



A few tips for buying canal property



Buyers, particularly those who plan to live permanently on the canals in St Francis Bay, often choose a north-facing position to enjoy a sunny home in winter. Sea views are sought-after but come with more exposure to wind. Second best are river views or 'long' canal views as opposed to just the house directly across the water.

Some buyers want privacy and prefer an elevated position with views. Others like the sociability of being closer to passing boats. (Privacy can be created by landscaping.) Close proximity to the water also allows for easier supervision of small children.

Most buyers prefer a longer canal frontage which gives better views and recreational opportunities. Some properties have a stronger tidal flow than others and these are usually more popular.

The wider and the deeper the canal the better. Depth can be improved by dredging.

Many buyers like to be close to the river and sea for easy access for boating, fishing etc. Close access to one of the larger water bodies is an asset eg at the canal harbour, or the western end of Long Island. These properties allow for more recreational opportunities such as

water-polo and boating.

Certain positions are much more sheltered from the wind than others. Home design should cater for both prevalent wind directions. Sea views, as mentioned, come with additional exposure to the east wind.

Level plots reduce building costs but sloping plots can provide for interesting house designs. Corner positions have dual frontages, which are an asset eg one side can be more sheltered in certain winds.

Indigenous trees can be a great asset to a plot if situated where they can be retained. St Francis is fortunate to have low crime, especially on the canals. There are a few gated estates which provide additional security.

Plots within easy walking distance of the beach are desirable although many others are within easy boating distance of the jetties on the spit. Usually the bigger the plot, the higher the value.

Sizes range from about 400m² to 1500m² and more. A quiet cul-de-sac is often preferred to a busy road.

By Richard Ardenne, Pam Golding Properties

Dedisa power plant steams ahead



The DEDISA Power Peaking Plant (PPP) a R3.5 billion investment situated in zone 13 of the Coega IDZ created over 1490 jobs.

The plant is celebrating its fourth month of commercial operation since it came on line in September 2015. The PPP plays a critical part in establishing a consistent supply of energy as it's connected to the national grid. The plant has a maximum capacity of 342 MW Open Cycle Gas Turbine and is capable to convert to Gas.

Wild Coast highway to benefit EC

The Eastern Cape Province is expected to reap economic, tourism and developmental benefits through the construction of the N2 Wild Coast highway.

This was indicated by Transport Minister Dipuo Peters on Thursday last week, 22 January.

The project is expected to create 7 700 direct jobs and 40 000 indirect jobs. When the road is complete, it will result in the reduction in distance of 85 kms and about 3 hours in travel time between East London and Durban.

The project involves the construction of 410km road between East London and Matamvuna which will include nine bridges, two of which will be mega bridges. The contractor for the

construction of the two mega bridges will be on site by the end of the year.

"Construction of the bridges will take two to three years and the road three to four years, which could be shortened if implemented concurrently," the department said.

Peters was speaking at a meeting, Minister of Rural Development and Land Reform Gugile Nkwinti, and political and traditional leadership of the province led by Premier Phumulo Masualle and Amampondo King Zanozuko Sigcau.

"The Hybrid funding model is being finalised with the National Treasury," the department said.

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