

Blossom in your Sunshine Years

2025: 21 years later





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Introduction

When one browses through this 21-year Celebration Volume, one can rightly speculate that Klaradyn Retirement Village is older than 21 years in 2025.

The lead-up to the establishment of the Village began long before 2004. The approval by the City of Cape Town, the installation of civil services, marketing and sales, construction of buildings, as well as the first occupation of houses took place before 2004.

The registration number of the Klaradyn Retirement Village Homeowners Association is SS 424/2004. This number appears on the title deeds of the first home buyers. Consequently, 2004 is considered the founding year of Klaradyn Retirement Village.

The first Annual General Meeting of the Homeowners Association was held on 23 February 2006. Prior to this, an Executive Committee functioned under the leadership of the developer Coen Roux.

The anniversary of Klaradyn's coming of age provides an opportunity to refresh our memory of the lead-up to the establishment of the Village. Firstly, the broader picture of Brackenfell's history is briefly outlined with specific references to the area within which the Village is located.

The establishment of Klaradyn Retirement Village is closely linked to the lives of two individuals, namely Cecil Morgan and Coen Roux. More information about them is shared before the establishment of the Village is described in detail.

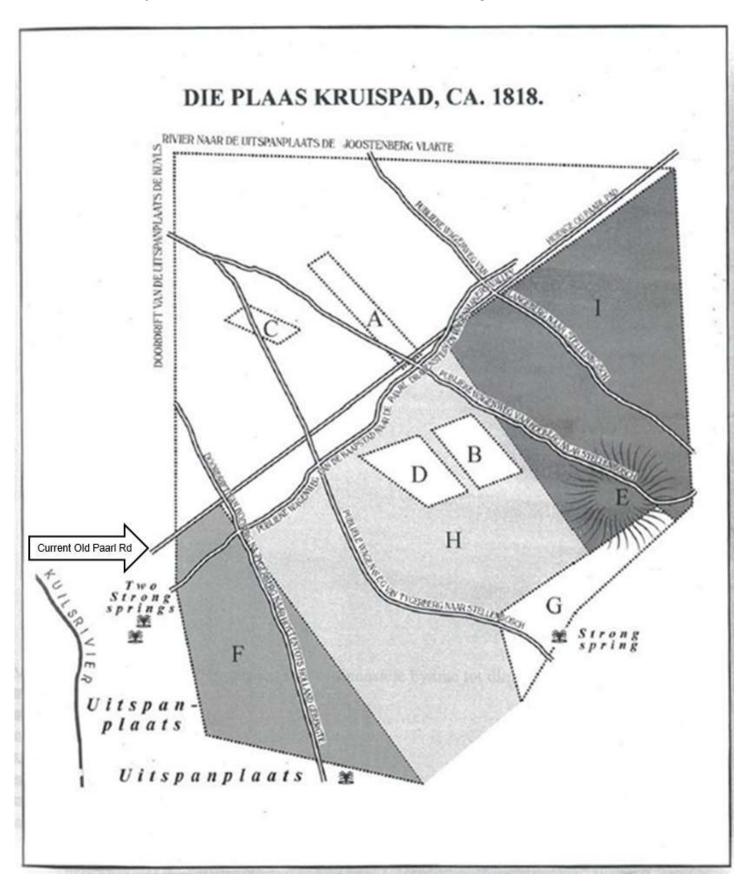
The management of the Village over the years as well as the development of the three pillars of the Homeowners' Association, namely the Constitution, Rules of Conduct and Architectural Guidelines, are touched upon.

The pulse of the Village's services, as well as the activities for residents, but also by residents, are described as they have developed over the years.

Finally, the activities of the 2025 festival year are outlined.

Brackenfell's history

After Simon van der Stel was appointed commander in 1679, freehold farms were granted to burghers so that the colony could become more self-sufficient. The first farms granted in the Brackenfell area were Hazendal in 1704 and Stellenburgh in 1705.



On 3 January 1882, 1003 morgen 199 sq. Cape rood (old form of measurement) of the farm Stellenburgh, now Stellenberg, was registered in the name of John Starke. The portion of Stellenberg located south of the Old Paarl Road was registered in the name of Jacob J Hamman on 3 July 1883.

The third freehold in the Brackenfell area, Het Kruijspad, was granted on 15 March 1712. It was described as "Het Kruijspad over the Kuyls River at Duyvenheuwel". The farm was 59 morgen 296 sq. Cape rood in size and consisted of four loose blocks (A, B, C and D on the map). Several roads ran across the area, hence the name Het Kruijspad. On 6 November 1818 the farm consisted of 1356 morgen 331 sq. Cape rood.

The colony established a signal system with cannons to notify the Castle of approaching ships. A second signal system was also used to summon citizens for military service. In 1759 the system was expanded and a cannon was placed on Duyvenheuwel. The peak was later called Kanonberg and then Kanonkop as we know it today. This is the highest point in Ruwari.

Andries Brink bought the farm Kruispad in 1888 at an auction from one Thomas King. By that time the farm Kruispad covered the entire present Brackenfell south of the N1 as well as a part of the present Kraaifontein. He sold the latter part back to Thomas King at the same auction. Kruispad was registered in the name of Andries Brink on 26 October 1888.

On 6 November 1897, block F, the western part of Kruispad, was registered in the name of Jacob J Hamman. This is the part south of Old Paarl Road towards Bottelary Road, bordered on the east in line with Buitekant Street and on the west it bordered the land that Hamman bought from John Starke in 1883. The entire property was known as Hammansvlakte. A large portion of Hammansvlakte was sold to Cecil Morgan, a chicken farmer, in 1955. Later, more on this.

Andries Brink sold the remainder of Kruispad south of the railway line to an Englishman, George Henry Walton. On 23 July 1901 Andries Brink first sold block H, and on 18 August 1903 block I. The latter included Kanonkop, block E.

The name Brackenfell comes from George Walton who called this part south of the railway line Bracken Fell. Bracken is a hardy Scottish plant such as ferns and heather, and Fell is a hill. The railway halt from where gravel was transported from Kanonkop was called Brackenfell (spelled as one word).

Town development began when the first erven were issued in 1907. It was part of the land of a Smuts couple which was divided into erven of 50ft x 100ft. The area was bounded by the present Kruispad in the north, Disa Street in the east, Mimosa Street in the south and Buitekant Street in the west. In the 1920s, even more plots as well as smallholdings of 1 morgen and more were laid out in this area.



First plots in 1907

North of the railway line, several subdivisions took place. In January 1906, Janet Brink, the widow of Andries Brink, donated one morgen of land to the community with the intention of building a school on it. On 9 April 1906, the school building with one classroom was inaugurated for the 18 pupils up to std 2 (Grade 4). The building was at the intersection of the present Brackenfell Boulevard and Frans Conradie Drive. From January 1907, the school was placed under the control of the Stellenbosch School Board.

Local government was under the Stellenbosch Divisional Council, but there was no representative of the Brackenfell area on the Divisional Council. In 1954, the area south of the railway line was declared a "Local Area". In 1959, Brackenfell became a separate ward of the Stellenbosch Divisional Council. Mr Jurgen Windell became the first representative of Brackenfell on this council in September 1959.

On 1 January 1968, the Brackenfell Town Council was established. Two years later, on 1 January 1970, Brackenfell was granted Municipal status. The Brackenfell Municipal offices were opened in 1976.

After the local elections of 29 May 1996, six metropolitan municipalities were established in the greater Cape Town Metropole. Brackenfell, Kuilsriver, Kraaifontein and Bluedowns/Eersteriver combined to form the Oostenberg Municipality with its seat in Kuilsriver.

After the local elections of 5 December 2000, the six metropolitan municipalities were dissolved and all merged to form the Cape Town Unicity. Municipal services are rendered at the various municipal buildings of the old municipalities.

The application for the establishment of Klaradyn Retirement Village was submitted to the Oostenberg Municipal Centre in 2001.

In 2025, Brackenfell is still part of the Cape Town Unicity and municipal services are rendered from the greater Oostenberg region.

Visionary Duo - Cecil Morgan and Coen Roux

As mentioned, the establishment of Klaradyn Retirement Village is inextricably linked to the lives of two people, namely Cecil Morgan and Coen Roux.

Cecil Morgan was born on 20 November 1908 on the farm Sunnyside in the Willowmore district. As a result of faulty medication as a child, he lost sight in one eye.



Cecil Morgan

After his school career, he arrived in Cape Town by train with 10 shillings pocket money to study medicine. Due to a poor wheat harvest, he had to stop his studies. He initially worked at Standard Bank as a clerk and later at The Cape Argus in the advertising department.

In the forties, he bought the farm Soete Inval west of the Kuils River. He farmed with vegetables that were sold daily at the market. He still worked in Cape Town. His days began at 3am to load the vegetables and deliver them to the Cape Town fresh produce market in time for work.

He built a prison on Soete Inval where prisoners were held, and houses for wardens. During the day, the convicts worked under the supervision of these wardens on Soete Inval.

In 1955 he bought a part of Hammansvlakte east of the Kuils River located within the boundaries of what would become Brackenfell municipality. The farming involved dairy, pigs and cattle as well as battery chicken farming.

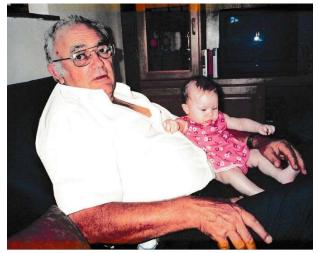
Cecil Morgan was a man of many talents – he studied opera in Rome, Italy, and played the lead role in a production of Verdi's opera Othello!

