Mashie course celebrated its 13th birthday during the first week of December. It is amazing to think that this facility has been here for so long and there are still so many out there who do not know about us. I think it is time we make ourselves known as we are open to the public and want to grow golf as a sport especially with the youth of today.

Our 18-hole Mashie Course is situated just outside of our Main Estate and consists of a full 18 holes with distances ranging from 58 - 160 (all par 3's). It is more than just a Mashie course; it is a great short course! Perfect for learning the game or practicing your short game. We also have a Foot Golf course on the first 9 holes. Foot Golf is a combination of soccer and golf. The aim is for the least number of kicks to get your soccer ball in the (large) cup on the Mashie golf course. The nine-hole Foot Golf course is open and available at the Mashie Course to enhance the eighteen-hole short golf course. You can bring the youngsters and play mixed games even, you on

the Mashie and them on Foot Golf, all at the same time!

One of the best things about the Mashie Course is that you do not need experience to enjoy the facility and all it has to offer. It is the perfect place to get together with your family and friends plus enjoy a round of golf which perhaps you might find out is your new favourite activity. To top it all off there is no dress code which adds to the casual, family fun and friendly environment we have here.

There's no need to bring your own equipment as you will find all you need available to hire at the Mashie Clubhouse, along with a variety of refreshments and snacks for all to enjoy.

Please note that Children under the age of 12 must be accompanied by parents at all times.

We look forward to what the future holds and are excited to welcome each and every one of you to our little gem here in Langebaan.



## Soldato Café | On The Rise

Hugo Roux | Soldato Cafe

Soldato Cafe is a fantastic eatery, located on the picturesque Langebaan Country Estate driving range. Our mission statement is centred around getting you energized and prepared for anything, with the motto "To get you cuffed up and battle ready. Because life is hard and coffee always helps." As an independently owned and operated establishment, the Soldato Coffee crew takes pride in delivering top-notch quality, service and value for money.

We specialize in breakfast and lunch, with our well-equipped kitchen open from 8AM till 2PM daily. The cafe and driving range are closed for a rest day on Mondays. However, drinks and snacks are available until closing time, which is 5PM on Tuesdays to Saturdays and 4PM on Sundays.

Our house blend coffee beans are sourced from the local Wings Coffee Roastery and our baristas turn them into delightful espresso-based drinks. Our baristas are well-trained in the art of serving a great cup, with the Americana and Cappuccinos being always in high demand.

We are fully licensed and our recently added bar and lounge area offers comfortable seating, beautiful indoor plants and stunning views over the lawns. It is definitely worth a visit. Soldato Cafe is family-friendly, with an outdoor jungle gym and trampoline for the kids. Dogs are welcome at the outdoor seating area, as long as they are kept on their leashes. We are the perfect venue for birthday parties for both young and old, and we are always willing to discuss hosting workshops and group gatherings.

Our cafe is open to everyone, and we have parking available for golf carts and bicycles. If you come by car, please park at the gym and take a short walk along the footpath to join us for a great time.

#altydlekker



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# LCE Weskus Marathon

## Bigger and Better

Louis van der Walt | Langebaan Strandlopers Chairman

The organisers are looking forward to having a bigger and better event each year. Recently, we had the 21st running of this stunning marathon event, regarded as one of the best in South Africa!

The event consists of a 42.2km full marathon, a 21.1km half marathon, a 10km and a 5km fun run/walk.

The 42km entries hit a record with 1243 entries, with a total of 3944 entries for all races combined.

The 42.2km full marathon is a Comrades qualifier as well as the very last marathon where runners could qualify to run the 56km Two Oceans Ultra Marathon in April.

The full marathon is a one-of-a-kind race in South Africa with 20 buses taking 1200 athletes early in the morning from Langebaan Country Estate (LCE) all the way around the Langebaan Lagoon to the starting point at Tzaarsbank on the beach at the Atlantic Coast side.

The participants run back to Langebaan through the Park and finish once again at the LCE driving range. A distinct characteristic of this race is that no cars are allowed during the race inside the West Coast National Park and runners can enjoy the beauty of the West Coast fynbos, the

sea and the lagoon while they tackle the undulating route and close to the end the scary Black Mamba Hill before they finish on the green lawn of the golf driving range.