After his studies were suspended, Cecil Morgan stayed in Cape Town at a boarding house owned by one Kay van Schalkwyk. The two later married and two daughters were born from the marriage, Cecile and Gerda. Both daughters married Van der Merwes and lived in the Rawsonville area. Cecil and Kay Morgan had seven grandchildren. Cecile had five children, namely Juanita de Canha, Anina Morley, Cecile Vinokur, Pierre van der Merwe and Cecil van der Merwe. Gerda had two children, namely Philippus van der Merwe and Jacqueline Craythorne.

Cecil Morgan died on 17 September 1996. He was 88. His wife had predeceased him several years earlier.

Coen Roux was born in Robertson on 4 May 1934. He was one of ten children. Their family lived as "bywoners" (sub-farmers) on a farm in the McGregor district and were not very well off. He matriculated at Robertson High School at the age of 16.

There were no funds for post-school education. He ended up in Pretoria and did a few courses in banking. At one point he was the Town Clerk of Fraserburg.



Coen Roux and his granddaughter Yolandi

He later ended up in Graaff-Reinet as manager of Syfrets. He was transferred to the head office in Cape Town as the manager of the estate planning and administration department.

Wim Roux met Coen Roux at Syfrets after the death of her first husband. She has a daughter Salomé Horn (nee Walters). Salomé Horn has two daughters Yolandi van Zyl and Hanli Horn.

Coen Roux died on August 21, 2013. He was 79 years old.

In 1982, Old Mutual Syfrets Trust was established as a joint venture between Old Mutual and Syfrets. With referrals from Old Mutual agents, Coen Roux did a lot of estate planning for farmers in the Boland. This was especially in the Ceres, Tulbagh, Wolseley, Worcester, Villiersdorp, Riversdal and Overberg districts.

One of these referals was Carel van der Merwe of Merwida in Rawsonville. He referred Coen Roux to his brother-in-law Blommetjie van der Merwe of Ruigtevlei in Rawsonville. They were not related, but were married to two sisters, Cecile and Gerda Morgan. The two brothers-in-law referred him to their father-in-law, Cecil Morgan, of Soete Inval, Stikland, who also needed advice.

As a result, Coen Roux became Cecil Morgan's (or "Oupa" as everyone called him) financial advisor in the early 1980's. The two hit it off from day one, so much so that Cecil Morgan considered him the son he never had. In the words of Coen Roux's wife, Wim Roux: "Their heads thought the same, both were equally stubborn, but their brains were business orientated."

Coen Roux founded his own business Belltrust & Agentskap in 1984. Cecil Morgan went to see Syfrets to inform them in person that he wanted Coen Roux to continue with his business.

As a result, he moved his business to Belltrust. Thus began the blossoming collaboration between the **duo** Cecil Morgan and Coen Roux.

In the late 1980's, part of the farm Soete Inval was developed for light industry under the names Kaymor (Cecil Morgan's wife Kay Morgan) and Sunnyside (the farm where Cecil Morgan grew up). A portion of Hammansvlakte was sold to SA Breweries for development, but they sold it. Today it is Bracken Gate 1.



Following these developments, Cecil Morgan bought a number of wine farms between Worcester and Villiersdorp at auctions in the 1990s, with the advice of Coen Roux. The farms were all located near the R43 in the area of the Kwaggaskloof Dam. They decided to establish their own winery for these farms called Cilmor Wines. They built an impressive new cellar, but Cecil Morgan passed away before it was completed in 1997.

After the death of Cecil Morgan, the Cilmor Trust (Cecil and Morgan) was established in terms of his will. Coen Roux's company, Belltrust & Agentskap, became trustees of the Cilmor Trust, along with Cecil Morgan's grandsons Pierre and Philippie van der Merwe.



Cecil Morgan and Coen Roux

Coen Roux was chairman and recommended that the farms Soete Inval and Hammansvlakte be subdivided and developed as they were no longer profitable.

The farm Hammansvlakte was developed into several developments:

- * De Oude Spruit
- * Klaradyn Retirement Village
- * Veritas
- * Chenel 1 and 2 (apartment blocks)
- * Rubernet
- * Sauvignon

In 2003/2004 Sonkring was built with approximately 2,000 residential units (houses or apartments) on the rest of Hammansvlakte.

In 2009, construction began on Othello Retirement Village. Cecil and Kay Morgan's ashes were placed in niches at the entrance to Othello Retirement Village.

Klaradyn Retirement Village consists of 353 houses and 96 apartments as well as the administration building that includes the Care Facility. It took four and a half years to complete.

The cornerstone of the Cecil Morgan Centre was unveiled on 16 October 2004 by Cecil Morgan's two daughters, Cecile and Gerda van der Merwe. The building was completed in 2005.

The Cilmor Trust purchased all the furniture for the offices, dining hall, bar and hair salon, as well as all the kitchen equipment. They also fully equipped the Care Facility. The Cilmor Trust also donated the Ford Bantam bakkie, which is still in service in 2025, to the Village as a "Bridal Treasure".

Development of Klaradyn Retirement Village

Planning

At one point, after the De Oude Spruit development by the Cilmor Trust, Coen and Wim Roux went to look at the Oude Westhof Retirement Village with friends. However, Coen Roux preferred to develop a retirement village in Brackenfell, which is located close to the existing town centre.

Led by Coen Roux, the team that planned Klaradyn Retirement Village included surveyor Fred de Haan of De Haan & Ward, architect Johan van Zyl of JVZ Architects, consulting engineer Johan Botha, Jacques du Plessis of Element for the electricity and Jan Verwey of Cornfield for the civil services.



The name Klaradyn was suggested by Coen Roux and the surveyor Fred de Haan. The name had to symbolise something cheerful and happy rather than the typical names of retirement villages and old age homes. The name is based on the song "Kom dans Klaradyn" with words by GE Visser and music by S le Roux Marais, as found in the FAK songbook. The name was generally well received. The emblem was designed by the architect Johan van Zyl. It is unknown who created the slogan "Blom in jou Sonskynjare / Blossom in your Sunshine Years".

On 18 December 2001, an application was made for the rezoning of a portion of Hammansvlakte, erf 3418, Brackenfell, to the Oostenberg Administration, under which Brackenfell then fell. The 22.2 hectares on which Klaradyn was developed was portion C of the application (see page 10).

On 16 August 2002 the application was approved with detailed information for portion C: Number of Group Housing Erven, open areas, plots for apartments, street names, Home Owners Association and its Constitution, etc.

The theme of mountain names as names for the streets in Klaradyn is a continuation of street names allocated in the industrial areas of Kaymor and Sunnyside. On the list of street names approved for the rezoning, three deserve mentioning:



- (a) There is one name that is not a mountain name, namely **Klaradyn Street**. This is the short street at the entrance from Buitekant Street to the Security Gate.
- (b) On the approved list appears a name **Perdeberg**. Nowhere in the Village is such a street to be found. In the Village there is a Witberg Street which does not appear on the list of names. The reason is unknown.
 - (c) There are no houses located in **Vlaeberg Street**.

In the Deeds Office, there are two addresses on the site development plan whose erven are registered in other streets:

- (a) The erf at 52 Limietberg Street is registered as 22 Franshoek Street.
- (b) The erf at 1 Outeniqua Street is registered as 50 Limietberg Street.

Van Кјерееск крад van ruedceekstraat CITY OF CAPE TOWN Kuilsrivier 7580 Kullsrivier 7580 Kuilsrivier 7580 STAD KAAPSTAD Privaatsak X16 Private Bag X16 Private Bag X16 ISIXEKO SASEKAPA Kuilsrivier 7579 Kuilsrivier 7579 Kullsrivler 7579 Umnxeba: 980 6146 Tel.: 980 6146 Tel.: 980 6146 Fax: 980 6179 Falcs: 980 6179 iFeksi: 980 6179 E-Pos: E-Mail: iE-mail: mhterbkmche@capetown gov.za mhterblanche@capetown gov.za mhterblanche@capetown Verw: OB BC/NP ERF 3418C Vra vir / Ask for: Mev M Terblanche

Ekonomiese Ontwikkeling en Beplanning

16 Augustus 2002

GEREGISTREERD

De Haan & Ward PROFESSIONELE LANDMETERS

Posbus 453 BELLVILLE

Geagte Menere

7535

AANSOEK OM HERSONERING, ONDERVERDELING, GOEDKEURING VAN DIE TERREINONTWIKKELINGSPLAN, HUISTIPES EN STRAATNAME VIR 'N GEDEELTE VAN ERF 3418, BRACKENFELL

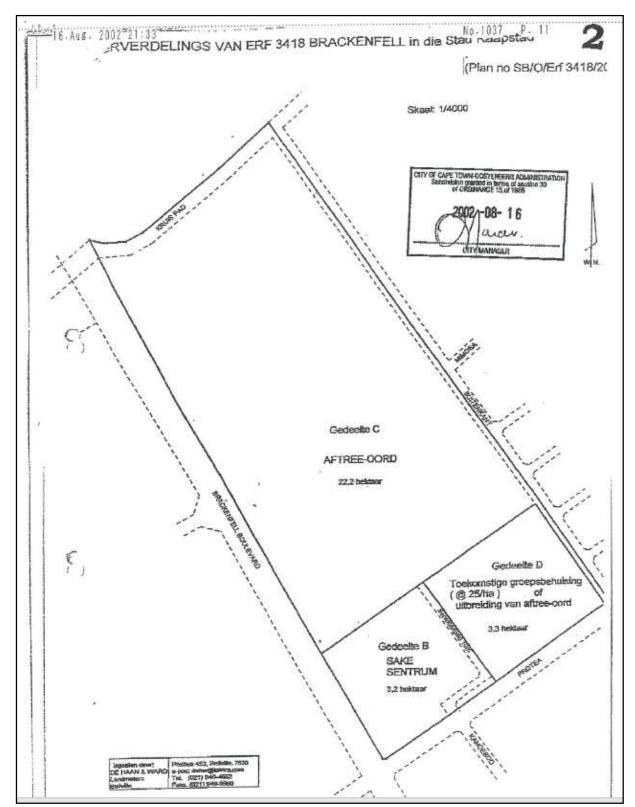
U aansoek insake bogemelde, gedateer 18 Desember 2001, verwys.

Uit hoofde van gedelegeerde magte verleen deur die raad aan die Direkteur en Assistent Direkteur van die Direktoraat : Ekonomiese Ontwikkeling en Beplanning tydens 'n vergadering gehou op 11 Desember 1997, soos gewysig op 24 Oktober 2000 en verder gewysig deur die Stad Kaapstad op 15 Desember 2000 en op 14 Februarie 2001, is daar op 16 Augustus 2002 as volg besluit:

- A. Dat die aansoek om Onderverdeling van 'n gedeelte van erf 3418, Brackenfelt in drie gedeeltes naamlik Gedeelte B van 3.2 ha in grootte, Gedeelte C van 22.2 ha in grootte en Gedeelte D van 3.3 ha in grootte soos aangetoon word op die Onderverdelingsplan (Plan no SB/O/Erf 3418/2002) in terme van Artikel 25(1) van die Ordonnansie op Grondgebruikbeplanning, no 15 van 1985 goedgekeur word;
- B. Dat die aansoek om Hersonering van 'n gedeelte van erf 3418, Brackenfell (Gedeelte C) vanaf Residensieel na Onderverdelingsgebied vir die sonerings van Groepsbehuising, Privaat Oopruimte, Paaie en Residensieel (spesifiek vir die doeleindes van woonstelle en 'n woongebou/gemeenskapsentrum met administratiewe kantore, 'n eetsaal, biblioteek, siekeboeg en ander aktiwiteite wat normaalweg daarmee gepaardgaan) ten einde in totaliteit as 'n altreeoord te funksioneer en soos aangetoon op die onderverdelingsplan, plan no SB/O/Erf3418/C/2002, in terme van Artikel 16(1) van die Ordonnansie op Grondgebruikbeplanning, no 15 van 1985 goodgekeur word;
- C. Dat die aansoek vir die daaropvolgende <u>Onderverdeling</u> van 'n gedeelte van erf 3418, Brackenfell (Gedeelte C) in 353 Groepsbehuisingserwe, 26 Privaat Oopruimtes, 1 Residensiële perseel (spesifiek vir die doeleindes van woonstelle en 'n woongebou/gemeenskepsentrum met administratiewe kantore, 'n eetsaal, biblioteak, siekeboeg en ander aktiwiteite wat normaalweg daarmee gapaardgean) en Privaat paale soos aangetoon word op die Onderverdelingsplan (Plan no SB/O/Erf 3418/C/2002) in terme van Artikel 25(1) van die Ordonnansie op Grondgebruikbeplanning, no 15 van 1985 goedgekeur word.

Approval of rezoning Erf 3418, Hammansvlakte

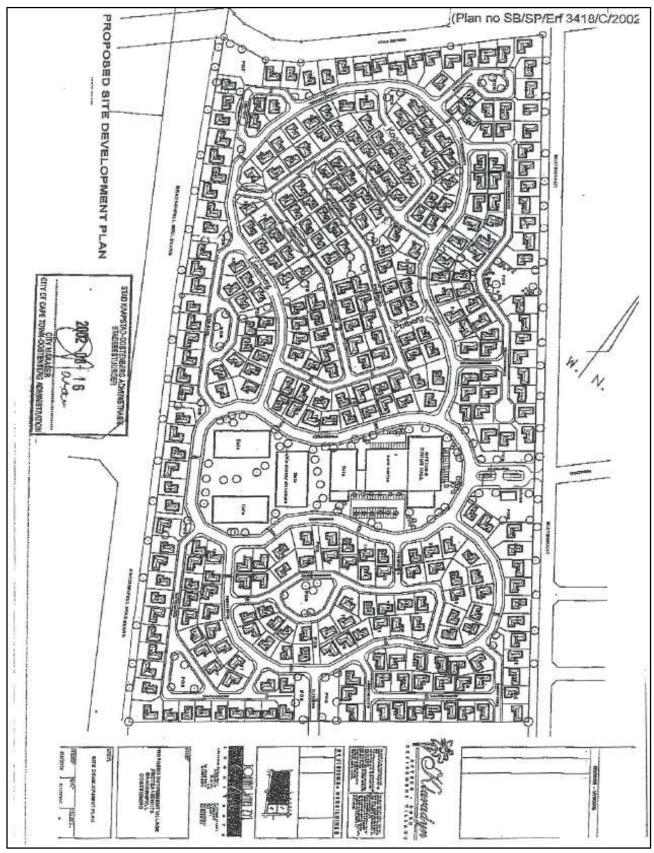
Dat die volgende straatname goedkeur word in terme van Artikel 129 van die Munisipale Ordonnansie, no 20 van 1974 soos aangetoon word op die Straatnaam Plan, (Plan no SB/SP/Erf 3418/C/2002), Cedarberg Franshoek Joostenberg-Kasteelberg Klaradyn Leeukop Matroosberg Outeniqua Simonsberg Sneeuberg Swartberg l afelberg lygerberg Vlaaberg Waterberg Winterberg Perdeberg Potberg Kogelberg Limietberg



Portions B, C & D after rezoning of Erf 3418

The Spar Group as well as Shoprite Checkers showed interest in **Portion B.** Shoprite Checkers bought it. They divided it into Boulevard Square and Hermitage. On the east side, a road is indicated that would be the extension of Vlaeberg Street to Kamdeboo Street.

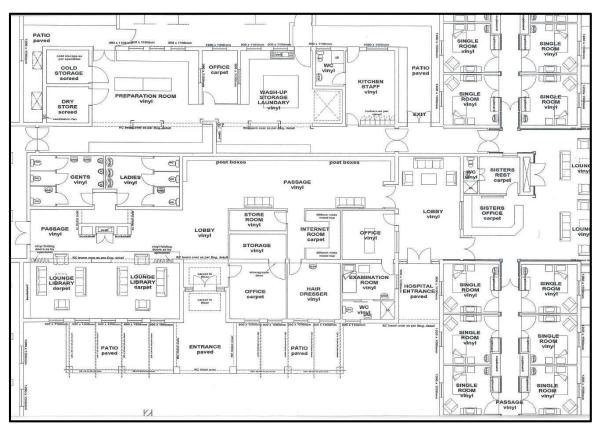
Portion D was indicated as a possible extension of the retirement village. However, the Veritas complex was developed there by the Cilmor Trust. The first residents of Veritas were able to enjoy meals at Klaradyn. In 2025 this is no longer the case.



Proposed plan for Portion C: Klaradyn Retirement Village

The layout of the buildings within the Cedarberg Street circle differs in practice from what appeared on the initially approved draft plan.

The concept plan below of the Cecil Morgan Centre as well as that of the apartments and garages also differs from what materialised.



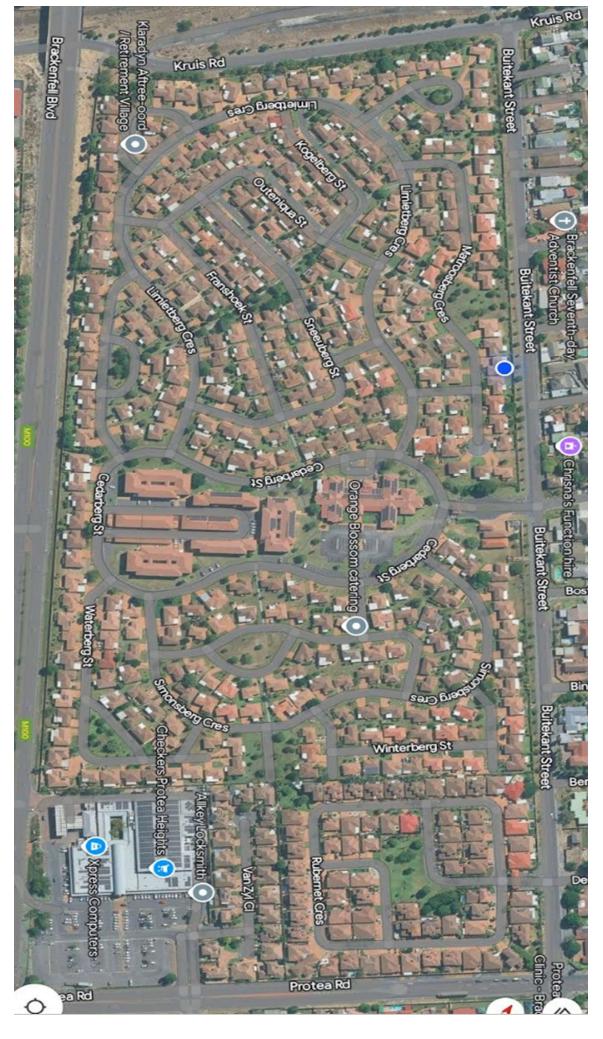
Concept plan of the Cecil Morgan Centre

This partial plan of the Cecil Morgan Centre shows the hair salon within the current administration office. A number of practical changes have been made.



Concept plan of the Apartments and garages

This plan shows all five apartment blocks. The garages between the Cecil Morgan Centre and Watsonia Court were not built. The garages on the plan behind Nivenia Court were built behind Erica Court.