The 21.1km route takes the runners via a beautiful part of Langebaan towards the West Coast National Park, taking a 11km circular route inside the Park and then back via the Black Mamba Hill on their way to LCE. The 10km and 5km routes are mostly within the Langebaan Country Estate, with all four races finishing on the driving range. There is restricted access to and from the main gate between 04:00 and 05:00 and between 06:30 and 08:00.

All LCE residents are invited to join in on this Annual Marathon and the festivities of the day and see some of the best long-distance athletes of South Africa finishing their races.

Thank you to all the Residents for being considerate and understanding with all the extra visitors we had on the day.

For up-to-date information about the next race visit the [www.weskusmarathon.co.za](http://www.weskusmarathon.co.za) website.

Follow us on Facebook, Instagram and Twitter #LCEWeskusMarathon.



# Snakes play an important role in our ecosystem

Nicolaas Hanekom | EcoImpact Langebaan Country Estate

Although snakes are predators, they are also prey for some species. This kind of role within an ecosystem is called a mesopredator. Snakes will typically hunt smaller animals such as rodents, insects, amphibians, eggs, birds, and the larval stages of various invertebrates.

Like all animals in the web of life, snakes play an important role in our ecosystem by maintaining a balance to the food web. They keep the pest population down by feeding on mice and other small rodents that damage crops, gardens and carry disease.

Making it a practice to eradicate snakes as soon as they're seen, means a large increase in disease-carrying rodent populations, as well as decreasing a primary means of sustenance necessary for any number of predatory animals to thrive.

Snakes in houses may be there either accidentally or purposely to find prey or shelter. They can become trapped inside and may die from lack of food or moisture if not captured and removed.

Snakes or group of snakes that may be encountered at Langebaan Country Estate:

- Beaked Blind Snakes. Non-venomous. They are not dangerous to people or pets. They spend most of their lives underground in search of ants and their eggs.

- Worm Snakes. Non-venomous. They are not dangerous to people or pets. The worm snake's diet consists almost entirely of earthworms, but it will also consume soft-bodied insects. They spend the vast majority of time buried in loose, rocky soil, or under damp leaf litter.

- Spotted Harlequin Snake. The Spotted Harlequin Snake is quite common in some areas and is found in deserted termite mounds, under rocks and building debris. When exposed it will wriggle violently to escape. It feeds on legless skinks, blind snakes, other snakes and small lizards. Little is known of the venom of this snake and it is believed to be mildly cytotoxic, causing mild pain

and swelling. Antivenom is not required, nor effective and bites must be treated symptomatically.

- Brown House Snake. Non-venomous. Brown house snakes are drawn to urban areas and can often be found close to houses, in compost heaps, tool sheds or outbuildings (hence the name 'house snakes'). They are non-venomous and docile, though they will bite when provoked.

- Olive House Snake. Non-venomous. They are nocturnal and generally terrestrial, hunting on the ground. It is generally slow moving and docile but may bite when molested. They feed on lizards, small rodents and other snakes.

- Spotted Rock Snake. Non-venomous. They prefer rock crags and a strictly nocturnal lifestyle. They feed on lizards (particularly geckos and skinks) and rodents (for example rats and mice).

- Common Slug-eater. Non-venomous. They eat slugs and snails. Its preferred habitat is grassland but it occurs in any suitable damp area.

- Mole Snake. Non-venomous. They can be "quite ferocious". Though not venomous, they can cause severe bite wounds. They are common in the area and regularly observed. The primary food source is moles (hence the name), rodents, and other small mammals. For this reason, it is considered useful for the natural control of problem rodents. Its diet may also include the eggs of seawolf. At Robben Island, mole snakes were observed eating the eggs of African penguin, Hartlaub's gull, and helmeted guinea-fowl. Juveniles were observed eating clicking stream frogs.

- Shovel-snouts Snakes. Non-venomous. They are nocturnal fossorial species, burrowing in sandy habitats. This species emerges to the surface on warm nights to forage for food. They forage on the surface for small terrestrial lizards and their eggs.

- Spotted Skaapsteker. The venom of this snake is mild and poses no threat to humans. A fast-moving diurnal snake that inhabits grasslands, fynbos, moist savanna and semidesert areas. It is a nervous snake and is quick to escape, either into a bush or

grass tuft or under a rock. They feed on rodents, lizards, birds, frogs and other snakes. It will dig into soft sand, scooping bits out by turning the head sideways in search of frogs.