2025: Portion C, Klaradyn Retirement Village, and Portions B & D of the rezoning of 2002

Construction

Bertie van Zyl was initially to be the coordinator of the development, but withdrew. The developer approached Christo du Toit and appointed him as coordinator in 2003. Petro Botha, and Christo du Toit's son Francois du Toit, worked with him in the office. Christo du Toit was later appointed as the first manager of Klaradyn Retirement Village.

The construction of the roads, water, sewage and other civil services, as well as the erection of the palisade fence around the Village, began at the end of 2002 and was largely completed in the first months of 2003.





Open plain to Tygerberg

Matroosberg Street

Initially, a gate was built in Vlaeberg Street as a passage to the shopping centre. Due to security concerns, it was later removed. The southern fence between Boulevard Square and Hermitage was replaced by a facebrick wall. Another section of the palisade fence was later replaced by a plastered wall. The plots along the Boulevard sold poorly and the developer agreed to build the wall. Lance Dickson Developers built the wall and extended it further along Kruispad up to the plots of Lance Dickson.

The first three of the 353 houses were built by Cape Devco. Lance Dickson Developers was then awarded the tender for the construction of the buildings. Schalk van der Westhuizen, son-in-law of Lance Dickson, was the project manager. He involved his brother Marius van der Westhuizen to help with the large Klaradyn project. Their mother, Esmé van der Westhuizen, still lives in the Village in an apartment in 2025.

They used Corobrik bricks, purchased at a very special price as negotiated by Coen Roux. The park in Matroosberg Street was used as a storage place for bricks and equipment. It was temporarily fenced off with a Vibracrete wall.

Construction of the administration block and Care Facility (with 14 single rooms and 6 double rooms) as well as the 5 apartment blocks (96 apartments) began in 2004. Clivia Court was built first, then Nivenia Court, Arum Court, Erica Court and finally Watsonia Court.

The names of the apartment blocks were quickly thought up in the Cilmor Trust office by Wim Roux, Annette Punt, Coen Roux's secretary, and Jacqueline Craythorne, granddaughter of Cecil Morgan, after an urgent call from Coen Roux from a meeting.

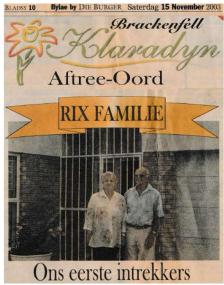
Marketing

marketing company, **Addictive** Advertising and Marketing, was appointed to organise a launch of Klaradyn on Saturday, 20 September 2003, at 10h30. A large marquee was erected, approximately where the Care Facility is currently located, provision was made for 150 quests. Singer Mynie Grové was the master of ceremonies. After introductions by Dickson Properties and Jacqueline Properties, she sang a few of her hits after which guests enjoyed refreshments.

	Ddictive RTISING & MARKETING No. 4460197935 / CK No. 960029423 PROGRAM VIR KLARADYN BEKENDSTELLING
10:30	Aankoms van gaste, rolspelers en media registrasie deur ADdictivo Advertising & Marketing
10:30	Verversings word aan gaste bedien
11:00	Verwelkoming deur seremoniemeesteres - Mynie Grové
11:05	Voorstelling van rolspelers
11:15	Voorlegging van Klaradyn Aftree-Oord deur Jacqueline Eiendomme en Dickson Eiendomme
11:35	Optrede deur Mynie Grové
12:00	Verversings word bedien aan gaste
12:00	Gaste kry die geleentheid om met verkoopskonsultante en ander rolspelers te gesels

	KLARAD	YN PRYSE	SERVE 1		
DICKSON Real Estate	TEL. NR.	982 7593	Rikaradyn		
PLAN 1	HUIS	ERF	TOTAAL		
3 Slaapkamers	R 400,000.00	R 160,000.00	R 560,000.00		
Dubbelmotorhuis	R 400,000.00	R 185,000.00	R 585,000.00		
1½ Badkamer	R 400,000.00	R 190,000.00	R 590,000.00		
HUIS GRT: 145m ²	R 400,000.00	R 195,000.00	R 595,000.00		
	R 400,000.00	R 200,000.00	R 600,000.00		
	R 400,000.00	R 205,000.00	R 605,000.00		
PLAN 2	HUIS	ERF	TOTAAL		
3 Slaapkamers	R 380,000.00	R 160,000,00	R 540,000.00		
Dubbelmotorhuis	R 380,000.00	R 185,000.00	R 565,000.00		
1 Badkamer	R 380,000.00	R 190,000.00	R 570,000.00		
HUIS GRT: 137m²	R 380,000.00	R 195,000.00	R 575,000.00		
	R 380,000.00	R 200,000.00	R 580,000.00		
	R 380,000.00	R 205,000.00	R 585,000.00		
PLAN 3	HUIS	ERF	TOTAAL		
2 Slaapkamers	R 360,000.00	R 160,000.00	R 520,000.00		
Dubbelmotorhuis	R 360,000.00	R 185,000.00	R 545,000.00		
1½ Badkamer	R 360,000.00	R 190,000.00	R 550,000.00		
HUIS GRT: 124m²	R 360,000,00	R 195,000.00	R 555,000.00		
	R 360,000.00	R 200,000,00	R 560,000.00		
	R 360,000.00	R 205,000.00	R 565,000.00		
PLAN 4	HUIS	ERF	TOTAAL		
2 Slaapkamers	R 340,000.00	R 180,000,00	R 500,000.00		
Dubbelmotorhuis	R 340,000,00	R 185,000,00	R 525,000.00		
1 Badkamer	R 340,000.00	R 190,000,00	R 530,000.00		
HUIS GRT: 116m²	R 340,000.00	R 195,000.00	R 535,000.00		
	R 340,000.00	R 200,000.00	R 540,000.00		
	R 340,000.00	R 205,000.00	R 545,000.00		
PLAN 5	HUIS	ERF	TOTAAL		
2 Slaapkamers	R 320,000.00	R 160,000.00	R 480.000.00		
Enkelmotorhuis	R 320,000,00	R 185,000.00	R 505,000.00		
1 Badkamer	R 320,000,00	R 190,000.00	R 510,000.00		
HUIS GRT: 96m²	R 320,000.00	R 195,000.00	R 515,000.00		
	R 320,000.00	R 200,000.00	R 520,000.00		
	R 320,000.00	R 205,000.00	R 525,000.00		
PLAN 6	HUIS	ERF	TOTAAL		
1 Slaapkamer	R 250,000.00	R 160,000.00	R 410,000.00		
Enkelmotorhuis	R 250,000.00	R 185,000.00	R 435,000.00		
1 Badkamer	R 250,000.00	R 190,000.00	R 440,000.00		
HUIS GRT: 71m²	R 250,000.00	R 195,000.00	R 445,000.00		
	R 250,000.00	R 200,000.00	R 450,000.00		
	R 250,000.00	R 205,000.00	R 455,000.00		





There were six plans available from which buyers could choose an appropriate option for the plot of their choice.

In the Housing Supplement of Die Burger of Saturday, 15 November 2003, a picture of the first occupants, the Rix family, in 44 Matroosberg Street, appears. In May 2025, 44 of the 353 houses are still in the possession of the first owners!

10 Augustus 2004 KLARADYN RETIREMENT VILLAGE / KLARADYN AFTREE OORD MARKETING / BEMARKING

MARKETING / BEMARKING: (ON SITE / OP PERSEEL) BUILDER / BOUER:

ADMINISTRATION / ADMINISTRASIE:

CO-ORDINATORS / KOöRDINEERDERS: ATTORNEYS / PROKUREURS: DEVELOPER / ONTWIKKELAAR: ARCHITECT / ARGITEK:

Lance Dickson Projects 021 - 9827593

Lance Dickson Ontwikkelaars Bk 021 - 982 6077 Lance Dickson Projects

021 - 982 6077 Christo Du Toit. 021 982 5121 Ince Wood & Raubenheimer

Cilmor Trust Johan Van Zyl Argitekte

HOUSES / HUISE

Village facilities / Oord fasiliteite

Post boxes in Admin building

SABC TV antenna. Central satellite dish. (own decoder)

After care centre

Information / Inligting 250 Freestanding plots.

1 & 2 & 3 Bedroom houses. 71 m2 till 145 m2 6 Architectural designs. Face brick. Aluminium window frames. Pre-paid electricity. Remote garage doors Defy 600 Hob & oven No water & electricity deposit.

Paved driveways, patio's & courtyards. No boundary walls

1 meter Building line allowed around the house. 3 meter Building line curb side. Choice of carpets, tiles, cupboards.

Excluded / Uitgesluit

Extractor fan for the stove. Washling line Alarm system & burglar bars. Alternative accommodation during construction.

Posbusse by die Admin. Gebou. 24 Uur TV/Interkom sekuriteit sisteem by hoofingang. SABC TV antenna.

Sentrale TV skottel. (eie kodeerder) Nasorg sentrum

+- 250 Vrystaande erwe

1 & 2 & 3 Slaapkamer wonings. 71 m2 tot 145 m2. 6 Argitek ontwerpe. Siersteen. Aluminium verster rame. Koopkrag.

Afstandbeheerde motorhuis deure. Defy 600 Hob & oond. Geen water en krag deposito nie. Geplaveide motor opritte, stoepe & binnehof.

Geen grensmure 1 meter Boulyn rondom woning.

3 meter Straat boulyn. Keuse van matte, teëls, kaste.

Suig waaier by die stoof. Wasgoed lyn. Alarm stelstel & diefwering.

Alternatiewe verblyf gedurende konstruksie.

Price / Prys

Transfer fees included. Bond costs excluded.

Sien aangehegde pryslys. Oordrag kostes ingesluit. Verband kostes uitgesluit.

Purchasers / Kopers

Any person may purchase a house, but the occupants / tenants must be 50 years or older. Enige persoon mag 'n huis koop, maar die inwoners / huurders moet 50 jaar en ouer wees.

Deposit / Deposito

A Minimum of R 5 000.00 deposit to be paid with acceptance of the contract by the developer. This amount will be deducted from the purchase price. (The deposit will be forfeited should the sale be

Deposit's will be paid into the attorneys Trust account, interest earned will be paid to the purchaser.

n Minimum deposito van R 5 000.00 is betaalbaar met die ondertekening van die kontrak deur die ontwikkelaar. Die deposito word afgetrek van die koopsom. (Die deposito word verbeur met die kansellasie van die kontrak.)

Deposito's word in die prokureurs se Trust rekening belê, rentes word uitbetaal aan die koper.

Subject to sale / Onderhewig aan verkoop

"Subject to sale of property" contract will be excepted with a cancellation clause after 60 days of acceptance if suspensive conditions have not been met.

"Onderhewig aan verkoop van woning kontrak" word aanvaar met 'n kansellasie klousule na 60 dae vanaf aanvaarding van sodanige kontrak, indien daar nie aan opskortende voorwaardes voldoen is nie.

Occupation / Okkupasie
Occupation date will be 120 days after municipal plan approval, at the end of a calendar month. Okkupasie sal 120 dae na munisipale plan goedkeuring, aan die einde van 'n kalender maand wees.

Levies / Heffings
Maandelikse heffing: +- R 300.00 pm. Monthly levy: +- R 300.00 pm. (excluding 6 meals pm.)

(uitgesluit 6 etes pm.)

Included in the levy / Ingesluit by die heffing parks. Water vir die huis, tuin & parke. Water for the house, garden & parks.

Garbage removal. Vuilgoed verwydering. Garden services. Tuin dienste.

Maintenance of parks & gardens & roads. Instandhouding van parke & tuine & strate. Street lights. Straat ligte. 24 hour security & electrical fencing. 24 Uur sekuriteit & elektriese heining.

Provisionally excluded / Tydelik uitgesluit 6 etes per persoon - R 120.00 p p. 6 meals per person - R 120.00 p p.

Own account / Eie rekening Rates & Taxes Sewerage. Riool.

Pre paid electricity. Koopkrag Household & Property Insurance. Inhouds & Gebou Versekering

Marketing information for prospective buyers

The above are examples of marketing information given to prospective buyers. There is also reference of a video that was shown to prospective buyers, but unfortunately no trace of it could be found.

A show house was built at 6 Simonsberg Street. Initially, the Lance Dickson estate agents used shipping containers and caravans as offices. Later, 2 Simonsberg Street was built by Lance Dickson and used as a show house as well as offices for the project.

The prices paid for the houses, as well as the apartments, skyrocketed within a few years, even months. For example, a two-bedroom house with double garage that cost about R565 000 on the initial price list in 2004 was advertised for R1 995 000 in Die Burger's Housing Supplement in December 2007.

Given the inflation rate in South Africa from December 2004 to January 2025, R565 000 in 2004 is, according to www.inflation.com, worth R1 600 000 in 2025! In 2025, though, these types of houses sell for R2 300 000 and more.

Occupancy of properties

Sales and construction in the Village proceeded smoothly. By March 2005, there were deeds of sale for all the house plots. Later in the same year, all the apartments, garages and reserved parking spaces were also sold. The first apartment was registered for HN Marais on 8 October 2004.

		HUIS,			KOOPAKTE		L.H.JOUBERT DENNEOORD BELEGG	02/07/2004
		Hulo,	40.447	le carrier an eranime	177722227		J.A.WEBER	04/07/2004
				R.SAMUEL/KLEYNHANS	11/03/2004		A.B.J.VAN DYK	04/07/2004
RF	NAAM VAN KOPER	DATUM VAN	16668	J.M.LINDE ·	21/03/2004		J.C.BOSCH	21/06/2004
,		KOOPAKTE		J.J.SWANEPOEL	18/03/2004		C.V.BROOKES	07/07/2004
	SPEKHUIS				18/03/2004			
	C.A.DUVENHAGE	30/07/2003		D.C.RIX	24/03/2004		M.B.H.SCHAAP G.J.B.JANSE v RENSBU	08/07/2004
693	D.J.KOTZE	19/03/2003		A.E.ROELOFSE	31/03/2004			13/07/2004
676	E.G.COETZEE	14/03/2003		A.M.DATSON	31/03/2004		G.C.KRIEK	15/07/2004
	G.S.RIX	02/04/2003		J.L.D.OOSTHUIZEN	01/06/2004		J.B.JACOBS	15/07/2004
760	J.M.SWART	05/05/2003		W.P.BURGER	36/03/2004		M.C.LOURENS	17/07/2004
1413	C.P.J.HUISAMEN	07/10/2003		G.J.KINSEY	29/03/2004		L.HODGKINSON	17/07/2004
683	F.J.BRAND	25/09/2003		J.H.BEUKES	26/03/2004		P.J.DE MON	15/07/2004
3677	J.O.MYBURGH	24/09/2003		J.A.LOOTS	26/04/2004	16665	BOEDEL KURATELE	21/07/2004
3421	I.R.ROBERTSON	26/09/2003		P & A SIEBERHAGEN	26/04/2004		JVISSER	
3564	C.J.OOSTHUIZEN	31/10/2003		C.E.ERWEE	11/05/2004		S.E.VILJOEN	22/07/2004
3589	J.J.M.MOUTON	19/01/2004		J.D.COETZEE	18/05/2004		C.E.SMITH	23/07/2004
8661	J.W.MOMBERG	24/11/2003		E.COPPENHALL	27/05/2004		M.M.FERREIRA	16/07/2004
	T.L.NEL	31/10/2003		S.GRAHAM	26/05/2004		A.P.OOSTHUIZEN	21/07/2004
	M.NEL	30/10/2003	16566	W.J.REITZ	26/05/2004	16606	J.K.VERSFELD	25/07/2004
	A.C.GREEN	27/10/2003	16667	H.D.KRUGER	16/06/2004		VLEISBANK TRUST	24/07/2004
6415		30/10/2003	16712	L.F.BONTHUYS	17/06/2004		B.C.VILJOEN	28/07/2004
6685		28/09/2003	16572	K.A.COLLINS	15/06/2004		G.A.LEE	03/08/2004
6686		21/06/2004	16674	J.T.MOSTERT	19/06/2004		B.E.WEHMEYER	06/08/2004
6759		10/02/2005	16571	W.J.BRAND	18/08/2004	16391	R PIENAAR	06/08/2004
8664		12/06/2004	16567	S.E.BENNETT	21/08/2004	16424	A.VAN DER MERWE	22/08/2004
	D.F.ALBERTS(SPEKHS)	11/08/2004	16591	W.A.BOTHA	24/06/2004	16418	J.H.LEY WILL TRUST	19/08/2004
	TK.SINCLAIR (SPEKH)	27/01/2005	16422	J.C.MULLER	25/06/2004	16583	E.VERSTER	28/08/2004
	S.A.MARX	15/02/2004	16584	A.POOLMAN	01/07/2004		J.F.DIAB	01/09/2004
	J.P.DE VILLIERS	01/09/2003		H.J.HICKMAN	01/07/200	16640	J.S.DE JAGER -	08/09/2004
	W.J.SMIDT	20/02/2004		H.S.BELL	28/06/200	16499	S.A.VAN DEN BERGH	11/09/2004
	P.J.BEYERS	31/10/2003	16586	M.M.E.VAN TUBBERGH	30/06/200	16620	N.B.LANGENHOVEN	18/09/200
1660	C.S.J.VAN RENSBURG	06/10/2003		L.P.v d WESTHUIZEN	04/07/200	16507	J.VAN LANGELAAR	20/09/200
1674	D.G.H.SMIT	01/03/2004		J VAN EEDEN	03/07/200	16735	D.C.ESTERHUYSE	16/09/2004
1660	7 SCORPIO FAM.TRUST	08/03/2004		J.C.N.VAN ZYL	04/07/200		B.ROUND	01/10/200
CDE	NC NAAM VAN KOPER	DATUM VAN		H.Z.STEENKAMP	04/07/200		H.J.SWANEPOEL	30/09/200