- Cape Whip Snake. Non-venomous. They eat lizards (particularly skinks and lacertids), rodents and other snakes.

- Rhombic Egg-eater. Non-venomous. They eat exclusively on bird eggs which are crushed by bony vertebral projections in the neck area.

- Herald Snake. No toxic symptoms have been recorded in a bite by this species. The red-lipped snake is often found in open and damp habitats, such as marshes, grasslands and moist savannas. It feeds at night on amphibians.

- Boomslang. They are venomous. They are non-aggressive and the way boomslangs are built means you have to be extremely, extremely unlucky to be bitten by one. Because boomslang venom is a hemotoxin it's not surprising that it can lead to major brain and muscle haemorrhage. But the venom also causes other symptoms like nausea, headaches and sleepiness.

- Cape Cobra. They are venomous. The Cape cobra is regarded as one of the most dangerous species of cobra in all of Africa, by virtue of its potent venom and frequent occurrence around houses. The Cape cobra, like all other cobras, is found mostly on the ground, but is also able to climb into trees and shrubs in search of food. When it comes across an enemy or perceived threat, it will usually lift its head off the ground and spread its neck into a broader 'hood'. An adult is about 1.2 m (to 1.6 m) in length, an varies in colour from light yellow to rich yellow, copper, or light to medium or dark brown and even black, often speckled with shades of brown and orange. They can be confused with the mole snake and black spitting cobra. The Cape cobra actively hunts during the day; their staple diet is rodents and birds, but they will also eat frogs, lizards and other snakes.

- Puff Adder. They are venomous. Normally a sluggish species, the puff adder relies on camouflage for protection. They can strike to a distance of about one-third of their body length, but juveniles can launch their entire bodies forwards in the process. These snakes rarely grip their victims, but instead release quickly to return to the striking position. This species is responsible for more snakebite fatalities than any other African snake, due to a combination of factors, including its wide distribution, common occurrence, large size, potent venom that is produced in large amounts, long fangs, and their habit of basking by footpaths and sitting quietly when approached. For more detail and pictures of the above snakes, search the names on your web browser. Also consider all species as dangerous and do not provoke. On the Langebaan Country Estate website under the estate documentation section you will find the snake bite document should you need this however no bite has been reported on the Estate throughout the years. Call the Thorburn security team to assist when a snake is present as they are trained for catching snakes.



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# Golfing perspective

Bob Parry | LCE Club Liaison Manager



Can you believe it? We have been enjoying ourselves on course and in the clubhouse with the odd obstacle thrown in on the latter pastime post the golf lockdown for nearly three years already!

They say time flies when you are having fun! Well for sure it has passed quicker than the three months of restrictions when our golf clubs were gathering dust.

Your fine establishment has been amazingly busy from the golf point of view during the year or so since golf lockdown. I guess there is an inertia for all to play more, which is fantastic and

shows. We are striving to provide you with a course that is pristine and back to original design specification. All this whilst being aware of the fact we need to provide all with quality recreation, whilst participating in the greatest game of all! Often a battle and apologies for any inconvenience we are now on the road to the pristine conditions one should expect from a fine establishment.

Thank you for your support, it has been awesome from the golfing point of view and how lovely to have big events returning like Inaugural, FEARless Godfather, Mynhardt Dames!

Golf rounds when compared to last year same period are holding their own and very healthy indeed and your management are very thankful for the number of new members and the membership total as a result.

A substantial number has been added to the pre-paid fraternity, who normally bless our course, but not restricted to Mondays and Wednesdays. As a result ,both days are now two tee starts to help get golfers together post round in reasonable time. Wednesdays, for some time now being pre drawn, so golfers know their times. Well done to Captain Steve Borstlap and his Vice-Captain Peter du Toit, they both work hard to make the days a success.

In a nutshell, the sustainability of our operation for your enjoyment is in sound order.

Have a fantastic safe and healthy 2023, may the rest of the year bring us all happiness and going forward for that matter!

# President's Corner

Jimmy Cook | LCE Golf Club President



Time goes very quickly here and we are in 2023, Covid is a memory, which was not a pleasant one. It disrupted our lives more than one can imagine.

On a very positive note, we are fortunate that the Club is running at a great pace, with full fields on Saturdays, busy Mondays (Toppies),

Tuesdays (Ladies), Wednesdays (Wednesday School) and Fridays (Sundowners).