6403 l	E.D.SMITH	03/10/2004	16431	C.M.C.MATTHEE	08/02/2005		ILIE TRUST	
6643	ALFIE SMIT TRUST	24/09/2004	16528	S.M.H.VAN VUUREN	03/02/2005		D.G.H.SMIT	28/02/2005
		30/09/2004	16647	P.FREEMAN	07/02/2005	16708	L.A.CHAPLIN	28/02/2005
6581	J.O.VAN ZYL	06/10/2004	16588	J.G.HULME(ERFPAG	07/02/2005	16579	M.P.LUITERS	26/02/2005
	A.H.KAPP	11/10/2004		EIENDOMS TRUST)		16624	R.R.BROWN	28/02/2005
	W.H.H.LE ROUX	11/10/2004	16672	D.C.MOSTERT	07/02/2005	16646	J.DE LA REY UYS	26/02/2005
	J.H.BADENHORST	05/10/2004	16732	P.J.DE VILLIERS	09/02/2005	16650	W.D.GOULDING	28/02/2005
	H.J.BADENHORST	06/10/2004		A.F.CLARK	03/02/2005	16736	A.J.BARNARD	28/02/2005
	A.J.VAN DER MERWE	05/10/2004		F.G.OLIVIER	10/02/2005	16651	J.K.VERSFELD	28/02/2005
	G.B.LINNELL	15/10/2004	16438	LANCE DICKSON ONTW.	14/02/2005	16409	D.J.VAN DER MERWE	28/02/2005
	I.B.R.LANGENHORST	26/10/2004		J.M.G.KUNZ	11/02/2005	16724	E.GELDENHUYS	01/03/2005
	MALHERBE &PARSONS	26/10/2004		F.J.JOUBERT	16/02/2005	16506	E.W.ROUX	04/03/2005
	M.E.BOTHA	26/10/2004		J.D.KILIAN	14/02/2005	16399	L.ANTHONY	07/03/2005
	A.A.SMIT	26/10/2004	16541	J.J.P.KGOPA	13/02/2005	16649	A.J.M.MANS	14/03/2005
	J.D.G.AGENBAG	26/10/2004		J.J.P.KGOPA	13/02/2005	16706	C.A.C.JACOBS	
	J.N.DIEDERICKS	31/10/2004		S.J.KEMPEN	18/02/2005			
	A.C.BOSMAN	29/10/2004		LANCE DICKSON ONTW.	23/02/2005			
	F.RETIEF	29/10/2004		C.J.BARNARD	23/02/2005			
	J.N.DIEDERICKS	31/10/2004		H.BRUNNER	23/02/2005	*		
	A.J.VAN JAARSVELD	29/10/2004		P.J.T.HAMMAN	23/02/2005			
6580	J.A.FOURIE	31/10/2004			23/02/2005			
6605		30/10/2004		L.VAN GAS	23/02/2005			
	MALAN FAMILIE TRUST	31/10/2004		P.J.VAN SCHALKWYK	28/02/2005			
	J.B.SWART	24/11/2004		F.I.DE KOCK	28/02/2005			
	J.E.COWLEY	16/11/2004		HENRO AGENTE	28/02/2005			
	C.J.BOTHA	30/11/2004		A.J.SAAYMAN	28/02/2005			
	SAMUEL/KLEYNHANS	'08/12/2004		G.ROOS	28/02/2005			
	A.KENNY-WADE	11/01/2005		PIETERSON FAM.TRUST	28/02/2005			
16593		18/12/2004		W.J.HAYMAN	28/02/2005			
16594		09/02/2005		C.GERBER	28/02/2005			
	C.J.VAN ZYL	27/01/2005		T.J.HANCKE	28/02/2005			
	P.G.MALHERBE	08/02/2005		D.L.HEYNS	28/02/2005			
	J.R.M.van HUYSSTEEN	26/01/2005		J.B.PANOS	28/02/2005			
	A.ROGERS	02/02/2005		E.DU PLESSIS .	27/02/2005			
	A.COETZEE	08/02/2005		H.J.VISSER	27/02/2005			
	A.F. LOURENS	03/02/2005		J.BEZUIDENHOUT FAM-				

Below is a list of some of the companies and people who were involved with the establishment of Klaradyn. Some, such as Patrol Plumbing and Alutech, are still well-known in the Village.

	Company	Involvement	Person
1	Consulting Engineer		Johan Botha
2	Element Consulting Engineers	Electricity	Jacques du Plessis
3	De Haan & Ward	Surveyors	Fred de Haan
4	Johan van Zyl Architects	Architect	Johan van Zyl
5	Ince, Wood & Raubenheimer	Transfer attorneys	Noel Wood
6	W.P. Electric	Electricity: Main line reticulation	Ivan Brits
7	Cornfield	Civil works – roads	Jan Verwey
8	Patrol Plumbing	Plumbers	Sheldon and Jason Parsons
9	Lance Dickson Developers	Builders	Lance Dickson,
			Schalk van der Westhuizen
10	Cape Devco	Builders	
11	GMP Interiors (Now Nexus)	Built-in wardrobes	Giepie Steyn, Tillie Fourie
12	Alutech	Aluminum windows, doors	Dupie Fourie
13	Protea Gardens	Gardens and Lawns	
14	Hydro Landscaping	Gardens and Lawns	Reon van Rensburg
15	Meyer & Ferreira	Furniture in Centre	Marius Meyer
16	Style Decor	Curtains, Blinds in Centre	Letitia Loubser
17	Stelmed	Small appliances in Care Facility	
18	Meditek	Beds, cabinets Care Facility	
19	Western Cape Catering	Kitchen equipment	Dawie Breet
20	RFS Catering	Cutlery, glasses, pans, pots	
21	Coroma Doors	Garage doors	
22	Taylor Blinds	Blinds in apartments	
23	Trade Centre	Office furniture	
24	Cape Select Furniture	Furniture	Francois Carstens
25	Burger Furniture	Televisions	
26	Air Freeze	Air conditioning	
27	Haircare	Equipment for hair salon	





Construction in Limietberg Street









Construction in Outeniqua Street



Plastering inside



Built-in Cabinets





Bathrooms

Kitchen cabinets



At one point, it was planned to build mailboxes for all the residents of the Village This was rather at the main entrance. replaced with the well-known mailboxes at each house and also at the apartments.

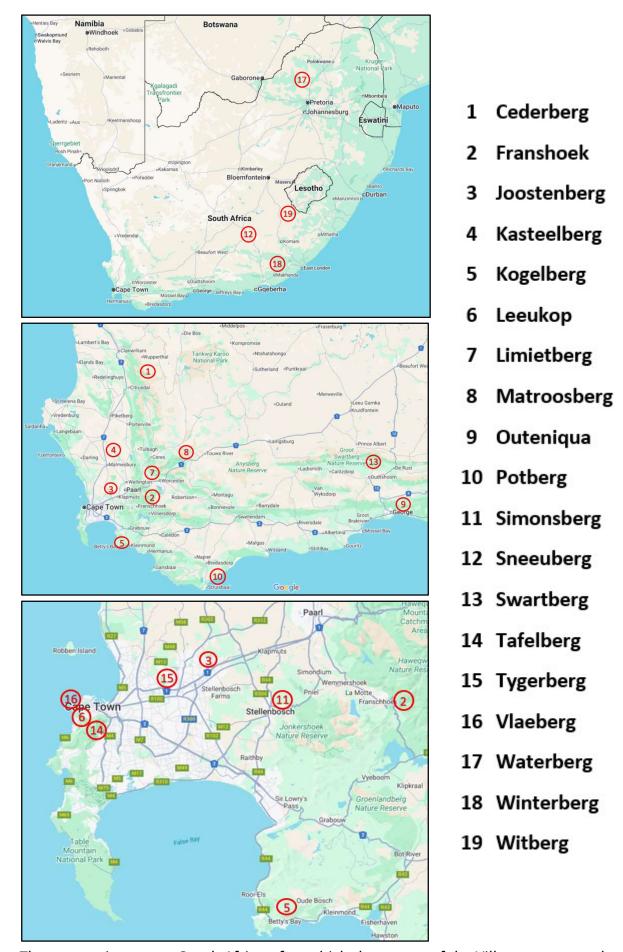


The two verandas on either side of the ladies bar next to the dining hall were once open. They were enclosed in 2015 and are now used for purposes, various for example for prayer meetings, carpet bowls, functions and meetings.

The braai room was added in 2017 after a large number of fundraising projects by residents.



Where do the names come from?



The mountains across South Africa after which the streets of the Village are named.



The flowers after which the five apartment blocks are named.

Management of the Village

As mentioned earlier, the developer appointed Christo du Toit as coordinator of the development. On 1 November 2005, he was appointed as the first Manager of Klaradyn Retirement Village. He therefore played a major role from the beginning, also in drawing up administrative formalities and putting a variety of arrangements in place. He retired in August 2020. Riana Fick was appointed as Manager of the Village after him.

Noel Wood of Cape Town was the conveyancing attorney for the project. He was instrumental in the first Constitution that was drawn up for the Home Owners Association.

Initially, Coen Roux served as chairman of the Executive Committee with Christo du Toit ex officio part of it. Coenraad Oosthuizen, better known as Oosie, and Danny Heyns were also on the committee. After the Constitution of the Homeowners Association was finalised, Oosie Oosthuizen became the first elected Chairman of the Executive Committee in 2006.

The following persons were chairman of the Executive Committee during the 21 years, some alternately for more than one term. Most of them are still residing in the Village in 2025:

Oosie Oosthuizen more than 1 term
Danny Heyns more than 1 term
Cornie Groenewald Moved in 2023

Jan Visser Passed away in 2023 during his term as chairman

Jeane Brand Acting after Jan Visser passed away

Pieter Myburgh Chairman in 2025

The three documents according to which the Village is currently managed on behalf of the Home Owners Association are the Constitution, the Rules of Conduct and the Architectural Guidelines. Legislation and Regulations applicable to Home Owners Associations as well as Sectional Title Schemes have changed since 2003 to such an extent that in 2021, work began on revising the Constitution and Rules of Conduct as well as drafting the Architectural Guidelines. In 2022, work on this began with greater momentum under the leadership of Jeane Brand. The documents were adopted at the Annual General Meeting in 2023. They were then submitted to the Ombudsman for ratification. After a few amendments were made on their recommendation, they were submitted again for approval. As of May 2025, the Ombudsman's approval of the Constitution, Rules of Conduct and Architectural Guidelines of Klaradyn Retirement Village Home Owners Association is still awaited.

The first levy paid by residents was R300 per month plus six meals at R120 per person. Reserve fund contributions have been mandatory since 2011 following amendments to the applicable legislation. Currently, four meals per person are included in the levy. The levy for apartments is based on the participation quota of the size it occupies plus garages, where applicable.

Over the past 21 years, the Village has been well managed and it remains a challenge to successfully run a complex with 449 residential units and approximately 650 residents.



Installation of solar panels

Regular load shedding has occurred in South Africa since 2007. More and more institutions and individuals have therefore turned to alternative sources of electricity. In 2021, solar panels were installed on the Cecil Morgan Centre as well as on some of the apartment blocks and garages. As a result, surplus electricity is generated that

eventually will create an income for the Village when it is fed into the public power grid.

With the outbreak of Covid-19 in 2020, the strict measures imposed by the authorities had to be complied with by residents and staff. The aging residents of Klaradyn were much more susceptible to the risks of Covid-19.

There were projects in the Village that did not yield the desired results.

In 2015, it was decided to no longer outsource the operation of the Care Facility, on the grounds that it could be operated more economically internally. However, the internal operation of the Care Facility was not economically successful and in 2021, its operation was outsourced again, this time to MedCrowd, which still operates it in 2025.

The catering contract that had been awarded to The Catering Co since March 2005 was terminated in February 2017. The contract was awarded to Compass. There was great dissatisfaction with Compass' service and quality. Following a petition by residents, it was decided to terminate Compass' contract after only 12 months. Since March 2018, the catering has been done by Orange Blossom Catering.

On May 3, 2018, a first meeting was held after it was motivated at the AGM of 2018 that Klaradyn has sufficient underground water that can be used as drinking water in the Village, with limited conversion. The argument was that this would provide long-term financial benefits to the Home Owners Association. A pump house and related infrastructure were constructed. The City of Cape Town's initial approval was for three years. By the time the system was ready for deployment in 2020, one year of this period remained. Several hurdles, including for the ongoing approval and monthly operating costs, could not be overcome. Management subsequently considered alternative uses of the water from the system for the Village. However, in 2021 the entire project was scrapped. Some of the equipment was sold and the pump house is now being used for storage. The water license was surrendered in January 2022.

Services available

The **administrative staff** under the leadership of the Manager, Riana Fick, are the following:

Nathasha Gouws - Office Administrator Michelle Loots - Financial Assistant

Diane Nel - Receptionist

Gaynor Herman - Cleaner Administration Nicolene Maranga - Cleaner Apartments

A variety of tasks are managed from the office to ensure the smooth running of the Village. This includes, among others, bookkeeping, DSTV subscriptions, sales of a variety of tickets for meals, the hair salon, washing machines and tumble dryers, arrangements with residents, the kitchen, the hair salon, the Care Facility, security, garden services and service providers.



Riana Fick, Nathasha Gouws, Diane Nel, Michelle Loots at the Festive Evening



Gaynor Herman and Nicky Maranga

Security in the Village is provided by Titanium Securitas. The main entrance is staffed 24 hours a day. On day duty, Mark and Stacey Adams are already familiar faces. There are three people on duty during the day and two at night. There are about ten people who alternate.

As mentioned, **catering** from the kitchen was started in March 2005 by The Catering Co of Nadine Jacobs. All the kitchen equipment, as recommended by her, as well as all the dining room tables and chairs were purchased by the Cilmor Trust. Most of these are still in use in 2025.

The dining room carpet and curtains have since been replaced with laminate flooring and blinds respectively.



The Catering Co staff
Nadine Jacobs, Felicity Solomons, Sophie Pietersen, Veronique Sampie,
Wilma Hattingh, Petronella Marwood.

On the first day, meals were served to five people and on the first Sunday, to 20 people. In order to keep the kitchen running, the developer allowed residents of Veritas to eat at Klaradyn. This only applied to the original first owners.

In March 2018, the catering was taken over by Compass. They operated a coffee shop, among other things. Compass' service was terminated after a year.

A committee consisting of Danny Heyns, Jan Visser, Gert Hanekom and the manager Christo du Toit negotiated a new contract between two contractors, Feedom and Orange Blossom Catering (OBC).

The residents were also able to vote and an overwhelming majority voted for OBC lead by Wilma Hattingh. OBC started on 1 March 2018 and is in 2025 still responsible for the catering.

Wilma Nefdt, now Hattingh, started working for The Catering Co in the Klaradyn kitchen on 1 October 2005 as a 20-year-old.

There are eight full-time staff working in the kitchen and at times relief staff are used. Five of the current eight staff members were employed by The Catering Co of Nadine Jacobs, namely Joyce Woods, Nella Marwood, Felicity Soloman, Ellen Menzela and Dia Hanekom. Joyce Woods has been working in the kitchen since 2005. In 2024, Maria Steynsberg retired, who also started working in the kitchen in 2005.

An average of 1,000 meals are prepared in the kitchen per week. Of these, about 120 are served on weekdays and 220 on a Sunday. On Mother's Day 2025, 330 meals were served! In addition, all the meals for the Care Facility are also prepared, namely 3 meals per day, 365 days of the year. Staff start work in the morning at 7am until 4.30pm. Everyone works on a Wednesday and Friday and takes turns taking their days off on other days of the week.



Orange Blossom Catering staff at the Festive Evening Back: Maruschka Mitchell, Christen Lakey, Ellen Menzela, Dia Hanekom, Joyce Woods, Hendrika Fourie, Nella Marwood, Sarita Titus, Veronique Sampie, Pinkie Mjola. Front: Felicity Soloman. Inset: Wilma Hattingh.

Since March 2024, residents have been able to choose daily from a diabetic menu, in addition to meals from the normal menu. In the winter, from May to August, delicious soup is served instead of salad. In addition, from April 2025, a weekly frozen dish can be ordered.

The kitchen also makes snacks for functions held in the hall, for example for funerals and birthdays. They surpassed themselves with the catering of the 21-year Festive Evening on March 28, 2025.

The dining hall is also decorated monthly around a variety of themes, for example Sweets & Treats, Easter, Mother's and Father's Day, Christmas in July and Valentine's Day.







Easter time





Mother's Day

Braai Day

The **hair salon** was initially run by Orpa Jansen van Rensburg. Chrizel Coetzee, who currently runs the hair salon, first worked for her. Mainly ladies, but also men, have their hair done at the salon. In addition to people in the Village, she also does hair for people from outside the Village.

Chrizel Coetzee is also a very talented and creative person. She already has two music CDs to her credit and tracks are on YouTube.



Chrizel Coetzee cutting Ben Cronjé's hair

She also performed in the Centre on occasion before Covid-19. She currently does epoxy artwork.

Coen Roux considered various options for operating the **Care Facility**. He decided on Elsorg, owned by Elsa Lombaard. In 2025 they are known as Medwell. Elsa Lombaard initially managed the Care Facility, but was later succeeded by her son Gerhard Lombaard. In 2015, their contract was terminated and the service was operated internally by the Village. Santie Pienaar managed the Care Facility. After her resignation, it was administered by the office. In October 2021, the operation of the Care Facility was outsourced again, this time to MedCrowd. Sister Driekie Rossi managed it. Village residents receive a 10% discount when they are admitted to the Care Facility. The monthly fee includes 24-hour care, all meals and laundry.

In 2025, Sister Mariana Mans and her team of 11 nurses and caregivers are working in the Care Facility. Throughout the course of each week, a variety of volunteers keep residents busy with creative activities, physical exercises and playing music. Every two weeks, volunteers walk with residents in wheelchairs through the Village, and there is pet therapy on a Saturday and a church service held on a Sunday.





Music group at a Sunday service

Sister Joeline Muller runs the clinic services where residents can have their blood pressure, heart rate and sugar levels measured monthly. She also visits residents at home. She and sister Annie de Leeuw have been working at the Care Facility since the Medwell days.



Sr's Joeline Muller, Mariana Mans and Annie de Leeuw



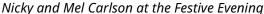
Since the Medwell era, Dr. Ferreira has operated a consulting room in the clinic for residents of the Care Facility and the Village on a Tuesday and Friday.

Furthermore, the outdated emergency button system that has been in use since the beginning of the Village was replaced by an improved version in 2023. The emergency service is operated by MERS.

Mel and Nicky Carlson and their team of eight from ZevenScapes have been taking care of the **gardens** since 2016 and **maintenance work** since 2021. Aubrey Herman (from the age of 16), Tula Gqibithole and Frans (Eier) Jacobs have worked for Mel Carlson since he operated his factory in Joostenbergvlakte.

The first handyman in the Village was Dave Loubser. He lived in Bettiesbaai and only went home on weekends at that time. He was succeeded by Stoffel du Toit. After him it was Marius Olivier until ZevenScapes started. Aubrey Herman is currently the handyman in the ZevenScapes team. He is assisted by Greg Adams and Tulani Gqibithole when they are not busy with irrigation tasks.







Aubrey Herman



The ZevenScapes team
From left to right: Kenneth (Boesman) Swartz, George Coetzee, Ntsikelelo Solani,
Thulani (Tula) Gqibithole, Greg Adams, Frans (Eier) Jacobs, Deon Jacobs

Protea Gardens was responsible for the initial layout of the public spaces and the landscaping of the Village's lawns. Later Hydro Landscaping also provided roll-on lawns. Each house's garden received complete roll-on lawns as well as an irrigation system. All the gardens were irrigated from a central point per block according to a schedule. The gardens grew lusciosly. This method of irrigation was discontinued with the severe water crisis in the City of Cape Town, peaking during mid-2017 to mid-2018. Water levels in dams then varied between 14 and 29 percent of the total dam capacity. Residents therefore had to water their gardens themselves and were limited to water the gardens only three days a week at certain times of the day.

Gardening services were at one point provided by Visco Gardening of Hein Visser. George Coetzee and Ntsikelelo Solani in the ZevenZcapes team worked for Hein Visser. The ZevenScapes team of five men cut all the grass in the Village on a regular cycle.



ZevenScapes renovated the irrigation of the public spaces, and have largely planted trees and plants in these spaces and created picturesque flower beds.