The course is in a very good condition thanks to all the effort from Klasie and his team. Much work has been done on the course and the surrounds.

The Halfway House is, as usual, great with good service and meals. Thanks to Vee and her team. I do believe we have exciting times ahead, with some major competitions coming up. We have had many new members joining and had our first new members evening, where the committee met the new members. Welcome to all the new members. I trust that you will enjoy the golf on our lovely course and all the facilities.

To all our members, being early in the year, I wish you a great year ahead and lots of enjoyable golf, with low scores.

To all the LCE staff, thank you for all your efforts to make our golfing a pleasurable experience, we do appreciate it.

Yours in Golf,  
Jimmy Cook

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# Greenkeeper's Report

Klaas van Eyssen | LCE Greenkeeper



during the upcoming winter. We have other exciting plans under discussion, but we will save those details for future announcements once we have official approval.

In addition to the golf course, our Driving Range has also seen recent enhancements. We are pleased to announce the addition of new machinery and an extension to the facility. This includes a ball washer, a brand-new ball picker, and a caged utility vehicle. We have also stocked up on new balls and baskets to ensure a seamless experience for our golfers.

Lastly, our Bowls Club has officially opened its second green, which was celebrated with the Green2Green Trophy event. We now have two fantastic surfaces for our bowlers to enjoy during the upcoming Winter and Spring seasons. I would like to thank all our dedicated golfers for their patience and understanding throughout the ongoing renovations at our golf course. We understand the anticipation and eagerness to experience an exceptional course and facilities, and we want to assure you that our main objective is to create a golfing environment that fills you with pride and offers countless enjoyable moments. We are committed to delivering a golf course that exceeds your expectations.

Wishing you all the best for the rest of 2023 and we look forward to seeing you on the course. Stay safe and take care.

As I write this, we are eagerly awaiting the delivery of new machinery that will greatly assist us in maintaining the course. This will be particularly helpful on busy days like Mondays, Wednesdays, and Saturdays. Thanks to the generous support for golf, we have acquired a new tractor, a roller mower for the rough areas, a zero-turn mower for less accessible rough areas, a tee box mower, and a utility vehicle. Machinery like this, is crucial to improve the course's definition, which has been compromised the last couple of years. Currently, my main priorities include restoring the greens to their original design size and completing the renovation of the eighteenth fairway. I also plan to renovate the twelfth fairway, adjusting its angle to improve its overall condition. Furthermore, we will continue installing post and rail fencing, focusing on the right-hand side of the thirteenth hole and other identified areas

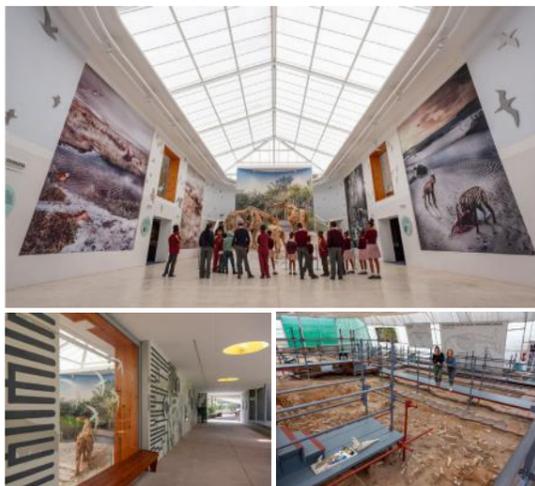
# Visit the West Coast Fossil Park!

The fossil site of Langebaanweg is located in the West Coast Fossil Park (WCFP), approximately 150 km north of Cape Town (a 1.5 hour drive), and is world-renowned for its exceptionally well-preserved fossil faunal remains that date to the terminal Miocene/early Pliocene (circa 5.2 million years ago).

A national and international team of researchers are currently unravelling the fascinating and unique history of fossils from the

West Coast Fossil Park and attempting to recreate the environment and climate of the west coast some 5 million years ago. At this time many animals that are now extinct, such as saber-toothed cats, short-necked giraffes, hunting hyenas and African bears roamed the West Coast which then had a more subtropical climate with lush, riverine forests and open grasslands.

A new Visitor Centre has been constructed and now hosts a brand new exhibition hall, restaurant, shop, amphitheatre, conference, meeting and office facilities in addition to the open dig site that many past visitors are familiar with. Visit us to explore and enjoy a day filled with history.



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