The **Ladies Bar** is open during lunchtime on a Sunday and during the week at lunchtime on a Wednesday and Friday. Gert Hanekom and his team of volunteers are behind the counter.



From front left: Gert Hanekom, Poppie & Johan Lourens, Harry Bell, Ina Swanepoel, Jan & Sharon van den Berg, Stephanie Visser, Linda Bell, Justine von Waltsleben



Gert Hanekom and Justine von Waltsleben serves Jean du Plessis

There is also a social get together at the ladies bar on the first Friday evening of every month, and occasionally, a braai is held in conjunction with it, where residents can get to know each other better.

A small committee of volunteers welcome newcomers to the Village and provide them with the Rules of Conduct and various other relevant information, and answer any queries that may arise.

Residents' Activities

Various activities have been started by residents over the years. Some have stopped or changed names, but most are still very much alive!

At one point, there was a **Dining Circle** where members would take turns visiting one of the residents' homes for breakfast or lunch every month. The events were a social affair.

A **street braai** is held in a number of streets where old and new residents can get to know each other better. In Matroosberg Street, the last street braai



Dining Circle

was held in the braai room in 2020. Since the Covid-19 pandemic, it has not been revived. In Waterberg Street, a braai was also held before Covid-19 and has been taking place again since then. From 2024 there has been a street braai in Simonsberg Street too.



Street braai Simonsberg Street



Street braai Waterberg Street



90-plussers



Klaradyn's bus

Klaradyn Aktief is probably the best known and most active of all. It was initially known as "**In Aksie**". The activities take place under the able leadership of Hettie Swanepoel. Various fundraising events, too numerous to mention, have been launched over the years, with which, for example, Klaradyn's bus was largely funded and footpaths were laid in the Village. An annual bazaar as well as other food sales take place regularly. A highlight of their social activities is the annual event where residents over the age of 90 are entertained. Other social highlights are the annual Linette Teepe Properties fun run, the Lance Dickson Properties Potjiekos picnic and the year-end dance. The newsletters **Aktief Klets**, compiled by Hettie Swanepoel, and **Village Voices**, compiled by Kathleen Leal, appear quarterly.





Bazaar

Library

The **library** has a large selection of Afrikaans and English books and magazines, and CD's and puzzles, that residents can borrow and return. Care of the library is taken by Jeane Ellis.

An Afrikaans **Book Club**, led by Sankie Ferreira, has a few groups that read and discuss books. They also organise visits to the Village by authors. Irma Joubert addressed the Book Club in January 2024. In January 2025, Kristel Loots and Alta Cloete visited the Book Club.

The **Klaradyn Care Group** led by Tersia Gouws is a group of volunteers, mainly ladies. They kindly remember birthdays, etc of residents in their areas. They also stock a variety of medical aids that residents can borrow for periodical use.

An **interdenominational meeting** is held weekly on a Wednesday morning in a side hall. Johan van Zyl organises it. Ministers from various local denominations lead it.

A **journal club** led by Alta Hahn and Hendra van Zyl took its first steps in April 2025 as another activity in which residents can be involved.

A variety of other **recreational activities** take place weekly. The Gym and line dancing groups go through their paces in the dining hall. Carpet bowls is also played in the side halls. They also play league matches against teams from other retirement villages and old age homes.







There are also active groups that play Rummikub, Bingo and Canasta.





Rummikub Bingo

A variety of talks on health, financial planning, estates and property are occasionally held in a side hall. Sales of all kinds of products such as nuts and dried fruits, venison, wool and clothing are regularly held. These events are usually held in the mornings.

Beautiful flower arrangements are done in the lobby with alternating themes by Nelia van Niekerk. Before her, it was done by Bana Loedolff for several years until she moved during 2024.





Fathers Day 2020

Every week on a Tuesday afternoon residents can buy fresh fruit and vegetables from Riaan Engelbrecht at **Riaan's fruit van** when he comes with his bakkie and trailer.



Riaan's fruit van

In 2005, a resident, Johan Meyer, independently started Klaradyn Tours with his own minibus. He obtained permission from Coen Roux to use the name and logo. They undertook day trips and multi-day tours in South Africa and our neighbouring countries and at one point operated two minibuses. He sold the business in 2017. The new owners no longer use the logo. Details of the tours offered in a month still appear on the notice board each month.





Klaradyn Tours

The complete, and latest, information about all the services and activities in Klaradyn Retirement Village are available in the Information Brochure on the website.

www.klaradynretirementvillage.co.za

Coming of Age 2025

At the end of March 2025, there were 643 residents in the 449 residential units. The first residents were very close and explored their new places of residence, the new services and activities. Even today, there are few things, if any, that stand in the way of the 2025 residents socialising, taking initiative with activities and cherishing being together in Klaradyn Retirement Village.

On March 28, 2025, a Festival evening was held in the Cecil Morgan Centre to celebrate the coming of age of Klaradyn. The evening was generously funded by an extensive list of sponsors. The dining hall was beautifully decorated by the administrative staff and the Great Gatsby theme was vividly portrayed by many residents. A great time was had by all! Everyone enjoyed tasty snacks and a variety of drinks. Two musicians played music throughout. Numerous sponsored prizes were awarded in a prize draw.

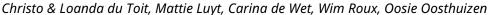
Titanium Securitas	Infinity / Carl Greaves
Utility Consult	Klaradyn Aktief
Bornman Hayward Properties	Cilmor Trust
Pam Golding Properties	Medcrowd
Coca Cola	Dickson Properties
RC Smith Attorneys	Linette Teepe Properties
BMH Law	Carmien Rooibos Tea
Montagu Winery	Laerskool Bastion
Waterford Estate	Malan Melkery
The Flexi Foods Group	The Fride Foods Group
Kekkel & Kraai	May's Market
Fine & Country	



Sponsors of the Festival Evening

Musicians







René Rix









Gatsby theme







The principles and values that the residents of Klaradyn Retirement Village strive for are described in the introduction to the Code of Conduct as Safety, Duty of Care and Mutual Respect. With this framework, the harmonious community life in the Village can be experienced for years to come.

Sources of Information

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- 23 Johan van Zyl. Architect
- 24 Mel and Nicky Carlson
- 25 Office: Riana Fick and Nathasha Gouws
- 26 Oosie Oosthuizen
- 27 The South African measurement system and its origin. (https://ngi.dalrrd.gov.za/index.php/resorces)
- 28 Tineke Lambrechts
- 29 Wilma Hattingh
- 30 Wim Roux

Postscript

This Celebration Volume commemorating the coming of age of Klaradyn Retirement Village is not a scientific history description. It simply attempts to provide information about who the role players were in the establishment of Klaradyn Retirement Village, what services were created in the Village from a management point of view as well as the activities that arose from residents' initiatives.

After 21 years, we are privileged to be able to dig up more information from people who were involved in the Village at and/or since the beginning.

It was a special experience to compile the Klaradyn 21 Celebration Volume. Many thanks to everyone I was able to contact. Many thanks also for everyone's advice with editing and help with proofreading.

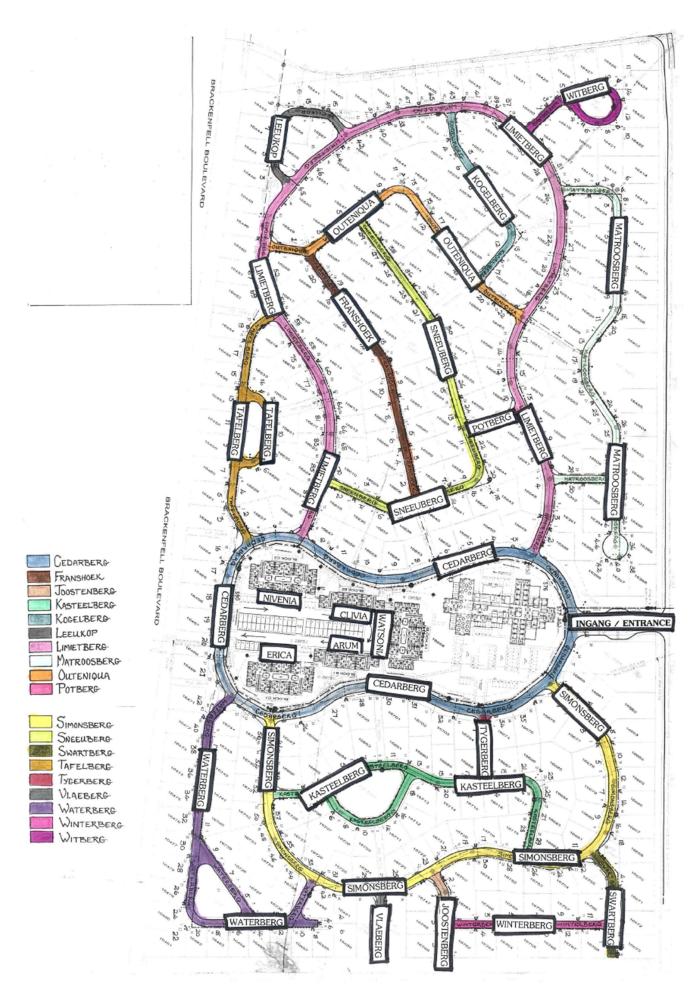
A special word of thanks to Wim Roux. Her enthusiasm to dig up information from the Cilmor Trust's records was contagious!

I started collecting information at the beginning of March 2025 and am convinced that there is definitely a lot more information, photographs and anecdotes that are not contained here. Hopefully, reading this will encourage people to write down their experiences and share information with the office.

Joos Maree May 2025







Klaradyn Streetplan





Klaradyn Retirement Village ' Aftreeoord



www. klaradynretirementvillage.co.za